



गावाचे नाव : खारी

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप चुक दुरुस्ती पत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतील पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1.00
बा.भा. रु. 1.00

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

(1) सर्वे क्र.: 76/12,82/15, 77/11 गट क्र.: -फायनल प्लॉट क्र.: - मिळकत क्र.: - टिपीएस क्र.: - सिटिएस क्र.: -/-/-ग्रामपंचायत क्र.: - वर्णन: के वॉर्ड, खारी गांव, सदनिका क्र. 413/4था मजला बि.नं.6, महादेव नगर बि.नं.6, भाईदर पु. नोंदणी दस्त क्र. 4610, दि.14/08/2003 या दस्तामधील सदनिका क्र. 313 चुकीने नमूद केले हाते त्याची चुक दुरुस्ती या दस्ताव्दारे करण्यात येत आहे.
(1)46.46 चौ.मि.बि.अप

(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) भे. मयूर कंस्ट्रक्शन कंपनीचे भागीदार मनिष एम पाटील; घर/प्लॉट नं: 101; गल्ली/रस्ता: -; ईमारतीचे नाव: महादेव नगर; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: भाईदर पु.; तालुका: -; पिन: -; पॅन नम्बर: -

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

(1) पुपुलाल हरीराम भदरेचा; घर/प्लॉट नं: 102; गल्ली/रस्ता: नवघर रोड; ईमारतीचे नाव: राजलक्ष्मी अपार्टमेंट; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: भाईदर पु.; तालुका: -; पिन: -; पॅन नम्बर: -

(7) दिनांक करून दिल्याचा 29/08/2003

(8) नोंदणीचा 29/08/2003

(9) अनुक्रमांक, खंड व पृष्ठ 4915 /2003

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 20.00

(11) बाजारभावाप्रमाणे नोंदणी रु 100.00

(12) शेरा



सह. दुय्यम निबंधक वर्ग-२

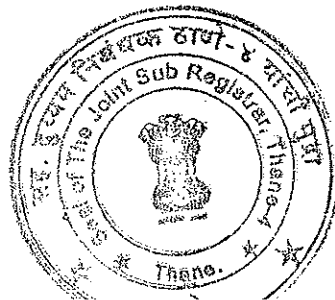
ठाणे क्र. ४

संगणकीय प्रत

मी ~~नवकल~~ केली
मी नवकल वाचली
मी रुजवात घेतली. 16/03/19

सदर नवकल श्री. विजय शाह
थांचा अर्ज क्र. 1729 २०१ बन्वये
निर्गमित केली असे
पावती क्रमांक 4612
दिनांक 16/03/2019

सह. दुय्यम निबंधक वर्ग-२
ठाणे क्र. ४





Thursday, August 14, 2003

11:45:36 AM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 4611

गावाचे नाव खारी

दिनांक 14/08/2003

दस्तऐवजाचा अनुक्रमांक टनन4 - 04610 - 2003

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: पपूलाल हरीराम भदरेचा

नोंदणी फी

:- 3140.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:- 780.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (39)

एकूण

रु.

3920.00

आपणास हा दस्त अंदाजे 12:00PM ह्या वेळेस मिळेल

दुय्यम निबंधक

बाजार मुल्य: 313500 रु.

मोबदला: 313500रु.

भरलेले मुद्रांक शुल्क: 3200 रु.

3200/- Rupees three thousand two hundred only.

[Signature]
Proper Officer
Sub Registrar Thane-2



तनन-४
दिनांक 14/08/2003
9130



SUB-REGISTRAR
THANE - 2
MAH-CCRA/0074

AGREEMENT FOR SALE

ARTICLE OF AGREEMENT made and entered into at Bhayandar, on this 14th day of AUGUST, 2003 BETWEEN : SHRI MANISH NANDKUMAR PATIL Partner of M/s. MAYUR CONSTRUCTION CO., having his Office at Flat No. 101, Mahadev Nagar, Navghar Road, Bhayandar (East), Thane - 401 105, hereinafter called as the "BUILDER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns of the surviving partner) of the FIRST PART

[Signature]
P. B. Bhadwaj

1

[Signature]
Patil

INDIA
STAMP DUTY MAHARASHTRA
SR 0003200 PB1027
29763
145006
AUG 11 2003
SPECIAL
REVENUE

AND

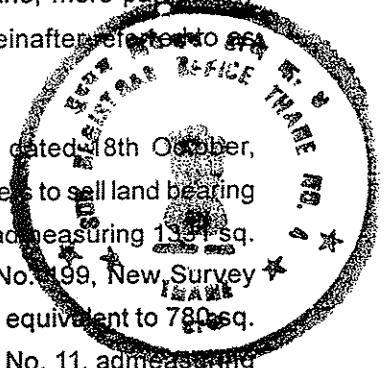
Mr. Papulal Hariram Bhadurecha
102, Rajlaxmi Apt. Nearhar Road
Bhayandar (E) Dist Thane 401105

hereinafter called "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and assigns) of the **SECOND PART**.

WHEREAS : 1) Shri Dwarakanath Pandurang Patil, 2) Shri Ayodhyanath Pandurang Patil, 3) Smt. Ushabai Janardhan Mhatre, 4) Shri Ganesh Ayodhyanath Patil, 5) Shri Chitaranjan Ayodhyanath Patil, 6) Smt. Pratibha Dayanand Patil, 7) Ms. Harshala Ayodhyanath Patil, 8) Smt. Vaijayanti Vijay Gharat, 9) Shri Jaydeep Dwarakanath Patil, 10) Smt. Indira Narendra Mhatre, 11) Shri Vilas Dwarakanath Patil, 12) Smt. Nandini Lalchand Patil, 13) Shri Prasad Dwarakanath Patil, 14) Shri Vijay Vasudev Patil, 15) Smt. Usha Murlidhar Patil and 16) Smt. Sulochana Janardhan Patil are the owners of the land bearing Old Survey No. 196, New Survey No. 76, Hissa No. 12, admeasuring 1331 sq. yards, i.e. equivalent to 1100 sq. meters, Old Survey No. 199, New Survey No. 82, Hissa No. 15, admeasuring 943.8 sq. yards, i.e. equivalent to 780 sq. meters and Old Survey No. 195, New Survey No. 77, Hissa No. 11, admeasuring 1223 sq. yards, i.e. equivalent to 1010 sq. meters, situate, lying and being at Village Khari, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane, more particularly described in the First Schedule hereunder written, (hereinafter referred to as the "Said Property")

AND WHEREAS by an Agreement for Sale, dated 18th October, 2000, the said Shri Dwarakanath Pandurang Patil and others to sell land bearing Old Survey No. 196, New Survey No. 76, Hissa No. 12, admeasuring 1331 sq. yards, i.e. equivalent to 1100 sq. meters, Old Survey No. 199, New Survey No. 82, Hissa No. 15, admeasuring 943.8 sq. yards, i.e. equivalent to 780 sq. meters, Old Survey No. 195, New Survey No. 77, Hissa No. 11, admeasuring 1223 sq. yards, i.e. equivalent to 1010 sq. meters, situate, lying and being at Village Khari, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane, to Shri Nandkumar Mahadev Patil, Proprietor of M/s. MANISH DEVELOPERS being the Builder hereinafter mentioned at the price of Rs. 2130/2000 and on the terms and conditions therein contained.

AND WHEREAS in pursuance to the said Agreement for Sale cum Development, dated 18th day of October, 2000, the said Shri Dwarakanath Pandurang Patil and others had also executed an Irrevocable General Power of Attorney in favour of the Builder herein, conferring upon him several powers



रजि. नं-४
२१३०/२०००
२१३०

P. Bhadurecha

2

Patil

inter-alia power to develop the said land bearing Old Survey No. 196, New Survey No. 76, Hissa No. 12, admeasuring 1331 sq. yards, i.e. equivalent to 1100 sq. meters and Old Survey No. 199, New Survey No. 82, Hissa No. 15, admeasuring 943.8 sq. yards, i.e. equivalent to 780 sq. meters, Old Survey No. 195, New Survey No. 77, Hissa No. 11, admeasuring 1223 sq. yards, i.e. equivalent to 1010 sq. meters: situate, lying and being at Village Khari, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane, by constructing buildings thereon and also to sell the premises to the intending purchasers thereof.

AND WHEREAS the Addl. Collector and the Competent Authority, Thane Urban Agglomeration, had granted permission to develop the said properties vide an Order No. ULC/ATP/WSHS/20/SR-1152, dated 14/8/2001 under the provisions of Urban Land (Ceiling and Regulation) Act, 1976.

AND WHEREAS the Mira Bhayandar Municipal Council has sanctioned the plan of the buildings to be constructed on the said properties vide a Letter No. NP/NR/1065/8456/01-02, dated 5/1/2002.

AND WHEREAS the Collector of Thane has granted N. A. permission in respect of the said properties vide an Order No. Revenue/K-1/NAP/SR-25/2002, dated 17/6/2002.

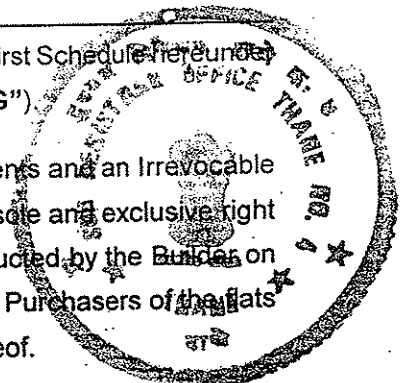
AND WHEREAS the Mira Bhayandar Municipal Corporation has issued Commencement Certificate bearing No. MNP/NR/559/3140/2002-03, dated 21/6/2002 in respect of the buildings to be constructed on the said properties.

AND WHEREAS in the premises aforesaid, the Builder herein is entitled to construct the building on the said properties, more particularly described in the First Schedule hereunder written, as per the plan and in accordance with the said order and permissions granted by the concern authorities.

AND WHEREAS the Builder has proposed to construct Buildings known as Mahadev Wajan on the said properties, more particularly described in the First Schedule hereunder written, (hereinafter referred to as the "SAID BUILDING").

AND WHEREAS by virtue of the said Agreements and an Irrevocable General Power of Attorneys, the Builder alone has the sole and exclusive right to sell the Flats/Shops in the said building to be constructed by the Builder on the said properties and to enter into agreement with the Purchasers of the flats and shops and to receive the sale price in respect thereof.

AND WHEREAS the Flat/Shop Purchaser demanded from the Builder and the Builder has given inspection to the Flat/Shop Purchaser of all the documents of title relating to the said properties, the said orders and permissions granted by the authorities concerned, and the Agreements and Irrevocable



B. Bhakurjee

3

तनन-४
२१० / २००३
२१३९

General Power of Attorney executed by and between the parties thereto and also building plans, designs and specifications and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of Construction, Sale Management and Transfer Act, 1963) (hereinafter referred to as the said "ACT") and the rules made thereunder.

AND WHEREAS the copies of Certificate of Title issued by the Advocate of the Builder, copies of Village forms VI or VII and XII or any other relevant revenue record showing the nature of title of the Builder to the said properties described in the First Schedule hereunder written and copies of the said plans approved by the concerned authorities have been annexed hereto:

AND WHEREAS the Builder has accordingly commenced construction of the said building in accordance with the permission and orders granted by the authorities concern.

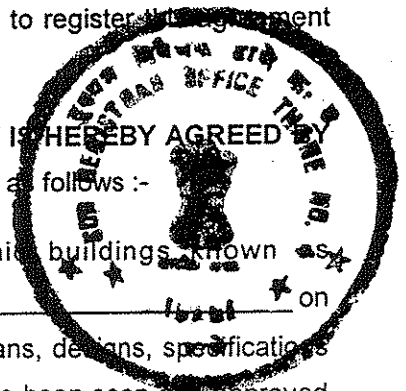
AND WHEREAS the Flat/Shop Purchaser applied to the Builder for a allotment to the Purchaser Flat/Shop No. 313, admeasuring 500 sq. feet (Super Built-up/~~Built-up~~/Carpet) BNOG Wing, on the 3rd floor of the building known as Mahadev Nagar to be constructed by the Builder on the properties, more particularly described in the First Schedule hereunder written and declared that neither the said Flat/Shop Purchaser nor the members of the Flat/Shop Purchasers family own a tenement or a house of building within the limit of the Mira-Bhayandar Municipal Council.

AND WHEREAS relying upon the said application, declaration and agreement, the Builder agreed to sell to the Flat/Shop Purchaser a Flat/Shop at the price and on the terms and conditions hereinafter appearing.

AND WHEREAS under section 4 of the said Act the Builder is required to execute a written Agreement for Sale of the said Flat/Shop to the Flat/Shop Purchasers being in fact these presents and also to register the agreement under the Registration Act.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND BETWEEN THE PARTIES HERETO as follows :-

1. The Builder shall construct the said buildings known as Mahadev Nagar on the said properties in accordance with plans, designs, specifications approved by the local authority which have been seen and approved by the Purchaser with only such variations and modifications as the Builder may consider necessary as may be required by the concerned local authority which the Purchaser hereby gives consent.



P. Bhudarek 5250/2003
4 टनन-४
०१८९

2. The Purchaser hereby agrees to purchase and the Builder hereby agrees to sell Flat/Shop No. 313 of an area admeasuring 500 sq. ft. (Super Built-up) BW 6 Wing, on 34 floor, in the building known as Mahadev Dagar more particularly described in the Second Schedule hereunder written, (hereinafter called "the said premises"). Built up 46.46 sq. mtrs.

