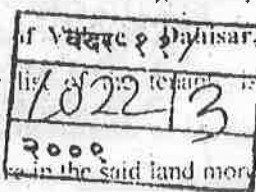
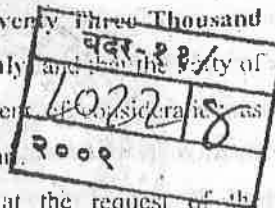


- b) The said Mr. PANDURANG NARAYAN PATIL expired on 3rd November, 1978 intestate leaving behind him his wife Smt. KASHIBAI PANDURANG PATIL, his sons (1) Mr. TULSIRAM PANDURANG PATIL and (2) MR. SHANTARAM PANDURANG PATIL and a daughter (3) SMT. JAYASHREE RAVINDRA BHOIR as his only heirs and legal representatives.
- c) The said Smt. KASHIBAI PANDURANG PATIL expired intestate leaving behind her the said sons (1) MR. TULSIRAM PANDURANG PATIL AND (2) MR. SHANTARAM PANDURANG PATIL and said daughter (3) SMT. JAYASHREE RAVINDRA BHOIR i.e. VENDOR No. (3) herein as her only heirs and legal representatives.
- d) The said MR. TULSIRAM PANDURANG PATIL expired intestate leaving behind him his first wife SMT. BHARATI TULSIRAM PATIL and a son from the said first wife MR. MANOJ TULSIRAM PATIL (hereinafter referred to as the Co-owners No. (1) and (2) and his second wife MRS. INDUMATI TULSIRAM PATIL, VENDOR No. (1) herein and a son from the second wife MR. HEMPRAKASH TULSIRAM PATIL, VENDOR No. (2) herein as his only heirs and legal representatives.
- e) The said MR. SHANTARAM PANDURANG PATIL has expired intestate leaving behind him his wife SMT. KALPANA SHANTARAM PATIL, VENDOR No.(4) herein as his only heir and legal representatives.
- f) The said MR. JANARDHAN NARAYAN PATIL also expired on 21st January, 1979 intestate leaving behind him (1) SMT. KUNTIBAI JANARDAN PATIL (2) MR. BHANUDAS JANARDAN PATIL (3) SMT. MANDABAI SITARAM PATIL (4) SMT. CHANDRA GANPAT RAUT (5) SMT. KAMINI RAVINDRA KELUSKAR (6) SMT. VIMLA ARUN PATIL and SMT. BHARTI RAMAKANT GHARAT, VENDOR No.5, 6, 7, 8, 9, 10 and 11 respectively herein as his only heirs and legal representatives.

Under the above circumstances, now the Vendors herein along with the said Co-Owner No. 1 and 2 are seized and the said land admeasuring 50 square meters (pnding) CTS. No. 615 of Vastare 1 & 2 Taluka : Borivali District (Mumbai Suburban) The list of tenants is annexed hereto as Annexure 2000. The VENDORS herein are entitled to the said 3/4th share in the said land more particularly described in the Second Schedule hereunder written (hereinafter referred to as the said undivided 3/4th share in the said land) and the Co-owners No.1 & 2 are entitled to the balance undivided 1/4th share in the said land.



- i) The said land is occupied by various tenanted structures, the list of the said occupants are annexed to this deed.
- j) The said land is situated in R-Ward of MCGM and is affected by Public Housing / High Density Housing and by D. P. Road and is situated in Residential Zone.
- k) By an Agreement for Sale dated 20th December, 2007 made and executed between the VENDORS herein, therein also called the VENDORS of the One Part and the Confirming Parties herein, therein call the PURCHASERS of the Other Part, the VENDOR's herein have inter-alia agreed to sell, transfer and assign all their undivided share, right, title interest in the said land on "as is where is basis" and the Confirming Parties herein who in turn have agreed to sell assign and transfer their rights under the said agreement dated 20 Dec.2007 to and in favour of the Purchasers herein, who have agreed to purchase and acquire the same from the VENDORS at or for the consideration therein mentioned and on other terms and conditions mentioned in the said Agreement for Sale. The parties hereto hereby confirm and declare that pursuant to the said Agreement for Sale the consideration due and payable by the Confirming Parties to the VENDORS calculated at the rate of Rs.100/- per sq.ft. (Rupees One Hundred per square feet only) which works out to Rs.42,86,945.25 (Rs. Forty Two Laes Eighty Six Thousand Nine Hundred Forty Five and Twenty Five Paise Only) of the entire plot. It is explicitly made clear by the Vendors as well as First Confirming Parties that they shall execute all writings, deeds, and documents with regard to conveying the title of the said property to and in favour of the Purchasers and that the Party of the Third Part who having received the full consideration / sale price of the said property, shall in turn, settle the due at the agreed rate of Rs.100/- per sq.ft. to the Party of the First Part, and at the rate of Rs.151/-per sq.ft. to the Party of the Second Part, of course, against the total admeasuring area of 57,150 sq.metres (or) 5312.2 sq.metres which works out to Rs. 64,73,287.30 (Rupees Sixty Four Laes Seventy Three Thousand Two Hundred Eighty Seven and Thirty Two Paise Only) and the Party of the Third Part undertakes full responsibility of payment of consideration as agreed hereunder to the Parties of the First and Second Part.
- The VENDORS and Confirming Parties have at the request of the PURCHASERS agreed to transfer assign and sell their right, title, claim and interest of undivided 3/4th share in the said land and the PURCHASERS have agreed to acquire and procure the same free from all encumbrances but subject to the rights of the Co-owners No.1 and 2 and the existing tenants occupying the said property at or for the total consideration of Rs 3,21,94,958.82 (Rs. Three Corers Twenty One Laes Ninety Four Thousand Nine Hundred Fifty Eight



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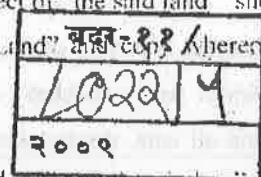
and Eighty two paise Only) lacs and on the terms and conditions hereinafter appearing.

- m) The Party of the Fourth Part i.e. the Purchaser is willing and interested to re-develop the abovesaid property as per the provision rules and regulations of local planning authority and accordingly Party of the First Part, Second Part and Third Part have agreed to extend their full support and co-operation for redevelopment of the said property as and when required from time to time and at all times hereafter.
- n) Simultaneously on the execution of these presents the VENDORS have executed separate irrevocable Power of Attorney in favour of the PURCHASERS or its nominee or nominees or partner or partners authorizing to the PURCHASERS to represent before the State of Maharashtra Competent Authority, appointed under the ULC, MCGM, Town Planning, MMRDA, CTS Office, Talathi Office, Tahsildar Office, and all other public or private body or authority in respect of "the said land" more particularly described in the First Schedule of the property written hereunder.
- o) The VENDORS have applied and have submitted Indemnity Bond to the office of the Collector for Mumbai Suburban for bringing the name on record as owner of "said land".
- p) The VENDORS herein are absolutely seized and possessed of and / or otherwise well and sufficiently entitled to all that piece or parcel of non agricultural land or ground hereditaments and premises together with 183 tenanted structures standing thereon situate, lying and being **Revenue Village : Dahisar, Taluka : Borivali** at in the Registration District and Sub-District of **Mumbai** admeasuring 5312.2 square meters or thereabouts bearing Survey No.151, Hissa No.2 corresponding (hereinafter referred to as the "said land").

