

84-38

27-09-2021

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.का-बोरीवली 5

दस्त क्रमांक : 8462/2011

नोटणी :

Regn:63m

गावाचे नाव : मालाड

(1) विलेखाचा प्रकार	मान्यता पत्र
(2) मोबदला	रु.0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :जमीन व बांधकाम मॉजे मालाड उत्तर ता.बोरीवली येथील मिळकत सी टी एस नं 514, 514/1 ते 18 , सर्वे नं 45ए /1, क्षेत्र 8008 चौ मी (2) सि टी एस नं 512 (बी),512 (बी) 1ते 30 सर्वे नं 46 हिस्सा नं 1 व 2 पॉट ,क्षेत्र 8445 चौ मी दोन्ही मिळकती चे एकुण क्षेत्रफळ 16453 चौ मी. मुळ डेव्हलपमेंट दस्त दि 12/05/2004 यास भरलेले मु शु 1937345/- दंड 3409730/-, -- बाजारमुल्य रु 193734500/- मोबदला रु 9000000/- ---- अडीजे/बी/2787/11 दि 25/8/11----- याचे मान्यतापत्राचा दस्त
(5) क्षेत्रफळ	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री सौराष्ट्र दशा श्रीमाली जैन भोजनालया ट्रस्ट चे ट्रस्टी अशित शिवलाल लथिया हे स्वत करीता व मनहरलाल चुन्नीलाल शाह ,मगनलाल हरीलाल दोशी, वाडीलाल कपुरचंद दलाल यांच्या तर्फे मुखत्यार म्हणुन -- वय:-48पत्ता:- कामिनी बिल्डींग ५४२ जगन्नाथ शंकर सेठ रोड , चिरा बाझार मुं २पिन कोड:-पॅन नं:-AACTS 2189 L 2): नाव:- श्री सौराष्ट्र दशा श्रीमाली जैन भोजनालया ट्रस्ट चे ट्रस्टी अशित शिवलाल लथिया हे स्वत करीता व चंपकलाल मुलचंदलाखानी,रसीकलाल न्यालचंद दोशी ,अनिलकुमार मणिलाल विराणी यांच्या तर्फे मुखत्यार म्हणुन -- वय:-पत्ता:-पिन कोड:-पॅन नं:- 3): नाव:- श्री सौराष्ट्र दशा श्रीमाली जैन भोजनालया ट्रस्ट चे ट्रस्टी अशित शिवलाल लथिया हे स्वत करीता व जुगलकिशोर चर्तुभुज दोशी,शशिकांत गोवर्धनदास बदानी ,प्रविणचंद प्राणलाल मेहता यांच्या तर्फे मुखत्यार म्हणुन -- वय:-पत्ता:-पिन कोड:-पॅन नं:- 4): नाव:- श्री सौराष्ट्र दशा श्रीमाली जैन भोजनालया ट्रस्ट चे ट्रस्टी अशित शिवलाल लथिया हे स्वत करीता व भरतभाई एम शाह ,अरविंदकुमार प्राणलाल देसाई (गौडा) , चंद्रकांत नरसीदास घेलाणी यांच्या तर्फे मुखत्यार म्हणुन -- वय:-पत्ता:-पिन कोड:-पॅन नं:- 5): नाव:- श्री सौराष्ट्र दशा श्रीमाली जैन भोजनालया ट्रस्ट चे ट्रस्टी अशित शिवलाल लथिया हे स्वत करीता व मनसुखलाल दलीचंद कामदार, मनहरलाल हरलाल दोशी यांच्या तर्फे मुखत्यार -- वय:-पत्ता:-पिन कोड:-पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	6): नाव:-मे/- विशाल कन्स्ट्रक्शन चे भागीदार धवल आर अजमेरा -- वय:- 31पत्ता:-सिटी मॉल, दुसरा मजला, अंधेरी प मुं ५३पिन कोड:-पॅन नं:-AAEFC 3541 R
(9) दस्तऐवज करून दिल्याचा दिनांक	13/09/2011

Customer's Copy

THE KAPOL CO-OP. BANK LTD.
FRANKING DEPOSIT SLIP

Branch: **38704**

Pay to / Acc: Stamp Duty Date: **2/9/11**

Franking Value	Rs. 200/-
Service Charges	Rs. 10/-
TOTAL	Rs. 210/-

Name & Address of the Stamp duty paying party
Shri. S. S. Shrivastava
Off. No. 1, Ashi, N/A
Chantilla Mody Road,
W. Mumbai - 67
Mobile: 9831228250

No. Cheque No. **100**

Drawn on Bank **CASH**

(For Bank's Use Only)

Tran ID: **A254 Rs. 100**

PL-546 Rs. **7141**

Cashier: **[Signature]** Officer: **[Signature]**



बदर-११/
८४६२९
२०११

For The Kopal Co-op. Bank Ltd.
Kandivali (W) Bt.
The Kopal Co-operative Bank Ltd.
Kandivali Branch & Royal House
15, P. K. Madhavan Road,
Kandivali (W) Mumbai-400 062.
2532PV/C.R.106108052200-2006

