

प्रावती:

407/68/09

नोंदणी 39

Adj - 685007

Regn-39

चा/अर्जाचा अनुक्रमांक 9668/0

3 29/90/0e

सन 39

दस्तऐवज - प्रकार - खरेदीदरिक्त

मा. 8850000
बा. 8850000

सादर करणाऱ्याचे नाव - स्वामिनी फोर्नेस प्रावती फोर्नेस

खालीलप्रमाणे फी मिळाली :- वळदीप फोर्नेस

नोंदणी फी

डोगर्या. "

20,000 = 0

नकल फी (फोलीओ)

पान 56 "

9920 = 0

पुष्ठाकनांची नकल फी

टपालखर्च

नकला किंवा जापने (कलम 68 ते 69) "

शोध किंवा निरीक्षण "

दंड - कलम 24 अन्वये "

कलम 38 अन्वये "

प्रमाणित नकला (कलम 40) (फोलीओ) "

इतर फी (मागील पानावरील) बाब क्र. "

Re 31120/

एकुण

29920 = 0

दस्तऐवज
नकल

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.

या कार्यालयात देण्यात येईल.

दय्यम निबंधव

दय्यम निबंधव

नावे नोंदणीकृत डाकेने पाठवावा.

दस्तऐवज खाली नांव दिलेल्या व्यक्तीच्या

हवाली करावा

सादरकर्ता

20-000

व ड ट

दस्त क्रमांक 966/2000

(R) (0030) (02) (163) (02) (02) (01)

नमुना म. को. नि. ६
(नियम ११२ पाहा)

१ १ ५६

आहरण व सवितरण अधिकारी 1065

संकेतांक

विभाग / उपविभाग

संकेतांक

मुळ प्रत / दुसरी प्रत / तिसरी प्रत

कोषागार संकेतांक 1 2 0 1

उपकोषागार चलन क्र. 0000

ठाणे या ठिकाणच्या भारतीय स्टेट बँक शाखा टी. सी. सी.

येथे भरण्यात आलेल्या रोख रकमेचे चलन 62700

भरणा करणाऱ्याने भरवयाचे	विभागीय अधिकार्याने किंवा कोषागाराने भरवयाचे	कोषागाराने/उपकोषागाराने/भारतीय स्टेट बँकने भारतीय स्टेट बँकने हैद्राबाद स्टेट बँकने भरवयाचे
जिच्यावतीने रकम भरण्यात आली आहे त्या व्यक्तीचे नाव/पदनाम आणि पत्ता Swastic Furnaces Pvt. Ltd. through Nirmish Mehta	लेखाचे वर्गीकरण विभाग - नोंदणी व मुद्रांक विभाग (C) प्रधानशीर्ष - 0030 नोंदणी व मुद्रांक फी उप प्रधानशीर्ष 02/1000 मुद्रांक शुल्क गोपनीय 02 Sub Head - 02	रकम मिळाली रुपये (आकड्यात) Rs. 48500/- रुपये (अक्षरी) Forty eight thousand Five hundred only
भरणा करण्यासंबंधीचा प्राधिकारपत्राचा तपशील आणि भरणा करण्याचा उद्देश 2 P-lax मुद्रांक शुल्क - 48,500/-	संगणक संकेतांक	कोषापाल भारतीय स्टेट बँक/बँक S. लेखापाल ठाणे कलेक्टराचे कार्यालय Thane Collector's Office Branch कोषागार/उपकोषागार अधिकारी 14 SEP 2009 बँकेचा व्यवस्थापक चलन क्र. दिनांक
भरणा केलेली रकम 48,500/-	0 0 3 0 0 5 1 7 0 1	
रुपये Forty eight thousand five hundred only	बरोबर आहे; पैसे स्वीकारावे व पावती घ्यावी	
भरणा करणाऱ्याची स्वाक्षरी दिनांक 14/9/09	दिनांक मुद्रांक जिल्हाधिकारी ठाणे (ग्रामिण)	

(R) (0030) (02) (163) (02) (02) (01)

नमुना म. को. नि. ६
(नियम ११२ पाहा)

आहरण व सवितरण अधिकारी 1065

संकेतांक

विभाग / उपविभाग

संकेतांक

मुळ प्रत / दुसरी प्रत / तिसरी प्रत

कोषागार संकेतांक 1 2 0 1

उपकोषागार चलन क्र. 0000

ठाणे या ठिकाणच्या भारतीय स्टेट बँक शाखा टी. सी. सी.

येथे भरण्यात आलेल्या रोख रकमेचे चलन 1000

भरणा करणाऱ्याने भरवयाचे	विभागीय अधिकार्याने किंवा कोषागाराने भरवयाचे	कोषागाराने/उपकोषागाराने/भारतीय स्टेट बँकने भारतीय स्टेट बँकने हैद्राबाद स्टेट बँकने भरवयाचे
जिच्यावतीने रकम भरण्यात आली आहे त्या व्यक्तीचे नाव/पदनाम आणि पत्ता Swastic Furnaces Pvt. Ltd. through Nirmish Mehta	लेखाचे वर्गीकरण विभाग - नोंदणी व मुद्रांक विभाग (C) प्रधानशीर्ष - 0030 नोंदणी व मुद्रांक फी उप प्रधानशीर्ष 02/1000 मुद्रांक शुल्क गोपनीय 02 Sub Head - 01	रकम मिळाली रुपये (आकड्यात) Rs. 1000/- रुपये (अक्षरी) One thousand only
भरणा करण्यासंबंधीचा प्राधिकारपत्राचा तपशील आणि भरणा करण्याचा उद्देश अभिनिर्णय फी 1000/-	संगणक संकेतांक	कोषापाल भारतीय स्टेट बँक/बँक S.B.I. लेखापाल ठाणे कलेक्टराचे कार्यालय Thane Collector's Office Branch कोषागार/उपकोषागार अधिकारी 17 AUG 2009 बँकेचा व्यवस्थापक चलन क्र. दिनांक
भरणा केलेली रकम 1000/-	0 0 3 0 0 5 1 7 0 1	
रुपये One thousand only	बरोबर आहे; पैसे स्वीकारावे व पावती घ्यावी	
भरणा करणाऱ्याची स्वाक्षरी दिनांक 17/8/09	दिनांक मुद्रांक जिल्हाधिकारी ठाणे (ग्रामिण)	

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बडेट
दस्तावेज नं. 9818/200
2/1/58

100/-
 pt No. 422 Date 31/8/09
 Collector of Stamps Thane Rural

जि. प्र. 2000 15 97/100

OFFICE OF THE COLLECTOR OF STAMPS

Case Adj. No. 687109 Date 1/9/09

Received from Shri. Swastik Furnaces Pvt Ltd. residing at Thane

(Rupees) Fourty eight thousand five hundred only Stamp Duty Rs. 48,500/-

India Branch Thane vide Chellan No. 50 Dated 14/9/09

Certified under Section 32(1)(b) of the Bombay Stamp Act 1958 that the full Stamp Duty of Rs. 48,500/- with which this Instrument is chargeable has been paid

Vide Article No. 23 of Schedule of Stamp Act 1958

This certificate is subject to the provision of section 53(A) of Bombay Stamp Act, 1958

Place Thane

Date 1/9/09

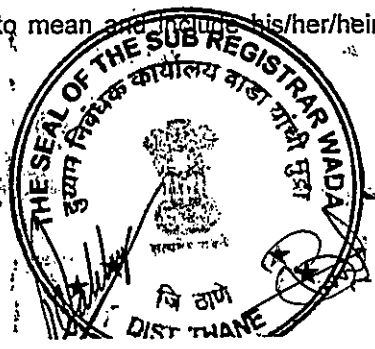
Collector of Stamps Thane Rural

N. v. Rs. 48,50,000/-

CONVEYANCE DEED

This Conveyance made at Mumbai, this 21-10-2009 day of

in the Christian Year Two Thousand Nine BETWEEN ACTUAL DEVELOPERS, a Partnership firm carrying on business at Mangatne, Tal - Wada, Dist - Thane, Registered Office : Irshad Apartment, Opp. Bombay Hotel, Vanjarpatti Naka, Bhivwadi - 421 302 hereinafter called "THE OWNER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include Partners or Partner for the time being of the said Firm, the Survivors or ONE PART AND MESSERS SWASTIK FURNACES PVT LTD Through it's Director Shri. Baldeep Kissanchand Dogra address at, Kores Nakshatra, Kruttika 101/102 Pokhran Road No-1, Vartak Nagar, Thane (West) Pin - 400 606 and Shri. Rajendra Kissanchand Dogra, Kores Nakshatra, Rohini 102, Pokhran Road No-1, Vartak Nagar, Thane (West) Pin - 400 606 called "THE BUYER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/heirs, executors and administrators) of the OTHER PART.



Aslam Khan

WHEREAS:

M/s. Actual Developers – Owners Purchased land bearing following
Survey Govt. At Marigatne.