The Revenue Records namely the 7/12 Extract and the Mutation Entries duly certified by the Revenue authorities for the relevant time and period in the name of the **VENDORS** of "the said land" showing him as Kajibedar, is annexed hereto and marked as "Annexure B". These are the Xerox copies of the 7/12 extract and mutation entries for the relevant time and period.

The extract of the Property Card / Ruled Card in respect of "the said land" shows the tenure of "the said land" as the "Agricultural Land" and copy thereof is annexed hereto and marked as "Annexure C".

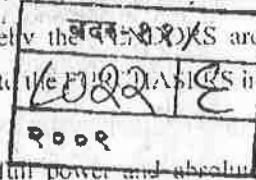
The party of the **SECOND PART** have negotiated and published the Public Notice in the leading Newspapers i.e. 17/01/2008 dated and Navshakti dated for inviting any objection for sale, transfer, and assign and convey the above said land by Party of the **FIRST PART** to and in favour of the party of



the **FOURTH PART** but till the execution of this conveyance no objection has been received by the advocate for party of the **FOURTH PART** it has been agreed that on the **VENDOR'S** representation that **their / his** title as set out herein above is clear and marketable, free of all encumbrances, the **VENDORS** have agreed to sell, transfer, assign and convey "**the said land**" and the **PURCHASERS** have agreed to acquire and purchase the same on "**AS IS WHERE IS BASIS**".

- i) "**The said land**" is the free-hold property and the name of the said deceased appears in the Revenue property records in respect of "**the said Land**".
- ii) That "**the said land**" is not affected by any reservation as per the Development Plan.
- v) The title of the **VENDORS** in respect of "**the said land**" is clear and marketable. "**The said land**" is not affected by any attachment either before or after judgment or any statutory reservation / confiscation, acquisition, requisition or any decree, order, judgment, injunction or other order / direction of any courts of law / tribunals / forum / authorities and / or officers functioning and / or constituted under any laws for time being in force or otherwise "**the said Land**".
- w) That the **VENDORS** herein **have / has** as on date of these presents (Good and subsisting right-title at law, equity or otherwise) with full power and absolute authority to sell, transfer and convey "**the said land**" in favour of the **PURCHASERS** without being debarred restrained or otherwise disqualified or rendered dis-entitled by any events or any act, deed, matter of thing whatsoever or any decree / order / judgment / notice / notification or award either of the nature of any statutory reservation / confiscation / forfeiture, acquisition / requisition by any Governments / courts of law / public tribunals / forum / authorities / and / or officers functioning and / or constituted under any laws which had been in force or otherwise in force whereby the **VENDORS** are prevented from selling and transferring "**the said land**" to the **PURCHASERS** in the manner contemplated by these presents:-
- x) That the **VENDORS** **do** with him/ them good right, full power and absolute authority to sell, transfer and convey "**the said land**" to the **PURCHASERS** without there being any previous notice / order / award / notifications etc.

That in the manner aforesaid the Party of the First Part, Second Part and Third Part **has/have** duly, fairly, truly, faithfully and completely disclosed all the material information and all acts, deeds, matters and things pertaining to "**the said land**" and every part thereof and that neither **he has / they have** concealed from and / or mis-represented anything to the **PURCHASERS**. But if any litigation would arise after the execution of these presents in that event, the Party of the Third Part herein shall be liable to settle all kinds of litigation at their own



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cost within the period of four weeks from the date of the knowing / knowledge about the litigation and kind of objection of any person/s.

The Party of the Third Part i.e. M/s. BKC Homes Private Limited hereby confirms and declares that they have received the entire consideration amount of

✓ **Rs. 3,21,94,958.82 (Rs. Three Crores Twenty One Lacs Ninety Four Thousand Nine Hundred Fifty Eight and Eighty Two paise Only) @ Rs. 750/-**

per square feet of the total area of the land admeasuring about 57,159.27 Sq. Ft.

out of which they shall be liable to pay to the Vendors herein i.e. The Party of

the First Part an amount of **Rs. 42,86,945.25- (Rs. Forty Two Lacs Eighty Six**

Thousand Nine Hundred Forty Five and Twenty Five Paise Only) calculated

@ Rs. 100/- square feet against their relinquishing their 3/4th share of the said

land i.e. land admeasuring 67500 sq.ft. equivalent to 5312.2 sq.meters and

likewise the Confirming Parties i.e. The Party of the Third Part shall be paid an

amount calculated at @ Rs. 151/- per square feet being an amount of **Rs.**

64,73,287.32 (Rs. Sixty Four Lacs Seventy Three Thousand Two Hundred

Eighty Seven and Thirty Two paise Only.) paid on or before execution of this

present deed of Conveyance to and in favour of Party of the Fourth Part.

Accordingly remaining amount of **Rs. 2,14,34,726.25 (Two Crores Fourteen**

Lacs Thirty Four Thousand Seven Hundred Twenty Six and Twenty Five

paise Only) ACS comes into the account of the The Second Confirming Party i.e.

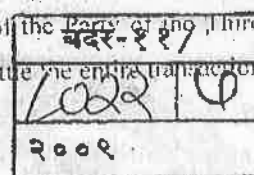
the Party of the Third Part calculated at the rate of Rs. 500/- per square feet of

the entire area of the plot. The Purchasers i.e. Party of the Fourth Part shall pay

the entire consideration amount to and in favour of the Party of the Third Part

only and Party of the Third Part shall be liable to settle the entire transaction with

Party of the First Part and Second Part.



NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

By this indenture doth witnesseth that in pursuance of the said agreement and in

execution of the amount of **Rs. 3,21,94,958.82 (Rs. Three Crores Twenty**

One Lacs Ninety Four Thousand Nine Hundred Fifty Eight and Eighty Two

paise Only) being the full consideration due and payable to the VENDORS and

the First & Second Confirming Parties herein i.e. the Parties of the First, Second

and Third Part respectively as agreed to and more particularly mentioned

hereinabove, the Party of the First Part hereby confirms having received a sum of

Rs. 42,86,945.25 (Rs. Forty Two Lacs Eighty Six Thousand Nine Hundred

Forty Five and Twenty Five Paise Only) towards relinquishing the 3/4th

undivided share of the said property and likewise, the Party of the Second Part

has received a sum of **Rs. 64,73,287.32 (Rupees Sixty Four Lacs Seventy**

Three Thousand Two Hundred Eighty Seven and Thirty Two Paise Only)



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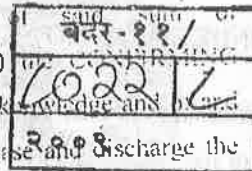


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towards relinquishing their right title and interest in the said property to and in favour of the Parties of the Third/ Forth Part, and the Party of the Third Part i.e. Second Confirming Party hereby confirms having received a sum of Rs. 2,14,34,726.25 (Rupees Two Crores Fourteen Lacs Thirty Four Thousand Seven Hundred Twenty Six and Twenty Five Paise Only.) towards relinquishing their respective right title and interest in the said property) to and in favour of the Party of the Third and Fourth Parts, and on payment of the balance amounts received by the parties of the First, Second Part, on execution of these presents, the payment and receipt whereof the VENDORS do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit, release and discharge the CONFIRMING PARTIES and the PURCHASERS, they the VENDORS at the request of the CONFIRMING PARTIES do and each of them doth hereby sell, convey, transfer, assign, release and assure unto the PURCHASERS, "the said undivided 3/4th share in the said tenanted piece or parcel of land or ground admeasuring about 5312.2 square meters or thereabouts bearing Survey No.151, Hissa No.2, CTS No.2615 of Village : Dahisar, Taluka : Borivali, Mumbai Suburban District in the registration District and sub-district of Mumbai City and Mumbai Suburban" more particularly described in the Second Schedule hereunder and shown on the Plan hereto annexed and thereon shown surrounded by red colour boundary line and in total consideration of a sum of RS Rs 3,21,94,958.82 (Rs. Three Crores Twenty One Lacs Ninety Four Thousand Nine Hundred Fifty Eight and Eighty two paise Only) being the full purchase price payable to the CONFIRMING PARTIES i.e. Party of the Third Part (M/s. BKC Homes Private Limited) by the Party of the Third Part (M/s. BKC Homes Private Limited) by the PURCHASERS, the payment and receipt Rs. (Rupees ...)

PARTIES do and each of them doth hereby admit and acknowledge and from the same and every part thereof do hereby forever acquit, release and discharge the PURCHASERS, they THE CONFIRMING PARTIES do and each of them doth hereby sell, convey, transfer, assign, release and assure unto the PURCHASERS "the said undivided 3/4th share in that piece or parcel of land" hereunder written with the sitting tenants / occupants as per the list thereof hereto annexed with all their right, title, interest, claim and estate with possession of "the said Land" pursuant to the said Agreement for Sale dated 20th December, 2007 made and entered into between the VENDORS and the CONFIRMING PARTIES or otherwise TOGETHER WITH all the singular the court, yards, areas, compounds, sewers, drains, ditches, fences, trees, plants, shrubs, ways, paths, passages, commons, gullies, wells, waters, water-courses, lights, liberties, privileges.



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easements, profits, advantages, rights, members and appurtenances whatsoever to
 "the said $\frac{1}{4}$ th share in the said pieces or parcel Land or ground or
 hereditaments and premises" or every part and portion thereof in any way
 belonging or anyway appertaining to or with the same and every part thereof now
 or at or any time heretofore usually held used, occupied, possessed or enjoyed or
 reputed or known as parts or member thereof and to belong to or be appurtenant
 thereto AND ALSO TOGETHER WITH all the evidences of title relating to the
 said pieces or parcels of land or ground hereditaments or any part thereof and all
 the right, title, interest, use, inheritance, claim, estate, property, possession,
 benefit, claim and demand whatsoever both at law and in equity or otherwise of
 the VENDORS in, to or upon "the undivided $\frac{3}{4}$ th share right title and interest
 into out of or upon the said pieces or parcels of said Land or ground or
 hereditaments" and every part thereof and TO HAVE AND TO HOLD the said
 pieces or parcels of land or ground or hereditaments and all and singular and
 other the said "the said undivided $\frac{3}{4}$ th share of right, title and interest in the
 said land" and every part or portion thereof, hereby granted, sold, conveyed,
 transferred, assigned, released and assured or intended so to be within their and
 every of their rights, members and appurtenances (which all are included in the
 term "the said undivided $\frac{3}{4}$ th share right title and interest into out of or
 upon the said pieces or parcels of said Land or ground or hereditaments")
 unto and to the use and benefit of the PURCHASERS forever SUBJECT TO the
 payment of proportionate share of all future taxes, rates, revenues, assessments,
 dues, duties, cess, costs, charges and expenses and / or outgoings now chargeable
 upon or hereafter to become payable to the Government, local or public bodies
 authorities, collector, his sub-ordinates, municipal corporation, Talati or
 otherwise etc. by whatever name or names they are now chargeable upon the same
 or hereafter to become payable or chargeable in respect of "the said undivided
 $\frac{3}{4}$ th share right title and interest into out of or upon the said pieces or
 parcels of said Land or ground or hereditaments Land". But VENDORS shall
 be liable to pay all taxes, rates, revenues, assessments, dues, duties, cess, costs,
 charges and expenses and or outgoings to the Government, local or public bodies
 authorities, collector, his sub-ordinates, municipal corporation, Talati or
 otherwise etc till the execution of this present deed.

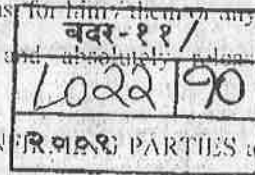
And the VENDORS AND THE CONFIRMING PARTIES do and each of them
 doth hereby for himself / themselves, their respective heirs, executors,
 administrators and assigns and any other person claiming as heir of the said
 deceased covenant respectively with the PURCHASERS that:

Notwithstanding any act, deed, matter or thing whatsoever by the owner and the
 CONFIRMING PARTIES or by any person or persons lawfully or equitably
 claiming by, from, through, under or in trust for him or them or any of them

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made, done, committed, omitted or knowingly or willingly suffered to the contrary they the VENDORS and the CONFIRMING PARTIES respectively now has /have in himself /themselves good, valid and subsisting right, full power and absolute authority to grant, sell, convey, transfer, assign, release and assure "the undivided 3/4th share right title and interest into out of or upon the said pieces or parcels of said Land or ground or hereditaments" hereby so granted, conveyed, transferred and assured or intended so to be unto and to the use of the PURCHASERS in the manner aforesaid.

