or structures to be constructed by them on the said land on/in may part of the said property to the prospective buyers, tenants, lessees, becauses, etc. for the purpose to enter into on their own hebalf, mak and cosponsibility agreements or letter of allotment or such other writings or documents in their own name. It is specifically agreed that no obligation of any nature whatsoever of the Danace shall be incurred, by the Owners and Confirming there, Prospective buyers, tenants, lessees, licensees,

Mr. shall have no claim against the Owners and the velopers alone shall comply with and carry out the ment or letters of alletment, writings and documents with the respective persons. It is also agreed that the velopers shall be entitled to receive and retain with the all the moneys from the persons to whom the said premises sold or allotted as the case may be in the buildings to be constructed by the developers on the said land and to appropriate the came in such manner as the Davelopers may doesn fit. All the moneys which shall be received by the Developers from such persons shall belong to the Developers and will be received by them on their own account. The Owners and the Confirming Porty shall also not be liable or responsible to any person so far as the said moneys are concerned either for refund thereof or any misapplication thereof or part thereof.

it. It is further agreed, declared and confirmed that upon the execution of these presents, the developers shall at

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the said property cleared and/or defects and obtain all the puradarious and/or NOCs as may be required to the stage of obtaining 100 and Work Commencement Carlificate.

12. Subject to what is provided in alcune No. (1) hereinsbove, it is agreed, declared and confirmed that, in the event of the Developers deciding to transfer the benefits of this Agreement or any part thereof to any other buildpers and/or sub-developers, the said Owners and Confirming Party shall sign and execute all the necessary confirmapos and documents and other papers in favour of such hilders or sub-developers without any delay and/or default on their part provided that the Developers have paid the consideration amounts on the respective due dates to the Owners and the Confirming Party and the Davelovers have not committed breach of any terms of this Agreement. The Developers shall also be entitled to enter into Agreement for sub-development of the plot or ploto or portions of the said land and/or Agreement for Sele, transfer or Sherwise alienate or dispose off flats, offices, shops, godowns, basements, car parking spaces, garages and other premises of any nature etc. As may be permitted to be "the said constructed (hereinafter referred to promises") on what is known as "Ownership Basis" or give them on Lease or Monthly Tenancy or on Leave and License Basis or otherwise however, as they deem fit and receive and

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alterent's entire consideration and other money for the same and keep and appropriate them for themselves without being accountable for the same to the Owners, the intention being that Owners and the Confirming Party shall be paid by the Devalopers only consideration amount agreed to be paid by the Devalopers.

13. Agreed, declared and confirmed that in the event of the said land and premises not being released from the reservations of in the event the said Owners not succeed-

ing In the Appeal, it ony, that may be preferred by

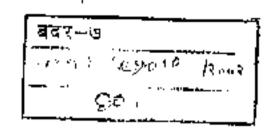
Judgment of India in the Supreme Court against the Order of Judgment of the Hon'bla High Court atd. 31st July, first die Appeal No.33 of 1983, then the Developers and Developers if any, and all other persons and the said Owners and the Confirming Party hereby irrevocably empower and authorise the Developers to receive the said compensation and to execute all the macessary documents and papers on that behalf. Provided however that in such event the Developers shall pay to the Confirming Party the balance consideration amount of Ra.2,25,00,000/- forthwith

14. It is expressly agreed, declared ; and confirmed that in the event of the Bevelopers committing any breach of the terms and conditions of this Agreemen, or committing a

and on receipt of the balance payment the Confirming Party

shall execute all the necessary documents.





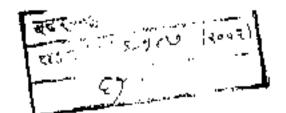
Sayment of any instalment on its due date on the Confirming Porty then and in that event this agreement ahati he liable to be terminated as provided in clause No.3 hereinabove and in such event the som of Rs. 2,35.00,060/or the balance thereof then due and the other beneficial rights provided under this Agreement to the Confirming Party shall constitute a charge on the pieces or parcels of land more particularly described in the FOURTH SCHEDULZ HERBUNDER WEITTEN AND THE CONfirming Party entitled to receive the said benefits as provided under Agreement from the intended hayers or from the It is further agreed that in the event of contractual rights between the Owners and the Developers coming to an end then even in that case the Owners and the Confirming Party shall be jointly entitled to entrust developments rights of the said property to a Third Party for such considerations and upon such terms and considerations as the Owners and Confirming Party may decide at the relevant time.

It is further agreed that if for any reason or any ground after the development permission is procured or granted by the concerned Authorities in respect of the said property and is revoked either wholly or in respect of only a portion of the said land or otherwise modified (which modification is in the opinion of the Developers is detrithen in any god mental to the development of the said land)

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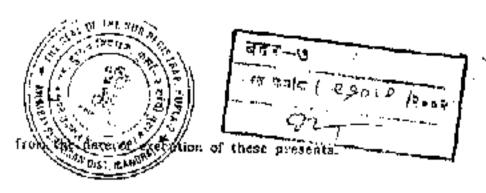
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such event the Developers shall not be entitled to avoid this Agreement or ask for refund of any moneys poid by them to the Owners. Likewise, if the said property or any portion thereof is acquired or requisitioned or reserved under any Act, notification, order or ordinance or otherwise for any public purpose and as a result thereof the said property or any part thereof is not available for development, the Developers shall not be entitled to avoid this Agreement or to delay any payment or nak for refund of any amounts paid by them to the Owners and the Own firming Party PROVIDED HOWEVER and it is hereby ag that in any of the events aforesaid all compensation of other benefits that may be awarded shall belong to 3 negativeble by the Developers alone and likewise all cost charges and expenses incurred for recovery and/or thereof shall be borne and paid by the Developers App //PROVIDED FURTHER that if at the time of such comrefightion becoming payable if any amount payable by the

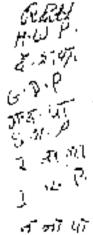
Above PROVIDED FORTHER that if at the time of such comresisation becoming payable if any amount payable by the Developers to the Owners and the Confirming Party becomder has remained to be paid, then the Developers shall hold the Compansation amount in trust for the payment of the balance amount payable by them to the Owners and the Confirming Party bellevader.

15. The said Owners shall produce or cause to be produced all the title Beeds and all the papers for the purpose of investigation of the Owners title to the said property to the attorneys of the Developers within a period of 7 days



17. The said Cwners and the Confirming Party shall at their conts and expenses produce their respective t.Tax clear-ance certificate u/s 230A of the 1.Tax Act and shall also produce the Income Tax clearance certificate in respect of all interested parties u/s 230 A of the Income Tax Act at their two cost on or before the receipt of the balance consideration amount and execution of a Conveyance or Conveyances.

The Confirming Party do heceby declare that the Confirming Party has no objection of whatsoever nature for the owners sattling the claim of M/s Sadgord Enterprises accrued to them in pursuance of the seid diverse agreeparticulars whereof mentioned Annexure-1 The Confirming Party do hereby further agree, record and confirm that upon execution of these presents the Confirming Party will have no claim against the said M/s andgeru Enterprises and will not demand refund of any monies pald by them to the auld Sadgura Enterprises in pursuance of the said diverse agreements. Similarly the confirming Party will not be entitled to demand any refund of the monies paid by them to the owners in pursuance of the said diverse Agreements. The Owners do hereby agree that while settling the claims of said M/s Sadguru Enterprises the Owners shall ensure that M/s Sadguru Enter-Jet かそが.



