



Friday, May 18, 2012

1:34:46 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

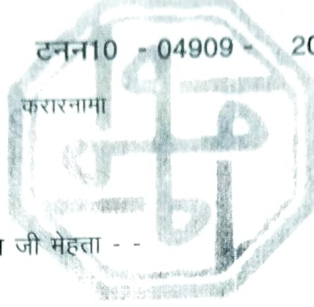
पावती क्र. : 4961

दिनांक 18/05/2012

गावाचे नाव पेणकरपाडा

दस्तऐवजाचा अनुक्रमांक टनन10 - 04909 - 2012

दस्ता ऐवजाचा प्रकार करारनामा



सादर करणाराचे नाव: कल्पेश जी मेहता - -

नोंदणी फी

:-

29560.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (26)

:-

520.00

एकूण

रु.

30080.00

आपणास हा दस्त अंदाजे 1:49PM ह्या वेळेस मिळेल

सह दुय्यम निबंधक - १०
सह दु.नि.का-ठाणे १०

बाजार मूल्य: 2955090 रु. मोबदला: 2844000रु.

भरलेले मुद्रांक शुल्क: 177360 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: देना बँक शाखा - मुंबई.;

डीडी/धनाकर्ष क्रमांक: 631384; रक्कम: 29560 रु.; दिनांक: 18/05/2012

मुळ दस्तऐवज परत केला

दस्तावेज प्रकार (Nature of Document)	A.A.
दस्तावेज नोंदणीय (Registrable / Non Registrable)	(Registrable / Non Registrable)
दस्तावेज नोंदणीकृत नाव (Registrant Name)	SROFLD
दस्तावेज नोंदणीकृत क्रमांक (Document No.)	58306
दस्तावेज नोंदणीकृत मालक (Owner)	Pratik M. Mehta
दस्तावेज नोंदणीकृत मूल्य (Value)	28,44,000/-
दस्तावेज नोंदणीकृत मालक (Sign)	Kalpana B. Mehta
दस्तावेज नोंदणीकृत मालक (Name of the party)	Pratik M. Mehta
दस्तावेज नोंदणीकृत मालक (Through Name & Address)	
दस्तावेज नोंदणीकृत मालक (Stamp No., Art.)	1773360
दस्तावेज नोंदणीकृत मालक (In Words)	
दस्तावेज नोंदणीकृत मालक (Authorized Person's full Signature & Seal)	

दस्तावेज नोंदणीकृत मालक (Authorized Person's full Signature & Seal)
 मालक/दस्तावेज नोंदणीकृत मालक (Authorized Person's full Signature & Seal)
 दिनांक 17/05/2012

SMS Sr. No.	4556 12012
Sign.	

Authorized Signatures
 1773360

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mira Road this 17th day of May 2012, BETWEEN

- (1) MR. PRATIK M. MEHTA
- (2) MRS. SARITA P. MEHTA

adults, Indian Inhabitants of Mumbai, having their address at FLAT NO. 18/Pratik Building No. "3"

"RNA COURT YARD CO-OPERATIVE HOUSING SOCIETY" at Dr. Baba Saheb Ambedkar Road, Bhd. Poonam Nagar, Mira Road (East), Thane-401 107, hereinafter called the

"VENDOR TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, executors, administrators and assigns) of

ONE PART AND

Pratik M. Mehta
 S.P. Mehta

Kalpana B. Mehta
 NK Mehta



The Karpal Co-operative Bank Ltd.,
 Bhayander Branch, Goddalo Naka,
 Tulsai Prasad Tower, 1st Floor,
 Opp. Shivsena Office,
 Bhayander (E), Thane-401 105
 D-5/STPW/C.R./105/10/06-2009-2012

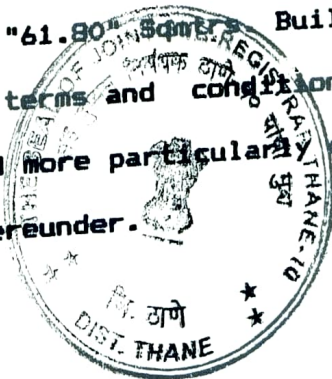
श्री 58306
 171486
 R.01773601-PB3
 SPECIAL ADHESIVE MAY 17 2012
 STAMP DUTY MAHARAS