Need of Confirmation/Declaration

This Deed of Confirmation/Declaration is made and entered into at Mumbai this 13th day of Sep-2011, BETWEEN (1) SHRI MANHARLAL CHUNILAI SHAH (2) SHRI MAGANLAL HARILAL DOSHI (3) SHRI VADILAL KAPURCHAND DALAL (4) SHRI CHAMPAKLAL MULCHAND LAICHANI (5) SHRI RASIKLAL NYALCHAND DOSHI (6) SHRI ANILKUMAR MANILAL VIRANI (7) JUGALKISHORE CHATRABHUI DOSHI (8) SHRI SHASHIKANT GORDHANDAS BADANI (9) SHRI PRAVINCHANDRA PRANLAL MEHTA (10) SHRI ASHIT SHIVLAL LATHIA (11) SHRI BHARATBHAI M. SHAH (12) SHRI ARVINDKUMAR PRANLAL DESAI (GODA) (13) SHRI CHANDRAKANT NARSIDAS GHELANI (14) SHRI

24000 7141E
 125642
 16:31
 SEP 02 2011
 SPECIAL
 AIRPORT
 MARRIOTT

ठमट मुद्रांक जैकिंग अल्ट्रा क्वापलेट लेम्प खाली तपासले व एस.एम.एस./ संबंधित प्राधिकृत अधिकार्याशी दुरध्वनीवरून तपकें साधून, मेळ बरोबर आढवून आला.

सहकार
लिरीक

सह
सह दुय्यम निबंधक बोरीवली क.
मुंबई उपनगर जिल्हा.

पदर-११/
८४६२ २
२०११



Nature of Document	Deed of Confirmation
Registration Detail	Registrable / Non-Registrable
If Registrable Name of S. R. O.	Borivali 5
Prinking Unique No.	71418
Property Description in brief	
Consideration Amount	
Stamp / Purchaser Name	memherlal Shah
Name of the other Party	m/s Vishnu Com.
If through Name & Address	
Stamp Duty Amount	
In Words	Two Hundred only
Authorized Person's full Signature & Seal	

For The Kapsal Bank Ltd.
Kandivalli (N) Br.
Authorized Signatory



1 (2)

MANSUKHLAL DALICHAND KAMDAR (19) SHRI MANHARLAL HARLAL DOSHI, all being the present Trustees of SHRI SAURASHTRA DASHA SHRIMALI JAIN BHIOJNALAYA, a Public Trust registered under the Bombay Public Trust Act, 1950, under PTR No. A-2281(BOM) with the Office of the Charity Commissioner at Mumbai (for the sake of brevity hereinafter referred to as "the said Trust") and having its office at Kamani Building, 542, Jagannath Shankar Seth Road, Chira Bazaar, Mumbai 400 002, hereinafter referred to as "The Trustees" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Trustee or Trustees for the time being and from time to time of the said Trust, the survivors of them) represented through their Constituted Attorney Shri Ashit Shrivastava, of the OTHER PART;



बंदर-११/	
८४६२	३
२०१२	

M/s VISHAL CONSTRUCTIONS, a partnership firm registered under the Indian Partnership Act, having its place of business at Citi Mall, 2nd Floor, Link road, Andheri (West), Mumbai 400 053, hereinafter referred to as "The Developers" (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 survivor of them and heirs, executors, administrators and assigns of the last surviving partner) of the OTHER PART.

WHEREAS:-

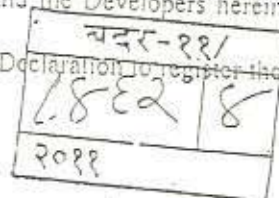
- 17 A. Vide an Development Agreement dated 12th May 2004 with the Developers abovenamed the said Shri Saurashtra Dasha Shrimalli Jain Bhojanalya granted in favour of the Developers herein, redevelopment rights in respect of the Property of the said Trust known as D.S. Nagar situate at Narsing Lane, Malad (West) and bearing C.T.S No. 514 and C.T.S. No. 512(B) in aggregate admeasuring about 16453 sq.mtrs and more particularly described in the First and Second Schedule to the said Development Agreement dated 12th May

2004 and also more particularly described in the First and Second Schedule hereunder written on the terms and conditions as mentioned in the said Development Agreement dated 12th May 2004. The said Development Agreement dated 12 May 2004 duly stamped is annexed hereto and marked Annexure "A"

(2) By an order dated 30th March 2005 the Learned Charity Commissioner of the state of Maharashtra gave his necessary sanction for redevelopment of the said Property as described and mentioned in First and Second Schedule to the said Development Agreement dated 12th May 2004 by the Developers abovenamed on the terms and conditions as mentioned therein. The order of Hon'ble Charity Commissioner dated 30/3/2005 is still in force and subsisting to date. A copy of the said order dated 30th March 2005 of the Learned Charity Commissioner of the State of Maharashtra is annexed hereto and marked Annexure "B"



(3) The said Development Agreement dated 12th May 2004, for various reasons could not be lodged for registration within the time period prescribed under the provisions of the Indian Registration Act, 1908 and as such the present Trustees of the said Trust mentioned hereinabove and the Developers herein have agreed to enter into this Deed of Confirmation/Declaration to register the said Development Agreement dated 12th May 2004



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

1. The Parties hereto agree, confirm and declare that the said Development Agreement dated 12th May 2004 being Annexure "A" hereto, in respect of the Property of the said Trust known as D.S. Nagar situate at Narsing Lane, Malad (West) and bearing C.T.S No. 514 and C.T.S. No. 512(B) in aggregate admeasuring about 16453 sq.mtrs and more particularly described in the First and Second Schedule to the said Development Agreement dated 12th May 2004 and also more particularly described in

(Signature)

(Signature)

the First and Second Schedule hereunder written is valid, effective, subsisting hereto including all the terms and conditions, statements, representations and assurances mentioned therein.