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दस्त क्र. 9864/2006
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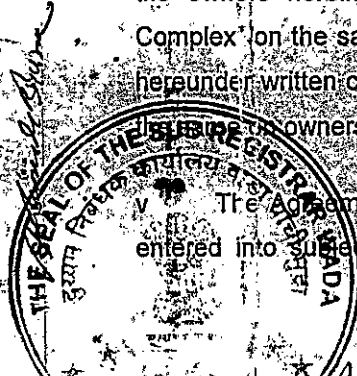
Survey No.	Owners	Ghantas	Square Yard	Conveyance Registers with Sub Register Bhiwandi
279	Kishor Damodar Patil			
	Ramesh Shantaram Patil	0-56-0	5600/Sy	04/04/2006
264	Aseem Anwar Bhure	0-16-9	1690/Sy	22/03/2006
265	Mujaffar Aseem Bhure	0-45-4	4540/Sy	22/03/2006
266	Duraj Aseem Bhure	0-27-0	2700/Sy	22/03/2006
267	Sudhir Shambhu Tiwari	0-06-0	600/Sy	12/04/2006
268	Sudhir Shambhu Tiwari	0-70-6	7060/Sy	12/04/2006
269	Pushpa Ramnath Gupta	1-26-0	12600/Sy	12/04/2006
270	Duraj Aseem Bhure	1-92-7	19270/Sy	22/03/2006
271	Pushpa Ramnath Gupta	1-11-0	11100/Sy	12/04/2006
272	Pushpa Ramnath Gupta	0-60-0	6000/Sy	12/04/2006
287	Pushpa Ramnath Gupta	0-48-0	4800/Sy	12/04/2006

ii. The Owners are entitled to retain the said property, the same not being and excess vacant land under the provision of the Urban Land (Ceiling and Regulation) Act, 1976.

iii. Pursuant to above refereed Agreement between the Sellers and Owners herein the owner have entered into possession of the said property.

iv. Pursuant to the building plans sanctioned and commencement certificate issued by _____ Under Sr. No. _____ 106/06 dated 31st Jan. 2007 the owners herein have commenced construction of Building of "Industrial Complex" on the said property more particularly described in the First Schedule hereunder written consisting of various INDUSTRIAL GALAS with a view to Sell on ownership basis.

v. The Agreement for sale is for sale of GALA mentioned herein has been entered into subject to the terms and conditions of the hereinabove rectified



Signature

Signature

Signature

documents and terms and conditions imposed by the GROUP GRAM PANCHAYAT MANGATHNE and also subject to various modifications as may be agreed upon by the Owner with the PURCHASER or the GROUP GRAM PANCHAYAT MANGATHNE or otherwise Public Authorities time to time.

vi THE BUYER has agreed to acquired an unit as per the particulars set out hereinafter in the building / structure to be constructed on the said property more particularly described in the First Schedule hereunder written at the price and on the terms and conditions as set out hereinafter.

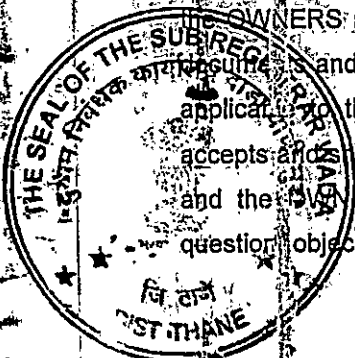
NOW THESE PRESENTS WITNESS AN IT HEREBY AGREED

BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The owners are proceedings further with the construction on the said property known as "ACTUAL INDUSTRIAL COMPLEX" at Mangatne, Tal. Wada, Dist. Thane and more particularly described in the First Schedule hereunder written (herein under for Brevity's sake referred to as "The Said Property") in accordance with sanctioned plans and specification which have been kept at the building site for inspection and which the BUYER has seen and approved and has also agreed that THE OWNERS may take such variations and modifications in the said building plans as may be required to be done by the GROUP GRAM PANCHAYAT MANGATHNE and / or other authorize and / or owners themselves.

2. THE BUYER has entered into this Agreement with the notice of the terms and conditions of the said Agreement for Sale of the said property as mentioned hereinabove with the OWNERS and subject to the terms and conditions as may be imposed by GROUP GRAM PANCHAYAT MANGATHNE and others authorities concerned and also subject to the owners rights to make the necessary amendments, modifications and/or change in the building plans or the materials and other specifications and also subject to the conditions as may be imposed by the authorities concerned.

3. THE BUYER has been given inspection of the documents recited herein above and also the documents referred to therein and all other paper and documents relating to the title of the said property. THE BUYER hereby accepts the OWNERS right to modify the terms and conditions of the said Agreement and agrees to abide, observe and perform the same so far they are applicable to the said unit and the building / structure. THE BUYER hereby accepts and shall always be deemed to have accepted the title of the OWNERS and the OWNERS herein to the said property and agrees not to raise any question, objection or contention with respect thereto or take any proceedings in



Signature of the Buyer

Signature of the Owner

Signature of the Witness

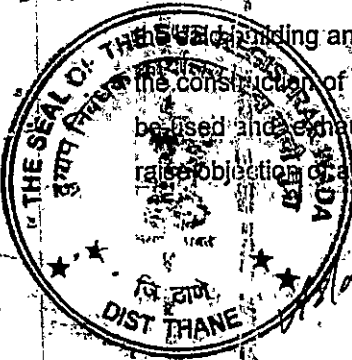
connection therewith. The Certificate as to the title of the said property is reproduced in the Second schedule hereunder written.

4. THE BUYER has agreed to acquire Plot no. C-3 (pt) admeasuring Plot Area 1672 Sq Mts with 5867/Sq Fts Built-up in the area known as "Actual Industrial Complex" as shown on the plan annexed hereto for a sum of Rs. 4,500,000/- (Rupees Forty Five Lacks Fifty Thousand Only) The Buyer to pay said price in the manner set out in the Third Schedule hereunder written. The time of payment of each installment shall be the essence of the contract. The said agreed to be acquired by the BUYER herein shall be provided with the amenities of the specifications which are set out in the FOURTH SCHEDULE hereunder written and the OWNERS shall have right to vary or modify the same.

5. In the event of failure of payment of any installment due under clause 4 hereof by the BUYER to the OWNERS on its respective due dates, this Agreement shall come to an end and thereupon 20% of the purchaser price shall stand forfeited and the BUYER shall have no claim against THE OWNERS in respect of the said unit or be said amount of 20% or under this Agreement or any of them and the OWNERS shall be entitled to sell the said Unit to anybody and the BUYER shall not take or make any objection, contention, obstruction, claim or any proceedings in that behalf. However, the OWNERS shall have an option at their sole and absolute discretion to this Agreement shall have an option at their sole and absolute discretion to this Agreement as alive and subsisting if the payment as aforesaid and unpaid amounts under clause 4 hereto are paid at once together with interest thereon at the rate of 21% per annum from the date of default till payment in respect of all payment. In respect of all payments to be made by BUYER to the OWNERS under this Agreement, time shall be of the essence of the contract. The OWNERS shall not be bound to make any demand or notice requiring the BUYER to make the payment of the amounts due or to be due under this Agreements and absence thereof shall not be put forward by the BUYER as an excuse for non-payment of any amount or amounts on the respective due date.

6. The tenure of the said property is as set out in the title report reproduced in the second schedule hereunder written.

7. THE BUYER has been given inspection of the sanction plans in regard to the said building and the BUYER is aware that the total F.S.I. is not exhausted by the construction of the building herein and further that all the F.S.I. available shall be used and exhausted by the OWNERS exclusively and the BUYERS shall not raise objection of any nature whatsoever the use thereof.



Signature

Signature

8. The OWNERS shall be entitled to demolish the existing structure or the new structure or any part or portion thereof and construct a new or additional structure consuming F.S.I. of such structure/s or the balance or the additional F.S.I. available in respect of the said property.

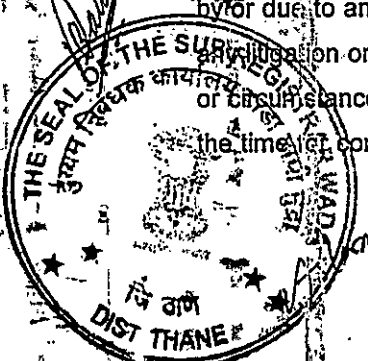
9. The BUYERS hereby give full irrevocable consent to consume F.S.I. available at present or in future to put up additional structures as may be permitted by the GROUP GRAM PANCHAYAT MANGATHNE and so far as they are complying with the provisions of GROUP GRAM PANCHAYAT MANGATHNE and the Development Control Rules and the Buyers will not raise any objection to the same or revoke consent given and the Buyers will never raise objection on the ground that the society has been formed and that title property has been conveyed.

10. The BUYERS agree that if the additional F.S.I. is available as is mentioned hereinabove the Owners shall be at liberty to put up Industrial-Gala/Shop/Garage or any structures as may be necessary without any objection on the ground of nuisance etc from the Buyers and the Buyers shall purchase the said unit after having full knowledge of such structure intended to be put up and are fully aware of the same.

The Buyers hereby agree that as per the ownership Act the Buyers are entitled to only raise objection if there is any additions. Alterations in the unit which is sold to the Buyers but shall not raise any objection in respect of additional structure which is being put if the same is sanctioned by the GROUP GRAM PANCHAYAT MANGATHNE and that the same is being used as per the Rules and Regulations of GROUP GRAM PANCHAYAT MANGATHNE as the Development Control Rules and further that the BUYER agree that owners will be allowed to use the additional F.S.I. available to the Owners and that. The same shall be considered as additional structure but shall be considered as part of the structure which were proposed to be additional F.S.I. and whatever additional F.S.I. which is available is being used and exhausted as part of the building already constructed will full information and knowledge of the BUYERS and the BUYERS shall never raise objection to the same.

