

77/1570

पावती

Original/Duplicate

Wednesday, April 19, 2023

नोंदणी क्र. :39म

11:45 AM

Regn.:39M

पावती क्र.: 2179

दिनांक: 19/04/2023

गावाचे नाव: उल्हासनगर कॅम्प क्र.3

दस्तऐवजाचा अनुक्रमांक: उह्न1-1570-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: गुरुचरण मनोहरलाल मुलचंदानी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3000.00

पृष्ठांची संख्या: 150

एकूण:

रु. 33000.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

11:57 AM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.4899000 /-

मोबदला रु.5800000/-

भरलेले मुद्रांक शुल्क : रु. 348000/-

Sub Registrar Ulhasnagar

सह दुय्यम निबंधक वर्ग-२

उल्हासनगर क्र. 9

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000640142202324E दिनांक: 15/04/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.1000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1504202300590 दिनांक: 15/04/2023

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1504202300573 दिनांक: 15/04/2023

बँकेचे नाव व पत्ता:

मुख्य निबंधक

पक्षधराची स्वक्षरी

दिनांक: 19/04/23

4/19/2023

## गावाचे नाव: उत्हासनगर कॅम्प क्र.3

(1) विवेकाचा प्रकार	करागनामा
(2) मोबदला	5800000
(3) बाजारभाव/भाडेपट्ट्याच्या बाबत निपटाराकार आकारणी देणे की पट्टेदार ते नमूद करावे	4899000
(4) भू-मान, पोटहिम्मा व भूक्रेमांक (अमल्यास)	1) पालिकेचे नाव: उत्हासनगर म.न.पा इतर वर्ग: 1, इतर माहिती: मौजे उत्हासनगर, जिल्हा ठाणे येथील सी.टी.एम नं 12203-ए/1, 12203-ए/2, 12203-ए/4, व 12203-ए/5 विभाग ए 1/1, यु.नं. 249 प्लॉट नं. 99, यु.नं. 120-ए आणि यु.नं. 131 प्लॉट नं. 99 प्लॉट नं. 37 आणि 38 मेळून-6-ए यावर बांधलेली इमारत जिसम पार्क, ए बिग मधील मातल्या मजल्यावरील निवासी सदनिवा क. 704, धंज- 893 चौ.फुट कारपेट डालडा देणे जवळ, उत्हासनगर-3 रेंरा क्रमांक पी51700019906 ( ( C.T.S. Number : 12203-ए/1, 12203-ए/2, 12203-ए/4, व 12203-ए/5 : ) )
(5) क्षेत्रफळ	1) 893 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा,	
(7) दमनगवज करून देणा-या/निहून ठेवणा-या पक्षकागाचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता,	1): नाव:- मेमन मत्तगुरु एंटरप्राइजेस तर्फे भागीदार 1. श्री हंशु सुरदिनोमल हरीमिशानी 2. श्री. बीजेश रमेश नंदवानी यांचे तर्फे कबुली जबाबा करीता कु.नु. म्हणून सौ. शागदा अंजुश यावडे वय:- 47; पत्ता:- प्लॉट नं. बॅंक नं. 1325 जवळ, माळा नं. -, इमारतीचे नाव:- ब्लॉक नं. वात्सिकी नगर, मराठा मेळून-32, रोड नं. स्टेशन रोड, उत्हासनगर 4, महाराष्ट्र, ठाणे. पिन कोड:- 421004 पॅन नं:- ADLFS9267R
(8) दमनगवज करून देणा-या पक्षकागाचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- गुरुचरण मनोहरलाल मुलचंदानी वय:- 31; पत्ता:- प्लॉट नं. प्लॉट नं. 102, माळा नं. -, इमारतीचे नाव: क्लिप्पा पॅलेस, ब्लॉक नं: ओ.टी.मेळून, रोड नं: उत्हासनगर-3, महाराष्ट्र, ठाणे. पिन कोड:- 421001 पॅन नं:- BIKPM7719R
(9) दमनगवज करून दिल्याचा दिनांक	19/04/2023
(10) दमन नोंदणी केल्याचा दिनांक	19/04/2023
(11) अनुक्रमांक, खंड व पृष्ठ	1570/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	348000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) धंज	

मुल्यांकनासाठी विचारान घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह दुय्यम निर्बंधक वर्ग-२  
उत्हासनगर क्र. 9



Payment Details

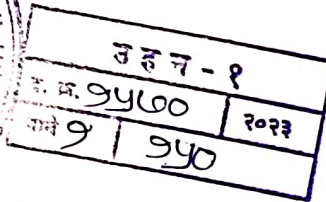
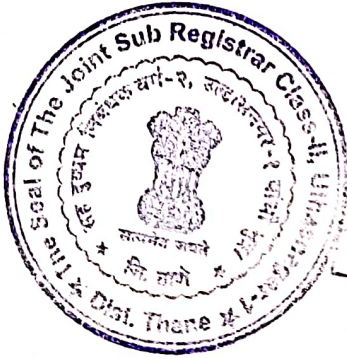
sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Gurucharan M Mulchandani	eChallan	00040572023041576125	MH000640142202324E	348000.00	SD	0000424334202324	19/04/2023
2	Gurucharan M Mulchandani	eChallan		MH000640142202324E	30000	RF	0000424334202324	19/04/2023
3		DHC		1504202300590	1000	RF	1504202300590D	19/04/2023
4		DHC		1504202300573	2000	RF	1504202300573D	19/04/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	20230419980				19 April 2023, 11:07:39 AM
उहनी					
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : उल्हासनगर				
उप मूल्य विभाग	1/1-1 ए : कॅम्प 3 :- रस्ता विभाग - शिवाजी चौकापासुन उत्तरेस नेहरुचौकापर्यंतचा रस्ता रस्त्याच्या दोन्ही बाजुस दर्शनी भाग असलेल्या मिळकती				
क्षेत्राचे नांव	Ullhasnagar Municipal Corporation सर्व्हे नंबर /न. भू. क्रमांक : सि टी एस. नंबर#12203				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
	13400	51100	58900	86000	58900
मोजमापनाचे एकक चौ. मीटर					
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	91.289 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्भवाहन सुविधा -	आहे	मजला -	5th to 10th Floor	कार्पेट क्षेत्र-	82.99 चौ. मीटर
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 105 / 100 Apply to Rate= Rs.53655/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर ) = ( ( (53655-13400) * (100 / 100 ) ) + 13400 ) = Rs.53655/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र  = 53655 * 91.289  = Rs.4898111.295/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य/खुली बात्कनी + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बात्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 4898111.295 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.4898111/- = ₹ अठ्ठ्यावीस लाख अठ्ठाणव हजार एक शें अकरा /-				

Home

Print



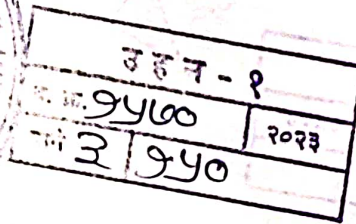
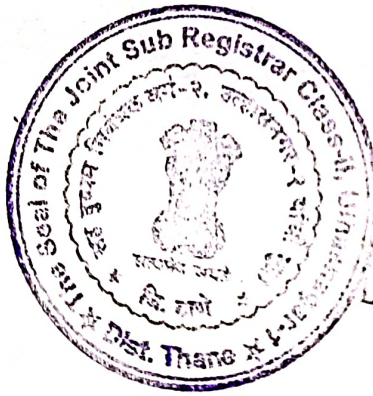
सह दुय्यम निबंधक वर्ग-  
उल्हासनगर क्र. १



उहय - १	
नं. १५६०	२०२३
पाने २ / १५०	



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1504202300590	Date 15/04/2023
Received from Gurucharan M Mulchandani, Mobile number 8080004689, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Ulhasnagar 1 of the District Thane Grm.	
Payment Details	
Bank Name SBIN	Date 15/04/2023
Bank CIN 10004152023041500543	REF No. IGAPLGOIL6
This is computer generated receipt, hence no signature is required.	



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1504202300573	Date 15/04/2023
Received from Gurucharan M Mulchandani, Mobile number 8080004689, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Ulhasnagar 1 of the District Thane Grm.	
Payment Details	
Bank Name SBIN	Date 15/04/2023
Bank CIN 10004152023041500526	REF No. IGAPLGOCH3
This is computer generated receipt, hence no signature is required.	



तहसिल - १	
स.क्र. ९५७०	२०२३
नाम ९५०	

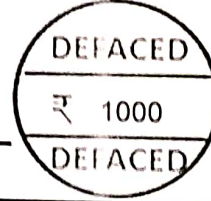


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Recolpt of Document Handling Charges**

PRN	1504202300590	Recolpt Dato	19/04/2023
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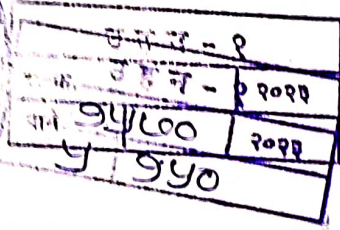
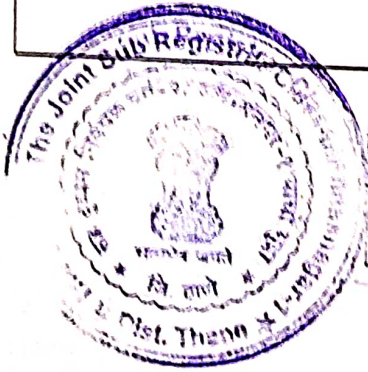
Received from Guruharan M Mulchandani, Mobile number 8080004689, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered on Document No. 1570 dated 19/04/2023 at the Sub Registrar office S.R. Ulhasnagar 1 of the District Thane Grm.



**Payment Dotalis**

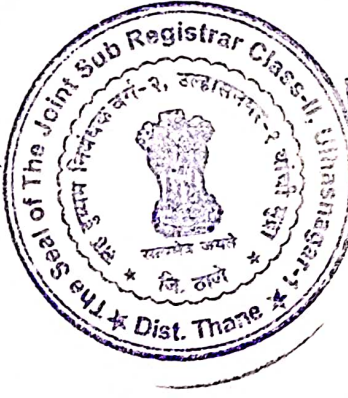
Bank Name	SBIN	Payment Date	15/04/2023
Bank CIN	10004152023041500543	REF No.	IGAPLGOIL6
Deface No	1504202300590D	Deface Date	19/04/2023

This is computer generated receipt, hence no signature is required.



सह दुय्यम निषेधक वर्ग-  
उल्हासनगर क्र. १





उद्देश - १	
द. क्र. ९५००	२०२३
पान ६	९५०



उत्तर - १
२५००
१०१३
६-१५०

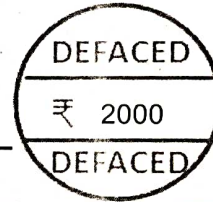


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN	1504202300573	Receipt Date	19/04/2023
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Received from Gurucharan M Mulchandani, Mobile number 8080004689, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 1570 dated 19/04/2023 at the Sub Registrar office S.R. Ulhasnagar 1 of the District Thane Grm.

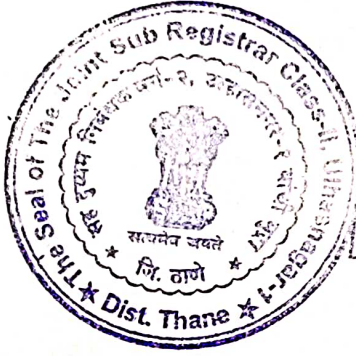


### Payment Details

Bank Name	SBIN	Payment Date	15/04/2023
Bank CIN	10004152023041500526	REF No.	IGAPLGOCH3
Deface No	1504202300573D	Deface Date	19/04/2023

This is computer generated receipt, hence no signature is required.

सह दुय्यम निबिधक व  
उल्हासनगर क्र. १



उहान - १	
स. ज. १५६०	२०२३
पाने ४	१५०





CHALLAN  
MTR Form Number-6



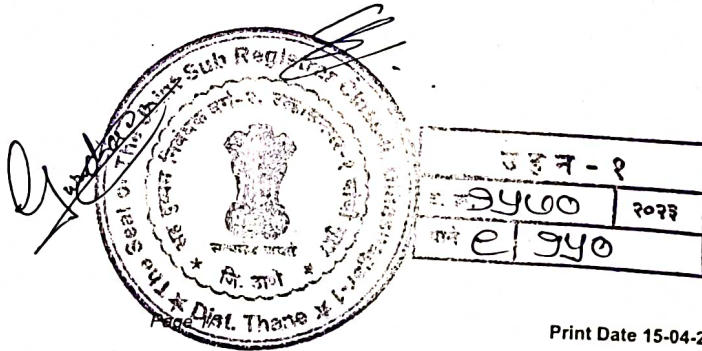
GRN	MH000640142202324E	BARCODE			Date	15/04/2023-11:48:24		Form ID	25.2		
Department Inspector General Of Registration					Payer Details						
Stamp Duty					TAX ID / TAN (If Any)						
Type of Payment Registration Fee					PAN No.(If Applicable)		BIKPM7719R				
Office Name ULH1_ULHASNAGAR NO 1 SUB REGISTRAR					Full Name		Gurucharan M Mulchandani.				
Location THANE					Flat/Block No.		Flat No.704, 7th Floor, wing-A, Prism Park				
Year 2023-2024 One Time					Premises/Building						
Account Head Details				Amount In Rs.		Road/Street		Near Dalda Depot			
0030046401 Stamp Duty				348000.00		Area/Locality		Ulhasnagar			
0030063301 Registration Fee				30000.00		Town/City/District					
						PIN		4 2 1 0 0 3			
						Remarks (If Any)		PAN2=ADLFS9267R-SecondPartyName=Ms Satguru Enterprises through			
								parnters Haresh G Harisinghani and other~			
						Amount In		Three Lakh Seventy Eight Thousand Rupees Only			
Total				3,78,000.00		Words					
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN		Ref. No.		00040572023041576125		IK0CEVKWC1
Cheque/DD No.					Bank Date		RBI Date		15/04/2023-11:24:51		Not Verified with RBI
Name of Bank					Bank-Branch		STATE BANK OF INDIA				
Name of Branch					Scroll No. , Date		Not Verified with Scroll				

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 8080004689

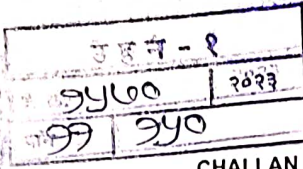
सदर चलन केवल द्रव्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



Print Date 15-04-2023 11:52:08



उह न - १	
स. क्र. ९५७०	२०२३
पान ९९	९५०



CHALLAN  
MTR Form Number-6



GRN	MH000640142202324E	BARCODE	Date		15/04/2023-11:48:24	Form ID	25.2
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty Registration Fee			
Office Name				ULH1_ULHASNAGAR NO 1 SUB REGISTRAR			
Location				THANE			
Year				2023-2024 One Time			
Account Head Details				Amount In Rs.			
0030046401 Stamp Duty				348000.00			
0030063301 Registration Fee				30000.00			
Total				3,78,000.00			
Payment Details				STATE BANK OF INDIA			
Cheque/DD Details				FOR USE IN RECEIVING BANK			
Cheque/DD No.				Bank CIN			
Name of Bank				Ref. No.			
Name of Branch				Bank Date			
				RBI Date			
				15/04/2023-11:51:42			
				Not Verified with RBI			
				Bank-Branch			
				STATE BANK OF INDIA			
				Scroll No. , Date			
				106 , 17/04/2023			

Department ID :

Mobile No. :

8080004689

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चालन लागू नाही.

Challan Defaced Details

सह दुर्यम निबंधक वर्ग-२  
उल्हासनगर क्र. ९

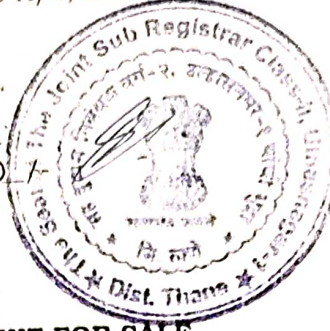
Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-77-1570	0000424334202324	19/04/2023-11:44:58	IGR128	30000.00
2	(iS)-77-1570	0000424334202324	19/04/2023-11:44:58	IGR128	348000.00
Total Defacement Amount					3,78,000.00





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प. न.	९५००   २०२३
पाने	९२   ९५०

1. Ulhasnagar No.3
2. Division - A (C.T.S. No.12203-A/1, 12203-A/2, 12203-A/4 & 12203-A/5)
3. Type of Construction - R.C.C
4. Rate - Rs.51100/- per sq.mts.
5. Area - 893 sq.ft. Carpet Area
6. Actual Value - Rs.58,00,000/-
7. Market Value - Rs.48,49,000/-
8. Stamp Paper - Rs.3,48,000/-



347 - 2	
1. 94600	2023
83	240

### AGREEMENT FOR SALE

THIS AGREEMENT MADE AT ULHASNAGAR

ON THIS 19<sup>th</sup> DAY OF APRIL 2023

B E T W E E N

1. **M/s. SATGURU ENTERPRISES (PAN No.ADLFS9267R)**, a partnership firm having its address at Plot No.99 (P), Near Dalda Depot known as Sona Marbles, Ulhasnagar-3, through its partners (i) **SHRI HARESH GURDINOMAL HARISINGHANI (PAN No.ABEPH8090A) (Adhar No.7614 3584 9981)**, Hindu, Adult, aged about 40 years, residing at Bk.No.1693, R.No.4, Section-25, Ulhasnagar-4, (ii) **SHRI BRIJESH RAMESH NANDWANI (PAN No. ACEPN9534E) (Adhar No.7206 6734 7121)**, Hindu, Adult, aged about 50 years, residing at Flat No.1 & 2 Pride Home Apartments, Near Mhasoba Mandir, Jayabai Colony Road, Nasik Road, Nasik, hereinafter called and referred to as the Owner/ Promoter (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners constituting the said firm for the time being, their heirs, executors, administrators and assigns) being the Party of the First Part;

A N D

2. **SHRI GURUCHARAN MANOHARLAL MULCHANDANI (PAN No. BIKPM7719R) (Adhar No.7442 5826 1883)**, Hindu, Adult, Aged about 31 years, Occupation Service, residing at Flat No.102, Krishna Palace, O.T.Section, Ulhasnagar-3, (hereinafter called and referred to as the Purchaser (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) being the Party of the Second Part;

*(Signature)*

*(Signature)*

WHEREAS the Owner/Promoter herein is the owner of and well and sufficiently entitled to all those pieces and parcels of land lying, being and situate at Ulhasnagar bearing (i) U.No.249, Plot No.99, C.T.S. No.12203-A/1, Sheet No.37 & 38, (ii) U.No.120-A, C.T.S. No.12203-A/4 & 12203-A/5, Sheet No.37, 38 & (iii) U.No.131, Plot No.99, C.T.S. No. 12203-A/2, Sheet No.37 & 38, Section-6A, Near Dalda Depot, Ulhasnagar-3, totally admeasuring 3518.25 sq. meters as per the records of city survey viz.

City Survey No.	Area (sq.mts.)
12203-A/1	1288.96
12203-A/2	1373.99
12203-A/4	437.3
12203-A/5	418
Total	3518.25



hereinafter called and referred to as the said property for the sake of brevity and more particularly described in the First Schedule hereunder written.

AND WHEREAS the Owner/Promoter has acquired the said property under the diverse deeds and documents and the details thereof are as under:

**A]** By and under a Deed of Conveyance dated 26.05.2014 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-1, under serial No.962/2014 made and executed between Shri Surjitsingh B. Ailsinghani as the Vendor and Shri Birjesh Ramesh Nandwani, Shri Ashish Narain Bajaj, Shri Prakash Ramratan Jain, Shri Pradeep Ramesh Nandwani, Shri Lalchand Harpaldas Nandwani & Shri Sumit Sunil Chakrabarty as the Owner Promoter herein, therein referred to as the Purchaser, the Owner Promoter herein has acquired the 50% undivided share in the property bearing (i) U.No.249, Plot No.99, C.T.S. No.12203-A/1, Sheet No.37 & 38, (ii) U.No.120-A, C.T.S. No.12203-A/4 & 12203-A/5, Sheet No. 37, 38 & (iii) U.No.131, Plot No.99, C.T.S. No.12203-A/2, Sheet No.37 & 38, total area admeasuring 2138.5 sq. yards equivalent to 1788.70 sq. meters, as per the records of the city survey and the name of the Owner Promoter is mutated in the City Survey records.

**B]** By and under a Deed of Conveyance dated 28.02.2017 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-1, under serial No.331/2017 made and executed between Shri Sumit Sunil Chakrabarty as the Vendor and Shri Prakash Ramratan Jain as the Owner Promoter herein, therein referred to as the Purchaser, the Owner Promoter herein has acquired the respective undivided share in the property bearing (i) U.No.249, Plot No. 99, C.T.S. No.12203-A/1, Sheet No.37 & 38, (ii) U.No.120-A, C.T.S. No.12203-A/4 & 12203-A/5, Sheet No.37, 38 & (iii) U.No.131, Plot No.99, C.T.S. No.12203-A/2, Sheet No.37 & 38, as per the records of the city survey and the name of the Owner Promoter is mutated in the City Survey records.

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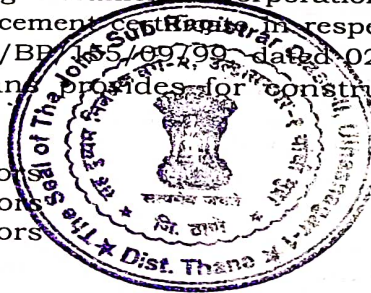
C]By and under a Deed of Conveyance dated 19.03.2018 registered at the office of Sub-Registrar of Assurances at Ulhasnagar-1 under serial No.596/2018 made and executed between Shri Surjitsingh B. Ailsinghani as the Vendor and M/s. Satguru Enterprises through partners (i) Shri Haresh Gurdinomal Harisinghani, (ii) Shri Kailash Vadhyomal Jadhvani, (iii) Shri Dharampal Deepchand Vanjani, (iv) Shri Mohandas Gangaram Lassi, (v) Shri Naraindas Choithram Rajani & (vi) Shri Raju Manohar Goplani the Owner Promoter herein, therein referred to as the Purchaser, the Owner Promoter herein has acquired the 50% remaining undivided share in the property bearing (i) U.No.249, Plot No.99, C.T.S. No.12203-A/1, Sheet No.37 & 38, (ii) U.No.120-A, C.T.S. No.12203-A/4 & 12203-A/5, Sheet No.37, 38 & (iii) U.No.131, Plot No.99, C.T.S. No.12203-A/2, Sheet No.37 & 38, total area admeasuring 2138.5 sq. yards equivalent to 1788.70 sq. meters, as per the records of the city survey and the name of the Owner Promoter is mutated in the City Survey records.

AND WHEREAS (i) Shri Haresh Gurdinomal Harisinghani, (ii) Shri Kailash Vadhyomal Jadhvani, (iii) Shri Dharampal Deepchand Vanjani, (iv) Shri Mohandas Gangaram Lassi, (v) Shri Naraindas Choithram Rajani & (vi) Shri Raju Manohar Goplani, had entered into Amended Partnership Deed, Dt.13.09.2018 with (vii) Shri Brijesh Ramesh Nandwani, (viii) Shri Ashish Narain Bajaj, (ix) Shri Prakash Ramratan Jain, (x) Shri Pradeep Ramesh Nandwani, (xi) Shri Lalchand Harpaldas Nandwani, in the Partnership Firm M/s. SATGURU ENTERPRISES.

AND WHEREAS in the manner as described hereinabove, the Owner Promoter herein is seized and possessed of and well and sufficiently entitled to the said property and every part thereof.

AND WHEREAS Ulhasnagar Municipal Corporation has granted the Revised building commencement in respect of the said property under No.UMC/NRV/BE/105/09/99 dated 02.05.2016 and the abovesaid sanction plans provides for construction of the following Wings A, B & C.

- i) A-Wing - Stilt + 7 upper floors
- ii) B-Wing - Stilt + 7 upper floors
- iii) C-Wing - Stilt + 7 upper floors



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AND WHEREAS in pursuance to the sanctioned plans and permissions, the Promoter has commenced the construction work of the A, B & C Wings having (Stilt + 7 upper floors) on the said property.

AND WHEREAS the Promoter have further intended to get the said plans and specification revised, renewed and altered for consumption of remaining floor space index, transfer of development rights, staircase FSI and all other permissible to be used and utilized on the said property as may be granted by the Ulhasnagar Municipal Corporation from time to time and further the Promoter have given the clear inspection of the plans and specifications to the Purchaser herein as regards the existing sanctioned buildings and the further proposed buildings due to amalgamation of adjacent portions of land and the further proposed modifications, revisions and expansions

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therein to be constructed on the said property and have clearly brought to the notice and knowledge of the Purchaser herein that if adjacent portions of land are available for amalgamation, the same shall be amalgamated in the said property thereby availing revision for additional buildings as well as certain buildings will have additional floors by availing permitted increases in FSI as may be sanctioned from time to time and for the sake of brevity, good order and record the said buildings with further expansions and extensions are shown on the plan annexed hereto.



AND WHEREAS the Promoter has further intended to get the said plans and specification revised, renewed and altered by amalgamating certain adjacent and abutting properties thereto from time to time.

AND WHEREAS the Promoter declares that the above referred agreement, permissions and sanctions are still, subsisting and completely in force;

AND WHEREAS the Purchaser have gone through the entire recitals, seen and inspected the sanctioned plans, understood the policy of revision, expansion, modification in the sanctioned plans, availment of additional floor space index by the Promoter, the formation of society, transfer of land, provision of infrastructural facilities and other related further provisions and expansions and after being satisfied about the same have granted his express and irrevocable consent and in confirmation thereof has agreed to enter into this agreement and the Purchaser further declares that the above recitals, stipulations, covenants and provisions shall always remain binding upon him and he shall adhere the same in its entirety and shall not raise any objection and /or claim in respect thereof.

AND WHEREAS the Promoter has disclosed the above further scope of changes, modifications and shown the scheme of construction and the Purchaser after going through the entire disclosures, the future course of expansion and development and also verifying the site of the building and the work of construction and its progress thereof, the site of infrastructural and recreational facilities and amenities and nature and scope thereof and after being satisfied about the same has agreed to enter into this agreement and further expressly and irrevocable declare that he shall not raise any objection, claim, demand or action in respect of the additions, modifications, changes and / or further alterations in the scheme of construction as may be permitted the concerned town planning authorities from time to time and accordingly has granted his/her express and irrevocable consent and confirmation for the same.

AND WHEREAS the Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

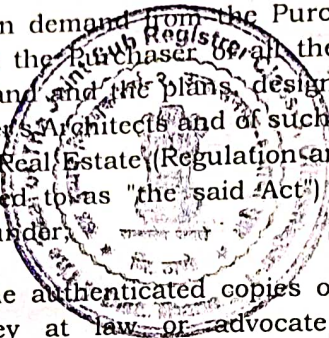
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AND WHEREAS, the Promoter shall follow the requisite procedure under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority.

AND WHEREAS on demand from the Purchaser, the Promoter has given inspection to the Purchaser of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder.



2016	2016
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AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Premises are constructed or are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2.

AND WHEREAS the authenticated copies of the plans and specifications of the Premises agreed to be purchased by the Purchaser, as sanctioned and approved by the local authority have been annexed and marked as Annexure D.

AND WHEREAS the Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building and the said fact of such stage of progress of construction work, building wise, phase wise completion is also disclosed and brought to the notice and knowledge of the Purchaser herein.

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

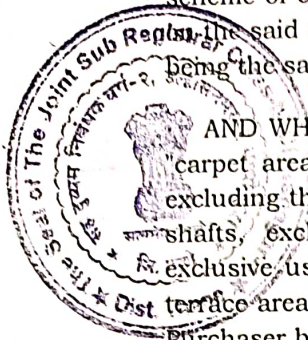
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AND WHEREAS the Purchaser have applied to the Promoter for allotment of **Flat being No.704 on 7<sup>th</sup> floor in Wing No.A**, in the scheme of construction known as "**PRISM PARK**" being constructed the said property described in the First Schedule hereunder written being the said premises.



AND WHEREAS the carpet area of the said premises is **893 sq.ft.** "carpet area" means the net usable floor area of the said premises, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Premises for exclusive use of the Purchaser or verandah area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the Purchaser but includes the area covered by the internal partition walls of the premises.

AND WHEREAS, the parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS, prior to the execution of these presents the Purchasers has paid to the Promoter a sum of **Rs.3,00,000/- (Rupees Three Lakhs only)** by Cheque No.035708, Dt.31.03.2023, being part payment of the sale consideration of the premises agreed to be sold by the Promoter to the Purchasers as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Purchasers have agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Premises with the Purchasers, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Purchasers hereby agrees to purchase the said premises.

**NOW THEREFOR, THIS AGREEMENT WITNESSETH AND IT IS  
HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS  
FOLLOWS:-**

1. The Promoter shall construct the said building/s presently as per the sanctioned plans and permissions on the said property described in the Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Purchasers in respect of variations or modifications which may adversely affect the premises of the Purchasers except any alteration or addition required by any Government authorities or due to change in law.

*[Handwritten signatures and initials]*

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1.a. (i) The Purchasers hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchasers, the premises being **Flat being No.704** on **7<sup>th</sup> floor** in **A-Wing** measuring **893 sq.ft.** carpet exclusive of balconies and cupboard areas in the Wing of the scheme of construction known as **"PRISM PARK"** (herein after referred to as the said "premises") being constructed on the said property described in the Third Schedule hereunder written as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the consideration of **Rs.58,00,000/- (Rupees Fifty Eight Lakhs only)** including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

1(b) The total aggregate consideration amount for the said Premises is **Rs.58,00,000/- (Rupees Fifty Eight Lakhs only)**.

1(c) The Purchaser has paid on or before execution of this agreement a sum of **Rs.3,00,000/- (Rupees Three Lakhs only)**, as advance payment or application fee and the Purchaser hereby agrees to pay to the Promoter the balance amount of **Rs.55,00,000/- (Rupees Forty Five Lakhs only)** in the following manner :-

- i) Rs.10% paid as advance payment or application fee at the time of execution of this agreement.
- ii) Rs.35% to be paid to the Promoter on completion of the Plinth of the wing in which the said Premises is situated.
- iii) Rs.25% to be paid to the Promoter on completion of slabs of the wing in which the said Premises is situated.
- iv) Rs.05% to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said premises.
- v) Rs.05% to be paid to the Promoter on completion of the Sanitary fittings, staircases, lift, wells, lobbies up to the floor level of the said premises.
- vi) Rs.05% to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said premises is situated.
- vii) Rs.10% to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, entrance lobby/s, paving of areas appurtenant of the building or wing in which the premises is situated.

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viii) Rs. 05% be paid to the Promoter at the time of handing over of the possession of the said Premises to the Purchasers on or after receipt of occupancy certificate or completion certificate.

The Cheque / DD / Pay order to be drawn in favour to

**M/s Satguru Enterprises**

**A/C No : 3358002100068826**

**IFSC CODE : PUNB0335800**

**Bank : Punjab National Bank, Branch Ulhasnagar-4.**

1(d) The Total Price above excludes all Property Taxes, Land Revenue, Non Agricultural Taxes, Other Taxes (Municipal/State/Federal) and/or other statutory duties (as and when applicable), levies, cesses, charges, deposits, premiums, duties imposed by the statutory authorities, stamp duty, registration charges, maintenance charges, layout maintenance charges, club house and other outgoings by any other name in respect of and applicable to the said property, project, building, flat existing on or imposed after the date of the Purchasers Application for Allotment / Request for Allotment, whether payable now and/or in future and / or those which is / are sub-judice, including interest and penalties thereon, including those which may become enforceable retrospectively and computed as per laws/rules/regulations, and shall be to the account and liability of and borne and paid by the Purchasers alone, without any delay/protest, including if such amounts are proposed to be deposited by the Promoter in fixed deposits, if such claims are sub-judice. 1(e) The Total Price is escalation-free, save and except escalations/ increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchasers for increase in development charges, cost, or levies imposed by the competent authorities etc. the Promoter shall enclose the said notification/order/rule/ regulation published/ issued in that behalf to that effect along with the demand letter being issued to the Purchasers, which shall only be applicable on subsequent payments, stamp duty and registration charges are to be paid by Promoter.

1(e) The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Purchasers by discounting such early payments @ \_\_\_\_% per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to the Purchasers by the Promoter.

1(f) The Promoter shall confirm the final carpet area that has been allotted to the Purchasers after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of 10 percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Purchasers within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchasers. If there is any increase in the carpet area allotted to Purchasers, the Promoter shall demand additional amount from the Purchasers as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause (a) of this Agreement.

1(g) The Purchasers authorizes the Promoter to appropriate all payments made by them under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Purchasers undertakes not to object/ demand/ direct the Promoter to adjust his payments in any manner.

**Note:** Each of the installments mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple installments linked to number of basements/ podiums/ floors in case of multi-storied building /wing.

2.1. The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Premises to the Purchasers, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Premises.

2.2. Time is essence for the Promoter as well as the Purchasers. The Promoter shall abide by the time schedule for completing the project and handing over the said premises to the Purchasers and the common areas to the association of the Purchasers after receiving the occupancy certificate or the completion certificate or both, as the case may be.

Similarly, the Purchasers shall make timely payments of the installment and other dues payable by them and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause 1 (c) herein above. ("Payment Plan").

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3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the said project land is 3575.99 square meters only as per plan and Promoter has planned to utilize the Floor Space Index of 3517 by paying of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project.

The Promoter has further disclosed the Floor Space Index of 2517 as proposed to be utilized by him on the entire project land in the said Project and Purchasers has agreed to purchase the said Premises based on the proposed construction and sale of premises to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

4.1. If the Promoter fails to abide by the time schedule for completing the said project and handing over the said premises to the Purchasers, the Promoter agrees to pay to the Purchasers, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Purchasers, for every month of delay, till the handing over of the possession. The Purchasers agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Purchasers to the Promoter under the terms of this Agreement from the date the said amount is payable by the Purchasers(s) to the Promoter.

4.2. Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Purchasers committing default in payment on due date of any amount due and payable by the Purchasers to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchasers committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this Agreement:

Provided that, Promoter shall give notice of fifteen days in writing to the Purchasers, by Registered Post AD at the address provided by the Purchasers and mail at the e-mail address provided by the Purchasers, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchasers fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall deduct 20% of the total amount of consideration received from the Purchasers and shall refund the balance amount within a period of thirty days of the termination.

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5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particulars details to be provided by the Promoter in the said building and the Premises as are set out in Annexure 'E', annexed hereto.

6. The Promoter shall give possession of the said premises to the Purchasers on or before 2024 with an extension in time thereof for six months or so. If the Promoter fails or neglects to give possession of the Premises to the Purchasers on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Purchasers the amounts already received by him in respect of the Premises with interest at the same rate as may mentioned in the Clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of said premises on the aforesaid date, if the completion of building in which the Premises is to be situated is delayed on account of

- i) Non-availability of steel, cement other building materials, water or electric supply and labor;
- ii) War, civil commotion or Act of God;
- iii) Any notice, order, rule, notification of the Government and/or other public or competent authority/court.

If, however, the completion of the project is delayed due to the Force Majeure conditions then the Purchasers agrees that the Promoter shall be entitled to the extension of the time for delivery of the Possession of the Premises, provided that such force majeure conditions are not of a nature which make it impossible for the contract to be implemented. The Purchasers agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to force majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Purchasers the entire amount received by the Promoter from the Allotment within 30 days from that date. After any refund of the money paid by the Purchasers, Purchasers agrees that he/she shall not have any rights, claims, etc., against the Promoter and that the Promoter shall be released and discharged from all its obligations and liabilities under this Agreement.

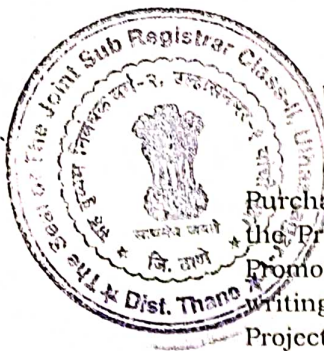
**7.1 Procedure for taking possession** - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Purchasers as per the agreement shall offer in writing the possession of the said premises to the Purchasers in terms of this Agreement to be taken within 15 days from the date of issue of such notice and the Promoter shall give possession of the said premises to the Purchasers. The Promoter agrees and undertakes to indemnify the Purchasers in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The

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Purchasers agree(s) to pay the maintenance charges as determined by the Promoter or association of Purchasers, as the case may be. The Promoter on its behalf shall offer the possession to the Purchasers in writing within 7 days of receiving the occupancy certificate of the Project.