IN WITNESS WHEREOF the parties herein have hereunto set and subscribed their respective hands at Mumbai on the day and year written.



THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THOSE pieces or parcel of land or ground hereditaments and premises situate lying and being at the unsurveyed Khori Village of Malad in the Registration Sub-District of Bandra, Bombay, Suburban District now in Greater Bombay bearing Survey No. 45 A/1 corresponding to CTS No. 514 admeasuring about 9578 square yards equivalent to 8008 sq.mtrs or thereabouts and new CTS Nos. 514/514(1 to 18) admeasuring 7444.5 sq.mtrs together with the buildings and structures standing thereon bearing the Malad Notified Area Committee No. A-15 in the Nursing Lane bearing Municipal P. Ward No. 5236, Street No. 9/2, Ward No. 5237, Street No. 9/1, Ward No. 5238, Street No. 9, Ward 5239, Street No. 9/3 and bounded as follows, that is to say :-

चदर-११/	
1882	4
२०११	

- On or towards the East : By the Nursing Lane
- On or towards the West : By the property of Sornjee N. Pochkhanwala.
- On or towards the North : Partly by the property of K. M. Worlikar and
Partly by the property of Sornaji N. Pochkhanwala.
- On or towards the South : Partly by the property of Topan Haridas and
Partly by the property of Purshottam Mathuradas

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of agricultural land or ground situate in the unsurveyed Village of Malad Pot Tukdi in the Registration Sub-District of Bandra Suburban District of Bombay and bearing CTS No. 512 (B) admeasuring about 10,100 sq.yds equivalent to 8445 square meters or thereabouts and the new CTS Nos. 512(B)/512(B)(1 to 30) admeasuring 7062.5 sq.mtrs registered in the Khata of Khot under No. 156 and bearing Survey No. 46, Hissa No. 1 and 2 (Part) (Old Nos. 28, and 29 Parts), and bounded as follows, that is to say :-

- On or towards the East : Partly by the property of Kesarbai Jivandas and partly by Narsing Lane.
- On or towards the West : Partly by the property of Vendors and partly By land of Rev. Father Fernandes.
- On or towards the North : Partly by boundary of Valnai Village and Partly by the property of Jethanai Champsai
- On or towards the South : By the lands of Hormusjee Nasserwanjee now Belonging to the Purchasers

SIGNED AND DELIVERED for and on

Behalf of the withinnamed Trustees

(1) SHRI MANHARLAL CHUNILAL SHAH

(2) SHRI MANANLAL HARILAL DOSHI

(3) SHRI VADILAL KAPURCHAND DALAL

(4) SHRI CHAMPAKLAL MULCHAND LAKHANI

(5) SHRI RASIKLAL NYALCHAND DOSHI

(6) SHRI ANILKUMAR MANILAL VIRANI

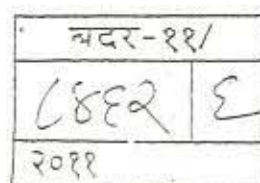
(7) JUGALKISHORE CHATRABHUI DOSHI

(8) SHRI SHASHIKANT GORDHANDAS BADANI

(9) SHRI PRAVINCHANDRA PRANILAL MEHTA

(10) SHRI ASHIF SHIVLAL LATHIA

(11) SHRI BHARATBHAI M. SHAH



8058.00

7444.50

8445.00

7062.50

30960.00

(12) SHRI ARVINDKUMAR PRANLAL DESAI (GODA)

(13) SHRI CHANDRAKANT NARSIDA GHELANI)

(14) SHRI MANSUKHLAL DALICHANJ KAMDAR)

(15) SHRI MANHARILAL HARLAL DORHI)

The Present Trustees of SHRI SAURASHTRA)

DASHASHRIMAL JAIN BHOJNALAYA TRUST)

Through its Constituted Attorney)

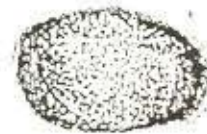
Shri Ashit Shivali Lathia)

In the presence of.....)

1.)

2.)

Dathie



SIGNED AND DELIVERED by the)

withinnamed "Developers")

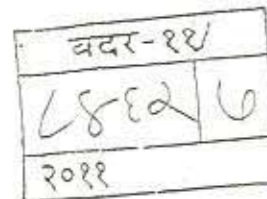
M/s VISHAL CONSTRUCTIONS)

in the presence of.....)

1.)

2.)