12. The said building is expected to be completed and the possession of the said unit is expected to be delivered on or about _____ unless prevented by or due to any act of God or Act of State or Force majors or labour troubles or any objection of the Municipal or other authorities or any reason or circumstances whatsoever beyond the control of the owners and such event the time of completion of the building and delivery of the possession of the said

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unit shall be automatically expanded / extended for such further time as the owners may determine. Under any circumstances, the Buyers shall not be entitled to claim any damages whatsoever on account of delay or default in giving possession of the said unit.

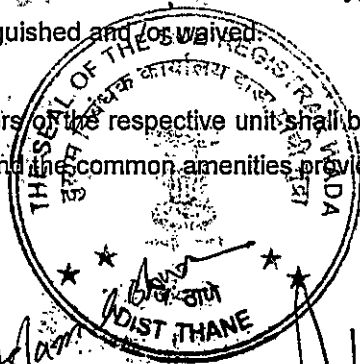
13. The BUYERS agree to sign and deliver to the owners before taking possession of the said unit and also thereafter all writings and papers as may be reasonably necessary and required by the owner including possession letter, transfer forms and other papers, necessary and expedient for formation and registration of the Co. operative Society.

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14. Unit the said property is transferred by the owners to the Co-operative Society by execution of a document of transfer as hereinafter provided and/or possession of the said property is delivered by the owners, to the Co-Operative Society and intimation of the same if received by the Buyers from the owners, the Buyers shall be bound and liable to pay to the owners regularly and punctually all contribution and other amounts to be paid by the Buyers to the Owners under this Agreement, and the Buyers shall not withhold any such payment to the Owners. However, if the owners in their absolute discretion so desire they shall be entitled to entrust the management of the said property to the said Co-Operative Society or to the ad-hoc committee for looking after maintenance and management only including collection and disbursements or contribution from the Buyers of units in the said building towards outgoings and expenses referred to herein, then in such event the owners shall not be under any obligation or liability to collect the said contribution or to pay the said outgoings and expenses or any of them or be liable for any consequences of delay in payment or of non payment thereof or for any matter concerning maintenance or management of the said property and all responsibility and liability in that behalf shall be of the said Co-Operative Society or the adhoc committee or the Buyers as the case may be.

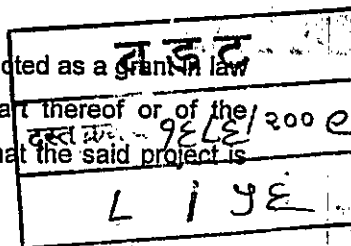
15. On possession being taken by the Buyers, the Buyers shall not be entitled to make and shall not make any claim, objection, contention or proceeding against the owners regarding the said building of the said unit or anything connected with the same including defects, quality of construction material, additions or alterations etc and the same if any, shall be treated and deemed to have been extinguished and forwaived.

16. The Buyers of the respective unit shall be entitled to use and occupy their respective unit and the common amenities provided for the whole project.



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17. Nothing contained in these presents shall be constructed as a grant in law of the said land, hereditaments and premises or any part thereof or of the buildings thereon or the said unit till the owners declare that the said project is complete.

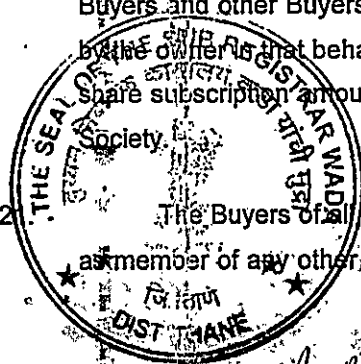


18. The Owners shall cause the said property conveyed and /or rights assigned and require the Buyers to form a society only on the completion of the said project and before such time the buyers shall not be entitled to call upon the owners for form a society and /or to transfer the said property.

19. Upon all the unit Buyers Co-operating and executing necessary papers, the owners herein will co-operate with the Buyers to form a Co-operative Society or Company or Association and submit the property to the provisions of the Maharashtra Industrial ownership act or to any other body corporation as the owners may think fit and proper (such body hereinafter referred to as "the said Co-operative Society")

20. The Buyers of all the Galas in the said Industrial Complex including the Buyers herein shall form and join in the Co-operative Society as the owners may determine. The Buyer shall within 15 days of the owners calling upon do and execute all acts, deeds, documents and papers for or in connection with the formation and registration of the Co. operative Society and also do hereby irrevocably accord their consent to the owners for making additions and alteration in the application and all annexures or accompaniments for or in connection with the formation and registration of the Co-operative Society by-law or constitution or rules thereof or other papers to be submitted in connection therewith even subsequent to the same being signed or approved by the Buyers as may be required by the authorities concerned or as may be desired by the owners to protect the rights and interest of the owners and the Buyers agree to be bound by the said additions and alterations and undertakes not to take any objection or action in the matter or to do anything whereby the rights and interest of the owners may be affected prejudiced and endangered in any manner or likely so to be. It is clearly understood and agreed that the responsibility for the formation and registration of the said Co. Operative Society, shall be of the Buyers and other Buyers, and not of the owners not with standing anything done by the owner in that behalf. The Buyers further agrees to pay admission fees and share subscription amounts for becoming the member of the said Co- Operative Society.

21. The Buyers of all such Galas shall be admitted by the Cooperative society as member of any other association that may be formed with the said rights and



Aslam & Shree

[Signature]

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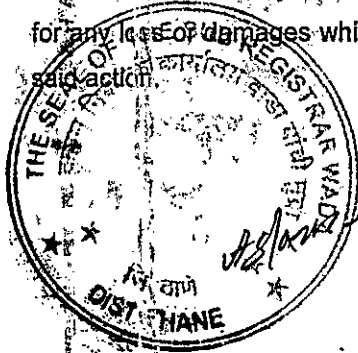
same benefits and subject to the same obligation as those of the Buyers and other members of such society, company or association as the case may be without and reservations or conditions. No transfer fees premiums or any other moneys paid by all the Buyers at the time of formation shall be charged from such Buyers.

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22. The property shall be transferred by the owners by executing deed of conveyance with such Co-Operative Society formed by the Buyers transferring land along with the building in the event of transfer is being effected earlier, for any reason whatsoever then in such case all the rights of the owners under this Agreement shall be in full force and binding upon the Buyers and all its members and such transfer shall always be deemed to be subject to the provisions of this Agreement and the Buyers shall not have any better than the right intended to be granted under this Agreement.

23. All the deposits payable to the GROUP GRAM PANCHAYAT MANGATHNE and for water connection and Electricity permanent deposits which become payable shall be paid or reimbursed to the owner by the Buyers.

The Buyers agree/s and bind/s himself / themselves to pay from the date of delivery of possession which date means the date on which the owners shall give notice to the Buyer that the said unit is ready his /their / proportionate share may be determined by the owners of all outgoings in respect of the property including all Gram Panchayat and property taxes and all other local or Government rates taxes and charges and Collector's Bills, Electricity and water deposits, Insurance, Common lights watchman, sweeper wages, sanitation, addition and alterations, oil painting, colour washing repairs etc. more specifically mentioned in the Fifth Schedule hereunder written and all other outgoings and expenses of and incidental to management and maintenance of the property, until, Gram Panchayat taxes etc. are fixed and the exact amounts are worked out for each unit Buyer/s agree/s that from the aforesaid dated he/ they shall regularly pay Rs. _____ (Rupees _____ Only) every month as advance to expenses as aforesaid to the owners. The Buyers shall indemnify and keep indemnified to the owners against the aforesaid taxes and other payments and expenses. If the Buyers or Buyers fails to pay such proportionate share and if the said authority / authorities concerned take any action for the recovery of the same, the owners shall not be liable or responsible for any loss or damages which may be suffered by the Buyers on account of the said action.



25. The said building shall always be known as "ACTUAL INDUSTRIAL COMPLEX" and the name of the Co. Operative Society or Limited Company Association to be formed shall bear the name of "ACTUAL INDUSTRIAL COMPLEX" as its first name and this name shall not be changed without written consent from the owners.

90/1/4
90/1/4
90/1/4

26. The Buyers shall not let, sublet, sell, transfer, convey, mortgage charge or in any way encumber or deal with or dispose of his/ their unit or assign, underlet or part with his / their interest under this Agreement or benefit of this Agreement or any part thereof till all his/ their dues of whatsoever nature owing to the owners are fully paid and only if the Buyers has/ have not been fully of breach of or noncompliance of any terms and conditions of this Agreement or any part thereof till all his / their dues of whatsoever nature owing to the owners are fully paid and only if the Buyers has/have not been guilty of breach of or non compliance of any terms and conditions of this agreement and until he/they obtain previous consent in writing of the owners.

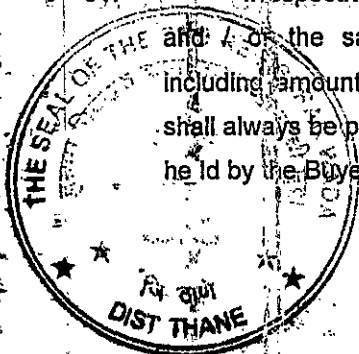
27. The Buyers shall not use the said unit or permit the same to be used for any Purpose whatsoever other than what is prescribed by Gram Panchayat authorities.