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prince release the Confirming Party from all their claims Against them in pursuance of the said diverse agreements.

19. It shall be the absolute responsibility of the Developors to obtain clearance under ULCRA at their sole risks
and costs and expenses. It is agreed that the Developers
on heaelf of the Owners shall obtain all the said necessary
permissions and sanction of the said property from ULCRA
and also all the necessary permission for the approval of
the scheme or any permission from the Competent Authorite

of their own cost, charges and expenses and appropriately from Mun. Corporation, of Greater Sembay, Additional

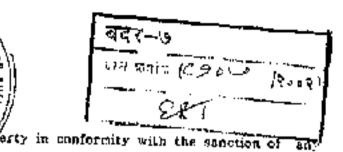
Heter of Bombay and all other concerned Authorities.

Davelopers obtaining the necessary permissions,

s and orders as required under ULURA and also plans for the development of the land as duly approved and sanctioned by the Mun.Corporation of Orester Dombay for development and construction the Developers shall be entitled to develop the said property at their entire risk as to costs and consequences of the Davelopers. It is further agreed, declared and confirmed that the Developera their Nominee/s shall be entitled to develop the said pieces of parcels of toursenes as bus bush building/s thereon and to sell flat/s. shop/s. tenants and other premises either by themselves or through their Mcminee/s including a Co-operative Society.

20. It is further agreed that the Developors shall develop





permission that may be granted by the Competent Authority under ULCRA with the such modification/s as may be made approved by the said UlCRA. The Developers shall be at liberty to prepare such layout and or sub-division of the property for group housing or other achemes and shall obtain the necessary sanction, and/or permission from all concerned Authorities including the Municipal Corporation of Gruater Bombay and for that purpose the Developers shall be entitled to sign and file all necessary application forms, submissions and other papers containing all particulars as may be required or decomed necessary or be advised. The Developers shall develop the said land at their own cost and expenses only and engage their own solicitors, architects, engineers, contractors, and servants and pay them their fees, renuneration, salaries and wages and buy and procure all building materiels at their own costs and expenses,

The Owners agree and undertake that on the payment of the halance amount of consideration money herein montioned to be paid to the Owners and the Confirming Party, they the Owners and the Confirming Party will sign, seal, execute, deliver and register such conveyances, sale, deeds or other decuments as may be required by the Developers from time to time to convoy and transfer the said land or part/s thereof tagether with the hullding thereon to the $Q(\partial t)$

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for the purpose of registering the said conveyances and documents and shall join in such conveyances and the owners and the Confirming Facty shall produce their respective tax clearance certificate u/s 130 A of the LTax Act, 1961 provided further it shall be the responsibility of the Developers to complete the development and construction of the work within such period as may be stipulated by the Competent Authority ULCRA and/or extension thereof upon completion of the development of the said product and/or completion and development or any part the property, the Owners shall at the request of the levelop-

arrange to execute the Conveyance of the said was

Mosties or their Moninee's. It is further agreed and declared that the Developers shall also be entitled to appoint the Sub-developer or developers, if so deemed fit with right of the Sub-developers for the development of the portion of the property as may be agreed by them with the Developers on such terms and conditions or such additional terms and conditions as the sub-developers agreed with the Developers and, if so required by the Developers, the Owners shall execute a Leane and/or Sub-Lease for chahling the Sub-developers to commence construction on the portion of the said property is conformity with the approved plans and the Owners shall not be entitled to raise any objection for granting such rights to the Sub-



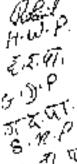
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the development of lha portion property agreed to be developed by the Developers herein or an incorporated Company as the case may be and the Developera shall alone shall be entitled to receive consideration amount thereof as hereinabove provided and to appropriate the same and obtain the same and the said Owners fore an whatever is provided herein shall demand by additional payment whatsoever, provided knwever, Developers shall ensure that the proportionate balance amount of consideration is paid to the said Owners.



22. The Developers shall be entitled to put up boards and heardings on the said land and advertise in papers and other media of and concerning their proposed development.

23. As and when any Cu-op. Society or Societies or a Limited Company or Companies or Association/s of persons or any body or bodies Corporate are incorporated or formed or registered as may be permissible in law (hereinafter for brevity sake referred to as " the onld Societies" which expression shall include all Co-op.Societies, Emited compunies, bodies corporate or ansociation of persons formed in felation to or concerning the said land or any thereof), the Owners shall at the request and by the directhe Developers tion of and at the costs. expenses the Societies convey and transfer the acid buildings Mi land or any part/s thereof together with



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whereon to the said societies from time to time as and when so required by the Developers subject to as hereinbefore provided.

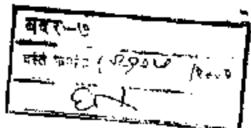
24. All outgoings including all development charges, taxes, case on and relating to the said land shall be borne and paid by the Owners upto the date of NOC u/s 269 Ut. of LT. Act 1969, and thereafter the same shall be borne and paid by the Developers. All deposits paid by the Developers and paid by the Developers.

persons or parties like Co-op.Societies, shall shall alone be shall alone be at the receive them.

Upon payment of the entire consideration as herein provided the Developers thell be entitled to all the muniments of title relating to the property in puesession of the Owners.

24. The Stamp Duly, Registration Charges and all other out of pocket expenses of this Agreement and the conveyance and other Deedn, documents and writings to be executed in pursuance of this Agreement or otherwise and in the matter of this Agreement shall be borne and paid by the Developers alone. Each party shall bear and pay their own respective Advectates and Solicitats fees.



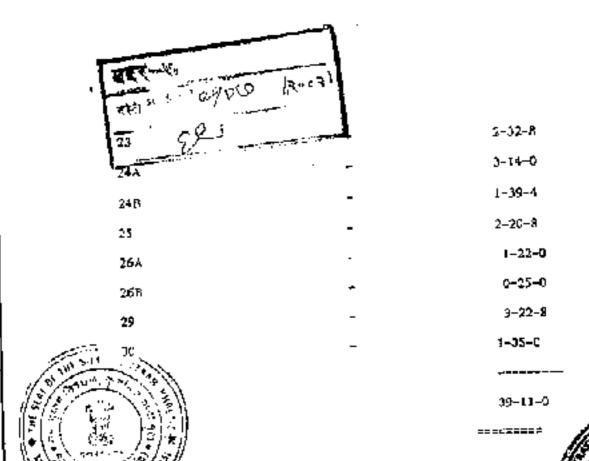


IN WITHERS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED their respective hands to this writing, as also to its Duplicate, the day and year first hereinabove written.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO

ALL THOSE pieces or parcels of vacent land nituate, tying and being at Village Nahur, Taluka Kurla, in the Registration district and Sub-District of Dombay City and Bombay Suburban and in the District of Bombay Suburban and bearing the following particulars:-

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ALL THOSE pieces or parcels of vecant land situate. and being at Village Naher, Taluka Kurla, in the Regist tion district and Sub-District of Bombay City and Bombay Suburban and in the District of Bombay Suburban and bearing the following particulars :-

