



27/12/2017

सूची क्र.2

दुग्धम निबंधक : मह दु नि उल्हासनगर 3

रन क्रमांक : 11577/2017

नोदणी

Regn 63m

गावाचे नाव : 1) अंबरनाथ

(1) विवेकाचा प्रकार	करारनामा
(2) मोबदला	1420000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते तमुद करावे)	1415000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) धारिकेचे नाव: अंबरनाथ इतर वर्धन , इतर माहिती: विभाग क्र. 7/23भी-5-2 चौके - अंबरनाथ, ता.ता. मुका - अंबरनाथ, जिल्हा - ठाणे येथील मि. टी. मध्ये नं. 9273, सर्वे नं. 108 पैकी, 109, 110, 113/1 पैकी, 114, 115 यावर लोक नाचरी, विहित नं. जे -5 मधील तळ मजला निचामी सरनिका नं. 002 बांधीय क्षेत्र -450 चौ. फूट((Survey Number : 108 P ; C.T.S. Number : 9273 ;))
(5) क्षेत्रफळ	1) 450 चौ.फूट
(6) आकारणी किंवा जुदी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/निवृत्त ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव -श्री. जुई सुजल बाहू वध-47, पत्ता:-प्लॉट नं. सरनिका नं. ७०१, माळा नं. सालवा मजला , इमारतीचे नाव: मेफेजर कुमकुम, एच.व्ही. रोड , ब्लॉक नं. - , रोड नं. बँक ऑफ इटिया जवळ, अंधेरी -पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड -400058 पिन नं.-AALPS5644P 2): नाव:-श्री सुजल अनिल बाहू वध-49, पत्ता:-प्लॉट नं. सरनिका नं. ७०१, माळा नं. सालवा मजला , इमारतीचे नाव: मेफेजर कुमकुम, एच.व्ही. रोड , ब्लॉक नं. - , रोड नं. बँक ऑफ इटिया जवळ, अंधेरी -पश्चिम, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड -400058 पिन नं.-AAIPS9182P
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव -श्री सुदर्शन अचरम शेठ्टी वध-46, पत्ता:-प्लॉट नं. सरनिका नं. ७०२, माळा नं. जे -५ विहित, , इमारतीचे नाव: लोक नाचरी, एम आय डी सी रोड , ब्लॉक नं. - , रोड नं. अंबरनाथ-पूर्व, ठाणे , महाराष्ट्र, ठाणे. पिन कोड-421501 पिन नं.-AY1PS6733K 2): नाव:-श्री. शशिकला सुदर्शन शेठ्टी वध-33, पत्ता:-प्लॉट नं. सरनिका नं. ७०२, माळा नं. जे -५ विहित, , इमारतीचे नाव: लोक नाचरी, एम आय डी सी रोड , ब्लॉक नं. - , रोड नं. अंबरनाथ-पूर्व, ठाणे , महाराष्ट्र, ठाणे. पिन कोड-421501 पिन नं.-EPXPS6540K
(9) दस्तऐवज करून दिव्याचा दिनांक	27/12/2017
(10) दस्त नोदणी केल्याचा दिनांक	27/12/2017
(11) अनुक्रमांक, खट व मुद्दा	11577/2017
(12) बाजारभावमात्रेचे मुद्रांक शुल्क	85300
(13) बाजारभावमात्रेचे नोदणी शुल्क	14200
(14) शेर	



जुवेर दुग्धम निबंधक कार्यालय-३
उल्हासनगर क. ३

मुन्दाबनासादी विभागात येऊन
हपशील -

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into agreement/s with the Purchaser/s of flats, shops, garages, car parking spaces and other premises, and to receive and appropriate the sale proceeds in respect thereof;

AND WHEREAS the Developers are constructing a number of building on the said property in accordance with the said approval/sanction by the Kalyan Municipal Corporation;

AND WHEREAS the said entire scheme being developed by the Developers shall be known as "LOK NAGARI"; AND WHEREAS the present Agreement relates to Building No. JS to be constructed as part of the said layout;

AND WHEREAS the Developers are intending to sell the flats/shops/garages ~~car parking spaces~~ in the said Building JS on ownership basis with a view ultimately that purchasers of the said flats/shops/garages/car parking spaces shall form themselves into a Co-operative Housing Society as per the provisions of Maharashtra State Co-operative Societies Act, 1960 and upon the purchasers of the said flats/shops/garages/car parking spaces paying in full all their respective dues payable to the Developers and also strictly complying with the terms and conditions of their respective Agreement with the Developers (in a form similar to this Agreement), the Developers and the Owners shall cause to execute and/or join in executing a Deed of Conveyance in favour of said Co-operative Housing Society of the said plot with the buildings constructed thereon subject to what is stated in this Agreement;