28. The Buyer shall not be entitled to the closing of Verandah or Balconies or common passage or make any alternations or changes in the elevation and outside colour scheme of unit to be acquired by him.

29. All the payments to be made under this Agreement shall be deemed to have been made if the same are paid in cash against a receipt and if the same are paid by cheques or Bank Pay - slip / Drafts then on the same being realized and not otherwise.

30. The Buyer agrees and undertakes on-demand to do execute and deliver and cause to be done, executed all acts, deeds, things, matters, documents, letters writings and papers as may be reasonably by the owners for further better or more perfectly effectuating or preserving the rights and interests of the owners or for securing the due fulfillment of the provisions thereof.

31. Irrespective of disputes, if any arises between the owners and the Buyers and / or the said Co-operative Society all amounts contribution, deposits including amounts payable by the buyers to the owners under this Agreement shall always be paid punctually by the Buyers to the owners and shall not be withheld by the Buyers for any reasons whatsoever.

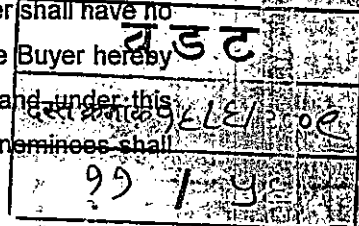


Handwritten signature: Aslam G. Sharma

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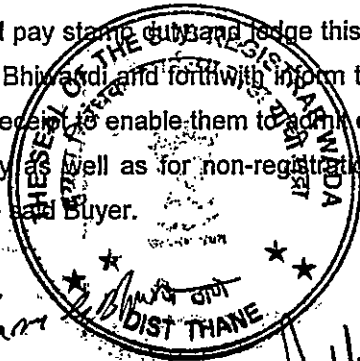
32. If the Buyers neglects, omits or fails for any reason whatsoever to pay to the owners any of the amounts due and payable by the Buyers to the owners under the terms and conditions of this Agreement (Whether before or after delivery of possession.) within the time herein specified or if the Buyer in any other way fails to perform and observe any of the covenants and stipulations in his part herein contained or referred to or prevents the owners from exercising owners rights as provided in this agreement then in that event the owners shall be entitled to resume possession of the said unit and this agreement shall cease and stand terminated and the earnest money already paid by the Buyer to the owners shall stand absolutely forfeited to the owners and the Buyer shall have no claims for refund or repayment of the said earnest money and the Buyer hereby agrees to forfeit all his right, title and interest in the said unit and under this agreement and in such event the Buyer and / or his nominee or nominees shall also be liable for ejectment as a trespasser.



33. The Buyer hereby agrees and confirms that in the event of the Buyer insisting for observance and performance of any of the terms and conditions of this Agreement or for carrying out any requirements and the owners unable or unwilling to comply with the same irrespective of nature of such requirements or the obligations then the owners shall have an option to terminate this Agreement and pay back all the amounts paid by the Buyers to the owners as provided under the provisions of the Maharashtra Ownership Act and the Buyer shall not be entitled to insist upon and require the Buyer to comply with or discharge such requisitions, requirements or obligations as the case may be.

34. All costs, charges and expenses in connection with formation of Co-Operative Society or Limited Company or Association as well as the costs of preparing, engrossing, stamping and registering all the agreement, including this agreement, Conveyance, transfer deed or any other documents required to be executed to by the said owners or the Buyers or Co-Operative Society as well as the entire professional costs, charges and expenses payable for the same shall be paid by the Buyer immediately on demand. The Buyers shall pay professional fees in respect of the documents to be made also in respect of the services rendered by the owner's advocate as provided in this clause.

35. The Buyer shall pay stamp duty and lodge this Agreement for registration with the sub-registrar, Bhiwadi and forthwith inform the owners by giving Xerox copy of Registration Receipt to enable them to complete execution of the same. Any penalty for stamp duty as well as for non-registration or delay therein will be exclusively paid by the said Buyer.



Aslam

Aslam

Aslam

36. The Buyer hereby declares that he has entered into this Agreement after going through it and with full knowledge of terms and conditions herein contained.

37. Any delay or indulgence by the owners in enforcing the terms of this agreement or any indulgence of giving time to the Buyer shall not be constructed as a waiver on the part of the owners nor breach or noncompliance of any terms and conditions of this Agreement by the Buyer nor shall the same in any manner prejudice the rights of owners hereunder.

38. All letters, receipts and / or notice issued by the owners, dispatched under certificate or postings to the address known to them of the Buyer will be sufficient proof of receipt of the same by the Buyer and shall effectually discharge the owners.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the property)

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१२ / ५६

All those pieces or parcels of Plot no. C-3 (pt) admeasuring Plot

Area 1672 Sq Mts with 5867/6sq Fts Built-up situate lying and being at Group Gram Panchayat Mangatne. bearing Gut No. 279, 264, 265, 266, 270, 267, 268, 269, 273, 279, 278 Tal. Wada, Dist. Thane thereabout assessed under at Group Gram Panchayat Mangatne.

East

Property of Actual Industrial Estate
& Kishore Damodar Patil
Gut No. 278 part &
Shantaram Tolu Patil
Gut No. 5

West

Property of Shri. Mohtasim Mohsin
Bhure Gut No. 272 & Nadeem
Jameel Ahmad Qureshi
Gut No. 270 part

North

Property of Shri. Kinnar Ispat Limited
Gut No. 263
& Actual Developers

South



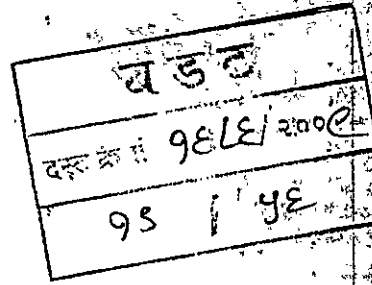
Property of Shri. Raghunath
Balaram Patil
Gut No. 195

[Handwritten signatures]

THE SECOND SCHEDULE ABOVE REFERRED TO TITLE CERTIFICATE

C.P. Thakkar
(Advocate High Court Mumbai)
B/4, Enavan Bldg.
S.V. Road
Kandivali (W)
Mumbai - 400 067.
Ph. 8050138

To,
Actual Developers



Dear Sir,

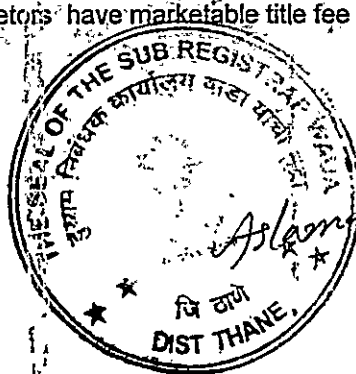
We have investigated the titles of following properties of Mangatne,
Tal. Wada, Dist. Thane.

Survey No.	Owners	Ghantas	Square Yard
279	Kishor Damodar Patil		
	Ramesh Shantaram Patil	0-56-0	5600/Sy
264	Aseem Anwar Bhure	0-16-9	1690/Sy
265	Mujaffar Aseem Bhure	0-45-4	4540/Sy
266	Duraj Aseem Bhure	0-27-0	2700/Sy
267	Sudhir Shambhu Tiwari	0-06-0	600/Sy
268	Sudhir Shambhu Tiwari	0-70-6	7060/Sy
269	Pushpa Ramnath Gupta	1-26-0	12600/Sy
270	Duraj Aseem Bhure	1-92-7	19270/Sy
278	Pushpa Ramnath Gupta	1-11-0	11100/Sy
279	Pushpa Ramnath Gupta	0-60-0	6000/Sy
287	Pushpa Ramnath Gupta	0-48-0	4800/Sy

Hereunder described and written certify that the said 1) Kishor Damodar Patil 2)
Ramesh Shantaram Patil 3) Aseem Anwar Bhure 4) Mujaffar Aseem Bhure 5)
Duraj Aseem Bhure 6) Sudhir Shambhu Tiwari 7) Pushpa Ramnath Gupta,
Proprietors have marketable title free from encumbrances and beyond doubts.

Date :

Yours faithfully,
Sd/ C.P. Thakkar
Advocate



THE THIRD SCHEDULE ABOVE REFERRED TO

(To Mode of payment of purchase price and other amounts to be paid by the Buyers of the Unit to the Owners)

(Rupees Forty-five Lacs only.)

a. Rs. 45,00,000/- As earnest amount on execution of this agreement

b. 2,00,000/- (Twenty lacs only) Cash as token amount. 10/11/06

c. 705460 3,00,000/- 707233 3,00,000/- 151976 1,50,000/- 151981 1,50,000/-

d. 703470 3,00,000/- 707264 3,00,000/- 151977 1,50,000/- 151982 1,50,000/-

e. 704507 3,00,000/- 707289 3,00,000/- 151978 1,50,000/- 151983 1,50,000/-

f. 703340 2,00,000/- 711853 2,00,000/- 151979 2,00,000/-

g. 714975 2,00,000/- 711873 3,00,000/- 151980 1,50,000/-

h. 707315 2,00,000/-
On receipt of Notice of Seven (7) days for possession.