THE SECOND SCHEDULE HEREINABOVE REPERKED TO

Sarvey No.	Hissa No.	A rea A.G.A.
	: <u>:</u>	1-12-4
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14	2	0-7- 8
15	1/7	1-10-8
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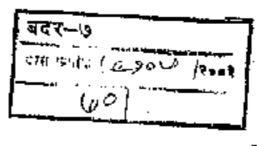
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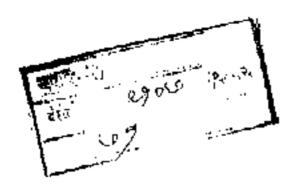
THE THIRD SCHOOL HEREINABOVE REVERRED TO:-

15

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ALL THOSE pieces or parocla of vacant land situate, lying and being at Village Nahut, Taluka Kuria, in the Registretion district and Sub-District of Bombay City and Bombay Suburban and in the District of Bombay Suburban and bear-tipe the following particulars:

) <i>199</i>	ing the following	particulars :-			
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THE FOURTH SCHEDULE - HERRIHAUDVE REFERRED TO

of vecant land situate, lying THOSE pieces or purceto in the Registraand being at Village Nahur, Sombay City and Rombay district and Sub-District of

District of Bombay and in the on the Plan hereto annexed and Red Coloured boundary line and beati particulars : area in Rly P.R.Card Area in Acquisition Road Sq.Mtr. 10927.5 Hil 6700,16 795 16/2 5469,76 795/2 30 7261.6 Иü 607.05 8415.65 Nil 795/3 17 9023,7 7611.05 671C.15 795/4 14321.5 МÜ 29 24566.95 795/5 24684.0 Νü 117.05 32 10374.70 79578 21 10647.7 273.00 Nil 14068.6 2.75 Nii 14065.85 795/9 21 3439,72 795/10 25/B 4553.0 863,00 250,28 NЩ 205.70 205.7 Νíl 795/12 24/B 6042.10 3325.00 Nil 9367.1 795/13 25/A 6789.77 13881.7 7092,00 Nai 795/14 24/A 4818,00 4818.0 ИЦ Kil 795/16 92341.30 1555.75 123760.5 19863.45

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SIGNED SEALED AND DELIVERED

BY THE WITHINNAMED

(I) (a) JANARDHAN ATMARAM PATIL.

for self and as Karta and Manager

of his joint and undivided Hindu Family,

consisting of himself, his wife

\$mt. Mirabai Janardhan Patil,

his sons Naresh Janardhan Patil

and Dilip Janardhan Patil and his daughtera

Mrs. Pushpalata Revindra Ghagre

nec Pushpalata Janardhan Patil

and Mrs. Jyorsan Dattatraya Madhavi

ngo Jyotana Janardhan Patil

and his sisters Smt. Taramati Harishchandra

Keni. Smt. Dwarkabai Damodar Valthy, and

Bmt. Anandibai Krishna Keni.



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(5) SMT. MIRADAI JANARDHAN PATIL;



(c) NARESH JAKAREBAN PATIL.

for self and as father and natural

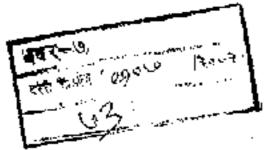
guardian for his minor daughter

Miss Noena Nareah Patil,

aged 7 years, and minor son Master

Vecnit Nareah Patil, aged 4 years.

)



(d) MRS. JAYSHREB NARESH PATIL.

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- (e) DILIP JANARDHAN PATH,
 for self and as father and natural
 guardian for his minor daughter
 Miss Priya Dilip Patil, aged 5 years.
- (f) MRS. DALITA DILLIP PATEL,

MIS. PUSHPALATA RAVINDRA CHACRE,

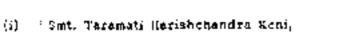
pshpalata Janardhan Patil, 👚

, postal

MRS. JYOTSHA DATTATRAYA MADHAVI.

) Gledhon

nce Jyotsna Jonardhan Patil ,



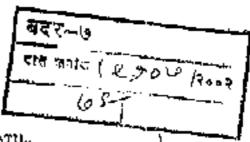


(j) Smt.Dwarkabai Damodas Vaithy,



(k) Sut. Anundiba; Krishas Koni,





ii) (a) DATTARAM GOPAL PATIL,
for himself and as father and natural
guardian for his minor son
Mandar Dattaram Patil aged 15 years
as also Kerta and Manager of the
Joint and unalvided Hindu family
consisting of his wife
Mrs. Indumnti Dattaram Patil
his sons Wilesh Dattaram Patil
Shallesh Dattaram patil,
Ritesh Dattaram Patil
Mandar Dattaram Patil and daughter
Rakhee Dattaram Patil , and his sisters,



(b) Smt. Indumati Datteram Patil,



(c) Smt. Dwarksbai Dettersm Patil,

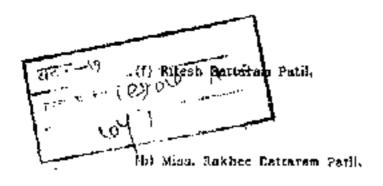
Profit.

(d) Nilesh Datteram Patu,

Wald

(e) Shailech Battaram Patil,

, <u>Juli</u>



FELLON

"Secold

- (i) Thekubai Nereyen Mhatre.
- (J) Smt. Damayanti Vasudeo Vaithy,





Yashwant Damodar Keni,

(I) Monobur Yeshwant Keni,
for himself and as father and natural
guardian for his Minor son
AMAY MAROHAR KENI aged 3 years and
minor daughter Peoja Manoher Keni
aged 4 years



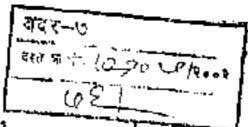
(a) Pravin Yeshwant Keni for himself and an father and natural guardian of his minor son



Mary

· fr





Kunai Pravin Kenl aged 4 years

(o) Mrs Lalita Pravin Keni,

1 L. p. Keni

(p) Rewindra Yeshwant Keni
for himself and as father and natural
guardian of him minor daughter
Mansec Rayindra Keni agad 3 years

fi-

(q) Smt. Nirmala Ravindra Keni,

(Alana

Mrs. Late Shalchandra Vaithy nee ta Yeshwant Keni) ^{१५}८॥ शक्यंद्र वेती

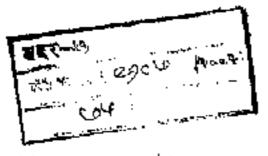
(5) Mrs.Manda Gajanan Kani <u>Res</u> Manda Yeshwani Keni



(t) Mrs. Nalici Anant Petil Reg Nation Yeshwant Keni , Level - Stephen Black

(u) Mahesh Yeshwant Keni

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(v) Miss. Rhanumati Yenhwant Keni

) कार्जनमें केरी

for himself and as father and matural guardian of his minor son Colony Arun Xeni

ARON YESHWANT KENI

 (\mathbf{w})

Smt. Nanda Arun Keni

Tpersons mentioned at Alphabet

'K' to 'Y' are the legal heirs and
representatives and next of kins
of Late Smt.Babibai Yeshwant Kem,
the deceased sister of the said
Dottersm Gonal Patil

(A. X-Y



(SII)(a) VASANT ATMARAM PATIL,

(or 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)

Jitzah Vasant Patil, aged 12 years.)

as also as Karte and Manager of the)

joint and madivided Hindu Family,)



864 #21# (290 Co /684)

consisting of himself, his wife Mrs. Surekha Vasant Patil,

Mrs. Surekha Vasant Patil, his minor daughters Minal and Alps and minor son Jilesh.

