



Tuesday, November 02, 2010
3:41:11 PM

Original
नोंदणी 39 न.
Page. 88 M

पावती

पावती क्र.: 9175

दिनांक 02/11/2010

गावाचे नाव नवघर

दस्तऐवजाचा अनुक्रमांक

दस्ता ऐवजाचा प्रकार



सादर करणाराचे नाव: मे. गुजरात निवडणूक आयोग, गुजरात के. द्विपदी - -

नोंदणी फी

:- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

:- 840.00

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

30840.00

एकूण रु.

आपणास हा दस्त अंदाजे 3:55PM ह्या वेळेस मिळेल

[Signature]
दुय्यम निबंधक
सह दु.नि.ठाणे 7

बाजार मूल्य: 2974500 रु. मोबदला: 1500000 रु.

भरलेले मुद्रांक शुल्क: 210700 रु. सह दुय्यम निबंधक वर्ग. ७

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;
बँकेचे नाव व पत्ता: दि रामराय विहल को.ऑफ-बँक लि- बोरिवली;
डीडी/घनाकर्ष क्रमांक: 022172; रक्कम: 30000 रु.; दिनांक: 02/11/2010

ठाणे क्र. ७

[Handwritten signature]

SHRI RAMAKANT BABURAO PATIL, (2) SHRI
VISHNU BABURAO PATIL, (3) SHRI SATISH
BABURAO PATIL, Vendors No.1 to 3 For Self & as
Constituted Attorney to: (4a) SMT. BHANUBAI
ANANT PATIL, (4b) MRS. PRASANNA NANAKSHOR
RAUT, all adults, Indian inhabitants, residents of
Village Goddev, Bhayander (E), District Thane,
hereinafter called as "THE VENDORS" (which
expression shall unless it be repugnant to the
context or meaning thereof be deemed to mean and
include their heirs, executors, administrators and
assigns) of the ONE PART:

AND

ट.न.न.-७
दस्तावेज क्रमांक २९०६/२०१०
२ / ०२

M/s. GUJARAT REALTORS, a partnership firm duly
registered under the provisions of Indian
Partnership Act, 1948, having their registered office
at 001/002, Ground Floor, Gopal Darshan Bldg.,
Phase II, Bhayander (E), Thane 401105, through its
partners: (1) SHRI GOPALJI K. DWIVEDI and (2)
hereinafter called as
the "THE PURCHASERS" (which expression shall

BABURAO PATIL, SHRI RAMAKANT BABURAO PATIL, SHRI VISHNU BABURAO PATIL, SHRI SATISH BABURAO PATIL, Late SHRI ANANT BABURAO PATIL (since deceased) by his widow SMT. BHANUBAI ANANT PATIL, and married daughter MRS. PRASANNA NANDKISHOR RAUT and 3 Married Daughters, namely; SMT. LILAWATI VASANT BHOIR, SMT. MALATI PRABHAKAR PATIL, LATE SMT. YESUBAI SHANTARAM THAKUR (since deceased, through her sons) (i) SHRI NARESH SHANTARAM THAKUR, (ii) SHRI SUNIL SHANTARAM THAKUR, (iii) SHRI BHUSHAN SHANTARAM THAKUR.

ट.न.न.-७	
दस्ता क्रमांक	९७७ / २०१०
४	४२

ii. SHRI CHANDRAKANT BABURAO PATIL, LILAWATI, MALATI and the heirs of Late YESUBAI had collectively 4/8th share in the said property which they have already sold, assigned and transferred to the Purchasers above named by separate Conveyances executed by them at different times.

Signature

Signature

Signature
SPatil

the Purchasers, they the Vendors do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof, the Vendors and each of them doth hereby acquit, release and discharge the Purchasers for ever; THEY THE VENDORS and each of them doth

hereby grant, convey, transfer and assure unto the Purchasers for ever all that and area measuring

390 sq. Meters 4/8th share out of piece or parcel of lands bearing Old Survey No. 22, corresponding

New Survey No. 29, Hissa No. 3, admeasuring

guntha, i.e. 780 sq. Meters, equivalent to 932.88

sq. Yards, of Village NAVGHAR, Taluka & District

Thane, lying, being and situate at Bhayander (E),

Registration sub District at Thane, as more

particularly described in the schedule hereunder

written and also TOGETHER WITH all and singular

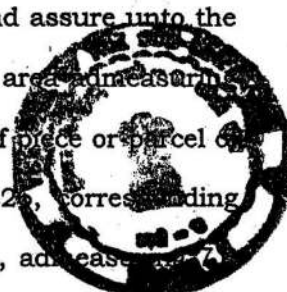
the houses, out-houses, edifices, trees, shrubs,

drainages, ways, paths, passages, commons, gules

walls, waters, water-courses, plants, lights,

liberties, rights, privileges, easements, profits and

appurtenances whatsoever to the said land,



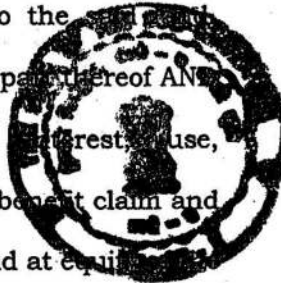
all and singular
9300 12020
commons, gules

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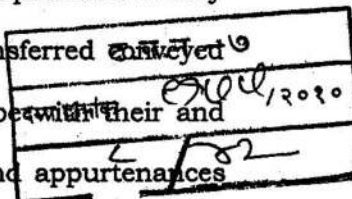
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hereditaments and premises or any part thereof
belonging to or in anywise appertaining to or
usually held, used, enjoyed or occupied therewith
or reputed to belong or to be appurtenance thereto
AND ALSO TOGETHER WITH all the deeds,
documents, writings, vouchers, papers and other
evidences of title of or relating to the said land
hereditments and premises or any part thereof AND
ALL the estate, right, title, interest, use,
inheritance, property, possession, benefit claim and
demand whatsoever both at law and at equity



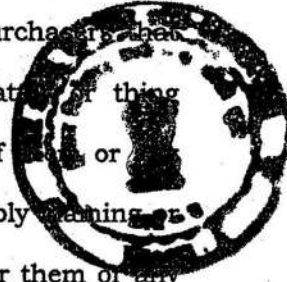
Vendor into, out of, or upon the said land,
hereditments and premises or any part thereof (all
which are hereinafter for brevity's sake collectively
referred to as "The said Premises") TO HAVE AND
TO HOLD all and singular the said premises hereby
granted, released, confirmed, transferred ~~conveyed~~
and assured or expressed so to be with their and
every or their rights, members and appurtenances
unto and to the use and benefit of the Purchasers
for ever absolutely subject however to the payment
of all rents, rates, taxes, assessments, dues and



Signature

Thurday
2001

duties now chargeable upon the same or which may hereafter become payable to the Government of Maharashtra the Municipal Corporation of Mira Bhayander or any other public Body or local authority in respect thereof AND THE VENDORS HERETO and each of them doth hereby for themselves or their respective heirs executors and administrators covenant with the Purchaser that notwithstanding any act, deeds, matter or thing whatsoever by the Vendors or any of them or person or persons lawfully or equitably claiming to claim by from under or in trust for them or any of them made, done committed omitted or knowingly or willingly suffered to the contrary they the Vendors now hath in themselves good right full power and absolute authority to grant, sell, release covey transfer and assure the said property hereby granted conveyed sold released transferred and assured or intended or expressed so to be unto and to the use and benefit of the purchasers for ever in the manner aforesaid and that it shall be lawful for



2.4.4.-6
12090
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the Purchasers from time to time and at all times

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aforesaid as shall or may be reasonably required by the Purchasers, their heirs, executors, administrators and assigns or their counsel-in-law and they the Vendors do and each of them doth hereby further covenant with the Purchasers that they the Vendors have not at any time done, or executed or been party or privy to any act, deeds, matter or things whereby or by reason or means whereof they are prevented from granting, selling, conveying, confirming, transferring and assigning the said property or any part or portion thereof in the manner aforesaid.



