

(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1)

1000

सं. ११३ मं.  
Gen 113 Me.

मूल प्रत

ORIGINAL COPY [NON-TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती

RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place

दिनांक/Date

Received from

रु./Rs.

on account of

रोखपाल वा लेखापाल

Cashier or Accountant

दस्त क्रमांक (०१३/२००३)

१

(हस्ताक्षर/Signature)

(पदनाम/Designation)



Friday, October 03, 2003  
1:27:05 PM

पावती

Original

नोंदणी 39 म.  
Regn. 39 M

पावती क्र. : 9275

गावाचे नाव नाहूर

दिनांक 03/10/2003

दस्तऐवजाचा अनुक्रमांक वदर 7 - 09213 - 2003

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: हरीशंकर अंबिकाप्रसाद सिंह - -

नोंदणी फी	:	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),	:	300.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (15)	:	
एकूण रु.		30300.00

आपणास हा दस्त अंदाजे 1:41PM ह्या वेळेस मिळेल

दुय्यम निबंधक  
कुर्ला 2 (विक्रोळी)

बाजार मूल्य: 3186300 रु. मोबदला: 3200000 रु.  
भरलेले मुद्रांक शुल्क: 320000 रु.

SEAL OF THE SUR REGISTRAR, KURLA

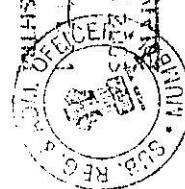
सुर निबंध, कुरल-२ अ. १

सुर निबंध

SALE

THIS AGREEMENT FOR SALE is made at Mumbai, on this 29<sup>th</sup> day of September 2003 BETWEEN SHRI CHANDRAKANT MEGHJI RACHH, Aged about 69 yrs. Indian Inhabitant, residing at Pune, hereinafter called the "VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the One Part AND SHRI HARISHANKAR AMBIKAPRASAD SINGH, Aged about 42 yrs. Indian Inhabitant, residing at Priyanka Society, Third Floor, Opp. Neelam Nagar Phase I, Mulund (East), Mumbai - 400 081, hereinafter called the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the Other Part.

Cracks

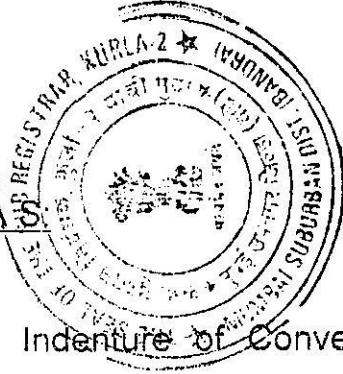


Pe-~~the~~ lack ~~twenty~~

Office of the  
Attorney General  
State of New York  
Albany, N.Y.

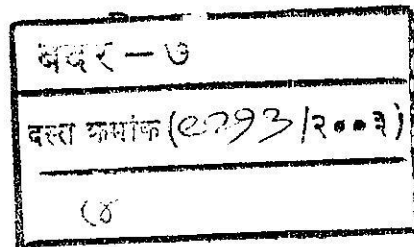
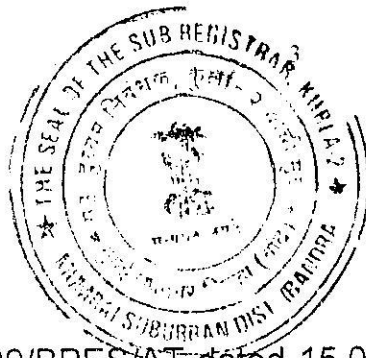
बदर - १३
दस्ता क्रमांक (२७३/२००३)
३

WHEREAS



- a. By an Indenture of Conveyance dated 20.07.1991 made between the Shree Nanji K. Shah, therein referred to as the Vendor and Dr. Chandrakant Meghji Rachh & Shri Vilas Laxman Manik and Smt. Shilpa Vilas Manik, therein referred to as the Purchasers. The said Shree Nanji K. Shah sold, conveyed and transferred his rights, title and interest in the land or ground situate lying and being at Village Nahur in the Registration District and Sub-District of Mumbai City and Mumbai Suburban bearing Plot No. 17 of private scheme sanctioned by the Municipal Corporation of Greater Mumbai vide its letter dated 11.02.1975 forming part of Survey No. 146(Part) for an area admeasuring about 335.40 square meters equivalent to 401.24 square yards or thereabouts.
- b. Pursuant to the said Conveyance it was agreed that the said Plot No. 17 is sub-divided namely by Plot No. 17 A and Plot No. 17 B and will have equal right, title and interest in the said Plot No. 17. It is further agreed that Plot No. 17 A admeasuring 167.70 square meters will belong to Shri Vilas Laxman Manik and Smt. Shilpa Vilas Manik, and the Plot No. 17 B admeasuring 167.70 square meters will belong to Dr. Chandrakant Meghji Rachh.
- c. The Vendor herein has constructed the bungalow on the said sub-divided Plot No. 17B and the building completion certificate in respect of the same was also granted by the Municipal Corporation of Greater Mumbai bearing No.