D.R.A



दरत क्रमांक : 8462/2011
 परत्याचा प्रकार : मान्यता पत्र

अनु क्र. संस्काराचे नाव व पत्ता पक्षकाराचा प्रकार छायाचित्र अंगठ्याचा ठसा

1 नाव श्री. विशाल धनंजयराव च. भागोदर धनंजय आर
 अंगठ्या : लिहून देणार
 पत्ता घर/कॉलॉन रीट्टी मॉल दुसरा मजला अंधरी प
 मु 53 वय 31
 पत्नी/सहोदर राही
 इमारतीचे नाव D.R.A. - D.R.A.
 इमारत नं.
 पट/परत्या
 राज्य/गाव
 पोस्टाळ



2 नाव श्री. सोराष्ट्र दशा श्रीमाली जैन भोजनारण्य इस्ट व
 इस्टी अशित शिवलाल लखिया हे स्वतः करीता व
 मन्हरलाल मुनीलाल गाह मन्हरलाल हरीलाल शशी
 मन्हरलाल मन्हरलाल मन्हरलाल मन्हरलाल मन्हरलाल
 लिहून देणार
 वय 48
 राही



3 नाव श्री. सोराष्ट्र दशा श्रीमाली जैन भोजनारण्य इस्ट व
 इस्टी अशित शिवलाल लखिया हे स्वतः करीता व
 मन्हरलाल मुनीलाल गाह मन्हरलाल हरीलाल शशी
 मन्हरलाल मन्हरलाल मन्हरलाल मन्हरलाल मन्हरलाल
 लिहून देणार
 वय
 राही



4 नाव श्री. सोराष्ट्र दशा श्रीमाली जैन भोजनारण्य इस्ट व
 इस्टी अशित शिवलाल लखिया हे स्वतः करीता व
 मन्हरलाल मुनीलाल गाह मन्हरलाल हरीलाल शशी
 मन्हरलाल मन्हरलाल मन्हरलाल मन्हरलाल मन्हरलाल
 लिहून देणार
 वय
 राही



5 नाव श्री. सोराष्ट्र दशा श्रीमाली जैन भोजनारण्य इस्ट व
 इस्टी अशित शिवलाल लखिया हे स्वतः करीता व
 मन्हरलाल मुनीलाल गाह मन्हरलाल हरीलाल शशी
 मन्हरलाल मन्हरलाल मन्हरलाल मन्हरलाल मन्हरलाल
 लिहून देणार
 वय
 राही



6 नाव श्री. सोराष्ट्र दशा श्रीमाली जैन भोजनारण्य इस्ट व
 इस्टी अशित शिवलाल लखिया हे स्वतः करीता व
 मन्हरलाल मुनीलाल गाह मन्हरलाल हरीलाल शशी
 मन्हरलाल मन्हरलाल मन्हरलाल मन्हरलाल मन्हरलाल
 लिहून देणार
 वय
 राही



बदर-११/
 ८४६२
 २०११

दस्त क्रमांक (8462/2011)

दस्त क्र. [बदर-११/८४६२-२०११] या गोपपत्रा
काजार मुल्य : मांगदला ० भरलेले मुद्रांक शुल्क : १००

दस्त हजर करण्याचा दिनांक : 29/09/2011 12:53 PM
निष्पादनाचा दिनांक : 13/09/2011
दस्त हजर करणा-याची सही :

D.R.A.
D.R.A.

दस्तावा पकार : 25) मान्यता पत्र
शिष्टका क्र. 1 ची वेळ : (सादरीकरण) 29/09/2011 12:53 PM
शिष्टका क्र. 2 ची वेळ : (सी) 29/09/2011 11:00 PM
शिष्टका क्र. 3 ची वेळ : (जयुनी) 29/09/2011 01:00 PM
शिष्टका क्र. 4 ची वेळ : (ओळख) 29/09/2011 01:30 PM

दस्त नाट केल्याचा दिनांक : 29/09/2011 01:00 PM

पावती क्र. 8464 दिनांक 29/09/2011
पावतीचे वर्णन
नांव : नं/- विशाल कान्हडकराचें भागीदार धर्मल
आर अजमेरा :-

30000 : सोडणी की
4140 : नक्कल (अ. 11(1)), फुटाकनाची
नक्कल (अ. 11(2)).
रजपात (अ. 12) व जायापत्रिका (अ. 13) :-
एकत्रित की

34140 : एकूण

दु. निबंधकाची सही, राम दु. नि. ना. बोरीवली 5

ओळख

घातकीत दस्तावर आता निवडीत करताना की, ते दस्तावरून करून घेता-घेताना घातकीत ओळखतात,
व त्याचे ओळख पटवितात.

1) एकज की वेळी :- घर/पल्ले नं. :-

गल्ली/रस्ता : बेसी हाऊस : पलीरा : बोरीवली ५ गु ५२

ईमारतीचे नाव :-

ईमारत नं. :-

फेट/वसाहत :-

शहर/गाव :-

तालुका :-

जिल्हा :-

2) हिमालू कंपनी :- घर/पल्ले नं. :-

गल्ली/रस्ता : परीसप्रमाणे

ईमारतीचे नाव :-

ईमारत नं. :-

फेट/वसाहत :-

शहर/गाव :-

तालुका :-

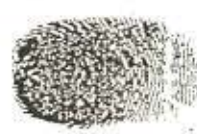
जिल्हा :-



[Signature]



बदर-११/	
८४६२	e
२०११	



सहपत्र नोंदविण्यांत आलेले नाही.

प्रमाणित करण्यांत येते की, या
दस्तामध्ये एवढ्या २०११ च्या आहेत.