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

respective hands
2500
12020
92 / 82

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT an area admeasuring 330.5 Sq. Meters i.e. 4/8th share out of pieces and parcels of lands property bearing Old Survey No. 226, corresponding New Survey No. 29, Hissa No. 3,

Shamir

Shamir
Shamir

Shamir

admeasuring 7.8 guntha, i.e. 780 sq. Meters,
equivalent to 932.88 sq. Yards, of Village
NAVGHAR, Taluka & District Thane, lying, being
and situate at Bhayander (E), Registration sub
District at Thane, as delineated on the plan
attached herewith and surrounded in red colour
boundary line and bounded as follows:

On or towards the East: By Survey No.

On or towards the West: By Survey No.

On or towards the North: By Survey No.

On or towards the South: By Survey No.

SIGNED SEALED & DELIVERED)

By the within named "VENDORS")

1) SHRI RAMAKANT BABURAO PATIL)



[Handwritten signature of Shri Ramakant Baburao Patil]

2) SHRI VISHNU BABURAO PATIL)



[Handwritten signature of Shri Vishnu Baburao Patil]

3) SHRI SATISH BABURAO PATIL)



Vendors No.1 to 3)

For Self & as Constituted Attorney to:)

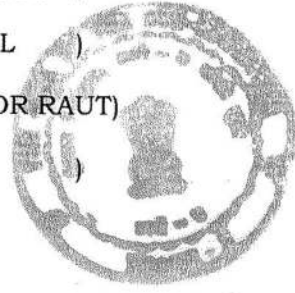
4a) SMT. BHANUBAI ANANT PATIL)

4b) MRS. PRASANNA NANDKISHOR RAUT)

In the presence of)

17

[Handwritten signature]



2) Premchand

SIGEND SEALED & DELIVERED)

By the within named "PURCHASERS")

M/s. GUJARAT REALTORS)

Through its partners:)

1) SHRI GOPALJI K. DWIVEDI)



1)

[Handwritten signature]

[Handwritten signature]

2) Premchand

[Handwritten signatures and notes]

In the presence of

प.स.न.-७
दस्तावेज क्रमांक २७५५ / २०१०
१४ / १२


RECEIPT

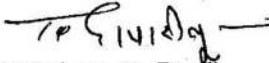
RECEIVED the day and the year first hereinabove written of and from the within named Purchasers the said sum of ₹ 5,00,000/- by cash and a sum of ₹ 10,00,000/- by Cheques being the total amount of ₹ 15,00,000/- (Rupees Fifteen Lacs. Only) within mentioned in following manner.

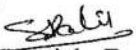
WE SAY RECEIVED

₹ 15,00,000/-

Sr. No.	Bank Branch at Borivli (E)	In favour of	Cheque No.	Date	Amount
1	S. V. C.	RAMAKANT B. PATIL	434527	2-11-10	3,00,000/-
2	S. V. C.	VISHNU B. PATIL	434528	1	2,00,000/-
3	S. V. C.	SATISH B. PATIL	434529	1	5,00,000/-
			TOTAL		10,00,000/-


(Shri Ramakant B. Patil)


(Shri Vishnu B. Patil)


(Shri Satish B. Patil) All for Self & as Constituted


Attorney to:

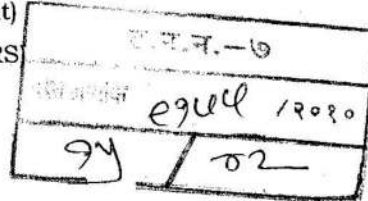
(Smt. Bhanubai Anant Patil)

(Mrs. Prasanna Nandkishor Raut)

(VENDORS)

Witnesses:

1. 
2. Premchand



गाव नमुना सात (अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यांतील नियम ३, ५, ६ आणि ७)

गांव - नवघर
तालुका - द्याणे

जु. स. २२९७

भूमापन क्रमांक	भूमापन क्रमांकांचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नांव	कुळाचे नाव
न. स. २९ ३			(२०९) (८५९)	खाते क्र. ८२
शेतीचे स्थानिक नांव			दि इस्टेट इन्व्हेस्टमेंट कं. लि.	
लागवडीचे योग्य क्षेत्र			(१६६)	
हे. आर. प्रति	एकूण	पो. ख. (लागवडीचे योग्य नसलेले वर्ग (अ) वर्ग (ब))	इतर अधिकार - तुकडा (२०९)	
००७८	००७८		(२०७) (२०९) (२०९)	
०	६९		सिमा आणि भूमापन जिने	

गांव नमुना बारा (पिकांची नोंद वही)

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

वर्ष	हंगाम	पिकांखालील क्षेत्राचा तपशिल										लागवडीसाठी उपलब्ध नसलेली जमीन		जलसिंचनाचे साधन	जमीन करणाराचे नांव	शेरा
		मिश्र पिकांखालील क्षेत्र					निर्भळ पिकांखालील क्षेत्र					स्वरूप	क्षेत्र			
		मिश्र पिकांचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका खालील क्षेत्र		पिकाचे नाव	जल सिंचित	अजल सिंचित							
					पिकाचे नाव	जल सिंचित				अजल सिंचित						
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	
			हे. आर.	हे. आर.		हे. आर.	हे. आर.		हे. आर.	हे. आर.		हे. आर.				
०/११																

अस्तसल बरहुकुम खरी नकल दिली आसे.

तारीख 11 NOV 2010

(सहीची अर्दीरि)

सलमजी सजा - नवघर
ता. जि. द्याणे.

२०१०	२०१०
९६	०२

घोषणापत्र

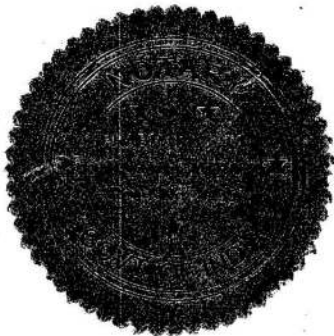
१) २५/१०/१९ वा.स.१९ पाटील
क्रा.१) १६०० वा.स.१९ पाटील याद्वारे
२) १६०० वा.स.१९ पाटील
घोषित करता कि दुययम निबंधक हाचे यांचे कार्यालयात
..... या शिर्षकाचा दस्त नोंदणीसाठी सादर आला
आहे. श्री मानुषार भागवत पाटील व मयना नंदकिशोर
रावत व इ. यांनी दि..... रोजी मला दिलेल्या
कुलमुखत्यारपत्राच्या आधारे मी सदर दस्त नोंदणीस सादर केला आहे /
निष्पापित करून कबुलीजवाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून
देणार यांनी कुलमुखत्यार रद्द केलेला नाही किंवा कुलमुखत्यार लिहून
देण्या-यापैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्या कारणामुळे
कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र लिहणे वैध
असून उपरोक्त कृती करण्यास मी पूर्णतः समक्ष आहे. सदरचे कथं चुकीचे
आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी
पात्र राहीन याची मला जाणीव आहे.