(b) MRS. SUREKHA VASANT PATIL.

A Ratel

(IV)(a) SHYAM NARAYAN PATIL,
for self and an father and natural
guardian of his minor sons
Anhok Chyam Patil, aged 8 years,
Nikhilenh Shyam Patil aged 6 years,
and Lata Shyam patil, aged 4 years

b) Mss.Laxmi Shyam Patil,

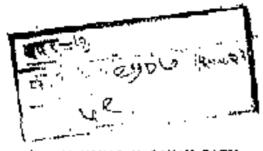
। ले हुनी शाम पाराल

12 मेर् -1121 प्रवा प्रतिक

- (c) RAVINDRA NARAYAN PATIL.

 for self and as father and natural
 guardian for his minor son
 Aniket Ravindra Patil,
 aged one year, and minor daughter
 Hemang: Ravindra Patil, aged 3 years.
- (d) MRS. LACITA RAVINDRA PATIL,

, लालिता र विद्र पारी छ



MAHOMAR HARAYAN PATIL,

। अल्लीहर्य, ब्लयकीण पहिल्ला

KRS. JAYSHREB GURUNATH MURKUNDE)ree Narayan Patil,

1 Kamtekar SS

MRS. Godavari Sunii Kamtekar non Yushodha Marayan Patil ordin Inchifal Sortist Kummateror.

(v(a) DATTATRAYA RAGRONATH PATIL, for and as father and natural guardien for his minor daughters Shoctel Dattatraya Patil agad 15 years and Reshmo Dattatraya Patil) aged 12 years as also Karta and Manager of the Joint and undivided Kindu family consisting of himself his wife

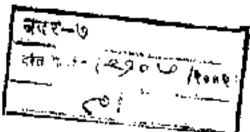
 his son Camesh Dattatraye Patll and his daughters Miss. Oceta Datteram Path, Sheetel Dattatraye Patil and Reshma Battatraya Patil

Mrs. Shantabai Dattatraya Patil b)

Mrs. Shantabar Cattatraye Patil

) श्लीता रसर भण्टीहर





Miss. Gosta Dattatraya Patil

igeeta Patra Patil

Concah Dettetraya Patil

15किंग बन्त पटीन

VI) KASHINATH PAKIR PATIL,

क्षानी आयो होने र

Mrs. PUSHPALATA VIJAY SKIRKE, nce Pushpalata Bhasker Patil ,

વાફીહ**ુ**) {पूजारूमा विकास शीर्के

(b) Mrs. Pravina Narayan Koli <u>nos</u> Pravina Sheakar Patil

) अविका नांस्यक केली

(c) Mrs. Deeps Shivram Tancal пес Всера Вразкат Раці.

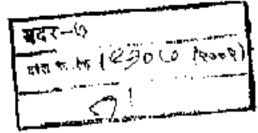
१ औं दिया दे विदास लेके

Miss, Shaila Bhasker Petil,

া শ্লাল **পাহস্ট**হ পাঠ জৈ

Miss. Chetha Bhaskar Patil

। जन्म भ्रम्बन्द प्रतिन



V[1]) (A) Smt. Manjulabai Waman Patil,

। प्रमुक्त समिन परिव

(b) Mrs. Indumati Krishna Patil.
nee Indumati Vamaz Patil.

) I R. P. 1834 Ali MONOR 41210

o) Mrs. Devyant Ravindra Keni <u>pe</u>c Devyani Waman Patil N.A. WITY

¹⁹માસ્ત્રી ન્યું ઝબવે*क*ट

Mrs. Bharti Spresh Ulvekar .

nec Bharati Waman Patil

f) Remakunt Wamen Patit

, P.R.H.

g) Mrs. Pratibha Ramakant Patili

) PR Pari

h) Hareshwar Waman patili

(Milelia)

IX) Smt. Hirabai RirajizKeillag,

X(a) GAJANAN HARISHCHANDRA BHOIR.

) siring & miet

b) SMT. BHIMABAI GAJANAN BHOIR,



c) VIJAY GAJANAN BHOIR, for self and as father and natural guardian for his minor sons yogesh Vijay Bhoir, aged 8 years and Nikhit Vijny Bhoir, aged 6 years.

d) MRS. TEJASVI VIJAY BHOTR,

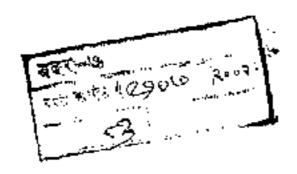
JT. V. BhOIY

DEEPAK GAJANAN BHOIR. for self and as father and natural guardian for his minor son Vinayak Deepak Bhoir aged 6 years .

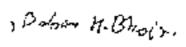
f) MRS. SHALINI DEEPAK BROIE,

) को कालिबी की कोहि.





- g) JAYANT GAJANAN BHOIR.
- A. C. Bhow
- h) MISS.JYOTI GAJANAN BHOIR,
-) Jyoti G Bhoir
- for self and as father and natural
 quardian for his minor sons
 Sendesh Baban Shoir, aged 7 years,
 Fatish Sahan Shoir, aged 15 years,
 and Makendia Saban Patil, aged 17 years





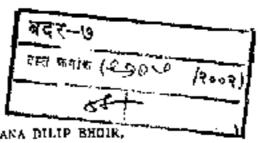
MAS. SUMAN BABAN BHOIR,

SMT. ANUSAYA KESRINATH PATIL,



- SMT NARMADA KESHAV PATIL
- नामिश केश्व पारील
- m) SMT. RENUKABAI JAGANNATH SHOIR,





n) MRS. VANDANA DILIP BHOIR,

ned VANDANA JACANNATH BROIK,

o) MISS. SUJATA JAGANNATH DHOIR,

[।] स्टुक्ताहर अंदर्

OWNERS

IN THE PRESENCE OF

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BY THE WITHINNAMED

ı.

M/S CRESCENT BUILDERS

CONFIRMING PARTY

IN THE PRESENCE OF

· Jakelle pholology

SIGNED SEATED AND DELIVERED

BY THE WITHINNAMED

M/S PRONEER HOUSING

Por CRESCENT BUILDERS

Partner

For PIONEER HOUSING

Parine

IN THE PRESENCE OF

Maril Hiran)

RECEIVED on the day and year first hereinabove written of and from the withinnamed Davelopers a sum of Ra. 5:00:0074 as and by way of) Earnest Money, together with a sum of 83 65 at arr & part payment, aggregating to a sum of Rs. 70 to 15 to be paid by

them to us as and by way of consideration money.

For PIONEER HOUSING

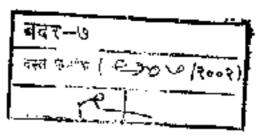
WE SAY RECEIVED

Jonas Ram A. Portel



(1) (a) JANARDHAN ATMARAM PA for self and as Karta and Manager of his joint and undivided Hindu Family consisting of himself, his wife Smit. Mirabai Janardhan Patil. his sone Narcah Junerdhan Patil and Dilip Janardhan Patil and his daughters Mrs. Pushpalata Ravindra Chagre nec Punhpalata Janerdhan Paril and Mrs. Jyotsha Dattetraya Madhavi nee Jyotana Janardhan Patil





and his sisters Smt, Taramati Narishchandra Keni, Smt. Dwarkabai Damodar Vaithy, and Smt. Anandibai Krishna Keni.