- B) That it shall be lawful for the PURCHASERS from time to time and at all times hereafter to peaceably and quietly to hold, enter upon, use, occupy possess and enjoy along with but without prejudice to the similar rights of Co-owners No.1 and 2 "the said Land" hereby so conveyed, transferred and assured with their and every of their rights, members, appurtenances and to receive the proportionate share in the rents, issues and profits thereof and of every part thereof to and for PURCHASERS' own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the VENDORS and / or the CONFIRMING PARTIES or their/ his heirs, executors and administrators or any person claiming as heir of the said deceased or any person or persons lawfully or equitably claiming.
- C) And the VENDORS and / or the CONFIRMING PARTIES do and each of them hereby agree, undertake and covenant to keep the PURCHASERS well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other rights, title, interest, estates, charges and encumbrances whatsoever either had, made, executed, occasioned or suffered by the VENDORS AND / OR THE CONFIRMING PARTIES or by any other person/s lawfully or equitably claiming or to claim by, from, under or in trust for him/ them or any of them and keep the PURCHASERS free, clear and absolutely released, discharged, acquitted and indemnified on their behalf.
- D) And further that the VENDORS AND THE CONFIRMING PARTIES and all persons having lawfully or equitably claiming any right, title, interest, claim, demand, estate, property and possession whatsoever at law, equity or otherwise in "the said undivided 3/4th share right, title and interest in the said land" hereby so granted, conveyed, transferred and assured and every part thereof, under or in trust for them and / or their heirs, executors and administrators, shall and will from time to time and at all times hereafter at the request and cost of the PURCHASERS do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters things, conveyances and assurances, whatsoever for the better, further, more perfectly and absolutely granting and / or for assuring unto the PURCHASERS "the said undivided 3/4th share right, title and interest in the said land" and



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- (F) The VENDORS AND THE CONFIRMING PARTIES doth hereby covenant with the PURCHASERS that he / they has / have in his / their turn, not done any act of commission or omission whereby the PURCHASERS may be prejudicially affected in right, title, interest, claim, demand, estate, property and possession whatsoever at law, equity or otherwise.
- (F) On execution of this conveyance, the Purchaser will be sole owner of "the said property" they will have full right, title or interest over "the said land". From now they are only authorized to do act in whatsoever nature as he / they may think deem fit such as to sell, transfer or convey to whomsoever he / they may think deem fit.

The Stamp Duty and Registration Charges on this Conveyance Deed shall be borne and paid by the PURCHASERS

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of Fully Tenanted land or ground admeasuring about 5312.2 square meters bearing Survey No.151, Hissa No.2 corresponding to CTS No.2615 of Village : Dahisar, Taluka Borivali, District Mumbai Suburban in the Registration District and sub-district of Mumbai City and Mumbai Suburban and delineated on the plan thereof hereto annexed and thereon shown surrounded by red coloured boundary lines whereof as per the present 7/12 map is included as follows:



By Properties bearing CTS No.2770
By properties bearing CTS No.2614, 2617
and 2622 (part)
By Properties bearing CTS No.2613 and
partly by 13.4 meter D P Road
By properties bearing CTS NO.2622 (part).
2767 and 2769.

20/15/12 Monday

10. 31. 01/2021

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THE SECOND SCHEDULE ABOVE REFERRED TO

Undivided 3/4th share of the right, title, interest and claim in ALL that piece and parcel of Fully Tenanted land or ground admeasuring about 5312.2 square meters bearing Survey No.151, Hissa No.2 corresponding to CTS No.2615 of Village : Dahisar, Taluka Borivali, District Mumbai Suburban in the Registration District and sub-district of Mumbai City and Mumbai Suburban and delineated on the plan thereof hereto annexed and thereon shown surrounded by red coloured boundary lines whereof as per the present 7/12 extract of and bounded as follows:-

On or towards North	: By Property bearing CTS No.2770
On or towards South	: By properties bearing CTS No.2614, 2617 and 2622 (part)
On or towards East	: By Properties bearing CTS No.2613 and partly by 13.4 meter D P Road
On or towards West	: By properties bearing CTS NO.2622 (part), 2767 and 2769.

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ANNEXURE-A

(A Copy of the Tenant list of the property as described in the above)



(The Xerox Copies of the 7/12 Extract and the Mutation entries as duly certified by the Revenue Authorities for the period as recited above)

ANNEXURE-C [Coll]

(A Copy of the Extract of the Property Registered Card / Ruled Card in respect of "the said property" as described in the SCHEDULE as described in the above SCHEDULE)

ANNEXURE-D:

Copy of half yearly bill issued by the Assessment & Collection Department of (MCGM)

वि. अ. योरावर
महाराष्ट्र सरकार
च. ग. र. अ.

महाराष्ट्र
च. ग. र. अ.
महाराष्ट्र

कामिनी ज. र. ओडर

SIGNED AND DELIVERED BY the within-named VENDORS

1. MRS. INDUMATI TULSIRAM PATIL इंदुमती तुळशीराम पाटील
2. SHRI HEMPRAKASH TULSIRAM PATIL हेमप्राकाश
3. MRS. JAYASHAREE RAVINDRA BHOIR जयश्री रविंद्र भोईर
4. MRS. KALPANA SHANTARAM PATIL कल्पना शान्तराम पाटील
5. MRS. KUNTIBAI JANARDHAN PATIL [L.H.T. MORE KONTI
BAI. J. PATIL]
6. SHRI BHANUDAS JANARDHAN PATIL भानुदास
7. MRS. MANDABAI SITARAM PATIL मंदारबाई सिताराम पाटील
8. MRS. CHANDRA GANPAT RAUT चंद्रकांता गणपत राउत
9. MRS. KAMINI RAVINDRA KELUSKAR कामिनी रविंद्र केळुसकर
10. MRS. VIMALA ARUN PATIL and विमला अरुण पाटील
11. MRS. BHARATI RAMKANTH GHARAT

In the presence of

SIGNED AND DELIVERED BY the within-named

FIRST CONFIRMING PARTY

SHRI SUHSA SITARAM JAMBLE सुहसा सि-जाम्बले

ACHYUT HARI MHATRE अच्युत हरी म्हात्रे

In the presence of

THE COMMON SEAL of the within-named
CONFIRMING PARTY - M/S. BKC HOMES PVT. LTD.
LTD. Hereunto affixed pursuant to the resolution of the
Board of Directors dated 10/8/2009

In the presence of

MR. KHIRISH GOVINDJI DHARAMSI, Director of
the company who have subscribed his signature

In the presence of

THE COMMON SEAL of the within named For P & S NIRMAN PVT. LTD.
PURCHASER - M/s. P & S NIRMAN PRIVATE

Director

LIMITED Hereunto affixed pursuant to a resolution of
the Board of Directors dated 21/8/99.

In the presence of
MR. PARESH C. SHAH, Director of the company who have
subscribed his signature

In the presence of

RECEIPT

RECEIVED on the day and year first hereinabove mentioned of and from the
withinnamed THE PURCHASERS M/S. P & S NIRMAN PVT LIMITED the sum
Rs 42,86,945.25 (Rs. Forty Two Lacs Eighty Six Thousand Nine Hundred Forty
Five and Twenty Five Paise Only) which together with the already received from the
CONFIRMING PARTIES hereinbefore as earnest money as aforesaid making in the
aggregate Rs 42,86,945.25 (Rs. Forty Two Lacs Eighty Six Thousand
Forty Five and Twenty Five Paise Only) Being the full consideration

निर्माणकर्ता/	
हस्ताक्षर/	2022/98
२००९	

WE SAY RECEIVED

1. MRS. INDUMATI TULSIRAM PATIL

इंदुमती तुळशीराम पाटील

2. SHRI HEMPRAKASH TULSIRAM PATIL

हस्तर

3. MRS. JAYASHAREE RAVINDRA BHOIR

जयश्री रविंद्र ओईर

4. MRS. K. ... PATIL

कल्पना रांगाराम पाटील

5. MRS. ... PATIL

...