3. The Purchaser shall pay to the Builder a sum of Rs. 313500/- (Rupees Three lak Thirteen Thousand Five hundred Only) as the purchase price in respect of the said premises apart from the other payments to be made by the Purchaser under this agreement to the Builder. The purchase price shall be paid by the purchaser to the Builder in the following manner.

a. Rs. 75000/- as Earnest Money on or before the execution of this Agreement.

b. Rs. 150000/- On Completion of Plinth work of the building to be constructed on the said properties.

c. Rs. 125000/- On completion of R.C.C. frame work of the 1st Slab of the building.

d. Rs. 51280/- On completion of R.C.C. frame work of the Second Slab of the building.

e. Rs. _____/- On completion of R.C.C. frame work of the Third Slab of the building.

f. Rs. _____/- On completion of R.C.C. frame work of the Fourth Slab of the building.

g. Rs. _____/- On completion of R.C.C. frame work of the Fifth Slab of the building.

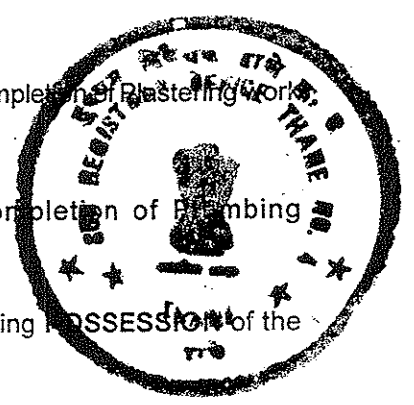
h. Rs. _____/- On completion of Brick work of the building.

i. Rs. _____/- On completion of Plastering work of the building.

j. Rs. _____/- On completion of Finishing work of the building.

k. Rs. _____/- On giving POSSESSION of the said premises.

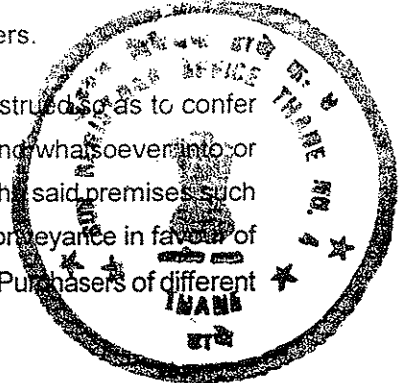
4. IT IS HEREBY EXPRESSLY AGREED that the time for payment of each of the aforesaid instalments of the purchase price shall be the



R. Bhudwadia
5
तदन-४
वसत कर्मक ०९०/२००३
५१३९

essence of the contract. In the event of the Purchaser making any default in payment of any of the installments of the purchase price, the Builder will be entitled to terminate this Agreement and in that event to refund to the Purchaser all the money paid by the purchaser as purchase price hereunder without any interest after the said premises is sold to another party as the Builder may determine and after the Builder shall have received the payment from the New Purchaser of such premises, and the Builder shall also be entitled to deduct outgoings in respect of the said premises and the loss or damages, if any, sustained by the Builder and in the event of default, the purchaser will have no right whatsoever on such premises.

5. Without, prejudice to the above and the Builder other rights under this agreement and/or in law the purchaser shall be liable to pay to the Builder interest at the rate of 24% per annum on all amounts due under this Agreement if such amounts remain unpaid for seven days or more after becoming due.
6. The Builder agree to give possession of the said premises to the Purchaser on or before the _____ day of _____ 200_____, subject to the availability of cement, steel, water for construction or other building materials and subject to strike, civil commotion or any act of God such as earthquake, flood or any other natural calamities and act of enemy or other cause beyond the control of the Builder. If however, the Builder are not able to give possession of the said premises to the Purchaser owing to unavoidable circumstances, the Purchaser shall not be entitled to any damage whatsoever he/she shall be entitled to receive back the money paid by him/her to the Builder towards the price of the said premises without interest thereon.
7. Any addition and alteration in the said premises and/or in respect of the specifications and amenities by the Purchaser, if agreed by the Builder, shall be carried out at the risk and extra cost of the Purchaser which shall be paid in advanced by the Purchasers.
8. Nothing contained in this agreement, shall be construed so as to confer the Purchaser any rights title or interest of any kind whatsoever into or over the said plot or building or any part thereof of the said premises such conferment shall take place only on execution of conveyance in favour of such co-operative society which shall be formed by Purchasers of different premises in the said building.
9. The Purchaser shall have no claim or right save and except in respect of the premises agreed to be purchased by him/her. All open spaces,



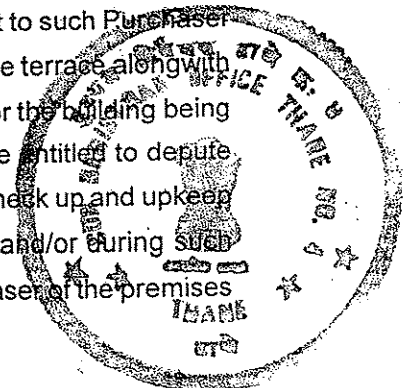
P.R. Bhudurecha

टनन-४
बल्ल कर्मिक-२३१० /२००१
२।३८

Handwritten signature

lobbies, lifts, terrace etc., will remain the properties of the Builder until the whole building is transferred to the Co-operative Society as hereinafter mentioned but subject to the rights of the Builder as hereinafter stated.

10. **IT IS EXPRESSLY AGREED** that the Builder shall be entitled to sell the premises in the said building for the purpose of using the same as guest house, dispensaries, nursing homes, maternity homes, for residential or for commercial user and/or any other use as may be permitted by the local authority in that behalf and the purchaser or his/her assignee/s shall not object to the use of the premises for the aforesaid purpose at any time in future by the respective purchasers thereof.
11. The Purchaser has informed the Builder that he/she desires to use the said premises for residential/business purposes and/or any other purposes or user as may be permitted by the Builder and the local authority from time to time. However, the Purchaser shall not change the use of the premises without prior written permission of the Builder.
12. **IT IS HEREBY EXPRESSLY AGREED** that the terrace on the said building shall always belong to the Builder and they shall be entitled to deal with and dispose off the same in such manner as they may deem fit and proper. In the event of the Builder obtaining permission from the local authority for constructing any type of premises on the terrace, or the open spaces then the Builder shall be entitled to dispose off such premises constructed by them on the terrace with or without the terrace to such person and on such terms as the Builder may deem fit. The Builder shall be entitled in that event to allow the entire terrace to be used by the Purchaser or such premises constructed on the terrace and the terrace shall then be in exclusive possession of the Purchaser of such premises constructed on the terrace. The Society that may be formed by the Purchaser of premises in the said building shall admit the Purchaser on such premises that may be constructed on the terrace or on the open spaces as its member and shall allot to such Purchaser the premises that may have been constructed on the terrace along with the terrace in the event of any water storage tank for the building being constructed on the terrace then the society shall be entitled to depute its representative to get the terrace for the regular check up and upkeep and for repairing the tank at all reasonable times and/or during such time as may be mutually agreed upon by the Purchaser of the premises on the terrace and the society.
13. The Builder has informed the Purchaser that there will be common access roads, passages, electric and telephone cables, water lines, drainage lines, sewage treatment plant and other common amenities



P. R. Bhaduracharya

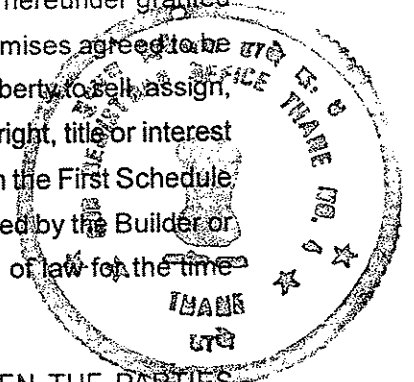
7	टनन-४	<i>[Signature]</i>
	सं. नं. १०/२००३	
	०१३८	

in properties described in the First Schedule hereunder written. The Builder has further informed that all the charges of the aforesaid amenities will be common and the Purchaser along with other Purchasers in the building shall share such charges in respect thereof as also maintenance charges proportionately. None of the Purchasers shall be entitled to object to the Builder laying such pipelines, underground electric and telephone cable, water lines, drainage lines, sewage lines etc. passing through any of the properties belonging to the Builder. The Builder also reserve the right of forming common federation or an Apex Co-operative Housing Society or a Committee which may be allowed under the law for the time being in force of all the societies for maintaining aforesaid common facilities such as underground electric and telephone cables, water lines, internal roads, sewage lines, sewage treatment plant and all other common amenities in the scheme passing through any of the properties belonging to the Builder including properties described in the First Schedule hereunder written.

14. The Builder shall have a right until the execution of the Conveyance in favour of the proposed society to make additions or alteration or put up additional structures and stories on the said building which shall be the properties of the Builders and the builder will be entitled to dispose off the same in such manner as they deem fit and the purchaser shall have no objection against the same, if any additional F.S.I. is available to the Builder before the execution of the conveyance in favour of the proposed society, the builder shall entitled to utilise the same and also to sell and dispose off the premises that may be constructed by utilising such additional F.S.I. irrespective of the fact that premises and/or the management of the said building has been handed over to or taken over by such co-operative society or adhoc committee or any other body of such Purchaser.

15. IT IS HEREBY EXPRESSLY AGREED AND PROVIDED THAT so long as it does not any way effect or prejudice the rights hereunder granted in favour of the Purchaser in respect of the said premises agreed to be purchased by the Purchaser, the Builder shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose off their right, title or interest in the said plot of land more particularly described in the First Schedule hereunder written and/or in building to be constructed by the Builder or any part thereof in accordance with the provisions of law for the time being in force.

16. IT IS HEREBY EXPRESSLY AGREED BETWEEN THE PARTIES hereto that the builder shall be entitled to borrow construction loan from any person or party including financial institutions and for that purpose to mortgage the said land and/or the entire construction work



Handwritten signature: P.R. Bhambhani
Date: 17/08/2018
Stamp: 13E

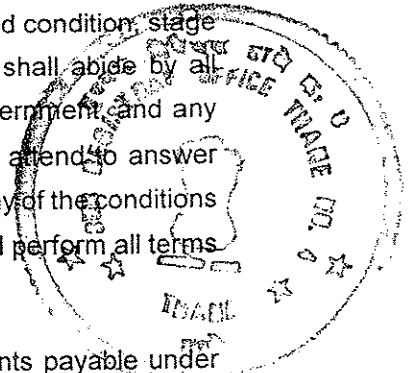
put up thereon or any part thereof and such mortgage created by the Builder for obtaining construction loan shall have a priority over the right or charge in favour of the purchaser for the payments made by the Purchaser hereunder.

17. As soon as the Building is notified by the Builder as complete such of the Purchaser of the premises (including the Purchaser herein) shall pay the respective arrears of the price payable by them within 7 days of such notice served individually or to be put in any prominent place in the said building. If the Purchaser fails to pay the arrears insptie of the notice served as aforesaid, the Builder will be entitled to terminate this agreement with the Purchaser and to refund to such purchaser all the installments of purchase price paid by such purchaser till then, but without interest thereon and after deducting therefrom the outgoings and dues in respect of the premises agreed to be purchased by him/her from the date of completion of the building until the Builder shall have disposed off such premises. The money becoming refundable to the Purchaser shall have sold and/or disposed off and received the entire consideration price of the premises in respect of which the agreement shall have been rescind under this clause.

18. The Builder shall in respect of any amount remaining unpaid by the Purchaser under the terms and conditions of this Agreement, have a first lien and charge on the said premises agreed to be purchased by the Purchaser. The Builder shall execute or cause the owners to execute in favour of the co-operative society to be formed by the purchaser of the premises in the said building a conveyance, respect of the land described in the First Schedule hereunder written if the Builder shall have created any encumbrances on the said pieces of land and/or the construction work thereon for obtaining construction loan in favour of any party or financial institution at or before the execution of the conveyance as aforesaid, the builder shall satisfy such mortgage or charge.

19. The purchaser shall maintain at his/her own costs the said premises agreed to be purchased by him/her in the same good condition, stage and order in which it is delivered to him/her, and shall abide by all orders, bye-laws, rules and regulations of the Government, and any other authorities and the Local Authority and shall attend to answer and be responsible for all actions and violations of any of the conditions or orders or rules or bye-laws and shall observe and perform all terms and conditions contained in this Agreement.

20. The Purchaser hereby agrees to pay all the amounts payable under the terms of this Agreement as and when they become due and payable, time in this respect being the essence of the contract. Further, the



9
टनन-४
१२/१०/२०१८
८/३२

P. Bhulnarach

Builder are not bound to give notice regarding such payment and the failure thereof shall not be pleaded as an excuse for non-payment of any amount or amounts on the respective due dates.

21. The Purchaser hereby covenants with the Builder to pay amounts required to be paid by the Purchaser under this agreement and to observe and perform the covenants and conditions contained in this Agreement and to keep the Builder indemnified against the said payment and observance and performance of the said covenants and conditions.

22. The Purchaser hereby agrees and undertakes that the Purchaser shall become a member of the co-operative society in the manner hereinafter appearing AND ALSO from time to time sign and execute the application for the Registration and other papers and documents necessary for the incorporation and the registration of such society including the bye-laws of the proposed society. No objection shall be raised to the draft bye-laws as may be required by the Registrar of co-operative societies or other competent authority. The Purchaser shall be bound from time to time to sign, all paper and documents and to do all other things as may be required from time to time for safeguarding the interest of the Building and other Purchasers of flat, in the said building, failure to comply with the provisions of this clause will render this agreement ipso facto come to an end.