7.2 The Purchasers shall take possession of the said premises within 15 days of the written notice from the Promoter to the Purchasers intimating that the said premises are ready for use and occupancy:

**7.3 Failure of Purchasers to take Possession of Said Premises from the Promoter:** Upon receiving a written intimation from the Promoter as per clause 7.1, the Purchasers shall take possession of the said premises from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the said premises to the Purchasers. In case the Purchasers fails to take possession within the time provided in clause 7.1 such Purchasers shall continue to be liable to pay maintenance charges as applicable.

7.4 If within a period of five years from the date of handing over the said premises to the Purchasers, the Purchasers brings to the notice of the Promoter any structural defect in the Premises or the building in which the Premises are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost and incase it is not possible to rectify such defects, then the Purchasers shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act. Provided after receiving of the flats from the Promoter, any damage due to wear and tear of whatsoever nature caused thereto, the Promoter shall not be responsible for the cost of re-instating and repairing such damages caused by the Purchasers and the Purchasers alone shall alone liable to rectify and re-instate the same at his own costs. Provided further however, that the Purchasers shall not carry out any alterations of the whatsoever nature in the said premises of phase wing and specific the structure of the said unit/ wing/ phase of the said building which shall include but not limit to column, beams, etc., or in the fittings, therein, in particular it is hereby agreed that the Purchasers shall not make any alteration in any of the fittings, pipes, water supply connections or any creation or alteration in the bathroom, toilet and kitchen which may result in seepage of the water. If any of such works are carried out without the written consent of the Promoter the defect liability automatically shall become void. The word defect here means only the manufacturing.

7.5 THE Promoter hereby agrees that they shall make out clear and marketable title to the said property free from encumbrances and doubts before handing over the possession of the premises to the Purchasers and in any event before the execution of the Conveyance of the said property in favour of a Corporate Body to be formed by the Purchasers of the Flats / Shops / Other Unit in the building to be

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constructed on the said property and ensure that the said property is free from all encumbrances and that the Promoter has absolute, clear and marketable title to the said property, so as to enable him to convey to the said Society such absolute, clear and marketable title on the execution of a conveyance of the said property by the Promoters in favour of the said Society.

8. The Purchasers shall use the said premises or any part thereof or permit the same to be used only for purpose of which it is sanctioned and approved by the municipal authorities. He shall use the garage or parking space only for purpose of keeping or parking vehicle.

9. The Purchasers along with other Purchasers(s) of premises in the building shall join in forming and registering the Cooperative Housing Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Purchasers, so as to enable the Promoter to register the common organization of Purchasers. No objection shall be taken by the Purchasers if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority. The Promoter shall take into consideration the factual aspect as regards the administration, management of day to day affairs of the constructed and completed building and shall form a time frame policy for formation and registration of the cooperative housing society or association or limited and till such time shall call upon the Purchasers who have acquired the flats to form an ad-hoc committee for carrying out the day to day administration and management of the said building in which the said premises is situated and shall render their sincere and utmost cooperation to such ad-hoc committee till the formation and registration of the society or association or limited company.

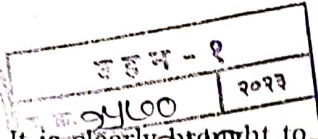
9.1. The Promoter after formation and registration of such ad-hoc committee, its administration and management and with the cooperation and support of the Purchasers in the building/s shall form and register the cooperative housing society or association or limited company and within three months of such registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Owners in the said structure of the Building or wing in which the said premises is situated and further the Promoter shall, within three months of registration of the Federation/apex body of the Societies or Limited Company, as aforesaid, cause to be transferred to the Federation/Apex body all the right, title and the interest of the Owners in the project land on which the building with multiple wings or buildings are constructed.

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It is clearly brought to the notice and knowledge of the Purchasers herein that such formation of cooperative housing society or association or limited company and further its transfer of the building and the land underneath it shall always be executed by reserving the overall right, title, interest, possession, increases and incentives in future floor space index and proposed expansion in the scheme of construction as well tangible and intangible benefits, privileges, advantages accrued or to be accrued to the Promoter herein in the entire scheme of construction and such stipulations, covenants, rights and interest shall form an integral part of such transfer and assignment. It is further clearly brought to the notice and knowledge of the Purchasers herein that such transfer and assignment shall not prejudice or cause any hardship, obstruction and hindrance to the Promoter in exercising all the right, title, interest, powers and authorities vested in them in respect of the said entire property, the future course of construction, along with increases, incentives in use, utilization, consumption of the floor space index as may be permitted by the municipal and planning authorities in respect of the entire property and every part thereof as well as their absolute right to sell such additional flats and units to any intending Purchasers, enter into agreement, receive and appropriate the sale proceeds thereof and to nominate such Purchasers to the membership of the existing cooperative housing society or association or limited company as the case may be without any recourse and consideration to the Purchasers, the cooperative housing society or association of limited company as the case may be. It is clearly agreed and assured by the Purchasers that the Purchasers are aware of the said contents and fact thereof and in confirmation thereof has granted his express and irrevocable consent for the same.

9.2. Within 15 days after notice in writing is given by the Promoter to the Purchasers that the Premises is ready for use and occupancy, the Purchasers shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Premises) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/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 project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Purchasers shall pay to the Promoter such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser share is so determined the Purchaser shall pay to the Promoter provisional monthly contribution of Rs.4/- on Carpet Area per month towards the outgoings.

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The amounts so paid by the Purchaser to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/ assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

10. The Purchasers shall to the Promoters on or before delivery of possession of the said premises or on demand -

i) requisite amounts to the Owner / Promoter on demand and/or prior to taking the possession of the said flat towards legal charges, entrance fees and share capital, society formation charges, Water connection charges, grill charges, MSEB meter and deposit charges, solar charges, balcony enclosing charges and other incidental expenses thereto.

ii) requisite amount and charges on account of service tax, goods and services tax, value added tax, stamp duty and registration charges and any other taxes and levies as may be imposed by the concerned government and semi-government authorities.

iii) the provisional outgoings for municipal taxes, water bill, borewell common electric expenses if any (24 months contribution in advance is to be paid at the time of possession) as well as requisite lift charges and proportionate expenses thereto and also the service tax and value added tax as imposed by the Government or Semi Government authorities.

iv) the grill charges, electric meter and deposit charges as well as proportionate share for transformer installation and its equipments and accessories thereto.

11. The Purchasers shall pay the requisite costs for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at- Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Purchasers shall pay to the Promoter, the Purchasers share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Purchasers shall pay to the Promoter, the Purchasers share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

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### 13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Purchasers as follows:

- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/ wing and common areas;
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchasers created herein, may prejudicially be affected;
- vii. Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said premises which will, in any manner, affect the rights of Purchasers under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said premises to the Purchasers in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the Association of Purchasers the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Purchasers;

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- x. The Promoter has duly paid and shall pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities till the possession of the premises is handed over or building completion or occupation certificate is obtained, whichever is earlier;

- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.

14. The Purchasers or themselves with intention to bring all persons into whosoever hands the Premises may come, hereby covenants with the Promoter as follows:-

i. To maintain the said premises the Purchasers own cost in good and tenable repair and condition from the date that 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 which may be against the rules, regulations or bye-laws 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 without the consent of the local authorities, if required.

ii. Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the said premises is situated, including entrances of the building in which the said premises is situated and in case any damage is caused to the building in which the said premises is situated or the Premises on account of negligence or default of the Purchasers in this behalf, the Purchasers shall be liable for the consequences of the breach.

iii. To carry out at his own cost all internal repairs to the said Premises and maintain the Premises in the same condition, state and order in which it was delivered by the Promoter to the Purchasers 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 contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchasers committing any act in contravention of the above provision, the Purchasers shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

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iv. Not to demolish or cause to be demolished the Premises or any part thereof, nor 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 and pipes in the Premises and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Premises without the prior written permission of the Promoter and/or the Society or the Limited Company.

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

vi. 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 project land and the building in which the Premises is situated.

vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Premises is situated.

viii. To bear and pay increase in local 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, on account of change of user of the Premises by the Purchasers for any purposes other than for purpose for which it is sold.

ix. The Purchasers shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Premises until all the dues payable by the Purchasers to the Promoter under this Agreement are fully paid up and necessary intimation is provided to the Promoter and no objection therefore is sought by the Purchasers from the Promoter for such transfer and assignment.

x. Purchasers shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the premises therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchasers shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/ Federation regarding the occupancy and use of the Premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

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xi. Till a conveyance of the structure of the building in which Premises is situated is executed in favour of Society/Limited Society, the Purchasers shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xii. Till a conveyance of the project land on which the building in which Premises is situated is executed in favour of Apex Body or Federation, the Purchasers Shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Purchasers as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or Association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

16. The Promoters shall be entitled to sell the premises in the said building for the purpose of using the same as bank, dispensaries, nursing homes, maternity homes, coaching classes and for other non-residential purpose and the Purchasers herein along with the other Purchasers shall not raise any objection for such non-residential use of the premises sold by the Promoters to the intending Purchasers.

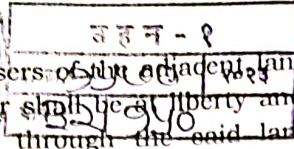
17. The Purchasers have seen the layout of the proposed building and has agreed and understood the common amenities like common roads, drainage, sewers, water pipe lines, street lights etc., shall be the common property and shall be available for common use by all the buyers of the premises in the said buildings and accordingly the Purchasers of the premises in the said buildings and the different common organization will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.,

18. THE Purchasers shall be responsible for additional municipal taxes that may be levied by reason of the user of any permitted tenancy or leave and license agreement in respect of the premises allotted to the Purchasers.

19. IT is hereby agreed that the Promoters shall be at liberty to amalgamate and / or combine one or more plots of land adjacent to the said land and get the plan of the proposed building/s to be constructed on the land so amalgamated / combined sanctioned from the planning authority and in such event form and get registered cooperative housing society of all the flats Purchasers in the said buildings and the Purchasers herein shall not, in any manner object the said right of the promoters. It is further agreed that in such event

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(Purchasers of the adjacent land for the purpose of development) the Promoter shall be at liberty and / or entitled to grant a right of way from or through the said land for approaching (or of the better approach) to the adjacent lands those would be acquired with a view to developing them and the Purchasers herein shall not object the said right of the Promoter in any manner.

20. The Purchasers hereby declare and confirm that they have entered into this agreement, after reading and having understood the contents of all the aforesaid exemption order, building permissions, deeds, documents, writings and papers and all disclosures made by the Promoter to the Purchasers and with full knowledge and information thereof and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the concerned town planning authority and all other concerned government bodies and authorities and also subject to the Promoter's right to make the necessary amendments, variations, modifications and / or changes therein and their right to avail, use, utilise, consume and exploit the entire balance and additional floor space index available on the said property as well as the transferable development rights as may be permissible by law and other benefits in F.S.I. on the said land.

21. The Promoters have brought to the clear notice and knowledge of the Purchasers that during the course of development they shall sell, assign, mortgage, charge, encumber or otherwise deal with all or any of their rights, title, benefits and interest in respect of the said property, and / or the said building or any part thereof. The Promoter has brought to the notice and knowledge of the Purchasers that during the course of construction / development, the Promoter will avail and procure financial assistance, construction loan, cash credit facilities and other mode of monetary assistance and borrowing by mortgaging the property and the scheme of construction thereby creating charge, mortgage on the said property and the Purchasers are aware of the same and the Purchasers shall not raise any objection or obstruction to such creation of charge, mortgage and raising the finance by the Promoter. However, such charge and mortgage shall be subject to rights of the Purchasers under this agreement. The Purchasers further confirm and undertake that he will issue cheques of the installment as specified and in favour in the account banks and financial institutions nominated and directed by the Promoter. However, such sale, assignment, mortgage, charge, encumbrance and raising of finance, monies for the development of the said property shall always be subject to the rights of the Purchasers/s under this agreement.

22. It is expressly agreed that the Promoter shall be entitled to put a hoarding and / or cable network station mobile phone set up or station on the said property or on the building to be constructed on the said property and the said hoardings may be illuminated or comprising of neon sign or such other type or mode as may be designed by the Promoter and for the purpose Promoter is fully authorized to allow temporary or permanent construction or erection

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in installation either on the exterior or the said building or on the property as the case may be and the Purchasers agrees not to object or dispute the same. Necessary covenants, reservations in respect thereto shall be incorporated in the proposed conveyance. The Promoter or his nominees shall be exclusively entitled to the income that may be derived by display of such advertisement or installation of cable network or mobile phone Station, at any time hereafter. The Purchasers shall not be entitled to any abatement in the price of the said premises or to object to the same for any reason and shall allow the Promoter, his agents, servants etc., to enter into the said property including the terraces and other open spaces in the building for the purpose of putting and / or preserving and / or maintaining and / or removing the advertisements and / or hoardings, neon lights or such installations etc. The Promoter shall be entitled to transfer or assign such right to any person or persons whom they deem fit and the Purchasers shall not raise any objection thereto.

23. Notwithstanding any other provisions of this agreement the Promoters has disclosed and brought to the knowledge of the Purchasers that it shall be at the sole and absolute discretion of the Promoter:

- a) to form a separate/combined co-operative housing society or limited company or condominium of apartment or any other body or bodies of Purchasers to be formed and constituted.
- b) to decide and determine how and in what manner the infrastructure including the common areas and amenity space, recreation garden, all other open spaces, layout or internal roads if any may be transferred and/or conveyed/ assigned/ leased.
- c) to provide for and incorporate covenant and restriction and obligations with regard to the provision of maintaining the infrastructure and common amenities including garden and roads as well as garden attached to the ground floor flats, if any.
- d) to decide from time to time to what extent the building/s along with land appurtenant to its transferred to the respective body formed.
- e) to decide from time to time when and what sort of document of transfer should be executed.
- f) to grant of right of access/way from and through the said property to the adjacent buildings and plots as well as the easement rights of the said property.
- g) to form a federation of all the cooperative housing societies to be formed in the said scheme of construction and to convey the said land and the building to a apex body.

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to execute the conveyance of the said property in parts, taking into consideration the divisions of property due to road and such conveyance and transfer of land will not be equivalent to the floor space index consumed in the construction of the building situated on the said land conveyed in favour of the society/ies. and the Purchasers have clearly understood the same and in confirmation thereof has granted their clear, express, unequivocal and irrevocable consent for the same and shall not raise any objection, claim hindrance and obstruction to the rights, options and discretion as reserved by the Promoter herein.

24. The Promoters have shown the layout of the entire property to the Purchasers and it is agreed and understood by and between the parties that taking into consideration the sanctioned layout the Purchasers covenant with the Promoters as under :-

i) That as per the sanctioned plans and permissions, the open spaces are to be strictly kept unencumbered and unobstructed.

ii) Fencing, partition, retaining walls will not be constructed between the buildings.

iii) Cable/drainage/telephone lines etc., should be allowed in open space of the building undertaken for development.

iv) location of electric transformer/ sub-station shall be earmarked/ defined by the Architect of the Developers

v) Common amenities and the estimate thereof as well as proportionate share thereto shall be ascertained by the Architect of the Developer.

vi) The execution of the external compound wall will be as per the design and specification of the architect of promoters and the elevation of the buildings shall not be changed or altered.

vii) Each building shall be maintained in good and proper condition along with the unobstructed right of access.

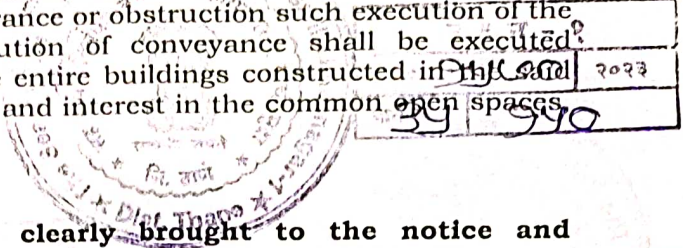
viii) the Promoter shall have the option to form a separate co-operative housing society of the buildings undertaken for development and such society will become the member of the Federal society of the said entire layout and the conveyance of the entire layout will be executed in favour of such Federal society and no separate conveyance will be executed in favour of any society.

ix) it is clearly brought to the notice of the Purchasers herein and the Purchasers herein is clearly made aware that the Promoters have acquired the development rights of the land as described in the Schedule hereunder written however due to the certain reservations and/or setbacks the area to be handed over and conveyed to the

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cooperative housing society and / or the corporate body will not be equivalent to the area of construction availed in the said buildings constructed on the said available land and the Purchasers herein will not raise any objection, hindrance or obstruction such execution of the conveyance and such execution of conveyance shall be executed? taking into consideration the entire buildings constructed in the said property along with the right and interest in the common open spaces playground etc.,



**26. The Promoter has clearly brought to the notice and knowledge of the Purchaser**

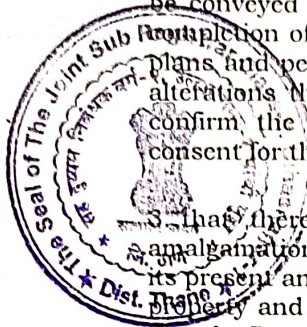
1. that in pursuance to the sanctioned plans and permissions, the Promoter is entitled to commence, carry out the construction work of Buildings as presently sanctioned under the building permission granted by the municipal corporation on the amalgamated property described in the Schedule hereunder written and that the Promoters have further brought to the notice and knowledge of the Purchasers herein that the common facilities of the present housing scheme will be used, utilized, availed and shared by the intending Purchasers of the buildings to be constructed on the properties described hereinabove as well as other amalgamated properties and the Purchasers herein along with the other Purchasers will not raise any objection, hindrance and/or obstruction for such use of the above facilities by the other intending Purchasers and the Purchasers herein has granted their express and irrevocable consent for the same and agree and assure that such above covenant shall always remain binding upon him and also the Promoter has clearly brought to the knowledge of the Purchasers that they intend to get the said sanctioned plans and specifications modified, revised, renewed and altered for consumption of remaining floor space index, transfer of development rights, staircase floor space index, permissible increases and incentives in floor space index to be used and utilized on the said property as may be granted and approved by the Municipal Corporation from time to time and further the Promoters have given the clear inspection of such plans and specifications to the Purchasers herein as regards the existing sanctioned buildings, and the proposed buildings and also further expansion in buildings to be constructed on the said property as permitted by the Municipal Corporation by way of further amalgamation, expansion thereto and the Purchasers do hereby admit, acknowledge and confirm the said fact of construction of additional buildings, expansion of buildings on the said property by revision and modification in the plans and designs and have accordingly granted their express and irrevocable consent to the Promoter for the same and shall not raise any objection and/or hindrance for construction of such buildings by the promoter. The Purchasers herein agree and assure to pay the corpus fund in advance as and when demanded by the Promoter irrespective of the completion of the above amenities and facilities and the scheme of construction and will not be withhold the same on any reason whatsoever.

2. the Promoter have also shown to the Purchasers the entire layout of the said property along with the nature and extent of the land to be handed over to the concerned authorities on account of setback, reservations etc., as well as the potentiality of floor space index to be used on the remaining land and in such eventuality the transfer and conveyance of the land in favour of the cooperative housing society or condominium of apartment owners and/or any corporate body will not be equivalent to the floor space index used,

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utilized and consume in the buildings to be constructed/ constructed thereon and the Purchasers are fully aware of the same and have accordingly granted their express and irrevocable consent for the same. It is further brought to the notice and knowledge of the Purchasers that at the time of execution of conveyance and further transfer proceedings, the area affected by roads and / or reservation will stand deducted as per the due process of law and the net land will be conveyed and handed over to the cooperative housing society on completion of the entire scheme of construction as per the sanctioned plans and permissions as well as further revisions, modifications and alterations therein from time to time and the Purchasers do hereby confirm the same and has granted their express and irrevocable consent for the same.



3. That there will be changes, modifications, further expansions, amalgamation of the adjacent lands in the scheme of construction and its present and future course of the scheme of development on the said property and / or the adjacent property in the manner herein recited that the Promoter have intended to get the said plans and specification revised, renewed and altered for consumption of remaining floor space index, transfer of development rights, staircase FSI and all other permissible floor space index to be used and utilized on the said property as may be granted by the Ulhasnagar Municipal Corporation as well as the Promoter have intended to amalgamate the abutting, adjoining and adjacent amalgamated properties thereby forming a single consolidated holding from time to time and further the Promoter have given the clear inspection of the plans and specifications to the Purchasers herein as regards the existing sanctioned buildings and the further proposed expansion, amalgamation and extension of the said property.

and the Purchasers have clearly understood the same and in confirmation thereof has granted their clear, express, unequivocal and irrevocable consent for the same and shall not raise any objection, claim hindrance and obstruction to the rights, options and discretion as reserved by the Promoter herein.

## 27. BINDING EFFECT

Forwarding this Agreement to the Purchasers by the Promoter does not create a binding obligation on the part of the Promoter or the Purchasers until, firstly, the Purchasers signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Purchasers and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter. If the Purchasers fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Purchasers and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Purchasers for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Purchasers, application of the Purchasers shall be treated as cancelled and all sums deposited by the Purchasers in connection therewith including the booking amount shall be returned to the Purchasers without any interest or compensation whatsoever.

*[Handwritten signature]*

*[Handwritten mark]*

*[Handwritten mark]*



## 28. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said premises as the case may be.

9460	2021
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## 9. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties herein.

## 30. PROVISIONS OF THIS AGREEMENT APPLICABLE TO PURCHASERS / SUBSEQUENT PURCHASERS

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Purchasers of the said premises, in case of a transfer, as the said obligations go along with the said premises for all intents and purposes.

## 31. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

## 32. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the Purchasers have to make any payment, in common with other Purchasers in Project, the same shall be in proportion to the carpet area of the said premises to the total carpet area of all the said premises in the Project.

## 33. FURTHER ASSURANCES

The Parties herein agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

## 4. PLACE OF EXECUTION

*[Handwritten signatures and initials]*

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Purchasers, in after the Agreement is duly executed by the Purchasers and the Promoter or simultaneously with the execution the said Agreement shall be registered at the appropriate office of the Sub-Registrar.



35. The Purchasers and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

36. That all notices to be served on the Purchasers and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchasers or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified above.

It shall be the duty of the Purchasers and the promoter to inform each other their address, email ID or any change in address or email ID subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Purchasers, as the case may be.

#### 37. JOINT PURCHASERS

That in case there are Joint Purchasers all communications shall be sent by the Promoter to the Purchasers whose name appears first and at the address given by him which shall for all intents and purposes to consider as properly served on all the Purchasers.

38. Stamp Duty and Registration and statutory taxes and levies:- The charges towards stamp duty and Registration of this Agreement as well as statutory government, Semi-Government taxes and levies, service tax, goods and service tax, value added tax and all other direct and indirect taxes shall be borne by the Purchasers alone.

39. It is hereby made clear that furniture lay out, colour scheme elevation treatment, trees garden lawns etc. shown on the pamphlet and literature are shown only to give overall idea to the Purchasers 69 reserves the right to make changes in Elevations, Designs, and Colors of all the materials to be used at his sole discretion. In all these matters the decision of the Promoters are final and it is binding on the Purchasers.

40. Dispute Resolution: - Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Competent Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under.

#### 41. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Civil Courts will have the jurisdiction for this Agreement



43. This agreement shall, to the extent they are statutory, always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, there under and any other provisions of Law Applicable thereto.

### FIRST SCHEDULE OF THE DEVELOPABLE LAND

All those pieces and parcels of land lying, being and situate at Ulhasnagar bearing (i) U.No.249, Plot No.99, C.T.S. No.12203-A/1, Sheet No.37 & 38, (ii) U.No.120-A, C.T.S. No.12203-A/4 & 12203-A/5, Sheet No.37, 38 & (iii) U.No.131, Plot No.99, C.T.S. No.12203-A/2, Sheet No.37 & 38, Section-6A, Near Dalda Depot, Ulhasnagar-3, totally admeasuring 3518.25 sq. meters as per the records of city survey viz.

City Survey No.	Area (sq.mts.)
12203-A/1	1288.96
12203-A/2	1373.99
12203-A/4	437.3
12203-A/5	418
Total	3518.25

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३६१ १५०

and together with all easement rights etc. and bounded as follows :

- On or towards East : Entrance Road to Property.  
 On or towards West : Furniture Bazar Entry Road.  
 On or towards South : Industrial Shed of Shri Kishnani.  
 On or towards North : Government Technical School.

and the area of Flat to be developed as real estate project is 893 sq.ft. carpet viz. **Flat being No.704 on 7<sup>th</sup> floor, Wing No.A**, exclusive of balconies, in the scheme of construction known as " **PRISM PARK** " .

### SECOND SCHEDULE ABOVE REFERRED TO

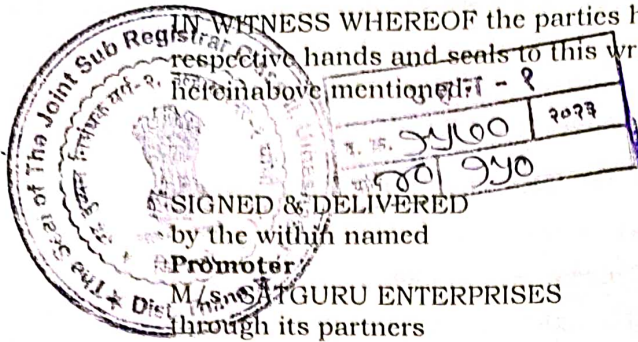
Description of the nature, extent of common areas and facilities.

- ANNEXURE - A - Copy of Title Report  
 ANNEXURE -B - Copy of Property Card  
 ANNEXURE -C-1 Copies of plans & Layout as approved by concerned Local Authority  
 ANNEXURE - C-2 Copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project)  
 ANNEXURE -D Authenticated copies of the plans and specifications of the said premises agreed to be purchased by the Purchasers as approved by the concerned local authority  
 ANNEXURE - E Specification and amenities for the Premises.

*[Signature]*

*[Signature]*

*[Signature]*



IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals to this writing on the day and the year first hereinabove mentioned

SIGNED & DELIVERED

by the within named

Promoter

M/s. GURU ENTERPRISES  
through its partners

(i) Mr. Brijesh R. Nandwani

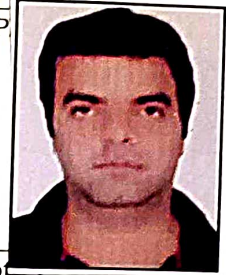
Signature

LHT/Impression



(ii) Mr. Haresh G. Harisinghani

Signature LHT/Impression Photo



SIGNED & DELIVERED

by the within named Purchaser

Shri Gurucharan M Mulchandani

Signature LHT/Impression



**WITNESS:**

1.

MANOHARLAL K. MULCHANDANI  
102, Krishna D-T UNR-3



2.

Shri. Amarlal P. Dhanwani  
Age-51.  
102 Pritam App. Opp. Bhabha  
Hospital, Chhasnagar-5.





**"RECEIPT"**

Received a sum of **Rs.3,00,000/- (Rupees ThreeLakhs only)**, from time to time prior to execution of this agreement, from the Purchaser herein as and by way of advance / part consideration.

**Rs.3,00,000/-**

We say received

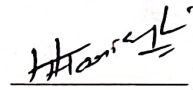
M/s. SATGURU ENTERPRISES

through its partners

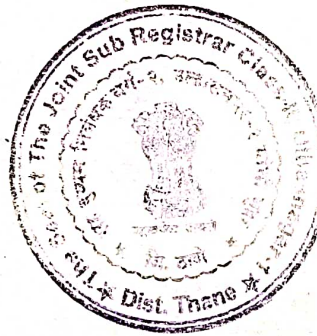
1. Mr. Brijesh Rameshlal Nandwani



2. Mr. Haresh Gurdinomal Harisinghani



**The Promoters**



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उद्देश - १	
र. क्र. १५७०	२०२३
पान ०२	१५०

प्राप्त १५/०८/२३  
ज. उप. रजि. कार्यालय - २, वरुवाडिना, ताने जिल्हा, महाराष्ट्र





337-2	15
9460	2088
73	9460

XXIV

[Rule 91 (8) xx 87]

No. Adm/C. 3/plot/CDR No. 83  
Office of the Administrator  
Ulhasnagar Township.  
Dated: 27/11/1984

4NO 247

DEED OF CONVEYANCE TO BE EXECUTED IN THE CASE OF FREEHOLD  
PROPERTIES WHICH ARE SOLD OTHERWISE THAN BY  
PUBLIC AUCTIONS

THIS INDENTURE made the ..... 27th day of November ..... one thousand nine hundred and ..... eighty four BETWEEN THE PRESIDENT OF INDIA hereinafter called "the Vendor" (which expression shall unless repugnant to the context or meaning thereof include his successors and assigns) of the one part AND Smt. Gangabai ..... w/o Khushaldas ..... called the "Purchaser" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors and administrators) of the other part;

WHEREAS the Vendor is seized and possessed of the land, hereditaments and premises more particularly described in Schedule I, hereunder written;

AND WHEREAS the Vendor has agreed with the Purchaser for the absolute sale to him of the said land, hereditaments and premises intended to be hereby granted at or for the price of Rs. 8867.00/- paid to the Vendor by the Purchaser (Rs. Eight thousand eight hundred sixty seven only) in cash and ..... by adjustment against the compensation payable under the Displaced Persons (Compensation and Rehabilitation) Act, 1954 to the Purchaser and his associates whose names are given in Schedule II, hereunder written on or before the execution of these presents the receipt whereof the Vendor doth hereby admit and acknowledge, and from the same doth hereby release the Purchaser and whereas the said associates have agreed to the property being granted, released, conveyed and assured unto the Purchaser, the Vendor doth in pursuance of rule ..... 87 ..... of the rules framed under the Displaced Persons (Compensation and Rehabilitation) Act, 1954 hereby grant, release, convey and assure unto the Purchaser all that piece or parcel of land, hereditaments and premises known as U. No. 249, Sheet No. 37, Camp No. 3 more particularly described in Schedule I hereunder written TOGETHER

WITH all buildings, commons, fences, hedges, ditches, ways waters, water-courses, liberties, privileges, easements, and appurtenance whatsoever to the said piece or parcel of land belonging or in any way appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto AND ALL THE ESTATE, right, title, interest, claim and demand whatsoever of the Vendor into and upon the said premises and every part thereof EXCEPTING AND RESERVING to the Vendor all mines and minerals of whatever nature lie to in or under the said premises together with full liberty at all times for the Vendor, his agents and workmen to enter upon all or any part of the said premises, to search for, make merchantable and carry away the said mines and minerals under or upon the said premises or any adjoining lands of the Vendor and to let down the surface of all or any part of the said premises and any buildings standing thereon or hereafter to be erected thereon, making fair compensation to the purchaser for damage done thereby TO HAVE AND TO HOLD the said land, hereditaments and premises hereby granted, released, conveyed and assured, or expressed so to be, unto and to the use of the Purchaser subject nevertheless to the payment of such land revenue, cesses and taxes as are may be assessed or imposed on the said premises and the Vendor doth hereby covenant with the Purchaser that he has not done anything or suffered anything to be done whereby the said premises are in any way incumbered or affected AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land, hereditaments and premises and receive the rents and profit thereof without any lawful eviction, interruption, claim or demand whatsoever, from or by the Vendor or any person or persons lawfully or equitably claiming from, under, or in trust from him. AND FURTHER THAT, HE THE VENDOR and all persons having or lawfully or equitably claiming any estate or interest in the said land, hereditaments and premises, or any of them or any part thereof, from, under, or in trust for him the Vendor shall and will from time to time, and at all times hereafter, at the request and cost of the Purchaser do or execute, or cause to be done and executed, all such acts, deeds, and things whatsoever, for further and more perfectly assuring the said land, hereditaments and premises, and every part thereof, unto and to the use of the Purchaser, in manner aforesaid, as shall or may be reasonably required.

Cost Rs. 8867.00/- paid vide receipt no. 1021319 dt 27/11/84

(G.C.P.) Rs 2245 (50,000-2.79)

R

R

Gangabai





357-2	
94600	2023
94600	

property the compensation of which has been adjusted against the value of this property was mortgaged with Shri ..... in West Pakistan \*and/or Shri ..... the purchaser had obtained a debt of Rs. .... from Shri ..... in West Pakistan. The said mortgagee/creditor has obtained a decree for Rs. .... from the Tribunal constituted under the Displaced Persons (Debts Adjustment) Act, 1951, the intimation of which has been received by the Chief Settlement Commissioner from the Tribunal concerned. The mortgagee/creditor would, therefore, have a lien over this property to the extent of mortgage charge/debt of Rs. .... according to the provisions of the above Act until the mortgage charge/debt is satisfied or is redeemed by the mortgagor/debtor."

IN WITNESS WHEREOF the Vendor has caused M.O.& Asstt. Administrator, Ulhasnagar Township, Camp-3, to set his hand hereto the day and year first above written.

#### SCHEDULE I

All that piece or parcel of land \*and/or building(s) situated at I ..... Ulhasnagar.  
containing by admeasurement 1541 6/9 sq.Yds. or thereabouts and  
bounded ( One thousand five hundred forty one and six upon  
sq.Yds.only).  
on the North by .....  
on the South by U.No.249, Sheet No.37 Industrial Use.  
on the East by plot No.99, Section G.A,  
on the West by Ulhasnagar Camp No.3, Dist.Thane.

#### SCHEDULE II

Name of the associates---

Note



- 1) This sale is subject to terms and condition mentioned in this office notice No. Adm/plot/C.3/WS-249 dated 23/11/1984 and an undertaking executed on 27/11/1984.
- 2) The site plan is enclosed.

Signed by the said Shri R.M. Sangare M.O.& Asstt. Administrator,  
for and on behalf of the President of India in the presence of Ulhasnagar Township, Camp No.3.

1. Shri K.L.Jadhav, A.K.
- To, 2. Smt. M.M.Kshirsagar, clerk.

Smt. Gangabai Khushaldas,  
U.No.249, Sheet No.37, Camp No.3,  
Near M.E.S. Camp-3,  
Near Technical High School.

\*Strike out whichever is not applicable.



अनुक्रम संख्या 4024/22  
 दिनांक 10/10/22  
 जिला 23  
 मृतक का नाम 33  
 पत्नी का नाम 33  
 पुत्र का नाम 33  
 पुत्रिका का नाम 33

की घेतली री 10-  
 मोदणी की 10-  
 फोटो पाने (4) 10-  
 मारी की 10-  
 टपाल की 10-  
 एक 10-

श्री 33/10/22 सुभाष 416  
 श्री 33/10/22



उत्तर-१	
9460	2023
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सुभाष मिश्रक इत्यादि वगैरे

I, SMT. GANGABAI KHUSHALDAS BHAGTIANI, aged about 81 years, residing at Barrack No. 390, Room No. 14, Ulhasnagar-421 001, hereby revoke all my former WILLS, Codicils, Testamentary dispositions made by me and declare this to be my last WILL. It alone embodies a faithful and correct statement of my real intentions and wishes with regard to the disposition of all my properties after my death.

Having regard to my indifferent health and possibility of dissensions and disputes regarding the inheritance of my properties likely to erupt, I hereby devise and bequeath all my movable and immovable properties as under :-

That as long as I am alive, I shall be the sole and absolute owner of my property and this WILL will not come into effect after my death only.

That I own and possess following movable and immovable properties :-

...2/-

A P  
 10/10/22



WTH - 8	
1005/940	2023

- 1) Portion of Plot No. 99, U. No. 249, Sheet No. 37 Near Technical High School, Ulhasnagar-3 given on rent to M/s. Sona Marble & Tiles Industries.
- 2) N.S.Cs.
- 3) Loans and Advances.
- 4) Cash/Bank Balances.

It is also possible that hereinafter in future some properties other than this referred to in this WILL might be accrued to me by way of interest, gifts, my earnings, inheritance or any other methods. It is also possible that I might acquire hereinafter some properties.