(1) MR. KALPESH Q. MEHTA

(2) MRS. NEELAM KALPESH MEHTA

at address, Indian Inhabitants of Mumbai, having their address at Flat No. 201/C-23-Poonam Nagar, Phase-III, Shanti Park, Mira Road (E), Thane-401 107 hereinafter called the "PURCHASER/T R A N S F E R E E S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS by an Agreement dated 27th Feb. 2007 entered into by and between M/S. ROCKLINE CONSTRUCTION CO. A Prop. Firm having Office at RNA House, 50 Veer Nariman Road, Fort, Mumbai referred as "the Builders" therein and the Vendors herein referred as the Purchasers therein and the said Builders have sold to the Vendors and the Vendors herein have purchased and acquired from them a flat being the FLAT NO. "715/M-Wing" on the "7th" floor of Building No. "3" known as "RNA COURT YARD CO-OPERATIVE HOUSING SOCIETY" situate at Dr. Baba Saheb Ambedkar Road, Bhd. Poonam Nagar, Mira Road (East), Thane-401 107 admeasuring "665" Sqft. Builtup area equivalent to "61.80" Sqft. Builtup area at the price and on the terms and conditions as mentioned therein on the land more particularly described in the schedule written hereunder.



P. P. Mehta
P. P. Mehta

P. P. Mehta

A N D

The said original Agreement dtd. 6th Feb. 2007 is duly registered at the office of the Sub-Registrar of Assurances Thane under No. "1517/2007" on 20-2-2007.

A N D

The Vendors herein have paid full and the entire purchase price consideration of the said flat to the said builders as per the agreement and the said Builders admitted, confirmed and discharged that no amount /money is due and payable by the Vendors herein on any account whatsoever herein in respect of the said flat and the Vendors herein have taken a quiet, vacant and peaceful possession of the said flat and were and till this day are in occupation of the said flat.

A N D

The Vendors declare that the said agreement is valid and subsisting and they have not assigned the benefit of the said agreement to anybody else by way of security or otherwise. The Vendors agree to sign any document, if required, as and by way of confirmation of this agreement or of the right of the purchasers to purchase the said flat under the terms of the said agreement.



A N D

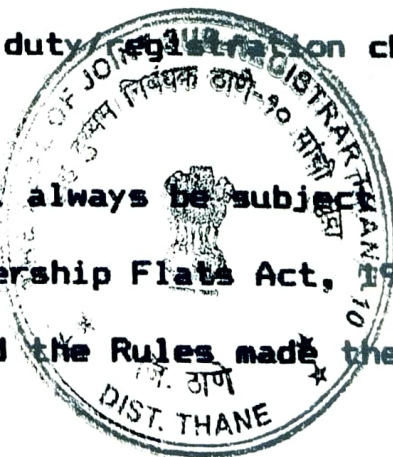
The Vendors have agreed to sell to the Purchasers and the Purchasers have agreed to purchase from the Vendors the said flat being the FLAT NO. "715/M-Wing" on the "7th" floor of Building No. "3" known as "BNA COURT YARD CO-OPERATIVE HOUSING SOCIETY" situate at Dr. Baba Saheb Ambedkar Road, Bhd. Poonam Nagar, Mira Road (East), Thane-401 107 with the fixtures, fittings and amenities provided therein by the builders/Vendors at and for the agreed consideration of Rs. 28,44,000/- (Rupees TWENTY EIGHT LAKH FORTY FOUR THOUSAND ONLY) and the parties hereto are desirous of executing this agreement for sale in respect thereof.

A N D

The construction of the said building completed in accordance with the approved plan and sanctions accorded by the local authorities and as per the Occupation Certificate issued by the Mira Bhayandar Municipal Corporation in the year _____ and copy of the same is annexed herewith for availing depreciation allowable on payment of stamp duty and registration charges.

A N D

This agreement shall always be subject to the provision of Maharashtra Ownership Flats Act, 1963 and also the M.C.S. Act, 1960 and the Rules made thereunder.



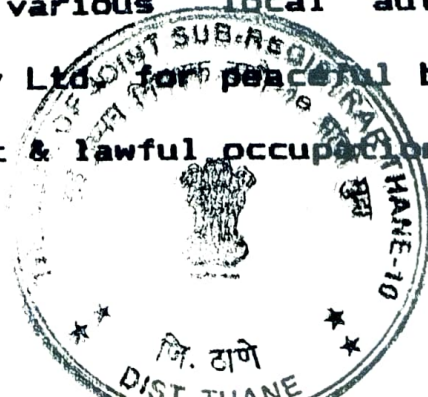
A N D

The Vendors are sole and absolute legal and lawful members of the "RNA COURTYARD" CO-OPERATIVE HOUSING SOCIETY LTD." a registered society of the premises in the building referred to hereinabove and registered under the provision of M.C.S. Act, 1960 under No. T.N.A / (T.N.A.)/HSB/ TC/20762/2009/2010 DTD. 27-4-2009 with its Registered Office at the same building. AND WHEREAS the members are registered share holder of five fully paid up shares of Rs. 50/- each issued by the Society bearing distinctive Nos. from "_____"to "_____" (both inclusive) for the total face value of Rs.250/- of the said society standing in their name.