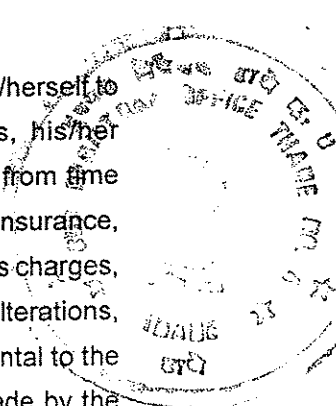
23. The purchaser hereby agree that in the event of any amount becoming payable by way of premium to the concerned local authorities or to the State Government or any amount becoming payable by way of betterment charge or development charges or any other payment of a similar nature in respect of the said land described in the First Schedule hereunder written and / or the structure or structures to be constructed thereon, the same shall be reimbursed by the Purchaser to the Builder in the proportion in which the area of the said premises in the said building and/or in all other structures in the said land as the case may be. Determination of such proportionate charges by the Builder shall be final.

24. a) The Purchaser hereby further agrees and bind himself/herself to pay from the date of the delivery of the said premises, his/her proportionate share that may be determined by the Builder from time to time as outgoings in respect of the properties including the insurance, all taxes, water charges, common lights, lift charges, sweepers charges, watchman and security service, sanitation, additions, and alterations, paintings, colour washing etc. and all other expenses incidental to the management of the properties. Such payment shall be made by the purchaser on or before 5th day of each and every calendar month in advance whether demand thereof is made or not.

P. Bhudhwecha

10

टनन-४
जमा कमांक ४६१०/२००३
१०/३९



of laying down, maintenance, repairing and testing drainages, welding and electric wires and for similar purposes and also for the purposes of cutting off the supply of water to the premises or any other premises in the building in respect whereof the purchaser or the occupier of such of other premises, as the case may be, shall have committed default of paying his/her share of the water tax and /or other outgoings and the electric charges and all other outgoings.

28. The Purchaser shall not at any time demolish the said premises or cause to be done any additions or alterations whatsoever nature in or to the said premises or any part thereof. The Purchaser shall keep the premises, walls, partition wall, sewers, drainage pipes and appurtenances thereto in good and tenantable repair condition and in a particular the said building other than his/her premises. The Purchaser shall not close or cause to be closed the verandah or lounges or balconies or make or cause to be made any alterations in the elevations and outside colour actions or scheme of the premises to be acquired by him/her.

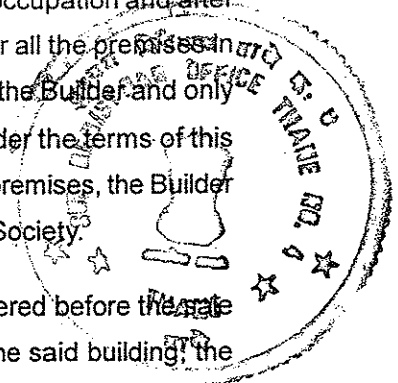
29. After the possession of the premises is handed over to the purchaser if any additions or alteration in or about to relating to the said building are required to be carried out by the Government, Local Authorities, Municipality or any other statutory authority, the same shall be carried out by the Purchasers of premises in the said building at his/her own costs or manner liable or responsible for the same.

30. The Purchaser shall insure and keep insured the said premises against loss or damage by fire or any other calamities for the full value thereof.

31. The Purchaser shall not do or permit to be done Act or thing which may render void or voidable any insurance of any increased premium to be payable in respect thereof or which may or is likely to cause nuisance or annoyance to occupiers of the other premises in the said building.

32. After the building is complete and ready and fit for occupation and after the Society as aforesaid is registered and only after all the premises in the said building have been sold or disposed off by the Builder and only Builder have received all dues payable to them under the terms of this Agreement or otherwise with various purchasers of premises, the Builder shall execute a Conveyance in favour of the said Society.

33. In the event of the Society being formed and registered before the sale and disposal by the Builder of all the premises in the said building, the power and the authority of the society so formed or of the purchasers herein and other purchaser of the premises shall be subject of the overall



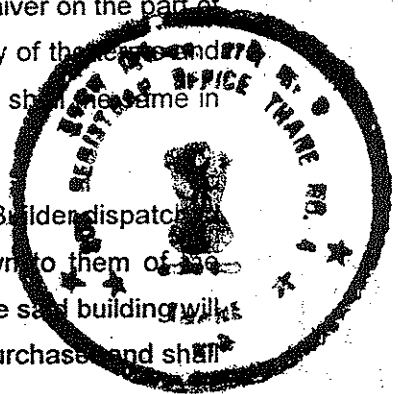
P. R. Bhadwajcha

12	२००७-०८
१२/३६	

[Handwritten signature]

power of the Builder in any of the matters concerning the building; the construction and completion thereof and all amenities pertaining to the same and in particular, the Builder shall have absolute authority and control as regards the unsold premises and the disposal thereof irrespective of the fact that the Purchasers of the different premises have formed a Co-operative Society, adhoc committee or any other body.

34. The Purchaser agrees with the Builder that the Co-operative Society that may be formed by the Purchasers of the Flat/Shop in the said building, if possible, shall become the members of the intended apex Co-operative Society or the Federation is not possible to be formed under the law for the time being in force each of the society in the said scheme shall nominate two persons to represent such society and a committee shall be formed. Such committee which is formed by the representatives of each of the societies in the scheme shall be in charge of the maintenance of internal access roads, common recreation space, sewage treatment plant and all other common amenities in the scheme and such co-operative society, federation or expenses in maintaining and reconstructing the internal access road and open recreation space and all the common amenities as needed from time to time. The Purchaser hereby consents to such Co-operative Society or Federation Committee to be formed by the Purchasers of the Flats/Shops in the said building and to become a member of such Co-operative Society or Federation Committee and to pay from time to time such amounts that may be payable to such body. The Purchaser further agrees and undertakes to contribute his/her proportionate share as may be fixed by such Co-operative Society, Federation or Committee from time to time.
35. Any delay or indulgence by the Builder in enforcing the terms of this Agreement or any forbearance or giving time to the Purchaser for any reason whatsoever shall not be considered as a waiver on the part of the Builder of any breach or non-compliance of any of the conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the remedies of the Builder.
36. The letters, receipts and/or notices issued by the Builder dispatched under certificate of posting to the address known to them of the purchaser or pasted on the conspicuous part of the said building will be sufficient proof of receipt of the same by the Purchaser and shall completely and effectively discharge the Builder.
37. If the Purchaser neglects, omits or fails to pay for any reason whatsoever, to the Builder any part of the amount due and payable to



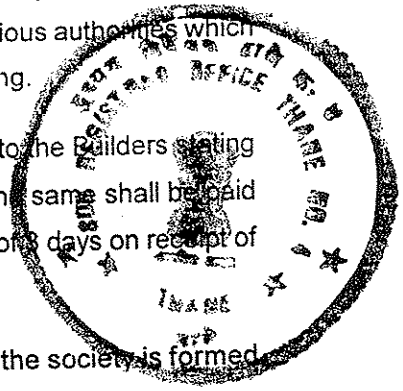
P. R. Bhudwecha

टनन-५
75
मूल मूल्य २६१० / २००५
१२/३८

Chit

the Builder under the terms and conditions of this Agreement or otherwise (whether before or after the delivery of possession) within the time herein specified or if the purchaser shall in any other way fail to perform or observe any of the covenants and stipulations herein contained or referred to, the Builder shall be entitled to re-enter upon and resume possession of the said premises and this Agreement shall cease and stand terminated. The Purchaser herein agrees that on the Builder re-entry on the said premises as aforesaid all the right, title and interest of the purchaser in the said premises and under this Agreement shall cease and the purchaser shall also be liable for immediate ejection (of the Purchaser) as a Trespasser.

38. The Builder shall in that event refund the moneys without interest paid as purchase price by the Purchaser only after disposing off the premises to any other party. The Builder shall be entitled to deduct from the purchase price becoming refundable to the purchaser under this clause the loss or damage suffered by the Builder and/or other purchasers of premises on account of the Purchaser committing breach of any of the terms and conditions herein.
39. The name of the society shall be determined by the Builder and the Purchasers shall not be entitled to change such name in future at any time.
40. It is hereby agreed by and between the parties that till the date of getting water supply from the Mira Bhayandar Municipal Council, the flat purchaser in the proposed building on their own shall make alternative arrangement for water supply and to which the Builder shall not be held responsible in any manner whatsoever.
41. It is hereby expressly agreed by and between the parties hereto that the Builder shall be entitled to recover before the possession of the premises hereby agreed to be sold is given to the purchasers all the amounts of deposits paid by the Builder to the various authorities which are non-refundable on account of the said building.
42. The Purchasers have agreed to give an Affidavit to the Builders stating therein at any stage if stamp duty is applicable, the same shall be paid by the Purchasers to the Builders within a period of 8 days on receipt of such intimation.
43. The Purchasers hereby agree that even after the society is formed they shall not charge maintenance charges for the unsold premises to the Builders.

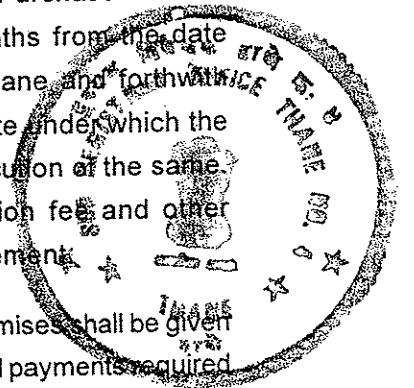


P. R. Bhadwaj

टनन-४
14 दिनांक 24/07/2003
Arise

[Handwritten signature]

44. After the possession of the said premises is handed over to the Purchasers if any additions or alterations in or about or relating to the said building are thereafter to be carried out by the Purchasers in co-operation with the Purchasers of the other flats in the said building at their own costs and the Builder shall not be in any manner be liable or responsible for the same.
45. All costs, charges and expenses in connection with the formation of the Co-operative Housing Society or Limited Company or Consortium as well as the costs, charges and expenses of preparing, engrossing, stamping and registering all the arrangements documents deed or any other writing or writings required to be executed by the Builders or the Purchasers as well as the entire professional costs of the Advocate for Builders in preparing and approving all such documents shall be borne by the Society of Limited Company or Consortium proportionately by all acquires of flats in the said building. The Builder shall not contribute anything towards such acts, charges and expenses. The proportionate share of such costs, charges and expenses, payable by the Purchasers shall be paid by the Purchasers to the Builder immediately on demand.
46. It is hereby agreed by and between the parties hereto that in case the Purchaser intend to have additional amenities to the said Flat then in that event the Purchaser shall execute a separate Agreement with the Builders in respect of the said additional amenities to be provided by the Builders to the Purchaser and for the same the Purchaser shall pay to the Builders extra amount for the amenities to be provided by the Builders to the purchaser in the said Flat. It is further agreed by and between the parties hereto that the said Agreement for Additional Amenities to be executed by and between the parties hereto shall be treated as part and parcel of these presents of all purposes.
47. The registration of this Agreement is compulsory and mandatory under the Indian Registration Act, and as also the Maharashtra Ownership Flat Act, 1963 within 3 months from the date of execution hereof failing which attracts heavy penalty. The Purchaser shall at his/her cost lodge this Agreement within 3 months from the date hereof for registration with Sub-Registrar of Thane and forthwith inform the Builder, the serial number and the date under which the same is lodged to enable them to admit the execution of the same. The Purchaser shall pay stamp duty registration fee and other incidental expenses for registration of this Agreement.
48. Under no circumstances possession of the said premises shall be given by the Builders to the Purchasers unless and until all payments required to be made under this Agreement by the Purchaser have been made to the Builders.



15

P. Bhudarecha

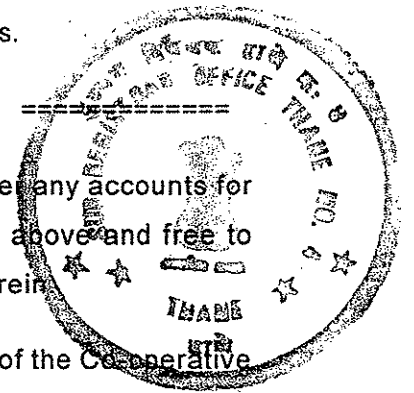
ट न न - ४
बल्ल सं. ४९० १२०९३
९४१३०

49. The Builders shall in respect of any amount to be paid by the Purchaser under the terms and conditions of this Agreement have a first lien and charge on the said premises agreed to be acquired by the Purchaser.
50. The Purchaser shall from the date of receipt by him/her/them of the notice from the Builders to take possession of the said premises shall regularly pay every month provisional amount of Rs. _____/- (Rupees _____ Only) towards expenses, taxes, salary of persons appointed by Builders to manage and look after the building to the Chowkidars, Sweepers, Insurance premium etc. and other outgoings.
51. The Purchaser/s shall pay on or before delivery of possession of the said premises to the Builders the following amounts.
- i) For Legal Charges Rs. _____/-
 - ii) For Share Money, application entrance fee for the society and/or Limited Company. Rs. _____/-
 - iii) For formation and registration of the society or limited company Rs. _____/-
 - iv) For proportionate share of the taxes & other charges Rs. _____/-
 - v) Towards the cost of infrastructure, water line, Electricity Meter, etc. Rs. _____/-

Total Rs. _____

The Builders shall not be liable to render any accounts for the amounts as mentioned at item 1, 3 & 5 above and free to utilise the same for the purposes stated therein.