(h) SMT. MIRABAI JANARDHAN PATIL.

Marke

(c) NARESH JANARDHAN PATIL.

for self and as father and natural
gwardian for his minor daughter

Miss Peena Narosh Patil,
aged 7 years, and minor son Master

Vesnit Naresh Patil, aged 4 years.

_{ज्या} जा प्रतिक

(d) MES. JAYSHREE NAMESH PATIL.

Madel

(e) Dilip Janakokan patil,
for self and as father and natural
guardien for his minor daughter
Miss Priya Dilip Fatil, aged 5 years.

F.D.Patal

(f) MRS. LALITA DILIP PATIL,

200 CO (R) M

spylogore

E) MIS. PUSHPALATA RAVINDRA SHAGRE,

nce Pushpajata Japardhan Patil .

(h) MRS. JYOTSNA DATTATRAYA MADIIAVI .

nce Jyotsna Janardhan Patil .



(i) Smt. Terameti Harlshchandra Keni,



(j) Smt.Dwarkabai Damoder Veithy,



(h) Sml. Anandan Mishna Keni,

(i) (a) DATTARAM GOPAL FATIL, (i)

for himself and as father and natural
guardian for his minor son

Mandar Dattaram Patil aged 15 years

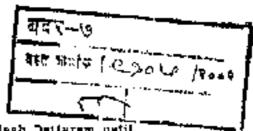
as also Karta and Manager of the

Joint and undivided Kindu family consisting of his wife

Mrs. Indomati Catterem Paul .

Mrs. Dwarkshai Dattaram Patil

his sons Nilesh Dattaram Patil



Shellesh Datteram patil,

Ritesh Dattaram Patil,

Mander Datteram Patil and daughter Rakhae Battaram Patil , and his sisters.



(b) Smt. Indomati Dattaram Patil,

(c) Smt. Dwarkebei Batteram Patil,

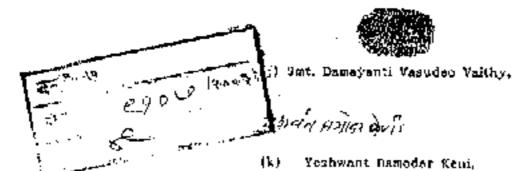
(d) Nilesh Dattaram Patil,

(e) Shailesh Dattaram Patil,

(f) Ritesh Datteram Patil,

(h) Miss. Rakhar Datteram Patil.

(i) Thakubai Narayan Mhatre.



III Mancher Yeshwant Keni,
for himself and as father and natural
guardian for his Minor son
AMAY MANOKAR KENI aged 8 years and
minor daughter Pooja Mancher Keni
aged 4 years

To the state of th

(m) Mas.Manisha Manohar Keni,

(n) Pravin Weahwant Reni

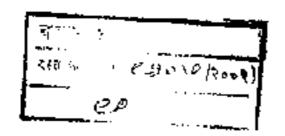
For himself and as father and nat

guardien of his minor son

Kunai Pravin Keni aged 4 years

ل ۱۹۰۶ من الماريخ (a) Mrs. Lalita Pravin Keni,

(p) Kavindra Yeshwant Keni for himself and as father and natura;



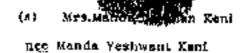
guardian of his minor daughter Mansec Rovindro Keni aged J years

> ۳۸) ادورس

(4) Smt. Wrmsla Ravindra Xeni,

लता भरतांकु बेति

(r) Mrs. Lata Bhalchandra Vaithy mag



Rate - Wind Branch Buckey

(t) Mrs. Nalini Anant Patil Anant Patil Anant Patil Anant Reni .

(u) Mahesh Yeshwanz keni

டிர்த்தி கிரி (v) Miss. Bhanometi Yeshwant Keni

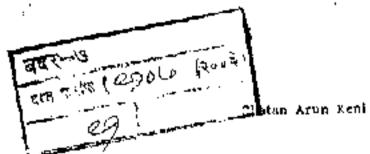
(w) ARUN YESHWANT KENI

for himself and as father and

natural guardian of his subnor son







Mokenj

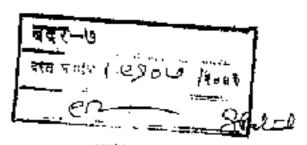
(X) Soil. Nanda Arun Keni
(persons mentioned at Alphabet
'K' to 'Y' are the legal helm and
representatives and next of kins
of Late Smt.Bablhai Yeshwant Keni,
the deceased sister of the said
Dettaram Gupal Patil)



(III)(a) VASANT ATMARAM PATIL,
for helf and as father and natural
guardian for his minor daughters
Miss Minal Vasant Patil,
aged 15 years and Miss Alpa Vasant Pat
aged 14 years, and minor son
Jitesh Vasant Patil, aged 12 years,
as also as Earta and Manager of the di
Joint and undivided Hindu Family,
consisting of himself, his wife
Mrs. Surckha Vasant Patil,
his minus daughters Minal and
Alpa and minor son Jitesh.

Aptil.

(b) MRB. SUREKAA VASANT PATIL,



SHYAM NARAYAN PATIL, for nelf and as father and natural guardian of his minor sons Ashok Shyam Patil, aged 8 years, Mikhilesh Shyam Patil aged 6 years, and Lata Shyam paril, aged 4 years

<u>क्षे इसी</u> श्राम पार्टिक

(h) Mrs.Laxml Shyam Patil,

(c) RAVINDRA NARAYAN PATILATING ATAMOTYTE for self and as father and natural guardian for his minor son Aniket Ravindra Patil. aged one year, and minor daughter Hemangi Ravindra Patli , aged 3 years.

कार्तिमः सहिद् गाहील MRS. LALITA RAVINDRA PATIL, (4)

איאופד בחנונים: עולאת

(e) MANOHAR MARAYAN PATIL,

JUNEST SURVESTIFIE PRINCE MRS. JAYSUREE GURUNATH MORKONDE (f)





217 90 to [2009]

nce Jayahree Natayan Patil,

Krimtokay, S.S. (g) MRS. Godavari Sunii Kamtekar nee Yeshodha Marayan Patil,

इस २८, गाम पारीन

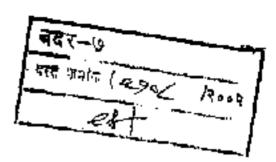
(V(a) DATTATRAYA RAGHUNATH PATIL,
for and an father and natural quardlen
for his minor daughters Sheetal Dattatraya Patil
aged 15 years and Reshma Dattatraya Patil
aged 12 years as also Karta and Manager
of the Joint and undivided Hindu family
consisting of himself his wife
Mrs. Shantabai Dattatraya Patil
his son Ganesh Dattatraya Patil
and his daughters Miss. Geeta Datatraya Patil
Sheetal Dattatraya Patil and

Reshme Dattetraya Patil

b) Mrs. Shantaoai Detratraya Pati;

Geeta Datta Patil

and RT द्वार प्रस्तित् (d) Genesh Dattatzoya Patil



WE KASHINATH PARTY STORY

புகுளை டுகும் இரிக் VIII(6) Mrs. Pushealata Vijay shirke, Tee Pushpalata Bhaskar Paul ,

न्यिक नारायण केनेकी

(b) Mrs. Pravina Narayan Koli <u>nee</u> Pravina Bhaskar Patil

भी विवादिविकास लाडेल

(c) Mrs. Deepa Shivram Tandel nec Deepa Shasker Patil

श्रीला भारतार पार रेप

(d) Miss. Shaila Bhaskar Petfl,

क्षेत्रका भारताहरू परिवा जन्म कार्यक्र परिवा

(e) Miss. Chetna Bhaskas Patil দিন্দ্ৰা প্ৰিন্ত

VIII) (a) Smt. Manjulabal Waman Petil,

इंद्रुप्तती विकास परिता

(b) Mrs. Indumeti Krishna Patit,

OST. CO.

