



11 December, 2002

2:43:58 PM

Original

नॉटणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 8384

दिनांक 11/12/2002

गावाचे नाव भांडुप

दस्तऐवजाचा अनुक्रमांक वदर7 - 09107 - 2002

दस्ता ऐवजाचा प्रकार मान्यता पत्र

DELIVERED

सादर करणाराचे नाव: मेसर्स पायोनीयर हाऊसिंग तर्फे भागीदार श्री. अमृतलाल जवाहरलाल जैन

नॉटणी फी :- 20000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), :- 2200.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (110)

एकूण रु. 22200.00

आपणास हा दस्त अंदाजे 2:58PM ह्या वेळेस मिळेल

दुय्यम निबंधक  
कुर्ला 2 (मिळोळी)

बाजार मूल्य: 1 रु.

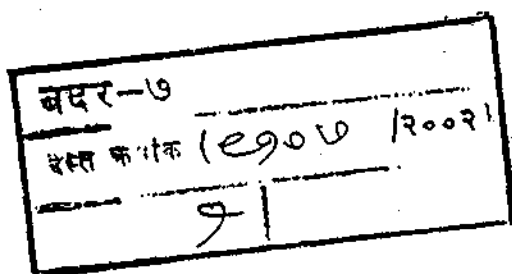
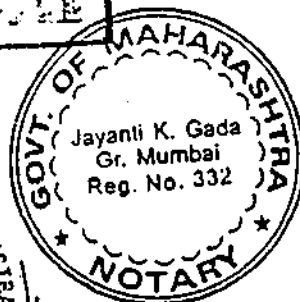
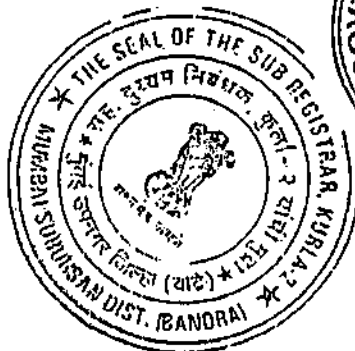
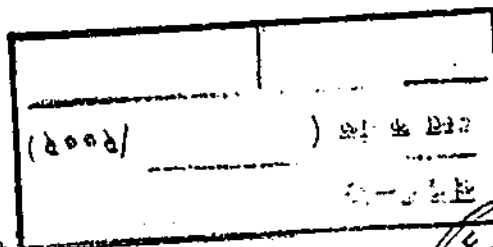
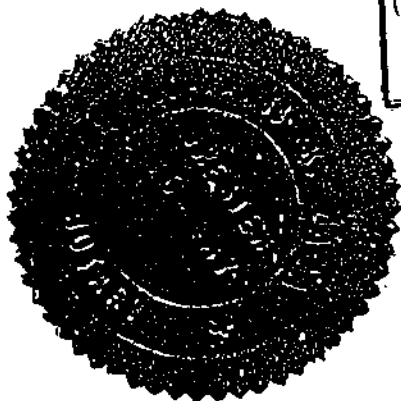
मोबदला: 0 रु.

सह. दुय्यम निबंधक, कुर्ला-२

भरलेले मुद्रांक शुल्क: 20 रु.

मुंबई जवळील निरुहा.

DELIVERED



IN THE MATTER OF  
AGREEMENT FOR  
DEVELOPMENT OF THE  
PROPERTY

AT  
VILLAGE NAHUR, DESCRIBED  
IN THE SECOND SCHEDULE  
HERETO  
BETWEEN

JANARDHAN ATMARAM PATIL  
AND ORS. .... OWNERS

M/S. CRESCENT BUILDERS  
.... CONFIRMING PARTY

AND

M/S. PIONEER HOUSING  
a registered partnership firm having  
its office at 40/41, Vishal Shopping  
Centre,  
Sir M.V. Road, Andheri (E), Mumbai  
400 069 ... DEVELOPERS

We, (i) Amritlal Jawaharlal Jain (ii) Laxmichand Sawalchand Vardhan  
(iii) Umedraj Kishorechandra Vardhan *inter alia* three of the partners of  
M/s. Pioneer Housing, a registered partnership firm carrying on  
business at 40/41, Vishal Shopping Centre, Sir M. V. Road, Andheri  
(E), Mumbai 400 069, do hereby solemnly affirm and declare  
follows:

(1) By an Agreement dated December 14, 1993, made between:

(1) (a) JANARDHAN ATMARAM PATIL, of Bombay Indian  
Inhabitant, aged 70 years, for self and as Karta and Manager of his joint

GENERAL STAMP OFFICE  
TOWN HALL, FORT,  
MUMBAI - 400 023.  
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MAHARASHTRA  
SPECIAL ADHESIVE



and undivided Hindu Family. Consisting of himself, his wife Smt. Mirabai Janardhan Patil, his sons Naresh Janardhan Patil and Dilip Janardhan Patil and his daughters Mrs. Pushpalata Ravindra Ghagre nee Pushpalata Janardhan Patil and Mrs. Jyotsna Dattatraya Madhavi nee Jyotsna Janardhan Patil,

(b) SMT. MIRABAI JANARDHAN PATIL, of Bombay Indian Inhabitant aged 65 years,

(c) NARESH JANARDHAN PATIL, of Bombay Indian Inhabitant aged 42 years for self and as father and natural guardian for his minor daughter Miss Neena Naresh Patil, aged 7 years, and minor son master Veenit Naresh Patil Aged 4 years.

(d) MRS. JAYSHREE NARESH PATIL, of Bombay, Indian Inhabitant, aged 40 years.

(e) DILIP JANARDHAN PATIL of Bombay, Indian Inhabitant, aged 33 years, for self and as father and natural guardian for his minor daughter, Miss Priya Dilip Patil aged 5 years.

(f) MRS. LALITA DILIP PATIL of Bombay, Indian inhabitant, aged 27 years.

(g) Mrs. PUSHPALATA RAVINDRA GHAGRE nee Pushpalata Janardhan Patil of Bombay Indian inhabitants aged 39 years.

(h) MRS. JYOTSNA DATTATRAYA MADHAVI, nee Jyotsna Janardhan Patil, of Bombay Indian inhabitant, aged 32 years,

(i) SMT. TARAMATI HARISHCHANDRA KENI, of Bombay, Indian Inhabitant, aged 75 years.

(j) SMT. DWARKABAI DAMODAR VAITHY of Bombay, Indian Inhabitant, aged 67 years and

(k) SMT. ANANDIBAI KRISHNA KENI, of Bombay, Indian Inhabitant, aged 56 years

all having their address at House No. 106, Bhandup Village, Bhandup, Bombay - 400 078. hereinafter called "THE FIRST OWNERS" (which expression shall unless it be repugnant to context or meaning thereof be deemed to mean and include all members of the joint and undivided Hindu Family, whose present Karta and Manager is the said Janardhan Atmaram Patil and the said Taramati, Dwarkabai and Anandibai and their respective heirs, executors, administrators and assigns) of the First Part.