AND WHERE AS the members and the share holder the Vendors have acquired the full right, liberty, privilege, title and interest therein and sole and exclusive ownership and possession of the said flat in the said society's building situate at Mira Road (East), Thane.

A N D

The Purchasers are desirous of acquiring the said shares alongwith right, title and interest of the said flat with all deposits and contributions made by the Vendors with various local authorities including Reliance Energy Ltd. for peaceful beneficial, uninterrupted enjoyment & lawful occupation of the said flat.



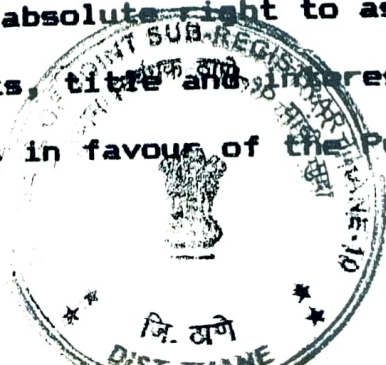
A N D

The Vendors have agreed to sell, assign and transfer to the Purchasers all the said shares including rights, title and interest, liberty, privilege of the said flat and handover a quiet, vacant and peaceful possession of the said flat to the Purchasers at and for the total consideration of Rs. 28,44,000/- (Rupees TWENTY EIGHT LAKH FORTY FOUR THOUSAND ONLY) inclusive of all deposits and contributions made by the Vendors with various local authorities including Reliance Energy Ltd. for the peaceful beneficial, uninterrupted enjoyment and lawful occupation of the said flat.

A N D

The Vendors have represented to the Purchasers :

- (a) That the Vendors have not entered into any agreement/s with any person(s) in respect of the said premises.
- (b) That the Vendors have not transferred and assigned their rights, title and interest in respect of the above said premises with any person(s).
- (c) That except the Vendors no other person or persons have any rights in the said premises and the Vendors being the owner of the said premises have got full and absolute right to assign & transfer all the rights, title and interest in the above said premises in favour of the Purchasers.



A N D

The Purchasers acting on the faith of the representations and assurances as aforesaid made by the Vendors, have agreed to purchase the said shares and rights of the said Flat with all deposits and benefits thereof at and for the total consideration as aforesaid and to get the membership and the said shares transferred in their name with permanent right of use and occupation of the said Flat.

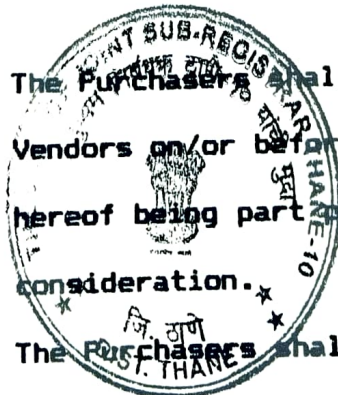
: NOW THIS INDENTURE WITNESSETH AS UNDER:

1. The Vendors shall sell, assign and transfer to the Purchasers all their rights title and interest in respect of the said flat together with all deposits and benefits thereof to the Purchasers at and for the total consideration of Rs. 28,44,000/- (Rupees TWENTY EIGHT LAKH FORTY FOUR THOUSAND ONLY) and the Purchasers shall pay to the Vendors entire fixed amount of agreed consideration of Rs. 28,44,000/- (Rupees TWENTY EIGHT LAKH FORTY FOUR THOUSAND ONLY) in the following manners:

Rs. 8,83,615/- The Purchasers shall pay to the Vendors on/or before execution hereof being part payment of agreed consideration.

Rs. 19,60,385/- The Purchasers shall pay to the vendors on/or before 20th May, 2012 being the balance amount of agreed consideration against possession.

(TIME IS ESSENCE OF CONTRACT)



S.P. Mehta
S.P. Mehta

Kesur...

S.P. Mehta
S.P. Mehta

Kesur...

The Vendors doth and each of them do hereby admits and acknowledges that they have received the said sum of Rs. 8,83,615/- (Rupees EIGHT LAKH EIGHTY THREE THOUSAND SIX HUNDRED FIFTEEN only) being the part payment of the agreed consideration and the Vendors doth shall acquit, release and discharge every part thereof to the Purchasers forever only on receipt of the balance amount of agreed consideration as mentioned herein above.

2. The Vendors declare that all amounts pertaining to the said flat and the said shares are fully paid up and no dues of any nature whatsoever in respect thereof are payable to the said builders and/or the said society and also expressly agree and undertake to pay all dues, if any, to any claimants lawfully or any other authorities including the difference of the stamp duty, registration charges, municipal and assessment taxes or any penalty thereof for the period till the possession of the said flat is handedover to the Purchasers and thereafter they will not be liable for the same.