AND WHEREAS the Developers have entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects and the Developers have also appointed a Structural Engineer for the preparation of structural designs and drawings of the buildings and the Developers accept the professional supervision of the Architect and Structural Engineer for the completion of the building;

AND WHEREAS THE Purchaser demanded from the Developers and the Developers have given inspection to the Purchaser of all the documents of title relating to the said property, the said U.L.C. Orders, the said Agreement dated 14th January, 1992 and the plans, designs and specifications prepared by the Developers' Architect Ms. Naina Shah of M/s. Lok Architects and sanctioned by the Kalyan Municipal Corporation and of such other documents as are specified in the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management & Transfer) Act, 1963 hereinafter referred to as "the Ownership Flats Act" and the rules made thereunder;

AND WHEREAS the Developers have annexed to this Agreement the copies of the following documents as required by the provisions of the said Ownership Flats Act and Rules viz :

- A) Certificate of Title issued by Mr. P. VAS, Advocate, High Court, Bombay, who has investigated

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to develop the said property for the consideration and on the terms and conditions mentioned in the said Agreement AND WHEREAS pursuant to the said Agreement the said Owners put the said Jayesh in possession of the said property.

AND WHEREAS pursuant to the said Agreement dated 14.12.90 and in pursuance of the powers conferred upon the said Jayesh by the said Owners, the said Jayesh obtained approval of the lay-out in respect of the said property from the Kalyan Municipal Corporation vide Order No. KMC/TPD/BP/AD/97-12 dated 22nd April, 1991 AND WHEREAS further to the said lay-out sanctioned, the said Jayesh also applied for a N.A permission to the Collector of Thane AND WHEREAS the said N.A permission has since been obtained vide No. REV/DESK-1/T7/NAP/SR/197/91 dated 20th January, 1992.

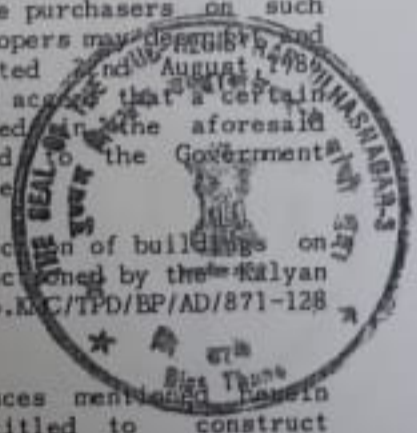
AND WHEREAS in the meantime by an Agreement dated 14th January, 1992 entered into between Messers LOK HOUSING AND CONSTRUCTIONS LIMITED, the Developers herein of the First Part and the said Owners of the Second Part and the said Jayesh (as the Confirming Party) of the Third Part, the said Owners agreed to allow the Developers herein to develop the said property to the extent of the area allowed to be developed under the aforesaid U.L.C Order, which portion of the property agreed to be developed is more particularly described in the Second Schedule hereunder written and hereinafter referred to as the said "Property".

AND WHEREAS pursuant to the said Agreement dated 14th January, 1992 the said Owners and the said Jayesh have put the Developers herein in vacant possession of the said property.

AND WHEREAS as per the aforesaid U.L.C Order dated 7th November, 1990 and modified by the corrigendum dated 16th January, 1992 passed by the Government of Maharashtra, Housing and Special Assistance Department, Bombay, the Developers are entitled to sell flats and other premises in the buildings to be constructed on the said property to prospective purchasers on such terms and conditions as the Developers may deem fit and subject to the guide-lines dated 2nd August, 1988 issued by the Government save and except that a certain number of tenements as mentioned in the aforesaid Orders are required to be sold to the Government nominees at a pre-determined price.

AND WHEREAS the plan for construction of buildings on the said property are finally sanctioned by the Kalyan Municipal Corporation vide No. KMC/TPD/BP/AD/871-128 dated 31st January, 1992.

AND WHEREAS under the circumstances mentioned herein the Developers herein are entitled to construct various buildings as per the said sanctioned layout and plans on the said property and sell the flats, shops, garages, car parking spaces and other premises in the said buildings to various persons subject to the terms & conditions of the said approval of K.M.C and the Developers alone have the sole and exclusive right to sell the premises in the said buildings and to enter



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W H E R E A S (1) SHIVRAM AMRO PATIL (2) ANKUSH SHIVRAM PATIL (3) LAV SHIVRAM AMRO PATIL (4) SMT. PARVATI SHIVRAM PATIL (5) SMT. RAIBAI LAXMAN FULORE (6) SMT. CHANGUNBAI JANARDAN PATIL (7) SMT PASUBAI BAJARAM PATIL and (8) SMT. BARKUBAI SAINATH PATIL (hereinafter called the said "Owners") are the absolute Owners of all those pieces or parcels of lands admeasuring 1,37,260.00 sq.mtrs lying, being and situate at Village Ambernath Taluka Ulhasnagar and more particularly described in the First Schedule hereunder written and hereinafter referred to as the said larger property AND WHEREAS the said property vested in the said Owners by virtue of Certificate of Purchase u/s 32-M of the Bombay Tenancy and Agricultural Lands Act, 1948 issued by the Additional Agricultural Lands Tribunal and Additional Mamlatdar-Kalyan on 18.8.61 duly registered at the office of the Sub-Registrar of Kalyan under Sr.No. 716 of Book No.1 on 18.8.61.