(II) (a) DATTARAM GOPAL PATIL, of Bombay, Indian Inhabitant aged 55 years for himself and as father and natural guardian for his minor son Mandar Dattaram Patil aged 15 years as also Karta and Manager of the Joint and undivided Hindu family consisting of his

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✓ wife Mrs. Indumati Dattaram Patil, Mrs. Dwarkabai Dattaram Patil his sons Nilesh Dattaram Patil Shailesh Dattaram Patil, Mandar Dattaram Patil and daughter Rakhee Dattaram Patil,

✓ (b) SMT. INDUMATI DATTARAM PATIL, of Bombay, Indian inhabitant, aged 50 years;

✓ (c) SMT. DWARKABAI DATTARAM PATIL, of Bombay Indian Inhabitant, aged 45 years;

✓ (d) NILESH DATTARAM PATIL, of Bombay, Indian Inhabitant, aged 25 years;

✓ (e) SHILESH DATTARAM PATIL, of Bombay, Indian Inhabitant, aged 22 years;

✓ (f) RITESH DATTARAM PATIL, of Bombay Indian Inhabitant, aged 19 years,

✓ (h) MISS RAKHEE DATTARAM PATIL, of Bombay Indian inhabitant, aged 20 years;

✓ (i) THAKUBAI NARAYAN MHATRE, of Bombay, Indian Inhabitant, aged 53 years;

✓ (j) SMT. DAMAYANTI VASUDEO, VAITHY, of Bombay Indian Inhabitant, aged 50 years;

✓ (k) YESHWANT DAMODAR KENI, of Bombay, Indian Inhabitant, aged 76 years;

✓ (l) MANOHAR YESHWANT KENI, of Bombay, Indian Inhabitant, aged 43 years for himself and as father and natural guardian for his Minor son Amay Manohar Keni aged 8 years and minor daughter Pooja Manohar Keni aged 4 years;

✓ (m) MRS. MANISHA MANOHAR KENI, of Bombay, Indian Inhabitant, aged 38 years;

✓ (n) PRAVIN YESHWANT KENI of Bombay Indian Inhabitant aged 39 years for himself and as father and natural guardian of his minor son Kunal Pravin Keni aged 4 years;

✓ (o) MRS. LALITA PRAVIN KENI, of Bombay Indian Inhabitant, aged 33 years;

✓ (p) RAVINDRA YESHWANT KENI of Bombay Indian Inhabitant, aged 31 years for himself and as father and natural guardian of his minor daughter Mansee Ravindra Keni aged 3 years;

✓ (q) SMT. NIRMALA RAVINDRA KENI, of Bombay Indian inhabitant, aged 27 years;



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(r) MRS. LATA BHALCHANDRA VAITHY nee Lata Yeshwant Keni of Bombay, Indian Inhabitant, aged 34 years;

(s) MRS. MANDA GAJANAN KENI nee Manda Yeshwant Keni of Bombay Indian Inhabitant aged 42 years;

(t) MRS. NALINI ANANT PATIL nee Nalini Yeshwant Keni of Bombay Indian Inhabitant, aged 28 years;

(u) MAHESH YESHWANT KENI of Bombay, Indian Inhabitant, aged 25 years;

(v) MISS BHANUMATI YESHWANT KENI of Bombay Indian Inhabitant, aged 22 years;

(w) ARUN YESHWANT KENI of Bombay Indian Inhabitant, aged 37 years for himself and as father and natural guardian of his minor son Chetan Arun Keni aged 37 years;

(x) SMT. NANDA ARUN KENI of Bombay, inhabitant aged 32 years;

(persons mentioned at Alphabet 'K' to 'X' are the legal heirs and representatives and next of kins of Late Smt. Babibai Yeshwant Keni (the deceased sister of the said Dattaram Gopal Patil) having their address at House No. 106, Bhandup, village Bombay-400 078, hereinafter called 'THE SECOND OWNERS' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include all the members of the Joint and undivided Hindu family whose present Karta is the said Dattaram Gopal Patil their respective heirs, executors administrators and assignees) of the SECOND PART;

(III) (a) VASANT ATMARAM PATIL, of Bombay, Indian Inhabitant, aged 50 years, for self and as father and natural guardian for his minor daughters Miss Minal Vasant Patil, aged 15 years and Miss Alpa Vasant Patil, aged 14 years, and minor son Jitesh Vasant Patil aged 12 years, as also as Karta and Manager of the joint and undivided Hindu Family, consisting of himself, his wife Mrs. Surekha Vasant Patil, his minor daughters Minal and Alpa and minor son Jitesh.

(b) MRS. SUREKHA VASANT PATIL, of Bombay, Indian Inhabitant, aged 41 years, all having their address at House No. 106, Bhandup Village, Bombay - 400 078, hereinafter called "THE THIRD OWNERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include all the members of the joint and undivided Hindu Family, whose present Karta and Manager is the said Vasant Atmaram Patil, their respective heirs, executors, administrators and assigns) of the Third Part.

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ATRA  
(IV) (a) SHYAM NARAYAN PATIL, of Bombay, Indian Inhabitant, aged 35 years, for self and as father and natural guardian of his minor sons Ashok Shyam Patil, aged 8 years, Nikhilesh Shyam Patil aged 6 years, and Lata Shyam Patil, aged 4 years.

(b) MRS. LAXMI SHYAM PATIL of Bombay, Indian Inhabitant aged 28 years,

(c) RAVINDRA NARAYAN PATIL, of Bombay, Indian Inhabitant, aged 28 years, for self and as father and natural guardian for his minor son Aniket Ravindra Patil, aged one year, and minor daughter Hemangi Ravindra Patil, aged 3 years.

(d) MRS. LALITA RAVINDRA PATIL, of Bombay, Indian Inhabitant, aged 24 years.

(e) MANOHAR NARAYAN PATIL, of Bombay, Indian Inhabitant, aged 21 years.

(f) MRS. JAYSHREE GURUNATH MURKUNDE, nee Jayshree Narayan Patil, of Bombay, Indian Inhabitant, aged 28 years.

(g) MRS. GODAVARI SUNIL KAMTEKAR nee Yeshodha Narayan Patil, of Bombay, Indian Inhabitant, aged 26 years, all having their address at House No. 106, Bhandup Village, Bhandup, Bombay 400 078, hereinafter called "THE FOURTH OWNERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the Fourth Part.

(V) (a) DATTATRAYA RAGHUNATH PATIL, of Bombay Indian Inhabitant, aged 55 years for and as father and natural guardian for his minor daughters Sheetal Dattatraya Patil aged 15 years and Reshma Dattatraya Patil aged 12 years as also Karta and Manager of the Joint and undivided Hindu family consisting of himself his wife Mrs. Shantabai Dattatraye Patil his son Ganesh Dattatraye Patil and his daughters Miss. Geeta Dattaram Patil, and minor daughters Sheetal Dattatraye Patil and Reshma Dattatraya Patil;

(b) MRS. SHANTABAI DATTATRAYA PATIL of Bombay Indian Inhabitant, aged 50 years;

(c) MISS GEETA DATTATRAYA PATIL of Bombay Indian Inhabitant, aged 23 years;

(d) GANESH DATTATRAYA PATIL of Bombay Indian inhabitant, aged 19 years;

all having their address at House No.106, Bhandup Village Bombay - 400 078, hereinafter called "THE FIFTH OWNERS" which expression shall unless it be repugnant to the context of meaning thereof be deemed

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No. 3-

to mean and include all the members of the joint and undivided family whose present

Karta and Manager is the said Dattatraya Raghunath Patil and their respective heirs executors, administrators and assignees) OF THE FIFTH PART;

(VI) KASHINATH FAKIR PATIL, of Bombay, Indian Inhabitant, aged 80 years, having his address at House No. 106, Bhandup Village, Bombay-400 078, hereinafter called "the SIXTH OWNERS" ( which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assignees) OF THE SIXTH PART;

VII (a) MRS. PUSHPALATA VIJAY SHIRKE nee Pushpalata Bhaskar Patil of Bombay, Indian inhabitant, aged 25 years;

(b) Mrs. Pravina k Narayan Koli nee Pravina Bhaskar Patil of Bombay Indian Inhabitant aged 23 years;

(c) MRS. DEEPA SHIVRAM TANDEL nee Deepa Bhaskar Patil of Bombay Indian Inhabitant aged 22 years;