52. The Purchaser agrees to become a member of the Co-operative Housing Society or Consortium to be formed with other flat owners. The Purchaser agrees to buy five shares of the said Co-operative Housing Society or Consortium.



16

टनन-४

B. Bhaduresh

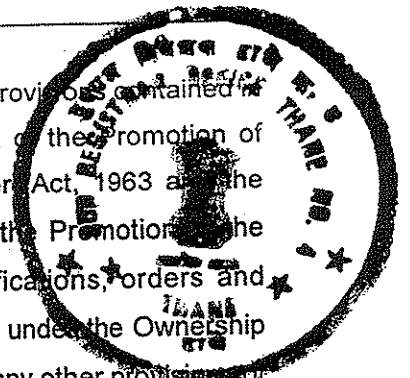
12.00.03

१६१८८

Handwritten signature/initials

53. The Purchaser hereby agrees to reimburse the Builders such sums of moneys that are actually incurred towards due performance of the terms and conditions of the Agreement, such deposits to be paid towards Electricity, Hydraulic, Sewage and other Civil/Government charges that are to be incurred or transferable to the proposed society or Consortium.
54. The Purchaser hereby agrees that in the event of any amount due to the Municipality or to the State Government or betterment charges or development tax or any other tax or payment of a similar nature becoming payable by the Builders the same shall be reimbursed by the Purchaser to the Builders in proportion to the area of the said premises agreed to be acquired by the Purchaser and in determination such amount the decision of the Builders shall be conclusive and bind the Purchaser.
55. The Purchaser shall maintain at his/her/their own costs, the said premises agreed to be acquired by him/her/them in the same good condition, state and order in which it is delivered to him/her/them and shall abide by all bye-laws, Rules and Regulations of the Government, Mira Bhayandar Municipal Council and Bombay Suburban Electricity Supply or any other authorities, local bodies and shall attend answer and be responsible for all actions and violations of any of the conditions or rules or bye-laws.
56. All notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser by Registered Post A.D. at his/her address specified below :-
Mr. Papwal Hariram Bhambheda

57. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the Maharashtra Ownership Flats (Regulation of the Promotion of the Construction etc.) Rules 1964 or any modifications, orders and notifications issued by the competent authority under the Ownership Flats Act and for the time being in the force or any other provision of law applicable thereto.



टनन-४	
17	वसत कार्यालय २२७० १२००३
२०१३	

B. Bhambheda

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

THE FIRST SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land bearing Old Survey No. 196, New Survey No. 76, Hissa No. 12, admeasuring 1331 sq. yards, i.e. equivalent to 1100 sq. meters, Old Survey No. 199, New Survey No. 82, Hissa No. 15, admeasuring 943.8 sq. yards, i.e. equivalent to 780 sq. meters and Old Survey No. 195, New Survey No. 77, Hissa No. 11, admeasuring 1223 sq. yards, i.e. equivalent to 1010 sq. meters, situate, lying and being at Village Khari, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane.

THE SECOND SCHEDULE ABOVE REFERRED TO

A Flat/Shop bearing No. 313, admeasuring 500 sq. ft. (Built-up/Super Built-up/Carpet) on 2nd floor, BW 6 Wing, of the building known as Mchadru Wagar constructed on the properties described in the First Schedule hereiwritten.

Built-up
46.46
sq. mtrs.

SIGNED, SEALED AND DELIVERED by the)

withinnamed "THE BUILDERS")

SHRI MANISH NANDKUMAR PATIL,)

Partner of) *Patil*

M/s. MAYUR CONSTRUCTION CO.)

in the presence of)

1. _____) *Patil*

2. _____) *Patil*

SIGNED, SEALED AND DELIVERED by the)

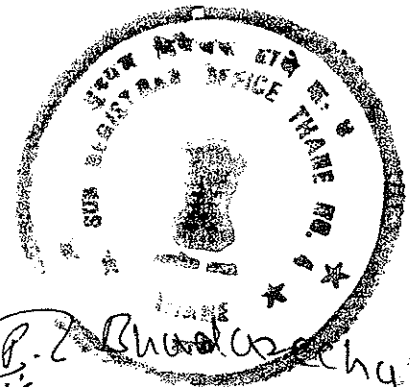
withinnamed "THE PURCHASER/S")

MR./MRS./MISS Papwal)

Hariram Bhadracharya) *Bhadracharya*

1. _____)

2. _____) *Patil*



टनन-५
दिनांक ०६/०७/२००३
ACT 3e

RECEIPT

RECEIVED of and from the withinnamed)
PURCHASER, the sum of Rs. 75000/-)
(Rupees Seventy Five Thousand)
only only)
by way of part payment / full sale consideration)
price hereinabove mentioned, by cash on this)
day of _____ 200 _____ by cheque)
DD/Pay Order bearing No. 654347)
dated 8/8/03 drawn on Vasai)
Janta Sahakari Bank)

WITNESS :-

- 1. _____
- 2. _____

[Handwritten signatures and scribbles over witness lines]

Rs. 75000/-

I SAY RECEIVED
For MAYUR CONSTRUCTION
[Signature] CO.

Partner



दनन-४
वसत क्रमांक ८६९०/२००३
acBe

LIST AMENITIES PROVIDED

BUILDING :- The Building shall have R.C.C. frame structure on R.C.C. beams and pillars.

DOORS AND

WINDOWS :- Main Door will be Flush Door with Safety Lock and with good quality fittings. Windows with hinges of Iron / Brass and Aluminium fittings.

FLOORING :- Mosaic Ladi Tile flooring in living room, bed rooms, kitchen.

BATH ROOM :- Full glazed tiles.

W.C. :- Glazed tiles flooring with full dado to be provided.

KITCHEN :- Raised Kitchen Platform with Kadappa Top.

ELECTRICITY :- Wiring with casing patti main in PVC Cable will be provided. Each Flat shall have points as below

a. **BED ROOM, HALL**

One Fan Point, One Light Point and One Plug Point.

b. **KITCHEN**

One Light Point, one Plug Point.

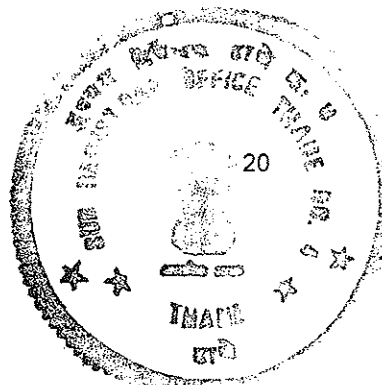
c. **OTHER : One Electric Bell in each Flat.**

One Light Point on each landing of the staircase.

One Light Point on the main entrance of the building.

Aluminium Sliding Windows.

Flush Door at Main doors.



ಹಜನ-೪
ವಸತಿ ಕೆಲಸದ ಸಂಖ್ಯೆ ೧೨೦೦/೨೦೦೩
೨೦/೩೦

D. G Naik B.Com. LL.M.
ADVOCATE, HIGH COURT

202, Jagruti Apartment,
B. P. Road, Bhayandar (E),
Thane - 401 105.
Tel.: 2819 1739

TO WHOMSOEVER IT MAY CONCERN

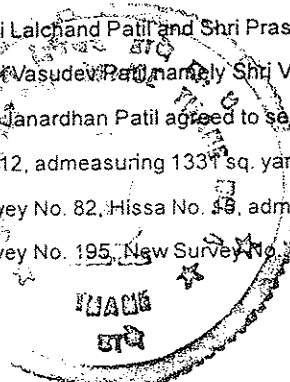
THIS IS TO CERTIFY that I have investigated the title to the land bearing Old Survey No. 196, New Survey No. 76, Hissa No. 12, admeasuring 1331 sq. yards i.e. equivalent to 1100 sq. meter. Old Survey No. 199, New Survey No. 82, Hissa No. 15, admeasuring 943.8 sq. yards, i.e. equivalent to 780 sq. meter, Old Survey No. 195, New Survey No. 77, Hissa No. 11, admeasuring 1223 sq. yards i.e. equivalent to 1010 sq. meters situate, lying and being at Village Khari, Bhayandar, Taluka & District Thane and in the Registration District and Sub-District of Thane, owned by 1) Shri Dwarkanath Pandurang Patil, 2) Shri Ayodhyanath Pandurang Patil, 3) Smt. Ushabai Janardhan Mhatre, 4) Shri Ganesh Ayodhyanath Patil, 5) Shri Chitranjan Ayodhyanath Patil, 6) Smt. Pratibha Dayanand Patil, 7) Ms. Harshala Ayodhyanath Patil, 8) Smt. Vaijayanti Vijay Gharat, 9) Shri Jaydeep Dwarkanath Patil, 10) Smt. Indira Narendra Mhatre, 11) Shri Vilas Dwarkanath Patil, 12) Smt. Nandini Lalchand Patil, 13) Shri Prasad Dwarkanath Patil, 14) Shri Vijay Vasudev Patil, 15) Smt. Usha Murlidhar Patil and 16) Smt. Sulochana Janardhan Patil and have to state as hereunder.

1. Originally Shri Pandurang Dhanaji Patil was the owner of land bearing Old Survey No. 196, New Survey No. 76, Hissa No. 12, admeasuring 1331 sq. yards i.e. equivalent to 1100 sq. meter. Old Survey No. 199, New Survey No. 82, Hissa No. 15, admeasuring 943.8 sq. yards, i.e. equivalent to 780 sq. meter, Old Survey No. 195, New Survey No. 77, Hissa No. 11, admeasuring 1223 sq. yards i.e. equivalent to 1010 sq. meters situate, lying and being at Village Khari, Bhayandar, Taluka & District Thane and in the Registration District and Sub-District of Thane.

2. The said Shri Pandurang Dhanaji Patil, died intestate on or about 1971, leaving behind his two sons Shri Dwarkanath Pandurang Patil and Shri Ayodhyanath Pandurang Patil and two married daughters namely Smt. Bansibai Vasudev Patil and Smt. Usha Janardhan Mhatre as his heirs and legal representatives entitled to the estate of the deceased.

3. The said Smt. Bansibai Vasudev Patil, died intestate on 2/9/1999, leaving behind her son by name Shri Vijay Vasudev Patil & two married daughters namely Smt. Usha Murlidhar Patil and Smt. Sulochana Janardhan Patil as her heirs and legal representatives entitled to the undivided share of the deceased in the said properties.

4. By an Agreement for Sale, dated 18th October, 2000, the said Shri Dwarkanath Pandurang Patil, Shri Ayodhyanath Pandurang Patil and Smt. Ushabai Janardhan Mhatre alongwith their respective family members namely Shri Ganesh Ayodhyanath Patil, Shri Chitranjan Ayodhyanath Patil, Smt. Pratibha Dayanand Patil, Ms. Harshala Ayodhyanath Patil, Smt. Vaijayanti Vijay Gharat, Shri Jaydeep Dwarkanath Patil, Smt. Indira Narendra Mhatre, Shri Vilas Dwarkanath, Smt. Nandini Lalchand Patil and Shri Prasad Dwarkanath Patil as well as the legal heirs of late Smt. Bansibai Vasudev Patil, namely Shri Vijay Vasudev Patil, Smt. Usha Murlidhar Patil and Smt. Sulochana Janardhan Patil agreed to sell land bearing Old Survey No. 196, New Survey No. 76, Hissa No. 12, admeasuring 1331 sq. yards i.e. equivalent to 1100 sq. meter. Old Survey No. 199, New Survey No. 82, Hissa No. 15, admeasuring 943.8 sq. yards i.e. equivalent to 780 sq. meter, Old Survey No. 195, New Survey No. 77, Hissa No. 11, admeasuring 1223 sq. yards i.e. equivalent to 1010 sq. meters situate, lying and being at Village Khari, Bhayandar, Taluka & District Thane and in the Registration District and Sub-District of Thane.



2913C
2913C
2913C

yards i.e. equivalent to 1010 sq. meters situate, lying and being at Village Khari, Bhayandar, Taluka & District Thane and in the Registration District and Sub-District of Thane, to Shri Nandkumar Mahadev Patil, Proprietor of **M/s. Manish Developers** at the price and on the terms and conditions therein contained.

5. In pursuance to the said Agreement for Sale cum Development, dated 18th Day of October 2000, the said Shri Dwarkanath Pandurang Patil and others had also executed an Irrevocable General Power of Attorney in favour of the said Shri Nandkumar M. Patil, Proprietor of **M/s. Manish Developers** conferring upon him several powers inter-alia power to develop the said land bearing Old Survey No. 196, New Survey No. 76, Hissa No. 12, admeasuring 1331 sq. yards i.e. equivalent to 1100 sq. meter. Old Survey No. 199, New Survey No. 82, Hissa No. 15, admeasuring 943.8 sq. yards, i.e. equivalent to 780 sq. meter, Old Survey No. 195, New Survey No. 77, Hissa No. 11, admeasuring 1223 sq. yards i.e. equivalent to 1010 sq. meters situate, lying and being at Village Khari, Bhayandar, Taluka & District Thane and in the Registration District and Sub-District of Thane, by constructing buildings thereon and also to sell the premises to the intending purchasers thereof.