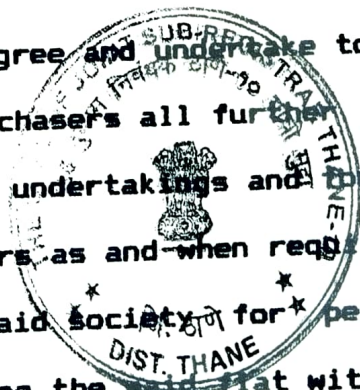
3. The Vendors declare that they have obtained the necessary permission from the said society as required under the Rule 38 (a) of the bye-laws of the said society to transfer all their rights, title and interest in respect of the said flat including the shares and deposits that may be lying in favour of the Purchasers and agree and undertake to co-operate and assist with the Purchasers for perfectly and effectively transferring the same flat with all benefits thereof unto the Purchasers.

4. The Vendors declare that being the sole and exclusive owner of the said flat they have full right and absolute power and authority to sell, assign and transfer to the Purchasers all their rights, title and interest in respect of the said flat and that no other person or persons has/have any rights, title and interest or claim or demand of any nature whatsoever into, over, upon the said flat or any part thereof either by way of a sale, exchange, mortgage, gift, trust, lien or tenancy etc. or otherwise. The said flat is absolutely free from all attachments and encumbrances beyond a reasonable doubts and also hereby agree and undertake to indemnify and keep indemnifying to the Purchasers against all such acts, actions, claims, demands, proceedings, costs and expenses arising from any third person or persons relating to the said flat.

5. The Vendors hereby agree and undertake that immediately on receipt of the balance amount of agreed consideration as mentioned in clause (1) herein they will handover a quiet, vacant peaceful possession of the said flat to the Purchasers alongwith all relevant original documents including bills, receipts, vouchers, correspondence etc. standing in their name.

6. The Vendors declare that on giving possession of the said flat to the Purchasers, the Purchasers shall be as an exclusive owner of the rights, title and interest in respect of the said flat which the Vendors have in the said flat and then the Purchasers shall peacefully hold possess, occupy and enjoy the said flat without any let or hindrance and/or denials and/or demand and/or interruption and/or eviction and/or claim by the Vendors or any other person or persons lawfully or equitably claiming through, under or in trust of the Vendors.

7. The Vendors hereby agree and undertake to execute at the cost of the purchasers all further agreements, conveyance, affidavits undertakings and forms etc. in favour of the Purchasers as and when required by the Purchasers and the said society for perfectly and effectively transferring the said flat with all benefits thereof including all amount standing to the credit of the Vendors in the records of the said society towards deposits, stock, bonds, sinking funds, dividend etc. unto the Purchasers.



8. This agreement has been concluded between the parties hereto on the basis of the representation of the Vendors that their agreement with the builders for purchase of the said flat and their membership with the said society are valid and subsisting and no notice of requisition or acquisition of the said flat or termination of membership have been received by them. The Purchasers declare that they have inspected all the documents of title in respect of the said flat and fully satisfied with the same.

9. All expenses incidental to this agreement including stamp duty, registration charges etc., if any payable on this agreement shall be borne and paid by the Purchasers only who shall also be liable to pay all outgoings in respect of the said flat as and when due for the payment from the date of possession. It is specifically agreed that any transfer premium payable to the said society shall be shared equally.

: THE SCHEDULE OF THE PREMISES REFERRED TO :

FLAT NO. "715/M-Wing" on the "7th" floor of Building
No. "3" known as "RNA COURT YARD CO-OP HSG SOCIETY"
situate at Dr. Baba Saheb Ambedkar Road, Bhd. Poonam
Nagar, Mira Road (East), Thane-401 107 Admeasuring
"665" Sqft. Builtup equivalent to "61.80" Sqmtrs.

Builtup area on all that piece or parcel of land or ground lying and being situate at village Penkarpada in taluka and district of Thane within limits of Mira Bhayandar Municipal Corporation and in the registrations district and sub-dist. Thane bearing Penkarpada Survey No. 212 New No. 44 & S No. 214 New S No. 46.