(d) MISS SHAILA BHASKAR PATIL of Bombay, Indian Inhabitant, aged 20 years;

(e) MISS CHETNA BHASKAR PATIL of Bombay Indian inhabitants, aged 19 years;

all having their addresses at House No. 106, Bhandup Village, Bombay-400 078, (hereinafter called the 'SEVENTH OWNERS' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assignees ) OF THE SEVENTH PART;

(VIII) (a) SMT. MANJULABAI WAMAN PATIL, of Bombay, Indian Inhabitant, aged 52 years;

(b) MRS. INDUMATI KRISHNA PATIL of Bombay, Indian Inhabitant, aged 34 years;

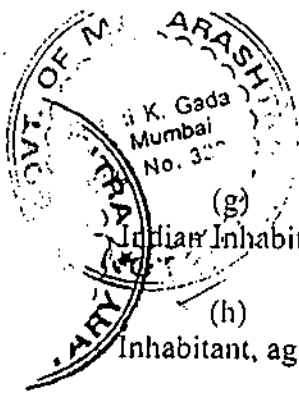
(c) MRS. DEVYANI RAVINDRA KENI nee Devyani Waman Patil of Bombay, Indian Inhabitant, aged 32 years;

(d) MRS. NIRMALA ASHOK PATIL nee Nirmala Waman Patil, of Bombay Indian Inhabitants aged 29 years;

(e) MRS. BHARTI SURESH ULVEKAR nee Bharati Waman Patil of Bombay Indian Inhabitant, aged 26 years;

(f) RAMAKANT WAMAN PATIL of Bombay, Indian Inhabitant, aged 32 years,

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(g) MRS. PRATIBHA RAMAKANT PATIL of Bombay, Indian Inhabitant, aged 34 years;

(h) HARESHWAR WAMAN PATIL, of Bombay, Indian Inhabitant, aged 22 years;

all having their address at House No. 106, Bhandup village, Bombay-400 78, hereinafter called THE EIGHT OWNERS (which expression shall unless it, be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators, and assignees) OF THE EIGHTH PART;

(IX) SMT. HIRABAI HIRAJI VAITHY, of Bombay Indian Inhabitant, aged, 66 years having, her address at House No. 106, Bhandup Village, Bombay 400 078, hereinafter called 'THE NINTH OWNER (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors administrators and assignees) OF THE NINTH PART;

(X) (a) GAJANAN HARISHCHANDRA BHOIR, of Bombay, Indian Inhabitant, aged 56 years;

(b) SMT. BHIMABAI GAJANAN BHOIR, of Bombay Indian Inhabitant, aged 52 years;

(c) VIJAY GAJANAN BHOIR, of Bombay Indian Inhabitant aged 39 years for self and as father and natural guardian for his minor sons Yogesh Vijay Bhoir, aged 8 years and Nikhit Vijay Bhoir, aged 6 years.

(d) MRS. TEJASVI VIJAY BHOIR, of Bombay, Indian Inhabitant aged 35 years;

(e) DEEPAK GAJANAN BHOIR, of Bombay, Indian Inhabitant aged 32 years, for self and as father and natural guardian for his minor son Vinayak Deepak Bhoir aged 6 years.

(f) MRS. SHALINI DEEPAK BHOIR, of Bombay Indian Inhabitant, aged 30 years;

(g) JAYANT GAJANAN BHOIR, of Bombay Indian Inhabitant, aged 24 years;

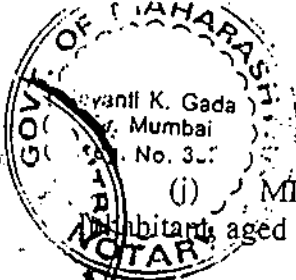
(h) MISS JYOTI GAJANAN BHOIR, of Bombay, Indian Inhabitant, aged 21 years;

(i) BABAN HARISHCHANDRA BHOIR, of Bombay, Indian Inhabitant, aged 49 years, for self and as father and natural guardian for his minor sons Sandesh Baban Bhoir, aged 7 years, Satish Baban Bhoir, aged 15 years, and Mahendra Baban Patil, aged 11 years;



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(j) MRS. SUMAN BABAN BHOIR, of Bombay, Indian Inhabitant, aged 40 years.

(k) SMT. ANUSAYA KESRINATH PATIL, of Bombay, Indian Inhabitant aged 53 years;

(l) SMT. NARMADA KESHAV PATIL of Bombay Indian Inhabitant, aged 46 years;

(m) SMT. RENUKABAI JAGANNATH BHOIR, of Bombay Indian Inhabitant, aged 55 years

(n) MRS. VANDANA DILIP BHOIR, nee VANDANA JAGANNATH BHOIR, of Bombay Indian Inhabitant, aged 25 years;

(o) MISS SUJATA JAGANNATH BHOIR, of Bombay Indian Inhabitant, aged 20 years;

all having their address at House No. 106, Bhandup Village, Bombay-400 078, hereinafter called the TENTH OWNERS therein Parties First Owners to Tenth Owners are all for brevity sake referred "Owners" and hereinafter also called "OWNERS" of the ONE PART AND M/s CRESCENT BUILDERS; a Partnership Firm Registered under the provisions of Partnership Act, 1932 and having their office at Hotel Pearl, D.K. Sandu Marg, Chembur, Bombay-400 071 therein and hereinafter called the "CONFIRMING PARTY" of the SECOND PART AND M/S. PIONEER HOUSING, a Partnership Firm, registered under the provisions of Partnership Act, 1932 having their office at 40/41, Vishal Shopping Centre, Sir M.V.Road, Andheri (East) Bombay-400 069 therein and hereinafter called "THE DEVELOPERS" of the THIRD PART, whereby the Developers have agreed to develop the 15/16<sup>th</sup> share of the Owners more particularly described in the Fourth Schedule therein written being the same as described in the First Schedule hereunder written.



(2) We say that the said Agreement is valid, subsisting and binding Agreement made between the said parties hereinbefore recited and that the Owners or any of them has not determined and/or terminated the same. The original of the said Agreement is hereto annexed and marked as Annexure "A."

(3) We say that in pursuance of the several obligations of the parties thereto, the Developers have got the 15/16<sup>th</sup> shares in respect of the said properties duly partitioned between the said Owners having 15/16<sup>th</sup> undivided share and 1/16 undivided share of the Salt Commissioner Union of India in the said property more particularly described in the said Fourth Schedule to the said Agreement.

(4) We say that in pursuance of the said partition of the said property between the Owners and Salt Commissioner Union of India, the Owners have handed over and the Salt Commission Union of India has taken over 1/16<sup>th</sup> share belonging to the Salt Commissioner Union of India

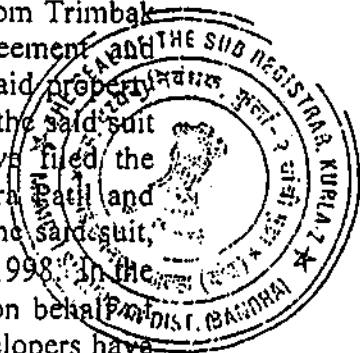
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the Salt Commissioner Union of India has taken physical possession of the said 1/16<sup>th</sup> undivided share. Hereto annexed and marked as Annexure "C" is the plan showing physical partition and showing 1/16<sup>th</sup> share of Salt Commissioner Union of India and the property belonging to and remaining vested with the Owners is shown by red coloured boundary lines on the said Plan.

(5) After the said partition, the remaining property in possession of the Developers for development by the Developers is described in the Second Schedule of the property hereunder written.