I have three sons and five married daughters as under :-

- |  |                   |
|--|-------------------|
| 1) Shri Lalechand Khushaldas Bhagtiani | Son               |
| 2) Bhagibai Hariram Kewani,            | Married daughter. |
| 3) Smt. Devibai Ishwardas Bamblani     | do                |
| 4) Smt. Hiramani Jivatram Jethani      | do                |
| 5) Shri Sunder Khushaldas Bhagtiani    | Son               |
| 6) Smt. Laxmibai Vashumal Kishnani     | Married daughter. |
| 7) Shri Narain Khushaldas Bhagtiani    | Son               |
| 8) Smt. Poonam Vishindas Shanyani      | Married daughter. |

I devise and bequeath all my immovable and movable properties referred to in this WILL as under :-

I devise Portion of Plot No. 99, U. No. 249, Sheet No. 37, Near Technical High School, Ulhasnagar-3 which is given on rent to M/s. Sona Marble & Tiles Industries, to my Grandsons (i.e. my daughter Smt. Laxmibai Vashumal Kishnani's sons) (1) Shri Ramesh Vashumal Kishnani and Master Pradeep Vashumal Kishnani equally.

I bequeath the remaining residue such as N.S.Cs. Loans and Advances, and Cash/Bank Balances to my married





पृष्ठ - १	
क्र. ९५६०	२०२३
४६	९५०

विवाह दस्तावेज शुद्धांक ९५०  
क्या (१५/१५)

५९

२१ २५०००

दस्तावेज कसून देणारे

प्रमाणित  
दस्तावेज कसून दिल्याचे कबूल  
करतात.

परीत दस्तावेज निवेदन  
वकालत प्रमाण असे निवेदन करताना  
सहायक वकालत द्याव्या  
प्रमाणित: वाचकात वकालत  
पत्रात प्रमाणित

Handwritten signature

मुख्य निवेदन प्रमाणित

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पृष्ठ ३  
५०२० प्रमाणित  
१५६०





daughter Smt. Laxmibai Vashumal Kishnani and her husband  
Shri Vashumal Naraindas Kishnani in equal proportion.

I hereby declare that I am not bequeathing any  
of my assets to my three sons and remaining four married  
daughters. Neither my said three sons and married  
daughters or their husbands nor my sons wives and any  
other relatives or any of the said persons shall have  
any claim/claims and will not entitled to any amount/  
amounts nor they can lodge any claim/claims against my  
properties left by me at the time of my death.

I appoint Shri Lalchand Khushaldas Bhagtiani,  
my elder son to be sole executor of my this WILL and  
enjoin upon him that he shall obtain a probate of my  
WILL and handover my properties as stated by me.

I have made this WILL voluntarily and in sound  
physique and mental condition and the contents hereto  
have been read over and explained to me in Sindhi on  
this            day of July, 1991.

SIGNED AND ACKNOWLEDGED WITH  
LEFT HAND THUMB IMPRESSION  
BY SMT. GANGABAI KHUSHALDAS  
BHAGTIANI, IN OUR PRESENCE  
AT THE SAME TIME AND EACH OF  
US HAS IN THE PRESENCE OF  
THE TESTATOR SIGNED HER NAME  
AND ATTESTING WITNESSES:

WITNESSES:

1.

*Amal*  
*A. M. V. L.*  
*AK 1150/22, Jan 23.*

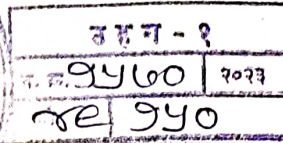
2.

*Vashumal*

*L. H. T.!*  
*Chandani K.*  
*11/7/91*  
*11/7/91*  
*11/7/91*

*Amal*



[illegible]









क्र. १५६००	२०१३
५९	९५०



दस्तावेजमांक व वर्ष: 2668/2007

Wednesday, December 12, 2007

3:52:41 PM

दुय्यम निबंधक: उल्हासनगर १

सूची क्र. दोन INDEX NO. II

गावाचे नाव : उल्हासनगर कॅम्प क्र.3

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र  
वा. बाजारभाव (भाडेपट्ट्याच्या  
बाबतीत पट्टाकार आकारणी देतो  
की पट्टेदार ते नमूद करावे) मोबदला रु. 1,875,000.00  
वा.भा. रु. 2,781,000.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक  
(असल्यास)

(1) सिटिएस क्र.: 12203/-/-/- वर्णन: विभागाचे नाव - ( ए ) कॅम्प 3 :-  
महानगरपालिका, उपविभागाचे नाव - 1/1 - ( ए ) कॅम्प 3 :- रस्ता विभाग  
चौकापासुन उत्तरेस नेहरुचौकापर्यंतचा रस्ता रस्त्याच्या दोन्ही बाजुस दर्शनी  
मिळकती. सदर मिळकत सि.टी.एस. नंबर - 12203 मध्ये आहे. प्लॉट नं. ९  
भाग. यु. न. 249, शीट नं.37 यावर बांधलेले इण्डस्ट्रीयल रोड एकूण क्षेत्र-  
100 चौ.फुट पत्राशिट बांधकाम सन 1965 पुर्वी बांधलेले आणि 6845 चौ.फु.  
नं. 27, खाता नं. 344/नयिन एस आर नं. 27/0314 (पैकी) सी टी एस नं.  
उल्हासनगर-3.  
(1)645.44

(3) क्षेत्रफळ

(4) आकारणी किंवा जुळी देण्यात  
असेल तेव्हा

(1)-

(5) दस्तऐवज करून देण्या-या  
पक्षकाराचे व संपूर्ण पत्ता नाव किंवा  
दिवाणी न्यायालयाचा हुकुमनामा  
किंवा आदेश असल्यास, प्रतिवादीचे  
नाव व संपूर्ण पत्ता

(1) - - श्री. मुकेश झगुमल किशानी.; घर/प्लॉट नं: 402; गल्ली/रस्ता: -;  
पवनदिप आर्केड; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: उल्हासनगर; ता  
421002; पॅन नम्बर: AGVPK7820P.

(6) दस्तऐवज करून घेण्या-या  
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा  
दिवाणी न्यायालयाचा हुकुमनामा  
किंवा आदेश असल्यास, वादीचे नाव  
व संपूर्ण पत्ता

(1) - - श्री. इंदरलाल रामचंद गेरेला.; घर/प्लॉट नं: 1501; गल्ली/रस्ता:  
सर्वजिन सोसा.; ईमारत नं: -; पेठ/वसाहत: हिरानंदानी गार्डन; शहर/गाव:  
तालुका: -; पिन: -; पॅन नम्बर: AANPG4944J.

- |                                      |               |              |
|--------------------------------------|---------------|--------------|
| (7) दिनांक                           | करून दिल्याचा | 12/12/2007   |
| (8)                                  | नॉटणीचा       | 12/12/2007   |
| (9) अनुक्रमांक, खंड व पृष्ठ          |               | 2668 /2007   |
| (10) बाजारभावाप्रमाणे मुद्रांक शुल्क |               | रु 139050.00 |
| (11) बाजारभावाप्रमाणे नॉटणी          |               | रु 27810.00  |
| (12) शेरा                            |               |              |

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5/2/007

सूची क्र. दोन INDEX NO. II

मावाचे नाव : उत्तारसनगर कॅम्प क.3

मदतग्राह्य स्थलाप नान

टपकाय

आवासाची देतो

कारण) गेवरेला रु. 0.00

मा.मा. रु. 3,595,000.00

य धरतम्माक (1) सिटिरस क. 12203/-/- वर्णन द्योड 4.99 (मि. मी. 249  
शोट नं. 27 आयर बांगरोले घर एवूण शेच- 13875 की फुट पिका मळ मी फुट पकाशिट बांध  
रान 1085 गुळी बांधलेले आणि 13775 की फुट मोगळी जगा बाई नं. 27. खाला नं. 344/ग  
एस आर नं. 27/031, आतडा डेपो जगळ, उत्तारसनगर-3.  
(1) 1280 50

मि दण्णात आरोत

(1)

या-या पडकाराये (1) - श्री राजेश जामुमल किसानानी, घर/प्लॉट नं. 207; गल्ली/रस्ता. -; ईमारतीचे  
या दियारे) हरेरामा हंशिंगा सोसा. ईमारत नं. -; येड/पकाहत. -; शहर/गाव: उत्तारसनगर, तातुका.  
मा किवा आदेशा निम: 421003; वन नंकर: AADHK5153N.

या-या पडकाराये (1) - श्री मुनेश जामुमल किसानानी, घर/प्लॉट नं. 402; गल्ली/रस्ता. -; ईमारतीचे न  
या दियारे) एवन दिप आर्बेड, ईमारत नं. -; येड/पकाहत. -; शहर/गाव: उत्तारसनगर, तातुका. -; निम:  
मा किवा आदेशा 421002; वन नंकर: AGVPK7820P.

त व संपूर्ण पत्ता

करून दिव्साया 30/12/2006

मोदणीया 15/02/2007

पद 315 /2107

पुढाक शुल्क रु 67900.00

मोदणी शुल्क रु 10000.00

दुय्यम निबंधक उत्तारसनगर-1

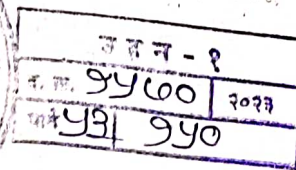


दुय्यम निबंधक उत्तारसनगर-1



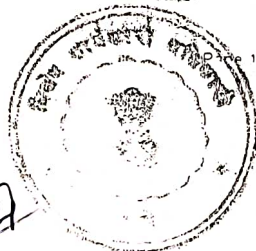


गाथाचे नाव : उत्तराखंड

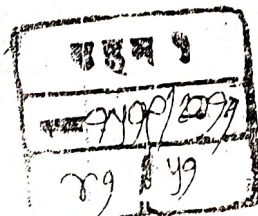


- (15) त्रिभुवन कलम देण्याचा  
प्रस्तावना व संपूर्ण पत्रा यांचे  
द्वितीय आवेदनपत्राचा हस्तप्रमाण  
किंवा अर्धव आवेदनपत्राचा, धर्तीचे या  
संबंधी संपूर्ण पत्रा
- (1) श्री. इंद्रलाल शर्माधर गेरेला. - धर/प्लॉट नं. 1501; गल्ली/रस्ता : ईमारतीचे नाव :  
रखसिंग गाला; ईमारत नं. : पेट/वसाहत : हिरामंदानी गार्डन, शहर/गाव : मुंबई, तामुका :  
पिन : पॅन नमबर : AANPC4944J.
- (2) श्री. रमेशलाल इंदरदास वाघजनी. - धर/प्लॉट नं. प्लॉट नं. 181, जुमिंट नं. 2 नंतर  
गल्ली/रस्ता : ईमारतीचे नाव : ईमारत नं. : पेट/वसाहत : सेक्टर-28, शहर/गाव : वाघी  
पिन : मुंबई; तामुका : पिन : पॅन नमबर : ACPW2237P.
- (3) श्री. मुकेश आमुलत विठानानी. - धर/प्लॉट नं. 402-ए; गल्ली/रस्ता : ईमारतीचे नाव :  
पुष्पसिंह रॉटर; ईमारत नं. : पेट/वसाहत : शहर/गाव : उल्हासागर, तामुका : पिन :  
421000; पॅन नमबर : AGWPK7820P
- (4) श्री. सुरजितसिंग बी. जेलसिंधानी. - धर/प्लॉट नं. प्लॉट नं. 21, इमारत नं. :  
गल्ली/रस्ता : ईमारतीचे नाव : वाबा अर्कड; ईमारत नं. : पेट/वसाहत : सेक्टर-18  
शहर/गाव : वाघी पिन : मुंबई; तामुका : पिन : पॅन नमबर : ADT-PAW150.
- (5) श्री. श्रीधर राजाराम बुधरेजा. - धर/प्लॉट नं. प्लॉट नं. 6,901; गल्ली/रस्ता : ईमारतीचे  
नाव : सागर दर्शन; ईमारत नं. : पेट/वसाहत : सेक्टर-18, शहर/गाव : वाघी, तामुका : पिन :  
पॅन नमबर : AGNPK7828M.

- |                                       |             |            |
|---------------------------------------|-------------|------------|
| (7) डिप्टिक                           | असम दिवसात  | १२/०१/२०१० |
| (8)                                   | गोदावरीवा   | १२/०१/२०१० |
| (9) अनुक्रमीक                         | विश्व वृक्ष | १६/०१/२०१० |
| (१०) अन्तराष्ट्रीय मानवी मुक्तीक दूतक |             | ३०/०१/२०१० |
| (११) आंतरराष्ट्रीय मानवी मांसी        |             | ३०/०१/२०१० |



**श्रीमती जयश्री चौधरी साठव**  
विशेष कार्यकारी अधिकारी (अ.क.३०)  
जननी का मिशन कंपनी समीर,  
गोपीनगर, अखंडासनगर-३. खि. हाथे





उत्तर - १
१०२३
१५०

दस्तावेज क्र. 2669/2007  
Wednesday, December 12, 2007  
4:02:38 PM

सूची क्र. दोन INDEX NO. II

गावोचे नाव - उत्तहासनगर कॅम्प क्र.3

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व नाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,875,000.00  
वा.भा. रु. 2,775,000.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास)
- (1) सिटिएस क्र.: 12203/-/- वर्णन: विभागाचे नाव - { ए } कॅम्प 3 : उत्तहासनगर महानगरपालिका, उपविभागाचे नाव - 1/1 - { ए } कॅम्प 3 : रस्ता विभाग - शिवाजी चौकापासुन उत्तरेस नेहरुचौकापर्यंतचा रस्ता रस्त्याच्या दोन्ही बाजूस दरीती भाग असलेल्या मिळकती. सदर मिळकत सि.टी.एस. नंबर - 12203 मध्ये आहे. प्लॉट नं. 99 चा परिमणकडी भाग, यु. नं. 249, शीट नं.37 यावर बांधलेले इण्डस्ट्रीयल रोड एकूण क्षेत्र - 6930 चौ. फुट पत्राशिट बांधकाम सन 1965 पुर्वी बांधलेले आणि 6830 चौ. फुट भोक्कती सन 1965 नं. 27, खाता नं. 344/नविन एस आर नं. 27/0314 (पैकी) सी टी एस नं. 12203 - उत्तहासनगर-3.
- (3) क्षेत्रफळ (1) 644.05
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) - - श्री. मुकेश झुमल किशानी.; घर/प्लॉट नं: 402; गल्ली/रस्ता: - ईमारतीचे नाव: पवनदिप आर्केड; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: उत्तहासनगर; तालुका: -; पिन: 421002; पॅन नम्बर: AGVPK7820P.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, यादीचे नाव व संपूर्ण पत्ता (1) - - श्री. रमेशलाल इसरदास वाधवानी. ; घर/प्लॉट नं: प्लॉट नं. 161/2; गल्ली/रस्ता: ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: सेक्टर-28; शहर/गाव: वाशी नवी मुंबई; तालुका: -; पिन: -; पॅन नम्बर: AACPW2237P.
- (7) दिनांक करून दिल्याचा 12/12/2007
- (8) नोंदणीचा 12/12/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 2669 /2007
- (10) वाजारभावाप्रमाणे मुद्रांक शुल्क रु 138750.00
- (11) वाजारभावाप्रमाणे नोंदणी रु 27750.00
- (12) शेरा

R. S. Anand

१

उत्तहासनगर-१

१







19/03/2019

सूची क्र.2

संज्ञा क्र. 096/2019

नोदणी :

Regn:53m

गावाचे नाव : 1) उल्हासनगर-3

कन्वेन्स डीड

35000000

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पत्र - १	
९५७०	२०१३
९५७	९५०

(1) विलेखाचा प्रकार

(2) मोबदला

(3) बाजारभाव (भाडेपट्ट्याच्या वास्तुपट्टाकार आकारणी देतो की पट्टेदार ते मसुदा करावे)

(4) भू-मापन, पोटहिस्ता व परक्रमांक (असल्यास)

1) पालिकेचे नाव: उल्हासनगर-3, उल्हासनगर-3, इतर भाग: वीजे-उल्हासनगर कॅम्प क्र. 3, तालुका-उल्हासनगर, जिल्हा-ठाणे, प्लॉट नं. 99 (पैकी) यु.नं. 249 चा भाग यु.नं. 120-ए आणि ए/2 12203-ए/4 आणि 12203/ए-5, प्लॉट नं. 37 व 38, यावर बांधलेली इंडस्ट्रियल शेड सोना मार्वेल्स एक्झ (सी.टी.एस.नं. यु.नं. 131 ए, शीट नं. 37 व 38, एकूण क्षेत्र 4277 चौ. वार म्हणजेच 3575.99 चौ.मी. म्हणजेच 12203-ए/2), शीट नं. 37 व 38, एकूण क्षेत्र 4277 चौ. वार म्हणजेच 3575.99 चौ.मी. म्हणजेच 38493 चौ.फुट पैकी 100 चौ.फुट पत्रा शीट बांधकाम सन 1961 पूर्वी बांधलेले आणि 38393 चौ.फुट मोकळी जागा यापैकी अर्धा हिस्ता (50 टक्के भूभाग) म्हणजेच 2138.5 चौ. वार म्हणजेच 1788.04 चौ.मी. म्हणजेच 19246.5 चौ.फुट पैकी 50 चौ.फुट पत्रा शीट बांधकाम सन 1961 पूर्वी बांधलेले आणि 19196.5 चौ.फुट मोकळी जागा, वार्ड नं. 27 सिरीयल नं. 27/0313, मालमता क्र. 27वीआय004664300, सिरीयल नं. 27/0314, मालमता क्र. 27वीआय004664500, सेक्शन-6 ए, डालडा डेपो जवळ, उल्हासनगर-3 (( C.T.S. Number : 12203-ए/1, 12203-ए/4, 12203-ए-5, 12203-ए/2 : ))

1) 1788.04 चौ.मीटर

(5) शेवटचा

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- श्री. गुरजितसिंह भोजसिंह आयलमिषानी वया -51; पत्ता:- सॉफ्ट नं. दुसरा मं. 1, गाळा नं. प्लॉट नं. 711-712, इमारतीचे नाव बाबा अर्बिंड, ब्लॉक नं. सेक्टर-11, रोड नं. वाशी, नवी मुंबई-400703, महाराष्ट्र, ठाणे. पिन कोड:-400703 पत्र नं. ADTPA15150

1): नाव:- मे. सतगुरु इन्टरप्राईजेस तर्फे भागिदार 1. श्री. हरीश गुरुजीनोमल हरिसिषानी वया:- 35; पत्ता:- प्लॉट नं. कार्यालय-बीरक नं. 1693, गाळा नं. रुम नं. 4, इमारतीचे नाव, ब्लॉक नं. सेक्शन-25, रोड नं. उल्हासनगर-4, जिल्हा-ठाणे, महाराष्ट्र, THANE. पिन कोड:-421004 पत्र नं. ADLFS9267R

2): नाव:- मे. सतगुरु इन्टरप्राईजेस तर्फे भागिदार 2. श्री. कैलाश रघुनोमल जगन्नाथानी वया:- 38; पत्ता:- प्लॉट नं. कार्यालय-बीरक नं. 1693, गाळा नं. रुम नं. 4, इमारतीचे नाव, ब्लॉक नं. सेक्शन-25, रोड नं. उल्हासनगर-4, जिल्हा-ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421004 पत्र नं. ADLFS9267R

3): नाव:- मे. सतगुरु इन्टरप्राईजेस तर्फे भागिदार 3. श्री. धरमराव दीपराव बभजाणी वया:- 47; पत्ता:- प्लॉट नं. कार्यालय-बीरक नं. 1693, गाळा नं. रुम नं. 4, इमारतीचे नाव, ब्लॉक नं. सेक्शन-25, रोड नं. उल्हासनगर-4, जिल्हा-ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421004 पत्र नं. ADLFS9267R

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Gurjitsingh



दस्तावेजांक व वर्ष: 1519/2011

Thursday, July 28, 2011

Page 1 of 1

## सूची क्र. दोन INDEX NO. II

गावाचे नाव : उल्हासनगर कॅम्प क्र.3

दुय्यम निबंधक: उल्हासनगर 1

- (1) गिऱेखाचा प्रकार, मोवटल्याचे स्वरूप अभिहस्तांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) गोयदला रु. 9,500,000.00  
बा.भा. रु. 9,399,552.00

- (2) भू-मापन, फोटोहिस्सा व घरक्रमांक (असल्यास)

(1) सिटिएस क्र.: 12203/-/-/- वर्णन विभाग ए 1/1सी टी एस नं. 12203-ए/1, 12203-ए/2, 12203-4 आणि 12203-ए/5, प्लॉट नं. 99 (पैकी), यु. नं. 249 चा भाग, यु. नं. 120-ए आणि यु. नं. 131-ए. शीट नं. 37 आणि 38 यावर बांधलेली इण्डस्ट्रीयल शेड सोना मार्वल (एकूण क्षेत्र 1277 चौ. फूट म्हणजेच 3575.99 चौ. मी. म्हणजेच 38493 चौ. फूट पैकी 100 चौ. फूट फ्लॅट बांधकाम सन 1961 पूर्वी बांधलेले आणि 38393 चौ. फूट मोकळी जागा) या पैकी अर्धा हिस्सा म्हणजेच 2138.5 चौ. फूट म्हणजेच 1788 चौ. मी. म्हणजेच 19246.5 चौ. फूट पैकी 50 चौ. फूट फ्लॅट बांधकाम सन 1961 पूर्वी बांधलेले आणि 19196.5 चौ. फूट मोकळी जागा 2770313, निळकत क्रमांक 27B1004664400, एस आर नं. 27/0314, निळकत क्रमांक 27B1004664500 आणि एस आर नं. 27/0312, निळकत क्रमांक 27B1004664300, सेक्टर-6-ए, डाळडा डेपो जवळ, उल्हासनगर-3. (1) 1788.70 चौ. मी.

- (3) क्षेत्रफल आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)

- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) श्री. श्रीचंद राजाराम कुकरेजा. - -; घर/प्लॉट नं: 901; गल्ली/रस्ता: -; ईमारतीचे नाव: टॉवर नं. 6; ईमारत नं: -; फेड/वसाहत: प्लॉट नं. 38, सेक्टर-18; शहर/गाव: नेरुळ नवि मुंबई; तालुका: -; पिन: 400706; पॅन नम्बर: AGNPK7628M.

- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) श्री. सुरजितसिंग वी. अलसिंधानी. - -; घर/प्लॉट नं: दुकान नं. 1, प्लॉट नं. गल्ली/रस्ता: -; ईमारतीचे नाव: वाया आर्केड; ईमारत नं: -; फेड/वसाहत: सयट-11; शहर/गाव: वाशी नवि मुंबई; तालुका: -; पिन: 400703; पॅन नम्बर: ADTPA1515C.

- (7) दिनांक करून दिल्याचा 28/07/2011  
(8) नोंदणीचा 28/07/2011  
(9) अनुक्रमांक, खंड व पृष्ठ 1519 /2011  
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 475000.00  
(11) बाजारभावाप्रमाणे नोंदणी रु 30000.00  
(12) शेरा

*Signature*

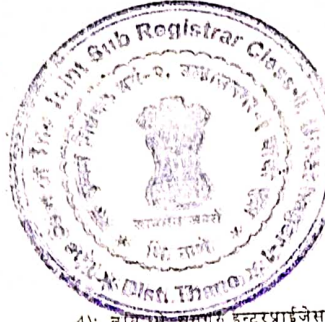


*Signature*

*Signature*



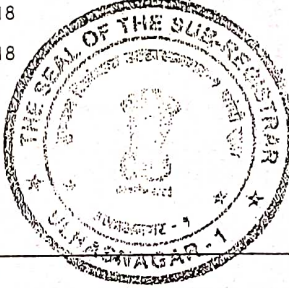
Index-2( सूची - २ )



उपक्रम - १	
क्र. १५७०	२०२३
१५०	१५०

- 4): नाव:- सतगुरु इन्टरप्राइजेस तर्फे भागिदार 4. श्री. मोहनदास गंगाराम कामरती वट  
53; पत्ता:- प्लॉट नं: कार्यालय-बॅरक नं 1693,, माळा नं: रुम नं 4, इमारतीचे नाव: , ब्लॉक नं: सेक्शन-25, रोड नं: उल्हासनगर-4, जिल्हा-ठाणे, महाराष्ट्र, ठाणे. पिन कोड:- 421004 पत्र नं: ADLFS9267R
- 5): नाव:- मे. सतगुरु इन्टरप्राइजेस तर्फे भागिदार 5. श्री. भारावणदास बोईभराम कामरती वट  
65; पत्ता:- प्लॉट नं: कार्यालय-बॅरक नं 1693,, माळा नं: रुम नं 4, इमारतीचे नाव: , ब्लॉक नं: सेक्शन-25, रोड नं: उल्हासनगर-4, जिल्हा-ठाणे, महाराष्ट्र, ठाणे. पिन कोड:- 421004 पत्र नं: ADLFS9267R
- 6): नाव:- मे. सतगुरु इन्टरप्राइजेस तर्फे भागिदार 6. श्री. राजू मनोहर गोयलाम वट  
प्लॉट नं: कार्यालय-बॅरक नं 1693, माळा नं: रुम नं 4, इमारतीचे नाव: , ब्लॉक नं: सेक्शन-25, रोड नं: उल्हासनगर-4, जिल्हा-ठाणे, महाराष्ट्र, ठाणे. पिन कोड:- 421004 पत्र नं: ADLFS9267R

- |                                      |            |
|--------------------------------------|------------|
| (9) दस्तऐवज करून दिल्याचा दिनांक     | 19/03/2018 |
| (10) दस्त नोंदणी केल्याचा दिनांक     | 19/03/2018 |
| (11) अनुक्रमांक, खंड व पृष्ठ         | 596/2018   |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 2100000    |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क   | 30000      |
| (14) शेरा                            |            |



सह बुद्धि निदेशक वगैरे  
उल्हासनगर क्र १

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

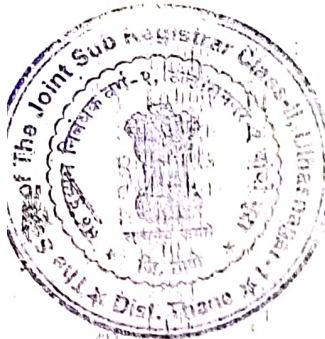
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

H. S. Singh  
A  
N. R. Singh  
R  
R  
R

R

Gurdeep





उप-पं. - १
१५५००
२०२१
५५५०

No. Adm/C. 3/plot/CDR No. 82  
Office of the Administrator  
Ulhasnagar Township.  
Dated: 7/11/1984.

UNO/204

APPENDIX XXIV  
[Rule 91 (8) 97]

DEED OF CONVEYANCE TO BE EXECUTED IN THE CASE OF FREEHOLD  
PROPERTIES WHICH ARE SOLD OTHERWISE THAN BY  
PUBLIC AUCTIONS

THIS INDENTURE made the ..... 7<sup>th</sup> day of November one thousand nine hundred and eighty four BETWEEN THE PRESIDENT OF INDIA hereinafter called "the Vendor" (which expression shall unless repugnant to the context or meaning thereof include his successors and assigns) of the one part AND Smt. Sundharibhai Gokaldas and s/o Smt. Radhabai Naraindas. called the "Purchaser" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors and administrators) of the other part;

WHEREAS the Vendor is seized and possessed of the land, hereditaments and premises more particularly described in Schedule I, hereunder written;

AND WHEREAS the Vendor has agreed with the Purchaser for the absolute sale to him of the said land, hereditaments and premises intended to be hereby granted at or for the price of Rs. 9908.00/- paid to the Vendor by the Purchaser (Rs. Nine thousand nine hundred eight only). a cash and ..... by adjustment against the compensation payable under the

Displaced Persons (Compensation and Rehabilitation) Act, 1954 to the Purchaser and his associates whose names are given in Schedule II hereunder written on or before the execution of these presents the receipt whereof the Vendor doth hereby admit and acknowledge, and from the said doth hereby release the Purchaser and whereas the said associates have agreed to the property being granted, released, conveyed and assured unto the Purchaser, the Vendor doth in pursuance of rule ..... of the rules framed under the Displaced Persons (Compensation and Rehabilitation) Act, 1954 hereby grant, release, convey and assure unto the Purchaser all that piece or parcel of land, hereditaments and premises known as U.No. 120 A, Sheet No. 3758 Camp No. 3. more particularly described in Schedule I hereunder written TOGETHER

WITH all buildings, commons, fences, hedges, ditches, ways waters, water-courses, liberties, privileges, easements, and appurtenance whatsoever to the said piece or parcel of land belonging or in any way appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto AND ALL THE ESTATE, right, title, interest, claim and demand whatsoever of the Vendor into and upon the said premises and every part thereof EXCEPTING AND RESERVING to the Vendor all mines and minerals of whatever nature lie in or under the said premises together with full liberty at all times for the Vendor, his agents and workmen to enter upon or any part of the said premises, to search for, make merchantable and carry away the said mines and minerals under or upon the said premises or any adjoining lands of the Vendor and to let down the surface of all or any part of the said premises and any buildings standing thereon or hereafter to be erected thereon, making fair compensation to the purchaser for damage done thereby TO HAVE AND TO HOLD the said land, hereditaments and premises hereby granted, released, conveyed and assured, or expressed so to be, unto and to the use of the Purchaser subject nevertheless to the payment of such land revenue, cesses and taxes as are may be assessed or imposed on the said premises and the Vendor doth hereby covenant with the Purchaser that he has not done anything or suffered anything to be done whereby the said premises are in any way incumbered or affected AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land, hereditaments and premises and receive the rents and profit thereof without any lawful eviction, interruption, claim or demand whatsoever, from or by the Vendor or any person or persons lawfully or equitably claiming from, under, or in trust from him. AND FURTHER THAT, HE THE VENDOR and all persons having or lawfully or equitably claiming any estate or interest in the said land, hereditaments and premises, or any of them or any part thereof, from, under, or in trust for him, the Vendor shall and will from time to time, and at all times hereafter, at the request and cost of the Purchaser do or execute, or cause to be done and executed, all such acts, deeds, and things whatsoever further and more perfectly assuring the said land, hereditaments and premises, and every part thereof, unto and to the use of the Purchaser, in manner aforesaid, as shall or may be required.

Cost Rs. 9908.00/- paid vide receipt No. 0021306



"The property the compensation of which has been adjusted against the value of his property was mortgaged with Shri ..... s/o ..... in West Pakistan \*and/or Shri ..... the purchaser had obtained a debt of Rs. .... from Shri ..... s/o ..... in West Pakistan. The said mortgagee/creditor has obtained a decree for Rs. .... from the Tribunal constituted under the Displaced Persons (Debts Adjustment) Act, 1951, the intimation of which has been received by the Chief Settlement Commissioner from the Tribunal concerned. The mortgagee/creditor would, therefore, have a lien over this property to the extent of mortgage charge/debt of Rs. .... according to the provisions of the above Act until the mortgage charge/debt is satisfied or is redeemed by the mortgagor/debtor."

IN WITNESS WHEREOF the Vendor has caused M.O. & Asstt. Administrator, Ulhasnagar Township, Camp-3, to set his hand hereunto the day and year first above written.

### SCHEDULE I

All that piece or parcel of land \*and/or building(s) situated at I ... Ulhasnagar ..... containing by admeasurement 1723 sq.Yds. or thereabouts and bounded (One thousand seven hundred twenty three sq.Yds. and

on the North by ... U.No. 120 A. ....

on the South by ... Sheet No. 37, 38 Industrial Use ..

on the East by ... Camp No. 3, portion of plot No. 99.

on the West by ... Dist. Thane.

### SCHEDULE II

Name of the associates—

1.

2.

3.

4.

5.

6.

1. This sale is subject to terms and conditions mentioned in this office notice No. Adm/C.3/ plot/SR. 121, dated 7/11/1984 and an undertaking executed on 7/11/1984.

2. The site plan is not enclosed.

Signed by the said Shri R.M. Sangare M.O. & Asstt. Administrator, Ulhasnagar Township, Camp-3, for and on behalf of the President of India in the presence of

1. Shri K.L. Jadhav, A.K.

Smt. M.M. Kshirsagar, clerk.

To, Smt. Sundharibhai Gokaldas and Smt. Radhabai Naraindas, Industrial Area. U.No. 120 A, Sheet No. 37 & 38, portion of plot No. 99. Camp No. 3.

\*Strike out whichever is not applicable.

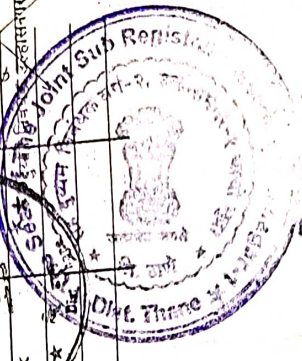
सूची क्र. दोन INDEX NO. II

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*[Handwritten signature]*



उहण - १	
१५००	२०२३
पान ४०	१५०









उह न - १	
र. न. २५००	२०२१
अने २	२५०

No. ADM.C-3 Plot 687/ M.R. 491  
Office of the Administrator  
Ulhasnagar Township.

Dated:- 17.7.91

To, Shri/Smt. Parmeshwarin Naraindas

Barack no. Room/Tenement no.  
Ashirwad Bnylon near Dassera Maidan  
Ulhasnagar. 3

Sub:- CHANGE OF NAME in respect of U. No. 120-A  
Sheet. 37-38 (Area 546 33.46)  
Camp 3.

Sir/ Madam,

With referanceto your application dated. 28.1.91

on the subject mentined ab ove, this is to inform you that  
necessary change in this office record for the transfer of the  
property bearing Brk No. Room No./Ten No./ (Area 546 33.42,)  
Sheet No. 37-38/5 No. 120-A of ulhasnagar Camp No. 4 has been  
made in your favour from the previou occupant owner Shri/Smt.

Smt. Rukhmini Gokaldas V. Smt. Rukhmini Naraindas ~~from~~

~~the previous occupant owner~~ on account of the following  
reasons:-

- 1) Due to Sale deed of 1/2 portion of U. No. 120-A  
in between Smt. Smt. Rukhmini Gokaldas V. Smt. Rukhmini  
Naraindas vide Index II dt. 20.4.89.
- 2) Due to death of your mother Smt. Rukhmini  
Naraindas on 4-10-89 and in the strength of  
Consent affidavit No. 8888 dt. 6.7.91 and  
Indemnity Bond No. 8897 dt. 6.7.91 made  
before Executive Magistrate Ulhasnagar and also  
sanctioned by this office Beed dt. 15.7.91

Note: The change of name effected in your favour subject to

the conditions of the validity of the documents produced by  
you. therefored the change of name will be treated as nul  
and void if and w hen the documents produced are found  
bogus of not genuine.

Yours faithfully,



Managing Officer &

Asstt. Administrator

Ulhasnagar Township.





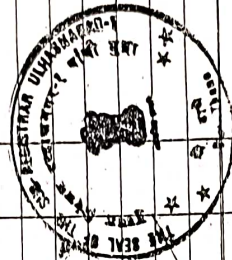
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पूनी क. संन. INDEX No. II

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दस्तावेजक्रमांक व वर्ष: 2666/2007

Wednesday, December 12, 2007

3:10:02 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : उल्हासनगर कॅम्प क्र.3

दुय्यम निबंधक, उल्हासनगर 1

नॉंदणी 63 म.

उल्हासनगर - 3

क्र. 9460 2023

क्र. 9460

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहरतातंत्रणपत्र  
च बाजारभाव (भाडेपट्ट्याच्या  
बाबतीत पट्टाकार आकारणी देतो  
की पट्टेदार ते नमूद करावे) मोबदला रु. 1,345,000.00  
बा.भा. रु. 2,012,000.00

- (2) भू-मापन, गोटहिरसा व घरक्रमांक  
(असल्यास)

(1) सिटीएस क्र.: 12203/-/- वर्णन: विभागाचे नाव - { ए } कॅम्प 3 :- उल्हासनगर  
महानगरपालिका, उपविभागाचे नाव - 1/1 - { ए } कॅम्प 3 :- रस्ता विभाग - शिवाजी  
चौकापासुन उत्तरेस नेहरुचौकापर्यंतचा रस्ता रस्त्याच्या दोन्ही बाजुस दर्शनी भाग असलेल्या  
मिळकती. सदर मिळकत सि.टी.एस. नंबर - 12203 गट आहे. यु. नं. 120-ए पैकी, प्लॉट  
नं. 99 पैकी, शीट नं.37-38 यावर बांधलेले इण्डस्ट्रीयल शेड एकूण क्षेत्र- 4914 चौ. फुट पैकी  
100 चौ.फुट पत्राशिट बांधकाम सन 1965 पुर्वी बांधलेले आणि 4814 चौ.फुट माकळी जागा वाई  
नं. 27, खाता नं. 342/नविन एस आर नं. 27/0313 (पैकी) सी टी एस नं. 12203-ए/5,  
उल्हासनगर-3.