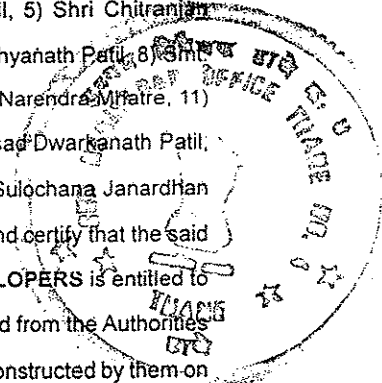
6. The said documents cited hereinabove are valid, legal, subsisting and same are in full force and effect.

7. I have also taken the searches in the office of Sub-Registry of Thane from 1972 to 2002. However during the course of my searches. I have not come across any documents pertaining to the said properties.

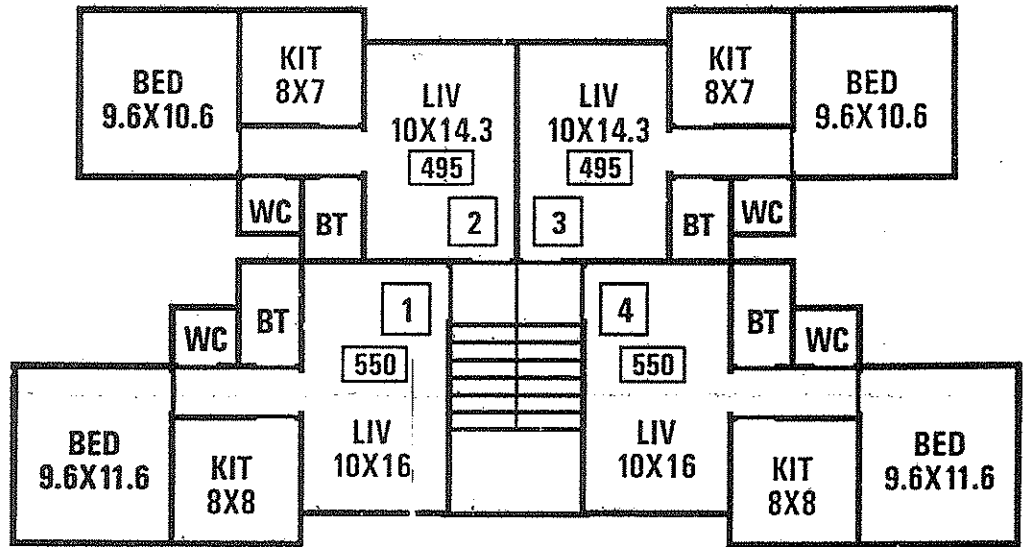
8. On the whole from the searches taken by me in the office of Sub-Registry of Thane from 1972 to 2002 and also on the basis of documents furnished to me as well as on the basis of information provided to me, I hereby state and certify that the title to the said properties viz. land bearing Old Survey No. 196, New Survey No. 76, Hissa No. 12, admeasuring 1331 sq. yards i.e. equivalent to 1100 sq. meter. Old Survey No. 199, New Survey No. 82, Hissa No. 15, admeasuring 943.8 sq. yards, i.e. equivalent to 780 sq. meter, Old Survey No. 195, New Survey No. 77, Hissa No. 11, admeasuring 1223 sq. yards i.e. equivalent to 1010 sq. meters situate, lying and being at Village Khari, Bhayandar, Taluka & District Thane and in the Registration District and Sub-District of Thane, owned by 1) Shri Dwarkanath Pandurang Patil, 2) Shri Ayodhyanath Pandurang Patil, 3) Smt. Ushabai Janardhan Mhatre, 4) Shri Ganesh Ayodhyanath Patil, 5) Shri Chitranjan Ayodhyanath Patil, 6) Smt. Pratibha Dayanand Patil, 7) Ms. Harshala Ayodhyanath Patil, 8) Smt. Vaijayanti Vijay Gharat, 9) Shri Jaydeep Dwarkanath Patil, 10) Smt. Indira Narendra Mhatre, 11) Shri Vilas Dwarkanath Patil, 12) Smt. Nandini Lalchand Patil, 13) Shri Prasad Dwarkanath Patil, 14) Shri Vijay Vasudev Patil, 15) Smt. Usha Murlidhar Patil and 16) Smt. Sulochana Janardhan Patil, is clear, marketable and free from all encumbrances. I further state and certify that the said **SHRI NANDKUMAR MAHADEV PATIL**, proprietor of **M/s. MANISH DEVELOPERS** is entitled to deal with and/or develop the said properties as per the permissions obtained from the Authorities concerned and shall also be entitled to sell the premises in the building to be constructed by them on the said properties to the intending purchasers thereof.

Date : 8th day of October, 2000.

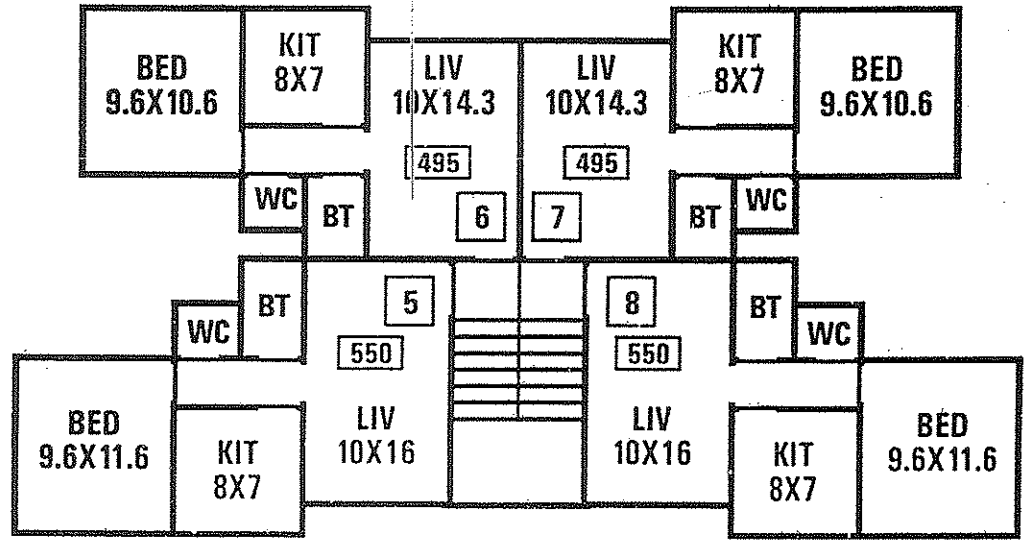
रनन-४	Advocate
२६१० / २००३	
२२/३८	



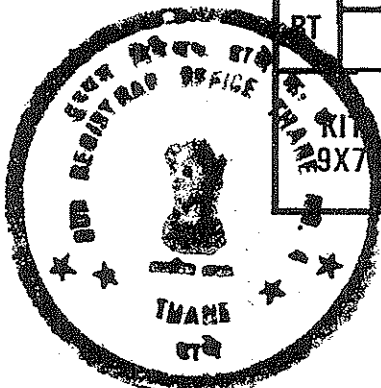
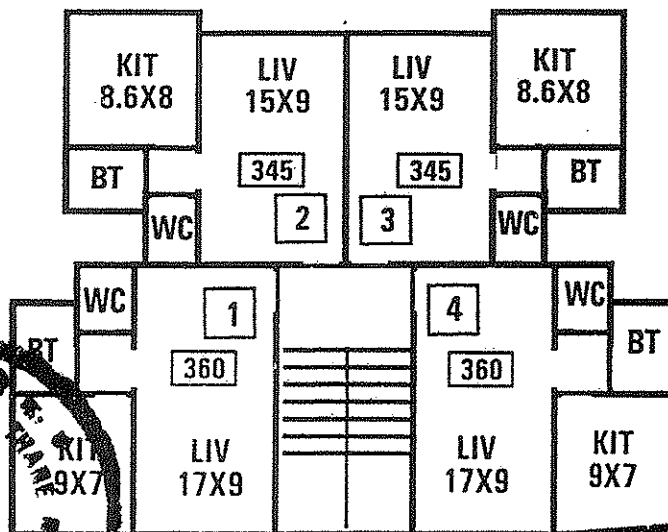
1



2

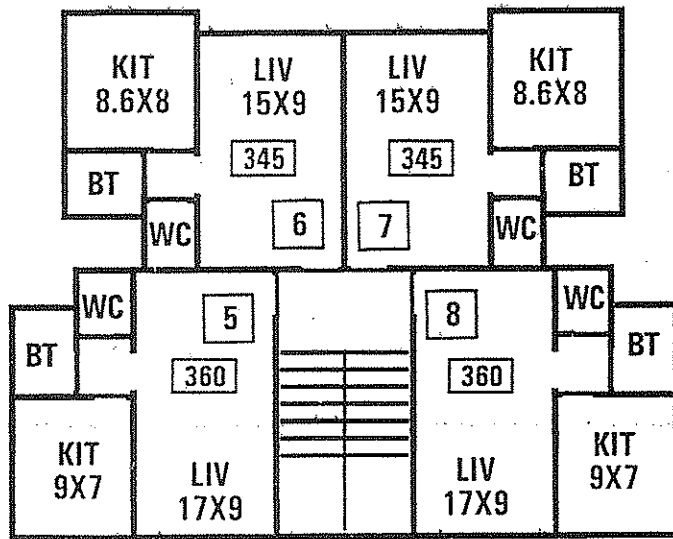


3

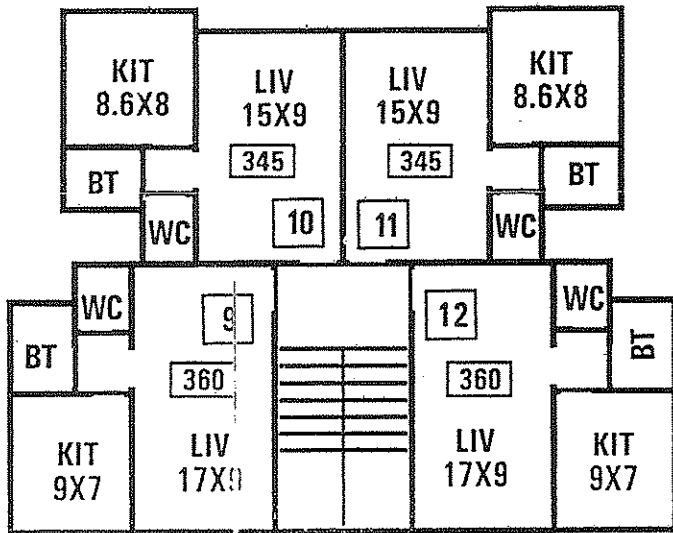


तदन-४
 दिनांक: २६/११/२००९
 २२/३९

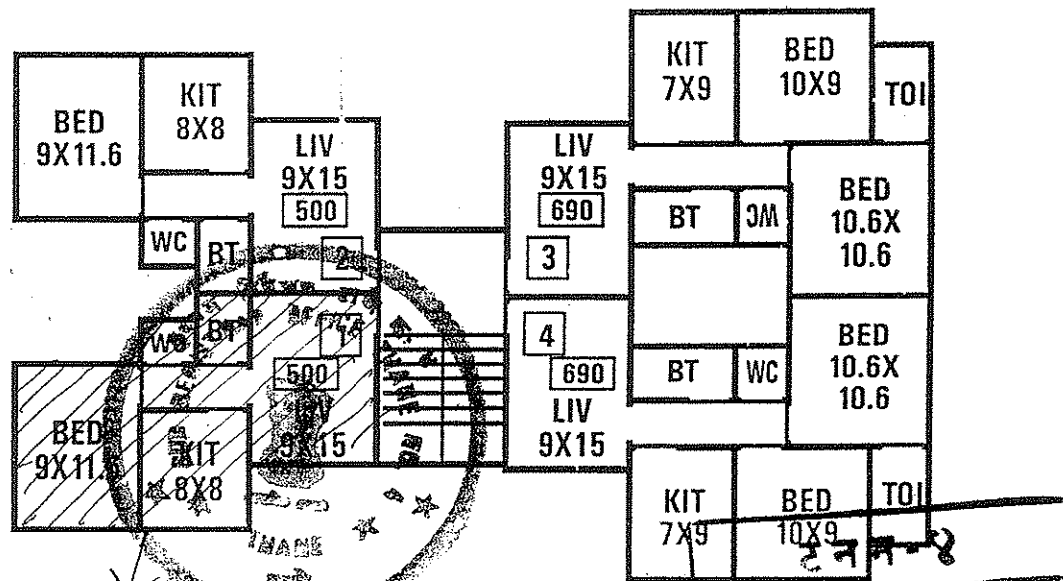
4



5



6



Prepared H. Dharmacharya
 Plan No 313 Page 6
(Signature)

2013E
(Signature)

गांव खवारी
तानिका 810



मिरा भाईदर महानगरपालिका

मुख्य कार्यालय, भाईदर (प.)

छत्रपती शिवाजी महाराज मार्ग, ता. जि. ठाणे-४०१ १०१

वा.क्र.मि.भा./मनपा./नर/५५९/३१४०/२००२/०३

दिनांक : २१/६/२००२

प्रति,

जमीन/जागामालक श्री. व्हा.कानाथ पांडुरंग पाटील व शर

अधिकार पत्रधारक श्री. मेसर्स नंदकुमार महोदय पाटील

द्वारा - वास्तुविशारद मेसर्स ए.ए.ए. फेटले अडअसो

विषय : मिरा भाईदर महानगर पालिका क्षेत्रातील मौजे खवारी सर्वे क्र./हिस्सा क्र. नवीन ०६/१२ ००/११ जुना १९६/१२ १९५/११ या जागेत नियोजित बांधकामास बांधकाम प्रारंभपत्र मिळणेबाबत

भुमापन विन्हे

संदर्भ : १) आपला दिनांक १९/६/२००२ चा अर्ज

२) मे.सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचेकडील आदेश क्र.यू.एल.सी/टी.ए/३२/११/२००१ एस.आर. ११५२ दिनांक १४/८/२००१ ची मंजूरी.