(6) We say that Mr. Ramchandra Patil and others have filed a suit bearing Suit No. 1262 of 1996 against Janardhan Patil and others. In the said suit, Ramchandra Patil and others had claimed various reliefs claiming right, title and interest in the property claiming from Trimbak Govind Patil and had challenged the development Agreement and claiming certain rights by way of undivided share in the said property agreed to be developed by the Developers. We say that in the said suit the Owners and M/s. Pioneer Housing our said firm have filed the respective written statements denying claim of Ramchandra Patil and others in the said High Court Suit No. 1262 of 1996. In the said suit, the Plaintiffs had taken out a Notice of Motion No. 3147 of 1998. In the said Notice of Motion, the said Janardhan Atmaram Patil on behalf of the Owners and one of the Deponents on behalf of the Developers have filed the affidavits in reply to the said Notice of Motion. The said Notice of Motion had come up for hearing and final disposal before the Hon'ble High Court and the Hon'ble High Court was pleased to dismiss the said Notice of Motion on January 30, 2001, disposing off the said Notice of Motion and granting no reliefs of whatsoever to the Plaintiffs in the suit. Hereto annexed and marked as Annexure "B" is a copy of the said order. The Plaintiffs in the said suit have not filed any appeal against the said order. The suit is however still pending.



(7) We say that subsequent to the disposing off the said Notice of Motion the Developers have got the said Agreement for Development dated December 14, 1993, duly adjudicated by the Collector and Superintendent of stamps, Mumbai as required under the Bombay Stamp Act as applicable to the State of Maharashtra and have duly paid the requisite amounts towards the stamp duty and penalties as determined by the Collector and Superintendent of Stamps, Mumbai.

(8) We say that the said agreement is valid, subsisting and binding on all the parties thereto and we are making this declaration to bring in the aforesaid facts on record by registering this declaration along with the original Agreement duly attached as Annexure "A" hereto.

We are making this declaration consciously and sincerely believing the same to be true.

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et

Solemnly declared at Mumbai aforesaid )  
this 11th day of Dec. 2002 )  
by the within named Deponent )  
(i) Amritlal Jawaharlal Jain )  
(ii) Laxmichand Sawalchand Vardhan )  
(iii) Umedraj Kishorechandra Vardhan )  
in their capacities as partners of )  
M/s. Pioneer Housing. )

For PIONEER HOUSING

Amritlal Jain

W -

Umedraj Kishorechandra Vardhan

Partner;

BEFORE ME

Register Sr. No. 1202/02

Part - II

11/12/02

JAYANTI K. GADA

Advocate & Notary

6, Vakharla Bhuvan,

Prashant Apt., Joshi Lane,

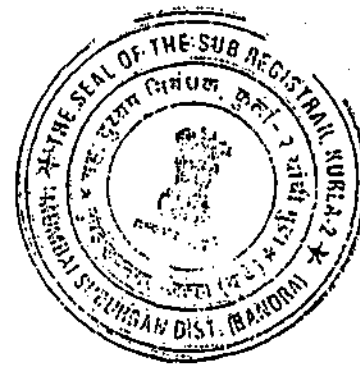
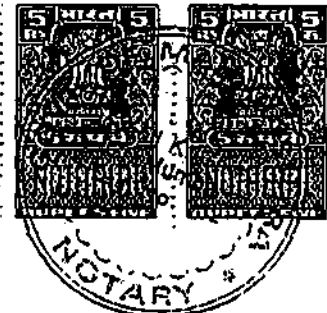
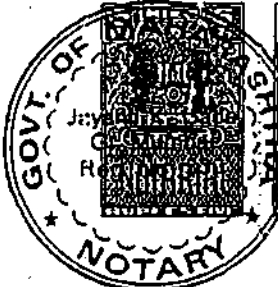
Tilak Road, Ghatkopar (E),

Mumbai - 400 077.

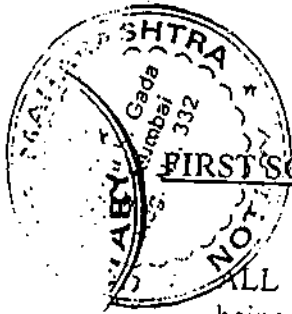
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J K Gada

11/12/02



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दस्तावेज क्रमांक 12900 / 2002
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# FIRST SCHEDULE OF PROPERTY ABOVE REFERRED TO

ALL THOSE pieces or parcels of vacant land situate, lying and being at Village Nahur, Taluka Kurla, in the Registration district and Sub-District of Bombay City and Bombay Suburban and in the District of Bombay Suburban and delineated on the Plan hereto annexed and thereon shown surrounded by Red Coloured boundary line and bearing the following particulars:

C.T.S. / Survey No.	Survey P.R. Card No.	Area in sq.Mtr.	Road Sq.ft.	Area in Rly Acquisition Sq.Mtr.	Clear-Plot Areas Sq.Mtr.
795	16/2	10927.9	Nil	6709.16	4218.74
795/2	30	7261.6	Nil	5469.76	1791.84
795/3	17	9023.7	Nil	607.05	8416.65
795/4	29	14321.5	Nil	6710.15	7611.35
795/5	22	24684.0	Nil	117.05	24566.95
795/8	23	10647.7	273.00	Nil	10374.70
795/9	21	14068.6	2.75	Nil	14065.85
795/10	26/B	4553.0	863.00	250.28	3439.72
795/12	24/B	205.7	Nil	Nil	205.70
795/13	26/A	9367.1	3325.00	Nil	6042.10
795/14	24/A	13881.7	7092.00	Nil	6789.77
795/16	25	4818.0	Nil	Nil	4818.00
		123760.5	11555.75	19863.45	92341.30



बदर-७
दस्तावेज क्र. १७०७ / २००२
९९!



**SECOND SCHEDULE OF PROPERTY ABOVE REFERRED TO**

C.T.S. / Survey No.	P.R. Card No.	Area in sq.Mtr.	Road Area in Sq.ft.	Area in Rly Acquisition Sq.Mtr.	Clear-Plot Areas Sq.Mtr.
16/2	10927.9	Nil	6709.16	4218.74	
795/2	30	7261.9	Nil	5469.76	1791.84
795/3	17	8186.7	Nil	607.05	7579.65
795/4	29	14321.5	Nil	6710.15	7611.35
795/5	22	20536.75	Nil	117.05	20419.70
795/8	23	10647.7	273.00	Nil	10374.70
795/9	21	13281.6	2.75	Nil	13278.85
795/10	26/B	4553.0	863.00	250.28	3439.72
795/12	24/B	205.7	Nil	Nil	205.70
795/13	26/A	9367.1	3325.00	Nil	6042.10
795/14	24/A	13881.7	7092.00	Nil	6789.70
795/16	25	4818.0	Nil	Nil	4818.00
		117989.25	11555.75	19863.45	86570.05

✓  
Copy to be



बदर-७
दस्तावेज क्रमांक 12906 / 2002
१२

EXHIBIT "A"

Original Agreement  
for DEVELOPMENT

BETWEEN

1) JANAKI HAN A PATIL & OTHERS  
"OWNERS"

2) M/s. CRESCENT BUILDERS

"CONFIRMING PARTY"

AND

3) M/s. PIONEER HOUSING

"DEVELOPERS"



बदर-७
हस्ता काल (२९०५) १२००२
९३

बदर-७  
दस्तावेज ( १७०७ ) / २००२  
१८

[illegible]

1970 1st

Mar. 8, 1970

to Mr. C. H. L.

N.A.V.