- (3) क्षेत्रफल

(1) 456.69

- (4) आकारणी किंवा जुडी देण्यात  
असेल तेव्हा

(1)-

- (5) दस्तऐवज करून देण्या-या  
पक्षकाराचे व संपूर्ण पत्ता नाव किंवा  
दिवाणी न्यायालयाचा हुकुमनामा  
किंवा आदेश असल्यास, प्रतिवादीचे  
नाव व संपूर्ण पत्ता

(1) - - श्री. सुरेश झमुमल-किशनानी.; घर/प्लॉट नं: पाचवा मजला, गल्ली/रस्ता: -; ईमारतीचे  
नाव: राधा कॉम्प्लेक्स; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: उल्हासनगर; तालुका: -; पिन:  
421003; पॅन नंबर: ABMPK4369F.

- (6) दस्तऐवज करून घेण्या-या  
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा  
दिवाणी न्यायालयाचा हुकुमनामा  
किंवा आदेश असल्यास, वादीचे नाव  
व संपूर्ण पत्ता

(1) - - श्री. इंदरलाल रामचंद गोरेला. ; घर/प्लॉट नं: 1501; गल्ली/रस्ता: -; ईमारतीचे नाव:  
सोवरीयन सोसा.; ईमारत नं: -; पेट/वसाहत: हिरानंदानी गार्डन; शहर/गाव: पवई; तालुका:  
मुंबई-76; पिन: -; पॅन नंबर: AANPG4944J.

- (7) दिनांक करून दिल्याचा 12/12/2007  
(8) नोंदणीचा 12/12/2007  
(9) अनुक्रमांक, खंड व पृष्ठ 2666 /2007  
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 100600.00  
(11) बाजारभावाप्रमाणे नोंदणी रु 20120.00  
(12) शेरा

*[Signature]*

*[Signature]* दुय्यम निबंधक उल्हासनगर-3



*[Signature]*

*[Signature]*



दस्तावेजांक व वर्ष: 2667/2007

Wednesday, December 12, 2007

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सूची क्र दोन INDEX NO. II

उल्हासनगर कॅम्प क्र.3

- (1) विलेखाचा प्रकार, मालमत्तेचे स्वरूप अभिहस्तांतरणपत्र व बाजारभाव (भावे/दरेकाच्या बाबतीत पट्टाकार भावधारणा देतो की पट्टेदार ते नाम देणारा) मालमत्ता रु. 1,345,000.00 वा. भा. रु. 2,012,000.00

नं - १	२०२३
२५६०	२५०

- (2) भू-मापन, फोटोहरिसा व धरतणिकां (असल्यास)

(1) सिटिएस क्र. 12203/-/-/- वर्णन विभागाचे नाव - { ए } कॅम्प 3 : उल्हासनगर महानगरपालिका. उपविभागाचे नाव - 1/1 - { ए } कॅम्प 3 :- रस्ता विभाग - शिवाजी चौकापासून उत्तरेस नेहरुचौकापर्यंतचा रस्ता रस्त्याच्या दोन्ही बाजूस दर्शनी भाग असलेल्या मिळकती. सदर मिळकत सि.टी.एस. नंबर - 12203 मध्ये आहे. यु. नं. 120-ए पैकी प्लॉट नं. 99 पैकी, शीट नं.37-38 यावर बांधलेले इण्डस्ट्रीयल शेड एकूण क्षेत्र- 4914 चौ. फुट पैकी 100 चौ.फुट पत्राशित बांधकाम सन 1965 पुर्वी बांधलेले आणि 4814 चौ.फुट मोकळी जागा प्लॉट नं. 27, खाता नं. 342/नविन एस आर नं. 27/0313 (पैकी) सी टी एस नं. 12203-ए/4, उल्हासनगर-3.

- (3) क्षेत्रफळ

(1) 456.69

- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)-

- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) - - श्री. सुरेश झुमल किशानी.; घर/प्लॉट नं: पाचवा मजला; गल्ली/रस्ता: - ईमारतीचे नाव: राधा कॉम्प्लेक्स; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: उल्हासनगर; तालुका: -; पिन: 421003; पॅन नम्बर: ABMPK4369F.

- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) - - श्री.रमेशलाल इसरदास बाधवानी. ; घर/प्लॉट नं: प्लॉट नं. 161/2, गल्ली/रस्ता: - ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: सेक्टर-28; शहर/गाव: वाशी नवी मुंबई; तालुका: -; पिन: -; पॅन नम्बर: AACPW2237P.

- (7) दिनांक करून दिल्याचा 12/12/2007  
(8) नोंदणीचा 12/12/2007  
(9) अनुक्रमांक, खंड व पृष्ठ 2667 /2007  
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 100600.00  
(11) बाजारभावाप्रमाणे नोंदणी रु 20120.00  
(12) शेरा

R. S. Anwar



उल्हासनगर-३



सूची क्र. दोन INDEX NO. II

गावाचे नाव : उल्हासनगर-3



उल्हासनगर - १	
क्र. १५७०	२०११
६६१ १५०	

- (1) विद्येबाबा प्रकार, मोठेदह्याचे स्वतःच अधिकारकर्ता व पुत्र  
 न बाजारभाव (भाडेपट्ट्याच्या  
 व तीस पट्ट्याकार आकारणी देतो  
 वी पट्टेदार तो नमूद करतो) मोठेदह्या क्र. 17,460,000.00  
 बा.म. सं. 17,460,000.00
- (2) भूमाग, पेटेहिस्सा व घरकामांत  
 (अवस्थापन)
- (3) क्षेत्रफल
- (4) उत्पत्ती किंवा जुडी देण्यात  
 असलेले नाव
- (5) दस्तावेज करून देण्या-या  
 पक्षकाराचे व संपूर्ण पत्ता नाव किंवा  
 दिवाणी न्यायालयाचा हुकुमनामा  
 किंवा आदेश असल्यास, प्रतिवादीचे  
 नाव व संपूर्ण पत्ता
- (6) दस्तावेज करून देण्या-या  
 पक्षकाराचे नाव व संपूर्ण पत्ता किंवा  
 दिवाणी न्यायालयाचा हुकुमनामा  
 किंवा आदेश असल्यास, बादीचे नाव  
 व संपूर्ण पत्ता
- (7) दिनांक
- (8) नोदणीचा
- (9) अनुक्रमणिका, खंड व पृष्ठ
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क
- (11) बाजारभावाप्रमाणे नोदणी
- (12) शेत
- (1) श्री. ईश्वरदास रामधंद गेरेला. - : घर/प्लॉट नं: 1501; गल्ली/रस्ता: -; ईमारतीचे नाव: -; पेट/वसाहत: हिरानंदानी गार्डन; शहर/गाव: पयई मुंबई; तालुका: -; पिन: -; पॅन नं: AANPG4944J.
- (2) श्री. रामेपालास इसरदास काधयानी. - : घर/प्लॉट नं: प्लॉट नं. 161, युनिट नं. 2 तळमजला; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: सेक्टर-28; शहर/गाव: वाशी; तालुका: -; पिन: -; पॅन नं: AACPW2237P.
- (3) श्री. मुकेश आप्पासास किरानानी. - : घर/प्लॉट नं: 402-ए; गल्ली/रस्ता: -; ईमारतीचे नाव: -; पेट/वसाहत: -; शहर/गाव: उल्हासनगर; तालुका: -; पिन: -; पॅन नं: AGVMPK7820P.
- (4) श्री. सुरजितदेव वी. जेलासिघानी. - : घर/प्लॉट नं: प्लॉट नं. 1, दुधम क्र. 1; गल्ली/रस्ता: -; ईमारतीचे नाव: वाया आर्कड; ईमारत नं: -; पेट/वसाहत: सेक्टर-11; शहर/गाव: वाशी; तालुका: -; पिन: -; पॅन नं: ADJ.PA.615C.
- (2) श्री. श्रीचंद राजाराम कुकरेजा. - : घर/प्लॉट नं: प्लॉट नं. 6,901; गल्ली/रस्ता: -; ईमारतीचे नाव: सागर दर्शन; ईमारत नं: -; पेट/वसाहत: सेक्टर-18; शहर/गाव: नेरळ; तालुका: -; पिन: -; पॅन नं: AGNPK7628M.

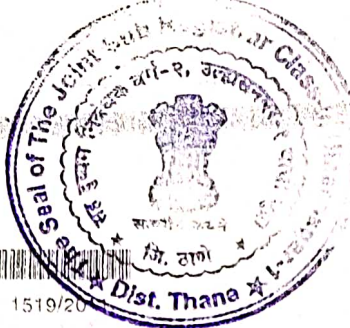


सहस्रयुक्त निवेदन क्र. १  
 उल्हासनगर क्र. १

पृष्ठ १
११०९/२०११
४९ ५९

बीसवी जमनी अधिपति साळवे  
 विशेष कार्यकारी अधिकारी (अ.क्र.३०)  
 बाकी पत्राधिकार कंपनी समोर,  
 गान्धीनगर, उल्हासनगर-३. जि. ठाणे

*Handwritten signature and initials.*



उत्तर - १	
९५७०	२०२३
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दस्तावेजांचे वर्ष: 1519/20

Thursday, July 28, 2011

सूची क्र. दोन INDEX NO. II

गावाचे नाव : उत्तहासनगर कॅम्प क्र.3

- (1) दिलेखाथा प्रकार, मोवदल्याचे खजण अभिहस्तांतरणयत व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्ट्याकार आकारणी देतो मी गटदेवार ते नमूद करावे) गोवदला रु. 9,500,000.00 बा.भा. रु. 9,399,552.00

- (2) भू-भाषण, जोटहिरसा व घरक्रमांक (असल्यास)

(1) सिटिएस क्र.: 12203/-/-/- वर्णना विभाग ए 1/1सी टी एस नं. 12203-ए/12203-ए/2, 12203-4 आणि 12203-ए/5, प्लॉट नं. 99 (पैकी), यु. नं. 249 चा प्लॉट नं. 120-ए आणि यु.नं. 131-ए, शीट नं. 37 आणि 38 यावर बांधलेली इण्डस्ट्रीयल शेड गौना मार्बल्स (एकूण क्षेत्र 4277 चौ. वार म्हणजेच 3575.99 चौ. मी. म्हणजेच 38493 चौ. फुट पैकी 100 चौ. फुट पत्राशित बांधकाम सन 1961 पूर्वी बांधलेले आणि 38393 चौ. फुट मोकली जागा) या पैकी अर्धा हिस्सा म्हणजेच 2138.5 चौ. वार म्हणजेच 1788 चौ. मी. म्हणजेच 19246.5 चौ. फुट पैकी 50 चौ. फुट पत्राशित बांधकाम सन 1961 पूर्वी बांधलेले आणि 19198.5 चौ. फुट मोकली जागा प्लॉट नं. 27, एस आर नं. 27/0314, मिळकत क्रमांक 27B1004664500 आणि प्लॉट नं. 27/0313, मिळकत क्रमांक 27B1004664400 एस आर नं. 27/0313, मिळकत क्रमांक 27B1004664300, रजिस्ट्रार-6-ए, ठाणे जिल्हा, उत्तहासनगर (1) 1788.70 चौ.मी.

- (2) अत्रफळ

- (4) आकारणी किंवा जुडी देण्यात आसेल तोव्हा

(1)

- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) श्री. श्रीचंद राजाराम कुकरेजा. - : घर/प्लॉट नं: 901; गल्ली/रस्ता: - : ईमारतीचे नाव टॉवर नं. 6; ईमारत नं: -; पेट/वसाहत: प्लॉट नं. 38, सेक्टर-18, गहर/गाव: नेरह नवि भंडार, तालुका: -; पिन: 400706; पॅन नम्बर: AGNPK7629M.

- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) श्री. सुरजितसिंग वी. अलसिघानी. - : घर/प्लॉट नं: मुकाम नं. 1, प्लॉट नं. 1, गल्ली/रस्ता: -; ईमारतीचे नाव: वादा आर्कड; ईमारत नं: -; पेट/वसाहत: -; गहर/गाव: वाशी नवि मुंबई; तालुका: -; पिन: 400703; पॅन नम्बर: ADTPA15150

- (7) दिनांक करून दिल्याचा 28/07/2011  
(8) नोंदणीचा 28/07/2011  
(9) अनुक्रमांक, खंड व पृष्ठ 1519 /2011  
(10) बाजारभावामागे मुद्रांक शुल्क रु 475000.00  
(11) बाजारभावामागे नोंदणी रु 30000.00  
(12) रॉर





गावाचे नाव : 1) उल्हासनगर कॅम्प क्र.3

(1) विलेखापा प्रकार

कन्व्हेन्स डीड

(2) मोबदला

35000000

(3) बाजारभाव(भाडेपट्टयाच्या वाचवितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

23000000

(4) भू-मापन, पोटहिस्सा व घरकमांक (असल्यास)

1) पालिकेचे नाव: उल्हासनगर म.न.पा इतर वर्णन : इतर माहिती: मौजे-उल्हासनगर कॅम्प क्र. 3, तालुका-उल्हासनगर, जिल्हा-ठाणे येथील विभाग ए-1/1, सी.टी.एस.नं. 12203-ए/1, 12203-ए/2, 12203-ए/4 आणि 12203/ए-5, प्लॉट नं 99(पैकी), यु.नं. 249 चा भाग यु.नं. 120-ए आणि यु.नं. 131ए, शीट नं. 37 व 38, यावर बांधलेली इंडस्ट्रीयल शेड सोना मार्बलस एकुण (सी.टी.एस.नं. 12203-ए/2), शीट नं. 37 व 38, एकुण क्षेत्र 4277 चौ. वार म्हणजेच 3575.99 चौ.मी. म्हणजेच 38493 चौ.फुट पैकी 100 चौ.फुट पत्रा शीट बांधकाम सन 1961 पूर्वी बांधलेले आणि 38393 चौ.फुट मोकळी जागा यापैकी अर्धा हिस्सा (50 टक्के भाग) म्हणजेच 2138.5 चौ.वारी म्हणजेच 1788.04 चौ.मी. म्हणजेच 19246.5 चौ.फुट पैकी 50 चौ. फुट पत्रा शीट बांधकाम सन 1961 पूर्वी बांधलेले आणि 19196.5 चौ. फुट मोकळी जागा, वार्ड नं 27 सिरीयल नं. 27/0312, मालमत्ता क्र 27 वी आय 004664300, सिरीयल नं. 27/0313, मालमत्ता क्र 27 वी आय 004664400, सिरीयल नं. 27/0314, मालमत्ता क्र 27 वी आय 004664500, सेक्शन-6ए, डालडा डेपो जवळ, उल्हासनगर-3. (( C.T.S. Number : 12203-ए/1, 12203-ए/2, 12203-ए/4, 12203-ए-5, 12203-ए/2 ; ))

1) 1788.04 चौ.मीटर

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:- श्री. सुरजीतसिंह भोजसिंह आयलसिंघानी वय:- 51; पत्ता:- प्लॉट नं. 1, माळा नं. प्लॉट नं 711-712, इमारतीचे नाव: वावा आर्केड, ब्लॉक नं: सेक्टर-11, रोड नं: वाशी, नवी मुंबई-400703, महाराष्ट्र, ठाणे. पिन कोड:-400703 पॅन नं:-ADTPA1515C

1): नाव:- मे. सतगुरु इन्टरप्राईजेस तर्फे भागिदार 1. श्री. हरेश गुरदीनोमल हरीसिंघानी वय:- 35; पत्ता:- प्लॉट नं: कार्यालय-बॅरक नं 1693, माळा नं: रुम नं 4, इमारतीचे नाव: ब्लॉक नं: सेक्शन-25, रोड नं: उल्हासनगर-4, जिल्हा-ठाणे, महाराष्ट्र, PHANE. पिन कोड:-421004 पॅन नं:-ADLFS9267R

2): नाव:- मे. सतगुरु इन्टरप्राईजेस तर्फे भागिदार 2. श्री. कैलाश वधायोमल जाधवानी वय:- 38; पत्ता:- प्लॉट नं: कार्यालय-बॅरक नं 1693, माळा नं: रुम नं 4, इमारतीचे नाव: ब्लॉक नं: सेक्शन-25, रोड नं: उल्हासनगर-4, जिल्हा-ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421004 पॅन नं:-ADLFS9267R

3): नाव:- मे. सतगुरु इन्टरप्राईजेस तर्फे भागिदार 3. श्री. धरमपाल दीपचंद वगजानी वय:- 47; पत्ता:- प्लॉट नं: कार्यालय-बॅरक नं 1693, माळा नं: रुम नं 4, इमारतीचे नाव: ब्लॉक नं: सेक्शन-25, रोड नं: उल्हासनगर-4, जिल्हा-ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421004 पॅन नं:-ADLFS9267R

iSarita v1.5.0



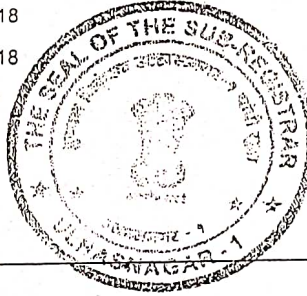
उद्दन - १	
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६६	९५०



उत्तर - १	
उ. क्र. १५७०	२०१३
१००	९५०

- 4): नाव:-मे. सतगुरु इन्टरप्राइजेस तर्फे भागिदार 4. श्री. मोहनदास गंगाराम लास्ती वय:- 53; पत्ता:-प्लॉट नं: कार्यालय-बॅरक नं 1693,, माळा नं: रुम नं 4, इमारतीचे नाव: .. ब्लॉक नं: सेक्शन-25, रोड नं: उल्हासनगर-4, जिल्हा-ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421004 पॅन नं:- ADLFS9267R
- 5): नाव:-मे. सतगुरु इन्टरप्राइजेस तर्फे भागिदार 5. श्री. नारायणदास चौईथराम राजानी वय:- 65; पत्ता:-प्लॉट नं: कार्यालय-बॅरक नं 1693,, माळा नं: रुम नं 4, इमारतीचे नाव: .. ब्लॉक नं: सेक्शन-25, रोड नं: उल्हासनगर-4, जिल्हा-ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421004 पॅन नं:- ADLFS9267R
- 6): नाव:-मे. सतगुरु इन्टरप्राइजेस तर्फे भागिदार 6. श्री. राजू मनोहर गोपलानी वय:-38; पत्ता:- प्लॉट नं: कार्यालय-बॅरक नं 1693, माळा नं: रुम नं 4, इमारतीचे नाव: .. ब्लॉक नं: सेक्शन-25, रोड नं: उल्हासनगर-4, जिल्हा-ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421004 पॅन नं:- ADLFS9267R

- (9) दस्तऐवज करून दिल्याचा दिनांक 19/03/2018
- (10)दस्त नोंदणी केल्याचा दिनांक 19/03/2018
- (11)अनुक्रमांक,खंड व पृष्ठ 596/2018
- (12)वाजारभावाप्रमाणे मुद्रांक शुल्क 2100000
- (13)वाजारभावाप्रमाणे नोंदणी शुल्क 30000
- (14)थरा



सह तुम्हाला निदेशक वर्ग-२  
उल्हासनगर क्र १

मुल्यांकनासाठी विचारलेले घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

*Handwritten signatures and initials:*  
H. S. ...  
McRaim ...  
B. ...  
D. ...  
A. ...  
R. ...



APPENDIX XXIV  
[Rule 91 (B) x 87]

DEED OF CONVEYANCE TO BE EXECUTED IN THE CASE OF FREEHOLD  
PROPERTIES WHICH ARE SOLD OTHERWISE THAN BY  
PUBLIC AUCTIONS

THIS INDENTURE made the ..... 7<sup>th</sup> day of November, one thousand nine hundred and eighty four BETWEEN THE PRESIDENT OF INDIA hereinafter called the Vendor, (which expression shall unless repugnant to the context or meaning thereof include his successors and assigns) of the one part AND Shri Srichand S/o Pundra called the Purchaser (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors and administrators) of the other part;

WHEREAS the Vendor is seized and possessed of the land, hereditaments and premises more particularly described in Schedule I, hereunder written;

AND WHEREAS the Vendor has agreed with the Purchaser for the absolute sale to him of the said land, hereditaments and premises intended to be hereby granted at or for the price of Rs. 9453.00/- paid to the Vendor by the Purchaser (Rs. Nine thousand four hundred fifty three only) in cash and ..... by adjustment against the compensation payable under the Displaced Persons (Compensation and Rehabilitation) Act, 1954 to the Purchaser and his associates whose names are given in Schedule II hereunder written on or before the execution of these presents the receipt whereof the Vendor doth hereby admit and acknowledge, and from the same doth hereby release the Purchaser and whereas the said associates have agreed to the property being granted, released, conveyed and assured unto the Purchaser, the Vendor doth in pursuance of rule 87 of the rules framed under the Displaced Persons (Compensation and Rehabilitation) Act, 1954 hereby grant, release, convey and assure unto the

Purchaser all that piece or parcel of land, hereditaments and premises known as U. No. 131 A, heet No. 37, 38 Camp No. 3 more particularly described in Schedule I hereunder written TOGETHER

WITH all buildings, commons, fences, hedges, ditches, ways waters, water-courses, liberties, privileges, easements, and appurtenance whatsoever to the said piece or parcel of land belonging or in any way appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto AND ALL THE ESTATE, right, title, interest, claim and demand whatsoever of the Vendor into and upon the said premises and every part thereof EXCEPTING AND RESERVING to the Vendor all mines and minerals of whatever nature lie to in or under the said premises together with full liberty at all times for the Vendor, his agents and workmen to enter upon all or any part of the said premises, to search for, make merchantable and carry away the said mines and minerals under or upon the said premises or any adjoining lands of the Vendor and to let down the surface of all or any part of the said premises and any buildings standing thereon or hereafter to be erected thereon, making fair compensation to the purchaser for damage done thereby TO HAVE AND TO HOLD the said land, hereditaments and premises hereby granted, released, conveyed and assured, or expressed so to be, unto and to the use of the Purchaser subject nevertheless to the payment of such land revenue, cesses and taxes as are may be assessed or imposed on the said premises and the Vendor doth hereby covenant with the Purchaser that he has not done anything or suffered anything to be done whereby the said premises are in any way incumbered or affected AND THAT the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land, hereditaments and premises and receive the rents and profit thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from, under, or in trust from him. AND FURTHER THAT, HE THE VENDOR and all persons having or lawfully or equitably claiming any estate or interest in the said land, hereditaments and premises, or any of them or any part thereof, from, under, or in trust for him the Vendor shall and will from time to time, and at all times hereafter, at the request and cost of the Purchaser do or execute, or cause to be done and executed, all such acts, deeds, and things whatsoever, for further and more perfectly assuring the said land, hereditaments and premises, and every part thereof, unto and to the use of the Purchaser in manner aforesaid, as shall or may be reasonably required.

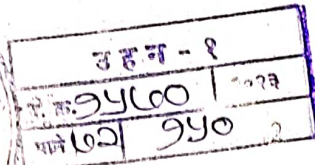
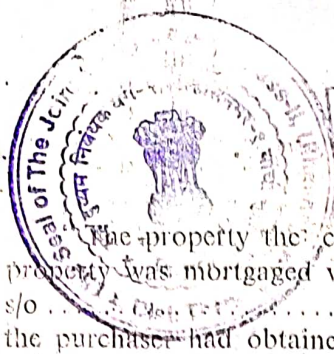
Cost Rs. 9453.00/- paid vide receipt No. D 021305 dated 7/11/1984.

(G.P.R.) Rg 2245 (50,000-2-79)

Assistant A  
Munna

(A. M. Mehta)





The property the compensation of which has been adjusted against the value of this property was mortgaged with Shri ..... in West Pakistan \*and/or Shri ..... the purchaser had obtained a debt of Rs. .... from Shri ..... in West Pakistan. The said mortgagee/creditor has obtained a decree for Rs. .... from the Tribunal constituted under the Displaced Persons (Debts Adjustment) Act, 1951, the intimation of which has been received by the Chief Settlement Commissioner from the Tribunal concerned. The mortgagee/creditor would, therefore, have a lien over this property to the extent of mortgage charge/debt of Rs. .... according to the provisions of the above Act until the mortgage charge/debt is satisfied or is redeemed by the mortgagor/debtor."

IN WITNESS WHEREOF the Vendor has caused M.O. & Asstt. Administration, Ulhasnagar Township, Camp 3, to set his hand hereunto the day and year first above written.

#### SCHEDULE I

All that piece or parcel of land \*and/or building(s) situated at I ..... Ulhasnagar containing by admeasurement 1643 3/9 sq.Yds. or thereabouts and bounded (One thousand six hundred forty three and three upon 9 sq.Yds.only).

on the North by .....

on the South by U.No.131 A, Use Industrial.....

on the East by Sheet No.37. & 38, portion of plot No.99.

on the West by Camp No.3, Dist. Thane.....

#### SCHEDULE II

Name of the associates—

1. ....
2. ....
3. ....
4. ....
5. ....
6. ....



#### Note

1. This sale is subject to terms and conditions mentioned in this office notice No. 74/M/O-3 plot/SR -1324 dated 16/10/1984 and an undertaking executed on 7/11/1984.
2. The site plan is enclosed.

Signed by the said Shri R.M. Sangare M.O. & Asstt. Administration, Ulhasnagar Township, Camp 3, for and on behalf of the President of India in the presence of

Shri K.L. Jadhav, A.K.

To, 2 Smt. M.M. Kshirsagar, clerk, Shri Srichand Hindral, U.No.131 A, Sheet No.37, Industrial Area, Ulhasnagar Camp No.3, portion of plot No.99, Dist. Thane.

\*Strike out whichever is not applicable.



मं. डा. मु-३००००००-१८-२४/७५ नं. ३०/५५  
डा. नि., म. नि., त. २६८५ दि. १०-१-५९  
श्री. म. गुणो. क. अक्षयधर/गुणो. २६५ मं. नि. १८-१-५९ न.  
आ. ग. गुणो. का. २६ दि. २९-१-५९

*Handwritten signature*

*P*

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3460 2092  
3460 3460



सूची क्र. दोन INDEX NO. II.

मात्र / पेडचे नाव  
मामपचावत/मामपचावत/मामपचावत/मामपचावत

2024/2024/2024/2024

विलेखाचाप्रकारमामपचावतचे

स्वरुप व बाजराचा (भाट)

पट्ट्याच्या बाबतीत पट्ट्याचा

आकाराची दोन्ही पट्ट्यांचा

देतो ते नमूद करावे

Nature of dead Consideration

on and market value (in

case of assessment, the

assessment or - assess pays

assessment)

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दस्तावेज करून देणाऱ्या पक्षकाराचे नाव

व संयुक्त पक्षा किंवा दिवाणा माल्याच्या

हक्कामांना किंवा आदेशा, अत्याचार, तुटमुतावाग किंवा आदेश असल्यास वादवि

प्रतिवादीचे नाव व संयुक्त पक्षा

Name of the claiming party of in case of

Defendant and Detailed address

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दस्तावेज करून देणाऱ्या पक्षकाराचे नाव

व संयुक्त पक्षा किंवा दिवाणा माल्याच्या

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प्रतिवादीचे नाव व संयुक्त पक्षा

Name of the claiming party of in case of

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दस्तावेज करून देणाऱ्या पक्षकाराचे नाव

व संयुक्त पक्षा किंवा दिवाणा माल्याच्या

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प्रतिवादीचे नाव व संयुक्त पक्षा

Name of the claiming party of in case of

Defendant and Detailed address

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दस्तावेज करून देणाऱ्या पक्षकाराचे नाव

व संयुक्त पक्षा किंवा दिवाणा माल्याच्या

हक्कामांना किंवा आदेशा, अत्याचार, तुटमुतावाग किंवा आदेश असल्यास वादवि

प्रतिवादीचे नाव व संयुक्त पक्षा

Name of the claiming party of in case of

Defendant and Detailed address

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दस्तावेज करून देणाऱ्या पक्षकाराचे नाव

व संयुक्त पक्षा किंवा दिवाणा माल्याच्या

हक्कामांना किंवा आदेशा, अत्याचार, तुटमुतावाग किंवा आदेश असल्यास वादवि

प्रतिवादीचे नाव व संयुक्त पक्षा

Name of the claiming party of in case of

Defendant and Detailed address

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व / गेठेचे नाव

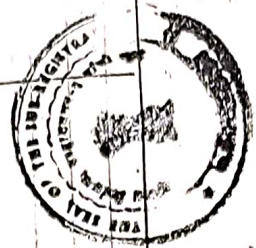
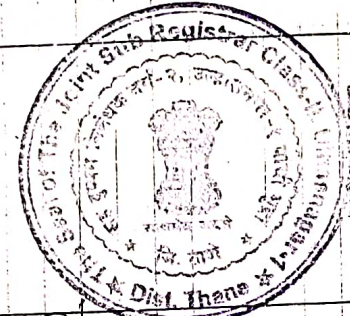
परिचायक/महसुलाधिकारी/महानगरपालिका ठरु -

सूची क्र. डेन-INDEX No. II

206/2/2012

1	2	3	4	5	6	7	8	9	10	11	12
प्राचायकाराबद्धतेचे पर व बाजराबाब (भाब) माध्यमावृत्ती पट्टाकार कारणी देतोनी पट्टाकार देतो ते नमूद करावे (If any)	सुधान. पोस्टहिमा व घर क्रमांक (वसव्यास) Survey Sub Division and House No. (If any)	क्षेत्रफल Area	आकार किंवा जुडी देण्यात येत असेल तेव्हा Assessment or Jud when given	प्रतिवादीचे नाव व संपूर्ण पत्ता Name of the executing party of in case of a Decree Order Civil Court of Defendant and detailed address	दिनांक Date of Execution	मौदगी Registration	अनुक्रम, क्र. व पट्टा Serial No. Volume and Page	जुडी कर Stamp Duty paid on Mortgage	मौदगी Paid on Mortgage	मौदगी Paid on Mortgage	मौदगी Paid on Mortgage

206/2/2012	क 9,00,000/- ब 111-820,000/-	हे/ह. आ./A	र/रस. र/प	मि. मुरारी साहिबराव विशाला	20/12/12	20/12/12	30/12/12	30/12/12	30/12/12	30/12/12	30/12/12
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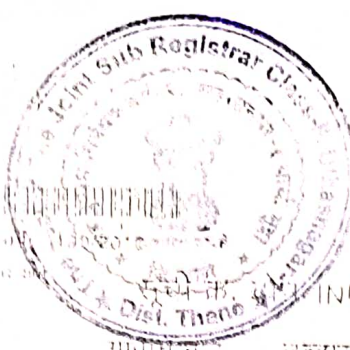


206/2/2012	206/2/2012
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असुर प्रतिनिधि  
मुख्य निवेदक उल्हासकर-२

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उद्देश - १	
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७६	९५०

INDEX NO. II

गोदावरी नगर, उद्देशनगर कॅम्प क्र.३

(१) विद्यापीठ प्रकर, गोदावरी नगर, उद्देशनगर कॅम्प क्र.३  
 (२) गोदावरी नगर, उद्देशनगर कॅम्प क्र.३  
 (३) गोदावरी नगर, उद्देशनगर कॅम्प क्र.३

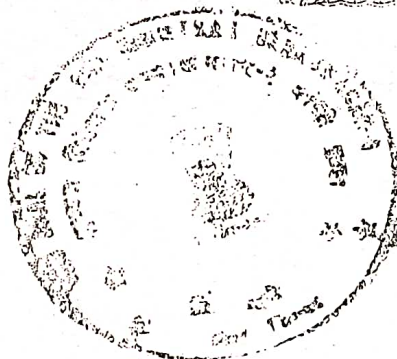
(१) गोदावरी नगर, उद्देशनगर कॅम्प क्र.३  
 (२) गोदावरी नगर, उद्देशनगर कॅम्प क्र.३  
 (३) गोदावरी नगर, उद्देशनगर कॅम्प क्र.३

(१) गोदावरी नगर, उद्देशनगर कॅम्प क्र.३  
 (२) गोदावरी नगर, उद्देशनगर कॅम्प क्र.३

(१) गोदावरी नगर, उद्देशनगर कॅम्प क्र.३  
 (२) गोदावरी नगर, उद्देशनगर कॅम्प क्र.३

(१) गोदावरी नगर, उद्देशनगर कॅम्प क्र.३  
 (२) गोदावरी नगर, उद्देशनगर कॅम्प क्र.३

(१) गोदावरी नगर, उद्देशनगर कॅम्प क्र.३  
 (२) गोदावरी नगर, उद्देशनगर कॅम्प क्र.३  
 (३) गोदावरी नगर, उद्देशनगर कॅम्प क्र.३  
 (४) गोदावरी नगर, उद्देशनगर कॅम्प क्र.३  
 (५) गोदावरी नगर, उद्देशनगर कॅम्प क्र.३



सहाय्यक निबंधक कार्यालय,  
 उद्देशनगर कॅम्प, ७

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९५६००/२०२३
७९ ५९



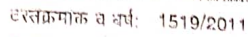
गोदावरी नगर, उद्देशनगर कॅम्प क्र.३  
 गोदावरी नगर, उद्देशनगर कॅम्प क्र.३  
 गोदावरी नगर, उद्देशनगर कॅम्प क्र.३

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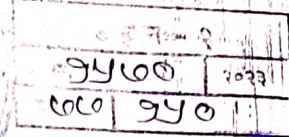
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9.20.12 (SA)

गावाचे नाव : उल्हासनगर कॅम्प क्र.3



- (1) विलेखाचा प्रकार, गोबदल्याचे स्वरूप अगिहरतांतरणपत्र  
व भाजारभाव (भाडेगटल्याच्या  
बादतीत पट्टाकार आकारणी देतो)  
ती पट्टादार ते नमूद करावे) गोबदला रु. 9,500,000.00  
बा.भा. रु. 9,399,552.00

- (1) सिटिएस क्र.: 12203/-1/-1 वर्णन विभाग ए 1/1सी टी एस नं. 12203-ए/1.12203-ए/2 12203-4 आणि 12203-ए/5, एनॉट नं. 99 (पक्की), यु. नं. 249 चा भाग, यु. नं. 120-ए आणि यु. नं. 131-ए. शीट नं. 37 आणि 38 यावर बांधलेली इण्डस्ट्रीयल शेड रायगा मार्गतेला (एकूण) एक 4277 चौ. फा. म्हणजेच 3575.99 चौ. मी. म्हणजेच 38493 चौ. फुट पक्की 00 चौ. फुट पक्की पत्राशित बांधकाम सन 1961 पूर्वी बांधलेले आणि 38393 चौ. फुट पक्की जगाव वा पक्की आर. हिस्सा म्हणजेच 2138.5 चौ. फा. म्हणजेच 1788 चौ. मी. म्हणजेच 19246.5 चौ. फुट पक्की आर. चौ. फुट पत्राशित बांधकाम सन 1961 पूर्वी बांधलेले आणि 19196.5 चौ. फुट पक्की आर. नं. 27, एस आर. नं. 27/0314. मिळकत क्रमांक 27B1004664500 आणि एस आर. नं. 27/0313, मिळकत क्रमांक 27B1004664400, एस आर. नं. 27/0312. मिळकत क्रमांक 27B1004664300, सेक्शन-6-ए. डावडा हंपा जवळ, उल्हासनगर.
- (1) 1788.70 चौ. मी.

- (4) આકારણી કિવા જુડી દેખ્યાત  
અસેલ તેહા

- (1)

- (5) वस्तुएवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

- (1) श्री. श्रीचंद राजाराम कुकरेजा. - :- घर/फ्लैट नं: 90A, गल्ली/परतत: :- ईश्वरलीन माय  
 टॉवर नं: 6, ईमारत नं: -:- पेट/वसाहत: प्लॉट नं. 38, सेक्टर-18, राहण/गाव: गेलक नदि  
 तालुका: -:- पिन: 400706; पैन नम्बर: AGNPK7628M.