✓ मानुषार भागवत पाटील
✓ मानुषार भागवत पाटील
✓ मानुषार
कुलमुखत्यारपत्राचा नाव व राही

१००५
१००५ / २०१०
१० / २२

500/-

Customer's Copy	
THE KAPOL CO-OP. BANK LTD.	
FRANKING DEPOSIT SLIP	
Branch : BHYANDER	Date 29/10/10
Pay to : Acct. Stamp Duty	16308
Franking Value	Rs. 500/-
Service Charges	Rs. 10/-
TOTAL	Rs. 510/-
Name & Address of the Stamp duty paying party	
Ramakant Patil	
B-01/02, GOPAL DARSHAN,	
INDRALOK, PHASE-II,	
BHAYANDER (E), THANE,	
Tel./ Mobile No.	022-65242530 28127890
Desc. of the Document General Power	
DD/Cheque No.:	
Drawn on Bank:	
(For Bank's Use Only)	
Tran ID	A254 Rs
Franking Sr. No.	PL-546 Rs
Cashier	



29/10/10 eX 11/12030
SE / 02

Authorised Signatory
The KAPOL CO-OP. BANK LTD.
Branch: Bhayander (E), Thane, Maharashtra
Floor: 1st Floor
Date: 29/10/2010
D. No. 11/12030
D. No. 11/12030

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME We
(1) SMT. BHANUBAI ANANT PATIL (mother) (2) MRS.
PRASANNA NANDKISHOR RAUT (daughter) both adults,

Left Hand Thumb Impression

P.N. Raut

1

[Signature]
[Signature]
[Signature]

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SPECIAL
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Indian inhabitants, residents of Village Goddev,
Bhayander (E), District Thane, SEND GREETINGS;

WHEREAS:

i) We are co-owners of the pieces and parcels of land bearing Old Survey No. 226, corresponding New Survey No. 29, Hissa No. 3, admeasuring 7.8 guntha, i.e. 780 sq. Meters, equivalent to 932.88 sq. Yards, of Village NAVGHAR, Taluka & District Thane, lying being and situated as Bhayander (E), within the limits of Mira Bhayander Municipal Corporation, in the Registration District and Sub-District of Thane, and as more particularly described in the Schedule hereunder written (hereinafter referred to as "the said properties").

ii) Our joint owners i.e. brothers and uncles (1) SHRI RAMAKANT BABURAO PATIL, (2) SHRI VISHNU BABURAO PATIL, (3) SHRI SATISH BABURAO PATIL have decided to sell the above property and they require our powers and authorities to sell on our behalf also and complete the sale.

NOW KNOW YE ALL BY THESE PRESENTS that we above named co owners of the properties as mentioned above, do hereby Nominate, Constitute and Appoint (1) SHRI RAMAKANT BABURAO PATIL, (2) SHRI VISHNU BABURAO PATIL, (3) SHRI SATISH BABURAO PATIL, all adults, Indian inhabitants, residing at Village Goddev, Bhayander (E), Thane, (hereinafter referred to as "the said Attorneys") in fact and at law for us and in our names and on our behalf to do and to act jointly and

Left Hand Thumb Impression

P.N. Bhat

severally all or any of the following acts, deeds, matters and things:

1. To sell, endorse, transfer, assign, pledge or otherwise dispose of the said lands; and to enter into the agreement for sale, agreement for development or assignment in respect of the said lands or any part thereof to any builder or developer or any one on their behalf and to sign and execute all the necessary deeds and documents like powers, authorities, declarations, indemnity, possession note, powers, releases, conveyances and confirmation including consent and ratifications for that purposes and receive money in their names or in our names on our behalf. And for that purposes to appoint one or more attorneys from the said purchaser and developers to do all the functions and carry out all the responsibilities in respect of the said lands.

2. To enter into the agreement for sale of flats, shops and other units or assignment and transfer in favour of any person or parties of their choice and receive the sale proceeds thereof and issue receipts for the payments received from the purchaser of the flats towards the considerations or for any purposes there under worthy of accountability for all the purposes.

3. To authorize to the purchasers or developers as the case may be of the said lands or their representatives and partners duly appointed by our said attorneys to submit plans for the construction of the buildings and other structures to be constructed on the said lands to the Mira Bhayander Municipal Corporation and other authorities and bodies for approval and

Left Hand Thumb Impression

3

P.N. Reut

Deputy
19/11/2014
SRM

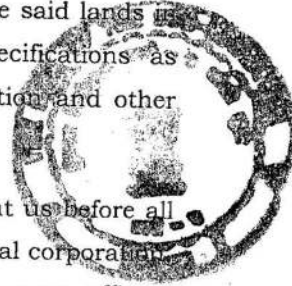
sanction and for revalidation and for further modification and revision of the plans so submitted as required under the law and sign such plans and applications, documents, affidavits, declarations, authority letters, writings, papers as may be required and to pay all fees, deposits and other amounts and to receive the said deposits.

4. To allow and authorize to do and get commenced and completed all construction work on the said lands in accordance with the plans and specifications as sanctioned by the Municipal Corporation and other concerned authorities.

5. To act for us and appear and represent us before all the officers of Mira Bhayander Municipal Corporation, Tahsildar, Mamlatdar, and other revenue officers and/or public and local authorities including Town Planning departments in connection with the said lands and development and sale thereof.

6. To arrive at settlement with The Estate Investment Co Ltd in respect of the said lands or grant authority to the purchasers of the said lands do so on any terms and conditions as our attorneys shall think fit and proper and pay the said company any compensation or considerations prices and get their claims in the said lands released.

7. To apply to and allow to apply for, to the Competent Authorities and/or other concerned authorities under the Urban Land (Ceiling & Regulation) Act, 1976, for sanction and exemptions for the development and



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Left Hand Thumb Impression
P.N. Pant

[Signature]
10/11/2010
S. Patel

22. To act for us and appear and represent us by self or through any duly authorized person/s before the government or semi-government authorities including the collector of Thane and superintendent of land records, Deputy Collector and Competent Authorities appointed under the U.L.C. Act and various provisions there under for NOC, permissions and sanctions required for the development and all officers including public and local authorities and to sign all papers, applications, affidavits, declarations, authority letters and all such writings which may be required for the said purposes.

23. To execute and join executing the deed of conveyance and other necessary deeds and documents for conveying the said lands as described in the schedule hereunder written.

24. To register and get it registered through the duly appointed substitute/s or representative/s, such deed of conveyance/assurances and/or other documents for perfectly transferring of the said lands and buildings (when constructed) and to appear before the sub-registrar of assurances for execution of documents in respect of the said lands and to make and do all other statements, affidavits, acts, deeds, matters and things and application for the due and effectual registration of documents as may be required under the Indian Registration Act, 1908, and other laws for the time being in force.

25. We also hereby authorize our attorneys to present for registration and admit execution on our behalf

Left Hand Thumb Impression P. N. Raut

documents executed or to be executed by us hereafter.

AND WE HEREBY AGREE TO RATIFY AND CONFIRM all and whatsoever our said attorneys shall lawfully do or purport to do by virtue of these presents. This power of attorney is irrevocable and cannot be revoked under any circumstances until completion of sale.

OUR ATTORNEYS shall be entitled to execute conveyance as provided herein.