Provided further that the Buyer shall pay the last installments of purchase price within Seven Days (7) days from receipt of intimation from the owners that the unit agreed to be purchased by the Buyer is ready for occupation and the Buyers failing to make payments, gives liberty to the owners to exercise other rights as set out in the agreement including right to terminate this agreement and sell the said unit to any other person.

PROVIDED that the certificate which may be issued by the owners, Architect certifying that the work has commenced and / or respective work has been completed shall be binding upon the Buyer and Buyer should pay the amount payable forthwith.

PROVIDED THAT BUYER under this Agreement shall pay deposits in respect of meter, Maintenance etc as provided hereinabove on or before taking possession of the said unit.

THE FOURTH SCHEDULE ABOVE REFERRED

1. The following amounts shall be payable by Buyers to the owner as Advance taking possession of the said plot.

- Rs. 500/- Towards agreement cost payable at the time of execution of the agreement.
- Rs. 260/- Rs. 10/- Entrance fees and Rs. 250/- (Rupees two Fifty only) as share money of the proposed society.
- Rs. 2000/- Towards security deposit of payment Gram Panchayat Taxes, N.A. Taxes and other outgoings.
- Rs. 2500/- Towards legal fee and expenses for society Formation etc.



The Buyers should pay stamp duty and registration charges as per stamp duty, Act of Maharashtra Government and Registration Act in addition to the cost of unit and all other expenses for conveyance of the property in favour of the proposed Co. Operative Society after its Registration.

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१५ / ५६

In Witness hereof the parties have hereunto set and subscribed their respective hand and seal and day and year first hereinabove written.

SIGNED, SEALED & DELIVERED

By the within named Owner of

Actual Developers, Actual Industrial Complex)
 through their Partners: 1) Aslam Gafoor Bhure,)
 2) Samim Ali Bhabe, 3) Taimin Aslam Bhure)
 4) Mishaal Sami Bhabe)
 Aslam Gafoor Bhure For himself & power of Attorney)
 holder of So. No. 2 to 4.)



1. Kissanchand Dogra
2. विवेक नगर डागे (९)

Ravish Rijar Patel, At. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

SIGNED, SEALED & DELIVERED

By the within named "Buyer"

M/s. Swastik Furnaces Pvt. Ltd.

Through their Director

Shri. Baldeep Kissanchand Dogra

Shri. Rajendra Kissanchand Dogra

In the presence of

1. Kissanchand Dogra
2. विवेक नगर डागे (९)

Ravish Rijar Patel
 At. No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



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१९ / ५९

PART I
ENTREPRENEURS MEMORANDUM ACKNOWLEDGEMENT

(SERVICE THROUGH UDYOG SETU)

Form No.: 6104

M/s. Svastik Furnaces Pvt. Ltd. has filed memorandum expressing its intent to set a Manufacture Enterprise at the Plot No. C-3(B-), Actual Industrial Complex, Uchat Road, Vil. Mangatne, Tal. Wada, Dist. Thane. for the item/items indicated below and the activity is proposed to commence from the August, 2009 stated in Form No. 6104 and allocated Entrepreneurs Memorandum Number as below:

Items of Manufacture / Type of service to be rendered.	Capacity in case of manufacture
Furnaces & combustion systems, General fabrication.	70 Nos.

Date of Issue

2 4 0 3 2 0 0 9

Nature of Activity

Manufacturing - 1, Services - 2,]

1

Category of Enterprise

Micro-1, Small-2, Medium- 3]

2

E.M. Number Part-I

2 7 0 2 1 1 2 0 1 8 5 4

Conditions :-

1. Validity of the Entrepreneur's Memorandum is Two Years from date of issue.
2. The issue of this acknowledgement does not bestow any legal right. The enterprise is required to seek requisite clearance/licence/permit required under statutory obligation stipulated under the laws of Central Government / State Government / UT Administrations / Court orders.

Date: 24.03.2009
Place: Thane

N.M. SHAIKH.
Manager,
Dist. Inds. Centre, Thane.

District Industries Centre,
Wagle Indl. Estate, Thane.
Ph - 25833564/25820503/2013
Fax - 25833565
Email - didlctthane@maharashtra.gov.in

Udyog Setu
C/o. DIC-Thane
25833564/25820503/2013
25833565
udyogsetuth@hathway.com

90 / 52

PART

Form No: **6104**

(To be filled in as expression of intent)

1. NAME OF APPLICANT:

B	A	L	D	E	E	P		D	O	G	R	A
---	---	---	---	---	---	---	--	---	---	---	---	---

2:(a) ADDRESS OF COMMUNICATION

01/102	CORAS	NAKSHTRA
KRUTIKA	VARTAK	NAGAR
HANE (W)		
		PIN 400606

(1) TELEPHONE NUMBER

2	2	2	5	8	8	6	6	6	7
---	---	---	---	---	---	---	---	---	---

(ii) TAX NUMBER

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

(iii) CELL PHONE NUMBER

9	8	7	6	5	4	3	2	1	0
---	---	---	---	---	---	---	---	---	---

iv) E-MAIL

(v) WEB-SITE

(6) PERMANENT RESIDENTIAL ADDRESS (MAIN APPLICANT)

101	/	102.	CORAS	NAKSHTRA,
KRUTIKA,	VARTAK	NAGAR,		
THANE(WD).		PIN	400606	

(i) ~~TELEPHONE NUMBER~~

2	2	2	5	8	8	6	6	6	7
---	---	---	---	---	---	---	---	---	---

(iii) FAX NUMBER

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

(iii) CELL PHONE NUMBER

9	8	2	0	5	7	8	7	1	3
---	---	---	---	---	---	---	---	---	---

(iv) EMAIL.

(v) WEB - SITE

3. NAME OF PROPOSED EN (decided)

[illegible]

4. PROPOSED LOCATION OF ENTERPRISE:

4- (d) LOCATION:

ENTERPRISE
PLOT NO. C-3, ACTUAL INDUSTRIAL
COMPLEX, UCHAT ROAD,

(ii) VILLAGE 'TOWN'

M	A	N	G	A	T	N	E
---	---	---	---	---	---	---	---

CODE

•

0013

(ii) TEHSIL/TALUK/
MANDAL

W A D A

CODE

(iii) DISTRICT

T H A N E

CODE

STATE

M A H A R A S H T R A

CODE

2 7

(v) PIN CODE

(vi) AREA (RURAL - 1, URBAN - 2)

1

5. CATEGORY OF ENTERPRISE

2

(MICRO - 1, SMALL - 2, MEDIUM - 3)

6. NATURE OF ACTIVITY [Tick Appropriate Box (es)]

(i) MANUFACTURE

☒

SERVICE

☐

NATURE OF OPERATION

(Perennial-1, Seasonal-2, Casual-3)

1

8. WHETHER THE UNIT WILL BE AN ANCHOR UNIT
(Yes-1, No-2)

2

9. PROPOSED SCHEDULE OF INSTALLATION OF PLANT AND
MACHINERY

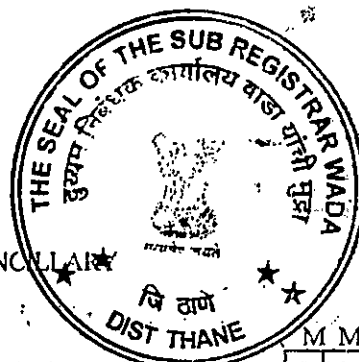
M M Y Y Y Y
0 7 2 0 0 9

10. TYPE OF ORGANIZATION

(PROPRIETARY-1, HINDU UNDIVIDED FAMILY-2, PARTNERSHIP-3,

5

CO-OPERATIVE-4, PRIVATE LIMITED COMPANY-5, PUBLIC LIMITED
COMPANY-6, SELF - HELP GROUP-7, OTHERS-8)



Aslam & Son

(iv) EQUIPMENT VALUE*

			1	0
--	--	--	---	---

(In case of service enterprise)

(v) FOREIGN EQUITY, IF ANY VALUE*

--	--	--	--	--

[* The value in the boxes should be filled in from the right side, e.g., if the value is Rupees 10 lakhs its should be written as

			1	0
--	--	--	---	---

 This will also apply to all other items (rows) where quantity, number, etc., to be given.]

13. INSTALLED CAPACITY (proposed) PER ANNUM QTY UNIT

							7	0
--	--	--	--	--	--	--	---	---

 NOS

14. POWER LOAD (ANTICIPATED) H.P. / K.W.

			1	5	0
--	--	--	---	---	---

15. (a) (i) OTHER SOURCE OF ENERGY / POWER

			5
--	--	--	---

[IF REQUIRED]
(NO) POWER NEEDED - 1, COAL -2, OIL-3, LIQUID PETROLIUM GAS -4,
ELECTRICITY FROM GRID-5, ELECTRICITY FROM GENERATOR -6, NON-
CONVENTIONAL ENERGY -7, TRADITIONAL ENERGY / FIREWOOD-8)
(ii) If no power required, specify reasons.,

(b) INDICATE ANNUAL REQUIREMENT QTY UNIT
SOURCE OF ENERGY
.....POWER.....

			1	5	0
--	--	--	---	---	---

			H	P
--	--	--	---	---

.....
.....

16. EXPECTED EMPLOYMENT

(i) MANAGEMENT AND OFFICE STAFF

(ii) SUPERVISORY

(iii) WORKERS

वर्ड
दस्तावेज 98/18 2000
20 / 48
(Nos.)