सह दुय्यम निबंधक, बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा

दु. निबंधकाची सही
राम दु. नि. ना. बोरीवली 5



बदर-११/ ८४६२ /२०११
पुस्तक क्रमांक १, क्रमांक.....वर
नोंदला. 29 SEP 2011
दिनांक :
सह दुय्यम निबंधक, बोरीवली क्र. ५,
मुंबई उपनगर जिल्हा

मुद्रांक जिल्हाधिकारी, बारीवली तालुका, पांचे कार्यालय
एम. एम. आर. डी. ए. इमारत, महिला मजला,
वांद्रा - कुला संकुल, वांद्रा (पुणे) मुंबई- ४०० ०५१

ला.क्र.अभि/आदेश ३२०५

दिनांक २५-८-११

अभिनिर्णय प्रकरण क्रमांक --- Adj/B/२०८७/२०११
(मुंबई मुद्रांक अधिनियम १९५८ च्या कलम ३१ खालील कार्यवाही)
निर्णय

उपरोक्त अभिनिर्णय प्रकरण क्रमांक Adj/B/२०८७/२०११ अन्वये पक्षकार M/s- Vishal Construction यांनी दिनांक १२/०५/२००४ रोजी निष्पादित झालेला Development Agreement चा दस्त अभिनिर्णयाकरिता सादर केलेला आहे. सदर दस्ताचा तपशिल खालील प्रमाणे

संल्लेखाचा निष्पादित दिनांक	...	१२/०५/२००४
संल्लेखाचा प्रकार	...	Development Agreement
संल्लेख लिहून देणार	...	Shree Arvindkumar Pranjai Desai & other
संल्लेख लिहून घेणार	...	M/s- Vishal Construction
संल्लेखातील मिळकतीचे वर्णन	...	जमीन व भाडेकरू व्याप्त इमारत सिटीएस क्र.५१२
	...	गाव मालाड (पार्थ) ता.बोरीवली
	...	८४४५+८००८=१६४५३ चौ मी
	...	रु. १०,००,०००/- + १५००० sq ft Con

उपरोक्त संल्लेखातील मालमत्ते सन २००४ करिताच्या बाजारमुल्य मुंबई प्रदेश (महानगरपालिका क्षेत्रासाठी) निधारण करणे) नियम १९९५ मधील तरतुदी, तसेच मुंबई महानगरपालिका क्षेत्रासाठी निष्पादित असलेल्या विकास निधीक नियमावली आणि बाजारमुल्य दर तक्त्यातील मार्गदर्शक सूचना व त्यामधील दर व त्यासोबत सामील केलेली कागदपत्रे विचारात घेवून तसेच मालमत्ता भाडेकरूनी व्याप्त आहे व भाडेकरूनी नविन इमारतीमध्ये आर्नेट्स कमोडिटी नुसार क्षेत्रफल दसावयाचे आहे व मालकास म्हणजेच ट्रस्टला नविन बांधीय क्षेत्रफल सुध्दा विचारात घेवून दस्तामधील नमूद मालमत्ते रु.१९,३७,३४,५००/- इतके बाजारमुल्य निश्चित केले आहे. इतरांनी बाबी मुंबई मुद्रांक अधिनियम १९५८ मधील तरतुदीनुसार खालीलप्रमाणे मुद्रांक शुल्क देय आहे.

बाजारमुल्य	अनुच्छेद	देय मु.शु.	भरणा केलेले मुश	कमी भरलेले मु.शु.	वंड
रु.१९,३७,३४,५००/-	५(ग-अ)	रु.१९,३७,३४५/-	रु.-----/-	रु.१९,३७,३४५/-	रु.३४,०९,७३०/-

उपरोक्त सत्य वस्तुस्थिती व दस्तामधील नमूद माहितीच्या अन्वये खालील प्रमाणे अंतीम आदेश पारित करित आहे.

अंतीम आदेश

- अभिनिर्णयाकरिता सादर केलेल्या संल्लेखास मुंबई मुद्रांक अधिनियम १९५८ च्या अनुसूची १ मधील अनुच्छेद ५(ग-अ) नुसार मुद्रांक शुल्क रु.१९,३७,३४५/- व वंड रु.३४,०९,७३०/- देय आहे.

का. प्र. मुद्रांक जिल्हाधिकारी पांचे सहीची असे.
प्रति, --- M/s- Vishal Construction
प्रत --- सह दुय्यम निबंधक बारीवली क्र.१२/३/४/५/६/७



(एकनाथ नवल)

मुद्रांक जिल्हाधिकारी, बारीवली

निर्णय

दुय्यम निबंधक भेगी - १

मुद्रांक जिल्हाधिकारी, बारीवली कार्यालय

[illegible]

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001
Office : COLLECTOR OF STAMP (BORIVALI), M.M.R.D.A BUILDING, 1st FLOOR,
BANDRA - KURLA COMPLEX, BANDRA (E), MUMBAI - 400 051. C 00

C 0096213

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE
24/08/2011
Receipt Date:

Receipt No. M/S. VISHAL CONSTRUCTION

Received From 103-11V

MMEDA Counter No. 2

On Account of :

Mode of Payment

DD/PO/CHQ/
RBI-Challan No

Date _____

Bank Name &
Branch

Area
Code

Amount
(In Rs.)