*Dr. Rachh*



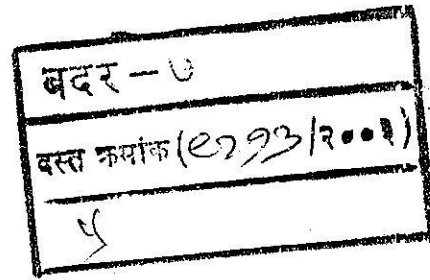
CE/3809/BPES/AT dated 15.06.1992, herein after referred to as the said property, more particularly described in the schedule hereunder written.

- d. Thus the Vendor herein is seized and possessed off and having full and absolute rights to sell the said property along with the structure standing thereon and the above named Vendor has agreed to sell and the Purchaser above named has agreed to purchase the said property from the Vendor subject to and upon the following mutually agreed terms and conditions.

NOW IT IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. The Vendor does hereby agreed to sell and the Purchaser agree to purchase the said property bearing Plot No. 17B, along with the structure standing thereon, situated at Dreamland Society, Mulund Colony, Mulund (West), Mumbai - 400 082, in the revenue Village of Nahur, Mulund, Taluka Kurla, Mumbai, for an area admeasuring about 167.70 square meters Built up or thereabouts situated on Plot of Land bearing Survey No. 146(Part), C.T.S. No. 260B/17, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, and more particularly described in the Schedule hereunder written, at or for the total consideration of ✓ Rs. 32,00,000/- (Rupees Thirty Two Lacs only) shall be payable by the Purchaser to the Vendor in the following manner:

*En-Rachh*  
*⌘*



- a. Rs. 1,11,000/- (Rupees One Lac Eleven Thousands only) is already paid by the Purchaser to the Vendor before execution hereof as and by way of earnest money and the Vendor hereby acknowledge the receipt of the same.
  - b. Rs. 1,89,000/- (Rupees One Lacs Eighty Nine Thousands only) is paid by the Purchaser to the Vendor simultaneously with the execution hereof by Demand Draft and the Vendor hereby acknowledge the receipt of the same.
  - c. Rs. 29,00,000/- (Rupees Twenty Nine Lacs only) on or before 15.10.2003 against the quiet, vacant and peaceful possession of the said property.
2. Simultaneously with receiving the full consideration amount the Vendor will handover the vacant and peaceful possession of the said property to the Purchaser.
  3. The Vendor declares that there is no mortgage, charge, lien or any other encumbrances of any nature whatsoever in respect of the said property.
  4. The Vendor further declares that prior to the execution hereof he has not entered into any Agreement, Arrangement or Understanding in respect of the said property.
  5. The Vendor further declares that there is no attachment before or after judgment in respect of the said Property and for that matter he further declares that there is no dispute



*M. Raut*



बंदर - ७
दस्ता फनांक (६७७३/२००३)
६

before any arbitrator nor is any litigation before any Court is pending or initiated.

6. It is made clear that based on the, afore stated declarations the Purchaser has agreed to purchase the said property.
7. The Vendor hereby agree to do the various acts and things to enable the Purchaser to get his name transferred in the various records in respect of the said property such as Talathi, City Survey Office, M.S.E.B. and/or Municipal records at the sole expenditure and cost of the Purchaser.
8. On completion of sale the Vendor hereby agree to execute the conveyance in favour of the Purchaser or his nominee and will execute all further Assurances, Affidavits, Undertakings as may be required by the Purchaser or his nominee at the sole cost, charges and expenditure of the Purchaser.
9. It is specifically agreed that if the sale of the said property is not completed due to any default whatsoever part of the Vendor the Purchaser shall be entitled to specific performance by the Vendor of this Agreement and if on the part of the Purchaser the Vendor shall be entitled to extend the time of completion of the sale of the said property up to 30.11.2003 and in such event all balance sum payable shall carry interest @ 15 % per annum from 16.10.2003 till 30.11.2003. It is specifically agreed between the parties hereto that if the Purchaser does not make the payment to