ARTICLES OF ASSOCIATION

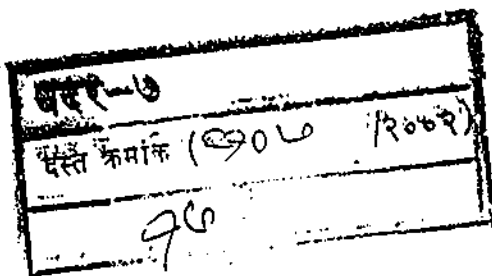
ARTICLES OF AGREEMENT made and entered into at Bombay,  
this 14<sup>th</sup> day of December, in the Christian Year One Thou-  
sand Nine hundred Ninety Three, BETWEEN:

27. 5. 11 (1) (a) JANARDHAN ATMARAM PATIL, of Bombay, Indian  
Inhabitant, aged 70 years, for self and as Karta and  
Manager of his joint and undivided Hindu Family, consisting  
of himself, his wife Smt. Mirabai Janardhan Patil, his sons  
Naresh Janardhan Patil and Dilip Janardhan Patil and his  
daughters Mrs. Pushpalata Ravindra Ghagre nee Pushpalata

Janardhan Patil and Mrs. Jyotsna Dattatraya Madhavi nee  
Jyotsna Janardhan Patil,

K.P.  
 P.W.P.  
 H.W.P.  
 H.S.K.  
 D.P.  
 J.D.  
 S.N.

Jyotsna Janardhan Patil,  
 सं. वा. पा. म. जा. पा. H.W.P.  
 ज. २५. मि. १०. ३.  
 K.S.S. शां. द. पा.  
 २५.०. न. के. पा. - गु. वी. श्री.  
 शा. ना. को. पु. ज. श्री.  
 दि. दे. रा. मे. पु. श्री.  
 शा. ना. को. पु. ज. श्री.  
 दि. दे. रा. मे. पु. श्री.  
 शा. ना. को. पु. ज. श्री.  
 दि. दे. रा. मे. पु. श्री.



1522 102

A.V. 7,70,00,000/-



CEASE No. 028, Token 116420, 1423

Date 16-7-02

OFFICE OF THE  
DY. INSPECTOR GENERAL OF REGISTRATION

AND  
DY. CONTROLLER OF STAMPS (ENFORCEMENT) BOMBAY

Received from Pioneer Housing  
of Rs. 770000/- Seven lakh seventy thousand  
towards Stamp duty.

Stamp duty of Rs. 770000/- and 54000/- + 100 Ad. fee  
of Rs. 770000/- and 54000/- + 100 Ad. fee  
(Rs. Twenty three lakh ten thousand)  
have been paid in respect of the instrument.

AA-SCG

*[Signature]*  
COLLECTOR

- (b) SMT. MIRABAI JANARDHAN PATIL, of Bombay Indian Inhabitant aged 65 years,
- (c) NARESH JANARDHAN PATIL, of Bombay, Indian Inhabitant aged 42 years for self and as father and natural guardian for his minor daughter Miss Neena Naresh Patil, aged 7 years, and minor son Master Veenit Naresh Patil, aged 4 years.
- (d) MRS. JAYSHREE NARESH PATIL, of Bombay, Indian Inhabitant, aged 40 years.
- (e) DILIP JANARDHAN PATIL, of Bombay, Indian Inhabitant, aged 33 years, for self and as father and natural guardian for his minor daughter Miss Priya Dilip Patil, aged 5 years.

*[Handwritten signatures and notes]*  
T.V. Bhoir  
P.P. Patil  
J.G.B.  
D.R. Keng  
Patil  
N.K.  
J.N.K.



बदर-७  
दस्तावेज (२९०४/२००२)  
९७

(f) MRS. LALITA DILIP PATIL, of Bombay, Indian Inhabitant, aged 27 years.

(g) Mrs. PUSHPALATA RAVINDRA GHAGRE, nee Pushpalata Janardhan Patil, of Bombay, Indian Inhabitant, aged 39 years.

MRS. JYOTSNA DATTATRAYA MADHAVI, nee Jyotsna Janard-Patil, of Bombay, Indian Inhabitant, aged 32 years,

Smt. Taramati Harishchandra Keni, of Bombay, Indian Inhabitant, aged 75 years.

(j) Smt. Dwarkabai Damodar Vaithy, of Bombay, Indian Inhabitant, aged 67 years and

(k) Smt. Anandibai Krishna Keni, of Bombay, Indian Inhabitant, aged 56 years

all having their address at House No.106, Bhandup Village, Bhandup, Bombay - 400 078. hereinafter called " THE FIRST OWNERS "

(which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include all members of the joint and undivided Hindu Family,

whose present Karta and Manager is the said Janardhan Atmaram Patil and the said Taramati, Dwarkabai and Anandi-

bai and their respective heirs, executors, administrators

and assigns) of the First Part.

(h) DATTARAM GOPAL PATIL, of Bombay, Indian Inhabitant,

aged 55 years for himself and as father and natural

guardian for his minor son Mandar Dattaram Patil aged 15

years as also Karta and Manager of the Joint and undivided

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बदर-७
दस्तावेज (२९०७/२००२)
९८

Hindu family consisting of his wife Mrs. Indumati Dattaram Patil, Mrs. Dwarkabai Dattaram Patil his sons Nilesh Dattaram Patil Shailesh Dattaram patil, Ritesh Dattaram Patil, Mandar Dattaram Patil and daughter Rakhee Dattaram Patil,

(b) Smt. Indumati Dattaram Patil, of Bombay, Indian Inhabitant, aged 50 years;

(c) Smt. Dwarkabai Dattaram Patil, of Bombay Indian Inhabitant, aged 45 years;

(d) Nilesh Dattaram Patil, of Bombay, Indian Inhabitant, aged 25 years;

(e) Shailesh Dattaram Patil, of Bombay, Indian Inhabitant, aged 22 years;

(f) Ritesh Dattaram Patil, of Bombay Indian Inhabitant, aged 19 years,

(h) Miss. Rakhee Dattaram Patil, of Bombay Indian Inhabitant, aged 20 years;

(i) Thakubai Narayan Mhatre, of Bombay, Indian Inhabitant, aged 53 years;

(j) Smt. Damayanti Vasudeo Vaithy, of Bombay, Indian Inhabitant, aged 50 years;

मं ३० ६



J.C. Bhair

D.P. Ke

मं ३० ६

मं ३० ६

T.O.P.

*[Handwritten signature]*

*[Handwritten signature]*



बदर-७  
 दस्तावेज (२९०७/२००२  
 १०

(k) Yeshwant Damodar Keni, of Bombay,, Indian Inhabitant, aged 76 years;

(l) Manohar Yeshwant Keni, of Bombay, Indian Inhabitant, aged 43 years for himself and as father and natural guardian for his Minor son AMAY MANOHAR KENI aged 8 years and minor daughter Pooja Manohar Keni aged 4 years;

(m) Mrs. Manisha Manohar Keni, of Bombay, Indian Inhabitant, aged 38 years;

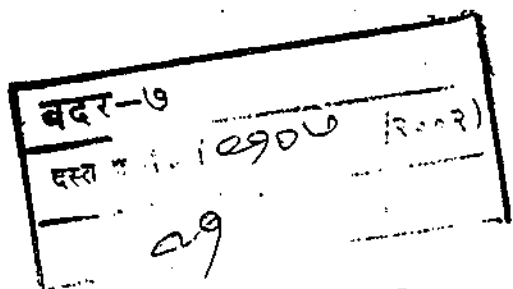
Pravin Yeshwant Keni of Bombay Indian Inhabitant aged years for himself and as father and natural guardian of his minor son Kunal Pravin Keni aged 4 years ;

(o) Mrs. Lalita Pravin Keni, of Bombay Indian Inhabitant, aged 33 years;

(p) Ravindra Yeshwant Keni of Bombay Indian Inhabitant, aged 31 years for himself and as father and natural guardian of his minor daughter Mansee Ravindra Keni aged 3 years ;