6. SHRI BHANUDAS JAN ... PATIL

...

7. MRS. MANDABAI ... PATIL

मंदासिलाराम पाटील

8. MRS. CHANDRA GANPAT RAUT

चंद्रकेश गणपत राउत

9. MRS. KAMINI RAVINDRA KELUSKAR

कामिनी रविंद्र केलुस्कर

10. MRS. VIMALA ARUN PATIL and

विमला अरुण पाटील

11. MRS. BHARATI RAMKANTH GHARAT

...

VENDORS / PARTY OF THE FIRST PART

...



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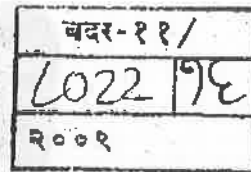
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बदर-२१/	
1022	99
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As narrated above we have received our full consideration paid to each of us and we hereby acknowledge the receipt for full payment of the same.

1. Mrs. Indumati Tulsiram Patil,
2. Mr. Hemprakash Tulsiram Patil,
3. Mrs. Jayashree Ravindra Bhoir,
4. Mrs. Kalpana Shantaram Patil,
5. Smt. Kuntibai Janardhan Patil,
6. Mr. Bhanuda Janardhan Patil,
7. Smt. Mandabai Sitaram Patil,
8. Mrs. Chandra Ganpat Raut,
9. Mrs. Kamini Ravindra Keluskar,
10. Smt. Vimla Arun Patil,
11. Mrs. Bharati Ramakant Gharat,



RECEIPT

Date :

We, M/s BKC Homes Pvt Ltd have acquired rights from all the co owners and the confirming parties (1. Mr. Suhas Sitaram Jamble and Shri. Achyut Hari Mhatre) for the property bearing CTS No. 2615 and CTS No. 2976, Village Dahisar, Taluka Borivali, MSD Situated at Rawal Pada , Dahisar, East Mumbai admeasuring 5312.2 and 994.5 Sq meters respectively.

We have agreed to surrender and transfer all our rights in both the above properties for collective Lump Sum cost receivable of Rs. 3,93,00,000.00 (Rupees Three Crores Ninety Three Lakhs Only) to M/s. P & S Nirman Pvt Ltd. The Said Cost is inclusive of the payment of Rs 53,51,000.00 made by us to the various Co Owners (Rs. 35,00,000.00) and the Confirming parties (Rs.18,51,000.00). Vide agreement we have received the payment as below from M/s P&S Nirman Pvt. Ltd.

BKC Homes Pvt Ltd				
Sr No	Cheque /PO No.	Cheque/ PO Date	Amount (Rs.)	Name
1	658870	9/4/2009	3000000	BKC Homes Pvt Ltd
	658871	9/4/2009	2000000	BKC Homes Pvt Ltd
	658872	13-04-2009	5000000	BKC Homes Pvt Ltd
	658873	15-04-2009	500000	BKC Homes Pvt Ltd
	658874	22-04-2009	5000000	BKC Homes Pvt Ltd
	658876	7/5/2009	5000000	BKC Homes Pvt Ltd
	658882	8/5/2009	5000000	BKC Homes Pvt Ltd
	658884	11/5/2009	5000000	BKC Homes Pvt Ltd
	658883	11/5/2009	5000000	BKC Homes Pvt Ltd
		27-08-2009	3800000	BKC Homes Pvt Ltd
			39300000	

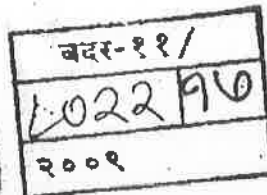
As narrated above we have received our full consideration paid to each of us and we hereby acknowledge the receipt for full payment of the same.

For BKC HOMES PVT. LTD

Prakash G Ohayamssi

Director / A.S

For M/s BKC Homes Pvt Ltd.



P & S

NIRMAN PVT. LTD.

Sakina Manzil No. 2, 4th Floor, Raja Ram Mohan Roy Road, New Charni Road, Mumbai - 400 004.

Tel.: 022 23676337 Fax : 022 23685646

TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE BOARD
OF DIRECTORS OF THE COMPANY HELD ON 21st Aug. 2009. AT THE
REGISTERED OFFICE OF THE COMPANY AT 2 P.M.

It Resolved that **Mr. Paresh C. Shah** Director shall appear and execute deed of conveyance in favour of company for the property bearing **CTS No. 2615** of village : Dahisar, Taluka : Borivali, Distric Mumbai Surburban land for 3/4th share wide approved draft of the company.


Chairman



बदर-२२/	
1022	9L
२००९	

BKC Homes Pvt.Ltd

C-701, Sukhada, Sir Pochikhanwala Marg, Worli Seaface, Mumbai-400025.
Tel.: 022-4932759, Fax. 022-24932757

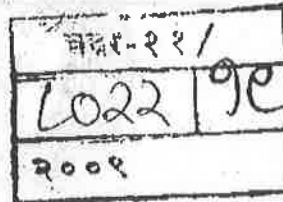
Certified True Copy of the Resolution passed at the Meeting of the Board of Directors of the Company held on 10.08.2009 at 7A, Ami Ramkrishna Bldg, 11- Happy Home Society, Nehru Road, Vile Parle (East), Mumbai - 400 057.

1. **RESOLVED THAT** the Board of Directors have decided to relinquish / Transfer its rights acquired in the plot bearing CTS 2796 & 2615 of village: Dahisar, Tal: Borivali situated at Ravalpada, Dahisar-East, Mumbai; in favour of M/s. P & S Nirman Pvt. Ltd.
2. **FURTHER RESOLVED THAT** Mr. Khirish G. Dharamsi is authorized by the Company to sign and execute all the relevant documents/ Deed of Conveyance and to appear before the Sub-Registrar, Borivali -1, MSD for execution of the said Deed of Conveyance in favor of M/s. P & S Nirman Pvt. Ltd.

For, BKC HOMES Pvt. Ltd.



[Signature]
Director.



मालमत्ता पत्र

विभाग/मौजे -- बहिसर

तालुका/न.पु.मा.का. -- न.भू.अ.बोरीवली

जिल्हा -- मुंबई उपनगर जिल्हा

कार भूकपन
प्रमाण/पर.पौ.न.

माल नंबर

तार नंबर

क्षेत्र
पौ.मौ.