- (6) दस्तऐवज करून घेण्या-या पदाकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्तित्वास, वादीचे नाव व संपूर्ण पत्ता

- (1) श्री. सुरजितसिंग बी. अंलासिंधानी. - : घर/प्लॉट नं. दुकान नं. :  
गल्ली/रस्ता : - ईमारतीचे नाव : याचा अर्जेड : ईमारत नं. : पट/घसाहत :  
शहर/गाव : वाशी नवि मुंबई, तालुका : -पिन : 400703; पॅन नम्बर : ADTPA1513C.

- |                                      |               |              |
|--------------------------------------|---------------|--------------|
| (7) दिनांक                           | करून दिल्याचा | 28/07/2011   |
| (8)                                  | नोंदणीचा      | 28/07/2011   |
| (9) अनुक्रमांक, खंड व पृष्ठ          |               | 1519 /2011   |
| (10) बाजारभावाप्रमाणे मुद्रांक शुल्क |               | रु 475000.00 |
| (11) बाजारभावाप्रमाणे नोंदणी         |               | रु 30000.00  |
| (12) रोरा                            |               |              |

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19/03/2018

नोटदण्णि :

Regn:63m

गावाचे नाव : 1) उल्हासनगर कॅम्प क्र.3

(1) विलेखान्ता प्रकार

कन्वेन्स डीड

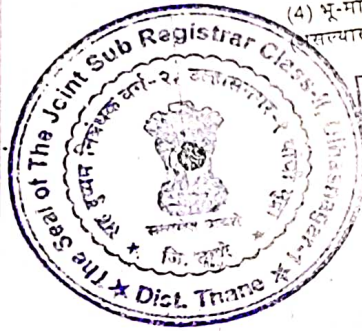
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(2) पोखरदला

23000000

(3) बाजारभाव (भाडेपट्टी या व्यापारित पट्टी) आकारणी देतो की पट्टेदार ते नमुद करावे)

(4) भू-मापन, पोटहिस्सा व घरक्रमांक  
(सत्यास)



उत्तर - १

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२०२३८४९

178

1) पालिकेचे नाव: उल्हासनगर मन.पा इतर वर्णन : इतर माहिती: मौजे-उल्हासनगर कैम क.  
3, तालुका-उल्हासनगर, जिल्हा-ठाणे येथील विभाग ए-1/1, सी.टी.एस.नं. 12203-ए/1, 12203-  
ए/2 12203-ए/4 आणि 12203/ए-5, प्लॉट नं 99 (पैकी), सु.नं. 249 चा भाग सु.नं. 120-ए आणि  
सु.नं. 131 ए, शीट नं. 37 व 38, यावर बांधलेली इंडस्ट्रीयल शेड मोना मावंस एकुण (सी.टी.एस.नं.  
12203-ए/2), शीट नं. 37 व 38, एकुण क्षेत्र 2477 चौ. वार म्हणजेच 3575.99 चौ.मी. म्हणजेच  
0.3849 चौ. फुट पैकी 100 चौ. फुट पत्रा शीट बांधकाम सन 1961 पूर्वी बांधलेले आणि 38393  
चौ. फुट मोकळी जागा यापैकी अर्धा हिस्सा (50 टक्के भूभाग) म्हणजेच 2438.5 चौ. वार म्हणजेच  
1788.04 चौ. मी. म्हणजेच 19246.5 चौ. फुट पैकी 50 चौ. फुट पत्रा शीट बांधकाम सन 1961  
पूर्वी बांधलेले आणि 19196.5 चौ. फुट मोकळी जागा, वार्ड नं 27 सिटीयल  
नं. 27/0312, मालमत्ता क्र 27बीआय004664300, सिटीयल नं. 27/0313, मालमत्ता क्र  
27बीआय004664400, सिटीयल नं. 27/0314, मालमत्ता क्र 27बीआय004664500, लेक्शन-  
ए/4, 12203/ए-5, 12203-ए/2 : ) )  
1) 1788.04 चौ. मीटर

(5) क्षेत्रफल

(5) ध्वजफळ

(6) आकाराणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाच्या हुकुमनामा किंवा आदेश अस्तित्वाय, प्रतिवादिचे नाव व पत्ता.

(8) दस्तदेवज करन घेणा-या पश्चकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-भी. सुरजीतसिंह भोजसिंह आयलसिंदानी वन-51: नक्सा:-प्लॉट नं: मुकाम नं: 1, माळा नं: प्लॉट नं 711-712, इमारतीचे नाव: बाबा आर्जेड, ब्लॉक नं: सेक्टर-11, फेड नं: वाशी, नवी मुंबई-400703, महाराष्ट्र, ठाणे. पिन कोड:-400703 फोन नं:-ADTPA1515C

1); नाव:-मे. सतगुरु इन्टरप्राइजेस तर्फे भागिदार 1. श्री. सुरेश गुजरातीमोल हरीसिपावनी वय:- 35; पत्ता:-प्लॉट नं: कार्यालय-बरेक नं 1693.. माटवा नगर नं 4. भारतीय नाव:- .. ब्लॉक नं: देशन-25, रोड.नं: उल्हासनगर-4, जिह्वा-छाणे महागट, THANE. पिन कोड:-421004  
 नाव:-ADLF92967R तर्फे भागिदार 2. श्री. किताब रघुदीपस ताडबानी वय:- .. ब्लॉक नं: .. भारतीय नाव:- ..

2): नाव:-मे. सतगुरु इन्टरप्राइजेस तर्फे भागिदार 2. श्री. कैलाश चमरदोमले नाथवाना येथे.  
38: पत्ता:-प्लॉट नं: कार्यालय-चॅरिज नं 1693,, माळा नं: रुम नं 4. इमारतीचे नाव. ,, ब्लॉक नं:  
सेक्शन-25, रोड नं: उल्हासनगर-4, जिल्हा-ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421004 पॅन नं:-  
ADLFS9267R

3): नाव:-मे. सतगुरु इन्टरप्राइजेस तर्फे भागिदार 3. श्री. धरमराव दीनराव काळजाणे येथे.  
47: पत्ता:-प्लॉट नं: कार्यालय-चॅरिज नं 1693,, माळा नं: रुम नं 4. इमारतीचे नाव. ,, ब्लॉक नं:  
सेक्शन-25, रोड नं: उल्हासनगर-4, जिल्हा-ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421004 पॅन नं:-  
ADLFS9267R



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१५८००	२०२३
१५८००	१५८००

सह-दुर्गा नि

सह दुय्याग निविदाक वर  
उपहासनागर कि ०५

मुद्रांक शुल्क आकारताना निवडलेला  
अनुच्छेद :- :

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

H. H. Singh  
N. C. Raina  
P. B. Ghosh  
R.  
Z.

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आशीन पत्रिका

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१. मर्म मा. प्रकृतिकं च अथि काशि, ठाणे याचे कर्तव्य  
अकोल वसुधा रूकल्ल्यास उल्लेख दि. २५.५.५५  
अस्ये सत्कां प्रम मि. नि. सु. अ. ल. वा. न. मू. अ. ल. व.  
पा. के. व. व. डि. उ. वा. वा. अ. न. मे. म. उ. व. वा. न. वा. व.  
याथे के. वे. ल. वा. न. वा. व. वा. व. वा. व. वा. व. वा. व.  
या. म. अ. न. वा. व. वा. व. वा. व. वा. व. वा. व. वा. व.



रहन - १

क्र. १५७०	२०२३
७०	१५०

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३।१०।२०६ रानेनी नरु क (दा सं- सुरेर काभुसक फिदावानी) के न-र प्रोप  
 नोमी. कायम कवन ६।१२ क नो कशी को दप ही  
 प्रमाणे दियी ली थिला २।३ कियानी याये  
 नांर दादाय कवन न-र प्रका २ कियानी दिना

(दा.)  
 [कियानी थिला २।३ कियानी]

015

केर का  
 गे. दयमान  
 उदर  
 म. म. म.  
 २०.११.०६  
 छहदासनगर  
 म. म. म.  
 २०.११.०६  
 छहदासनगर

३।१०।२०६ रानेनी नरु क (दा सं- सुरेर काभुसक फिदावानी) के न-र प्रोप  
 नोमी. कायम कवन ६।१२ क नो कशी को दप ही  
 प्रमाणे दियी ली थिला २।३ कियानी याये  
 नांर दादाय कवन न-र प्रका २ कियानी दिना

३१/०१/०९ मा. लख दुम्पम श्री रमेश चण्ड डरदल  
 मितक मने मरि  
 र-र का २६५०/०६  
 मा मनी का २६५  
 एडुम फेफा ३५५/९३  
 दि. ३१/०१/०९ मा  
 मा मनी का २६५  
 दादाय कवन

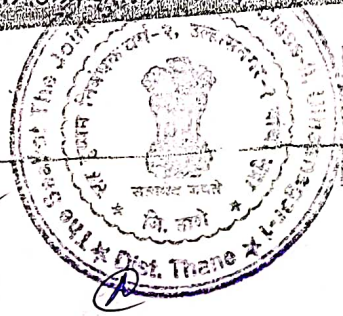
केर का  
 ३५५  
 म. म. म.  
 २०.११.०६  
 छहदासनगर

३१/०१/०९ मा. लख दुम्पम (रानेनी राजा पम (कुशरेजा)  
 मितक मने मरि सुरजितलिंग की (अपसिधानी)  
 र-र का १६०/०१०  
 मा मनी का १६०  
 न सु/प म २/५  
 का न/३५३/०९३  
 दि ३१/०१/०९ मा  
 मा मनी का १६०  
 दादाय कवन

केर का  
 ३५३  
 म. म. म.  
 २०.११.०६  
 छहदासनगर

३१/०१/०९ मा. लख दुम्पम मितक मने मरि सुरजितलिंग की  
 (अपसिधानी)  
 र-र का १६०/०१०  
 मा मनी का १६०  
 न सु/प म २/५  
 का न/३५३/०९३  
 दि ३१/०१/०९ मा  
 मा मनी का १६०  
 दादाय कवन

केर का  
 ३५३  
 म. म. म.  
 २०.११.०६  
 छहदासनगर



उत्तर - १	
क. ३५६०	२०२३
२९	३५०

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११/१२/२०१९ खरेदीने

धारक

मह दुय्याग निबंधक वर्ग २  
उत्तासनगर थांचेकडील नोंदणी-  
कृत खरेदी घस्त रकम ५९६/  
२०१८ दि १९/३/२०१८ मन्वेये  
खरेदी घेणार मी सुरजितसिंग  
भोजासिंह आचलसिंहानी थांनी  
आपला आविभाज्य अर्धासंपूर्ण  
हिस्सा खरेदीने दिलेने त्याचे  
नाव कमी करून खरेदी घेणार  
आंची नोंव दाखल केली

१) धरेश गुरदीनोमल  
हरिसिंहानी  
२) कैलाश चधयोमल  
आलवानी  
३) यरमपाय दीपचंद  
चन्गानी  
४) मोहनदास ठांगाराम  
ताम्रि  
५) नारायण चोईधराम  
राजानी

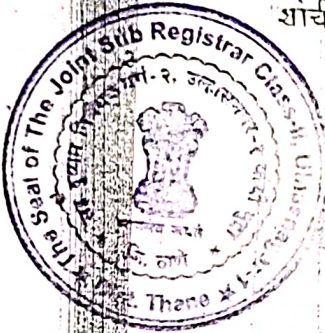
६) राजू मनोहर गोपलानी

सर्व मे सदशुर्क इंटरप्रायझेस  
मर्फे भागीदार १ वे ६६

३१९

न.मू.अ.

सल्लासनगर



वर्ग - १	२०१९
७५७०	७५०

२९/१२/१९  
नकल अर्ज आवक तारीख .....  
नकल तयार तारीख ..... १५/१२/१९  
नकल दिल्याची तारीख .....  
तयार करणार .....  
तपास करणार .....  
प्रनामत फी .....  
नकल फी १२२५ .....  
नागद फी .....  
एकूण .....  
रस्ताना ..... "सत्य प्रतिलिपी"

धरेश गुरदीनोमल  
उत्तासनगर, कलकत्ता

१९

१९



नगरमुद्रापत्र-उत्तरवर्ग

नं. १२३० १२२०३४/४

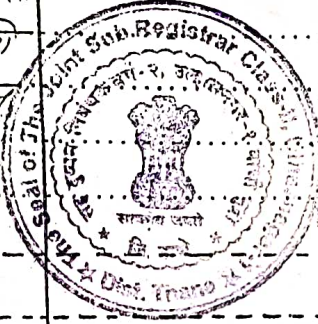
पै.का.मु.-५०,०००-४-८९-ए-१-१५५  
 र.नि.ग.वि.,क्र. ८६१६, दि. १६-९-२६;  
 शा.प.,ग.सभानवि., क्र. २५३२२१-ग, दि. ४-९-६९.]

न.मु.मा. २१ य.  
 C.T.S. 21 m.

कोरी पत्तिका

पुस्तक ११६

१२/१२/२०१४	२०१४ दि. २६/१२/२०१४	१] श्री. विजेश रामेश नंदवानी	१००८/२०१४
		२] श्री. आशिष नारायण व्यंजज	पुमोण
		३] श्री. प्रकाश रामेश नंदवानी	
		४] श्री. प्रदीप रामेश नंदवानी	
		५] श्री. लालचंद हरपालदास	
		६] श्री. कुमिता सुनिल	
		७] श्री. कैलासिनी	चक्रवर्ती
		८] श्री. विमल	११२ हाविभाजीत हिस्सा
		९] श्री. विमल	
		१०] श्री. विमल	
		११] श्री. विमल	
		१२] श्री. विमल	
		१३] श्री. विमल	
		१४] श्री. विमल	
		१५] श्री. विमल	
		१६] श्री. विमल	
		१७] श्री. विमल	
		१८] श्री. विमल	
		१९] श्री. विमल	
		२०] श्री. विमल	



१५६०	२०२३
२३	१५०

*[Handwritten signatures and marks]*

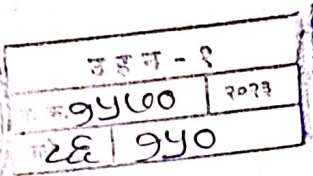


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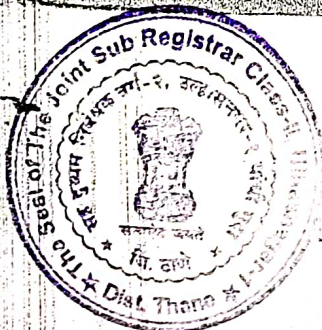


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## आधी प्र प्रविष्टा

9220335	सू. १०	७	—
१	१२८८५		००५

३०/११/२६०४ मा. एकमिकण अधिकारी ठाणे गाये फुल अफि  
 एका आर क. ५६४९ दि. २३/११/२६०४ अने म. क. ४०००  
 भि. नि. क. अ. ३५०० अ. उ. २५०० अ. नगर गाये फुल  
 दि. ११/१२/२६०४ चो क. १००० अ. १००० अ. १००० अ. १००० अ.  
 म. १००० अ. १००० अ. १००० अ. १००० अ. १००० अ. १००० अ.  
 म. १००० अ. १००० अ. १००० अ. १००० अ. १००० अ. १००० अ.  
 म. १००० अ. १००० अ. १००० अ. १००० अ. १००० अ. १००० अ.



वहन-१	
क्र. १५६०	२०२३
८८	९५०

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मिळकल पत्रिका उद्योग त्यास नमुना १८२६३ अ  
 आसा तेव्हा १८८३ मी काम करून  
 दारुन नोंदली नोंदली प्रमाणे मी वांछावा  
 खुशालावाय मीने नाव दाखविले व मीने सोप्याक  
 व आसा दिवा

(१५)

१) अमेरिकागवारी खुशालावाय

००६

फेरफारी

नं. ६३ प्रमाणे

उद्देश

म. म. म.

उद्देशाने

१२/२००६

गिल्लने विना

धारक

संपूर्ण

क्र. ५०२५

मिळकल

दि. २३/११/०६

१) श्री रमेश वासुमल किरानानी

२) श्री प्रदिप वासुमल किरानानी

फेरफारी

नं. ६३ प्रमाणे

उद्देश

म. म. म.

उद्देशाने

१२/२००६

खोले विना

धारक

संपूर्ण

क्र. ५०२५

मिळकल

दि. २३/११/०६

१) श्री रमेश वासुमल किरानानी

२) श्री प्रदिप वासुमल किरानानी

फेरफारी

नं. ६३ प्रमाणे

उद्देश

म. म. म.

उद्देशाने

१२/२००६

खोले विना

धारक

संपूर्ण

क्र. ५०२५

मिळकल

दि. २३/११/०६

१) श्री रमेश वासुमल किरानानी

२) श्री प्रदिप वासुमल किरानानी

फेरफारी

नं. ६३ प्रमाणे

उद्देश

म. म. म.

उद्देशाने

१२/२००६

खोले विना

धारक

संपूर्ण

क्र. ५०२५

मिळकल

दि. २३/११/०६

१) श्री रमेश वासुमल किरानानी

२) श्री प्रदिप वासुमल किरानानी

फेरफारी

नं. ६३ प्रमाणे

उद्देश

म. म. म.

उद्देशाने

१२/२००६

खोले विना

धारक

संपूर्ण

क्र. ५०२५

मिळकल

दि. २३/११/०६

१) श्री रमेश वासुमल किरानानी

२) श्री प्रदिप वासुमल किरानानी

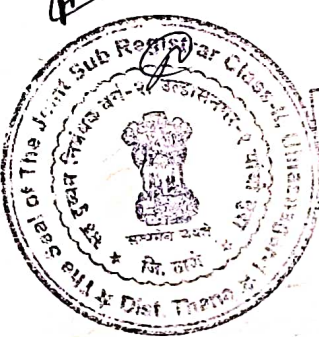
फेरफारी

नं. ६३ प्रमाणे

उद्देश

म. म. म.

उद्देशाने



उद्देश - १  
 क्र. ५५७० | २०२३  
 १९/१५०

*Guarantee*











उल्हासनगर महानगरपालिका, उल्हासनगर

बांधकाम प्रारंभ प्रमाणपत्र

जायक क्रमांक/उ.म.पा./नरवि/ना.प. 1244/06/00  
 उत्तरासनगर गहानगरपालिका कार्यालय  
 उत्तरासनगर - ४२१ ००३.

सु६।शीत

दिनांक : 02.04.2024

श्री / श्रीमती :

सुरजोतसिंहा. वी. आइलसिंहाजी

सिरीएन-१२१०३ अ/१, १२१०३ अ/२, १२१०३ अ/४, १२१०३ अ/५

पुनः १२० ए १३१ ए, २४८, १०५०. ६६

वार्ड क्र. 26 प्रभाग:                      उत्कासनगर 03

विषय: बर्क / बरेक / प्लॉट नं. / यु.नं. 920ए, 939ए, 28ए प्लॉट नं. - एए-92903 31/3, 922903 31/2  
 शिष्ट नं. 30 व 34 मोडेल नं. 03 92903 31/3, 922903 31/2

शिट नं. ३७ व ३८ मौजे: उत्तरासनगर ०३

संदर्भ : आपला दि. २०.७.१२ चा.ना.स.क्र.क्र :

यास्तु विशारद यांचे मार्फत सादर केलेला अर्ज.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये

ब्लॉक / बॉर्डर / प्लॉट नं. यु.नं. १२०ए, १३१ए, २४०ए लिटल नं. ६६, सिटीज नं. १११०३३/१, १२२०३३/१  
प्लॉट नं. ३६ व ३८ मोजे उल्हासनगर ०३ एन ३५९१० ६/५

पट नं. २७ व २८ मौजे उल्हासनगर

मुख्यांचा विकास करावयास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या दि. २०/०५/१९४९ च्या अर्जास अनसरून पुढली शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखवित्याप्रमाणे तसेच सारखे प्रकारचे मजला, पहिला मजला व दुसरा मजला, तिसरा मजला, चौथा मजला, पाचवा मजला, सहावा मजला, सातवा मजला व आठवा मजला / दुकान / ऑफीस / दवाखाना / हॉस्पिटल / शाळेसाठी / गाडे भिंतीच्या इमारतीच्या बांधकाम परवाना / प्रारंभ प्रमाणपत्र देण्यात येईल.

118

9460.

२२ अर्द्ध

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बांधकाम परवानगी दिल्याचे तारखेपासून एक वर्ष पर्यंत वैध असेल. नंतर पुढील वर्षासाठी परवानगीचे नुतनीकरण मुदत संपणे आधी करणे आवश्यक राहिल. अशा प्रकारचे नुतनीकरण फक्त तीन वर्ष करता येईल. वैध मुदतीत बांधकाम पूर्ण करणे आवश्यक आहे, नुतनीकरण करतांना किंवा नुतनी परवानगी घेतांना त्यावेळी अस्तित्वात असलेल्या नियमांच्या व नियोजित विकास आराखड्या अनुयायिक ठावणी करण्यात येईल.

२. नकाशात \_\_\_\_\_ रंगाने केलेल्या दुसऱ्या आपल्यावार बंधनकारक राहतील.

मो. जिल्हाधिकारी ठाणे, यांकडून बांधकाम चालू करावयाचे अगोदर बिनशेती परवानगी घेण्याची जबाबदारी तुमच्यावर राहिलेय व बिनशेतीव्या परवानगीची एक सत्या प्रत काम सुरू करण्याचे पंधरा (१५) दिवस अगोदर महापालिकेकडे पाठविणे आवश्यक राहिले.

४ बांधकाम चालू करण्यापूर्वी (७) दिवस आधी महापालका कार्यालयात काढविण्यात यावे.

५. ही परवानगी आपल्या मालकीव कक्षातील जमीनी व्यतिरीक्त जमीनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.

६. बांधकाम या सोबतच्या मंजूर केलेल्या नकाशा प्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल.

७. जोतया पर्यंत बांधकाम झाल्यानंतर वास्तु विशारदने दाखल्यासह मंजूर नकाशा प्रमाणे बांधकाम केल्या बाबतचे प्रमाणपत्र, महानगरपालिकेस सादर करण्यात यावे त्यानंतर प्रत्यक्ष जागेवर तपासणी करून महानगरपालिकेचा दाखला प्राप्त करून घेऊन नंतरच जोत्यावरील बांधकाम करावे.

८. पुढे हद्दील इमारती भोवती भोक्क्या सोडवयाचे जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.

31 बांधकामात कोणत्याही डेअरफर पूर्व परवानगी घेतल्याशिवाय करू नये. तसे केल्याचे आढळून आल्यास सदरची बांधकाम परवानगी रद्द झाली असे समजण्यात येईल.

१०. हमारीच्या बांधकामाच सुरक्षितेची (स्ट्रक्चरनल सेटी) जबाबदारी सर्वस्वी आपल्या वास्तु विशारद व स्यापत्य विशारद यांचेवर राहिल.

११. बांधकाम पूर्णतेचा दाखला वापर परवानगी घेतल्याशिवाय इमांतीचा वापर करू नये. त्यासाठी जागेवर ज्याप्रमाणे बांधकाम पूर्ण झाले आहे.

त्याचा नकाशा वास्तु विशारद व स्यापत्य विशारद यांच्या विहित नमुन्यातील दाखल्यासह (३ प्रतीत) इतर आवश्यक कागद पत्रांसह राहद  
करण्यात यावा.

१२. बांधकाम चालू करण्यापूर्वी नगर भूमापर अधिकारी/भूमी अभिलेख खात्याकडून जागेची आढणी कलन घेण्यात यावी.

१३. नक्रशात धाखविलेल्या गाळयांच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगी शिवाय बदल करू नये.

१४. गंधीन इभारतीत मंजूर नकरशा प्रमाणे सेप्टीक टँक पाहिजे व संडास भाविष्य काळात जवळच्या मलनिःसारण नलिकेत स्वछ्वांनि नगर अधियंता राधे परावानगीने जोडणे आदश्यक राहिल सेप्टीक टँक विहीर पासून कमीत कमी ५० फूट अंतरावर असणे आदश्यक आहे.

१५. सांडपाण्याचे व पागोळ्याचे पाणी महानगरपालिकेच्या गवारात स्वच्छरुग्ण नगर अभियंता यांच्या परसती प्रमाणे सोडावे लागेल. सांडपाण्याच्या बाबतीत आरोग्य प्रमाणपत्र असल्याशिवाय वापर परवाना देण्यात येणारा नाही.

(कृपया मागे पहा.....)



४२. व्याधकाम खुद करपायुक्त उकावाजो २०८८ का ५१ एन०
- The Joint Sub Registrar Class  
महानगरपालिका-२, धनुषा
- प्राथमिक परवानगी पडताकुल पठाणायांची सही व मुद्राः कनिष्ठ अभियंता
- ३५७० नगर कार्यवाहक  
६३ ३५७० महानगरपालिका

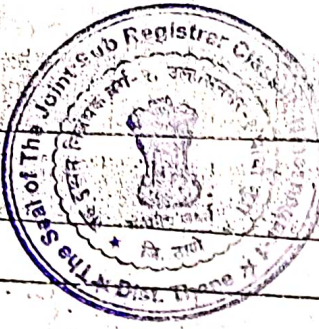
नगररक्षणाविभाग  
नगरपालिका

- १) उपआयुक्त व नियंत्रक, अनधिकृत बांधकाम विभाग
- २) उपआयुक्त/सहआयुक्त, उल्हासनगर महानगरपालिका
- ३) उपआयुक्त, कर निर्धारण व संकलक, उल्हासनगर महानगरपालिका
- ४) नागरी सुविधा केंद्र, उल्हासनगर महानगरपालिका

1877

॥ श्रीगणेशाय नमः ॥





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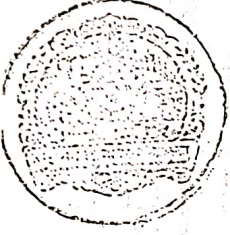
# MP OF APPROVAL OF PLANS.

S-2

सुधारित संशुद्धी

वांछकाम नकाशे मंजुरी

..... रवाने मुरमळी वापकमिस्त्रासमार्थे  
म वांछकाम मारुन मजकूर 1. 3. कामा/नसपि/वांछ  
943/0e/ee 02.04.2096  
नये वातुन विवेचन जालिमकारो.



आयुक्त उ.म.प. याच्या मान्यतेने

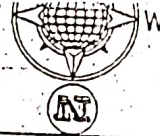
कनिष्ठ अभियंता  
नगर रचना विभाग

अहमदनगर महानगरपालिका

नगर रचनाकार

अहमदनगर महानगरपालिका

U.C. 12203/A1, 12203/A2, 12203/A4, 12203/  
Q. 38, ULHASHAGAR - 421003.



DRG. No.	SCALE	DRAWN BY	CHECKED BY
M-1	AS GIVEN	SHABANA	

**HOTWANI & ASSOCIATES**  
Shop No. 167, 1st Floor,  
Station Road, Ulhasnagar - 421003.

**P. H. HOTWANI**  
Licenced Engineer  
UISO Lic. No. 01/14

*Signature*

*Signature*

*Signature*

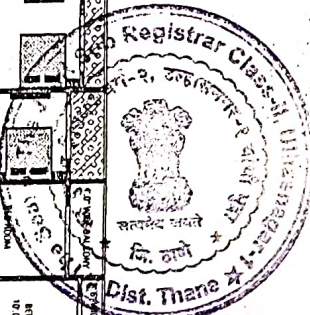
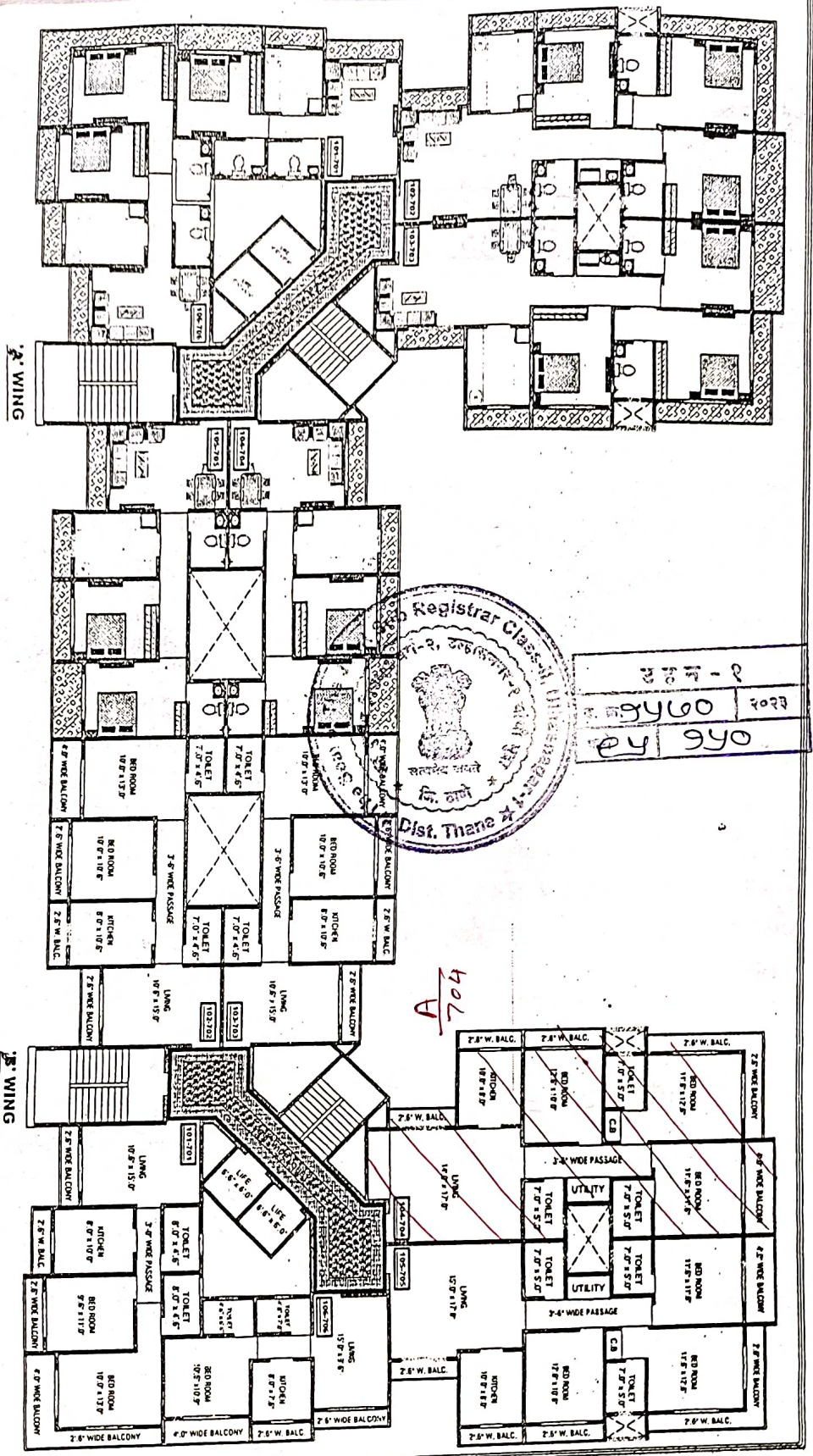
*Signature*



DEVELOPERS:  
SEAGREEN CONSTRUCTIONS

TITLE  
TYPICAL FLOOR  
BOOKING PLAN

SONA MARBLE  
U.NO.120/A U.NO.131/A & U.NO.249,  
SHEET NO. 37 & 38, ULHASNAGAR - 3



25.05.2023  
9460  
94 940

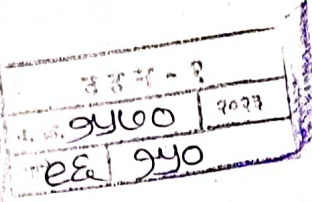
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: घोषनापत्र :

मी शारदा अंकुश गावडे याद्वारे घोषित करते की दुय्यम निबंधक उत्तहासनगर यांचे कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे १) श्री. हरीश गुरदिनोमल हरसिंगानी २) ब्रिजेश रमेश नंदवानी व इ. यांनी दिनांक १६.१२.२०१९ रोजी मला दिलेल्या कुलमुखत्यार पत्राच्या आधारे मी सदर दस्त नोंदणी ससादर केला. निष्पादित करून कबुलीजबाबदिली आहे. सदर कुलमुखत्यार पत्र लिहून देणार कुलमुखत्यारपत्र रद्द केलेले नाही. किंवा कुलमुखत्यार लिहून देणार व्यक्ती पैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यार रद्द बाद ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः समक्ष आहे. सदरचे कथन चुकिचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८३ अन्वये शिक्षेस मी पात्र राहीन यांची मला जाणिव आहे.