AND GENERALLY to do execute and perform all acts, deeds, matters and things and sign and execute necessary papers and documents concerning the said lands and the development thereof as our attorneys shall think fit and proper and to act in relation to the said lands as fully and effectually in all respects to all intents as our selves could do as if we were personally present.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT The pieces and parcels of land bearing Old Survey No. 226, corresponding New Survey No. 29, Hissa No. 3, admeasuring 7.8 guntha, i.e. 780 sq. Meters, equivalent to 932.88 sq. Yards, of Village NAVGHAR, Taluka & District Thane, lying being and situated as Bhayander (E), within the limits of Mira Bhayander Municipal Corporation, in the Registration District of Sub-District of Thane,

226-29
12080
26 / 82

IN WITNESS WHEREOF we have set our respective hands to this writing on this ____ day of ____ 2010.

Left Hand Thumb Impression
P. N. Pant

[Signature]
[Signature]
[Signature]

SIGNED SEALED & DELIVERED)

By the within named "EXECUTANTS")

1) SMT. BHANUBAI ANANT PATIL)



Left Hand Thumb Impression

2) MRS. PRASANNA NANDKISHOR RAUT)

P.N. Raut

Left Hand Thumb Impression



In the presence of.....



SIGNED SEALED & DELIVERED)

By the within named "ATTORNEYS")

1) SHRI RAMAKANT BABURAO PATIL)

Left Hand Thumb Impression

Ramakant Baburao Patil

Ramakant Baburao Patil



Left Hand Thumb Impression

र.न.न.-७	
सं. क्रमांक	९९०४ / २०२०
२२ / ०२	

दस्तावेज संख्या ०९५५ १२०१०

३९ / ४२

Area Statement				
Survey no.	Hisat no	C.T.S. no	Sq. meters	Sq. yds.
226	2	ROAD	120.50	143
226	2	A ZONE	610.00	729
226	2	TOTAL AREA	730.00	873
226	3		780.00	925

Legend	
Gai booth line	अधोमं
Survey no line	सर्वेक्षण नं० लाइन
Division line	विभाग लाइन
Bound line	बन्धन लाइन
Nalla	नाला
Pucca structure	पक्का संरचना
Kutcha structure	कुत्चा संरचना
Road (Pucca)	रोड (पक्का)
Road (Kutcha)	रोड (कुत्चा)
Trease	ट्रेस
Gutter	गटर
Electric / Light Telephone pole	विद्युत / लाइट टेलीफोन पोस्ट
Wire / Gasus fencing	वायर / गैसस फेंसिंग
Compound wall	कंपाउंड वॉल
Well	वेल

सर्वेक्षण नं० ३८

वसुधैव कुटुम्बकम्

१७/११

Surveye Dm by Drg No Date :	२३ सप्त अक्षा ११ स्टेशन ११ १७/११
--------------------------------------	---

२३ सप्त

अक्षा ११

स्टेशन ११

१७/११

M. B. RANE
Surveyor

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GUJARAT REALTORS



18/11/2006
Permanent Account Number

AAHFG0051C

08122006



इस कार्ड के खोने / पाने पर कृपया सूचित करें / लीडर
आयकर पैन सेवा इकाई, एन एस डी एल
प्रबली मॉडल, टाईम्स टॉवर, कमला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर पारेल, मुंबई - 400 013

If this card is lost / someone's lost card is found,
Please inform / return to:

Income Tax PAN Services Unit, NSDL,
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4050, Fax: 91-22-2493 0664
e-mail: tmhro@nsdl.co.in

पैन नं. - 0
32 / 82

A/c. Payee Only

NOT TRANSFERABLE

Under Rs. 30,000.01

02/Nov/2010

Pay Order No. 35,941

Pay JOINT SUB-REGISTRAR THANE A/C 581

or order

Rupees Thirty Thousand Only

**30,000.00

on account of CA/3411 GUJARAT REALTORS

दि शामराव विठ्ठल को-ऑपरेटिव्ह बँक लि. (मल्टी स्टेट शेड्यूल्ड बँक)
THE SHAMRAO VITHAL CO-OP. BANK LTD. (Multi-State Scheduled Bank)

बोरीवली (पूर्व) शाखा

बाल वत्सालया बिल्डींग, कस्तूरबा क्रॉस रोड नं १, बोरीवली (पूर्व), मुंबई-४०० ०६६.

BORIVALI (EAST) BRANCH

Bal Vatsalya Bldg., Kasturba Cross Road No. 1, Borivali (East), Mumbai - 400 066

BOR/MPO/A/CS

RTGS / NEFT IFSC Code : SVC80000004

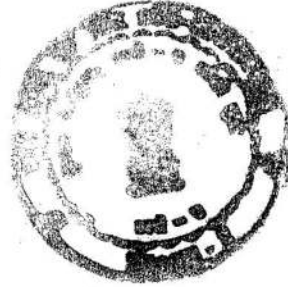
For The Shamrao Vithal Co-op. Bank Ltd.

SUDHA C. PUTHRAN
P.A. No. 150
Authorised Signatory

KAVITA S. DALVALLY
P.A. No. 551
Authorised Signatory

022172 4000890041

17



A/c. Payee Only

NOT TRANSFERABLE

Under Rs. 210,700.01

02/Nov/2010

Pay Order No. 35,947

Pay THE KAPOL CO-OP BANK LTD A/C STAMP DUTY

or order

Rupees Two Lakh Ten Thousand Seven Hundred Only

**210,700.00

on account of CA/3411 GUJARAT REALTORS

दि शामराव विठ्ठल को-ऑपरेटिव्ह बँक लि. (मल्टी स्टेट शेड्यूल्ड बँक)
THE SHAMRAO VITHAL CO-OP. BANK LTD. (Multi-State Scheduled Bank)

बोरीवली (पूर्व) शाखा

बाल वत्सालया बिल्डींग, कस्तूरबा क्रॉस रोड नं १, बोरीवली (पूर्व), मुंबई-४०० ०६६.

BORIVALI (EAST) BRANCH

Bal Vatsalya Bldg., Kasturba Cross Road No. 1, Borivali (East), Mumbai - 400 066

BOR/MPO/A/CS

RTGS / NEFT IFSC Code : SVC80000004

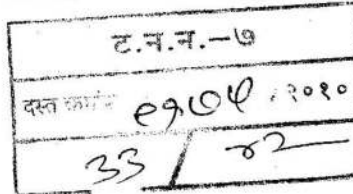
For The Shamrao Vithal Co-op. Bank Ltd.

SUDHA C. PUTHRAN
P.A. No. 150
Authorised Signatory

KAVITA S. DALVALLY
P.A. No. 551
Authorised Signatory

022173 4000890041

17





दस्त गोषवारा भाग - 2

टनन7
दस्त क्रमांक (9177/2010)
82/82

दस्त क्र. [टनन7-9177-2010] चा गोषवारा
बाजार मुल्य :2974500 मोबदला 1500000 भरलेले मुद्रांक शुल्क : 210700

दस्त हजर केल्याचा दिनांक :02/11/2010 03:30 PM
निष्पादनाचा दिनांक : 02/11/2010
दस्त हजर करणा-याची सही :

पावती क्र.:9175 दिनांक:02/11/2010
पावतीचे वर्णन
नाव: मे.गुजरात रियल्टर्स चे भागीदार गोपालजी
के.दिवेदी - -

30000 :नोंदणी फी
840 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

30840: एकूण

दस्ताचा प्रकार :25) अभिहस्तांतरणपत्र
शिवका क्र. 1 ची वेळ : (सादरीकरण) 02/11/2010 03:30 PM
शिवका क्र. 2 ची वेळ : (फी) 02/11/2010 03:41 PM
शिवका क्र. 3 ची वेळ : (कडुली) 02/11/2010 03:42 PM
शिवका क्र. 4 ची वेळ : (ओळख) 02/11/2010 03:42 PM