Year of Construction : O.C. _____

Structure: RCC GROUND + _____ UPPER FLOORS

Depreciation allowable : _____ % (OC ATTACHED)

Authentic

M. Mehete

11	90
2082	

K. S. Mehete
N. K. Mehete

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

SIGNED & DELIVERED by the
 withinnamed " VENDORS "

(1) MR. PRAIK M. MEHTA &

Pratik M. Mehta

(2) MRS. SARITA P. MEHTA

S.P. Mehta

In the presence of

cap duty

SIGNED & DELIVERED by the
 withinnamed " PURCHASERS "

(1) MR. KALPESH G. MEHTA

Kalpesh G. Mehta

(2) MRS. NEELAM KALPESH MEHTA

In the presence of

Neelam Mehta



रजद - 90
 2000/2001
 92-28

member's Copy CO-OP. BANK LTD. DEPOSIT SLIP 28215	Date: <u>12/10/20</u>		Stamp duty paying party <u>S.P. Mehta</u>		Officer <u>S. S. S. S.</u>
	Rs. <u>177360</u>				
	Rs. <u>177360</u>				

R E C E I P T

RECEIVED ON/OR BEFORE THE EXECUTION HEREOF OF AND FROM THE WITHIN NAMED PURCHASERS A SUM OF Rs. 8,83,615/- (Rupees EIGHT LAKH EIGHTY THREE THOUSAND SIX HUNDRED FIFTEEN ONLY) BEING THE PART PAYMENT OF THE AGREED CONSIDERATION AS MENTIONED HEREIN AND PAID TO US IN THE FOLLOWING MANNERS:

Rs. 8,83,615/- PO NO. 631370 DTD. 16-5-2012
DRAWN ON DENA BANK, MIRA ROAD BR.
IN FAVOUR OF ICICI BANK LTD.
(LBMUM 00001516629)

+++++

Rs. 8,83,615/-

=====

(Subject to realisation)

WE SAY RECEIVED Rs. 8,83,615/-



Pratik M. Mehta

(PRATIK M. MEHTA) (MRS. SARITA P. MEHTA)

VENDORS

WITNESSES:

- 1) *[Signature]*
- 2) *[Signature]*



R E C E I P T

RECEIVED ON _____ OF AND FROM THE WITHINAMED PURCHASERS A SUM OF Rs. 9,80,385/- (Rupees NINE LAKH EIGHTY THOUSAND THREE HUNDRED EIGHTY FIVE ONLY) BEING THE PART PAYMENT OF THE AGREED CONSIDERATION AS MENTIONED HEREIN AND PAID TO US IN THE FOLLOWING MANNERS:

Rs. 9,80,385/- CHQ NO. 000004 DTD. 18-5-2012
DRAW ON BANK OF BARODA

+++++
Rs. 9,80,385/-
=====

(Subject to realisation)

WE SAY RECEIVED Rs. 9,80,385/-

Pratik M. Mehta
S. Sarita P. Mehta


(PRATIK M. MEHTA) (MRS. SARITA P. MEHTA)

VENDORS



WITNESSES:

- 1) *[Signature]*
- 2) *[Signature]*

ट न न - 90
<i>2000 / 2000</i>
<i>98 - 24</i>

R E C E I P T

RECEIVED ON _____ OF AND FROM THE WITHIN NAMED PURCHASERS A SUM OF Rs. 9,80,000/- (Rupees NINE LAKH EIGHTY THOUSAND ONLY) BEING THE BALANCE/FULL AND FINAL PAYMENT OF THE AGREED CONSIDERATION AND PAID TO US IN THE FOLLOWING MANNERS:

Rs. 9,80,000/- CHQ NO. 249435 DTD. 18-5-2012
DRAW ON DENA BANK

Rs. 9,80,000/-

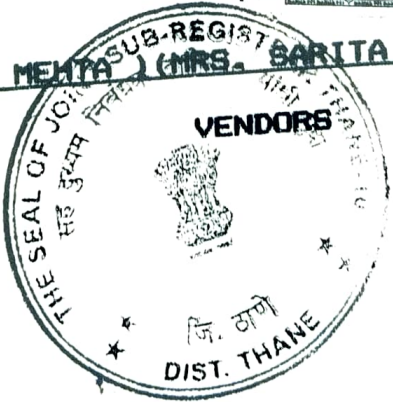
===== (Subject to realisation)

WE SAY RECEIVED Rs. 9,80,000/-

Pratik
8.



(PRATIK M. MEHTA) (MRS. SARITA P. MEHTA)



WITNESSES:

- 1) *[Signature]*
- 2) *[Signature]*

तजक - 90
rec / 2012
94 - 22

Date : 4th April, 2007.

To,
MR. PRATIK MEHTA
MRS. SARITA P. MEHTA
C / 103, Geeta Nagar Phase VII
Near Mira Bhayander Bridge
Bhayander, Dist. Thane

Sub: Allotment Letter of Open Car Parking No. 09 for exclusive use.