दिनांक :- १५/५/२०२३

सही/-

कुलमुखत्यारपत्र धारकाचे नांव



# Maharashtra Real Estate Regulatory Authority

## REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number

**P51700019906**

Project: **PRISM PARK** Plot Bearing / CTS / Survey / Final Plot No.: **U NO. 120/A 131/1 AND 249 PLOT NO. 99 CTS.**  
**NO. 12203/A1 12203/A2 12203/A4 12203/A5 UNR-3 at BAILBAJAR, Kalyan, Thane, 421301;**

1. **Satguru Enterprises** having its registered office / principal place of business at **Tehsil: Ulhasnagar, District: Thane,**

**Pin: 421003.**

2. This registration is granted subject to the following conditions, namely:-

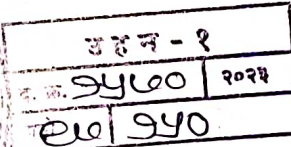
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rules of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose. since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **13/03/2019** and ending with **31/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 3/13/2019 3:37:38 PM

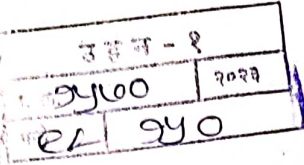
Dated: 13/03/2019

Place: Mumbai

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

*[Handwritten signature]*

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20/02/2020

सूची क्र.2

दुय्यम निबंधक : दु.नि. उल्हासनगर 1

दस्त क्रमांक : 2636/2019

नोदणी :

Regn:63m

गावाचे नाव : उल्हासनगर कॅम्प क्र.3

- (1) विलेखाचा प्रकार भागीदारीपत्र  
(2) मोबदला 560000  
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 0  
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास) 1) पालिकेचे नाव:उल्हासनगर म.न.पा इतर वर्णन :, इतर माहिती: दस्तात नमूद केल्याप्रमाणे (( Plot Number : - ; ))  
(5) क्षेत्रफळ 1) 0 हेक्टर . आर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

- 1): नाव:-श्री हृरेश गुरदिनोमल हरसिंघानी वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- वी के नं 1693, रूम नं 4, सेकशन 35, उल्हासनगर 4, महाराष्ट्र, ठाणे. पिन कोड:-421004 पॅन नं:-ABEPH8090A  
2): नाव:-श्री. कैलाश वधीयोमल जाधवानी वय:-40; पत्ता:-प्लॉट नं: 201, माळा नं: दुसरा मजला , इमारतीचे नाव: नंद विल्ला, ब्लॉक नं:-, रोड नं: रूम नं 123, ए ब्लॉक सुर्या गॅस एजन्सी समोर, उल्हासनगर 1, महाराष्ट्र, ठाणे. पिन कोड:-421001 पॅन नं:-AEOPJ6505M  
3): नाव:-श्री नारायणदास चौईथराम राजानी वय:-67; पत्ता:-प्लॉट नं: 101, माळा नं: पहिला मजला , इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: सपना गार्डन जवळ, उल्हासनगर 3, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AHFPR1607L  
4): नाव:-श्री. राजू मनोहर गोपलानी वय:-40; पत्ता:-प्लॉट नं: 801, माळा नं:-, इमारतीचे नाव: विशाल टावर, ब्लॉक नं:-, रोड नं: मनिता अपार्टमेंट जवळ, उल्हासनगर 5, महाराष्ट्र, ठाणे. पिन कोड:-421005 पॅन नं:-AKKPG4426G  
5): नाव:-श्री. मोहनदास गंगाराम लास्सी वय:-55; पत्ता:-प्लॉट नं: 502, माळा नं:-, इमारतीचे नाव: गंगाराम लास्सी रतन गार्डन, ए विंग, ब्लॉक नं:-, रोड नं: अमन सिनेमा जवळ, उल्हासनगर 3, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AAYPL8651N  
6): नाव:-श्री. धरमपाल दिपचंद वंजानी वय:-48; पत्ता:-प्लॉट नं: 101, माळा नं:-, इमारतीचे नाव: रीजन्सी पॅलेस, ब्लॉक नं:-, रोड नं: सपना गार्डन जवळ, उल्हासनगर 3, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-ABWPV2878C  
7): नाव:-श्री. व्रीजेश रमेश नंदवानी वय:-43; पत्ता:-प्लॉट नं: 1 व 2, माळा नं:-, इमारतीचे नाव: प्राईड होम अपार्टमेंट, ब्लॉक नं:-, रोड नं: म्हसोबा मंदीर जवळ, जयाबाई कॉलनी रोड, नाशिक रोड, नाशिक, महाराष्ट्र, नाशिक. पिन कोड:-422101 पॅन नं:-ACEPN9534E  
8): नाव:-श्री. अशीष नारायण वजाज वय:-43; पत्ता:-प्लॉट नं: 401, माळा नं: चौथा मजला , इमारतीचे नाव: लक्ष्मी विल्ला, ब्लॉक नं: सी 1/1, रोड नं: कच्छाराम पुतळया जवळ, उल्हासनगर 3, महाराष्ट्र, ठाणे. पिन कोड:-421002 पॅन नं:-AAUPB1152A  
9): नाव:-श्री. प्रकाश रामरतन जैन वय:-47; पत्ता:-प्लॉट नं: 103, माळा नं: पहिला मजला, इमारतीचे नाव: ओम गोपाळ केळकर रोड, ब्लॉक नं:-, रोड नं: डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AARPU3603P  
10): नाव:-श्री प्रदीप रमेश नंदवानी वय:-50; पत्ता:-प्लॉट नं: 1 व 2, माळा नं:-, इमारतीचे नाव: प्राईड होम अपार्टमेंट, ब्लॉक नं:-, रोड नं: म्हसोबा मंदीर जवळ, जयाबाई कॉलनी रोड, नाशिक रोड, नाशिक, महाराष्ट्र, नाशिक. पिन कोड:-422101 पॅन नं:-AAIPN7904L



# Maharashtra Real Estate Regulatory Authority

## REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number **P51700019906**

Project: **PRISM PARK** Plot Bearing / CTS / Survey / Final Plot No.: **U NO. 120/A 131/1 AND 249 PLOT NO. 99 CTS. NO. 12203/A1 12203/A2 12203/A4 12203/A5 UNR-3 at BAILBAJAR, Kalyan, Thane, 421301;**

1. **Satguru Enterprises** having its registered office / principal place of business at **Tehsil: Ulhasnagar, District: Thane, Pin: 421003.**

2. This registration is granted subject to the following conditions, namely:-

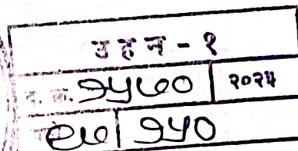
- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated realisation of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **13/03/2019** and ending with **31/12/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid  
Digitally Signed by  
Dr. Vasantrao Premanand Praphu  
(Secretary, MahaRERA)  
Date: 3/13/2019 3:37:38 PM

Dated: 13/03/2019

Place: Mumbai

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

*[Handwritten signature]*

*[Handwritten mark]*



11): नाव:-श्री. लालचंद हरपालदास नंदवानी वय:-67; पत्ता:-प्लॉट नं: 1 व 2, माळा नं: -, इमारतीचे नाव: प्राईड होम अपार्टमेंट, ब्लॉक नं: -, रोड नं: म्हसोबा मंदीर जवळ, जयावाई कॉलनी रोड, नाशिक रोड, नाशिक, महाराष्ट्र, नाशिक. पिन कोड:-422101 पॅन नं:-AACPN9938L

(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक

16/12/2019

(10)दस्त नोंदणी केल्याचा दिनांक

16/12/2019

(11)अनुक्रमांक,खंड व पृष्ठ

2636/2019

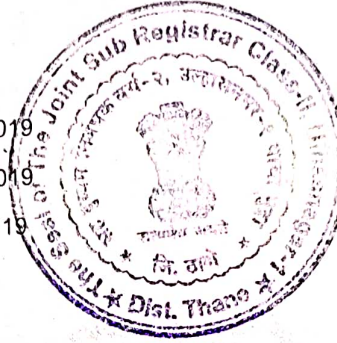
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

5000

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

1000

(14)शेरा



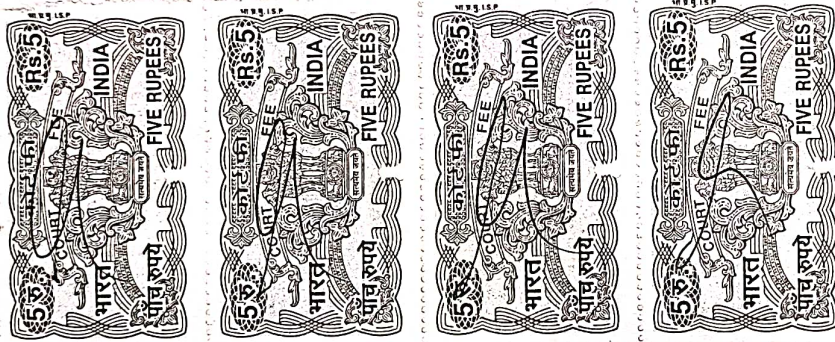
डफ्ट - १	
९५६०	२०२३
९५६०	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

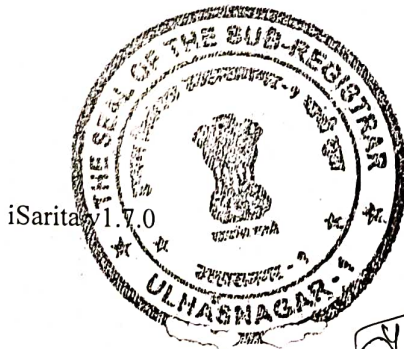
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(47-1-b)Contribution in excess of Rs 50000



रांगजकी ५०

पावली ब्लॉक ६०९/२०

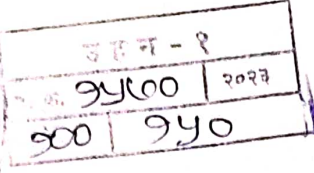
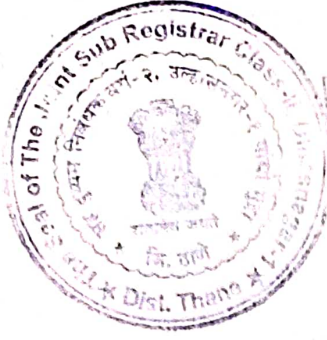


अर्जदाराचे नाव श्री. लालचंद नंदवानी  
अर्ज क्रमांक २५१/२०  
दिनांक २५/१२/२०२०

Spunelli  
जुयम रिकॉर्डर-२  
ट. म. म. क. ९

Gundhar





17/2637

इतर  
पावती

Original/Duplicate

Monday, 16 December 2019  
7:35 PM

मोदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 4273 दिनांक: 16/12/2019

गावाचे नाव: - उल्हामनगर कॅम्प क्र. 3

दस्तावेजाचा अनुक्रमांक: उहान-2637-2019

दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र

मादर करणाऱ्याचे नाव: मौ. शारदा अंकुश गावडे

वर्णन

दस्त हाताळणी फी

रु. 40.00

पृष्ठांची संख्या: 2

एकूण:

रु. 40.00

Sub Registrar, Ulhasnagar

1); देयकाचा प्रकार: By Cash रक्कम: रु 40/-

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1811201902500	Date	18/11/2019
Received from Smt Sharda Ankush Gawde, Mobile number 8691000712, an amount of Rs.400/- towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office S.R. Ulhasnagar 1 of the District Thane Grm.			
Payment Details			
Bank Name	shreyas	Date	18/11/2019
Bank CIN	10004152019111802099	REF No.	201932270337342
This is computer generated receipt, hence no signature is required.			

Hanish

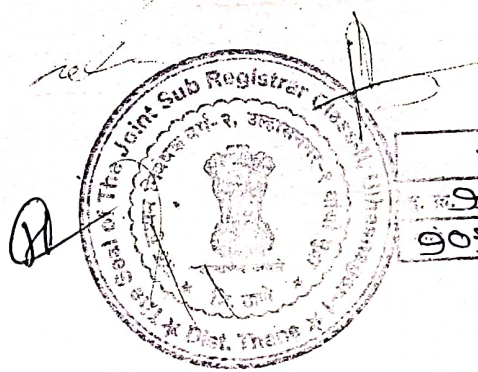
18/11/2019

R. Gashwan

Am

18/11/2019

उह न-९
वस. २६.३६०.२०१९
२२



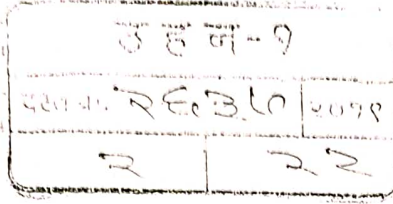
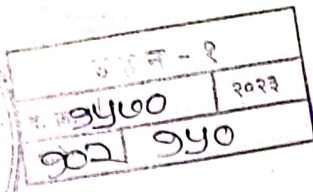
उह न-९
९५०० २०२३
९०९ ९५०



Gawde

Q





**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 1811201902500 Receipt Date 16/12/2019

Received from Smt Sharda Ankush Gawde, Mobile number 8691000712, an amount of Rs.400/-, towards Document Handling Charges for the Document to be registered on Document No. 2637 dated 16/12/2019 at the Sub Registrar office S.R. Ulhasnagar 1 of the District Thane Grm.

DEFACED

₹ 400

DEFACED

**Payment Details**

Bank Name sbiepay	Payment Date 18/11/2019
Bank CIN 10004152019111802099	REF No. 201932270337342
Deface No 1811201902500D	Deface Date 16/12/2019

This is computer generated receipt, hence no signature is required.

*Signature*



*Signature*  
सह मुख्य निबंधक वर्ग-२  
उल्हासनगर जिल्हा

CHALLAN  
MTR Form Number-6



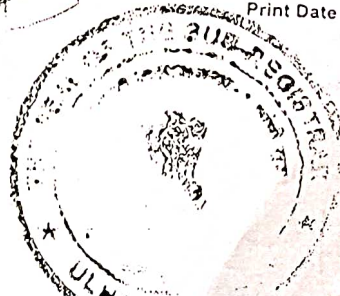
SRN	MH008287752201920E	BARCODE			Date	13/11/2019-18:19:35	Form ID	48(f)		
Department Inspector General Of Registration					Payer Details					
Stamp Duty					TAX ID (If Any)					
Type of Payment Registration Fee					PAN No.(If Applicable)					
Office Name ULH1_ULHASNAGAR NO 1 SUB REGISTRAR					Full Name		Smt Sharda Ankush Gawde			
Location THANE					Flat/Block No.		M/s Satguru Enterprises at U.No.1249 U.No.120-A			
Year 2019-2020 One Time					Premises/Building		U.No.131, Plot No.99, PRISM PARK			
Account Head Details				Amount In Rs.	Road/Street		Near Dalda Depot			
030046401 Stamp Duty				500.00	Area/Locality		Ulhasnagar			
030063301 Registration Fee				100.00	Town/City/District					
					PIN		4 2 1 0 0 3			
					Remarks (If Any)					
					PAN2=ADLFS9267R-SecondPartyName=Ms Satguru Enterprises through					
					Partners Hareesh G Harisinghani and others-					
				Amount In	Six Hundred Rupees Only					
Total				600.00	Words					
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque/DD Details					Bank CIN	Ref. No.	0004057201911369080 IK0AHVUFD6			
Cheque/DD No.					Bank Date	RBI Date	13/11/2019-18:24:20	Not Verified with RBI		
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. . Date		Not Verified with Scroll			

Department ID

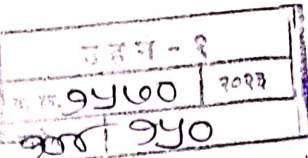
NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

Mobile No. : 8691000712

गुणवत्ता व सेवा सुधार हेतु कृपया सर्वोत्तम सेवा देण्यात येईल असे नोंदणी व करसंस्था दस्तऐवजी सदर चाली लागू.







DEFACED

₹ 600.00

DEFACED

Total

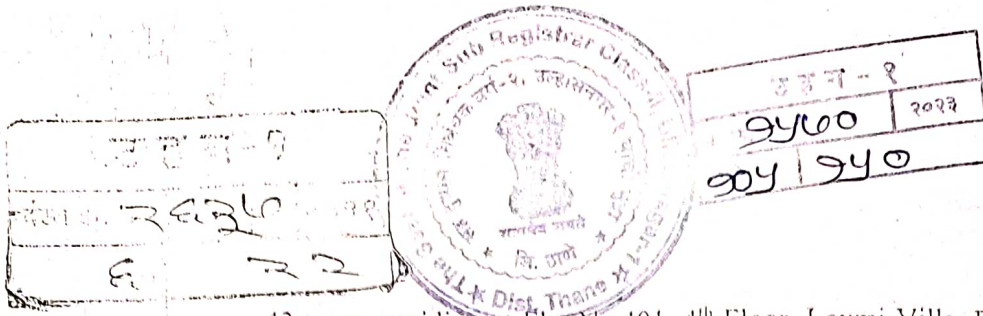
~~Validity unknown~~

2

Sincerely,  
सह दुय्य निबंधक जग-  
बहादुर साहू

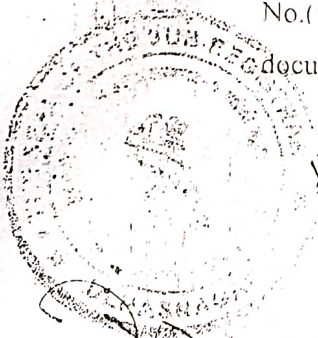
Page 1/1

Print Date 16-12-2019 05:43:38



43 years, residing at Flat No.401, 4<sup>th</sup> Floor, Laxmi Villa, Blk.No.C-1/1, Near Kacharam Statue, Ulhasnagar-3. (ix) SHRI PRAKASH RAMTARAN JAIN, Hindu, Adult, Aged about 47 years, residing at Flat No.103, Om Gopal Krishna Kelkar Road, Dombivli (E). (x) SHRI PRADEEP RAMESH NANDWANI, Hindu, Adult, Aged about 50 years, residing at Flat No.1 & 2 Pride Home Apartments, Near Mhasoba Mandir, Jayabai Colony Road, Nasik Road, Nasik. (xi) SHRI LALCHAND HARPALDAS NANDWANI, Hindu, Adult, Aged about 67 years, residing at Flat No.1 & 2 Pride Home Apartments, Near Mhasoba Mandir, Jayabai Colony Road, Nasik Road, Nasik, Maharashtra State. We are developing the property by constructing multy storeyed building of flats premises under the Partnership Firm named as M/S. SATGURU ENTERPRISES at (i) U.No.249, Plot No.99, C.T.S. No. 12203-A/1, Sheet No.37 & 38, (ii) U.No. 120-A, C.T.S. No.12203-A/4 & 12203-A/5, Sheet No.37, 38 & (iii) U.No.131, Plot No.99, C.T.S. No.12203-A/2, Sheet No.37 & 38, Section-6A, Near Dalda Depot, Ulhasnagar-3, in the name and style of "PRISM PARK", within the limits of Ulhasnagar Municipal Corporation, Ulhasnagar, to which hereinafter referred to as the "PROPERTIES" (for brevity's sake), within the limits of Registrar Ulhasnagar, Taluka Ulhasnagar, Dist. Thane, Maharashtra. (Ulhasnagar No.1).

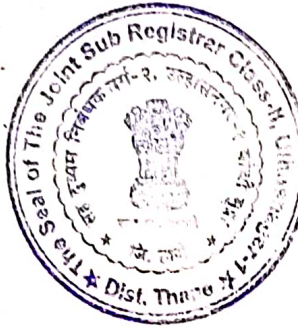
WHEREAS we Sr.No.(ii) to (vi) & (viii) to (xi) hereby authorize Sr.No.(i) Shri Haresh Gurdinomal Gurnansinghani & Sr. No.(vii) Shri Brijesh Rameshlal Nandwani can sign all the documents for registration purpose.



Handwritten signatures and initials of the authorized persons, including 'Haresh', 'Brijesh', and others, along with a large signature on the right.



5507-9	
2636	2019
4	22



# "GENERAL POWER OF ATTORNEY"

GENERAL POWER OF ATTORNEY	
2636	2019
4	22

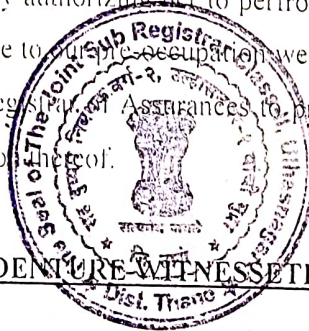
WE, THE UNDERSIGNED MEN BY THESE PRESENTS SHALL  
 COME TO THE ATTENTION OF THE JOINT SUB REGISTRAR, DISTRICT THANE, MAHARASHTRA, IN CONNECTION WITH THE REGISTRATION OF THE GENERAL POWER OF ATTORNEY (PAN) No. 2636/2019, a partnership firm having its address at Plot No. 99 (P), Near Dalda Depot known as Sona Marbles, Ulhasnagar-3, through its partners (i) SHRI HARESH GURDINOMAL HARISINGHANI, Hindu, Adult, aged about 36 years, residing at Bk.No.1693, R.No.4, Section-25, Ulhasnagar-4, (ii) SHRI KAILASH VADHYOMAL JADHWANI, Hindu, Adult, Aged about 40 years, residing at Flat No.201, Nand Villa, R.No.123, A-Block, Opp. Suriya Gas Agency, Ulhasnagar-1, (iii) SHRI NARAYANDAS CHOITHRAM RAJANI, Hindu, Adult, Aged about 67 years, residing at Flat No.101, 1<sup>st</sup> Floor, Near Sapna Garden, Ulhasnagar-3, (iv) SHRI RAJU MANOHAR GOPLANI, Hindu, Adult, Aged about 40 years, residing at Flat No.801, Vishal Tower, Near Manila Apartment, Ulhasnagar-5, (v) SHRI MOHANDAS GANGARAM LASSI, Hindu, Adult, Aged about 55 years, residing at Flat No.502, A-Wing, Gangaram Lassi Ratan Garden, Near Aman Talkies, Ulhasnagar-3, (vi) SHRI DHARAMPAL DEEPCHAND VANJANI, Hindu, Adult, Aged about 48 years, residing at Flat No.101, Regency Palace, Near Sapna Garden, Ulhasnagar-3, (vii) SHRI BRIJESH RAMESH NANDWANI, Hindu, Adult, aged about 45 years, residing at Flat No.1 & 2 Pride Home Apartments, Near Mhasoba Mandir, Jayabai Colony Road, Nasik Road, Nasik, (viii) SHRI ASHISH NARAIN BAJAJ, Hindu, Adult about 43 years, residing at

*[Handwritten signatures and stamps at the bottom of the document, including a circular stamp on the right side.]*

2826 1077  
6 22

AND We all Sr.No.(i) to (xi) hereby appoint, nominate, empower, constitute and authorize to Mrs. Sharda Ankush Gawde, Hindu, Adult, Aged about 44 years, having office at 1, Maina's Tower, Pawai Chowk, Ulhasnagar-3, District Thane, as our true and lawful attorney to appear in front of Sub. Registrar only. To register the Agreement for Sale, Sale Agreement, Correction Deed, Cancellation Deed, in the Office of the Sub. Registrar, Ulhasnagar No.1 (or Concerned Registrar Office) and our behalf to act, appear, plead, admit and perform all acts, deeds and things in respect of the aforesaid properties.

As she being our duly Constituted Attorney. We are executing this Power of Attorney authorizing her to perform following acts on behalf of us, as we due to our occupation we are unable to attend the concerned Sub-Registrar's Assurances to present the document and admit the execution thereof.



उहदा - १	
व. नं. १५६०	२०२३
१००	१५०

"NOW THIS INDENTURE WITNESSETH AS UNDER "

1. To lodge the document already executed and signed by us for Registration and to admit the execution thereof before concerned Sub-Registrar.
2. To present the Agreement for Sale, Sale Agreement, Correction Deed, Cancellation Deed and other documents duly executed and signed by us before the concerned Sub-Registrar of Assurance and to sign such documents, registers etc. for effectively

Handwritten signatures and stamps at the bottom of the document. On the right, there is a circular stamp of the Sub-Registrar, Ulhasnagar, District Thane, with a signature over it. To the left of this stamp are several handwritten signatures, including one that appears to be 'Sharda' and another that looks like 'Ankush'. There are also some initials and marks scattered around.





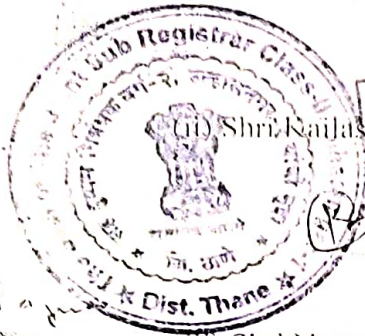
26/3/2098  
e 22

M/s. Satguru Enterprises  
a Partnership Firm through its Partners  
(i) Shri Haresh Gurdinomal Harisinghani



Haresh

Haresh



उप-१  
5400/1997  
902/940

Haresh



Narayandas

(iii) Shri Narayandas Choithram Rajani

Narayandas C. Rajani

(iv) Shri Raju Manohar Goplani



pc-398

Narayandas



(v) Shri Mohandas Gangaram Lassi

sondar

(vi) Shri Dharampal Deepchand Vanjani



Dharampal

(vii) Shri Brijesh Ramesh Nandwani



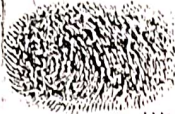
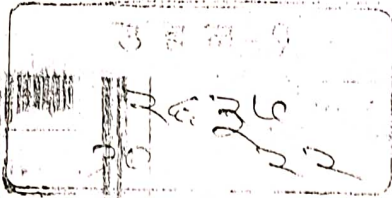
Brijesh



Gurdeep

P





*Ashish*

(viii) Shri Ashish Narain Bajaj

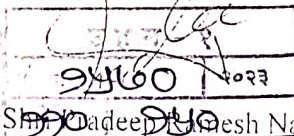
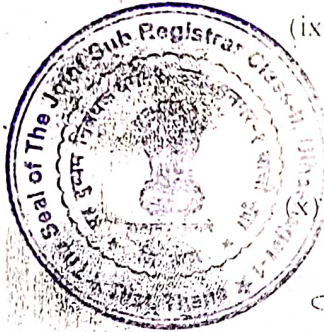


Ashish



Prakash

(ix) Shri Prakash Ramratan Jain



(x) Shri Pradeep Dhanesh Nandwani



Pradeep

(xi) Shri Lalchand Harpaldas Nandwani



Lalchand

"Executants"



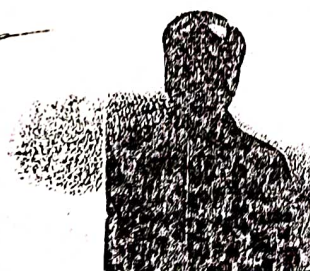
Mrs. Sharda Ankush Gawde

"Attorney Holder"

WITNESSES :-

1. Dinesh S. Chawla  
2. Rajesh Kumar - 3

*Th*



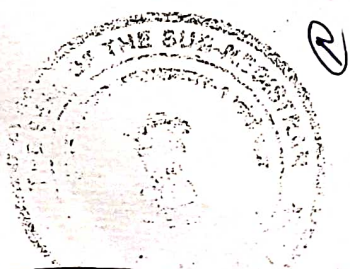
2.

*Dinesh*

Shri Dinesh Chawla,  
Lalchand Nagar -  
B.K. - 1688/08, Section - 25.  
Chamber 4



*Signature*





2098  
22

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

MOHANDAS GANGARAM LASSI  
GANGARAM LASSI

16/09/1963  
Permanent Account Number:  
AAYPL8651N

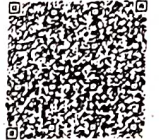
Signature



भारत सरकार  
GOVERNMENT OF INDIA



मोहनदास गंगाराम लासी  
Mohandas Gangaram Lassi  
जन्म तारीख/DOB: 16/09/1963  
पुरुष/ MALE  
Mobile No: 9890198570



8969 1880 5992

मेरा आधार, मेरी पहचान

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

BAJU MANOHAR GOPLANI  
MANOHAR BULCHAND GOPLANI

30/12/1978  
Permanent Account Number:  
AKKPG4426G

Signature



भारत सरकार  
GOVERNMENT OF INDIA



राजू मनोहर गोपलानी  
Raju Manohar Goplani  
जन्म वर्ष Year of Birth: 1978  
पुरुष Male



9350 0959 2443

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

NARAYANDAS C RAJANI  
C B RAJANI  
02/01/1952  
Permanent Account Number:  
AHFPR1607L

Signature



भारत सरकार  
GOVERNMENT OF INDIA

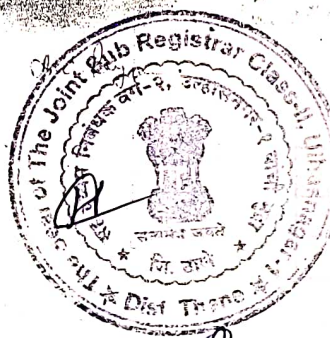


नारायणदास चहाजम राजनी  
Narayandas Chhajam Rajani  
जन्म वर्ष Year of Birth: 1952  
पुरुष Male



2543 9309 4

आधार - सामान्य माणसाचा अधिकार

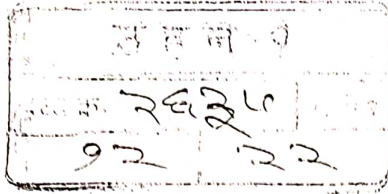


उद्देश - १  
९५०० २०२३  
९९९ ९५०



Signature





Ashish B

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



भारत सरकार  
GOVERNMENT OF INDIA

ASHISH NARAIN BAJAJ

NARAIN KHUSIRAM BAJAJ

17/02/1976

Permanent Account Number  
AAUPB1152A

Ashish B  
Signature



31102015



आशिष नारयण बाजाज  
Ashish Narain Bajaj  
जन्म तारीख/DOB: 17/02/1976  
पुरुष/ MALE  
Mobile No: 8888888898

5473 9823 7358

VID-9187-2515-9477-7869

माझे आधार, माझी ओळख

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



भारत सरकार  
GOVERNMENT OF INDIA

BRIJESH R NANDWANI

R H NANDWANI

23/04/1973

Permanent Account Number  
ACEPN9534E

Brijesh R  
Signature



ब्रिजेश रामेश्वर नंदवानी  
Brijesh Rameshkrumari Nandwani  
जन्म तारीख/Date of Birth: 23/04/1973  
पुरुष/ Male

7206 6734 7121

आधार - सामान्य माणसाचा अधिकार

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABWPPV2878C

नाम NAME

DHARAMPAL DEEPCHAND VANJANI

पिता या नांव FATHER'S NAME

DEEPCHAND CHIRAM VANJANI

जन्म तारीख DATE OF BIRTH

07-10-1970

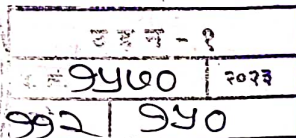
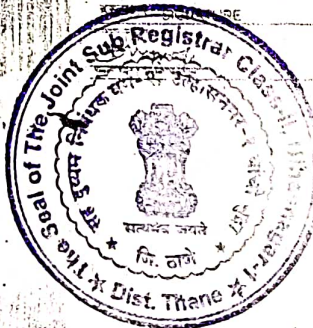


भारत सरकार  
GOVERNMENT OF INDIA



7629 1739 1735

आधार - सामान्य माणसाचा अधिकार



B

Gundecha

उत्तर-१  
२६३६ २०१९  
१३ २२



उत्तर-१  
१९५०० २०२१  
९९३ ९५०



भारत सरकार

Government of India

नोटाफीकेशन: Enrolment No.: 2189/33946/00641

To  
शारदा अंकुश गवडे  
Sharda Ankush Gawde  
W/O Ankush Gawde  
Walmaj Nagar, Maratha Section 32  
Station Road  
Ulhasnagar  
Near Bank No.1325  
Ulhasnagar  
Thane Ulhasnagar-4  
Maharashtra - 421004  
8691000712  
Generation Date: 11/07/2017

Signature



आपला क्रमांक / Your No.

6095 6934 6596

माझे , माझी ओळख



भारत सरकार  
Government of India

शारदा अंकुश गवडे  
Sharda Ankush Gawde  
जन्म तारीख: DOB: 24/04/1975  
लिंग: FEMALE



6095 6934 6596

माझे , माझी ओळख



भारत सरकार  
Government of India

दिनेश साचंद चावला  
Dinesh Sachand Chawla  
जन्म तारीख/DOB: 28/09/1955  
पुल्ल/MALE

6593 8187 2076

VID: 9171215887061829

माझे आधार, माझी ओळख



भारत सरकार  
Government of India

जितेंद्र साधुराम भट्टा  
Jitender Sadhuram Bhatta  
जन्म तारीख/DOB: 02/08/1974  
पुल्ल/MALE



7627 5458 9741

VID: 91152362123506721

माझे आधार, माझी ओळख

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

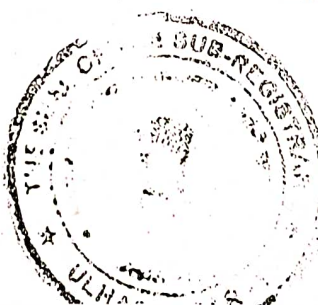
AHBPC7613H

नाम / Name  
SHARDA ANKUSH GAWDE

पिता का नाम / Father's Name  
GOVIND NAMDEV CHOUDHARI

जन्म की तारीख / Date of Birth  
24/04/1975

हस्ताक्षर / Signature

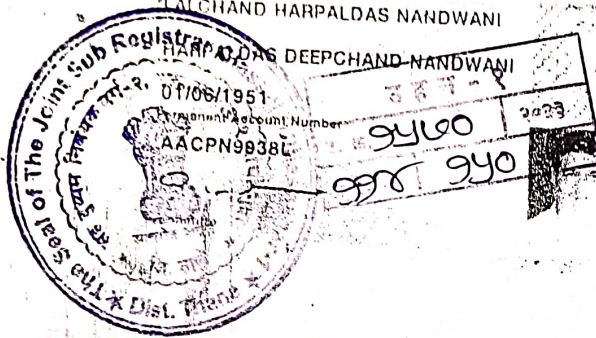




उत्तर	१
वर्ग	२६३६०
१०	२२

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



भारत सरकार  
Government of India

8990 6601 1606

माध्यम - सामान्य माणसाचा अधिकार

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AAIPN7904L

नाम / NAME

PRADEEP RAMESHLAL NANDWANI

पिता या वया / FATHER'S NAME

RAMESHLAL HARPALDAS  
NANDWANI

जन्म तिथी / DATE OF BIRTH

16-03-1969

हस्ताक्षर / SIGNATURE

आयकर अधिकारी  
Commissioner of Income Tax



भारत सरकार  
Government of India



प्रकाश रामरतन जैन  
Prakash Ramratan Jain  
जन्म तारीख / DOB 24-08-1972  
पुरुष / Male



6546 4786 1883

माध्यम - सामान्य माणसाचा अधिकार

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRAKASH RAMRATAN JAIN

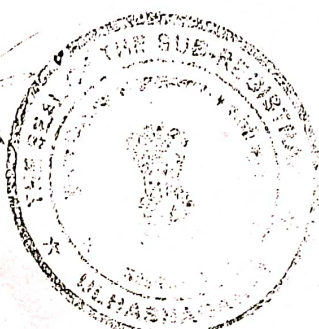
RAMRATAN NARAYAN JAIN

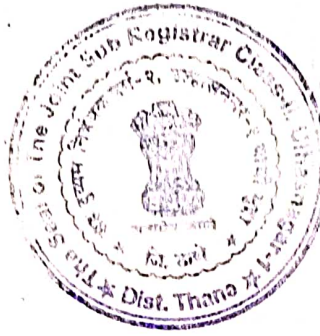
24/08/1972

Permanent Account Number

AARPJ3603P

Signature





उत्तर - १	
९५७०	२०१३
९५	९५०

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ADLFS9267R

नाम / Name

SATGURU ENTERPRISES

निगमन / गठन की तारीख  
Date of Incorporation / Formation  
16/08/2017

27092017

उत्तर - १	
२६३७	२०१८
१६	२२

(K. Jadhav)

Mr. Rajan

Hilbansky

Amal

AR

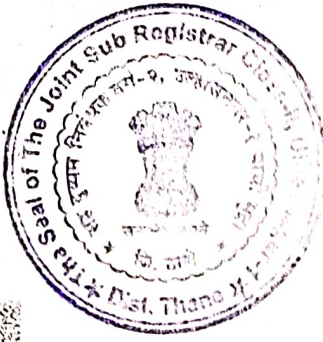
AT

Signature





24 22 2098



9400 940



धिकार

7614 3584 9981

आधार - सामान्य माणसाचा अधिकार

स्थान लेख संख्या / PERMANENT ACCOUNT NUMBER

ABEPH8090A

नाम / NAME

HARESH GURDINOMAL HARISINGHANI

विलास का नाम / FATHER'S NAME

GURDINOMAL LACHMANDAS HARISINGHANI

जन्म तारीख / DATE OF BIRTH

18/10/1978

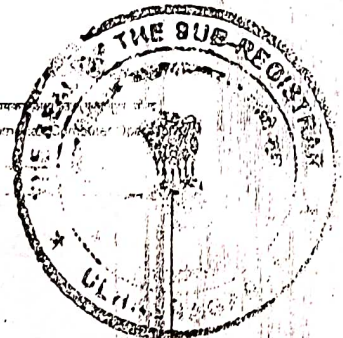
संस्थापक

Commissioner of Income Tax, Thane



भारत सरकार  
Government of India

कैलाश वाध्योमल जाधवानी  
Kailash Vadyomal Jadhvani  
जन्म तारीख: DOB: 18/10/1978  
लिंग: MALE



2952 5944 5590

UID: 9116 4361 1538 8735

माझी माझी ओळख

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KAILASH VADHYOMAL JADHWANI

VADHYOMAL NANDIRAM JADHWANI

18/10/1978

Permanent Account Number

AEQPJ6505M

Signature



2

Signature



उद्देश - १

दस्तावेज - २६३८०

०१९

शासन निर्णय क्रमांक प्रसुधा १६१४/३४७/प्र.स. १७/१६ अ. दिनांक ०९ मार्च २०१७

प्रपत्र - ब

स्वयं साक्षात्कनासाठी स्वयं घोषणात्र. (Self Declaration)

लिहून देणार व लिहून देणार याचा

फोटो



pc-398

मी, लिहून देणार से. च्यांगूर इतर मायदेडा नॉन क्रमोदरक हेरश. देवताश जारणोन-  
खु. मोहनदास, धारभावा. विजिहा. धारभावा. प्रदीप. लोकचंद. हरपालदास नंदनो.  
ओ. - लोरनेल. डालज. से. विजिहा. धारभावा. गाव. धारभावा. उ. वि. उ.  
आधार क्रमांक असल्यास

मी, लिहून देणार

मैत्रय टॉवर, पतई चौक, धारभावा, गाव. धारभावा, उ. वि. उ.

आधार क्रमांक असल्यास

मी, मान्यता देणार

आधार क्रमांक असल्यास



लि. देणार सही १

ले. घेणार सही २

मी, मान्यता देणार



मी, मान्यता देणार

मी, मान्यता देणार





मी, आम्ही स्वातंत्र्य चढी करणार मा. नोंदणी महानिरीक्षक व मुद्रांक निदेशक म.रा. पूणे यांचे दिनांक ३०/११/२०१३ रोजीचे परिपत्रक वाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजांमधील मिळकत ही फसवणूकीद्वारे अथवा दुबारा विक्री होत नाही. दस्तातील विडून देणार व कृतमुखत्वावर धारक हे खरे असून यांची आम्ही स्वतः खात्री करून या दस्तऐवज दोन प्रात्यक्ष ओळखणारे इसम खाक्षरीसाठी घेऊन आले आहे.



लिङ्ग देणार

लिहूज घेणार

Summary1 (GoshwaraBhag-1)

पत्र क्र-9
दिनांक 26/12/2019
पृष्ठ 22

77/2637

सोमवार, 16 डिसेंबर 2019 4:54 म.स.