दस्त नोंद केल्याचा दिनांक : 02/11/2010 03:42 PM

दु. निबंधकाची सही, सह दु.नि.ठाणे 7

ओळख :

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

1) निशिकांत पाटील - ,घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: मंजुला स्मृती

ईमारत नं. -

पेठ/वसाहत: -

शहर/गाव: भाईदर पू-

तालुका: -

पिन: -

2) प्रेमचंद ओराव - ,घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं. -

पेठ/वसाहत: -

शहर/गाव: भाईदर पू

तालुका: ठाणे

पिन: -

दु. निबंधकाची सही
सह दु.नि.ठाणे 7

प्रमाणित करणेत येते की
या दस्तामध्ये एकूण

पाने आहेत

सह दुय्यम निबंधक ठाणे-७



पुस्तक क्रमांक. 7
... ९९० ५६ ... क्रमांकावर नोंदला

सह. दुय्यम निबंधक ठाणे क्र. ७
तारीख. २. ... माहे. ... सन २०१०



दस्तावेज क्रमांक व वर्ष: 9177/2010

Tuesday, November 02, 2010

3:42:59 PM

दुय्यम निबंधक: सह दु.नि.ठाणे 7

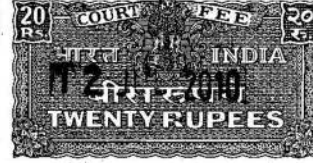
नॉदणी 83 म.

Regn. 83 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : नवघर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र
व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 1,500,000.00
बा.भा. रु. 2,974,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 226/3, न.29/3 वर्णन: मौजे नवघर, खुली जमीन, जुना सर्वे नं.226, नविन सर्वे नं.29, हि.नं.3, एकुण क्षेत्र-780 चौ.मि. त्यापैकी 4/8 अविभाजीत हिस्सा 330.5 चौ.मी. खुली जमीन.मिरा-भाईदर महानगरपालिकेचे 1% रुपये 29745/- कर वसूल करणेत आला आहे
(1)--
- (3) क्षेत्रफळ
- (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) भानुबाई अनंत पाटील, 2.प्रसन्ना नंदकिशोर राजत तर्फे कु.मु.म्हणुन व स्वतःकरिता 1.रमाकांत बाबुराव पाटील - - घर/प्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: गोडदेव; शहर/गाव: भाईदर पू.; तालुका: -; पिन: -; पॅन नम्बर: फॉम-60.
(2) भानुबाई अनंत पाटील, 2.प्रसन्ना नंदकिशोर राजत तर्फे कु.मु.म्हणुन व स्वतःकरिता 2. किष्णु बाबुराव पाटील - - घर/प्लॅट नं: वरिलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: BAJPP4605E.
(3) भानुबाई अनंत पाटील, 2.प्रसन्ना नंदकिशोर राजत तर्फे कु.मु.म्हणुन व स्वतःकरिता 3. सतीश बाबुराव पाटील - - घर/प्लॅट नं: वरिलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: फॉम-60.
(4) भानुबाई अनंत पाटील, 2.प्रसन्ना नंदकिशोर राजत तर्फे कु.मु.म्हणुन व स्वतःकरिता 4. सतीश बाबुराव पाटील - - घर/प्लॅट नं: 001/002; गल्ली/रस्ता: -; ईमारतीचे नाव: भाईदर दर्शन; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: भाईदर पू.; तालुका: -; पिन: -; पॅन नम्बर: AAHFG0051C.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) भानुबाई अनंत पाटील, 2.प्रसन्ना नंदकिशोर राजत तर्फे कु.मु.म्हणुन व स्वतःकरिता 1.रमाकांत बाबुराव पाटील - - घर/प्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: फॉम-60.
(2) भानुबाई अनंत पाटील, 2.प्रसन्ना नंदकिशोर राजत तर्फे कु.मु.म्हणुन व स्वतःकरिता 2. किष्णु बाबुराव पाटील - - घर/प्लॅट नं: वरिलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: BAJPP4605E.
(3) भानुबाई अनंत पाटील, 2.प्रसन्ना नंदकिशोर राजत तर्फे कु.मु.म्हणुन व स्वतःकरिता 3. सतीश बाबुराव पाटील - - घर/प्लॅट नं: वरिलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: फॉम-60.
(4) भानुबाई अनंत पाटील, 2.प्रसन्ना नंदकिशोर राजत तर्फे कु.मु.म्हणुन व स्वतःकरिता 4. सतीश बाबुराव पाटील - - घर/प्लॅट नं: 001/002; गल्ली/रस्ता: -; ईमारतीचे नाव: भाईदर दर्शन; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: भाईदर पू.; तालुका: -; पिन: -; पॅन नम्बर: AAHFG0051C.
- (7) दिनांक करून दिल्याचा 02/11/2010
- (8) नोंदणीचा 02/11/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 9177/2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 178470.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



सह दुय्यम निबंधक वर्ग. ७
ठाणे क्र. ७

8179/6-

2

Frsh 7/12
M.V. → 35,10,000/-
s/o → 2,10,700/-
e/f → 30,000/-

CONVEYANCE

BETWEEN

SHRI RAMAKANT BABURAO PATIL & ORS.

AND

M/s. GUJARAT REALTORS

226/29/3

37

932011194

ट.न.न.-७
दस्ता क्रमांक ९७००/२०१०
१ / १२

Customer's Copy	
THE KAPOI CO-OP BANK LTD.	
Branch : THANE Date: 21/11/10	
Pay to Stamp Duty 16319	
Franking Value	Rs. 210700/-
Service Charges	Rs. 0/-
TOTAL	Rs. 210710/-
CLEARING	
Name & Address of the party	
Bhayander, Thane	
B-01/02, GOPAL DARSHAN,	
INDRANIL, PHASE-II,	
BHAYANDER (E), THANE	
Tel./ Mobile No.	922-65242530 : 28127890
Desc. of the Document Conveyance	
DD/Cheque No.: 022173	
Drawn on Bank : The SVC Bank	
(For Bank's Use Only)	
Tran ID	A254 Rs.
Franking Sr. No.	PL-546 Rs.
Cashier	Officer



For THE KAPOI CO-OP BANK LTD.
 The Kapoi Co-Op Bank Ltd.,
 Bhayander Branch, Goddoo Naka,
 Turi Pass, Thane at Floor,
 Opp. Shivaji Office,
 Bhayander, Thane - 401 005.
 D-55/11/C.A.100/06/2009-2012

CONVEYANCE

THIS INDENTURE is made and entered into

BHAYANDER this 2nd day of Nov. in the

Christian year Two Thousand TEN BETWEEN,

[Signature]

[Signature]
spati

1

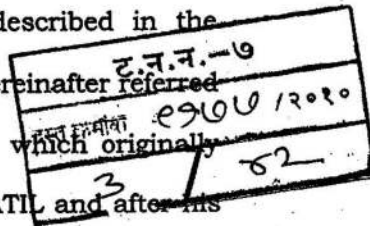
[Signature]

भारत 16702
 137486
 NOV 02 2010
 SPECIAL
 ADDRESS
 R.0210700/-PB5497
 2010 NOV 02 09:12:09
 INDIA
 STAMP DUTY
 MAHARASHTRA

unless it be repugnant to the context or meaning thereof mean and include its Directors, successor and assigns) of the OTHER PART.