			1
			1
			7

17. ENTREPRENEURS' PROFILE (OF ALL PARTNERS/DIRECTORS OF THE ORGANISATION - USE SEPARATE SHEETS, IF NEEDED)

(a) NAME

BALDEEP DOGRA

(i) MALE (M) / FEMALE (F)

M



Adarsh Bhure

Radhika

Radhika

वर्ग	
दिनांक	१६/६/००
२१	५६

(ii) SC (1) / ST (2) / OBC (3) OTHERS (4)
PHYSICALLY CHALLENGED (5)

4

(iii) KNOWLEDGE LEVEL

1

[TECHNICAL GRADUATE-1, MANAGEMENT GRADUATE -2, POST GRADUATE -3, OTHER GRADUATE -4, UNDER - GRADUATE-5, ANY OTHER LOWER -6]

(iv) EQUITY PARTICIPATION (in Rupees)

1000000

(Percentage of total equity)

75

(v) STAKE IN OTHER MANUFACTURING ENTERPRISES

(Yes -1, No -2)

2

[ADD ADDITIONAL SHEET, IF NEEDED]

18. EXPECTED SCHEDULE OF COMMENCEMENT OF PRODUCTION/ACTIVITY

M M Y Y Y Y
0 8 2 0 0 9

DATE:
PLACE:

[SIGNATURE OF THE APPLICANT / AUTHORISED PERSON]

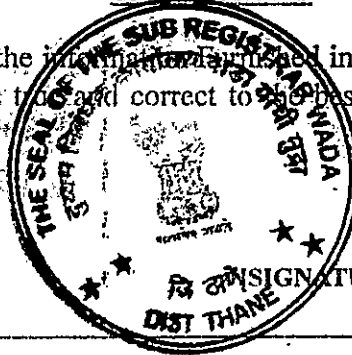
NAME OF THE PROPRIETOR / PARTNER / MANAGING DIRECTOR

- (a) Enclose a self-certified copy power of Attorney/Board Resolution/Society Resolution, wherever applicable, while signing as Partner/Managing Director or Authorised Person.
- (b) Enclose a certified/ notarized copy of the Partnership Deed/Memorandum of Association /Articles of Association in case of Medium Enterprises.

UNDERTAKING

This is to certify that the information furnished in the memorandum in Form No. 1 is true and correct to the best of my knowledge and belief

DATE: 23/03/09
PLACE: 113 000



[SIGNATURE & STAMP OF APPLICANT]

As per the above

[Signature]

[Signature]

वडुट

दस्त नमंक १६६६/२००९

२२ / ५६

UDYOG SETU SERVICE

Tel. No. 25833564/25820503/2013
Fax. No. 25833565
Email didicthane@maharashtra.gov.in
udyogsetuth@hathway.com

No. DICT/PSI/SDE/2009/730
Office of the General Manager
District Industries Centre,
Wagle Estate, Thane.

Date : 06/04/2009

READ :-

1. Government Resolution No. PSI-1707/(CR-50)/IND-8 Dtd. 30.03.2007,
2. State Government Notification Dtd. 12.06.2007
3. Application for Stamp Duty Exemption Received from
M/S. SWASTIK FURNACES PVT LTD Dtd. 06/04/09

C E R T I F I C A T E

As per Government Resolution referred at 1 & 2 above this is to certify that following named industry is a NEW INDUSTRY and eligible for availing stamp duty exemption for the purpose mentioned below.

Name of Industry : SWASTIK FURNACES PVT LTD
Location of Industry : PLOT NO. C-3 (PT), ACTUAL INDUSTRIAL COMPLEX,
UCHAT ROAD, VIL. MANGATNE, TAL. WADA
Taluka : WADA
District : THANE
Zone : D+
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स्थापना : १९६८ २/१९८९

ਭਾਈ

कार्यालय : सापरीडे, पो. कुडूस, ता. वाडा, जि. ठाणे.

श्री. मधुसूदन पदार्थाल (मौ. नं. १४२२५/१४०७४)

उपसंख्य



इति

ॐ नमो भगवते वासुदेवाय

ॐ वंद्युअलीकं रोवस कोडल रोड गांव-मोहाळणे

पौ० ज्येष्ठ, ला० वाडा, जि० डाले सं० २५

विशालका दिनांक २७/०७/२००८

डिनेरिचा विचार. जेव्हा सराईरा, छुप आ. यं. सापेक्षते जातो. जे. पं. का.

दिनांक 20/09/2000 को जमा किया। प्रमाणित, स्वयंसेवक द्वारा नं. 8(9) -

अन्यत्र कश्चन आपन आभवा धा.पं. हृदि लिखितं मैत्रे-मार्गादने

भा.वि.सो. म.स.स.ल. ह.स.स.ल. का.स. नं. २६४ दिनांक ०७.११.१९५५

0-23-8, 072.5, 888 0-24-8, 072.5, 888 0-25-8, 072.5, 888

आ. नं. २६८ दिनांक ०-६-० ग. नं. २६९ दिनांक ०-११-० आ. नं. २७० दिनांक ०-११-०

200 सेव 2-33-1 ग्रा 0.201 सेव 2-12-0 ग्रा 201 सेव 0.60-0

अ.नं० २०६९ के. दि. ०१-१२-०० अ.नं० २४६० के. दि. ०-११-०० आ-आप

औद्योगिक कारखानों व खेती के क्षेत्रों में प्रदूषित पदार्थों का

काव्योत्तम जदा एते शान्तो तूँकाल एतन्मम शान्तोच्यते

श्री. पं. श्री. ज्योतिषी गुरुदेव महाराज के संकाय प्रभाव्यास

ग्र.पं. श्री कोबालीही रुकान नासी बाबत हा नोटाफिकेशन द्यावा

दिनांक अक्टूबर दि. २७/१०/२००७

MFell

प्राप्तसेवक

गुप्त ग्राम पंचायत, सापरोड

ता वादा जि तापे

॥ श्री गणेशाय नमः ॥

सर्वपुत्र

गुप ग्राम पंचायत, सापरी डे

ता वाङ्मयं जिं तांजो



Atanar-Bhura

Bakhy

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१६६६१०००२
२१ ५६

गांव नमुना सात (अधिकार अभिलेख पत्रके)

सं. २८७/३ गाव २१७११०० तहसिल वाडा जिल्हा ठाणे

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नांव	खाते क्रमांक :
२८७	पै.	किसरी	(२६/७७) ७७३	कुळाचे नांव :
शेतकरी स्थानिक नांव			पं. म. सु. सु. डे वलंकर	इतर अधिकार : २१-मा. सु. सु. डे वलंकर कारणात्मक ७१-२४-७७ च. २१-७-७७ आ. ७७-७७ बि. २१-७-७७ आ. ७७-७७ २४-७-७७ ला. ७७-७७ (३४७)
लागवडी योग्य क्षेत्र	हेक्टर	आर. प्रति	पं. म. सु. सु. डे वलंकर	
४८००-००			ले. २१-७-७७ आ. ७७-७७	
एकूण	४८००-००		२१-७-७७ आ. ७७-७७	
पोटखराबा (लागवडी योग्य नसलेले)			ले. २१-७-७७ आ. ७७-७७	
वर्ग (अ)			२१-७-७७ आ. ७७-७७	सोम आणि भूमापन चिन्हे :
वर्ग (ब)			२१-७-७७ आ. ७७-७७	
एकूण			२१-७-७७ आ. ७७-७७	
आकारणी	रुपये	पैसे	२१-७-७७ आ. ७७-७७	
आकारणी	०-६२			

गांव नमुना बारा (पिकांची नोंदवही)

पिकाखालील क्षेत्राचा तपशील

वर्ग	हंगाम	मिश्र पिकाखालील क्षेत्र					निर्भळ पिकाखालील क्षेत्र					लागवडीसाठी उपलब्ध नसलेली जमीन		एकूण जल सिंचनाचा साधन	शे.य.
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	खण	क्षेत्र			
											१२	१३			
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	
											४८००-००				

(असल वरहुकूम नक्कल)



दिनांक २७/७/७७

तलाठी सजा

Ad. २८७-३

२८७-३

२८७-३

28 1 42

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पिकाखालीय क्षेत्राचा तपशील

જા.સાહા, જિ.ઠાળે



बडेट
दस्तावेज क्रमांक - १६६/२००९
२६ / १६

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव मोसास तहसिल जोडा जिल्हा ठाणे

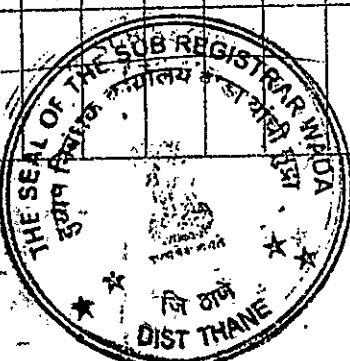
भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नांव	खते क्रमांक : १११
२६४	-	जि.प्र.	(५) (१३९)	कुळाचे नांव :
शेताचे स्थानिक नांव (३९३)			अ. न. मु. ध. ल. डे. स्व. फ. र. स. र.	
लागवडी योग्य क्षेत्र	हक्टर	आर	प्रति	
१६६०-००				
एकूण	१६६०-००			
पोटखराबा (लागवडी योग्य नसलेले)				
वर्ग (अ)				
वर्ग (ब)				
एकूण				
आकारणी	रुपये	पैसे		
जुडी किंवा विशेष आकारणी	० = २५			