Dear Sir / Madam,

We hereby confirm having allotted you for your exclusive use one Open Car parking bearing No. 09 in the Compound of RNA COURTYARD against purchase of your Flat No. 715 on 7th Floor of "M" Wing of RNA COURTYARD, being purchased by you vide Sale agreement dated 6th February, 2007 and transfer agreement dated NIL.

We request you to please sign at foot of this allotment letter of Open Car Parking for confirmation and request you to please contact our representative at our site office for the exclusive use of the said premises. This letter may always be treated along with the sale agreement dated 6th February, 2007.

Yours faithfully

For **ROCKLINE CONSTRUCTION CO.**


(Constituted Attorney.)



We Confirm the above


(Purchaser/s)

रकम - 90
२००७
१९

सूची क्र. दोन INDEX NO. II

गावाचे नाव : पेणकरपाडा

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 2,002,380.00

बा.भा. रू. 1,460,025.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(1) सर्वे क्र.: 212/214/न 44/46 वर्णन: विभागाचे नाव - मीजे [गांव] पेणकरपाडा क्रमांक 4 (मिरा भाईदर महानगरपालीका), उपविभागाचे नाव - 4/19 - एन) भु- भाग मीजे पेणकरपाडा गांवातील रेल्वे लाईनच्या पश्चिमेकडील सर्व मिळकती सर्व्हे क्रमांक सदनिका क्रं 715.7वा मजला, विंग/एम, बि नं-3, आर. एन. ए. कोर्टीयार्ड, फेज-3च्या समोर, मिरारोड पू, ठाणे.
(1) 61.80 चौ. मि. बिअप.

(3) क्षेत्रफळ

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)-

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) मे. रॉकलाईन कंस्ट्रू कं चे भागीदार श्री रोशनलाल अग्रवाल यांच्या तर्फे कु मु म्हणून श्री फुलचंद मौर्य - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: आर एन ए हाउस; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: फोर्ट मुं; तालुका: -; पिन: -; पॅन नम्बर: MUMA14631B.

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) प्रतिके एम मेहता - -; घर/फ्लॅट नं: सी/103; गल्ली/रस्ता: -; ईमारतीचे नाव: गीता नगर -7, ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: मिरारोड पू; तालुका: -; पिन: -; पॅन नम्बर: AHHPM4344E.

(7) दिनांक करून दिल्याचा

(2) सरीता पी मेहता - -; घर/फ्लॅट नं: वरील प्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AHGPM1586L.

(8) नोंदणीचा

06/02/2007

(9) अनुक्रमांक, खंड व पृष्ठ

20/02/2007

1517 /2007

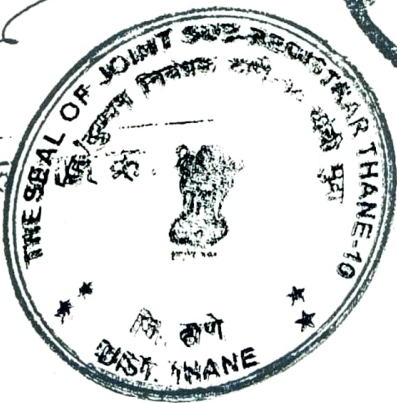
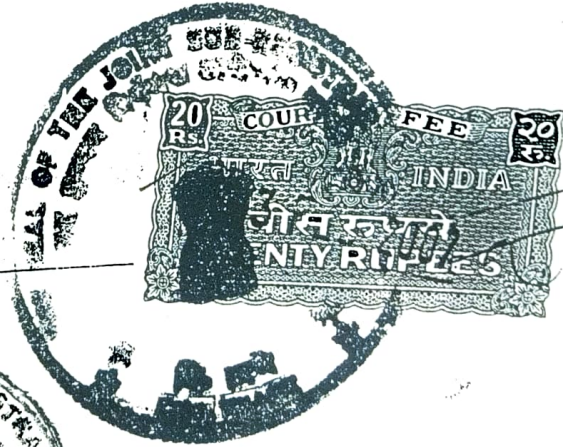
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क

रू 82719.00

(11) बाजारभावाप्रमाणे नोंदणी

रू 20030.00

(12) शेरा



ट ब न - 90
मेल 2012
२९



मिरा - भाईंदर महानगरपालिका
मुख्य कार्यालय

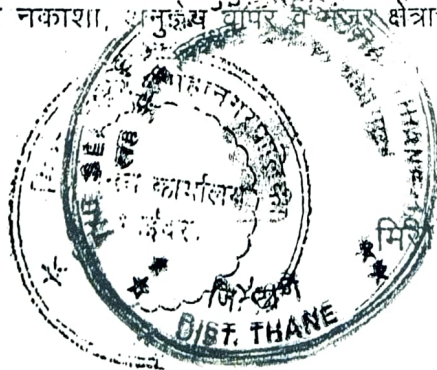
MIRA BHAYANDAR MUNICIPAL CORPORATION
छत्रपती शिवाजी महाराज मार्ग, भाईंदर (पु.) जिल्हा, ठाणे - ४०१ १०१