*(M. Ravi)*

बदर - ७
दस्ता क्रमांक (२७७३/२००३)
७

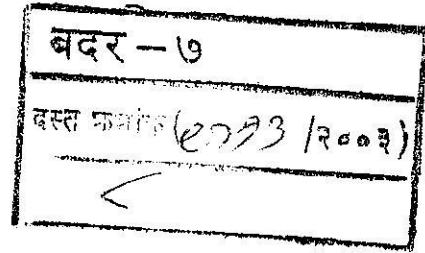
the Vendor till 30.11.2003 the earnest money payment made under clause 1(a) will be forfeited by the Vendor and the Vendor will return the balance amount received by him on or before 20.12.2003. If the said balance amount is not paid by the Vendor till 20.12.2003 the same will carry interest @ 15 % from 21.12.2003 till 30.01.2004 and in any circumstances the same must be paid on or before 30.01.2004.

10. Upon receiving the full consideration the Vendor will hand over to the Purchaser;
  - a. the certified copy of the Conveyance deed along with all the papers in respect of the said property, which are in possession of the Vendor.
  - b. the last assessment paid bill.
  - c. the last electricity paid bill.
11. The Vendor will make the payment towards ~~outgoing~~ in respect of the said property up to the actual date of possession and Purchaser agree to pay the same after such rate and if necessary apportionment may be made on that basis.
12. For the sake of clarification it is recorded here that the lump sum price mentioned in clause 1 which includes the price of the said property inclusive of all right, title and interest of the Vendor in the said property. In other words, save and except the said consideration amount and any cost, charges and expenses in clause 8,9,13 & 15 nothing more or additional is payable by the Purchaser to the Vendor. It is also clarified



M. Kulkarni





that every deposit paid by the Vendor to the various authorities will be transferred in favour of the Purchaser on execution hereof and the Vendor hereby gives his irrevocable consent to the authorities for transferring the same in favour of the Purchaser at the sole cost, charges and expenses of the Purchaser.

13. It is further clarified that the stamp duty and registration charges on this agreement, shall be borne and be paid by the Purchaser alone.

14. All out of pocket expenses to this Agreement and of conveyance to be made in pursuance shall be borne and paid by the Purchaser only. Each party will pay the fees of respective Advocates.



#### SCHEDULE OF THE SAID PREMISES

A Plot No. 17B, along with the Bungalow structure standing thereon, situated at Dreamland Society, Mulund Colony, Mulund (West), Mumbai - 400 082, in the revenue Village of Nahur, Mulund, Taluka Kurla, Mumbai, for an area admeasuring about 167.70 Square Meters Built up or thereabouts situated on Plot of Land bearing Survey No. 146(Part), C.T.S. No. 260B/17, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban. The construction of the said building is completed on 15.06.1992 and the building consisting of Ground + Two upper floors.

*Ch. Ravi*  
*P*



बदर-७
कल कां (२२३/२००३)
१

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

SIGNED, SEALED AND DELIVERED }

by the within named the VENDOR }

SHRI CHANDRAKANT MEGHJI RACHH }

in the presence of Mr. Rachh }

1. Chaitin Chandrakant Rachh }

2. Anil Shiwaji Anjaria }

A.S. Anjaria

Mr. Rachh

SIGNED, SEALED AND DELIVERED }

by the within named the PURCHASER }

SHRI HARISHANKAR AMBIKAPRASAD }

SINGH, in the presence of Mr. Patwardhan }

1. Girish Gajanan Patwardhan }

2. Dharmraj R. Pande. Pande }

Mr. Patwardhan



बदर - ७
दस्त क्रमांक (८७७७ / २००३)
९०

RECEIVED of and from the above named Purchaser the sum of Rs. 3,00,000/- (Rupees Three Lacs only) on or before execution hereof, being the part consideration amount as mentioned within in respect of the captioned property as follows:

- a. Rs. 1,11,000/- (Rupees One Lac Eleven Thousands only) by Cheque No. \_\_\_\_\_ dated \_\_\_\_\_, drawn on Rhaxat Corp. Bank, Mulund (E) Branch.
- b. Rs. 1,89,000/- (Rupees One Lac Eighty Nine Thousands only) by Cheque No. 514713 dated 3<sup>rd</sup> Oct. 2003 drawn on Vijaya Bank, Mulund (E) Branch.