स्तर हत एक एक रिक्स स्तर हत एक एक रिक्स

nes Indomati Waman Patil,

(D. 12 - Kent

o) Mrs. Devyani Ravindra Keni nee Devyani Waman Paril

K MIRMALA. M. YAITY

d) Mrs. Nirmala Ashok Water Volume neg Nirmala Waman Petil.



भारती भू जिल्लेक्ट e) Mrs. Bharti Surenh Ulvekar , nec Bharati Waman Patil

Politi

f) Remakant Waman Patil

P. R. Patil

g) Mrs. Pratibhe Romakant Patil,

(|lelalsf -- | | Hareanwar Waman patil,



IX) Smt. Hirabai Hiraji Vaithy,





b) SMT. RHIMABAI GAJANAN BIJOIR,



c) VIJAY GAJANAN BHOIR,
for self and as father and natural
guardian for Lis minor sons
Yogest: Vijay Bhoir, aged 8 years
and Nikhit Vijay Bhoir, aged 6 years.

T. V. Bholr

d) – MRS. TEJASVI VIJAV BHOIR,



e) DEEPAK GAJANAN BHOIR,
for self and as father and natural
guestian for his minor son
Vinnyak Deepak Bhoir aged 6 years.

मो श्रामिनी के भेड़ि -1) Mas, Shalini Deepak Broir,

T. G. BYSYC. RIONG NANALAS THAYAL (8 ## 6200 V

Jysei a Bhoir

MISSLIYOTI GAJANAN SHOIR,

a) BABAN MARISHCHANDRA BROID, B. M. (Shar)
for self and as father and natural
guardian for his minor sons
Sandach Baban Bhoir, aged 7 years,
Satish Baban Bhoir, aged 15 years,
and Mahandra Baban Patil, aged 11 years



j) MRS, SUMAN BABAN BHOIR,

x) EMI, ANGLES CHESRINATE PATE には行いて con to at いっと

I) SMT. NARMADA ESSNAV PATIL

m) SMT. RENUXABAI JAGANNATH BHOIR,

- نِمُعِيرِي

n) MRS. VANDANA DILIP BHOIR, '
DEE VANDANA JAGANNATH BHOIR,



कुताता ा भोईर c) miss, sujata jagannata bhoir,

OWNERS

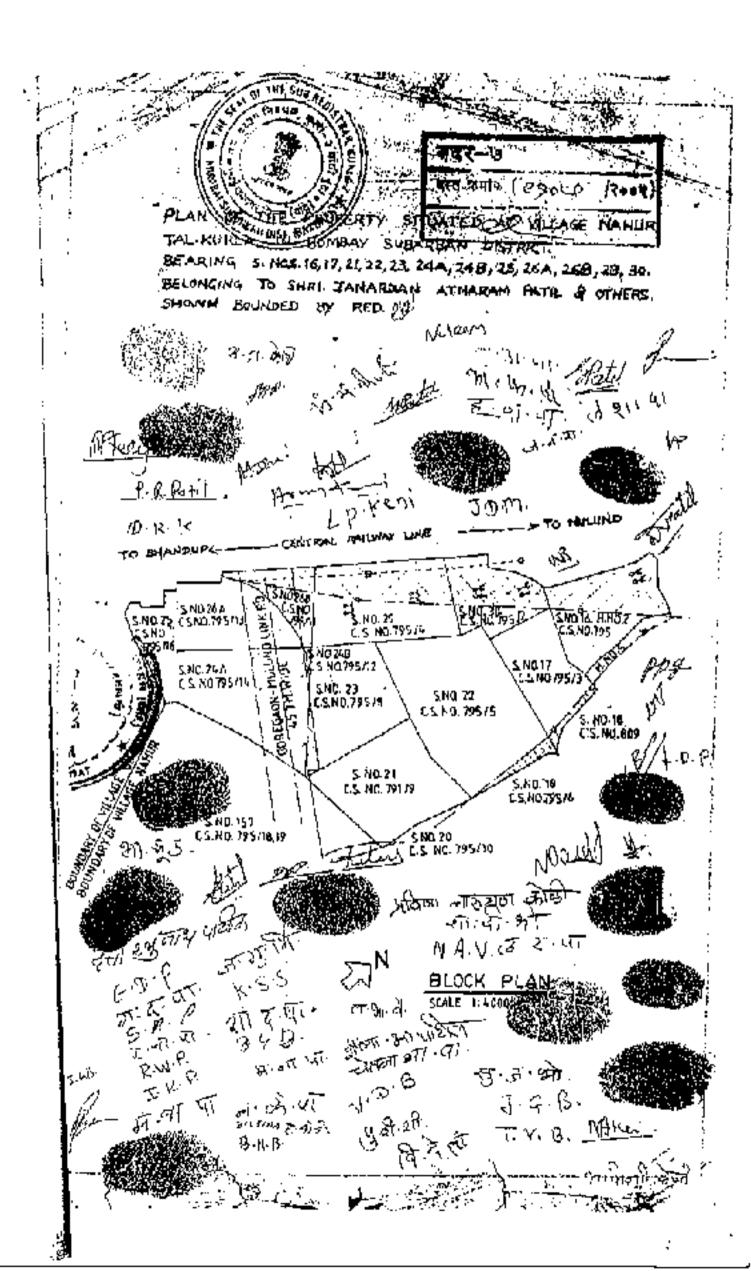
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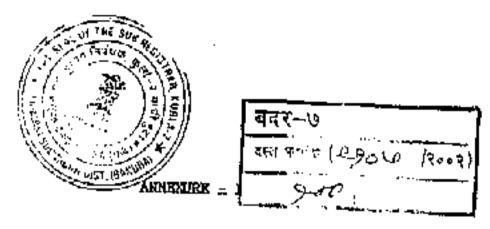
1. Ango Ango Cayona.

2. Cartagarana.

वदर-७ इस क्वा (८,०००) हिस्स







wight, of .