गांव नमुना बारा (पिकांची नोंदवही)

पिकाखालील क्षेत्राचा तपशील

वर्ष	हंगाम	मिश्र पिकाखालील क्षेत्र						निर्मळ पिकाखालील क्षेत्र			हंगामवहोसाठी उपलब्ध नसलेली जाग		जल सिंचित मात	शेरा
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	खरब	क्षेत्र		
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५

(असल वराहकूम नक्कल)



दिनांक : २१/३/१६

तलाठी सजा मट
तलाठी सजा वा. वाडा जिल्हा

Aslam Bhare

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20 / 58

गाव शिवाजीनगर तहसिल चिडा जिल्हा ठाणे

पिवडाखालील क्षेत्राचा तपशील

[illegible]

दिनांक :- 29/ 8

तलाठी संज



W. A. Brown

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दस्त क्रमांक १६६/२०० ९

३० / ५६

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गाव आंजोळी तहसिल वाडा जिल्हा ठाणे

भूमापन क्रमांक	भूमापन क्रमांकांचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नांव	खाते क्रमांक :
२६६	-	जि.पो.	(१) (१२९)	कुळाचे नांव :
शतांश स्थानिक नांव			(३६२)	
लागवडी योग्य क्षेत्र	हेक्टर आर प्रति	मौ. कि	अ.मु.अल उ.वलपर्स,	
जि.पो. (१)	२०००-००		अ.मु.अल उ.सु.यल नोंदवहीस	
एकूण	२०००-००		तर्फे पाटव्हर - आसलम अफ्जर मुर	
पाटव्हराबा (लागवडी योग्य नसलेले)			सर्वा मालीक आळे,	इतर अधिकार (५४) (२२५)
वर्ग (अ)			तैयसीन आसलम मुर	संस्थापक (२०५) (१०५)
वर्ग (ब)			दिलशायर - २५ मी अण्ळे	पेशवाई आधीन (३६९)
एकूण			(३६९)	जिल्ह्यातील उ.स. १ नं. २५०००
आकारणी	रुपये	पैसे		उ.स. १ (३६६)
आकारणी	२०	४५		सीमा आणि भूमापन चिन्हे :

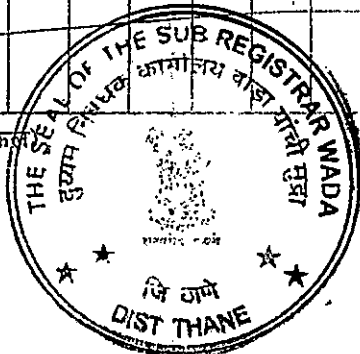
गांव नमुना बारा (पिकांची नोंदवही)

पिकांखालील क्षेत्राचा तपशील

हंगाम	मिश्र पिकांखालील क्षेत्र						निर्णेत पिकांखालील क्षेत्र						लागवडीसाठी उपलब्ध नसलेली जमीन		जल विभागाचे क्षेत्र	शेती
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७
	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र	जल विभागाचे क्षेत्र	शेती	
२०१२												२०००-००	२०००-००			

(अस्सल वरहकूम नक्का)

दिनांक : २९ / २ / ०६



तलाठी सजा तलाठी सजा ता. वाडा, जि. ठाणे

Aslam B. Bure

Wahid

Wahid

बडट
१६६६००६
३७ १६

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गाव: मीसाठगाव तहसिल: जाड जिल्हा: सांगली

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नांव	खाते क्रमांक :
२६०		किसां	७ ७६४ ७६४	कुळाचे नांव :
शेताचे स्थानिक नांव			७ ७६४ ७६४	
लागवडी योग्य क्षेत्र	हेक्टर	आर प्रती	७ ७६४ ७६४	
७ ७६४ ७६४	६००-००		७ ७६४ ७६४	
एकूण	६००-००		७ ७६४ ७६४	
पोटखराबा (लागवडी योग्य नसलेले)			७ ७६४ ७६४	
वर्ग (अ)			७ ७६४ ७६४	
वर्ग (ब)			७ ७६४ ७६४	
एकूण			७ ७६४ ७६४	
आकारणी	रुपये	पैसे	७ ७६४ ७६४	
७ ७६४ ७६४	०-०३		७ ७६४ ७६४	

इतर अधिकार : मुक्ता ७
७ ७६४ ७६४
७ ७६४ ७६४
७ ७६४ ७६४
७ ७६४ ७६४

सीमा आणि भूमापन चिन्हे

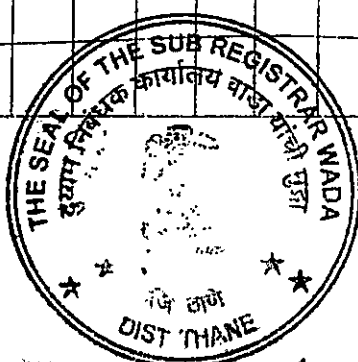
गांव नमुना बारा (पिकांची नोंदवही)

पिकांखालील क्षेत्राचा तपशील

क्रमांक	ग्राम	मिश्र पिकांखालील क्षेत्र					निर्मळ पिकांखालील क्षेत्र					लागवडीसाठी उपलब्ध नसलेला जांभिन	जल संचित	राश
		मिश्रणाचा संकेत क्रमांक	जल संचित	अजल संचित	पिकाचे नांव	जल संचित	अजल संचित	पिकाचे नांव	जल संचित	अजल संचित	स्वरूप	क्षेत्र		
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
											७ ७६४ ७६४	७ ७६४ ७६४		

(अस्सल वरहुकूम नक्कल)

दिनांक : २७/२/०८



तलाठी सजा
तलाठी सजा
तलाठी सजा

Aslam & Bame

Aslam & Bame

Aslam & Bame

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गाव मंजीठो तहसिल वड जिल्हा ठाणे

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पिकाखालील क्षेत्राचा तपशील

वर्ग	हंगाम	मिश्र पिकाखालील क्षेत्र									निर्मळ पिकाखालील क्षेत्र					लागवडीसाठी उगत्य नसलेली जमीन		जल सिंचनाचा साधन	शारा
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र							
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५					
																			

दिनांक : 29/2/10



तलाठी सजा तलाठी सजा सेट
ता. वाडा, जि. लांछे

Aslam Ibrahim Baluch

[Handwritten signature]

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गाव महगाव तहसिल जोडा जिल्हा हिंगोली

पिकाखालील क्षेत्राचा तपशील

दिनांक : २७

तैलौठी सजा

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—बिनाश हो

इतर अधिकार :
 पुणे-बोर्नी-म.प्र.प.स. वि.सं.
 २००८ (२०८)
 बोर्नी ३-१२-७४-२००८
 बोर्नी-बोर्नी-म.प्र.प.स. वि.सं.
 न.प्र.प.स. वि.सं. (२००८)
 बोर्नी-बोर्नी ३-१२-७४ वि.सं.
 बोर्नी-बोर्नी-म.प्र.प.स. वि.सं.
 ३-१२-७४ वि.सं. (२००८)
 सोमा आणि भुयापन चिन्हे :

पिकाखालील क्षेत्राचा तपशील

(अस्सल, बरहुकूम, निक्कल)

दिनांक : 29/2/19

तलाठी राजा

संलग्नित राज्या संस्था
मार्ग ५० : १३ संस्था

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जिल्हा

सीमा आर्षि भूमापन चिन्हे



दस्तावेज क्र.	१६६/२००६
दिनांक	३६/११/०६

वाचले :-

- मे.अॅक्च्युल डेव्हलपर्स अॅक्च्युल इंडस्ट्रियल कॉम्प्लेक्स तर्फे गफुर भुरे २) समी भलीक भावे ३) तैयसिन असलम ग यांचे वतीने कुलमुखत्यारधारक श्री. असलम ग ता.वाडा जि.ठाणे यांचा दिनांक २ सप्टेंबर २००६
- सहाय्यक संचालक नगर रचना ठाणे यांचेकड बांधकाम/मांगाठणे/वाडा/संसठाणे/११९/ठाणे दिनांक
- तहसिलदार वाडा यांचेकडील पत्र क्र. जमिनबाब-२/का११-३/०६, दि. ४/१/२००६ रोजीचा अहवाल.
- कार्यालयीन मंजूर टिपणी दिनांक ३१/०१/२००७.

आदेश:-

ज्याअर्थी, मे.अॅक्च्युल डेव्हलपर्स अॅक्च्युल इंडस्ट्रियल कॉम्प्लेक्स तर्फे पाटनर १) असलम गफुर भुरे २) समी भलीक भावे ३) तैयसिन असलमन भुरे ४) दिलशाद समी भावे यांचे वतीने कुलमुखत्यारधारक श्री. असलम गफुर भुरे सा. वडवली पो. उघाट ता.वाडा जि.ठाणे यांनी ठाणे जिल्ह्यातील वाडा तालुक्यामधील मौजे मांगाठणे ता.वाडा येथील गट क्रमांक २६४, २६५, २६६, २६७, २६८, २६९, २७०, २७८ पै, २७९ पै, २७९ पै, २८७ पै या जागेचे एकूण एकत्रित क्षेत्र ७५९००-०० चौ.मी. या जागेत विनाप्रदुषणकारी व विनाहानिकारक या औद्योगिक वापरासाठी बिनशेती बांधकाम परवानगी मिळावी म्हणून विनंती केली आहे.