I SAY RECEIVED,

*Prachi*  
AS-Byeen

*Prachi*

SHRI CHANDRAKANT MEGHJI RACHH  
VENDOR

# PLAN OF PROPERTY BOUNDARY COLOURED RED CONTAINING 335.40 SQ. MTS. EQUIVALENT TO 401.24 SQ. YDS

NET F.S.I PERMISSIBLE

BEARING PLOT NO. 17 AND BEARING S. NO. 260 (PT)  
AND S. NO. 146 (PART) AND TIKKA NO. 40  
C.T.S. NO. 260 B. IN DREAM LAND SOCIETY  
MULUND COLONY, MULUND (WEST).

AREA OF PLOT NO. 17A = 167.70 SQ. MTS  
AREA OF PLOT NO. 17B = 167.70 SQ. MTS



बदर-७
वस्तु क्रमांक (२२७३/२००९)
९९

A	Section	C.T.S. NO. 260 B/16 6016" (21.10M)	C.T.S. NO. 260 B/26
		PLOT NO. 17.A	
		PLOT NO. 17.B	C.T.S. NO. 260 B/25
		6016" (21.10M) C.T.S. NO. 260 B/19	C.T.S. NO. 260 B/24



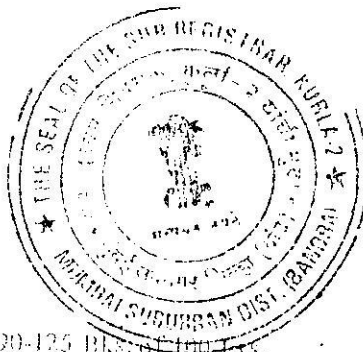
SCALE 1:50



Handwritten signature  
S.V. Manik

Handwritten signature





बदर - ७

दस्त फर्मांक (९२७३/२००३)

१२

BMPP-4791-20-125 BLS-100-125

EC-106

MUNICIPAL CORPORATION OF GREATER BOMBAY

No. CE/2809/BPES/AT

15 JUN 1992

Shri. Suresh Ayare, Architect,

G. Jogeshwar Krippe, (Valland Bhavan),

Savaram Lalwadi Road, Mulund (West),

Bombay.

Subject: Building Completion Certificate for building on Plot No. 17, C.T.S. No. 260/ B at Drona Laxi Society, at Mulund Colony, Mulund (West)

Reference: Your letter dt. 30/5/92

Sir,

The Completion Certificate submitted by you on 30/5/92

for the above work, is hereby accepted.

Subject to submission of the certificate under

Section 270-A of the Bombay

Municipal Corporation Act,

from Hydraulic Engineer within

3 months.

Yours faithfully,

Executive Engineer, Bldg. Proposals,

(Eastern Suburbs)

Sd/-

No. CE/2809/BPES/AT

Copy forwarded for information to:-

15 JUN 1992

(1) W. O. ... Ward.

(2) A. A. & C. ... Ward.

(3) E. F. V. ...

(4) M. L. ... Ward.

(5) A. F. W. W. ... Ward

(6) W. O. ... Estate.

(7) Owner Shri. (Dr.) H. K. Shah.

TRUE COPY

SGA.

Executive Engineer, Bldg. Proposals,  
(Eastern Suburbs)

SATJAY AYARE  
ARCHITECT INTERIOR DESIGNER

E. A. Laxi Chavan, Road,

Mulund (W), B. N. 150.

Phone, 561 07 79

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

100/1809/1966/17

10 APR 1991

COMMENCEMENT CERTIFICATE

Permission is hereby granted under Section 45 of the Maharashtra Regional and Town Planning Act (Maharashtra Act No. XXXVII of 1966) to *M. A. A. A.*

Applicant to the development work of *building*

at premises at Survey No.

C.T. Survey No. *260/3-17*

Block No.

at village *Andand*

situated at *Mulund (W)*

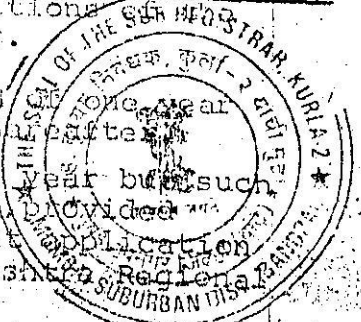
on the following conditions viz :-

1. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay, if (a) the Development work in respect of which permission is granted under this certificate is not carried out or the work thereof is not in accordance with the sanctioned plans, (b) any of the conditions, subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with, (c) the Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966, the Municipal Commissioner has appointed Shri. *N. B. Rakhade* Executive Engineer, to exercise his powers and functions as Planning Authority under Section 45 of the said Act.

2. The Commencement Certificate is valid for period *one year* from the date thereof and will have to be renewed thereafter.