मनपा/नर/२००६/०७-०८

- वाचले - १. मे. स्ट्रिकॉन यांचा दि.०३/०५/२००७ चा दाखला अर्ज.
२. मे. सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचे कडील आदेश क्र. यु.एल.सी./टिए/जनरल/भाईंदर/एसआर-२०००, दि.०६/१०/२००० अन्वयेची मंजूरी.
३. मे. जिल्हाधिकारी, ठाणे यांचेकडील आदेश क्र. आर.एम.व्ही./डेस्क-३/एनएपी/एसआर-७३, दि.०६/०४/७८ ची अकृषिक मंजूरी.
४. मिरा भाईंदर महानगरपालिका पत्र क्र. मनपा/नर/१५३०/२००५-०६, दि.२३/०८/२००५ अन्वये सुधारीत बांधकाम परवानगी.
५. मे. स्ट्रिकॉन यांचा दि.३०/०४/२००७ अन्वये इमारत पूर्णत्वाचा दाखला.
६. मे. विजय भिसे अॅन्ड असो. यांचा दि.१५/०५/२००७ अन्वये इमारतीचे बांधकाम तांत्रिकदृष्ट्या योग्यतेबाबतचा दाखला.
७. मे. भावेश संघवी यांचे दि.३०/०४/२००७ अन्वये इमारतीच्या प्लंबिंग बाबतचा दाखला

// भोगवटा दाखला //

मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - पेणकरपाडा, स.क्र. २१२पै., २१४पै. (जुना), ४४पै., ४६पै. (नविन) येथील मंजूर रेखांकन नकाशांमधील इमारत प्रकार "१", "२", "३", "४" (वास्तुविशारद प्रस्तावित "आर.एन.ए. कोर्टयार्ड") या (तळ + पार्ट स्टिक्ट + ८) चे बांधकाम यासोबतच्या As built नकाशा प्रमाणे पूर्ण झाल्या बाबतचा दाखला वारतुविशारद मे. स्ट्रिकॉन यांनी सादर केला आहे. इमारतीचे बांधकाम तांत्रिकदृष्ट्या योग्यतेबाबतचा दाखला मे. विजय भिसे अॅन्ड असो. यांनी व इमारतीचे प्लंबिंगबाबतचा दाखला मे. भावेश संघवी यांनी सादर केला आहे. यांचा संदर्भिय क्र. ४ मधील अटीचे पालन करण्याच्या अटीवर उपरोक्त इमारत वरील प्रमाणे चा वापर करणेस व सदर इमारतीस आवश्यक तेवढा विस्तार पुरवठा होणेस महानगरपालिकाची हरकत नाही. शहरातील पाणी टंचाई लक्षात घेता आपणास नगर कनेक्शन मिळेलच याची हमी महानगरपालिका देत नाही. सदरचा वापर परवाना हा मंजूर नकाशा, अनुक्रमे वापर व मंजूर क्षेत्राच्या मर्यादित आहे.



आयुक्त

मिरा भाईंदर महानगरपालिका

- प्रत - १) विकासक
२) कर विभाग

george

[Signature]

2012

ठाणे

95-मौजे [गांव] पेणकरपाडा क्रमांक 4 (मिरा भाईंदर महानगरपालीका)

4/21-पी) भू- भाग मौजे पेणकरपाडा गांवातील रेल्वे लाईनच्या पूर्वकडील सर्व मिळकती सध्दे क्रमांक

Navi Mumbai/Thane

सध्दे नंबर-46

दर तक्त्यानुसार जमिनीचा दर

जमीन	निवासी सदनिका	कार्यालय	दुकाने	श्रीद्वोमीक
0.00	50600.00	58100.00	74700.00	58100.00

क्षेत्र	61.80	बांधकामाचे वर्गीकरण	1-आर सी सी
चा वापर	निवासी सदनिका	उद्ववाहन सुविधा	आहे
चा प्रकार	बांधीव	बांधकामाचा दर	5th to 10th Floor
चे वय	6 to 10 वर्षे	मजला	

यानुसार मिळकतीचा प्रति मीटर मुल्यदर = (वार्षिक मुल्यदर * घसा-यानुसार नविन दर) * मजला निहाय घट/वाढ
 = (50600.00 * 90 / 100) * (105.00 / 100)

= 47817.00

मुख्य मिळकतीचे मुल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर * मिळकतीचे क्षेत्र