AND WHEREAS in pursuance of the Returns filed by the said Owners u/s 6(1) of the Urban Land (Ceiling and Regulations) Act, 1976, the Competent Authority Ulhasnagar Urban Agglomeration Thane vide Order No.U/LC/U/LN/6(1)/SR-19 dated 27.5.82 passed u/s 8(4) of the said U.L (C & R) Act allow these said Owners to retain 6000 sq.mtrs outof the said larger property being within the permissible ceiling limit and declared an area of 1,10,122.64 sq.mtrs as surplus. This Order was subsequently modified vide Order No.U/LC/U/LN-6(1)/SR-22-Khoj-KhuntaVali dated 6th January, 1992 issued by the Competent Authority u/s 45 of the U.L Act whereby an area of 1,25,476.88 sq.mtrs was determined as surplus vacant land.

AND WHEREAS the said Owners submitted a scheme to the Government of Maharashtra and the Government of Maharashtra vide Order No. U/LC/U/LN/1090/(89)/D-XV issued by Housing and Special Assistance Department dated 7.11.90 allowed the said Owners to develop the land admeasuring about 53,649.05 sq.mtrs out of the surplus vacant land as per the provisions of section 20(1)(a) of the U.L (C & R) Act in addition to the aforesaid 6000 sq.mtrs of the land allowed to be retained and under the terms and conditions mentioned in the said Order.

AND WHEREAS the aforesaid Order dated 7.11.90 has been amended by a corrigendum dated 16.1.1992 in the effect that the net area allowed for development by the said Owners now comes to 59,790.75 sq.mtrs in addition to the said 6000 sq.mtrs.

AND WHEREAS as per the said Order the remaining area out of the said larger property i.e. 65,686.13 sq.mtrs has been acquired by the Government of Maharashtra and allotted to Maharashtra Housing and Area Development Authority (MHADA).

AND WHEREAS by an Agreement dated 14.12.1990 the said Owners agreed to allow one Messrs Jayesh Developers, a Partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 and having its registered office at Nathibai Devji Chawl, Near New Shahad Railway Bridge, Shahad (West), Kalyan Taluka, Thane District. (hereinafter called the said "Jayesh")



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THE BANK OF RAJASTHAN
 IN
 Date 19/8/04
 Stamp Duty No. 8990/-
 Certain Charges No. 10/-
 Total No. 9000/-
 Name of stamp duty paying party
Mrs. Juce S. Shah
Mr. Sujal A. Shah
 Name of creditor party LoK Group
 Purpose of transaction Agreement
for Flat
 Group No. & area
 Office in Bank
 District
 Cashier Authorized signatory
 9000/-



LoK Housing And Constructions Ltd.,
 Income Tax Permanent A/c. No. AAA CL 1881B

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Plot No. 15/2 FLAT/SHOP/ROOM/BUILT-UP AREA 450 SQ. FT.
 MARKET VALUE RS 330576/- ACTUAL VALUE RS 259650/-

AGREEMENT FOR SALE

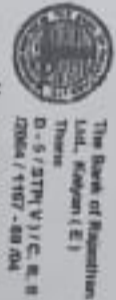
THIS AGREEMENT FOR SALE made at Bombay, this 6th day of September One-Thousand-Nine-Hundred-Ninety Two, BETWEEN M/s. LOK HOUSING AND CONSTRUCTIONS LIMITED, incorporated under the Indian Companies Act, 1956 and having its registered office at 14, Vishal Shopping Centre, Sir M.V. Road, Andheri (East), Bombay 400 069, hereinafter called the 'DEVELOPERS' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their successors and assigns) of the ONE PART AND Mr./Mrs./ Miss/ Messrs JUCE SUJAL SHAH AND MR SUJAL

ANIL SHAH — 9 Ganesh Bhuvan,

Nature Nagar Road No.2, Jogeshwari (East)

hereinafter called the 'PURCHASERS' (which expression shall unless it be repugnant to the context or meaning thereof would mean and include his/her/their heirs, executors, administrators and permitted assigns) of the OTHER PART;

Mrs. NEELAM S. CHITRE
 (Proprietor)
 THE BANK OF RAJASTHAN LTD.
 Lokgram, Kalyan (M).