PO

54988

09/08/2011

0

394445.00

Bank Name :

Bank Name :
Branch Name : KOTAK MAHINDRA BANK LTD



ADJ/R/2787/2011

Case No.:

Lot No. 4

Lot Date :

Sr. No	Description of Stamps / Franking	Quantity	Denomination	Amount (In Rs.)
	DELIVERED 25 AUG 2011		बदर-११/ ८४६२९९ २०११	

~~394442-00~~

Rs.:

Three lakh ninety four thousand four hundred and forty five only.



Cashier / Accountant

Signature / Designation

Collector of Stamps Borivali

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No.: M/S VISHAL CONSTRUCTION

Receipt Date:

Received From: 103-1111

MMRDA Counter No.: 2

On Account of:

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
	20434	26/07/2011		1753070.00	

Bank Name : KOTAK MAHINDRA BANK LTD.
Branch Name : ANDHERI (W) MUMBAI-53

ADJ/R/2787/2011

Case No.:

Lot No.:

Lot Date:



Sr. No.	Description of Stamps / Franking	Quantity	Denomination	Amount (In Rs.)
			बदर-११/ १८६२/९२ २०११	
		DELIVERED 25 AUG 2011		

1753070.00

Seventeen Lakh Fifty Three Thousand Seven Hundred Only

Rs.:

Rupees:

Cashier/Accountant

Signature of Dastgeer Noh



२) नो. म. वि. व. पु. वि. पुणे पाठे व. क. का-३/अलका/मुद्राक पाठो मुद्रासो/०८/२०११. दि. ४/१०/२०१६.

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001
Office : COLLECTOR OF STAMP (BORIVALI), M.M.R.D.A BUILDING, 1st FLOOR,
BANDRA - KURLA COMPLEX, BANDRA (E) MUMBAI - 400 051.

C 0096209

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No.: M/S VISHAL CONSTRUCTION

Receipt Date:

Received From: 103-(111)

MMRDA Counter No.: 2

On Account of:

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
PG	30439	26/07/2011		1753070.00	

Bank Name : KOTAK MAHINDRA BANK LTD.
Branch Name : ANDHERI (W) MUMBAI-53

ADI/B/2787/2011

Case No.:

Lot No.:

Lot Date:



Sr. No	Description of Stamps (Franking)	Quantity	Denomination	Amount (In Rs.)
			बंदर-११/ १८६२९२ २०११	

DELIVERED

25 AUG 2011

1753070.00

Seventeen Lakh Fifty Three Thousand
and Seventy Only

Rs.

Rupees



Cashier / Accountant

Signature Designated

३. ज्ञो. व. नि. व. म. नि., ज्ञो. याच. भ. र. क. का. ३/संलग्न/मुद्रांक पावती मुलतली/०६/३११, दि. ४/१०/२००६.

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001
Office : COLLECTOR OF STAMP (BORIVALI), M.M.R.D.A BUILDING, 1st FLOOR,
BANDRA - KURLA COMPLEX, BANDRA (E) MUMBAI - 400 051.

C 0096211

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

30

24/08/2011
Receipt Date:

Receipt No.:

M/S VISHAL CONSTRUCTION

Received From

103-(111)

ANRDA Counter No.: 3

On Account of :

Mode of Payment

DD/PO/CHQ/
RBI-Challan No.

Date _____

Bank Name & Branch

Area
CodeAmount
(In Rs.)

PO

54987

09/08/2011

Q

184275.00

Bank Name :

Branch Name : KOTAK MAHINDRA BANK LTD

ADJ/B/2787/2011

Case No.:

Lot No.:

Lcl Date:

Sr. No	Particulars	Amount
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	...	...

Description of Stamps / Franking

Quantity

DELIVERED

25 AUG 2013

184275.00

Pa

One Eighty Four Thousand
Hundred Twenty Five Only

Total

Cashier / Accountant:

Signature / Designation

Collection of Stephen's Collection

३) श्री.म.वि.प.सु.वि., पुणे याचे पत्र क्र. का-३/राजगण/मुद्राक बांधणी/०६/३११, दि. ४/१०/२००६.

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001 Office : COLLECTOR OF STAMP (BORIVALI), M.M.R.D.A BUILDING, 1 st FLOOR, BANDRA - KURLA COMPLEX, BANDRA (E) MUMBAI - 400 051.					
					C 0096212
RECEIPT FOR PAYMENT TO GOVERNMENT				NOT TRANSFERABLE	
31				24/08/2011	
Receipt No.: M/S VISHAL CONSTRUCTION				Receipt Date:	
Received From: 103-(1V)				MMRDA Counter No.: 2	
On Account of:					
Mode of Payment	DD/PO/CHQ/ RBI-Challan No	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
PO	20488	25/07/2011	0	3015285.00	
Bank Name : KOTAK MAHINDRA BANK LTD. Branch Name : ANDHERI (W) MUMBAI-53					
Case No.: ADJ/B/2787/2011				मंदर-१४ ८८६२७८ २०११	
Lot No.:		Lot Date:		Total D.O.:	
Sr. No	Description of Stamps / Franking	Quantity	Denomination		
					
					
3015285.00		Thirty Lakh Fifteen Thousand Four		Total	
Rs.		Hundred Eighty Five Only		Rupees	
Cashier / Accountant			Signature / Designation Collector of Stamp		

DELIVERED
25 AUG 2011

75

1111-0740/0008 = 10702-1111

M.V. Rs. 193734500

Certificate u/s. 41 of the Bombay Stamp Act, 1958.