= 47817.00

= 2955090.60

अंतिम मुल्य = अंतिम मुल्य दर + तळघराचे मुल्य + फीटमाळ्याचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य + बंदिस्त वाहन तळाचे मुल्य + लगतच्या गच्चीचे मुल्य + वरील गच्चीचे मुल्य + इमारती भोवतीच्या खुल्या जागेचे मुल्य

= A + B + C + D + E + F + G + H * मि. ठाणे
 = 2,955,090.60 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00

= 2,955,090.60 /-

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 2001 2012
 23- 22

दस्त गोषवारा भाग-1

दस्ता क्र 4909/2012

24-28

दुय्यम निबंधकः

सह दु.नि.का-ठाणे 10

8/05/2012

3:18 pm

क्रमांक : 4909/2012

प्रकार : करारनामा

क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

नाम: कल्पेश जी मेहता - -

पत्ता: घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं.: -

पेट/वसाहत: -

शहर/गाव: मिरारोड पू.ठाणे.

तालुका: -

पिन: -

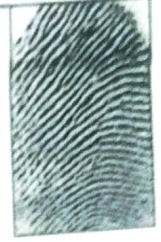
पॅन नम्बर: AQRPM4830H

लिहून घेणार

वय 35

सही

Kajm...



नाम: नीलम कल्पेश मेहता - -

पत्ता: घर/फ्लॅट नं.: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं.: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

पॅन नम्बर: AQWPM8808J

लिहून घेणार

वय 33

सही

N.K. Mehta



नाम: प्रतिक एम मेहता - -

पत्ता: घर/फ्लॅट नं.: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं.: -

पेट/वसाहत: -

शहर/गाव: मिरारोड पू.ठाणे.

तालुका: -

पिन: -

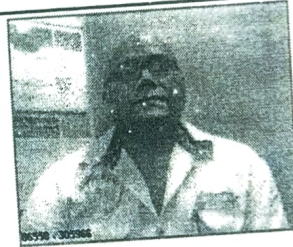
पॅन नम्बर: AAHPM4344E

लिहून घेणार

वय 49

सही

Pratik Mehta



नाम: सरीता पी मेहता - -

पत्ता: घर/फ्लॅट नं.: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं.: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

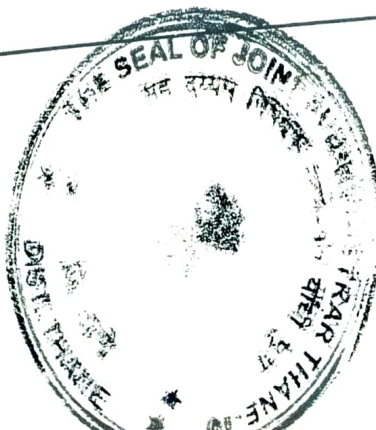
पॅन नम्बर: -

लिहून घेणार

वय 50

सही

S.P. Mehta



97
सह दुय्यम निबंधक ठाणे-१०

दस्त गोषवारा भाग - 2

टनन10

दस्त क्रमांक (4909/2012)

२३ - २३

पावती क्र. 4961 दिनांक: 18/05/2012
पावतीचे वर्णन
नाव: कल्याण जी मेहता

29560 : नोंदणी फी
520 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

30080: एकूण

सह दुय्यम निबंधक ठाणे-१०

दस्त क्र. [टनन10-4909-2012] चा गोषवारा
बाजार मूल्य : 2955090 मोबदला 2844000 भरलेले मुद्रांक शुल्क : 177360

दस्त हजर केल्याचा दिनांक : 18/05/2012 01:30 PM
निष्पादनाचा दिनांक : 17/05/2012
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार : 25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 18/05/2012 01:30 PM
शिक्का क्र. 2 ची वेळ : (फी) 18/05/2012 01:34 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 18/05/2012 01:37 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 18/05/2012 01:37 PM

दस्त नोंद केल्याचा दिनांक : 18/05/2012 01:37 PM

ओळख : खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,

व त्यांची ओळख पटवितात.

1) जगदिश जुठानी - , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: मिरारोड पू. ठाणे.

तालुका: -

पिन: -

2) भावीन दोशी - , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: मिरारोड पू. ठाणे.

तालुका: -

पिन: -



प्रमाणित करणेत येते की

चा दस्तास एकूण२६..... पाने आहेत.

सह दुय्यम निबंधक ठाणे-१०

द. निबंधकाची सही
सह दुय्यम निबंधक ठाणे-१०



पुस्तक क्रमांक

१५

क्रमांकावर नोंदला

सह दुय्यम निबंधक, ठाणे-१०