दस्त गोपवारा भाग-1

उहन1

दस्त क्रमांक: 2637/2019

दस्त क्रमांक: उहन1 /2637/2019

वाजार मुख्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

उहन-1
9400 2023
940

ड. नि. सह. ड. नि. उहन1

पावती: 4262

पावती दिनांक: 16/12/2019

अ. क्र. 2637 वर दि. 16-12-2019

मादरकरणाचे नाव: मां. शारदा अंकुश गावडे

रोजी 4:51 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 400.00

पृष्ठांची संख्या: 20

एकुण: 500.00

दस्त हजर करणाऱ्याची मही:

कमी पडलेली पाने फी रु 40.00 दि. 16/12/19 रोजी  
पावती क्र 4262 ने वसूल केली.

Sub Registrar, Ulhasnagar

Sub Registrar, Ulhasnagar

उल्लासनागर क  
दस्ताची प्रक्रिया: मुलमुखत्यारपत्र

उल्लासनागर क  
उल्लासनागर क

मुद्रांक शुल्क: a जेव्हा तो प्रतिकूलार्थ देण्यात आलेला असून त्यामुळे कोणतीही म्हावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्षा क्र. 1 16 / 12 / 2019 04 : 51 : 11 PM ची वेळ: (मादरीकरण)

शिक्षा क्र. 2 16 / 12 / 2019 04 : 53 : 16 PM ची वेळ: (फी)

प्रतिष्ठा पत्र

सादर अल्लोकासाठी यापत्राच्या अंतर्गत तारतुदीनुसार  
नियमित असावे. यापत्राच्या अंतर्गत तारतुदीनुसार, विषयक बाबती,  
यापत्राच्या अंतर्गत तारतुदीनुसार, यापत्राच्या अंतर्गत तारतुदीनुसार,  
यापत्राच्या अंतर्गत तारतुदीनुसार, यापत्राच्या अंतर्गत तारतुदीनुसार,  
यापत्राच्या अंतर्गत तारतुदीनुसार, यापत्राच्या अंतर्गत तारतुदीनुसार,  
यापत्राच्या अंतर्गत तारतुदीनुसार, यापत्राच्या अंतर्गत तारतुदीनुसार,

लिहिलेले देणार आहे





उद्देश - १
१५०० २०१९
२२० १५०
२६३६/२०१९
२० २२

Summary-2( दस्त गोपवारा भाग-२)



16/12/2019 5 42:14 PM



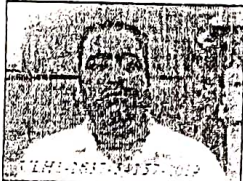







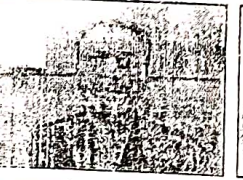



दस्त गोपवारा भाग-2

उद्देश 1







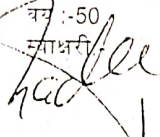


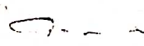


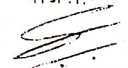


दस्त क्रमांक: 2637/2019

दस्त क्रमांक: उद्देश 1/2637/2019

प्राप्तिका प्रकार: कुलमुख्यतया देणार

क्र.सं.	प्राप्तिकाचा प्रकार व पत्ता	प्राप्तिकाचा प्रकार	व्याख्या	अंगठ्याचा ठसा
1	नाव: मे. मदनुर एन्टरप्राइजेस तर्फे भागीदार 1. श्री हंशु गुजिनीमल हरसिंधानी पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: बी के नं 1693, रूम नं 4, मेकशन 35, उल्हासनगर 4, महाराष्ट्र, THANE. पॅन नंबर: ABEPH8090A	कुलमुख्यतया देणार वय :-36 स्वाक्षरी:-		
2	नाव: 2. श्री. कैलाश बंधीयोमल जाधवानी पत्ता: प्लॉट नं: 201, माळा नं: दुसरा मजला, इमारतीचे नाव: नंद विल्ला, ब्लॉक नं: -, रोड नं: नम नं 123, ए ब्लॉक सुर्या गॅस एजन्सी समोर, उल्हासनगर 1, महाराष्ट्र, THANE. पॅन नंबर: AEOPJ6505M	कुलमुख्यतया देणार वय :-40 स्वाक्षरी:-		
3	नाव: 3. श्री नारायणदाम चोईश्राम राजानी पत्ता: प्लॉट नं: 101, माळा नं: पहिला मजला, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सपना गार्डन जवळ, उल्हासनगर 3, महाराष्ट्र, THANE. पॅन नंबर: AHFPR1607L	कुलमुख्यतया देणार वय :-67 स्वाक्षरी:-		
4	नाव: 4. श्री. राजू मनोहर गोपलानी पत्ता: प्लॉट नं: 801, माळा नं: -, इमारतीचे नाव: विशाल टावर, ब्लॉक नं: -, रोड नं: मनिळा अपार्टमेंट जवळ, उल्हासनगर 5, महाराष्ट्र, THANE. पॅन नंबर: AKKPG4426G	कुलमुख्यतया देणार वय :-40 स्वाक्षरी:-		
5	नाव: 5. श्री. मोहनदाम गंगाराम वास्सी पत्ता: प्लॉट नं: 502, माळा नं: -, इमारतीचे नाव: गंगाराम वास्सी रतन गार्डन, ए विंग, ब्लॉक नं: -, रोड नं: अमन मिनेमा जवळ, उल्हासनगर 3, महाराष्ट्र, THANE. पॅन नंबर: AAYPL8651N	कुलमुख्यतया देणार वय :-55 स्वाक्षरी:-		
6	नाव: 6. श्री. धर्मपाल दिपचंद बंजानी पत्ता: प्लॉट नं: 101, माळा नं: -, इमारतीचे नाव: गीजन्सी पॅलेस, ब्लॉक नं: -, रोड नं: सपना गार्डन जवळ, उल्हासनगर 3, महाराष्ट्र, THANE. पॅन नंबर: ABWPV2878C	कुलमुख्यतया देणार वय :-48 स्वाक्षरी:-		
7	नाव: 7. श्री. वीजेश रमेश नंदवानी पत्ता: प्लॉट नं: 1 व 2, माळा नं: -, इमारतीचे नाव: प्राईड होम अपार्टमेंट, ब्लॉक नं: -, रोड नं: म्हमावा मंदीर जवळ, जयाबाई कॉलनी रोड, नाशिक रोड, महाराष्ट्र, NASHIK. पॅन नंबर: ACEPN9534E	कुलमुख्यतया देणार वय :-45 स्वाक्षरी:-		



- 8 नाव:8. श्री. अशीष नारायण बजाज  
पत्ता:प्लॉट नं: 401, माळा नं: चौथा मजला,  
इमारतीचे नाव: लक्ष्मी विल्ला, ब्लॉक नं: मी 1/1, रोड  
नं: कच्छाराम पुतळया जवळ, उल्हासनगर 3, महाराष्ट्र,  
THANE.  
पॅन नंबर:AAUPB1152A  
कुलमुखत्यार देणार  
वय :-43  
स्वाक्षरी:-  
  
  

- 9 नाव:9. श्री. प्रकाश रामरतन जैन  
पत्ता:प्लॉट नं: 103, माळा नं: पहिला मजला,  
इमारतीचे नाव: ओम गोपाळ केळकर रोड, ब्लॉक नं: -  
रोड नं: डोंबिवली पुर्व, महाराष्ट्र, THANE.  
पॅन नंबर:AARPJ3603P  
कुलमुखत्यार देणार  
वय :-47  
स्वाक्षरी:-  
  
  

- 10 नाव:10. श्री प्रदीप रमेश नंदवानी  
पत्ता:प्लॉट नं: 1 व 2, माळा नं: -, इमारतीचे नाव:  
प्राईड होम अपार्टमेंट, ब्लॉक नं: -, रोड नं: म्हसोबा  
मंदीर जवळ, जयाबाई कॉलनी रोड, नाशिक रोड,  
नाशिक, महाराष्ट्र, NASHIK.  
पॅन नंबर:AAIPN7904L  
कुलमुखत्यार देणार  
वय :-50  
स्वाक्षरी:-  
  
  

- 11 नाव:11. श्री. लालचंद हरपालदास नंदवानी  
पत्ता:प्लॉट नं: 1 व 2, माळा नं: -, इमारतीचे नाव:  
प्राईड होम अपार्टमेंट, ब्लॉक नं: -, रोड नं: म्हसोबा  
मंदीर जवळ, जयाबाई कॉलनी रोड, नाशिक रोड,  
नाशिक, महाराष्ट्र, NASHIK.  
पॅन नंबर:AACPEN9938L  
कुलमुखत्यार देणार  
वय :-67  
स्वाक्षरी:-  
  
  

- 12 नाव:मौ. शारदा अंकुश गावडे  
पत्ता:प्लॉट नं: 1, माळा नं: तळमजला, इमारतीचे नाव:  
मैनास टॉवर, ब्लॉक नं: पवई चौक, रोड नं:  
उल्हासनगर-3, महाराष्ट्र, ठाणे.  
पॅन नंबर:AHBPC7613H  
पावर ऑफ अटॉर्नी  
होल्डर  
वय :-44  
स्वाक्षरी:-  
  
  


वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र ना दस्त ऐवज करून दिल्याचे कबुल करताना.  
थिक्का क्र.3 ची वेळ:16 / 12 / 2019 05 : 36 : 10 PM

ओळख:-

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

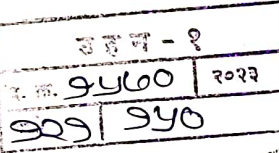
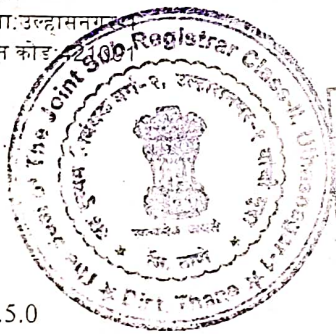
अनु पक्षकाराचे नाव व पत्ता

- 1 नाव:जितेंद्र साधुराम भाटीया --  
वय:45  
पत्ता:उल्हासनगर  
पिन कोड:

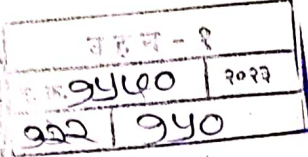
द्यायाचित्र

अंगठ्याचा ठसा

स्वाक्षरी



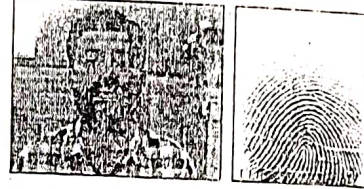




Sub Registrar (कस्तुरीमवाडा भाग - २)  
Dist. Thane

2 ना. दिनेश श्रीचंद नावला -  
वय: 30  
पता: उल्हासनगर-3  
पिन कोड: 421003

मवाक्षरी



शिक्षा क्र. 4 ची वेळ: 16 / 12 / 2019 05 : 41 : 23 PM

शिक्षा क्र. 5 ची वेळ: 16 / 12 / 2019 05 : 41 : 41 PM नोंदणी पुस्तक 4 मध्ये

Sub Registrar Ulhasnagar

सह दुय्यम निबंधक वर्ग - २

उल्हासनगर क्र. EPayment Details.

Sr.	Epayment Number
1	1811201902500
2	MH008287752201920E

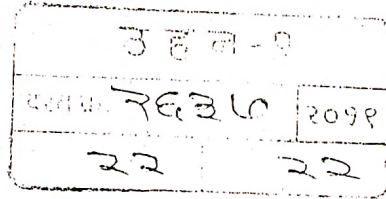
Defacement Number
1811201902500D
0004907946201920

2637 / 2019

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प्रमाणित करण्यात येते की या  
दस्तावेज मध्ये एकूण २२२ पाने आहेत

सह दुय्यम निबंधक वर्ग - २  
उल्हासनगर क्र. ९

२६३७ कमांकावर नोंदला  
१६-१२-२०१९

सह दुय्यम निबंधक वर्ग - २  
उल्हासनगर क्र. ९



# MUKESH BAVISKAR

B.SL, L.L.B. & M.J.FS.  
ADVOCATE HIGH COURT.



Add: Ambedkar Chowk, Subhash Tekdi, Ulhasnagar 421 004.  
Mob No.9323719208/7767847691.

Date: 22/11.2018.

## TITLE CUM NON ENCUMBRANCE CERTIFICATE - 2

2460	2023
202	240

This is to certify that I have investigated into the documents of the property formerly known as "SONA MARBLES" situated on the property (1) Land bearing U. No. 249 (CTS No.12203-A/1) adm 1541-6/9 sq. yards equivalent to 1288.96 sq. metres (2) Land bearing Portion of U. No. 120 (CTS No. 12203-A/4 and 12203-A/5) adm 1092 sq. yards equivalent to 913.04 sq. metres and (3) Land bearing U. No. 131A (C.T.S. No. 12203-A/2) adm 1643.3/9 sq. yards equivalent to 1313.95 sq. metres being Plot No. 99 Sheet No. 37 & 38, Section 6A near Dalda Ulhasnagar 3 Dist Thane totally adm area admeasuring 4277 sq. yards equivalent to 3575.99 sq. mtrs duly assessed under municipal Sr No. 27/0312) Property No. 27BI004664300 (Sr. No. 27/0313) Property No. 27BI00466400 (Sr. No. 27/0314) Property No. 27BI004664500 Taluka Ulhasnagar District Thane Sub District Registration Ulhasnagar District Registration Thane within limits of Ulhasnagar Municipal Corporation hereinafter called the "SAID PROPERTY" for the sake of brevity.

I have investigated the title of the abovesaid property at the instance of M/s Satguru Enterprises a registered Partnership firm through its partner (1) Shri Haresh Gurdinomal Harisinghani, (2) Shri Kailash S/o Vadhyomal Jadhvani, (3) Shri Dharampal S/o Deepchand Vanjani, (4) Shri Mohandas S/o Gangaram Lassi, (5) Shri Naraindas S/o Choithram Rajani, (6) Shri Raju S/o Manohar Goplani (7) Shri Brijesh Ramesh Nandwani (8) Shri Ashsih Narain Bajaj (9) Shri Prakash Ramratan Jain (10) Shri Pradeep Ramesh Nandwani and (11) Shri Lalchand Harpaldas Nandwani.



R

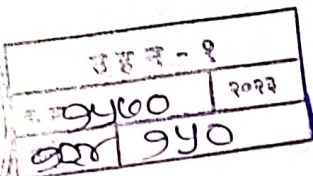
R

Gurdeep

2/.....

Phil





That the provisions of Urban Land Ceiling & Regulations Act, 1976 are not applicable to the abovesaid property.

That originally the property mentioned at Sr No. (1) hereinabove bearing U. No. 249 Portion of Plot No. 99 (CTS No. 12203-A/1) Sheet No. 37/38 situated near Dalda Depot, Ulhasnagar 3 adm 1541-6/9 sq. yards equivalent to 1288.96 sq. metres was acquired by Smt Gangabai Khushaldas from the President of India through the Managing Officer and Asstt. Administrator Ulhasnagar Township vide CD No. Adm/C-3/Plot/CDR No-830 dated 27.11.1984 issued in her name under Rule 91(8) of Displaced Persons (Compensation & Rehabilitation) Rules 1955.

That Smt Gangabai Khushaldas had bequeathed her rights in respect of above referred plot bearing U. No. 249 in favour of Shri Ramesh Vashumal Kishnani & Shri Pradeep Vashumal Kishnani by way of a WILL which was duly registered before the Sub Registrar Ulhasnagar under registration No. 5027 dated 23.08.1991. Accordingly Shri Ramesh Vashumal Kishnani & Shri Pradeep Vashumal Kishnani have become the owner of the said plot in view of the abovesaid Will executed in their favour.

That Shri Ramesh Vashumal Kishnani & Shri Pradeep Vashumal Kishnani sold and transferred their respective rights in respect of plot referred to as U. No. 249 to Shri Rajesh Jhamumal Kishnani vide Sale Deed registered before the Sub Registrar under Sr. No. 3857 for the area admeasuring 770 sq. yards and Sale Deed No.3859 for the area adm 771-6/9 sq. yards registered before the Sub Registrar Ulhasnagar on 24.11.1997. The letter from the Office of the Sub Divisional Officer Ulhasnagar Township under No. SDO/C-3/plot/ME No. 4/03 dated 10/04/2003 and letter from Ulhasnagar Municipal Corporation under No. UMC TD: UNIT-U4/519 of 02 dated 18.01.2003 confirms the change of Name in favour of Shri Rajesh Jhamumal Kishnani for the total area admeasuring 1541.6/9 sq. yards.



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That abovesaid Shri Rajesh Jhamumal Kishnani gifted and transferred the aforesaid plot referred to as U. No. 249 to Shri Mukesh Jhamumal Kishnani vide Gift Deed registered before the Sub-Registrar and Sr. No. 315 dated 15.02.2007 for area admeasuring about 1541.6/9 square yards. And the said Shri Mukesh Jhamumal Kishnani endorsed his name in the property Card of the City Survey Office in respect of the said plot referred to as U. No. 249 and has been assigned the CTS No. 12203-A/1.

That Shri Mukesh Jhamumal Kishnani sold and transferred 50% undivided share of his abovesaid plot referred to as U. No. 249 admeasuring 771-6/9 sq. yards to Shri Inderlal Ramchand Gerela, vide Sale Deed registered before the Sub Registrar at Ulhasnagar under Sr. No.2668 dated 12.12.2007 and the abovesaid Shri Mukesh Jhamumal Kishnani also sold and transferred another 50% share of the said property adm 770 sq. yards to Shri Rameshlal Issardas Wadhvani under Sale Deed No.2669 dated 12.12.2007 registered in the Office of Sub Registrar Ulhasnagar. The letter from the office of the Sub Divisional Officer, Ulhasnagar Division having reference No. SDO/Plot/C-3/ME. No. 76/09 dated 28.08.2009 and SDO/Plot/C-3/ME. No. 75/09 dated 28.08.2009 reflects the transfer of the share to Shri Inderlal Ramchand Gerela for the area adm 771-6/9 sq. yards and to Shri Rameshlal Issardas Wadhvani for the area adm 770 sq. yards respectively.

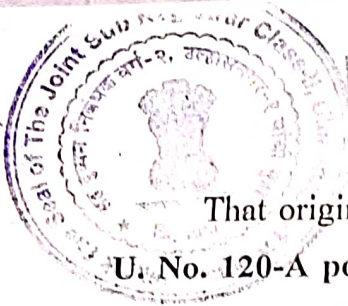
That abovesaid Shri Inderlal Ramchand Gerela and Shri Rameshlal Issardas Wadhvani sold and transferred their abovesaid property bearing U.No.249 CTS No. 12203-A/1 Sheet No.37/38 Ulhasnagar 3 adm 1541.6/9 sq. yards to Shri Surjitsingh B Ailsinghani and to Shri Srichand Rajaram Kukreja vide Sale Deed No.190/2010 registered in the Office of Sub Registrar Ulhasnagar on dated 12.1.2010 and thus both Shri Surjitsingh B Ailsinghani and Shri Srichand Rajaram Kukreja are having equal undivided shares in the said property each having 50% share.

That Shri Srichand Rajaram Kukreja sold and transferred his 50% undivided share in the abovesaid property unto his co-share holder/owner Shri Surjitsingh B. Ailsinghani vide Sale Deed No.1511 dated 28.7.2011 registered in the Office of Sub Registrar Ulhasnagar. And thus Shri Surjitsingh B. Ailsinghani has become the owner of the said property adm 1541.6/9 sq. yards as mentioned in Sr No. A hereinabove.



4/.....





उत्तर - १	
१५६०	२०२३
१२६	१५०



That originally the property mentioned at Sr No. (2) hereinabove bearing U. No. 120-A portion of Plot No. 99 CTS No. 12203-A/4, CTS No. 12203-A/5 Sheet No. 37, 38 situated near Dalda Depot, Ulhasnagar 3 adm 1723 sq. yards was acquired by Smt Sundribai Gokaldas and Smt Radhabai Naraindas from the Managing Officer and Asstt. Administrator Ulhasnagar Township vide CD No. Adm/C-3/Plot/CDR No-824 dated 7.11.1984 issued in their names on behalf of President of India under Rule 91(8) of Displaced Persons (Compensation & Rehabilitation) Rules 1955.

That the abovesaid Smt Sundribai Gokuldas transferred her share in the abovesaid property in favour of her Co-owner Smt Radhabai Naraindas and after the death of Smt Radhabai Naraindas her legal heirs Smt Sheela Raju Kishnani & Smt Parmeshwari Naraindas Kishnani inherited the abovesaid property from Smt Radhabai Naraindas and their name is reflected in the Change of name Letter issued from the Office of the Administrator, Ulhasnagar Township under reference No. Adm/C-3/plot/M.R.91 Dt. 17.07.1991.

That the abovesaid Smt Sheela Raju Kishnani and Smt Parmeshwari Naraindas Kishnani both sold and transferred area admeasuring about 546 sq. yards each of their abovesaid property viz portion of U. No. 120-A, CTS No. 12203-A/4, 12203-A/5 Sheet No. 37-38, Ulhasnagar - 3 to Shri Suresh Jhamumal Kishnani vide Sale Deed registered before the Sub Registrar at Ulhasnagar under Registration No. 3854 and 3855 dated 24.11.1997. The Letter from the Office of the Sub. Divisional Officer, Ulhasnagar Division under No. SDO/C-3/plot/ME.No.3/2003 dated 10/4/2003 and letter from Ulhasnagar Municipal Corporation under No. UMC TD:UNIT U4/51/ of 02 dated 18/01/2003 reflex the change of name made in the name of Shri Suresh Jhamumal Kishnani for area admeasuring 1092 sq. yards as per the aforementioned Sale Deeds.

That Shri Suresh Jhamumal Kishnani sold and transferred both the abovesaid properties each adm 546 sq. yards to Shri Inderlal Ramchand Gerela and Shri Rameshlal Issardas Wadhwani respectively vide Sale Deeds registered before the Sub Registrar at Ulhasnagar under Sr. No. 2666 and 2667 dated 12.12.2007. The letter from the Office of the Sub Divisional Officer, Ulhasnagar Division under No. SDO/Plot/C-3/ME. No. 73 dated 28.08.2009 and SDO/PLOT/C-3/ME No. 75 dated 28.08.2009 reflex the change of names made in the name of Shri Inderlal Ramchand Gerela and Shri Rameshlal Issardas Wadhwani respectively for area admeasuring 546 sq. yards each.



5/.....

That Shri Inderlal Ramchand Gerela and Shri Rameshlal Issardas Wadhvani sold and transferred their abovesaid property adm 1092 sq. yards jointly owned by them to Shri Surjitsingh B Ailsinghani and Shri Srichand Rajaram Kurkreja vide Sale Deed No. 190/2010 dt. 12.1.2010 registered in the Office of Sub Registrar Ulhasnagar. And thus both are having 50% undivided share each in the said property.

That Shri Srichand Rajaram Kurkreja sold his 50% undivided share of the abovesaid property adm 546 sq. yards to his co share holder/owner Shri Surjitsingh B Ailsinghani vide Sale Deed No.1519 dated 28.7.2011 registered in the Office of Sub Registrar Ulhasnagar and thus Shri Surjitsingh B Ailsinghani has become the owner of the abovesaid property mentioned at Sr. No. 2 hereinabove bearing portion No.120-A Sheet No.37, 38 Ulhasnagar 3 area adm 1092 sq. yards

That originally the property mentioned at Sr No. (2) hereinabove bearing land of U.No.131-A portion of plot No.99 CTS No.12203-A/2 Sheet No. 37-38 Ulhasnagar 3 adm 1643-3/9 sq. yards was acquired by Shri Srichand Hundraj vide Conveyance Deed No. Adm/C-3/Plot/CDR No. 823 dated 07.11.1984 issued in his name by the Managing Officer & Asstt. Administrator, "Ulhasnagar Township issued for and on behalf of the President of India under the provisions of Displaced Persons (Compensation & Rehabilitation) Rules 1955 area admeasuring about 1643.3/9 Sq. yards.

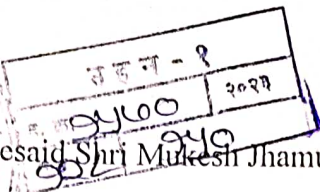
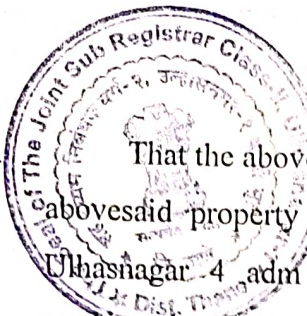
That Shri Srichand Hundraj sold and transferred the Plot bearing U. No. 131-A portion of Plot No. 99, CTS No.12203-A/2 Sheet No.37-38, Ulhasnagar 3 to Smt Maya Vishindas Keswani vide Sale deed registered before the Sub Registrar at Ulhasnagar at Sr. No. 2937 dated 13/4/1989 for the area admeasuring 1643.3/9 sq. yards equivalent to 1373.99 sq. metres.

That Smt Maya Vishindas Keswani sold and transferred the aforesaid plot to Shri Mukesh Jamumal Kishnani vide 2 (two) Sale Deeds registered before the Sub Registrar Ulhasnagar under Sr. No. 3856 & Sr. No. 3858 dated 24.11.1997 for area admeasuring 820 and 823 sq. yards respectively. The letter from the office of the sub Divisional Officer, Ulhasnagar Township under reference No. SDO/C-3/Plot/ME. No. 2/2003 dated 10/04/2003 reflects the Change of name for area admeasuring 1643.3/9 sq. yards made in the name of Shri Mukesh Jhamumal Kishnani.



6/.....

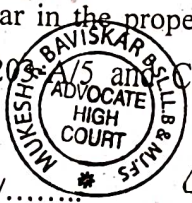
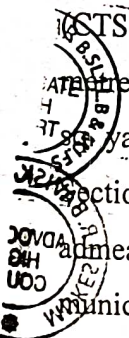




That the abovesaid Shri Mukesh Jhamumal Kishnani sold and transferred the abovesaid property bearing U. No.131-A CTS No.1.2203-A/2 Sheet No.37/38 Ulhasnagar 4 adm 1643.3/9 sq. yards equivalent to 1373.99 sq. metres as mentioned at Sr No. (3) hereinabove to Shri Surjitsingh B Ailsinghani and to Shri Srichand Rajaram Kukreja vide Sale Deed No.190/2010 dated 12.1.2010 registered in the Office of Sub Registrar Ulhasnagar. Thus both Shri Surjitsingh B Ailsinghani and to Shri Srichand Rajaram Kukreja became the joint owners of the abovesaid property both adm 50% undivided share each .

That Shri Srichand Rajaram Kukreja vide Conveyance Deed No. 1519/2011 dt. 28.7.2011 registered in the office of the Sub Registrar Ulhasnagar sold and transferred his 50% undivided share in the above said properties to his co-share holder Shri Surjitsingh B. Ailsinghani. And thus Shri Surjitsingh B Ailsinghani has become the absolute owner of the said property mentioned at Sr No. (3) hereinabove bearing land of U No. 131-A portion of Plot No. 99, CTS No.12203-A/2 Sheet No. 37/38 admeasuring 1643-3/9 sq. yards equivalent to 1373-99 sq. mtrs.

That accordingly the said Shri Surjitsingh B Ailsinghani has become the owner of entire abovesaid properties formerly known as "SONA MARBLES" situated on the land bearing (1) U. No. 249 (CTS No.12203-A/1) adm 1541-6/9 sq. yards equivalent to 1288.96 sq. metres (2) Land bearing Portion of U. No. 120 (CTS No. 12203-A/4 and 12203-A/5) adm 1092 sq. yards equivalent to 913.04 sq. metres and (3) Land bearing U. No. 131A (C.T.S. No. 12203-A/2) adm 1643.3/9 sq. yards equivalent to 1373.99 sq. metres being Plot No. 99 Sheet No. 37 & 38, Section 6A near Dalda Depot, Ulhasnagar 3 Dist Thane totally adm area admeasuring 4277 sq. yards equivalent to 3575.99 sq. mtrs duly assessed under Municipal Sr No. 27/0312) Property No. 27BI004664300 (Sr. No. 27/0313) Property No. 27BI00466400 (Sr. No. 27/0314) Property No. 27BI004664500 Taluka Ulhasnagar District Thane Sub District Registration Ulhasnagar District Registration Thane within limits of Ulhasnagar Municipal Corporation. Accordingly he has also got the said properties changed in his name in the office of Sub Divisional Officer Ulhasnagar vide change of name letter No. SDO/Plot/C-3/ME No.109/11, dated 18.1.2012. The said Shri Surjitsingh B Ailsinghani has also got his name mutated in the City survey office Ulhasnagar in the property cards bearing CTS No. 12203-A/1, CTS No. 12203-A/4, 12203-A/5 and CTS No.12203-A/2 vide mutation entry No. 374 dated 31.7.2013.



7/.....

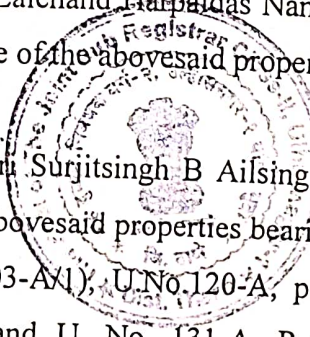
That out of the total area adm 4277 sq. yards i.e. 3575.99 sq. metres the  
abovesaid Shri Surjitsingh B Ailsinghani has sold 50% undivided share of his  
abovesaid property adm 2138.5 sq. yards equivalent to 1788.70 sq. metres unto (1)  
Shri Brijesh Ramesh Nandwani (2) Shri Ashish Narain Bajaj (3) Shri Prakash  
Ramratan Jain (4) Shri Pradeep Ramesh Nandwani (5) Shri Lalchand Harpaldas  
Nandwani and (6) Shri Sumit Sunil Chakrabarty vide Sale Deed No. 962/2014  
dated 26.5.2014 registered in the Office of Sub Registrar Ulhasnagar.

That Shri Sumit Sunil Chakrabarty vide Sale Deed No.331/2017 dated  
28.2.2017 sold and transferred his undivided share in the abovesaid property to his  
co-owner Shri Prakash Ramratan Jain and thus (1) Shri Brijesh Ramesh Nandwani  
(2) Shri Ashish Narain Bajaj (3) Shri Prakash Ramratan Jain (4) Shri Pradeep  
Ramesh Nandwani (5) Shri Lalchand Harpaldas Nandwani have become the 50%  
owners of the undivided share of the abovesaid property adm 2138.5 sq. yards.

That the abovesaid Shri Surjitsingh B Ailsinghani also sold his remaining  
50% undivided share of the abovesaid properties bearing (1) Portion of Plot No. 99  
U. No. 249 (CTS No. 12203-A/1), U.No.120-A, portion of Plot No. 99 CTS  
No.12203-A/4, 12203-A/5, and U. No. 131-A, Portion of Plot No. 99 CTS  
No.12203-A/2 Sheet No.37/38 formerly known as "Sona Marbles" situated near  
Dalda Depot Ulhasnagar 3 totally adm 2138.5 sq. yards equivalent to 1788.4 sq.  
metres sold and transferred the same to M/s Satguru Enterprises through its  
partners (1) Shri Haresh Gurdinomal Harisinghani, (2) Shri Kailash S/o  
Vadhyomal Jadhvani, (3) Shri Dharampal S/o Deepchand Vanjani, (4) Shri  
Elphand S/o Gangaram Lassi, (5) Shri Naraindas S/o Choithram Rajani, (6) Shri  
Raju S/o Manohar Goplani vide Sale Deed No 596/2018 dated 19.3.2018  
registered in the Office of the Sub Registrar Ulhasnagar.

That in view of the Sale Deed No. 962/2014 dated 26.5.2014 and view of the  
Sale Deed No. 331/2017 dated 28.2.2017 registered in the office of the Sub  
Registrar Ulhasnagar (1) Shri Brijesh Ramesh Nandwani (2) Shri Ashish Narain  
Bajaj (3) Shri Prakash Ramratan Jain (4) Shri Pradeep Ramesh Nandwani (5) Shri  
Lalchand Harpaldas Nandwani have become the 50% owners of the undivided  
share of the abovesaid property adm 2138.5 sq. yards.

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MUKESH  
B. BAVISKAR



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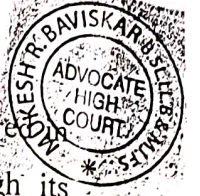


ADVOCATE  
HIGH  
COURT  
MUKESH R. BAVISKAR

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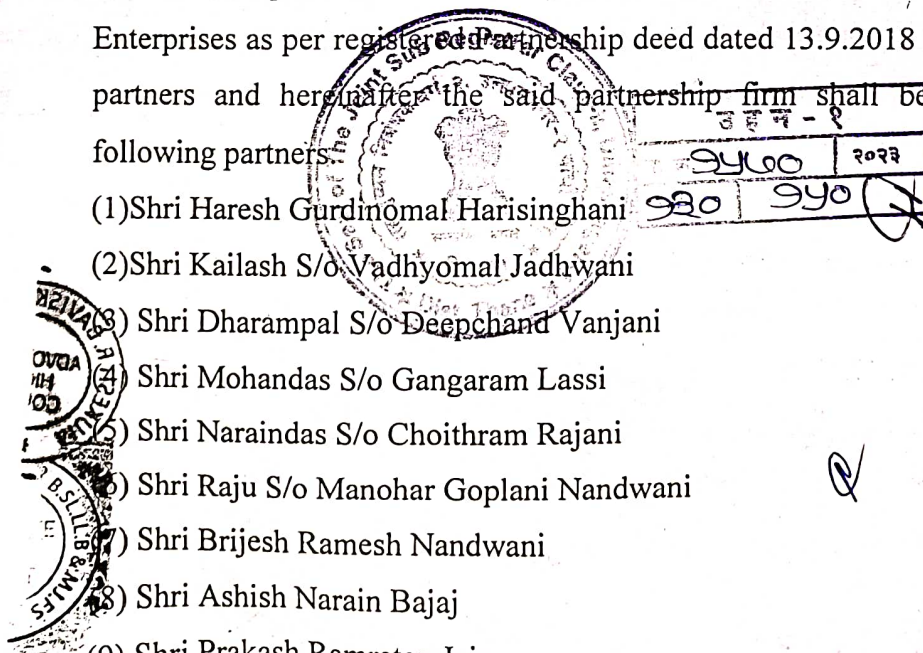


That in view of the Sale Deed No. 596/2018 dated 19.3.2018 registered in the Office of Sub Registrar Ulhasnagar M/s Satguru Enterprises through its partners (1) Shri Haresh Gurdinomal Harisinghani, (2) Shri Kailash S/o Vadhyomal Jadhvani (3) Shri Dharampal S/o Deepchand Vanjani (4) Shri Mohandas S/o Gangaram Lassi (5) Shri Naraindas S/o Choithram Rajani (6) Shri Raju S/o Manohar Goplani Nandwani have become the 50% owners of the undivided share of the abovesaid property adm 2138.5 sq. yards.

That M/s Satguru Enterprises a registered partnership firm through its partners (1) Shri Haresh Gurdinomal Harisinghani, (2) Shri Kailash S/o Vadhyomal Jadhvani (3) Shri Dharampal S/o Deepchand Vanjani (4) Shri Mohandas S/o Gangaram Lassi (5) Shri Naraindas S/o Choithram Rajani (6) Shri Raju S/o Manohar Goplani Nandwani commenced its business of partnership in the name and style of M/s Satguru Enterprises vide Partnership Deed dated 16.8.2017 executed amongst the said partners for the construction and development work. And are owners of the 50% undivided share of the abovesaid property.

That M/s. Satguru Enterprises in order to develop and construct their 50% undivided share of the abovesaid property alongwith adjoining owners of the remaining 50% portion of abovesaid property through negotiations and consent of each other admitted (1) Shri Brijesh Ramesh Nandwani (2) Shri Ashish Narain Bajaj (3) Shri Prakash Ramratan Jain (4) Shri Pradeep Ramesh Nandwani (5) Shri Lalchand Harpaldas Nandwani as partners in their said firm known as M/s Satguru Enterprises as per registered Partnership deed dated 13.9.2018 executed among the partners and hereafter the said partnership firm shall be consisting of the following partners:

- (1) Shri Haresh Gurdinomal Harisinghani
- (2) Shri Kailash S/o Vadhyomal Jadhvani
- (3) Shri Dharampal S/o Deepchand Vanjani
- (4) Shri Mohandas S/o Gangaram Lassi
- (5) Shri Naraindas S/o Choithram Rajani
- (6) Shri Raju S/o Manohar Goplani Nandwani
- (7) Shri Brijesh Ramesh Nandwani
- (8) Shri Ashish Narain Bajaj
- (9) Shri Prakash Ramratan Jain
- (10) Shri Pradeep Ramesh Nandwani
- (11) Shri Lalchand Harpaldas Nandwani.