WHEREAS:

- i. The Vendors seized, possessed and/or well and sufficiently entitled for 1/8th undivided share i.e. admeasuring 3.5 guntha or 330.5 Sq. Meters out of the pieces and parcels lands bearing Survey No. 226, corresponding New Survey No. 29, Hissa No. 3, admeasuring 7.8 guntha, 780 sq. Meters, equivalent to 932.88 sq. Yards of Village NAVGHAR, Taluka & Dist. Thane lying, being and situate at Bhayander (E), within the limits of Mira Bhayander Municipal Corporation, in the Registration District and Sub-District of Thane, as more particularly described in the Schedule hereunder written, (hereinafter referred to as "THE SAID PROPERTY"), which originally belonged to SHRI BABURAO PATIL and after his death the said property devolved upon his heirs i.e. 5 Sons namely; SHRI CHANDRAKANT



iii. In the aforesaid circumstances the Vendors above named are jointly seized, possessed and/or well and sufficiently entitled to undivided 4/8th shares in the said property, accordingly the names of the Vendors appear in the Record of Rights i.e. 7x12 extract maintained by Talathi Navghar, Taluka & District Thane, as more particularly described in the Schedule hereunder written.

iv. In the manner aforesaid the Vendors above named are jointly seized, possessed and/or well and sufficiently entitled to undivided 4/8th shares, in the said property as more particularly described in the Schedule hereunder written.

v. The Vendors declare that they have not created any third party rights in respect of the said property. There is no Lis-pendense or attachments or any decree, order and judgment adverse to the interest of the Vendors there is no notice acquisition and requisition issued by government or any body or authority. There is no

Lis-pendense or
2.4.4.05
order and judgment / 2010
5/10/10
is no 82

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14/11/10
58/11

Kul or any interest of adivasi or minor in the said property.

vi. In the premises aforesaid, the Vendors doth hereby declare and state and assure to the Purchasers that in law and in equity they are entitled to sell, assign, convey and transfer the said property as more particularly described in the schedule hereunder written to the Purchasers.

vii. The Vendors have agreed to sell to the Purchasers and the Purchasers have agreed to purchase from the Vendors their undivided 4/8th shares in the said property as more particularly described in the Schedule hereunder written for the total price of ₹ 15,00,000/- (Rupees Fifteen Lacs Only) and upon the terms and conditions agreed by and between the parties hereto;

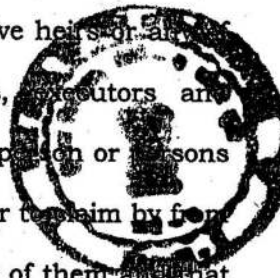
दस्तावेज-७
दस्तावेज क्रमांक: ९७७०२०१०
E / ४२

NOW THIS INDENTURE WITNESSETH that in consideration of the payment of full value considerations being a sum of ₹ 15,00,000/- (Rupees Fifteen Lacs Only) made to the Vendors by

Indira

वर्गिणी 6 *अर्पित*

hereafter peaceably and quietly to hold, enter upon,
have occupy possess and enjoy the said property
hereby granted conveyed sold, released, confirmed
transferred and assured with their appurtenances
and receive the rents, issues and profits thereof
and of every part thereof to and for their use and
benefit without any suit, lawful eviction,
interruption, claim and demand whatsoever from or
any the Vendors or their respective heirs or any of
them or their respective heirs, executors and
administrators or from or by any person or persons
lawfully or equitably claiming to or to claim by from
under or in trust for them or any of them and that
free and clear and freely clearly and absolutely
acquitted exonerated released and for ever
discharged or otherwise by the Vendors or any of
them or by any person or persons or body claiming
as aforesaid well and sufficiently saved, defended
kept harmless and indemnified of, from and against
all former or other estates, title charges and
encumbrances whatsoever as already or to be

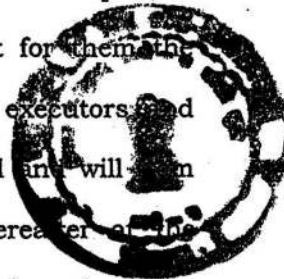


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2900	12000
90	82

hereafter had made executed occasioned or suffered

10 82

by the Vendors or by any other person or persons
or body lawfully or equitably claiming or to claim,
by from under or in trust for them and further that
they the Vendors and all persons having or lawfully
or equitably claiming any estate, right, title or
interest both at law or in equity in the said property
hereby granted sold released confirmed conveyed
transferred and assured or any part or portion
thereof, by from under or in trust for them the
Vendors or their respective heirs, executors and
administrators or any of them shall and will from
time to time and at all times hereafter on the
request and costs of the Purchasers do and execute
or cause to be done and executed all further and
other lawful and reasonable acts, deeds, matters,
things, conveyances and assurances in law
whatsoever for better further more perfectly and
absolutely granting selling releasing, confirming
transferring and assuring the said property and
every part thereof hereby granted conveyed, sold,
released, confirmed and transferred unto and to the



2500
12020
99
02

Special use and benefit of the Purchasers in the manner

1961/12/11 11 *sent*
S. R. 11

500/-

GENERAL POWER OF ATTORNEY

BY

SMT. BHANUBAI ANANT PATIL & ANR

TO

SHRI RAMAKANT BABURAO PATIL & ORS.

226/29/3



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सं.न.न.७	१२०१०
१८	४२

sale of the said lands and to sign all applications, documents and papers for the purposes.

8. To do or to get applied for and to obtained through the substitute/s the conversion of the said lands into non-agricultural for the purposes as the plan of the area may permit and to pay all necessary fees, charges, guarantees on our behalf and to sign all papers, letters, writings and documents etc. as may be necessary for the aforesaid purposes.
9. To make by self or through the lawfully appointed any substitute from the partners of the purchasers or developers application to the District Inspector of land records for survey and measurement of the said lands or any part thereof and for that purposes to sign all necessary applications, papers, and documents and to pay all the necessary charges for the same and obtain the receipt for the same.
10. To pay and allow the persons appointed by him to pay all outgoings like fees, charges, taxes and bills to all the authorities and public bodies and to obtain proper receipts and discharge for the same.
11. To apply for and obtain the commencement certificate and/or completion certificate in respect of the building or buildings to be constructed on the said lands and also to allow the others to do so.
12. To appear or appoint fit and proper person to appear before any judicial or any other officer or official and to represent us in all matters before any Income Tax Officer, or any other authorities relating to our assessment or any other assessment in which we

23	12
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[Handwritten signatures and marks]

may be interested or concerned and to file returns, certificates or appeals or petitions for reference and to consent for any arrangement or settlement and to take all steps for obtaining the certificates in relation to any deed and document to which we shall be party.

13. For the purposes of development to authorize the substitutes or the developers to engage Architects, Engineers, Surveyors, Agents, Contractors and other professionals and persons in connection with the development of the said lands and to remove him or them and appoint another in his place.

14. To carry on correspondence and to sign and deliver and register papers and documents including various forms, applications, agreements, undertakings and writings that may be required from time to time and to register the same and admit execution before the sub-Registrar of Assurances.

15. To appear for us and on our behalf and to appoint more such persons to do the same before Registrar of Assurances or any other officer of Assurances and represent us and lodge the same for registration and to admit execution of any document or documents on our behalf.

28 / 82
28 / 82

16. To allow and authorize the persons or the directors, partners or authorized agents of the developers or purchasers to amalgamate the said lands with any other property/s and to submit the layout plan for sanction and sub- divisions and to get the same duly

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[Signature]
[Signature]
[Signature]

approved from the collector or other authorities concerned.