३) मा.जिल्हाधिकारी ठाणे यांचेकडील अकृषिक परवानगी आदेश क्र. क.स.स.१/२-१/एन.ए.पी./एस.आर. २५/२००२ दि.१०/६/२००२

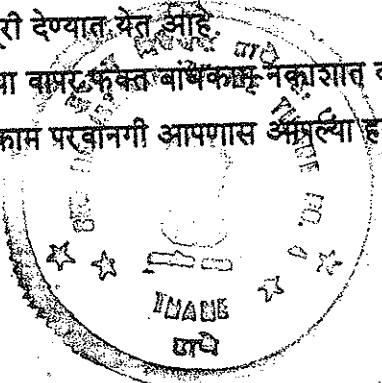
४)

५)

-: बांधकाम प्रारंभपत्र :-

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ च्या कलम ४५ अन्वये व मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३, २५४ (प्रकरण १२ सह) विकास कार्य करण्यासाठी / बांधकाम प्रारंभपत्र मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईदर महानगर पालिका क्षेत्रातील मौजे खवारी सि.स.नं./सर्वे क्र./हिस्सा क्र.नवीन ०६/१२ ००/११ जुना १९६/१२ १९५/११ या जागेतील रेखांकन, हमारतीचे बांधकाम नकाशांस हिरव्या रंगाने दुरुस्ती दर्शविल्याप्रमाणे खालील अटी व शर्तीचे अनुपालन आपणाकडून होण्याच्या अधीन राहून ही मंजूरी देण्यात येत आहे.

- १) सदर भुखंडाचा वापर बांधकाम नकाशात दर्शविलेल्या वापरासाठीच करण्याचा आहे.
- २) सदरची बांधकाम परवानगी आपणास मिळाल्या हक्कात नसलेल्या जागेवर कोणतेही बांधकाम करता येणार नाही.



तानिका - ४
२६/३९

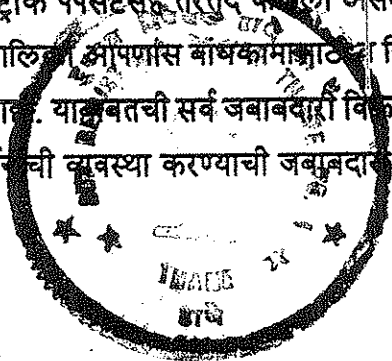
ठाणे, जि. ठाणे

तानिका - ४

४६१० / २००१

५३९

- ३) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्यांची जिल्हा निरीक्षक भूक अभिलेख ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखार्थ दोन प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.
- ४) सदर भूखंडाची उपविभागणी नगर परिषदेच्या पूर्वपरवानगीशिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील हमारती विकसीत करण्यासाठी हतर/दुस-या विकासकास अधिकार दिल्यास / विकासासाठी प्राधिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम नकाशे व चटई क्षेत्राचे व परवानगीत नमूद अटी व शर्तीचे उल्लंघन केल्यास / पालन न केल्यास या सर्व कृतीस मुळ विकासक धारक व वास्तुविशारद जबाबदार राहिल.
- ५) या जागेच्या आजुबाजुला जे पुर्वीचे नकाशे मंजूर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्यांशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावीत होणा-या बांधकामास रस्ते संलग्न ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक/ वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकाची कोणतीही हरकत असणार नाही.
- ६) नागरी जमीन धारणा कायदा १९७६ चे तरतुदीना व महाराष्ट्र जमीन महसुल अधिनियम च्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये व या दोन्ही कायदान्वये पारीत झालेल्या व यापुढे वेळोवेळी होणा-या सर्व आदेशाची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद व हतर धारक यांची राहिल.
- ७) रेखांकनात / बांधकाम नकाशात हमारतीचे समोर दर्शविण्यात / प्रस्तावीत करण्यात आलेली सामासिक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहिल व या जागेचा वापर सार्वजनिक रस्त्यासाठी / रस्ता रुंदीकरणासाठी करण्यात येईल. याबाबत अर्जदार व विकासक व हतर धारकाचा कोणताही कायदेशीर हक्क असणार नाही.
- ८) मालकी हक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक व संबंधीत व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पोच मार्ग उपलब्ध असल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. यामध्ये तफावत निर्माण झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे.
- ९) मंजूर रेखांकनातील रस्ते झेनेज व गटारे व खुली जागा (आर.जी.) अर्जदाराने / विकासकाने नगरपालिकेच्या नियमप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वरुपी खुली ठेवणे बंधनकारक राहिल.
- १०) मंजूर रेखांकनातील हमारतीचे नियमावलीनुसार जोत्याचे प्रमाणपत्र प्राप्त केल्याशिवाय उर्वरित बांधकाम करण्यात येऊ नये.
- ११) हमारतीस उदवाहन, अग्निशामक, तरतुद, पाण्याची जमिनीवरील व हमारतीवरील अशा दोन टाक्या दोन हलेक्ट्रीक पंपसेटसह तरतुद केलेली असली पाहिजे.
- १२) महानगरपालिकेच्या आणखिल बांधकामासाठी वा पिण्यासाठी व हतर कारणासाठी पाणी पुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक/धारक यांची राहिल. तसेच सांडपाण्याची सोय व मैलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकाची/धारकाची राहिल.



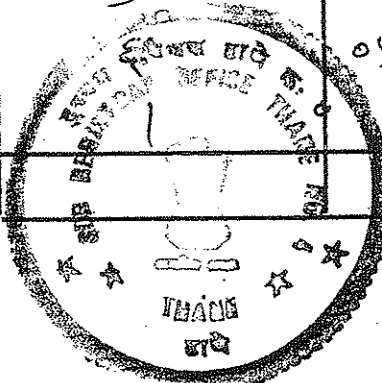
....२....

टनन-४
२९० / २००३
२२/३८



- १३) अर्जदाराने स.नं, हि.नं, मौजे, नगरपालिका/ महानगरपालिका मंजूरी, बिल्डींग प्लान, अर्जदारीचे वॉल्यूम, अर्जदारीचे नॉवे, अकृषिक मंजूरी व इतर मंजूरींचा तपशील दर्शविणारा फलक प्रत्यक्ष जागेवर लवण्यासाठी आल्यानंतरच इतर विकास कामास धुरुवात करणे बंधनकारक राहिल. तसेच सर्व मंजूरीचे मुळ कागदपत्र तपसणीसाठी /निरीक्षणासाठी जागेवर सर्व कालावधीसाठी उपलब्ध करून ठेवणे ही वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.
- १४) मंजूर रेखांकनातील हमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारात घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) आर.सी.सी. डिझाईन तयार करून संबंधीत सक्षम अधिका-यांची मंजूरी घेणे. तसेच हमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल बिल्डींग कोड प्रमाणे तरतुदी करून कार्यान्वीन करणे तसेच बांधकाम चालू असतांना तांत्रिक पहाणी करणे व मंजूर बांधकाम नकाशाप्रमाणे कार्यान्वयन करणे हे साठी आवश्यक असलेली सर्व तांत्रिक व अंतांत्रिक कार्यवाही पूर्ण करून त्याची पालन करण्याची जबाबदारी अर्जदार / विकासक/स्ट्रक्चरल अभियंता/ वास्तुविशारद /बांधकाम पर्यवेक्षक/ धारक संयुक्तपणे राहिल.
- १५) रेखांकनातील जागेत विद्यमान झाडे असल्यास झाडे तोडण्यासाठी महानगरपालिकेची व इतर विभागांची पुर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत वृक्षारोपण करण्यात यावे.
- १६) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार त्वरीत सुधारीत बांधकाम नकाशे मंजूर घेणे बंधनकारक आहे अन्यथा हे बांधकाम मंजूर विकास नियंत्रण नियमावलीनुसार अनधिकृत ठरते त्यानुसार उक्त अनधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.
- १७) यापूर्वी पत्र क्रं. न/प/न/१०६५/८४५६/२००१-२००२ दि. ५/१/२००२ अन्वये /कसेबसे मंजूर रेखांकनात प्रस्तावित केलेल्या हमारतीचे बांधकाम खालीलप्रमाणे मर्यादित ठेवून त्यानुसार कार्यान्वीत करणे बंधनकारक राहिल.

अ.क्रं.	हमारतीचे नाव/प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र चौ.मी.
१.	१	०१	स्त्रि०२ + ४	५१२.१४
२.	२	०१	स्त्रि०२ + ४	५१२.१४
३.	३	०१	स्त्रि०२ + ३	२२६.२०
४.	४	०१	स्त्रि०२ + ४	३२१.२२
५.	५	०१	स्त्रि०२ + ३	२२६.२०
६.	६	०१	स्त्रि०२ + ४	५००.२४
७.	७	०१	स्त्रि०२ + ४	५००.२४
८.	८	०१	स्त्रि०२ + ४	५००.२४
एकुण				२५३०-६८



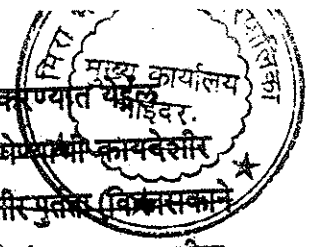
.....३.....

ट न न - ४
दिनांक : २६/१०/२००३
३०/३८

- १८) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठिकाणी ठेवता येणार नाही. याबाबतचे उल्लंघन झाल्यास महानगरपालिकेकडून आपणाविरुद्ध दंडात्मक कार्यवाही करण्यात येईल.
- १९) हमारतीचे बांधकामाबाबत व पुर्णत्वाबाबत नियमावलीतील बाब क्र.४३ ते ४६ ची काटेकोरपणे अंमलबजावणी करण्याची संपुर्ण जबाबदारी विकासक/अभियंता, वास्तुविशारद, स्ट्रक्चरल अभियंता, पर्यवेक्षक व धारक यांची राहिल.
- २०) महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभ पत्र रद्द करण्याची कार्यवाही खालील बाबतीत करण्यात येईल व मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार संबंधिताविरुद्ध विहित कार्यवाही करण्यात येईल.
- १) मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास.
 - २) मंजूर बांधकाम नकाशे व प्रारंभ पत्रातील नमुद सर्व अटी व शर्तीचे पालन होत नसल्याचे निदर्शनास आल्यास.
 - ३) प्रस्तावीत जागेचे वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ व इतर अधिनियमान्वये प्रस्तावाखालील जागेच्या वापरात बदल होत असल्यास अथवा वापरात बदल करण्याचे नियोजित केल्यास.
 - ४) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात चुकीची माहिती व विषी ग्राह्यता नसलेली कागदपत्रे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेची दिशाभूल केल्यास निदर्शनास आल्यास या अधिनियमाचे कलम २५८ अन्वये कार्यवाही करण्यात येईल.
- २१) प्रस्तावीत हमारतीमध्ये तळमजल्यावर स्टिल्ट (Stilt) प्रस्तावीत केले असल्यास स्टिल्टची उंची मंजूर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी व या जागेचा वापर वाहनतळासाठीच करण्यात यावा.
- २२) मंजूर विकास योजनेत विकास योजना रस्त्याने / रस्ता रुंदीकरणाने बाधीत होणारे क्षेत्र..... चौ.मी. नमस्-परिषदेकडे/ महानगरपालिकेकडे हस्तांतर केले असल्याने व ह्या हस्तांतर केलेल्या जागेच्या मोबदल्यात आपणांस अतिरिक्त चटई क्षेत्राचा लाभ / मंजुरी देण्यात आली असल्याने सदरचे क्षेत्र कायमस्वरुपी खुले/मोकळे/अतिक्रमणविरहीत ठेवण्याची जबाबदारी विकासकाची राहिल. तसेच या जागेचा मालकी हक्क इतरांकडे कोणत्याही परिस्थितीत व केव्हाही वर्ग करता येणार नाही. तसेच या क्षेत्राचा इतरांकडून मोबदला आपणांस, इतर संबंधितास व धारकास स्विकारता येणार नाही.
- २३) मंजूर बांधकाम नकाशातील २४.० मी. पेक्षा जास्त उंचीचे हमारतीचे अग्निशमन व्यवस्थेबाबत सक्षम अधिका-याचे 'ना हरकत प्रमाणपत्र' सादर करणे बंधनकारक आहे.
- ~~२४) मंजूर रेखांकनाच्या जागेत विद्यमान हमारत तोडण्याचे प्रस्तावीत केले असल्यास विद्यमान बांधकामक्षेत्र महानगरपालिकेकडून प्रमाणीत करून घेतल्यानंतर विद्यमान हमारत तोडून नवीन बांधकामास प्रारंभ करणे बंधनकारक आहे.~~
- २५) प्रस्तावातील हमारतीचे बांधकाम पूर्ण झाल्यानंतर नियमाप्रमाणे पुर्ण झालेल्या हमारतीस प्रथम वापर परवाना प्राप्त करणे व तदनंतर हमारतीचा मंजूर वापरासाठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना घेता हमारतीचा वापर चालू असल्याचे निदर्शनास आल्यास



ट न न - ७
दिनांक २६/१०/२००३
३९/३८



वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तीशः कायदेशीर कार्यवाही करण्यात येईल.