That as such the 50% portion of the abovesaid property belonging to partners Nos 1 to 6 and 50% portions of the property belonging to partners Nos. 7 to 11 have been amalgamated which is totally adm 4277 sq. yards and the said property has become the property of the abovesaid firm consisting of partners mentioned in the Partnership Deed dated 13.9.2018 and the firm has accordingly become the lawful owner of the said property and having good and lawful title of the said property.

I have taken the search of the property bearing U.No.249 CTS No. 12203-A/1, U. No.120-A CTS No.12203-A/4 and 12203-A/5, U. No. 131-A CTS No.12203-A/2 Sheet No. 37/38 Ulhasnagar 3 through searcher Shri Narain K. Kukreja of Ulhasnagar 4 for the period from 1989 to 2018 and the search is taken as per the records available with the Office of the Sub-Registrar, Ulhasnagar which has been taken vide Search Receipt No. 4041/18 dated 16.11.2018 issued by the Office of the Sub Registrar Ulhasnagar for the sum of Rs.3000/- ( Rupees Three thousand only) The copy of the said search receipt is enclosed alongwith this Title Certificate.

19/11/2018

DETAILS OF SEARCH



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SR. NO.	YEAR	DESCRIPTION/DETAILS OF TRANSACTIONS
1.	1989	Sale Deed No. 2937/89 dated 13.4.1989 registered before the Sub Registrar Ulhasnagar Shri Srichand Hundraj sold and transferred his plot bearing U.No.131-A portion of Plot No.99 CTS No.12203-A/2 Sheet No. 37-38 Ulhasnagar 3 to Maya Vishindas Keswani for the area adm 1643-3/9 sq. yards.
	1990	NIL
	1991	Will dated 23.8.1991 bearing Regn No.5027 executed and bequeathed by Smt Gangabai Khushaldas for the property bearing U.No.249 CTS No.12203-A/1 Sheet No.37/38 Ulhasnagar 3 in favour of Shri Ramesh Vashumal Kishnani and Shri Pradeep Vashumal Kishnani.
4.	1992	NIL
5.	1993	NIL
6.	1994	NIL
7.	1995	NIL



*[Signature]*

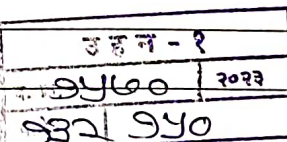
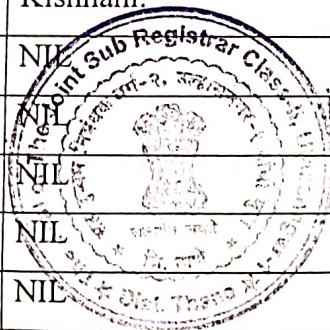
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8	1996	NIL
9.	1997	<p>1) Sale Deed No. 3854/97 dated 24.11.1997 and</p> <p>2) Sale Deed No. 3855/1997 dated 24.11.1997 registered before the Sub Registrar Ulhasnagar Smt Sheela Raju Kishnani and Smt Parmeshwari Naraindas Kishnani sold and transferred their property bearing U. No. 120-A, CTS No.12203-A/4, 12203-A/5 Sheet No.37-38 Ulhasnagar 3 each adm 546 sq. yards to Shri Suresh Jhamumal Kishnani.</p> <p>3) Sale Deed No. 3856/97 dated 24.11.1997 registered before the Sub Registrar Ulhasnagar Smt Maya Vishindas Keswani sold and transferred their plot bearing undivided portion of her property bearing U.No.131 Plot No.99 CTS No.12203-A/2 Sheet No.37-38 Ulhasnagar 3 adm 820 sq. yards to Shri Mukesh Jhamumal Kishnani.</p> <p>4) Sale Deed No. 3857/97 dated 24.11.1997 registered before the Sub Registrar Ulhasnagar Shri Ramesh Vashumal Kishnani &amp; Shri Pradeep Vashumal Kishnani sold and transferred their portion of the property bearing U. No. 249 Plot No.99 CTS No.12203-A/1 Sheet No. 37-38 Ulhasnagar 3 adm 770 sq. yards to Shri Rajesh Jhamumal Kishnani.</p> <p>5) Sale Deed No. 3858/97 dated 24.11.1997 registered before the Sub Registrar Ulhasnagar Smt Maya Vishindas Keswani sold and transferred her portion of plot bearing U. No. 131-A Plot No. 99 CTS No.12203-A/2 Sheet No.37-38 Ulhasnagar 3 adm 823 sq. yards to Shri Mukesh Jhamumal Kishnani.</p> <p>6) Sale Deed No. 3859/97 dated 24.11.1997 registered before the Sub Registrar Ulhasnagar Shri Ramesh Vashumal Kishnani &amp; Shri Pradeep Vashumal Kishnani sold and transferred their plot bearing U. No. 249 Plot No. 99 CTS No. 12203-A/1 Sheet No.37-38 Ulhasnagar 3 adm 771-6/9 sq. yards to Shri Rajesh Jhamumal Kishnani.</p>
10.	1998	NIL
11.	1999	NIL
12.	2000	NIL
13.	2001	NIL
14.	2002	NIL
15.	2003	NIL
16.	2004	NIL
17.	2005	NIL
18.	2006	NIL
19.	2007	1) Sale Deed No. 315/07 dated 15.2.2007 registered before the Sub Registrar Ulhasnagar Shri Rajesh Jhamumal Kishnani by



way of gift transferred his property bearing U. No.249 Plot No. 99 CTS No. 12203-A/1 Sheet No.37-38 Ulhasnagar 3 adm 1541-6/9 sq. yards to Shri Mukesh Jhamumal Kishnani.

2) Sale Deed No. 2666/07 dated 12.12.2007 registered before the Sub Registrar Ulhasnagar Shri Suresh Jhamumal Kishnani sold and transferred his property bearing U. No.120-A Plot No. 99 CTS No. 12203-A/4, 12203-A/5 Sheet No.37-38 Ulhasnagar 3 adm 546 sq. yards to Shri Inderlal Ramchand Gerela.

3) Sale Deed No. 2667/07 dated 12.12.2007 registered before the Sub Registrar Ulhasnagar Shri Suresh Jhamumal Kishnani sold and transferred his property bearing U. No. 120-A Plot No. 99 CTS No. 12203-A/4, 12203-A/5 Sheet No.37-38 Ulhasnagar 3 adm 546 sq. yards to Shri Rameshlal Issardas Wadhwani.

4) Sale Deed No. 2668/07 dated 12.12.2007 registered before the Sub Registrar Ulhasnagar Shri Mukesh Jhamumal Kishnani sold and transferred his portion of property bearing U. No. 249 Plot No. 99 CTS No. 12203-A/1 Sheet No.37-38 Ulhasnagar 3 adm 771-6/9 sq. yards to Shri Inderlal Rameshal Gerela.

5) Sale Deed No. 2669/07 dated 12.12.2007 registered before the Sub Registrar Ulhasnagar Shri Mukesh Jhamumal Kishnani sold and transferred his property bearing U. No. 249 Plot No. 99 CTS No. 12203-A/1 Sheet No.37-38 Ulhasnagar 3 adm 770 sq. yards to Shri Rameshlal Issardas Wadhvani.

20.	2008	NIL
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21.	2009	NIL
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<p>22 TETVAL VDA H CO W</p>	<p>2010</p> <p>Sale Deed No. 190/10 dated 12.1.2010, registered before the Sub Registrar Ulhasnagar. Shri Inderlal Ramchand Gerela and Shri Rameshlal Issardas Wadhvani sold and transferred their property (a) Property bearing U. No. 249, Plot No. 99 CTS No. 12203-A/1 Sheet No. 37-38 Ulhasnagar 3 adm 1541-6/9 sq. yards and (b) Property bearing U.No.120-A CTS No.12203-A/4 , 12203-A/5 Sheet No. 37, 38 Ulhasnagar 3 adm 1092 sq. yards to Shri Surjitsingh B Ailsinghani and Shri Srichand Rajaram Kukreja. And Shri Mukesh Jhamumal Kishnani sold and transferred his property bearing U.No.131-A, Plot No. 99 CTS No.12203-A/2 Sheet No. 37, 38 Ulhasnagar 3 adm 1643-3/9 sq. yards to Shri Surjitsingh B Ailsinghani and Shri Srichand Rajaram Kukreja. Thus both are owners of the total area adm 4277 sq. yards of the abovesaid properties as per the said Sale Deeds No.190/2010 in the ratio of 50% each.</p>
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23.	2011	Sale Deed No. 1519/11 dated 28.7.2011 registered before the Sub Registrar Ulhasnagar Shri Srichand Rajaram Kukreja sold and transferred his 50% undivided share in the property bearing U. No. 249 Plot No. 99 CTS No. 12203-A/1 Sheet No. 37-38 Ulhasnagar 3, Property bearing U.No.120-A CTS No.12203-A/4 , 12203-A/5 Sheet No. 37, 38 Ulhasnagar 3 and property bearing U. No.
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ADVOCATE  
HIGH COURT

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		131 Plot No. 99 CTS No. 12203-A/2 Sheet No.37-38 Ulhasnagar 3 totally adm 2138.5 sq. yards to Shri Surjitsingh B Ailsinghani.  And thus Shri Surjitsingh B Ailsinghani become the owner of abovesaid properties each adm 1541-6/9 sq. yards, 1092 sq. yards and 1643-2/9 sq. yards totally adm 4277 sq. yards equivalent to 3875.99 sq. metres.
24.	2012	NIL
25.	2013	NIL
26.	2014	Sale Deed No. 962/2014 dated 28.7.2014 registered before the Sub Registrar Ulhasnagar Shri Surjitsingh B Ailsinghani sold and transferred his 50% undivided share in the property bearing U. No. 249 Plot No. 99 CTS No. 12203-A/1 Sheet No. 37-38 Ulhasnagar 3, Property bearing U.No.120-A CTS No.12203-A/4, 12203-A/5 Sheet No. 37, 38 Ulhasnagar 3 and property bearing U. No. 131 Plot No. 99 CTS No. 12203-A/2 Sheet No.37-38 Ulhasnagar 3 totally adm 2138.5 sq. yards to Shri Brijesh Ramesh Nandwani 2) Shri Ashish Narain Bajaj 3) Shri Prakash Ramratan Jain 4) Shri Pradeep Ramesh Nandwani 5) Shri Lalchand Harpaldas Nandwani 6) Shri Sumit Sunil Chakrabarty.
27.	2015	NIL
28.	2016	NIL
29.	2017	Sale Deed No. 331/2017 dated 28.2.2017 registered before the Sub Registrar Ulhasnagar Shri Sumit Sunil Chakrabarty sold and transferred his respective undivided share ( as per Sale Deed No. 962/2014) in the property bearing U. No. 249 Plot No. 99 CTS No. 12203-A/1 Sheet No. 37-38 Ulhasnagar 3, Property bearing U.No.120-A CTS No.12203-A/4, 12203-A/5 Sheet No. 37, 38 Ulhasnagar 3 and property bearing U. No. 131 Plot No. 99 CTS No. 12203-A/2 Sheet No. 37-38 Ulhasnagar 3 out of total adm 2138.5 sq. yards to Shri Prakash Ramratan Jain.
30.	2018	Sale Deed No. 596/2018 dated 19.3.2018 registered before the Sub Registrar Ulhasnagar Shri Surjitsingh B Ailsinghani sold and transferred his 50 % remaining undivided share in the property bearing U. No. 249 Plot No. 99 CTS No. 12203-A/1 Sheet No. 37-38 Ulhasnagar 3, Property bearing U.No.120-A CTS No.12203-A/4, 12203-A/5 Sheet No. 37, 38 Ulhasnagar 3 and property bearing U. No. 131 Plot No. 99 CTS No. 12203-A/2 Sheet No. 37-38 Ulhasnagar 3 totally adm 2138.5 sq. yards to M/s Satguru Enterprises through partners (1)Shri Harish Gurdinomal Harisinghani (2)Shri Kailash S/o Vadhyom

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<p>100/100</p> <p>100/100</p>		<p>Jadhwani (3) Shri Dharampal S/o Deepchand Vanjani (4) Shri Mohandas S/o Gangaram Lassi (5) Shri Naraindas S/o Choithram Rajani (6) Shri Raju S/o Manohar Goplani Nandwani .</p>	<p>HIGH COURT</p> <p>53</p>
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From the search taken through Shri Narain K. Kukreja in respect of the abovesaid property for the period from 1989 to 2018 from the Office of the Sub-Registrar, Ulhasnagar I have not come across anything affecting the title of the said property bearing U. No. 249 CTS No. 12203-A/1, U. No.120-A CTS No.12203-A/4 and 12203-A/5 and U. No. 131-A CTS No.12203-A/2 Sheet No. 37/38 Ulhasnagar 3 totally adm 4277 sq. yards.

उत्तर - १	
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That I have pursued the documents of the abovesaid properties which have been produced before me by M/s Satguru Enterprises through one of their partners Shri Haresh G Harisinghani who has sworn before me on solemn affirmation that M/s Satguru Enterprises ( Registered partnership firm) through its partners are absolute owners of the abovesaid properties and they are having good and lawful title of the said properties which are free from all sort of encumbrances, liens and charges etc.

That on pursuing the abovementioned documents and on perusal of the records available in the Office of the Sub-Registrar, Ulhasnagar I have come to the conclusion that M/s Satguru Enterprises ( a registered partnership firm) through its partners (1) Shri Haresh Gurdinomal Harisinghani, (2)Shri Kailash S/o Vadhyomal Jadhwani, (3) Shri Dharampal S/o Deepchand Vanjani, (4) Shri Mohandas S/o Gangaram Lassi, (5) Shri Naraindas S/o Choithram Rajani, (6) Shri Raju S/o Manohar Goplani (7) Shri Brijesh Ramesh Nandwani (8) Shri Ashsih Narain Bajaj (9) Shri Prakash Ramratan Jain (10) Shri Pradeep Ramesh Nandwani and (11) Shri Lalchand Harpaldas Nandwani, are holding good and lawful title of the properties bearing U.No.249 CTS No. 12203-A/1, U. No.120-A CTS No.12203-A/4 and 12203-A/5 and U. No. 131-A CTS No. 12203-A/2 Sheet No. 37/38 Ulhasnagar 3 totally adm 4277 sq. yards equivalent to 3575.99

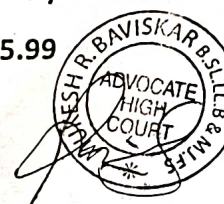


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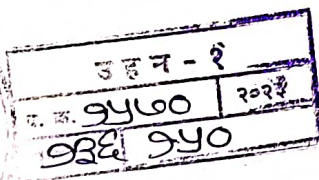


sq. mtrs assessed under Municipal (Sr No. 27/0312) Property No. 27BI004664300 (Sr. No. 27/0313) Property No. 27BI00466400 (Sr. No. 27/0314) Property No. 27BI004664500 within the limits of Ulhasnagar Municipal Corporation and they are holding clear and marketable title in respect of the said properties which are free from all sort of encumbrances, liens, and charges etc.

GIVEN UNDER MY SEAL AND SIGNATURE ON THIS 22nd DAY OF NOVEMBER 2018.



Adv. MUKESH R. BAVISKAR  
Off. Add: Parbudha Nagar,  
Nr. Chopda Court, Ulhasnagar-3.





उद्देश - १  
क्र. १५६० / २०२३  
१५६ / १५०

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

BRIJESH R NANDWANI  
R H NANDWANI  
23/04/1973  
Permanent Account Number  
ACEPN9534E

*[Signature]*

भारत सरकार  
GOVERNMENT OF INDIA

ब्रिजेश रमेशकुमार नंदवानी  
Brijesh Rameshkumar Nandwani  
जन्म वर्ष / Year of Birth : 1973  
पुरुष / Male

7206 6734 7121

आधार - सामान्य माणसाचा अधिकार

*[Signature]*

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ABEPH8090A

नाम / NAME  
HARESH GURDINOMAL  
HARISINGHANI

पिता का नाम / FATHER'S NAME  
GURDINOMAL LACHMANDAS  
HARISINGHANI

जन्म तिथि / DATE OF BIRTH  
14-01-1983

हस्ताक्षर / SIGNATURE  
*[Signature]*

आयकर कर्मचारी (कंप्यूटर सेग)  
Commissioner of Income-tax (Computer Operations)

भारत सरकार  
Government of India

हरीश गुरदीनोमल हरिसिंघानी  
Hareesh Gurdinomal Hansinghani  
जन्म वर्ष / Year of Birth : 1982  
पुरुष / Male

7614 3584 9981

आधार - सामान्य माणसाचा अधिकार

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वृत्त - १
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आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
	स्थायी लेखा संख्या कार्ड Permanent Account Number Card	
नाम / Name SATGURU ENTERPRISES	ADLFS9267R	
निगमन / गठन की तारीख Date of Incorporation / Formation 16/08/2017		27082017

*[Signature]*

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*[Signature]*



भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदणी क्रमांक:/Enrolment No.: 2189/33946/00641

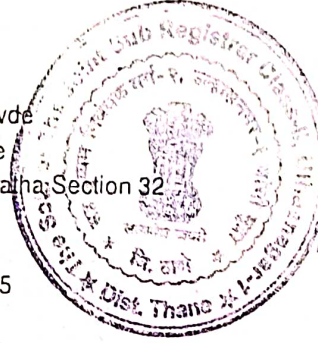
To

शारदा अंकुश गावडे  
Sharda Ankush Gawde  
W/O Ankush Gawde  
Walmiki Nagar, Maratha Section 32  
Station Road  
Ulhasnagar  
Near Barrek No.1325  
Ulhasnagar  
Thane Ulhasnagar-4  
Maharashtra - 421004  
8691000712

Download Date: 01/08/2017  
Generation Date: 11/07/2017

Signature valid

Digitally signed by  
Sharda Ankush Gawde  
DN: cn=Sharda Ankush Gawde,  
o=UIDAI, ou=Ministry of Home Affairs,  
c=IN



वर्क - १
९५६० २०२३
९३६ ९५०

आपला आधार क्रमांक / Your Aadhaar No. :

6095 6934 6596

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



शारदा अंकुश गावडे  
Sharda Ankush Gawde  
जन्म तारीख/DOB: 24/04/1975  
महिला / FEMALE

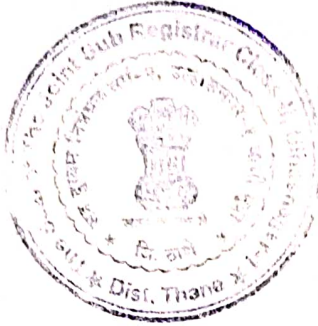


6095 6934 6596

माझे आधार, माझी ओळख

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उप-१	
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९८०	९५०

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AHBPC7613H

नाम / Name-

SHARDA ANKUSH GAWDE

पिता का नाम / Father's Name

GOVIND NAMDEV CHOUDHARI

जन्म की तारीख / Date of Birth

24/04/1975

हस्ताक्षर / Signature



01092017

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

GURUCHARAN M MULCHANDANI  
MANOHARLAL KUNDANDAS  
MULCHANDANI

29/11/1992  
Permanent Account Number  
BIKPM7719R

Signature

भारत सरकार  
Government of India

Issue Date: 21/12/2012

Gurucharan Manoharlal Mulchandani  
DOB: 29/11/1922  
Male

7442 5826 1883

मेरा आधार, मेरी पहचान

377-8

9400 / 2023

579 / 950

भारतीय विभिन्न पहचान प्राधिकरण  
Unique Identification Authority of India

Print Date: 03/08/2022

Address: 102, KRISHNA PALACE, OT  
SECTION, ULHASNAGAR-3, Ulhasnagar,  
Thane, Maharashtra, 421002

7442 5826 1883

1947 help@uidai.gov.in www.uidai.gov.in



भारत सरकार  
Government of India

अमरलाल पीतमदास धनवाणी  
Amarlal Prilamdas Dhanwanani  
जन्म तिथि / DOB : 12/02/1972  
पुरुष / Male

7521 1809 6220

आधार - आम आदमी का अधिकार

भारत सरकार  
Government of India

मनोहरलाल कुन्ददास मूलचंदानी  
Manoharlal Kundandas Mulchandani  
जन्म तिथि/DOB: 26/03/1969  
पुल्ल / MALE

3738 5727 0988  
VID : 9161 6697 9714 9286

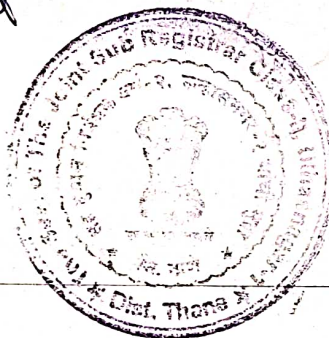
माझे आधार, माझी ओळख

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*Am*

*Manish*

*Manish*



उत्तर - १  
९५६०० / १०२३  
५७२ ९५०

भारत सरकार  
Unique Identification Authority of India

पता:  
फ्लॅट नं. १०२ प्रिताम  
अपार्टमेंट, ओप. भटिया  
हॉस्पिटल, उल्हासनगर,  
उल्हासनगर-५, ठाणे, महाराष्ट्र,  
४२१००५

Address:  
FLAT NO. 102 PRITAM  
APARTMENT, OPP. BHATIA  
HOSPITAL, Ulhasnagar,  
Ulhasnagar-5, Thane,  
Maharashtra, 421005

7521 1809 6220

help@uidai.gov.in www.uidai.gov.in

भारत सरकार  
Unique Identification Authority of India

पता:  
१०२, कृष्णा पैलेस, बी. के. नंबर. १०९३ रुम नंबर. १९,  
रोमी अपार्टमेंट सेक्टर, ओ. टी. सेक्शन, उल्हासनगर- ३,  
उल्हासनगर, ठाणे,  
महाराष्ट्र - ४२१००२

Address:  
102, KRISHNA PALACE, BK. NO. 1093  
ROOM NO. 19, OPP ROMY APARTMENT,  
O. T. SECTION, ULHASNAGAR- 3,  
Ulhasnagar, Thane,  
Maharashtra - 421002

3738 5727 0988  
VID : 9161 6697 9714 9286

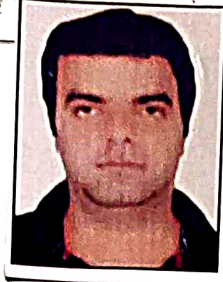
1047 | help@uidai.gov.in | www.uidai.gov.in

-: घोषणापत्र :-

शासननिर्णय क्रमांकप्रसुधा १६१४/३४७/प्र.क.१७/१८ अ, दिनांक ०३ मार्च २०१७

प्रपत्र - ब

स्वयं साक्षात्कनासाठी स्वयं घोषणापत्र, (Self Declaration)



पोर्टसाईडफोटो



मी, लिहून देणारे मे. सतरा रु. डेटा प्रत्यक्ष तर्फे शाहीनगर ७ वी वार्ड-३  
होलीसिटीमधील ७ बिजेन ओर. नंदगानी दावे शा. क्र. २ नं. १६, डाक  
डेपो जवळ, मोना मार्बल, उदयनगर-३  
आधारक्रमांक असल्यास ADFS ७६२७ R

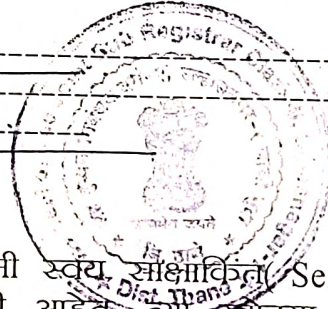
मी, लिहून देणारे रु. रु. रु. मनेरुतल मुलचंदानी वर- ७७-४  
नोपरी २०-१०२, विलास टॉवर, ओ. टी. सेक्शन, उदयनगर-३

आधारक्रमांक असल्यास ७७२२ ५८२६ १८३

मी, मान्यता देणारे

रा.

आधारक्रमांक असल्यास



७५७०	२०२३
७५३	७५०

याद्वारे घोषित करतो की, मी स्वयं साक्षात्कृत (Self Attested) केलेल्या  
प्रति या मूळ कागदाच्या सत्य प्रती आहेत. त्या खात्या असल्याचे आढळून  
आल्यास, भारतीय दंडसंहिता आणि महाराष्ट्र नोंदणी अधिनियम १९०८ किंवा संबंधीत  
कायद्यानुसार माझ्या वर खटला भरला जाईल व त्यानुसार मी शिक्षेस पात्र राहीन  
यांची मला संपूर्ण जाणीव आहे.

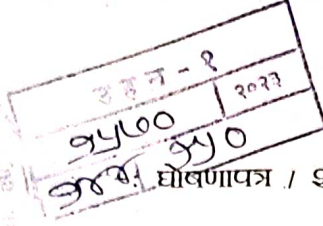
दि ० - १६/४/२३

लि. देणारसही १.

लि. घेणारसही २.

मी, मान्यता देणारे





मी, आम्ही, खातीलसहीकरणामा, नोंदणी महानिरीक्षक व मुद्रांकनियंत्रक मराठे, पुणे यांचे दिनांक ३०/११/२०१३ रोजीचे परिपत्रक वाचून असे घोषित करतो की, नोंदणी साठी सादर केलेल्या दस्तऐवजा मधील मिळकत ही फसवणूकी व्हावे अथवा दुबार विक्री होत नाही. दस्तातील लिहून देणार / कुलमुखत्यार धारक हे खरे असून यांची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम खादारीसाठी घेऊन आले आहे.

स्तर नोंदणीचा दस्तऐवज निष्पादीत करताना नोंदणी प्रक्रियेवर आगत्या जबाबदारीने मी / आम्ही दस्तातील मिळकतीचे मालक / वारस हक्कदार / कब्जेदार हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यार धारक (P.A Holder) लिहून देणारह्यात आहे व फक्त कुलमुखत्यार अद्यापही अस्तित्वात आहे व ते आजपर्यंत रद्द झालेले नाही व मिळकतीतील इतर हक्क, कर्जे, बँक, बोजे शासनबोजे व कुलमुखत्यार धारकांनी केलेल्या व्यवहाराचा अधीन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारासमक्ष निष्पादीत केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरककागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणाबाबत कोणत्याहीमा न्यायालय / शासकीय कार्यालयांची मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बांधित होत नाही यांची मी / आम्ही खात्री देत आहोत.

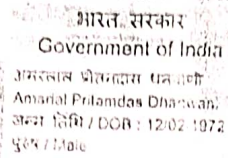
नोंदणी नियम १९६१ चे नियम ४४ व वेळो वेळी न्यायालयाने उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक कुलमुखत्यार धारक यांची मालकी व दस्तऐवजाची वैधता तपासने हे नोंदणी अधिकारी यांची जबाबदारी नाही यांची आम्हास पूर्ण पणे जाणीव आहे.

स्थावर मिळकती विषयी सध्या होत असलेली फसवणूक / बनावटीकरण / संगनमत व त्या अनुषंगाने पोलिसस्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजामधील मिळकती विषयी होऊन ये म्हणून नोंदणी अधिनियम १९०८ चे कलम ६२ नुसार मी / आम्ही व्यवहारात मूद्रांक शुल्क किंवा नोंदणी फी कमी लावली, बुडवली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा ओळख देणारे जबाबदार राहणार असल्याची आम्हास पूर्ण कल्पना आहे.

त्यामुळे मी / आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात कायदयानुसार कोणतेही गुन्हे घडल्यास मी / आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंडसंहिता १८६० मधील नमूद असलेल्या ७ वर्षांचा शिक्षेस आम्ही पात्र राहणार आहोत याची मला / आम्हाल पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणा पत्र / शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

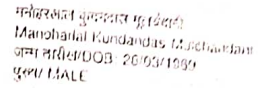
लिहून देणार

लिहून घेणार



7521 1809 6220

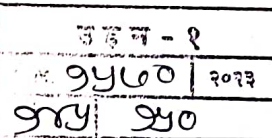
**आधार - आम आदमी का अधिकार**



3738 5727 0988

VID : 9161 6697 9714 9286

VID : 9161 6697 9714 9286  
 ११११ ११११, ११११ ११११



Unique Identification Authority of India

Address:  
FLAT NO 102 PRITAM  
APARTMENT, OPP BHATIA  
HOSPITAL, Uthasnagar,  
Uthasnagar-5, Thane,  
Maharashtra, 421005

7521 1809 6220

http://www.uz.gov.uz

www.vidai.gov.in

Unique Identification Authority of India

पता:  
102, जवाहर नगर, पी. ए. नगर, 1093 राज नगर, 10,  
राजीव गांधी नगर, अ. पी. सी. रोड, लखनऊ-2,  
उत्तरप्रदेश, भारत  
फोन: 421100

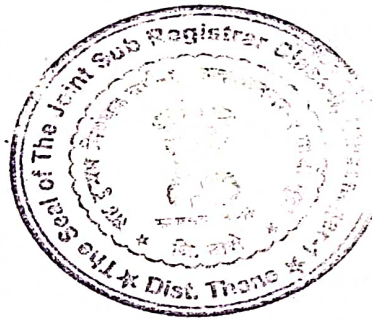
Address:  
102, KRISHNA PALACE, BK. NO. 1003  
ROOM NO. 13, OPP ROMY APARTMENT,  
O. T. SECTION, ULHASHAGAR-3,  
Ulhashagar, Thane  
Maharashtra - 421002

3738 5727 0988

VID : 9161 6697 9714 9285

help@uidai.gov.in |  www.uidai.gov.in





उप न - १	
९५६०	२०२३
९४६	९५०

77/1570

बुधवार, 19 एप्रिल 2023 11:45 म.पू.

दस्त गोपवारा भाग-1

उहान 1

दस्त क्रमांक: 1570/2023

दस्त क्रमांक: उहान 1 /1570/2023

वाजारा मूल्य: रु. 48,99,000/-

मोबदला: रु. 58,00,000/-

भगलेले मुद्रांक शुल्क: रु.3,48,000/-

द. नि. सह. द. नि. उहान 1 यांचे कार्यालयात

अ. क्र. 1570 तर दि. 19-04-2023

गेजी 11:36 म.पू. वा. हजर केला.

पावती: 2179

पावती दिनांक: 19/04/2023

मादरकरणाराचे नाव: गुरुचरण मनोहरलाल मुलचंदानी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3000.00

पृष्ठांची संख्या: 150

एकूण: 33000.00

दस्त हजर करणाऱ्याची सही:

सह दस्तान निबंधक वर्ग-२  
Sub Registrar Unhasnagar  
उल्हासनगर क्र. ९सह दस्तान निबंधक वर्ग-२  
Sub Registrar Unhasnagar  
उल्हासनगर क्र. ९

दस्ताचा प्रकार: करगनामा

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

शिक्का क्र. 1 19 / 04 / 2023 11 : 36 : 13 AM ची वेळ: (सादरीकरण)

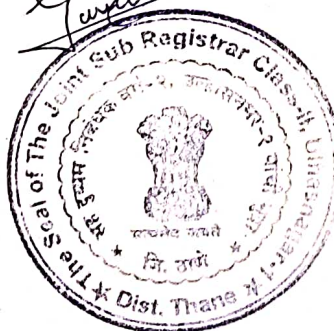
शिक्का क्र. 2 19 / 04 / 2023 11 : 37 : 48 AM ची वेळ: (फी)

## प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस आखल गेला आहे. इत्यामधील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्तांची सत्यता, वैधता, कायदेशीर बाबीसाठी खालील निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन/केंद्रशासन यांच्या कोणत्याही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

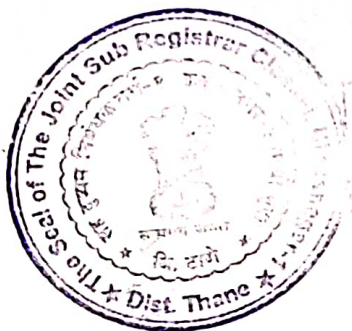
लिहून घेणार सही

लिहून देणार सही



उहान - १	
र. क्र. ३५००	२०२३
३५००	३५०





पत्र - १	
१५००	२०२३
१४७	१५०

19/04/2023 11 48:48 AM

दस्त क्रमांक :उहेन1/1570/2023

दस्ताचा प्रकार :-करारनामा

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव:मेमर्म मतगुण पंटरप्राइजेम तर्फे भागीदार 1. श्री हंश गुरदिनीमन इरीमिपानी 2. श्री.ब्रीजेश रमेश नंदवानी यांचे तर्फे कवुली जबाबा करिता कु.गु. म्हणून गौ. शारदा अंकुश गावडे पत्ता:प्लॉट नं: वरक न.1325 जवळ, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: बाळ्मिकी नगर, मगठा मेक्शन-32, रोड नं: स्टेशन रोड, उल्हासनगर 4, महाराष्ट्र, ठाणे. पिन नंबर:ADLFS9267R
  - 2 नाव:गुरुचरण मनोहरलाल मुलचंदानी पत्ता:प्लॉट नं: फ्लॅट न.102, माळा नं: -, इमारतीचे नाव: कृष्णा पॅलेस, ब्लॉक नं: ओ.टी.मेक्शन, रोड नं: उल्हासनगर-3, महाराष्ट्र, ठाणे. पिन नंबर:BIKPM7719R

पक्षकाराचा प्रकार

लिहून देणार

वय :-47

स्वाक्षरी:-

*[Signature]*

छायाचित्र



अंगठ्याचा ठसा



लिहून घेणार

वय :-31

स्वाक्षरी:-

*[Signature]*



वरिल दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात. शिक्का क्र.3 ची वेळ:19 / 04 / 2023 11 : 39 : 21 AM

ओळख:-

खालील इमम असे निवेदीन करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

- अनु क्र. पक्षकाराचे नाव व पत्ता
- 1 नाव:अमरलाल प्रीतमदाम धनवानी वय:51 पत्ता:फ्लॅट नं.102, प्रीतम अपार्टमेंट, भाटिया हॉस्पिटल समोर, उल्हासनगर-5 पिन कोड:421005 स्वाक्षरी
  - 2 नाव:मनोहरलाल कुंदनदाम मुलचंदानी वय:54 पत्ता:फ्लॅट न.102, कृष्णा पॅलेस, ओ.टी.मेक्शन, उल्हासनगर-3 पिन कोड:421003 स्वाक्षरी

छायाचित्र



अंगठ्याचा ठसा



शिक्का क्र.4 ची वेळ:19 / 04 / 2023 11 : 40 : 09 AM

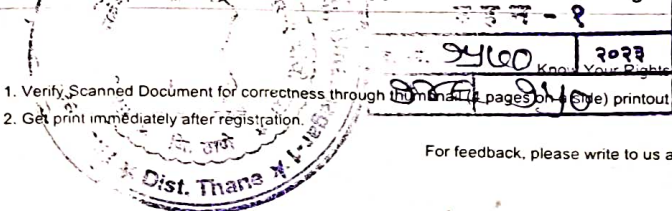
शिक्का क्र.5 ची वेळ:19 / 04 / 2023 11 : 40 : 18 AM नोंदणी पुस्तक 1 मध्ये

सहस्रपुस्तक नोंदणी - 2  
उल्हासनगर क्र. 9

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Gurucharan M Mulchandani	eChallan	00040572023041576125	MH000640142202324E	348000.00	SD	0000424334202324	19/04/2023
2	Gurucharan M Mulchandani	eChallan		MH000640142202324E	30000	RF	0000424334202324	19/04/2023
3				1504202300590	1000	RF	1504202300590D	19/04/2023
4				1504202300573	2000	RF	1504202300573D	19/04/2023

[SD: Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]



For feedback, please write to us at feedback.isarita@gmail.com

1570 /2023





उत्तर - १	
स. क्र. ९५७०	२०२३
९५० / ९५०	

प्रमाणित करण्यात येत की या  
दस्तावेज मध्ये एकूण ९५०....पाने आहेत

सहसुयम निबन्धक वर्ग - २,  
उल्हासनगर क्र. ९

पुस्तक क्रमांक १-२  
९५७० ..... क्रमांकावर नोंदला.  
दिनांक १९-४-२०२३

सहसुयम निबन्धक वर्ग  
उल्हासनगर क्र. ५