घारणाधिकार

मालमत्ता दिल्या अखेरचा बिल्या भादवाचे
कपशाल अर्गि त्याधा केर तपसणीचे नियम येऊ

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५२१२.२

सुविधाधिकार

हक्कचा मुळ पाक
वर्ष १९६८

शेत

पट्टेदार

दिनांक	व्यवहार	गुंड क्रमांक	नविन पाक (पी) पट्टेदार (प) विळा भार (भा)	साक्षार्थक

न्यासणी करपा

मालमत्ता प्रतिनिधी

नगर भूमापन अधिकारी
बोरीवली



न.भू.अ.बोरीवली
मुंबई उपनगर जिल्हा

मजकूर
मालमत्ता अर्ज भरण्याची मालमत्ता
मालमत्ता तयार करणे
मालमत्ता दिल्या अखेरचा बिल्या भादवाचे
कपशाल अर्गि त्याधा केर तपसणीचे नियम येऊ



५२१-१२/१
१०२२/२०
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मालमत्ता पत्रक

न.प्र.मोजे -- दहिसर तालुका/न.प्र.मा.का. -- न.प्र.अ.बोरीवली जिल्हा -- मुंबई उपनगर जिल्हा

आम भूपापन रिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकारी शासकाला दिक्क्या अकराभावा म्हाया भाद्वरजा मयरोन अर्जिण म्हाया फा तपासणीची नियत येऊ

२०१६ २०१६

१०६१.५
-७५.० न.प्र.का.२०१७
मध्य सामिल

११४.५

सुविधाधिकारी

भूमापन मूळ धारक धर्म ११६८

पट्टेदार

इतर भाग

इतर रीति

दिनांक	व्य. उद्धार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प्र) कित्य भाग (भा)	साक्षकन
०२/०६/१९७६	न.प्र.का.२०७९ पहा	S.I.F	चौकशीचे घेवळी क्षेत्र काढून दाखल केलेले नसलेले ते आता काढून दाखल केले.	वर्ग - १९७६-०६-०४ ००:००:०० न.प्र.अ. बोरीवली
१०/०३/२००६	मा. शिल्पाधिकारी मुंबई उपनगर जिल्हा यांचेकडील कर्माचा सो. ५५५१ २ व/फ्लेम १३५ एम.आर २५० दिनांक २६/१२/०५ चे आदेशान्वये न.प्र.अ. २०१६ मधील ७५.० चौ.मि. क्षेत्र क.मो फक्तन ११४.५ चौ.मि. क्षेत्र कायम केले.			कै.रा.म. अ. ४५३ पहाणे न्या. १०/०३/२००६ न.प्र.अ. बोरीवली

लगावर्षी वरमगा

सत्य प्रतीतिपी

भूमापन अधिकारी वांगेदली



न.प्र.अ.बोरीवली
मुंबई उपनगर जिल्हा

अज.प्र. - १७०

नकल अर्ज दाखल झाल्याची नोंद ३

नकल तयार झाल्याची नोंद ५

नकल दि. ०३/०४/०६

थालत झाल्याची नोंद १

नकल व.प्र. २००६

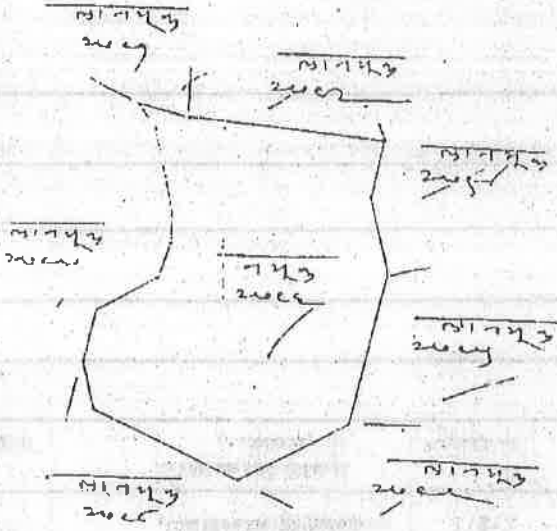
वदर-११/
८०२२/२९
२००९



(पान नं. - १)

वदर-११/१०२२/२२
 दिनांक २००९
 नगरपालिका
 नगरपालिका
 नगरपालिका

(११) - नगरपालिका क्षेत्रीय योजना कार्यालय



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सत्य प्रतिलिपी

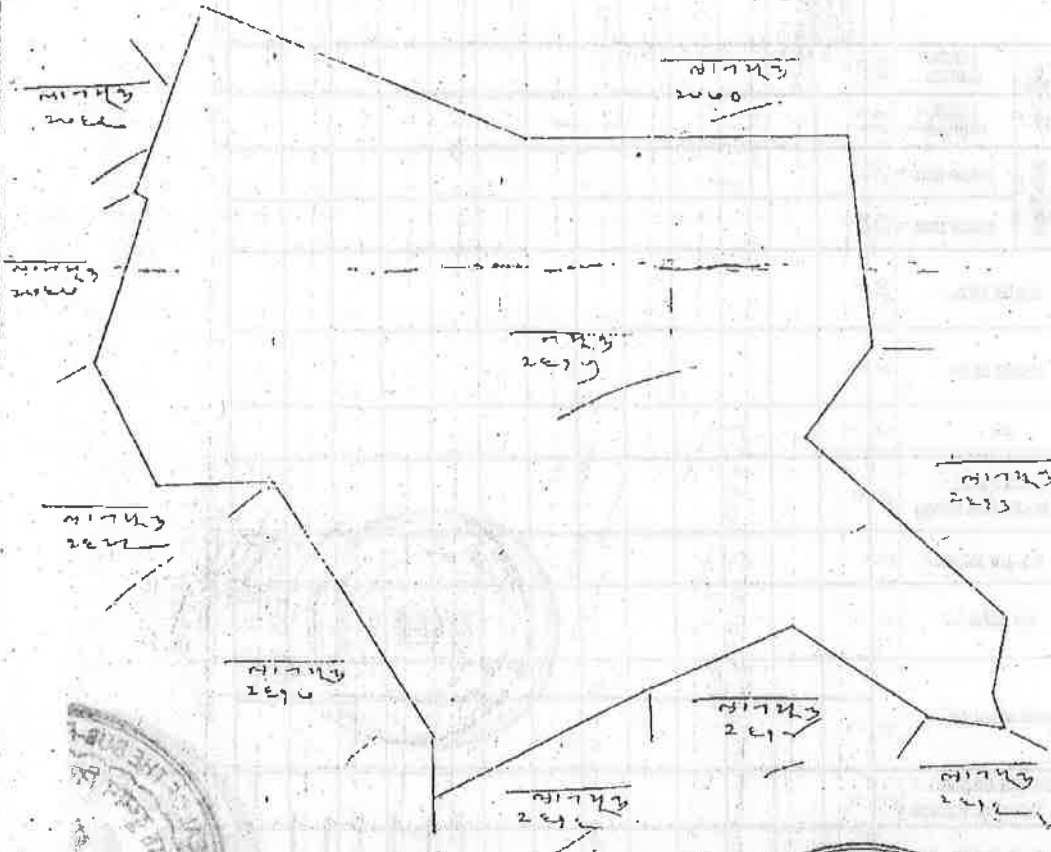
नगर प्रशासन अधिकारी
बोरोवली

वदर-११/
 १०२२/२२
 २००९



अर्जदार..... श्री सुहास जगन्नाथ यांचा
 दिनांक..... २८/०५/२००९ रव्या अर्जासंबंधित नगर
 प्रमाणित..... वरिष्ठ पंचायत पुनर्निर्माण
 आवेदन क्र..... २८१७ हस्त न. ५०६