17. To carry out and get carried out by appointing substitutes for all the requisitions that may be made by the Municipal Corporation or any other statutory Authorities in connections with the plans of subdivisions, layout, amalgamation or the building plans submitted or our said attorneys or either of them to the appropriate authorities may submit in pursuance of these presents.

18. To do and get the same done by duly appointed substitute/s to commence, prosecute, defend and to continue all actions, suit and legal proceedings which may hereafter be commenced by or against in respect of the said lands in any court Civil or Criminal and Revenue, either appellate or original sides and to appear before all the magistrates, Judges and other officers empowered by law to hear the proceedings and to prosecute, defend or discontinue or to become non-suited or to settle, compromise or refer to arbitration any suit, action or proceedings in connection with the said lands and to appoint solicitors, counsels and advocates to file vakalatnama and other authorities and to sign, verify and affirm plaints, written statements, complaints, petitions, affidavits and other documents to prefer appeals and to apply for revisions and review and to apply for execution of decree and orders, to draw money from any court, Accountant general, official receiver and court receiver and to give effectual receipts and discharge for the same and to accept

2.3.7-9
29/06/2020
28/8

Left Hand Thumb Impression

P. N. Bant

[Signature]
[Signature]
S. B. Bant

processes, writ of summons, notices and other legal processes.

19. To sell the said lands or its development rights and to confirm the sale and assignment and get all that done by the lawfully appointed substitute/s to register the deed of conveyance and all such assurances for perfectly transferring and assigning the said lands and buildings for or for other purposes as may be sanctioned, constructed thereon and effectual registration of all the deeds and documents relating the said lands as may be required under the Indian Registration Act, 1908 and other laws for the time being in force.

20. To do and to appoint any person or party to take charge, possession, custody and management of the said pieces and parcels of land and to manage, look after and supervise the same diligently and to do all other acts, matters and things that are necessary for or incidental to the proper and effectual management thereof.

21. To allow to any attorneys appointed under any agreement or for sale of the said lands or any rights concerning thereto to form a cooperative society or apartment ownership society and transfer and handover the management of the said buildings constructed and completed by our said attorneys and execute the conveyance in respect of the lands and buildings and to pay the stamp duty and registration charges for the same.

Capt. H. S. Jangalson
P. N. Daut

22/1/80
14/1/80
3/2/80

तलवारिदग

2) SHRI VISHNU BABURAO PATIL



तलवारिदग

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SRLU

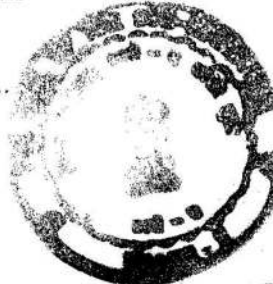
3) SHRI SATISH BABURAO PATIL



SRLU

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In the presence of.....



BEFORE ME

Prabhat

29/10/2010

PRABHAT GUPTA
NOTARY
GOVT. OF INDIA

29 OCT 2010

PRABHAT GUPTA
Advocate High Court
Bombay.

PRABHAT GUPTA
NOTARY, GOVT. OF INDIA
REGD. NO. 4135
FLAT NO. G-9, NEW MAHAVIR SMRUTI,
A-WING, NEAR NATWAR-HOUSE,
CROSS ROAD NO. 3(NORTH), NAVCHAR-ROAL
BHAYANDAR (EAST) DIST. THANE-401105.
RESIDENCE PHONE NO. 022-23169447
MOBILE NO. 9821799578

29.10.10	
प्रमाणित	09/10/2010
30	52

NOTARIAL REGD.
ENTRY NO. 873
DATE: 29TH OCTOBER 2010

PAYEE'S A/C. ONLY

3411 - =

2-11-2019

PAY Ramakant B patil

साधारक को OR BEARER

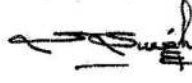
रुपये RUPEES Three lacs only

अदा करें रु. Rs. 3,00,000/-

खाता सं.
A/cNo 3411ब.प.
LFओ.ए.
Intl

For Gujarat Realtors

दि शामराव विठ्ठल को-ऑपरेटिव्ह बँक लि. (मल्टी स्टेट शेड्यूलड बँक)
 THE SHAMRAO VITHAL CO-OP. BANK LTD. (Multi-State Scheduled Bank)
 BORIVALI BRANCH, BAL VATSALYA BLDG.,
 KASTURBA CROSS ROAD NO. 1, BORIVALI (EAST), MUMBAI - 400 066
 BOR MC/Y IFSC Code : SVCB0000004



Partner

434527 400089004*

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PAYEE'S A/C. ONLY

3411 - =

2-11-2019

PAY Vishnu B patil

साधारक को OR BEARER

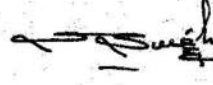
रुपये RUPEES Two lacs only

अदा करें रु. Rs. 2,00,000/-

खाता सं.
A/cNo 3411ब.प.
LFओ.ए.
Intl

For Gujarat Realtors

दि शामराव विठ्ठल को-ऑपरेटिव्ह बँक लि. (मल्टी स्टेट शेड्यूलड बँक)
 THE SHAMRAO VITHAL CO-OP. BANK LTD. (Multi-State Scheduled Bank)
 BORIVALI BRANCH, BAL VATSALYA BLDG.,
 KASTURBA CROSS ROAD NO. 1, BORIVALI (EAST), MUMBAI - 400 066
 BOR MC/Y IFSC Code : SVCB0000004



Partner

434528 400089004*

11 ट.न.न. = 9

ए.न.न. 2904/2019
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PAYEE'S A/C. ONLY

3411 - =

2-11-2019

PAY Satish B patil

साधारक को OR BEARER

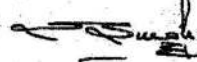
रुपये RUPEES five lacs only

अदा करें रु. Rs. 5,00,000/-

खाता सं.
A/cNo 3411ब.प.
LFओ.ए.
Intl

For Gujarat Realtors

दि शामराव विठ्ठल को-ऑपरेटिव्ह बँक लि. (मल्टी स्टेट शेड्यूलड बँक)
 THE SHAMRAO VITHAL CO-OP. BANK LTD. (Multi-State Scheduled Bank)
 BORIVALI BRANCH, BAL VATSALYA BLDG.,
 KASTURBA CROSS ROAD NO. 1, BORIVALI (EAST), MUMBAI - 400 066
 BOR MC/Y IFSC Code : SVCB0000004



Partner

434529 400089004*

11

FORM 6

Driving Licence

Driving Licence No. **6798**

Date of issue: **1/6/19**

Name of the Licence Holder: **NISHIKANT**

Son / wife / daughter of: **RAJ KUMAR**

Specimen signature of the holder: **PARTI**

Name to be written across it:

Temporary address / Official address (if any):

Permanent address: **Nanghar po. Khariyaon tal. Ludhiana**

Date of birth: **2/10/59**

Educational qualifications: **8th**

optional:

Blood group RH factor: **B+**

The holder of this licence is licensed to drive throughout India vehicles of the following description: **Motor Cycle with Gear**

The licence to drive a motor vehicle other than transport vehicle is valid from **1/6/19** to **6/10/19**

Signature and designation of the Licensing Authority: **Sd/-**

Nishikant Parti (51)
 Mangela Smriti 1st floor
 Near Dattar Mandir, Nanghar
 Bly (E)