त्याअर्थी, आता महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४४ तहसिलदार जमिन महसूल (जमिनीच्या वापरात बदल व अकृषिक आकारणी) नियम १९६९ अन्वये वापर जिल्हाधिकारी ठाणे यांच्याकडे निहीत करण्यांत आलेल्या अधिकारांचा वापर करून उक्त अर्ष जिल्हाधिकारी, याद्वारे मे.अॅक्च्युल डेव्हलपर्स अॅक्च्युल इंडस्ट्रियल कॉम्प्लेक्स तर्फे पाटनर १) असलम गफुर भुरे २) समी भलीक भावे ३) तैयसिन असलमन भुरे ४) दिलशाद समी भावे यांचे वतीने कुलमुखत्यारधारक श्री. असलम गफुर भुरे सा. वडवली पो. उघाट ता.वाडा जि.ठाणे यांनी ठाणे यांनी ठाणे जिल्ह्यातील वाडा तालुक्यामधील मौजे मांगाठणे ता.वाडा येथील गट क्रमांक २६४, २६५, २६६, २६७, २६८, २६९, २७०, २७८ पै, २७९ पै, २७९ पै, २८७ पै या जागेचे एकूण एकत्रित क्षेत्र ७५९००-०० चौ.मी. एवढ्या त्यांच्या मालकीच्या जागेत विनाप्रदुषणकारी व विनाहानिकारक या औद्योगिक प्रयोजनासाठी बिनशेती बांधकाम करण्याबाबत पुढील शर्तीवर अनुज्ञा परमिशन देण्यांत येत असून सहाय्यक संचालक नगर रचना ठाणे यांचेकडील मंजूर नकाशाप्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही.

खुले क्षेत्र-

- ७५९०-०० चौ.मी.

अंतर्गत रस्त्यावरील क्षेत्र-७५९०-०० चौ.मी.

एकूण क्षेत्र-१९०९०-०० चौ.मी.

त्याशर्ती अशा :-

- वरील जागेचा वापर फक्त विनाप्रदुषणकारी विनाहानिकारक या औद्योगिक वापरासाठी करण्यांत या व बांधकाम मंजूर नकाशाप्रमाणे असावे.
- स्थलदर्शक नकाशावर दाखविल्याप्रमाणे नियोजित बांधकामापासून पुढील मागील व बाजारेत शंतरे प्रत्यक्षात जागेवर किंवा आसपास जागेत.
- नियोजित बांधकामाचे भुखंडातील जास्तत्वातील बांधकामे करून एकूण क्षेत्र भुखंडाच्या निव्वळ क्षेत्राच्या १/२ (५० टक्के) इतके प्रत्यक्ष जागेवर कमाल राहिले पाहिजे, सदर जमिनीवरील बांधकाम हे सोबत जोडलेल्या नकाशानुसार असावे.
- नियोजित बांधकाम हे मंजूर नकाशात दर्शविल्यापेक्षा जास्त असू नये.

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- २३) विषयांकित जागेचे स्थान, आकार, मालकी हक्क, पोहोच रस्ता, विल्हेवाट, वापर इ. संदर्भात व काही वाद उदभवल्यास त्याचे निराकरण करण्याची जबाबदारी अर्जदार यांचेवर राहिल.
- २४) विषयांकित प्रकरणासंबंधित सादर केलेली कागदपत्रे अथवा माहिती खोटी किंवा दिशाभूल करणारी आढळल्यास सदरची परवानगी रद्द समजणेत येईल.
- २५) प्रस्तावित जागेत बांधकाम करणेपूर्वी महाराष्ट्र प्रदुषण नियंत्रण मंडळ, यांचेकडील नाहरकत दाखला प्राप्त करून घेऊन सदर नाहरकत दाखल्यातील अटी व शर्तीचे पालन करणे अनुज्ञाग्रही यांचेवर बंधनकारक राहिल.
- २६) प्रस्तावित जागेत बांधकाम करणेपूर्वी ग्रुप ग्रामपंचायत मांगाठणे ता.वांडा यांचेकडील नाहरकत दाखला घेऊन त्यामधील अटी व शर्तीचे पालन करणे अनुज्ञाग्रही यांचेवर बंधनकारक राहिल.
- २७) ही परवानगी अधिनियम, त्याखाली केलेले नियम यांना अधिन ठेवून देण्यात आलेली आहे.
- २८) अनुज्ञाग्रही व्यक्तीने (प्रीतीने) अशा जमिनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा अपयोग, उक्त जमिनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यात आली असेल त्या प्रयोजनार्थ केवळ केला पाहिजे. आणि त्याने अशी जमिन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ किंवा जिल्हाधिकारी, ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्याशिवाय वापर करू नये. इमारतीच्या वापरावरून जमिनीचा वापर ठरविण्यात येईल.
- २९) अशी परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्याचे जे कोणतेही भूखंड करण्याबाबत मंजुरी मिळाली असेल त्या उपभूखंडाची आणखी पोट विभागणी करणे कामा नये.
- ३०) अनुज्ञाग्रही व्यक्तीने (अ) अपर जिल्हाधिकारी व संबंधित ग्रुप ग्रामपंचायत यांचे समाधान होईल अशा रितीने अशा जमिनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभागाकडून अशा भूखंडाची मोजणी त्याचे सिमांकन करून ती जमिन या आदेशाच्या तारखेपासून एक वर्षाच्या आत मंजूर आराखडया प्रमाणेच काटेकोरपणे विकसित केली पाहिजे. आणि अशा रितीने ती जमिन विकसित केली जाईपर्यंत त्या जमिनीची कोणत्याही रितीने विल्हेवाट लावता कामा नये.
- ३१) अनुज्ञाग्रही व्यक्तीस असा भूखंड विकायचा असेल किंवा त्याची इतर प्रकारे विल्हेवाट लावायचा असेल तर अशा अनुज्ञाग्रही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्याचे निष्पादित केलेल्या विलेखांत तसा खास उल्लेख करणे हे त्याचे कर्तव्य असेल.
- ३२) यासोबत जोडलेल्या स्थळ आराखडयात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केलेल्या प्रमाणे इतक्या जोतेक्षेत्रावर बांधकाम करण्याविषयी ही परवानगी देण्यात आलेली आहे. सदर भूखंडातील नकाशात दर्शविल्याप्रमाणे उर्वरित क्षेत्रे विना बांधकाम मोकळे सोडले पाहिजे.
- ३३) सहाय्यक संचालक नगर रचना व नियंत्रणे विभागाच्या मंजूर नकाशात हिरव्या शाईने जे बदल केले आहेत. ते अर्जदार यांचेवर बंधनकारक आहे. व त्याप्रमाणे बांधकाम अनुज्ञेय आहे.
- ३४) या आदेशाच्या दिनांकापासून एक वर्षाच्या कालावधीत अनुज्ञाग्रही व्यक्तीने अशा जमिनीचा विगरशेतकी प्रयोजनासाठी वापर करण्यास सुरवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यात आली असेल तर ती गोष्ट अलक्षीत. अनुज्ञाग्रही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी रद्द करण्यात आली असल्याचे समजण्यात येईल.

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S-106-2006 (MUJE MANGATNE TALUKA WADA)

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दस्त ९६६/२००६
४० ५६

४६) दिलेली ही परवानगी मुंबई कुळवहीवाट नोंदवजिने अधिनियम १९८८ च्या अन्वये आणि नगरपालिका अधिनियम इत्यादी सारख्या या कायद्यांच्या अन्वये कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधित बाबतीच्या बाबतीत लागू होतील त्या उपबंधाच्या अधिन असेल.

४७) अनुज्ञाग्रही यांनी सहाय्यक संचालक नगर रचना ठाणे यांचेकडील बांधकाम नियम १९७४ च्या अन्वये वितरित जादा बांधकाम केल्या अगर बांधकामांमध्ये बदल करून जादा बांधकामे निर्देशांक वापरल्यास अनुज्ञाग्रही हे मंत्रालय प्रादेशिक नगररचना अधिनियम १९७४ च्या कलम ५२ अन्वये फौजदारी स्वरूपाचा गुन्हा दाखल करण्यास पात्र राहतील व अशा बांधकामात दूर करणेत पात्र राहिल.

राही/---

(व.अ.सपकाळ)

अपर जिल्हाधिकारी

मुख्यालय जव्हार

मे.अॅक्च्युल डेव्हलपर्स अॅक्च्युल इंडस्ट्रियल कॉम्पलेक्स तर्फे पार्टनर १) असलम गफुर भुरे २) समी भलीक भावे ३) तैयसिन असलमन भुरे ४) दिलशाद समी भावे यांचे वतीने कुलमुखत्यारधारक श्री. असलम गफुर भुरे सा. वडवली पो. जव्हार, तालुका जि.ठाणे (मंजूर नकाशासह)

स्थळ प्रतीवर मा. अपर जिल्हाधिकारी सा. यांची सही असे.

अपर जिल्हाधिकारी सा. मुख्यालय जव्हार करित



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