१२२/..... नगराध्यक्ष नगरपालिका कार्यालय नांदेड



वर्ग १८०

मकान अर्ज दाखल करून

नगर प्रमाणित करून

मकान मालकी तपसवी

मकान मालकी तपसवी

मकान मालकी तपसवी

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सत्य प्रतिलिपि

नगर प्रमाणित अधिकारी
 सोप्रीवली

वदर-११/
 १०२२ २३
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યો.કા. મું. - ૧,૦૦,૦૦૦-૮-૭૨-સીડબ્લ્યુઈટ્ - (સીઈ) ૧૧૪૭
 શાં િ. મ.કિ.જી.૪૫૨૩, દિ. ૨૩-૪-૧૫.

2 Nov 31

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नगर भण्डार अथवा
बंशियलो



चक्र-११/	
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रा. नं. १५१ हि. नं. २

गा. न. नं. ७, ७. अ व १२

गांव वीरवार
तालुका वीरवार

क्षेत्र लावणी लायक १६५
पोट खराब ६२
एकूण ११५

कवजेदार ७२ २०७०
मुळ मालीसम बांधणी प्रत्येक
का ३
पुणे वीरवार जमाद्वारा प्रत्येक
का ५ ६५६०
२५४८

आकार २ - ८१
जुझे अवका
ज्यादा आकार
पाणी

वर्ष	कुळ व खंड	क्षेत्र	रीत	पिकें व लागवड	क्षेत्र	शेरा
१९७८	२०११	१६५	१	५५	१६५	S
दिनांक ०१/०७/७८ यात ३१/१२/७८						

तयार तारीख १५/१२/७८
असल बांधकाम नक्कल रुजू असे.



तलाठी सज्जताबिहिसर
तालुका- वीरवार

वदर-११/
१०२२/२५
२००९

स. नं. १४३ हि. नं. २

गा. नं. वं. ७, ४-अ २१२

गाव दासिपट

तालुका बोरीवडी

क्षेत्र तावणी सायक ए. गुं.

पोट खरावा ६९०॥१

एकूण ६९०॥१

रुपये पैसे

आकार २-६९

जुडी बखवा

ज्यादा आकार ...

पाणी

कचजोडा २०५०

लुक्शीराम बांडुरंग पारोड ६॥३

मुंजीबाई जर्नाईत पारोड ६॥५

२५५० २५५०

इतर -

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वर्ग	कृषक व खंड	क्षेत्र	रीते	पिकें व लागवड	क्षेत्र	शेत
७/२	२०५०	६९०॥१	१	५५	६९०॥१	२
	रिप ? बाखवा	५॥१	३॥५			

तयार तारीख १५/१२/२००९
अम्सल बाह्यकृत्य नवकल मजु अगे.

महाराष्ट्र न्यायाधीश
मुंबई न्यायालय

बदर-११/
१०२२/२६
२००९



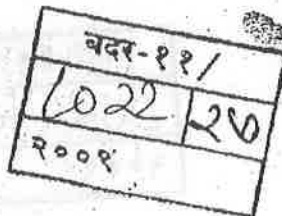
हक्काचे पत्रक (गो. नं. नं. ६)

गोजे :- दोहमर
तालुका :- बोरीवली

नोंदणीचा अनुक्रम वंदर	हक्काचा प्रकार	फेरफार झालेले स.नं. हि.नं.	तपराणी अंमलदारांची सही किंवा शीरा
७०१९१३२	आवाज फाड पाऊन मे. डि. २ जॉर		२०१९१३२
आचे कडून आकाय कं. १५-१९२८ जो			<u>S.K.S.</u>
आरामण कांदूर १९३-२ ६९०॥ २-१३-०		६८-४	Ext <u>S.K.S.</u>
आरामण कांदूर १९१-२ १६५ २-१३-०		२१२-	अग
६९		२१२-	Registered Am
मि. आरामण १९१-३१२१	<u>S.K.S.</u>		Roomligation as
			Current up to
			३१-३-१९७८
			<u>S.K.S.</u>
			on collection
			B.S.d
			<u>S.K.S.</u>
			२८/१/७८

अस्तल वपुक्कय छरी नक्कल नु असे.
तपार तारीख १२ न २००८

तलमी प्रतिपक्षितर
तालुका- बोरीवली



हक्काचे पत्रक (गो. न. नं. ६)