14/3/04

No. Ad. 16/2782/11-11-11
Office of the Collector of Stamps
Dated 11/3/2004

Received from Shri. Vishal Construction

Lakh Thirty Seven Thousand

Insufficient Stamp duty of Rs. 1937345/-
vide chitka No. 29393/3 dated 11-3-2004

Rs. Nineteen Lakh

Three Hundred Forty Five only

chargeable under article 5(9) of schedule I of Bombay Stamp Act, 1958
Certified under Section 41 of the Bombay Stamp Act, 1958 that the proper duty of Rs. 1937345/- and penalty Rs. 3409730/- under article 5(9) of schedule I have been paid in respect of this instrument.

Lakh Thirty Seven Thousand Three Hundred Forty Five only -
Lakh Ninety Four Lakh Nine Thousand Seven Hundred Thirty only -

This certificate is subject to the provisions of section 53-A of the Bombay Stamp Act, 1958.

Place Bombay
Date 25.3.04

U. Anand
Collector of Stamps
Bombay



सहस्र नौदविषांत आलेले नाही.

and entered into

THIS Agreement made at Mumbai this 12th day of May, 2004 BETWEEN

- (1) Shree Arvindkumar Pranlal Desai (2) Shri. Chandrakant Narsidas Ghelani (3) Shri. Navinchandra Ramjibhai Kamani (4) Shri. Manojkumar Narsingh Kamdar (5) Shri. Manharlal Harilal Doshi (6) Shri. Manharlal Shantaram Doshi (7) Shri. Kantilal Keshavnagar Sheth (8) Shri. Rasiklal Nyaichand Doshi (9) Shri. Mahanagar Shantaram Doshi (10) Shri. Anilkumar Manilal Virani (11) Champaklal Mulchand Lakheri (12) Shri. Jugalkishor Chatrabhuj Doshi (13) Shri. Shashikant Gordhanar Pravinchandra Patil (14) Shri. Shivubhai Vasanji Lathiya and (16) Shri. Vadilal Kapurchand Dalal Mehta



बदर-११/
68294
२०११

GENERAL STAMP
OFFICE
TOWN HALL
FOUR, MUMBAI
MAHARASHTRA
INDIA
STAMP DUTY MAHARASHTRA
1149 SPECIAL
173643
DEC 16 2008
RE 1071

Handwritten signature and initials.

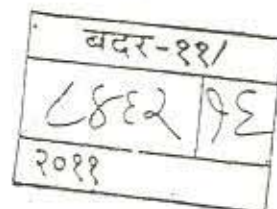
Handwritten signature.

the present Trustees of SHRI SAURASHTRA DASHA SHRIMALI JAIN BHOJNALAYA, a Public Trust registered under the Bombay Public Trusts Act, 1950 under PTR No. A-2281 (BOM) with the Office of the Charity Commissioner at Mumbai (hereinafter referred to as "the said Trust" for the sake of brevity) and having its Office at Kamani Building, 542, Jagannath Shankar Seth Road Chira Bazaar, Mumbai - 400 002 hereinafter called "THE TRUSTEES (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Trustee or Trustees for the time being and from time to time of the said Trust, the survivors of them) of the ONE PART ; AND M/S Vishal Constructions, a partnership firm registered under the Indian Partnership Act having its place of business at Citi Mall, 2nd Floor, Link Road, Andheri (W), Mumbai 400 053 hereinafter called "The Developers" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners for the time being and from time to time of the said developers the last surviving partner and his heirs and legal representatives of deceased partners and the successors and assigns of the Firm) of the OTHER PART

WHEREAS :-

A) The Objects of the Trust are:

- (i) To maintain, manage and conduct the Bhojnalaya known as Shri Saurashtra Dash Shrimali Jain Bhojnalaya housed in the building known as Kamani Wadi situated at Jagannath Shankar Seth Road, Chira Bazar, Mumbai - 400 002.
- (ii) To maintain, manage and conduct dispensary housed in the immovable



property known as Dasha Shrimali Nagar belonging to the said trust situated at Malad, Mumbai - 400 064.

- (iii) To maintain, manage and conduct Upashray and Ayambilshahi housed in the immovable property known as Dasha Shrimali Nagar belonging to the said trust situated at Malad, Mumbai - 400 064.
- (iv) To conduct, maintain and manage the sanatorium in the immovable property known as Dasha Shrimali Nagar belonging to the said Trust situated at Malad - 400 064.
- (v) To maintain and manage the Community Hall housed in one of the buildings in the immovable property known as Dasha Shrimali Nagar, situated at Malad, Mumbai - 400 064.
- (vi) To develop departmently or otherwise immovable property or properties of the said Trust and especially the immovable property of the said trust situate at Malad, Bombay 400 064 for providing residential accommodation to Shwetamber Sihankwasi Jains in general and Shwetamber Sihankwasi Dasha Shrimali Jains belonging to the Jain community in the State of Gujarat residing at Mumbai or anywhere else, particularly on such terms and conditions as may be laid down by the Board of Trustees in its absolute discretion.
- (vii) The Board of Trustees shall have absolute power to exchange or dispose of by legal means subject to the provisions of the Bombay Public Trusts Act, 1950 any of the properties of the said Trust excluding the property viz. the building in which at present Bhojanalaya is



and
Bh
fri.