(q) Smt. Nirmala Ravindra Keni, of Bombay Indian Inhabitant, aged 27 years;

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of Bombay, Indian Inhabitant, aged 34 years;

(s) Mrs. Manda Gajanan Keni nee Manda Yeshwant Keni of Bombay Indian Inhabitant, aged 42 years;

(t) Mrs. Nalini Anant Patil nee Nalini Yeshwant Keni, of Bombay Indian Inhabitant, aged 28 years;

(u) Mahesh Yeshwant Keni of Bombay, Indian Inhabitant, aged 25 years;

(v) Miss. Bhanumati Yeshwant Keni of Bombay Indian Inhabitant, aged 22 years;

(w) ARUN YESHWANT KENI of Bombay Indian Inhabitant, aged 37 years for himself and as father and natural guardian of his minor son Chetan Arun Keni aged 37 years;

(X) Smt. Nanda Arun Keni of Bombay, inhabitant aged 32 years;

(persons mentioned at Alphabet 'K' to 'X' are the legal heirs and representatives and next of kins of Late Smt. Babibai Yeshwant Keni, the deceased sister of the said Dattaram Gopal Patil) having their address at House No. 106, Bhandup, village Bombay-400 078, hereinafter called 'THE SECOND OWNERS' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include all the members of the joint and undivided Hindu



बदर-७
दस्त क्रमांक (२९०७) / २००२
२२

family whose present Karta is the said Dattaram Gopal Patil their respective heirs, executors, administrators and assignees) of the SECOND PART;

(III)(a) VASANT ATMARAM PATIL, of Bombay, Indian Inhabitant, aged 50 years, for self and as father and natural guardian for his minor daughters Miss Minal Vasant Patil, aged 15 years and Miss Alpa Vasant Patil, aged 14 years, and minor son Jitesh Vasant Patil, aged 12 years, as also



Karta and Manager of the joint and undivided Hindu Family, consisting of himself, his wife Mrs. Surekha Vasant Patil, his minor daughters Minal and Alpa and minor son Jitesh.



(b) MRS. SUREKHA VASANT PATIL, of Bombay, Indian Inhabitant, aged 41 years, all having their address at House No.106, Bhandup Village, Bombay - 400 078, hereinafter called " THE THIRD OWNERS " (which expression shall unless it be repugnant to the context or meaning thereof be

deemed to mean and include all the members of the joint and undivided Hindu Family, whose present Karta and Manager is the said Vasant Atmaram Patil, their respective heirs, executors, administrators and assigns) of the Third Part.



(IV)(a) SHYAM NARAYAN PATIL, of Bombay, Indian Inhabitant, aged 35 years, for self and as father and natural guardian of his minor sons Ashok Shyam Patil, aged 8 years,

R.R.U.

H.W.P.

द.र.प.

G.D.P.

म.द.पा.

S.N.P.

र.न.पा.

I.K.P.

मं.पा.

ज.उ.मि.

शां.द.पा.

का.पा.पा.

K.S.S.

श.र.न.के.

सु.ज.ओ.

म.ज.पा.

म.र.ओ.

म.न.उ.

V.D.B.

पु.वी.श.

म.ज.ओ.

म.ज.ओ.

H.W.P.

म.ज.पा.

म.र.ओ.

म.न.उ.

V.D.B.

पु.वी.श.

म.ज.ओ.

म.ज.पा.

म.र.ओ.

म.न.उ.

V.D.B.

पु.वी.श.

म.ज.ओ.

म.ज.ओ.

म.ज.पा.

म.र.ओ.

म.न.उ.

V.D.B.

पु.वी.श.

म.ज.ओ.

म.ज.ओ.

म.ज.पा.

म.र.ओ.

म.न.उ.

V.D.B.

पु.वी.श.

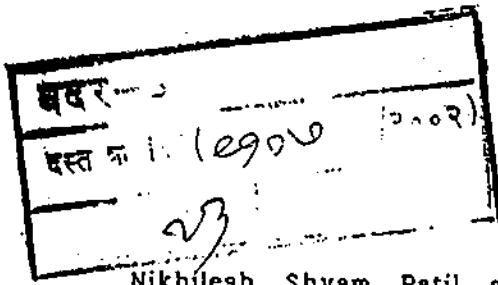
म.ज.ओ.

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म.ज.ओ.



Nikhilesh Shyam Patil aged 6 years, and Lata Shyam patil, aged 4 years

(b) Mrs.Laxmi Shyam Patil, of Bombay, Indian inhabitant aged 28 years

(c) RAVINDRA NARAYAN PATIL, of Bombay, Indian Inhabitant, aged 28 years, for self and as father and natural guardian for his minor son Aniket Ravindra Patil, aged one year, and minor daughter Hemangi Ravindra Patil , aged 3 years.

(d) MRS. LALITA RAVINDRA PATIL, of Bombay, Indian Inhabitant, aged 24 years.

MANOHAR NARAYAN PATIL, of Bombay, Indian Inhabitant, aged 21 years.

MRS. JAYSHREE GURUNATH MURKUNDE nee Jayshree Narayan Patil, of Bombay, Indian Inhabitant, aged 28 years.

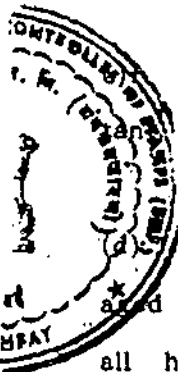
(g) MRS. Godavari Sunil Kamtekar nee Yeshodha Narayan Patil , of Bombay, Indian Inhabitant, aged 26 years, all having their address at House No.106, Bhandup Village, Bhandup, Bombay - 400 078, hereinafter called " THE FOURTH OWNERS " (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the Fourth Part.

(V(a) DATTATRAYA RAGHUNATH PATIL, of Bombay Indian Inhabitant, aged 55 years for and as father and natural guardian for his minor daughters Sheetal Dattatraya Patil aged 15

बदर-७  
दस्त क्रमांक (२९०७) १२००२  
२४

years and Reshma Dattatraya Patil aged 12 years as also Karta and Manager of the Joint and undivided Hindu family consisting of himself his wife Mrs. Shantabai Dattatraye Patil his son Ganesh Dattatraye Patil and his daughters Miss. Geeta Dattaram Patil, and minor daughters Sheetal Dattatraye Patil and Reshma Dattatraya Patil;

b) Mrs. Shantabai Dattatraya Patil of Bombay Indian Inhabitant, aged 50 years;



Miss. Geeta Dattatraya Patil of Bombay Indian aged 23 years;



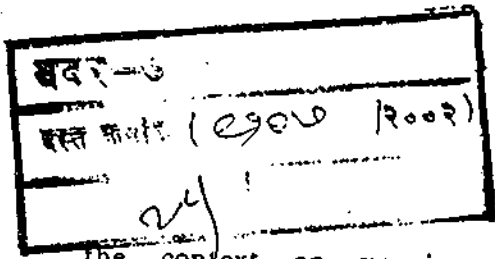
Ganesh Dattatraya Patil of Bombay Indian Inhabitant aged 19 years

all having their address at House No.106, Bhandup Village Bombay -400 078, hereinafter called 'THE FIFTH OWNERS' ( which expression shall unless it be repugnant to the context meaning thereof be deemed to mean and include all the members of the joint and undivided family whose present Karta and Manager is the said Dattatraya Raghunath Patil and their respective heirs executors, administrators and assignees) OF THE FIFTH PART;

VI) KASHINATH FAKIR PATIL, of Bombay, Indian Inhabitant, aged 80 years, having his address at House No. 106, Bhandup Village, Bombay-400 078, hereinafter called 'the SIXTH

OWNERS ( which expression shall unless it be repugnant to

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the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assignees) OF THE SIXTH PART;