प्रांज - दोस्त
तालुका - कोरीपडी

संदर्भाचा अनुक्रम नंबर	हक्काचा प्रकार	फेरफार झालेले स.नं. हि.नं.	तपासणी अंमलदारची सही किंवा शेर
2060	गारिजि ३-२-६९ तर्फे २५ कोठरी जमीन जमीन	११२/८	११२/८
	१) पेंडुरंग गारायण २) जमीन गारायण ३) जमीन	११३/२	११३/२
	वस्ति गारायण ४) जमीन गारायण ५) जमीन	११४/२	११४/२
	जमीन गारायण ६) जमीन गारायण ७) जमीन	११५/२	११५/२
	जमीन गारायण ८) जमीन गारायण ९) जमीन	११६/२	११६/२
	जमीन गारायण १०) जमीन गारायण ११) जमीन	११७/२	११७/२
	जमीन गारायण १२) जमीन गारायण १३) जमीन	११८/२	११८/२
	जमीन गारायण १४) जमीन गारायण १५) जमीन	११९/२	११९/२
	जमीन गारायण १६) जमीन गारायण १७) जमीन	१२०/२	१२०/२
	जमीन गारायण १८) जमीन गारायण १९) जमीन	१२१/२	१२१/२
	जमीन गारायण २०) जमीन गारायण २१) जमीन	१२२/२	१२२/२
	जमीन गारायण २२) जमीन गारायण २३) जमीन	१२३/२	१२३/२
	जमीन गारायण २४) जमीन गारायण २५) जमीन	१२४/२	१२४/२
	जमीन गारायण २६) जमीन गारायण २७) जमीन	१२५/२	१२५/२
	जमीन गारायण २८) जमीन गारायण २९) जमीन	१२६/२	१२६/२
	जमीन गारायण ३०) जमीन गारायण ३१) जमीन	१२७/२	१२७/२
	जमीन गारायण ३२) जमीन गारायण ३३) जमीन	१२८/२	१२८/२
	जमीन गारायण ३४) जमीन गारायण ३५) जमीन	१२९/२	१२९/२
	जमीन गारायण ३६) जमीन गारायण ३७) जमीन	१३०/२	१३०/२
	जमीन गारायण ३८) जमीन गारायण ३९) जमीन	१३१/२	१३१/२
	जमीन गारायण ४०) जमीन गारायण ४१) जमीन	१३२/२	१३२/२
	जमीन गारायण ४२) जमीन गारायण ४३) जमीन	१३३/२	१३३/२
	जमीन गारायण ४४) जमीन गारायण ४५) जमीन	१३४/२	१३४/२
	जमीन गारायण ४६) जमीन गारायण ४७) जमीन	१३५/२	१३५/२
	जमीन गारायण ४८) जमीन गारायण ४९) जमीन	१३६/२	१३६/२
	जमीन गारायण ५०) जमीन गारायण ५१) जमीन	१३७/२	१३७/२
	जमीन गारायण ५२) जमीन गारायण ५३) जमीन	१३८/२	१३८/२
	जमीन गारायण ५४) जमीन गारायण ५५) जमीन	१३९/२	१३९/२
	जमीन गारायण ५६) जमीन गारायण ५७) जमीन	१४०/२	१४०/२
	जमीन गारायण ५८) जमीन गारायण ५९) जमीन	१४१/२	१४१/२
	जमीन गारायण ६०) जमीन गारायण ६१) जमीन	१४२/२	१४२/२
	जमीन गारायण ६२) जमीन गारायण ६३) जमीन	१४३/२	१४३/२
	जमीन गारायण ६४) जमीन गारायण ६५) जमीन	१४४/२	१४४/२
	जमीन गारायण ६६) जमीन गारायण ६७) जमीन	१४५/२	१४५/२
	जमीन गारायण ६८) जमीन गारायण ६९) जमीन	१४६/२	१४६/२
	जमीन गारायण ७०) जमीन गारायण ७१) जमीन	१४७/२	१४७/२
	जमीन गारायण ७२) जमीन गारायण ७३) जमीन	१४८/२	१४८/२
	जमीन गारायण ७४) जमीन गारायण ७५) जमीन	१४९/२	१४९/२
	जमीन गारायण ७६) जमीन गारायण ७७) जमीन	१५०/२	१५०/२
	जमीन गारायण ७८) जमीन गारायण ७९) जमीन	१५१/२	१५१/२
	जमीन गारायण ८०) जमीन गारायण ८१) जमीन	१५२/२	१५२/२
	जमीन गारायण ८२) जमीन गारायण ८३) जमीन	१५३/२	१५३/२
	जमीन गारायण ८४) जमीन गारायण ८५) जमीन	१५४/२	१५४/२
	जमीन गारायण ८६) जमीन गारायण ८७) जमीन	१५५/२	१५५/२
	जमीन गारायण ८८) जमीन गारायण ८९) जमीन	१५६/२	१५६/२
	जमीन गारायण ९०) जमीन गारायण ९१) जमीन	१५७/२	१५७/२
	जमीन गारायण ९२) जमीन गारायण ९३) जमीन	१५८/२	१५८/२
	जमीन गारायण ९४) जमीन गारायण ९५) जमीन	१५९/२	१५९/२
	जमीन गारायण ९६) जमीन गारायण ९७) जमीन	१६०/२	१६०/२
	जमीन गारायण ९८) जमीन गारायण ९९) जमीन	१६१/२	१६१/२
	जमीन गारायण १००) जमीन गारायण १०१) जमीन	१६२/२	१६२/२

असात बंदकम द्यावे नक्कल रजि. असे.
तथा ता. १२/१२/२०१२

तलाठी राजलक्ष्मी
तालुका - कोरीपडी

बंदर-११/
८०२२/२८
२०११



हक्काचे पत्रक (गो. न. नं. ६)

मोजे :- दोरसा
तालुका :- दोरसा

नंदाणीचा प्रमुख नंदा	हक्काचा प्रकार	फेरफार झालेले स.नं. हि.नं.	तपासणी अंमलदारांची सहो किवा शेरा
६५४०	जिनांक जाप्रावर वारसात खोलेदार शिवाय पांडुरंग नामधून पारित ६ जिनांक ३१११७८ रोजी सात वार अमुक तपासणी खातेत प्रमाण वारस करित. १) २००० तुटवोगम पांडुरंग पारित वस २५ मुळा २) २००० सांगाराम पांडुरंग पारित वस २३ मुळा ३) २००० मनीषा रवि शिंदे वस २० मुळा अथवा अमुक सांगाराम शिंदे जगा वारस करित जगा व सांगाराम शिंदे सांगाराम पुढील प्रमाण पत्रा प्रमाण जगा	१४२-८ १४३-२ १५१-२ ५४७/११ १४३	प्रमाण पत्र व मुल्य दारखुज अफेईट रारि मुळे सांगाराम-वांग १४३ सांगाराम ५४७/११ सांगाराम ३१/५/७९

असल वारसकृम खाती नक्कल तय असं.
तयार तारीख २४/५/७९

तलाठी दफ्तरी दफ्तर
तालुका- दोरसा



चदर-११/
१०२२/२८
२००९



हक्काचे पत्रक (गो. न. नं. ६)

पोजे :- दीर्घमर
तालुका :- बोरिवली

पोंदणीचा अनुक्रम नं.	हक्काचा प्रकार	फेरफार झालेले स.नं. हि.नं.	तपासणी अंमलदाराची सही किंवा शेरा
६५४८	दिनांक ०५/१२/७९ वारसणे वल्लोदार रीतिभूत जमिनी चारपण पारोळ ६ दिनांक २९/१२/७९ शेरा संयत अर्ह भूदूत रमोत खारोण पुभाणे वारस १) विभागी कुन्ने वरु जमिनी पारोळ वग ३२ मुकाफे २) विभागी मणवार्ड मिताशाम पारोळ वग २४ मुकाफे ३) — — — — — पारोळ जमिनी पारोळ वग २५ मुकाफे ४) मूसा ३ भागुबाभु जमिनी पारोळ वग १२ मुकाफे ५) मुभागी भवारी जमिनी पारोळ वग ८ मुकाफे कमी मुद्रा वारसात पुजण वारस कोणतें संत वग ये का. पा. क. का. इ. भुवोवारी जमिनी पारोळ जमिनी व प्रवेशा का. वग नोद ६५४८ १ कारंजाळी भूदूत	१३२/८ १३३/२ १३४/२	प्रतिशफा व वग वारणदा के के वग री मुदी ग्रामपंचायत वग मंजूर ६५४८ सा. वि. व. वग ३१/१२/७९

अमल वल्लुक्क खरी नकल रजु असे.
तपास ता. १२/१२/७९

तलाकी सफावीदिसार
तालुका - बोरिवली



वदर-११/
१०२२/३०
२००९