२६) पुणेविकसीत / बव्याने पूर्ण होणा-या हमारस्तीमध्ये विद्यमान रहिबाशांना सायाबून घेण्याची कायदेशीर जबाबदारी वास्तुविशारद, विकासक व धारक यांची राहिल. याबाबतची सर्व कामदेशीर मुक्ता (विकसनसकाने रहिबाशांसोबत करावयाचा कसरनामा व हतर बाबी) विकासकाने / धारकाने करणे बंधनकारक राहिल.

२७) या मंजुरीची मुदत दि. २१/६/२००२ पासून दि. २०/६/२००३ पर्यंत राहिल. तदनंतर महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे तरतुदीनुसार विहित कालावधीसाठी नुतनीकरण करण्यात येईल अन्यथा सदरची मंजुरी कायदेशीररीत्या आपोआप रद्द होईल.

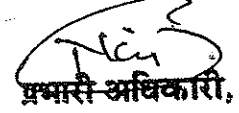
२८) यापुर्वीचे पत्र क्रं.....नपा/नर/...../...../.....दिनांक..... अन्वये देणे आलेली मंजुरी रद्द करण्यात येत आहे.

२९) सदरच्या आदेशातील नमूद अटी व शर्तीचे पालन करण्याची जबाबदारी अर्जदार, वास्तुविशारद, विकासक, अधिकार पत्रधारक, बांधकामपर्यवेक्षक स्ट्रक्चरल अभियंता व धारक यांची राहिल.

मनपा क्र. ५४२/३१००/२००२-२००३ दि. २१/६/२००२
'सावधान'

आपला,

'मंजूर बांधकाम नकाशे व प्रारंभ पत्रात नमूद अटी व शर्तीचे पालन न करता बांधकाम केल्यास व नियमावलीनुसार आवश्यक असलेल्या परवानग्या न घेता बांधकाम करणे व वापर करणे बेकायदेशीर असून सदरहू बांधकाम अनधिकृत बांधकामाबाबत अधिनियम १९६६ व मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ च्या तरतुदीनुसार दखलपात्र गुन्हा ठरून संबंधीत व्यक्ती शिक्षेस पात्र ठरतात.



प्रभारी अधिकारी,
मिरा भाईदर महानगरपालिका



टन न-४
वस्त क्र. ५४२/३१००/२००३
३१/६

क्र.महसुल/क-१/टे.१/एनएपी/एसआर-२५/२००२
जिल्हाधिकारी कार्यालय ठाणे
दिनांक १७/६/२००२

वाचले :-

- १) श्री. द्वारकानाथ पांडुरंग पाटील व इतर यांचे कुळमुखत्यारधारक श्री. नंदकुमार महादेव पाटील रा. भाईदर ता.जि. ठाणे यांचा दि. ४/२/२००२ रोजीचा अर्ज.
- २) तहसिलदार ठाणे यांचा चौकशी अहवाल क्र.जमीनवाव/२/वशी/२२ दिनांक २७/३/२००२.
- ३) अपर जिल्हाधिकारी व सक्षम प्राधिकारी ठाणे नागरी संकुलन ठाणे यांचे कडील आदेश क्र. युएलसी/टीए/भाईदर/एसआर-६०६ दि.३१/१०/१९८३ २) युएलसी/एटीपी/डब्ल्यूएसएचएस-२०/एसआर- ११५२ दि.१४/८/२००१ ३) पत्र क्र. युएलसी/एटीपी/डब्ल्यूएसएचएस-२०/एसआर- ११५२ दि.१५/३/२००२ ४) क्र. युएलसी/एटीपी/डब्ल्यूएसएचएस-२०/एसआर- ११५२ दि.१९/४/२००२
- ४) मिरा भाईदर नगरपालिका यांचे कडील बांधकाम परवानगी जा.क्र.नपा/नर /१०६५/८४५६/२००१-२००२ दि. ५/१/२००२.
- ५) सामान्य शाखा (भूसंपादन विभाग) यांचे कडील पत्र क्र. सामान्य/का-४/टे-३/भूसं/कावि-९९४३ दि.११/४/२००२
- ६) शासनाचे पत्र क्र. एनएपी/२७९९/१९९२/ प्र क्र ९५/ल-२ दिनांक ६/४/२०००
- ७) मुख्याधिकारी, मिरा भाईदर नगरपालिका यांचे कडील पत्र क्र. नपा/सीओ/६३१ /२००१-२००२ दि.८/८/२००१
- ८) दि इस्टेट इन्व्हेस्टमेंट कंपनी कडील नाहरकंते दाखला क्र. आरई-२३९ दि.१७/४/२००२ दि.१४/२/२००२ रोजीच्या दैनिक कोकण सकाळ मधील जाहीरनामा
- ९) अर्जदार यांचे दि. १/२/२००२ रोजीचे हमीपत्र

आदेश :-

ज्या अर्थी, श्री. द्वारकानाथ पांडुरंग पाटील व इतर यांचे कुळमुखत्यारधारक श्री. नंदकुमार महादेव पाटील रा. भाईदर ता.ठाणे जि. ठाणे यांनी ठाणे जिल्ह्यातील ठाणे तालुक्यातील मौजे- खारी येथील स.नं. ७६/१२,७७/११,८२/१५ (जुना स.नं. १९६/१२,१९९/१५,१९५/११) मधील आपल्या मालकीच्या जमीनीतील क्षेत्र २९८०-०० चौ.मी एवढ्या जागेचा रहिवास या बिगर शेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्या बाबत अर्ज केलेला आहे.

आणि ज्या अर्थी दि.१४/२/२००२ रोजी अर्जदार यांनी दैनिक 'कोकण सकाळ' या वृत्तपत्रात जाहिरात दिलेली होती त्यावर मुदतीत कोणतीही हरकत/तक्रार या कार्यालयाकडे प्राप्त झालेली नाही

त्या अर्थी आता महाराष्ट्र जमीन महसुल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी याद्वारे श्री. द्वारकानाथ पांडुरंग पाटील, अयोध्यानाथ पांडुरंग पाटील, उषाबाई जनार्दन म्हात्रे, वन्सीबाई वासुदेव पाटील रा. भाईदर ता.ठाणे जि. ठाणे यांना तालुका ठाणे मधील मौजे- खारी येथील स.नं. ७६/१२,७७/११,८२/१५ (जुना स.नं. १९६/१२,१९९/१५,१९५/११) मधील क्षेत्र २९८०-०० चौ.मी पैकी २५३३-०० चौ.मी. एवढ्या जमीनीच्या शेतकी रहिवास या बिगर शेतकी प्रयोजनार्थ वापर करण्याबाबत पुढील शर्तीवर अनुज्ञापत्र (परमिशन) देण्यात येत असून मिरा भाईदर नगरपालिकेकडे कडील मंजूर बांधकाम नकाशा प्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञापत्र नाही.

१. रिक्रीएशन ग्राऊंड

त्या शर्ती अशा:-

१. ही परवानगी अधिनियम १९६६ च्या खालील कलमेने दिलेल्या नियम यांना अधिनियम १९६६ च्या कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यांत आलेली आहे.

४४७-०० चौ.मी.

१७/६/२००२
3/3E

२. अनुज्ञाग्राही व्यक्तीने (ग्रॅटीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ केवळ केला पाहिजे. आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या वापरावरून जमिनीचा वापर ठरविण्यांत येईल.

३. अशी परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्यांचे जे कोणतेही उपभूखंड करण्या बाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पोट विभागणी करता कामा नये.

४. अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान होईल अशा रीतीने अशा जमीनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभागा कडून अशा भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासून एक वर्षाच्या आंत मंजूर आराखड्या प्रमाणेच काटेकोरपणे विकसित केली पाहिजे. आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीचा कोणत्याही रीतीने विल्हेवाट लावता कामा नये.

५. अनुज्ञाग्राही व्यक्तीस असा भूखंड विकावयाचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्यांचे निष्पादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.

६. या सोबत जोडलेल्या स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केल्या प्रमाणे इतक्या जोते क्षेत्रावर बांधकाम करण्या विषयी ही परवानगी देण्यांत आलेली आहे. सदर भूखंडातील नकाशात दर्शविल्या प्रमाणेच उर्वरित क्षेत्र विना बांधकाम मोकळे सोडले पाहिजे.

६अ) प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्या पेक्षा जास्त मजल्याचे असू नये.

७. प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापुर्वी अनुज्ञाग्राही व्यक्तीने (ग्रॅटीने) मिरा भाईदर नगरपालिका यांची असे बांधकामकरण्या विषयाची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.

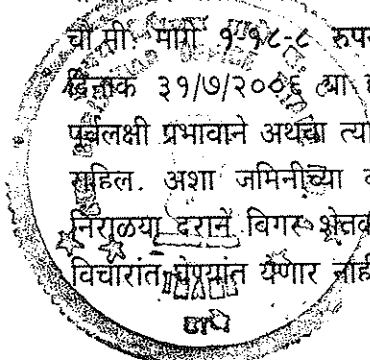
८. अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या नकाशात दर्शविल्या प्रमाणे सीमांतिक मोकळे अंतर (ओपन मार्जीनल डिस्टेंसेस) सोडले पाहिजे.

९. या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा विगर शेती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळांवेळी असा कालावधी वाढविण्यांत आला असेल तर ती गोष्ट अलाहिदा. अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी रद्द करण्यांत आली असल्याचे समजण्यांत येईल.

१०. अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे विगर शेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांका पासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आंत तलाठया मार्फत ठाणे तहसिलदारांस कळविले पाहिजे. जर तो असे करण्यास चुकेल तर महाराष्ट्र जमीन महसुल (जमीनीच्या वापरातील बदल व विगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाग्राही पात्र ठरेल.

११. अशा जमीनीचा ज्या प्रयोजनार्थ वापर करण्यास परवानगी दिली असेल त्या प्रयोजनार्थ वापर करण्यास प्रारंभ करण्याच्या दिनांकापासून सदर अनुज्ञाग्राहीने त्या जमिनीच्या संबंधात दर चौ.मी. मध्ये ११०८-८ रुपये दराने विगर शेतकी आकारणी दिली पाहिजे. उक्त प्रमाणदर हा

दिनांक ३१/१२/२००६ रोजी कालावधी पर्यंत अंमलात राहिल. किंवा परवानगीच्या तारखेच्या पुढीलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे बिनशेती दराने बिनशेती आकार देणे बंधनकारक राहिल. अशा जमिनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यास अशा नयेच्या प्रसंगी निरुल्लेखी दराने विगर शेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारांत घेण्यांत येणार नाही.



Signature: 31/12/02

दिनांक	३१/१२/२००६
वर्ष	२००६
२/	३१/१२/०६

---३---

क्र.महसुल/क-१/टे.१/एनएपी/एसआर-२५/२००२

१२. सदर जागेची अती तातडीची मोजणी फी रक्कम रु.९०००/- (अक्षरी नऊ हजार रु मात्र) चलन क्र.३०९/२००२ दिनांक १७/६/२००२ अन्वये शासन जमा केली आहे.

१३. भूमापन विभागाकडून जमीनीची मोजणी करण्यांत आल्या नंतर अशा जमीनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच बिगरशेतकी आकारणी यांत बदल करण्यांत येईल.

१४. सदर जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्रीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेश रद्द समजण्यांत येईल. व अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.

१५. पुर्वीच मंजूर केलेल्या नकाशावरहुकुम अगोदरचे बांधलेल्या इमारतीत अनुज्ञाग्रीने कोणतीही भर घालता कामा नये किंवा ती मध्ये कोणताही फेरबदल करता कामा नये. मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असेल आणि अशा भरीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.

१६. अनुज्ञाग्राही व्यक्तीने आजुबाजुच्या परिसरांत अस्वच्छता व घाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.

१७. जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमीन महसुल (जमीनीच्या वापरात बदल व बिगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.

१८अ. या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाग्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिका-यास तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.

१८व. वरील खंड अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतूदीविरुद्ध जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा तरतूदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्या आंत अशा रीतीने उभारलेली इमारत काढून टाकण्या विषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असेल. तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रीत्यर्थ आलेला खर्च अनुज्ञाग्राही व्यक्तीकडून जमीन महसुलाची थकवाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.

१९. दिलेली ही परवानगी मुंबई कुळवहिवाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र अधिनियम १९५० व अखिल भारतीय अधिनियम आणि नगरपालिका अधिनियम इ.सारख्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील. त्या उपबंधाच्या अधिन असेल.

२०. अनुज्ञाग्राही यांनी बिगरशेतकी आकारणीच्या पाचपट रक्कम रु १५०४६/- (अक्षरी पंधरा हजार सहाशेचाळीस मात्र) रुपांतरीत कर (कन्व्हर्शन टॅक्स) म्हणून तलाठी सजा नवंबर यांचे कडील पत्र क्र. २०१०७०६ दि. १७/६/२००२ अन्वये सरकार जमा केली आहे.

२१. अनुज्ञाग्राही यांनी मिरा भाईदर नगरपालिका यांचे कडील मंजूर नकाशावरहुकुम बांधकाम केले पाहिजे.