Particulars of the diverse Agreement executed

by and between

Janardhan Atmaram Patil and Others ...Owners

And

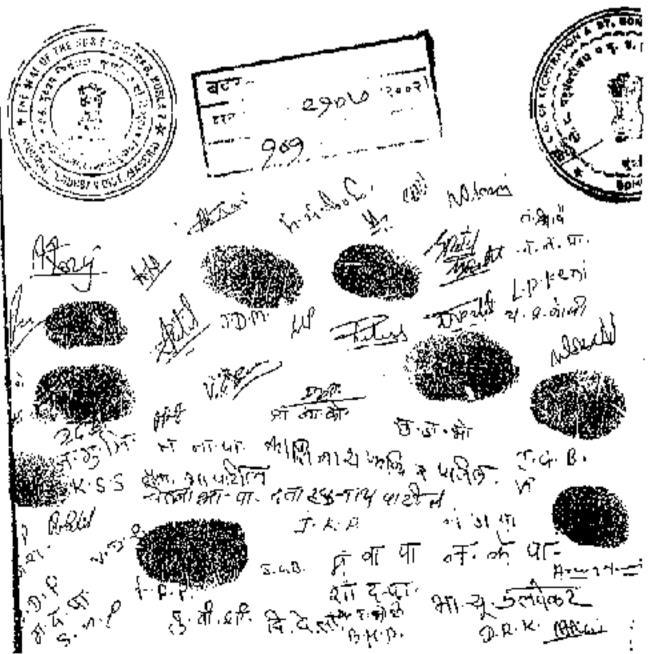
M/s. Sadguru Enterprison

And

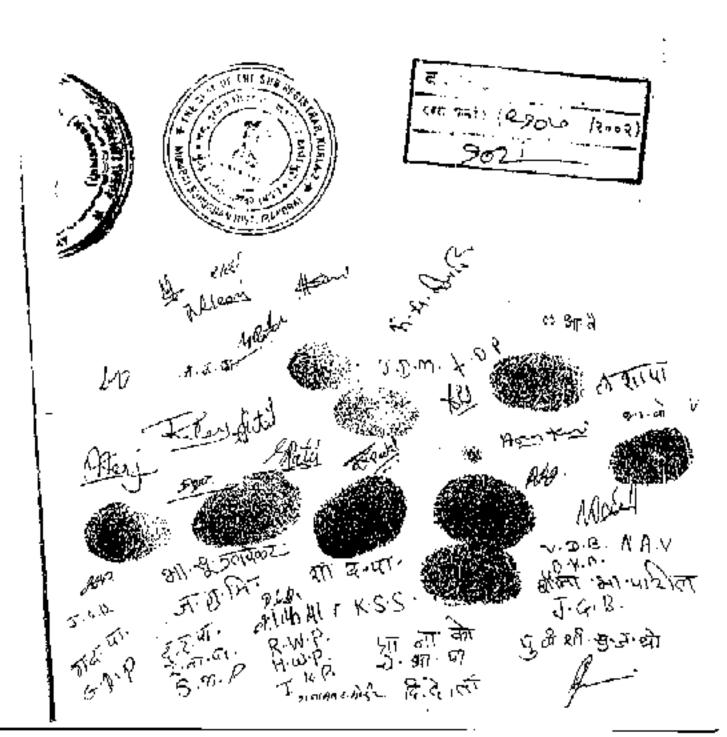
M/s. Crescent Sullders

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Shine	DATE OF AGRACH	ENT PARTICULARS
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44 .	12.1.1988	Manjilalai Waman Patil
ዾ ኇ፟፞	30.1.1989	Margyan Raghmenth tatil
26	(2.1.188	Arganum Henselpelpandra Bhoir
ኔ ት.	8811.2.41	Bolan Harish Chandra Bhoir-
28.	ነኴ. 1.1988	Renukaling Jagannath Bhoir
٦٩.	3 12-1987	Taramati Hanshelmodra Bhoir
30.	3.12.1987	Bwarkelai Bomodar Vaithy-
31.	3.12.1987	Anandilai Kvishna Keni
32	3.12.1787	y asswent DamodarKeys -



DATED THIS DAY OF DELEMBER 1993

JANARDIIAN ATMARAN PATIL & ORS. OWDERS

M/s. Creacent Ruilders.... Confirming Party and

M/9 PIONEER HOUSING DEVELOPERS



M/s Majmider & CO.,
Advocates, Solicitors & Notery,
Ismail Bldg., 4th floor,
381, DR. C.N. Read,
Flore Fountain,
Bochey-400 001.
nohur1/I

बदर⊸ः दक्श कः . No. A. A. BOM (COS. /13431/95 ggraphicale Anthograp S. Begel J. A. Sverge, J. Theory Saland Court ∬Not used Popul, Boundary (αποτέξ). mark to 1 9 101 1984 Appre Wall Anthorty/Hand \$5421/94-95. Presidentings No. i]Janaschen Atmeron Patill & 75 Others "Depairs" Bouse Md. 106. Brancup Villago, Danley - 400.078 and Hansa (a) of Mrs. without (a) b.K. Sends Karg, Gleebur, Rosbey - 400 071. E/s. Plones Hemming, 4 40/41, Thebal Shepping Seniro, Mr n.V. Hoot. Anthori (E), Ambay - 400 569. Name(about Transfered(s) Parts 2, 3, 4, 5, 9, 10, 12, 13, 14 & 15 *(nemarking object 92, 30) and an antique. Возпорвения & Цертвовно-Jacobs edile, emprely, m. i. 70.00,000/- together with 50% sights to bu reserved by the confirming party for hear development to 14, 12, 1997

CHRETERIATE UNDER SECTION 269 Lt. (3) OF THE L. T. ACT. 1961.

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hylpgicals in Statement in Porth 32 d in seapers of the massion of the immovable property desired above and dusy signed topos the talk of the Brandennich and by one behalf of the Transferre (chases fundament the Appropriate

And whereas the apparent consideration set forth in the said Form 37-1 and in the agreement detect --- +4. +2. 199 3--- for the transfer of the sold property is Rs. Y. 70.50,000/-

And whosens the Appropriate Authority are not made so order u.e. 269 (31) for the pare weekly the Cantral Converging prior the said property.

These therefore the Appropriate Audionally hearing vertifies that I has no objection to the topological field and positionly more than described to the Senedule appearing believe by the said transferor to the next to referee for an

This are of popular a confidency is reduced without projective to any I was not take proceedings produing as concernpast a whiter any other processions of the formure Tea Ast, 1961.

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Concessioner et

SV-(A.B.B. AGARAMA) Commissioner (

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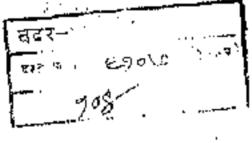
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SCHEDULE

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7----/ (Palaber (Berlane)

Deputy Commissioner of localistics.

Appropriate Addressity, Bonday,

PRADEEP STARMA,

Dr. Landsteinmer of freedrates,

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- č Transferon(s)
- 3. Guerd Pitz.
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 - The Stell-diegistree of Manteness, Old Customs House, Bombay,

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Additional No. 1-30

LIP HITH COURT OF JUDICATURE AT BOMBAY

ANT ORIGINAL CIVIL JURISDICTION

NOTICE OF MOITON NO. 3

ΞN

5011 NO. 1262 OF 3.936

1976 18 421 1 6 30 10 15000

Remoliandro Trimbak Potil & orc.

٧¢

Janardhan Atmarom Patil & ord.

. Defendants

Coulled N/M For My-

manda. S. Chatt for the plaintiffs.

Mr.A.Y.Bockwala with Mr.Pankaj Kuwli 1/b Chitals Vaithy a Co. for defendants No.1 to 30.

m^k.N.G. Thakkar with Mr. Kumar Dosai 1/b Majurdar 5. Chatterjeo & Co. for defendant No. 41.

CORAM : H.L.GOKHALE, J.