22-7-19
29/07/2020
31-07-20

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन 2010

मुल्यांकन अहवाल सन 2010

1. दस्तावा प्रकार :- अरदीखल

2. सादरकर्त्याचे नाव :- मे. मंगराज विप्लवर्धन आजीवार गीणामणी के दिवेडा

3. तालुका :- होरो

4. गावाचे नाव :- मयबा

5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- २५-२२६ नं. २९ अ. ३

6. मूल्य दरविभाग (झोन) :- N उपविभाग _____

7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ मी. दर :- १०००/- _____ _____ _____ _____

8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ५३०.५० क्वेडेट / सिस्ट अम चौ.मीटर / फूट

9. कारपाकिग :- _____ गच्ची :- _____ पोटाळा :- _____

10. मजला क्रमांक :- _____ उदवाहन सुविधा आहे / नाही

11. बांधकाम वर्ष :- _____ घसारा:- _____

12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्थ पक्के / कच्चे

13. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सूचना क्र.: - _____ ज्यान्ये दिलेली घट / वाढ

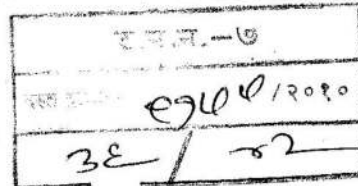
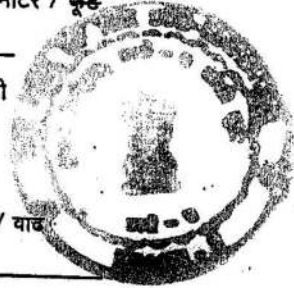
14. लिह अँड लायसन्सचा दस्त :- १. प्रतिमाह भाडे रक्कम :-
निवासी / अनिवासी 2. अनामत रक्कम / आगावू भाडे :-
3. कालावधी :-

15. निर्धारित केलेले बाजारमूल्य :- २९,७४,५००/-

16. दस्तामध्ये दर्शविलेली मोबदला :- १५,००,०००/-

17. देय मुद्रांक शुल्क :- २,१०,७००/- भरलेले मुद्रांक शुल्क :- २,१०,७००/-

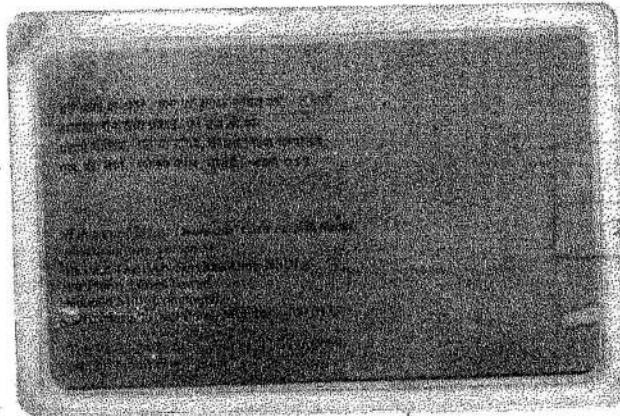
18. देय नॉंदणी फी :- ३०,०००/-



लिपीक

सह दुय्यम निबन्धक

मह. मुख्य निर्बंधक वर्ग. ४
ठाणे क्र. ७



द.न.न.-७
ए७५५ / २०१०
३५ / २२

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PATIL VISHNU BABURAO

BABURAO LAXMAN PATIL

10/07/1956
Permanent Account Number
BAJPP4605E

T. P. Patil
Signature



2002209

54



ड.प्र.न.-७
आयकर नं. २९०४ / २०१०
३६ / २२



 भारत निर्वाचन आयोग
 ओलखपत्र
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 XCE2219715






मतदाराचे नांव : सतीश बाबुराव पाटील
 Elector's Name : Salish Baburao Patil
 वडीलाचे नांव : बाबुराव पाटील
 Father's Name : Baburao Patil
 लिंग / Sex : पुरुष / MALE
 जन्म तारीख / Date of Birth : XXXX/1969

52





 Election Commission of India
 भारत निर्वाचन आयोग
 IDENTITY CARD
 ओलखपत्र
 MI/10/054/0294174






Elector's Name : Patil Satish
 मतदाराचे नांव : पाटील सतिश
 Father's/Mother's/Husband's Name : Baburav
 वडील/आई/पतिचे नांव : बाबुराव
 Sex / लिंग : M / पुरुष
 Age as on 1-1-94 : 30
 1-1-94 रोजी वय

र.न.न.-७	
मि. जयराव	२९/०६/१२०१०
३९	४२

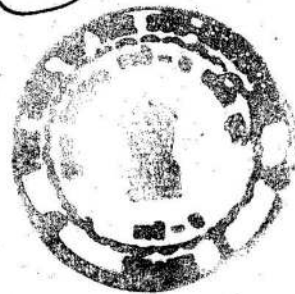

Election Commission of India
भारत निवडणूक आयोग
IDENTITY CARD
ओळखपत्र

MT/10/054/0294158





Elector's Name	Patil Ramakant
मतदाराचे नांव	पाटील रमाकांत
Father's/Mother's/ Husband's Name	Baburav
वडील/आई/पतिचे नांव	बाबुराव
Sex / लिंग	M / पु.
Age as on 1-1-94	54
1-1-94 रोजी वय	

(70)



Address / पत्ता
Taluka - Thane, Mi.Bha. Ward No.43,26
Taluka - Thane
Dist. - Thane
 तालुका - ठाणे, मि.भा. वार्ड क्र. 43, 26
 तालुका - ठाणे
 जिल्हा - ठाणे


विधान सभा

Electoral Registration Officer
 मतदार नोंदणी अधिकारी

For 54 Belapur Assembly Constituency
 54 बेलपूर विधानसभा मतदारसंघाकरिता

Place/स्थळ Thane ठाणे

Date/दिनांक 01/12/1994

This card may be used as an identity card
 under different Government schemes.

हे पत्र शासनाच्या विविध योजनांसाठी ओळखपत्र म्हणून
 उपयोगात आणता येईल.

२०१२-७	
२०	१२०१०
२०	२२



02/11/2010

दुय्यम निबंधकः

3:42:51 pm

सह दु.नि.ठाणे 7

दस्त गोषवारा भाग-1

टनन7

दस्त क्र 9177/2010

89/82

दस्त क्रमांक : 9177/2010

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मे.गुजरात रियल्टीचे व भागीदार गोपालजी के. द्विवेदी - - पत्ता: घर/फ्लॅट नं: 001/002 गल्ली/रस्ता: - ईमारतीचे नाव: गोपाल दर्शन ईमारत नं: - पेट/वसाहत: - शहर/गाव: भाईदर पू. तालुका: - पि	लिहून देणार वय 50 सही		
2	नाव: मानुबाई अनंत पाटील ,2.प्रसन्ना नंदकिशोर राऊत तर्फे कु.मु.महणुन व स्वतः करिता 1.रमाकांत बाबुराव पाटील - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत:	लिहून देणार वय 70 सही		
3	नाव: मानुबाई अनंत पाटील ,2.प्रसन्ना नंदकिशोर राऊत तर्फे कु.मु.महणुन व स्वतः करिता 2. विष्णु बाबुराव पाटील - - पत्ता: घर/फ्लॅट नं: वरिलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट	लिहून देणार वय 54 सही		
4	नाव: मानुबाई अनंत पाटील ,2.प्रसन्ना नंदकिशोर राऊत तर्फे कु.मु.महणुन व स्वतः करिता 3. सतीश बाबुराव पाटील - - पत्ता: घर/फ्लॅट नं: वरिलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट	लिहून देणार वय 52 सही		