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अंबरनाथ नगरपरिषद, अंबरनाथ

जा. क्र. अं.न.प. / मरधि/०५०४/७७९
 अंबरनाथ नगरपरिषद, अंबरनाथ
 दिनांक : १५/११/२००९

बांधकाम पूर्णतेचा दाखला / भोगवटा प्रमाणपत्र

प्रति
 श्री/श्रीमती श्रीनारायण मोने पारीत
मोने कुमुद. वा. लिंग. डाम. डान. ब्राह्म
मारा. को. किती हाट. मेहता
बसुगोविल्लूर मुंबई



श्री/श्रीमती किती मार. मेहता, बास्तुकार बांधकाम परवाना क्र. CA/६२/६४२ चा
 दिनांक २००५/२००८ चे अर्जावरून दाखला देण्यात येतो की, त्यांनी अंबरनाथ नगरपरिषद इदीत, सर्व
 मं. नष्ट-पे, नष्ट, कि. नं. ५५०, ५५३/१-पेकी स्थळी सर्व मं. ५५० प्लॉट नं. _____
 जीचे डॉक्टरनाथ

अंबरनाथ नगरपरिषद / कळवण-अहमदनगरमंडळ यांचे कारील बांधकाम परवानगी जावक क्रमांक २०००-२००९/६५५
१०९६/१०१० दिनांक २/३/२००९ अन्यथे मंजूर केलेल्या नकाशे प्रमाणे राहणेसाठी / संपिन्स-
 ऑटोमॅटिक बांधकाम पूर्ण केले आहे. सध्या त्यांना सोबतच्या नकाशांमध्ये हिरव्या रंगात दुरुस्ती दाखविल्याप्रमाणे तसेच
 खात्रील अटीवर बांधकामाची बापर परवानगी देण्यात येत आहे. (बांधकाम पूर्ण झाल्याची तारीख १५/११/२००९)
उमरान रुमाव - जे. ५

१) सडक	पेकी - पार्किंग साठी
२) स्टीट	पेकी - एगारे - ५७ रमोल्मा
३) सडकमजला	एगारे - ५८ रमोल्मा
४) पवित्र मजला	एगारे - ५८ रमोल्मा
५) दुसरा मजला	एगारे - ५८ रमोल्मा
६) तिसरा मजला	एगारे - ५८ रमोल्मा
७) चौथा मजला	पेकी - एगारे - ५८ - रमोल्मा
८) पाचवा मजला	
९) सहावा मजला	

- जेव्हा सज्जा (वास्तुकी) बंदिरत करण्यात आला असेल तर त्याचे समोरील व घरील १/३ क्षेत्रासाठी, सुपर्स, प्लान, शार्टर्स अथवा चौथ्या स्तराने, अनिवार्य रात्रील व पॅरापेट सोबत उर्वरित समोरील क्षेत्रासाठी प्लेज्ड शार्टर्स बंदिरत करणे आवश्यक रात्रील.
- कोणत्याही परिस्थितीत ओटव्हा बंद करणं घेणार नाही. तसेच सडकमजल्यास व टेरेस प्लेज्ड अरतवा वास्तुकी बंदिरत करणे अनुज्ञेय असणार नाही.
- भोगवटा प्रमाणपत्र सोबत दाखविलेल नकाशातील बांधकामा बंदिरत व इतर बांधकाम हे अनधिकृत समजण्यात येवून त्यावर महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ५२ ते ५६ नुसार कार्यवाही करण्यात येईल, याची नोंद घ्यावी.
* अधिकृत शासनालय अहमदनगर जिल्हा नगरपरिषद व रत्ना अहमदनगरातील बांधकाम शासनालय अहमदनगर करावी
- प्लॅन, टेरेस व पॅरापेट टेरेस बंदिरत करू नये.
- * बांधकामाचे बांधकाम संपल्यानंतर सर्व बांधकामे एक रीट्ट बांधकाम कार्यालय याचे व याचे संपिन्समध्ये बांधकामे
- अहमदनगर नगरपालिका इमारत विभाग दिनांक १५/११/२००९ अहमदनगर नगरपालिका इमारत विभाग अहमदनगर

नगरपालिकाकार
 अंबरनाथ नगरपरिषद, अंबरनाथ

मुख्याधिकारी तथा नियोजन प्राधिकारी
 अंबरनाथ नगरपरिषद, अंबरनाथ

- प्रति:
- १) कर विभाग, अंबरनाथ नगरपरिषद
 - २) पत्नी पुढ्या विभाग, अंबरनाथ नगरपरिषद

CERTIFIED TO BE TRUE COPY

FOR LOK ARCHITECTS
 ARCH. YUSUF R. SITARKHAN
 REG. NO. CA/१६/२०२४