DATE : BOTH JANUARY 200:

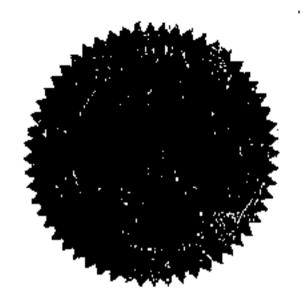
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1. The plaintiffs share named be ovtside and in excess of share of their father which is sought to be conversed by the plaintiffs herein. It is on this basis that a declaration is sought so also an injunction. It is therefore not possible to account the above submission. Notice of mation is therefore rejected.

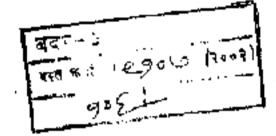
W. O. MARINEKAR

THILL, GOKHALE)



CERTIFIED TABLE A TRUE COPY
This LETTERY of JUNE 19 AND

for Province country and Scalar Phase







S#

DATED THIS 14th DAY OF December 1993

JANAMMIAN ATMARAM PATTI, & ORS. Owners).

M/s Crescent Ocilders...Confirming Party and

KVs PIONKER MOUSING... DEVELOPERS

AGREEMENT FOR DEVELOPMENT

M/s Mnjmudar & Co.,
Advocates, Solicitors & Notaries
Tammil Bui disa, 4th Floor,
381, Nn. D.N.Road,
Flore Fountain,
Bombay - 400 Off.

Exhibit "B"

IN THE HIGH COURT OF JUDICATURE AT BOME ORDINARY ORIGINAL CIVIL JURISDICTION NOTICE OF MOTION NO.3147 OF 1998

M

SUIT NO.1262 OF 1996

Rainchandra Trimbak Patil & ors.

....Plaintiffs

٧s.

l'anardhan Atmaram Patil & ors.

.... Defendants

प्रस्त कमाञ (२,००० /२-०२) १स्त कमाञ (२,००० /२-०२)

Mr. G.S. Bhett for the plaintiffs.

Mr. A.V. Beokwela with Mr. Pankaj Kowli i / b Chitats Voithy & Co. for defendants No I to 30.

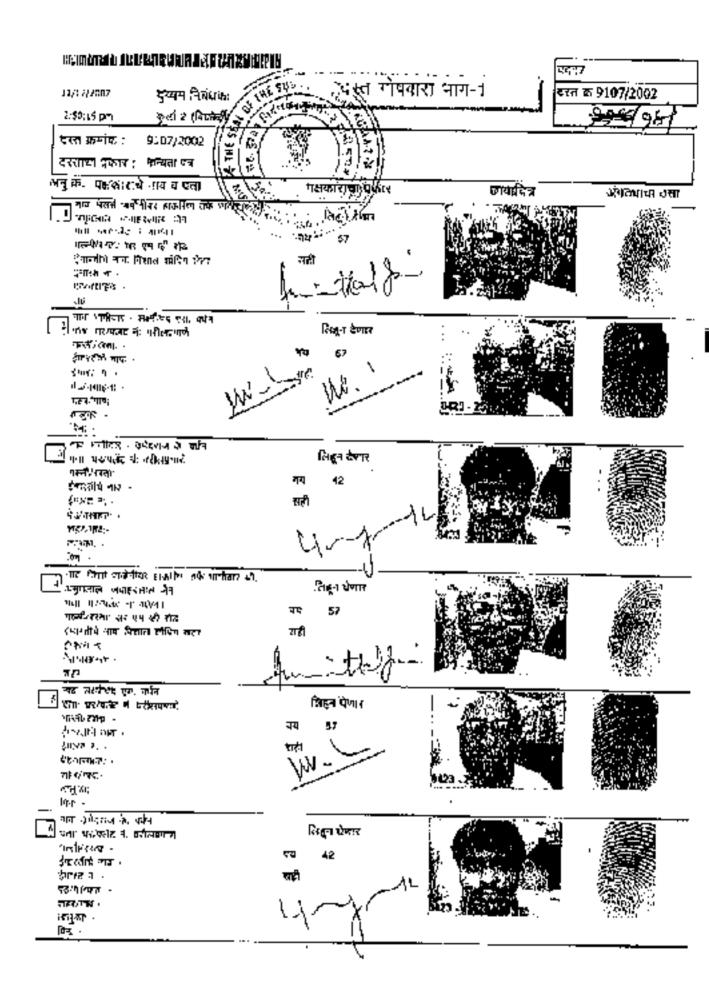
Mr. N.G. Thakkar with Mr. Kumar Desat 176 Majumudar & Co. for defendant are, 41.

CORAM: H.L.GOKHALE, J.

DATE: 30TH JANUARY 2001

The plaintiffs share cannot be obtside and in excess of share of their father which is sought to be conversed by the plaintiffs herein. It is on this basis that a description is sought so also an injunction. It is therefore not possible to accept the above submission. Notice of motion is therefore rejected.

(H.L. GOKHALE)



दरते क्र. (बदरर-७१०४-२७००) वो गोगवारः थालार पुरुष :1 पोक्टला ० भरतीरी मुहांक शुक्क : 20

दस्त इत्यर केल्पाण दिनाक (11/12/2002 01/56 PM विष्यादकाचा दिवांक : 11/12/2002

६७त रूपर फरम्प्र-साधी सही

देश्लाय ४४ र :25) मान्यता **एक**

निकक क. ; भी देख : (मादरीकरण) 31/12/2002 01:56 PM

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दस्त और केल्पाक दिनाज : 11/12/2006 02:50 PM

दस्त क्रमांक (8197/2002) धावती क्र.३6:१५८

पायतीचे धर्मन कोवः भैतरा पायोगीयत हाकतिता हमेंह भागीदार ही. अनुसारास जवाहरसाल जेन

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2200 াকফল (১: 11(1)), কৃত্যক্রিকার্যা

नकरूल (भा. १ (१९१))

रूजवात (अ. १३) व आयाचित्रम (अ. १३) 🐟

एकतित की

12200; ççv;

हें, जिन्मकाबी सही, कुलाँ १ (विक्रोस)

भौक्य :

धानील इत्तम अर्थ विकेशीन करनात की, है एएतऐका करून देगाः पांचा व्यक्तीका अक्षिकतात. े त्याची ओकार कडवितास.

ं) सम्बद्धारक्षत्र होटे ,मस/पल**८** ने अस्ट

यदारी/दरदाः -

ईमारतीचे नाटा कॉमर्स हाउन्स

द्रैमारतः ५: -

पे**ंग्लिलक्षा**ः

शहरूताय प्रदेश

टालुका, -

विन् १३

री तमः थापा ,घर/प्रजेट न, ७०।

य**ानी/सम्**तः -

ईमारठीचे *नाव*ः मत<u>ेश</u>ा

ईमारत नं:

वेळ/बसाहतः

सार्थ अस्ति ।

र्. निर्वेद्धारी सही फूला २ म्हें फुलां २ (रिक्रां<mark>क्र</mark>):

मसाधिक करणात यते की, या दश्कामक्ये

एड. दुव्यक्रिवंबक, कुर्रा-२ शुना छपएगर जिल्हा.

ANNEXYURE NOT REGISTERED

CVEZ 6/ = 906/2002 बुस्तक क्रमांक । क्रमांक चींवळा.

हरू. दुष्यम दिवेषक, कुळी-पू मुनेई इयनगर जिरहा.