3. This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under Section 44 of the Maharashtra Regional and Town Planning Act, 1966.

4. The conditions of this certificate shall be binding not only on the applicant but also his heirs, successors, executors, administrators and assignees and every person deriving title through or under him.



दस्तावेज (९७९३/२००१)

For and on behalf of the Local Authority  
THE MUNICIPAL CORPORATION OF GREATER BOMBAY.

EXECUTIVE ENGINEER, BUILDING PROPOSALS  
(EASTERN SUBURBS) ९७९३/  
FOR  
MUNICIPAL COMMISSIONER FOR GREATER BOMBAY.

TRUE COPY

SANJAY K. ARE  
ARCHITECT INTERIOR DESIGNER  
8, Vihar Marg, E. E. Road,  
Mulund (W), Bombay-40  
Phone, 2610119.

03/10/2003

1:29:10 pm

दुय्यम निबंधकः

कुर्ला 2 (पिफ़ोली)

दस्त गोषधारा भाग-1

वदर7

दस्त क्र 9213/2003

981

दस्त क्रमांक : 9213/2003

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: शंभूकांत मेघजी रांगछ -  
पत्ता: घर/फ्लॅट नं: फ्लॉट नं 17 बी, डीमलेंड सोसा, मुलूंड कॉलनी, मुलूंड (प) मुं 82  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव: -  
तालुका:

लिहून देणार

वय 69

सही

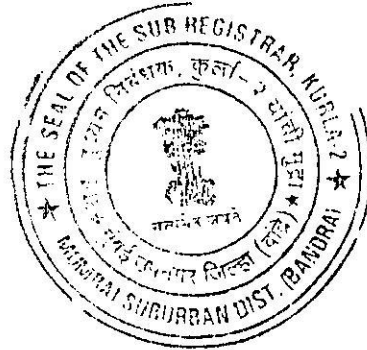


2 नाव: हरीशंकर अंबिकाप्रसाद सिंह -  
पत्ता: घर/फ्लॅट नं: प्रियांका सोसा, 3 रा मजला, निलम नगर फेज-1 समोर, मुलूंड मुं 81  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव: -  
तालुका:

लिहून घेणार

वय 42

सही







दस्त गोपवारा भाग - 2

वदर

दस्त क्रमांक (9213/2003)

दस्त क्र. [वदर-9213-2003] चा गोपवारा  
वाजार मुल्य : 3186300 गोवदला 3200000 भरलेले मुद्रांक शुल्क : 320000

पावतो क्र. 9275 दिनांक 03/10/2003

पावतीचे वर्णन

नांव: हरीशंकर अंकिप्रसाद सिंह -

दस्त हजर केल्याचा दिनांक : 03/10/2003 01:24 PM  
निष्पादनाचा दिनांक : 29/09/2003  
दस्त हजर करणा-याची सही :

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

30300: एकूण

दस्ताचा प्रकार : 25) करासनामा  
शिवका क्र. 1 ची वेळ : (सादरीकरण) 03/10/2003 01:24 PM  
शिवका क्र. 2 ची वेळ : (फी) 03/10/2003 01:27 PM  
शिवका क्र. 3 ची वेळ : (कयुली) 03/10/2003 01:28 PM  
शिवका क्र. 4 ची वेळ : (ओळख) 03/10/2003 01:28 PM

दु. निबंधकाची सही, कुर्ता 2 (विक्रोळी)

सु. पुं. बडकस

दस्त नोंद केल्याचा दिनांक : 03/10/2003 01:29 PM

ओळख :  
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखनात,  
व त्यांची ओळख पटविताना.

1) हितेश जी ठक्कर - घर/प्लॉट नं: ओ-503, विनायक आशिप, एम एम एम मार्ग, मुंबई प  
मुं 80.

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/पसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

2) मितेश एल ठक्कर - घर/प्लॉट नं: ओ-503, विनायक आशिप, एम एम एम मार्ग, मुंबई प

मुं 80.

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/पसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

दु. निबंधकाची सही  
कुर्ता 2 (विक्रोळी)

सु. पुं. बडकस

प्रमाणित करणेत येते की, या दस्तामध्ये  
एकूण (७५) पाने आहेत.

सह. दुय्यम निबंधक, कुर्ता-२  
मुंबई उपनगर जिल्हा.

सु. पुं. बडकस

दस्त क्रमांक १ क्रमांक  
नोंदला.

दिनांक 3/10/03

सह. दुय्यम निबंधक, कुर्ता-२  
मुंबई उपनगर जिल्हा.

सु. पुं. बडकस