Cy

वदर-११/
८४६२ ७०
२०११

housed for development to any person/persons on such terms and conditions that shall be laid down by the Board of Trustees of the said Trust in its absolute discretion.

- (viii) To sell and/or dispose of by any legal means any trust property or a part thereof excluding the immovable property at Mumbai wherein at present Bhojnalaya is housed or to take on lease, exchange, hire or otherwise acquire movable or immovable properties and/or construct, improve, alter and/or maintain the building or other amenities of like nature for discharging the above mentioned objects on such terms and conditions as may be decided and laid down by the Board of Trustees in its absolute discretion in that respect.

By a Conveyance dated 30th September 1963 and registered with the Sub-Registrar of Assurances at Mumbai at No.BOM-R-2658/8/9 of 1963 the then Trustees of the said Trust purchased from Baji Jerambhaji Gopal Patel, all that piece or parcel of land situate, lying and being at D.S.Nagar village Malad Pot Tukdi bearing CTS No.514 [admeasuring 2008 sq. yards equivalent to 9578 sq. yards] and more particularly described in the Schedule thereunder written which is the same as more particularly described in the Second Schedule hereunder written (hereinafter referred to as 'the said Second property').



बदर-११/	
८४६२	९८
२०११	

C) By a Conveyance dated 29th March, 1972 and registered with the Sub-Registrar of Assurances at Mumbai at No. Boni / R1556/72 of Book No. 1 on 12th July, 1972 the then Trustees of the said Trust absolutely purchased from Halimatai Abdul Gani and Others all that piece or parcel of land situate, lying and being at D.S.Nagar, Village Malad Pot Tukdi bearing CTS No.512B Survey No.46, Hissa No.1 & 2 Part [admeasuring about 8445 sq.mtrs. equivalent to 10,100 sq. yards] and more particularly described in the First Schedule thereunder written which is the same as more particularly described in the Schedule hereunder written (hereinafter referred to as 'the said First Property').

D) Thus the present Trustees of the said Trust are the owners of and otherwise well and sufficiently entitled to and seized and possessed of the said Properties more particularly described in the First and Second Schedules (hereinafter jointly referred to as "the said property").

E) At present there are certain Buildings and structures occupied by the Tenants standing on the said Property and the said buildings and structures are in a dilapidated condition, said buildings / structures are occupied by tenants/Occupants (hereinafter referred to as "The Tenant/s / Occupant/s for the sake of brevity") and accordingly said buildings are fully occupied and encumbered. A list of the Tenants/Occupants of the said Buildings /structures is annexed hereto and marked as Annexure 'A'.



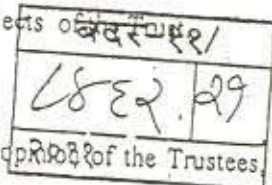
बदर-११/	
८४६२	१९
२०११	

- F) In accordance with the aims and objects of Trust, the then Trustees of the Trust had constructed the existing buildings and let out the same to needy persons, being the Occupants herein of Saurashtra Dasha Shrimali Jain Community, at concessional rent.
- G) A portion of the said First Property, over the years, has been encroached upon and occupied by some illegal occupants, as shown in the plan admeasuring about 1560 sq. mts.
- H) As the existing buildings are structurally unsafe, the Trustees have given notices to each one of the tenants/s and occupant/s about the present condition of the said buildings which require extensive repairs which will not only be a big burden to the said Trust but such extensive repairs will not extend the life of the said buildings for a longer period. The Trustees and Tenants had held several meetings in respect of the present conditions of the buildings and have mutually agreed that the existing buildings be demolished phase wise and new buildings be constructed and the tenants/occupants be provided alternative premises in place and stead of present respective premises of each one of the tenants/occupants in the buildings proposed to be constructed by the said Trust.
- I) At the request of the Occupants and keeping in mind the best interest of the Trust, the Trustees agreed to develop the said property either on their own or through a Developer acceptable to the Tenants/Occupants so as to :

बदर-११/	
८४६२	२०
२०११	

- i) accommodate the Tenants/Occupants by providing them the new premises of the equal area presently occupied by each one of the Tenants/Occupants on ownership basis and free of costs,
- ii) to retain a portion of the premises to be used by the Trust for its aims and objects in the proposed new buildings to be constructed thereon.
- iii) to secure monetary benefits for the said Trust and to augment its resources.

J) The Trustees/Owners, being also desirous of avoiding financial burden on the said Trust of reconstructing the buildings and providing accommodation to occupants on ownership basis free of costs and for augmenting the resources of the said Trust and with a view to fulfil the objects of the said Trust in a better and more beneficial manner have unanimously decided to develop the said property if necessary by purchasing and utilizing Transferable Development Rights (TDR) in constructing buildings/structures in the said property, consisting of residential units, shops, showrooms, offices, parking spaces to prospective purchasers transferees, (but at the same time re-housing the Tenants in the proposed existing buildings in new structurally safe buildings) and retaining part area of about 15,000 sq.ft. for the purpose of Upasarya, dispensary, sanatorium, Trust office and Ayambil Khatu, etc to be used for the objects of the Trust.



- K) The development, as contemplated herein, would in the opinion of the Trustees, not only result in the objects of the said Trust being achieved in a better and more

Handwritten signatures and initials on the left margin, including a large signature and the word 'Cuz'.