VII(a) Mrs. PUSHPALATA VIJAY SHIRKE , nee Pushpalata Bhaskar Patil , of Bombay, Indian Inhabitant, aged 25 years;

/ (b) Mrs. Pravina kNarayan Koli nee Pravina Bhaskar Patil of Bombay Indian Inhabitant, aged 23 years;

Mrs. Deepa Shivram Tandel nee Deepa Bhaskar Patil of Bombay Indian Inhabitant, aged 22 years;

Miss. Shaila Bhaskar Patil, of Bombay, Indian Inhabitant, aged 20 years;

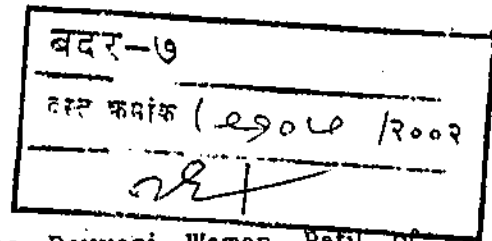
e) Miss. Chetna Bhaskar Patil of Bombay Indian Inhabitants, aged 19 years;

all having their addresses at House No. 106, Bhandup Village, Bombay-400 078, (hereinafter called the 'SEVENTH OWNERS' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assignees ) OF THE SEVENTH PART;

VIII) (a) Smt. Manjulabai Waman Patil, of Bombay, Indian Inhabitant, aged 52 years;

b) Mrs. Indumati Krishna Patil , nee Indumati Waman Patil, of Bombay, Indian Inhabitant, aged 34 years;





c) Mrs. Devyani Ravindra Keni nee Devyani Waman Patil of Bombay, Indian Inhabitant, aged 32 years ;

d) Mrs. Nirmala Ashok Patil nee Nirmala Waman Patil, of Bombay Indian Inhabitant, aged 29 years;

e) Mrs. Bharti Suresh Ulvekar , nee Bharati Waman Patil of Bombay Indian Inhabitant, aged 26 years;



f) Ramakant Waman Patil of Bombay, Indian Inhabitant, aged 34 years,

g) Mrs. Pratibha Ramakant Patil, of Bombay, Indian Inhabitant, aged 34 years;

h) Hareshwar Waman patil, of Bombay, Indian Inhabitant, aged 22 years ,



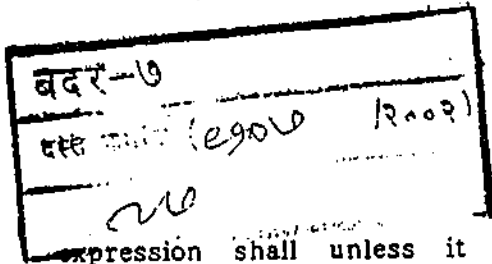
all having their address at House No. 106, Bhandup village, Bombay-400 78, hereinafter called THE EIGHT OWNERS (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assignees)

OF THE EIGHTH PART;

i) Smt. Hirabai Hiraji Vaithy, of Bombay, Indian Inhabitant, aged 66 years ,

having her address at House No. 106, Bhandup Village, Bombay-400 078, hereinafter called 'THE NINTH OWNER (which

Handwritten notes and signatures:  
R.H.P. H.W.P. ६.२.५८  
G.D.P. मं वा पा १०.११.५८ H.W.P.  
म.द.पा. ज.मु.मि. १०.११.५८ ११ मं.वा.को  
S.M.P. शां.दे.पा. V.D.B. पु.वी.२५  
२.११.५८  
I.K.P. ०१.११.५८  
K.S.S. ०५.११.५८  
ना. के. पा. सु.ज.ओ  
दि.दे.लं  
श्री.म.म.म.म.म.  
चेतना.म.पा.  
०१.११.५८  
भा.सू.उलवेकर



expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assignees) OF THE NINTH PART;

X(a) GAJANAN HARISHCHANDRA BHOIR, of Bombay, Indian Inhabitant, aged 56 years;

b) SMT. BHIMABAI GAJANAN BHOIR, of Bombay Indian Inhabitant, aged 52 years;

c) VIJAY GAJANAN BHOIR, of Bombay Indian Inhabitant, aged 39 years for self and as father and natural guardian of his minor sons Yogesh Vijay Bhoir, aged 8 years and Nikhil Vijay Bhoir, aged 6 years.

MRS. TEJASVI VIJAY BHOIR, of Bombay, Indian Inhabitant aged 35 years;

e) DEEPAK GAJANAN BHOIR, of Bombay, Indian Inhabitant aged 32 years, for self and as father and natural guardian for his minor son Vinayak Deepak Bhoir aged 6 years .

f) MRS. SHALINI DEEPAK BHOIR, of Bombay, Indian Inhabitant, aged 30 years;

g) JAYANT GAJANAN BHOIR, of Bombay Indian Inhabitant, aged 24 years;

h) MISS. JYOTI GAJANAN BHOIR, of Bombay, Indian Inhabitant, aged 21 years;

i) BABAN HARISHCHANDRA BHOIR, of Bombay Indian Inhabitant, aged 49 years, for self and as father and natural guardian for his minor sons Sandesh Baban Bhoir, aged 7 years, Satish Baban Bhoir, aged 15 years, and

बदल-७  
 दाता काता (२९०७ / २००२)  
 २७

Mahendra Baban Patil, aged 11 years;

j) MRS. SUMAN BABAN BHOIR, of Bombay, Indian Inhabitant, aged 40 years.

k) SMT. ANUSAYA KESRINATH PATIL, of Bombay, Indian Inhabitant, aged 53 years;

l) SMT. NARMADA KESHAV PATIL of Bombay, Indian Inhabitant, aged 46 years;

SMT. RENUKABAI JAGANNATH BHOIR, of Bombay Indian Inhabitant, aged 55 years

MRS. VANDANA DILIP BHOIR, nee VANDANA JAGAN-BHOIR, of Bombay Indian Inhabitant, aged 25 years;

MISS. SUJATA JAGANNATH BHOIR, of Bombay, Indian Inhabitant, aged 20 years;

~~all having their address~~

at House No.106, Bhandup Village, Bombay 400 078, heret-

er called the TENTH OWNERS (which expression shall unless

it be repugnant to the context or meaning thereof be

deemed to mean and include their respective heirs, execu-

tors, administrators and assignees) OF THE TENTH PART AND

M/s CRESCENT BUILDERS, a Partnership Firm Registered under

the provisions of Partnership Act, 1932 and having their

office at Hotel Pearl, D.K. Sandu Marg, Chembur, Bombay-400

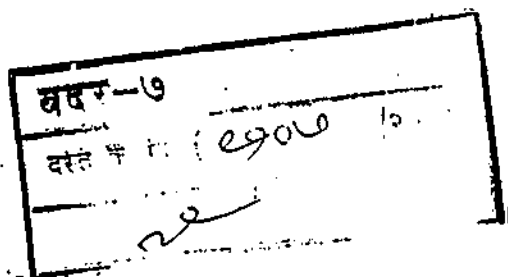
078 hereinafter called the "Confirming Party" (which expres-

sion shall unless it be repugnant to the context or meaning

thereof be deemed to mean and include the partner or

partners for the time being constituting the said firm,

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their heirs, executors, administrators and assigns) of the ELEVENTH PART AND M/S PIONEER HOUSING, a Partnership Firm, registered under the provisions of Partnership Act, 1932 having their Office at 40/41, Vishal Shopping Centre, Sir M.V.Road, Andheri (East ), Bombay-400 069 hereinafter called "THE DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include the Partner or Partners for the time being constituting the said Firm of M/s Pioneer Housing and their respective heirs, executors, administrators and assigns) of the TWELVETH PART :



WHEREAS Kamal Fakir Patil, during his lifetime and at the time of his death was absolutely seized and possessed otherwise well and sufficiently entitled inter alia to pieces or parcels of land situate, lying and being at Nahur Village and more particularly described in the First Schedule hereunder written;



AND WHEREAS the said Mr. Kamal Fakir Patil died intestate in or about 1840 leaving behind him surviving Mangal and Padman as his only heirs and next of kin according to the Hindu Law by which he was governed;

AND WHEREAS Mangal Kamal Patil died intestate in or about 1890 leaving behind him surviving his sons (1) Bhuryaji, (2) Govind, (3) Jivan and (4) Fakir as, his only heirs and next of kin according to the Hindu Law by which he was gov-

बदर-७
दस्तावेज क्रमांक (२९०७) / २००२
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erned;

AND WHEREAS Bhuryaji Mangal Patil died intestate in the year 1910 leaving behind him surviving his wife Smt. Jeevabai and two sons (1) Atmaram and (2) Gopal, as his only heirs and next of kin according to the Hindu Law by which he was governed;

AND WHEREAS Govind Mangal Patil died intestate in the year 1916, leaving behind him surviving his wife Smt. Gangu-bai and two sons (1) Trimbak and (2) Manik, as his only heirs and next of kin according to the Hindu Law by which he was governed;



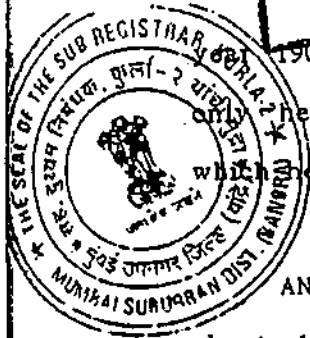
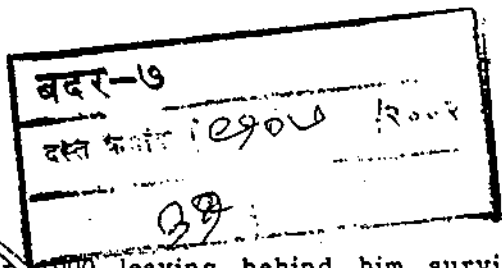
AND WHEREAS Jeevan Mangal Patil died intestate in the year 1936 leaving behind him surviving his wife Smt. Shalabi and three sons (1) Krishna, (2) Sakharam and (3) Bhaskar, as his only heirs and next of kin according to the Hindu Law by which he was governed;



AND WHEREAS Fakir Mangal Patil died intestate in the year 1934, leaving behind him surviving his wife Smt. Sowari and four sons (1) Kashinath, (2) Bhaskar, (3) Raghunath and (4) Waman and one daughter, Smt. Hirabai Hiraji Patil, as his heirs and next of kin according to the Hindu Law by which he was governed;

AND WHEREAS Padman Kamal Patil died intestate in the year 1934, leaving behind him surviving his wife Smt. ... and four sons (1) Kashinath, (2) Bhaskar, (3) Raghunath and (4) Waman and one daughter, Smt. Hirabai Hiraji Patil, as his heirs and next of kin according to the Hindu Law by which he was governed;

*Handwritten notes and signatures:*  
 H.W.P.  
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 K.S.S.  
 २६.८.  
 न.क.पा. - सुज.ओ  
 मा.सु.उलवेकर  
 १५ प्रा.नो.को  
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 गौला.भा.पा.वेल  
 चेतना.भा.पा.  
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1900 leaving behind him surviving his son Kokya as his heir and next of kin according to the Hindu Law by which he was governed;

AND WHEREAS Kokya Padman Patil died intestate in or about 1910, leaving behind him surviving his two sons (1) Pandurang and (2) Hiraji, as his only heirs and next of kin according to the Hindu Law by which he was governed;

AND WHEREAS Pandurang Kokya Patil, alias Bhoir filed a Regular Suit being Civil Suit No.302 of 1927, in the Court of First Class Subordinate Judge, Thane, for Partition against Trimbak Goving Patil alias Bhoir, and others.



AND WHEREAS by an order dated 19th March 1929, the Hon' ble Court decreed the Suit of Pandurang Kokya Patil alias Bhoir and Hiraji Kokya alias Bhoir for partition and directed the Defendants in the said Suit to handover the possession of the share in the property to the said Pandurang Kokya Patil alias Bhoir and Hiraji Kokya Patil alias Bhoir;

AND WHEREAS the properties mentioned in the said Suit are the same as those mentioned in the First Schedule hereunder written ;

AND WHEREAS the properties allotted to the shares of the said Pandurang Kokya Patil alias Bhoir and Hiraji



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दस्त क्रमांक (२१०७) १२००२
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Kokya Patil alias Bhoir are mentioned in the Second Schedule hereto attached and the properties which were allotted to the share of the legal heirs of Bhuryaji, Govind, Jeevan and Fakir are as mentioned in the Third Schedule hereunder written ;

AND WHEREAS sometime in or about the year 1921 certain lands belonging to the Joint Family were acquired by the Central Government for their Salt Pan and Compensation for the said acquired lands was paid by Central Government to the said Trimbak Govind Patil;

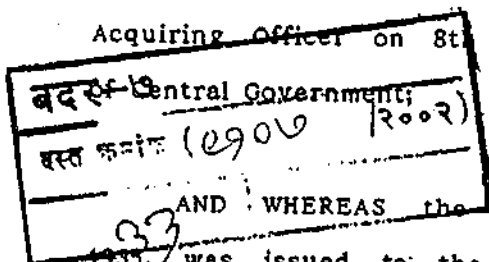
AND WHEREAS the said Trimbak Govind Patil being dissatisfied with the said compensation amount paid to him, made a Reference being L.A. Reference No.24, of 1921 to the District Court, Thane, in which the said Court by its Order dated 15th September, 1924, enhanced the said compensation and granted further sum of Rs.6,241/- and was paid to the said Trimbak ;

AND WHEREAS then Central Government preferred and Appeal being Appeal No.251 of 1923, in the High Court, Bombay ;

AND WHEREAS in pursuance of Order dated 21st September, 1925, the order of Compensation passed by Acquisition Officer came to be restored and then Central Government

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S. M. P. शां २. पा  
I. ना. पा का. ५. ५  
I. K.P. K.S.S.  
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अ. ना. पा. H.W.P.  
ग. २५. १७ प्रा. ना. को  
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वि. दे. १२  
पु. २५. २५  
अ. चे. त. जा. भा. पा.  
२. ८. २५  
भा. सु. ५. लो. के. रे

took proceedings to recover the said sum of Rs.6,241/- paid to the said Trimbak and Acquisition Officer, who was concerned at the relevant time, filed the Execution Application No.27 of 1928, in the District Court, Thane, and attached the Joint Family properties, more particularly described in the Third Schedule hereunder written, and put up for Auction Sale, of which Lots 1, 2 and 3 were purchased by Acquiring Officer on 8th November, 1933, for and on behalf



AND WHEREAS the Sale Certificate dated 11th April, 1933, was issued to the Central Government; AND WHEREAS the names of the owners in the property were mutated in the name of the Salt Commissioner in Revenue Records. However, the actual physical possession of the said property notwithstanding the sale continued with the Owners;

AND WHEREAS in pursuance of the decree passed by the First Class Sub Judge, Thane, in Civil Suit No.73 of 1942, the Government of India, V/s. Atmaram Bhuraji Bhoir Patil and Others and in consideration of the compensation received by the said Trimbak Govind Patil, Manik Govind Patil and their mother Gangubai Govind Patil, in respect of the property acquired by the Salt Commissioner, their share, right, title and interest in the said property was extinguished and that they no longer continued to have any share, right, title and interest in the said property and