रु १५०४६/- (अक्षरी पंधरा हजार सहाशेचाळीस मात्र)
तलाठी सजा नवंबर यांचे कडील
पत्र क्र. २०१०७०६ दि. १७/६/२००२ अन्वये सरकार जमा केली आहे.
मिरा भाईदर नगरपालिका यांचे कडील मंजूर नकाशावरहुकुम

२०/११/२०१२

२२. अनुज्ञाग्राही यांनी मिरा भाईंदर नगरपालिका यांचे कडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामा मध्ये बदल करून जादा चटईक्षेत्र निर्देशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरुपाचा गुन्हा दाखल करण्यास पात्र रहातील व असे जादा बांधकाम दूर करण्यास पात्र राहिल.
२३. अपर जिल्हाधिकारी व सक्षम प्राधिकारी, ठाणे नागरी संकुलन ठाणे यांचे कडील आदेश क्र. युएलसी/टीए/डब्ल्यूएसएचएस-२०/एसआर-११५२ दि.१४/८/२००९ अन्वये प्रश्नाधिन जागे मध्ये नागरी कमाल जमीन धारणा कायदा १९७६ चे कलम २० प्रमाणे योजना मंजूर केलेली असून सदर आदेशा मध्ये नमूद केल्या प्रमाणे ठराविक मापाच्या सदनिका बांधणे हे परवानगीधारक यांचेवर बंधनकारक राहिल.त्याच प्रमाणे ज्या सदनिका शासनाकडे वर्ग करणेच्या आहेत त्यांचा ताबा शासनास देणे परवानगीधारक यांचेवर बंधनकारक राहिल.
- २४ या प्रकरणात पिण्याच्या पाण्याची सोय करण्याची जबाबदारी अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.आणि पिण्याच्या पाण्याची सोय झाली आहे किंवा कसे या बाबत खात्री झाल्याशिवाय मिरा भाईंदर नगरपालिकेने संबंधित विकासकास इमारत वापर परवाना देऊ नये.

सही/-

(आय.एस.चहल)

जिल्हाधिकारी ठाणे

प्रति,

श्री. द्वारकानाथ पांडुरंग पाटील व इतर
रा. भाईंदर ता.ठाणे जि. ठाणे

Sarajan
जिल्हाधिकारी ठाणे करिता

ट व न - ४
चरस नं. २६० / ००३
सर्वसा. ११३ मड ३६/३९

Gen 113 me.

(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1)

मूळ प्रत

[अहस्तांतरणीय]

ORIGINAL COPY

[NCN TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती.

RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place... Thane दिनांक/Date... 11/8/03

Received from

र./Rs... Three thousand

on account of... याकरिता मिळाले.

रोखपाल वा लेखापाळ

Cashier or Accountant

(सही/Signature)
Sub Registrar Thane-2

क्र.युएलसी/टिए/पटीपी/कलम २०/एस.आर.११५२,
अपर जिल्हाधिकारी व सक्षम प्राधिकारी,
ठाणे नागरी संकुलन, ठाणे,
दिनांक - १६/०४/२००२.

प्रति,
श्री. द्वारकानाथ पांडुरंग पाटील,
द्वारा. मे. डी. एन्. पटेल अॅण्ड असोशिएट्स्,
१०१/१०२, अशोका शॉपिंग सेंटर, रेल्वे स्टेशन,
नवघर रोड, भाईंदर (पूर्व),
ता. जि. ठाणे. ४०११०५.

विषय - ना.ज.क.धा. अधिनियम १९७६,
कलम २० खालील दुर्बल घटक घरबांधणी
योजनेतील सदनिकांचे दर निश्चीतीबाबत...
जमीनधारक - श्री. द्वारकानाथ पांडुरंग पाटील,
मौजे -खारी (भाईंदर), ता. जि. ठाणे.
स.क्र.१९६/१२, १९५/११, १९९/१५ (जुना),
७६/१२, ७७/११, ८२/१५ (नविन).
क्षेत्र - ३२६०.०० चौ.मी.

संदर्भ - मे. डी. एन्. पटेल अॅण्ड असोशिएट्स् अर्ज
दि.१६/४/२००२.

महोदय,

वरील संदर्भिय पत्रान्वये आपल्या योजनेतील खुल्या बाजारातील सदनिका विक्रीचा दर व शासन नामनिर्देशित व्यक्तींसाठी राखीव असणाऱ्या सदनिकांचा दर निश्चीत करणेसाठी या कार्यालयाकडे विनंती केलेली आहे. शासन परिपत्रक दिनांक २७/७/८७ तसेच दिनांक २९/१२/९० अन्वये ठरवून दिलेल्या सूत्राप्रमाणे तांत्रिक छाननि करून योजनेतील खुल्या बाजारातील सदनिकांचा विक्रीचा दर रु. ६२७/- प्रति चौ. फुट इतका हिशांबीत होत आहे तसेच ५% शासनामनिर्देशित व्यक्तींसाठी राखीव असणाऱ्या सदनिका विक्रीचा दर रु. ४१५/- प्रति चौ. फुट इतका हिशांबीत होईल. त्यानुसार सदनिकांची विक्री व्हावी, तसेच प्रस्तुतच्या दरास पूर्वलक्षी प्रभाव असणार नाही याची नोंद घ्यावी.

खुल्या बाजारातील सदनिका विकताना मा. सर्वोच्च न्यायालयाचे निर्देशाचे काटेकोरपणे पालन होणे आवश्यक आहे.

- या निर्देशानुसार योजनेतील खुल्या बाजारातील सदनिका वरीलप्रमाणे निश्चित केलेल्या दरानेच विकण्यात याव्यात.
- हा निश्चित केलेला दर नमुद करून योजनेची जाहीरात दोन स्थानिक वर्तमानपत्रात द्यावी.
- योजनेतील सदनिका खरेदी करण्यासाठी येणाऱ्या व्यक्तींच्या अर्जांची नोंद यासाठी खास विहित नमुन्यातील तेवलेल्या रजिस्टरमध्ये ठेवण्यात यावी.
- प्रत्येक अर्जास १०००/- रु. याकरडे पाठवावी.
- वरीलप्रमाणे तेवलेल्या रजिस्टरमध्ये याच्या ५ ताऱ्यांच्या आत या कार्यालयाने घेण्यासाठी घ्यावी.
- दाराच्या
- सदनिका सक्षम प्राधिकारीक दुर्बल घटकांनाच विकवावी.
- एक कुठला एक सदनिका विकण्यात यावी.



- टनन-४
२९/४/२००२
३५३९



14/08/2003

दुय्यम निबंधकः

11:47:56 am

ठाणे 4

दस्त गोषवारा भाग-1

टनन4

दस्त क्र 4610/2003

3/3e

दस्त क्रमांक : 4610/2003

दस्तांचा प्रकार : करारनामा.

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाव: पपूलाल हरीराम भदरेचा पत्ता: घर/फ्लॅट नं: 102 गल्ली/रस्ता: नवघर रोड ईमारतीचे नाव: राजलक्ष्मी अपार्ट ईमारत नं: - पेट/वसाहत: - शहर/गाव: भाईदर पू. तालुका: - पिन: -</p>	<p>लिहून देणार वय 29 सही</p> <p><i>P. R. Khudarechhi</i></p>		
2	<p>नाव: मे. मयूर कंस्ट्रक्शन कं. चे भागीदार मनिष एन. पाटील पत्ता: घर/फ्लॅट नं: 101 गल्ली/रस्ता: - ईमारतीचे नाव: महादेव नगर ईमारत नं: - पेट/वसाहत: - शहर/गाव: भाईदर पू. तालुका: - पिन: -</p>	<p>लिहून देणार वय 21 सही</p> <p><i>M. Patil</i></p>		





दस्त गोषवारा भाग - 2

टनन4

दस्त क्रमांक (4610/2003)

3e/3e

दस्त क्र. [टनन4-4610-2003] चा गोषवारा
बाजार मूल्य :313500 मोबदला 313500 भरलेले मुद्रांक शुल्क : 3200

पावती क्र.:4611 दिनांक:14/08/2003
पावतीचे वर्णन
नांव: पपूलाल हरीराम भदरेचा

दस्त हजर केल्याचा दिनांक :14/08/2003 11:41 AM
निष्पादनाचा दिनांक : 14/08/2003
दस्त हजर करणा-याची सही :

P. Rhadasachu

3140 :नोंदणी फी
780 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

3920: एकूण

दस्ताचा प्रकार :25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 14/08/2003 11:41 AM
शिकका क्र. 2 ची वेळ : (फी) 14/08/2003 11:45 AM
शिकका क्र. 3 ची वेळ : (कबुली) 14/08/2003 11:47 AM
शिकका क्र. 4 ची वेळ : (ओळख) 14/08/2003 11:47 AM

दु. निबंधकाची सही, ठाणे 4

दस्त नोंद केल्याचा दिनांक : 14/08/2003 11:47 AM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) केनेट- ग-या ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: शांतीगंगा

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:भाईदर पू.

तालुका: -

पिन: -

2) विनय- राजत ,घर/फ्लॅट नं: 10

गल्ली/रस्ता: -

ईमारतीचे नाव: केशव पार्क

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:भाईदर पू.

तालुका: -

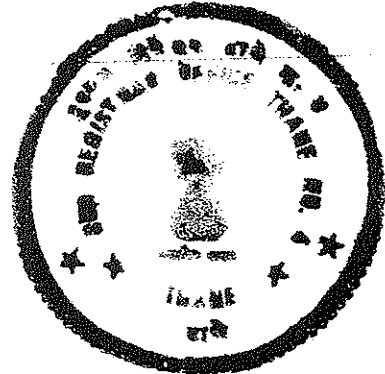
पिन: -

दु. निबंधकाची सही
ठाणे 4

प्रमाणित करणेत येते की, या दस्तावेजे एकूण... 3e... मने आहेत
दुय्यम निबंधक ठाणे 4

दस्त क्रमांक 2290
दस्तावेजावर नोंदला

दुय्यम निबंधक ठाणे 4
नाम 16... भाईदर... 14/08/2003



20568604



MAYUR CONSTRUCTION CO.

Builders & Developers

Flat No. 101, Mahadev Nagar, Opp. Nalanda Guest House, Nanisar Road, Bhayandar(E) - 401 105.

DATE: 23/2/04

RECEIPT NO.

Received with thanks from Mr. / Ms. Populal H. Bhackareche

a sum of Rupees One hundred fifty thousand only

by Cash / Cheque / Draft No. 654355 Dated 23/2/04

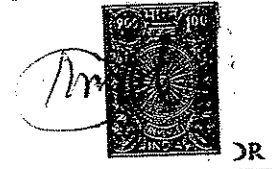
Drawn on UCSai Janta Sahasra Branch Bhayandar being the Advance /

Part/Full Payment against purchase of Flat/Shop No. 413 on 6th floor in Wing — In Building

No. G " MAHADEVNAGAR ".

For Mayur Construction Co.

RS. 1,50,000/-



Subject to Realisation of Cheque/Draft.



20568604

MAYUR CONSTRUCTION CO.

Builders & Developers

Flat No. 101, Mahadev Nagar Opp. Nalanda Guest House, Navghar Road, Bhayandar(E) - 401 105.

RECEIPT NO.

DATE: 7/8/07

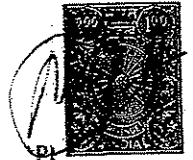
Received with thanks from Mr. / Ms. Papwal H. Bhadarechaa sum of Rupees Seventy Five Thousand only onlyby Cash / Cheque / Draft No. 654347 Dated 7/8/07Drawn on Vedai Janta Sahani Branch Bhayandar being the Advance /Part/Full Payment against purchase of Flat/Shop No. 413 on 4th floor in Wing — In BuildingNo. 6 "MAHADEVNAGAR"

For Mayur Construction Co.

Rs.

75000/-

Subject to Realisation of Cheque/Draft.





20568604

MAYUR CONSTRUCTION CO.

Builders & Developers

Flat No. 101, Mahadev Nagar, Opp. Nalanda Guest House, Navghar Road, Bhayandar(E) - 401 105.

RECEIPT NO.

DATE: 17/6/04

Received with thanks from Mr. Ms. Papulal H. Bhaarelha
a sum of Rupees One Lakh Twenty Five Thousand onlyby Cash / Cheque / Draft No. C54359 Dated 17/6/04Drawn on Vasai Janta Sahani Ltd Branch Bhayandar being the Advance /Part/Full Payment against purchase of Flat/Shop No. 413 on 2nd floor in Wing In BuildingNo. 6 " MAHADEV NAGAR "

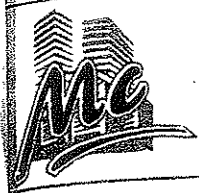
For Mayur Construction Co.

Rs. 125000/-

Subject to Realisation of Cheque/Draft.



20568604



MAYUR CONSTRUCTION CO.

Builders & Developers

Flat No. 101, Mahadev Nagar, Opp. Nalanda Guest House, Navghar Road, Bhayandar(E) - 401 105

RECEIPT NO.

DATE: 11/10/04

Received with thanks from Mr. / Ms. Papules H. Bhaabreeh

sum of Rupees Fifty one thousand Two hundred Eighty only

Cash / Cheque / Draft No. Cash Dated

Drawn on Branch being the Advance /

Part/Full Payment against purchase of Flat/Shop No. 101 on 31 floor in Wing In Building

No. 6 " MAHADEV NAGAR "

For Mayur Construction Co.

S. 51280/H



Subject to Realisation of Cheque/Draft.



Friday, August 29, 2003

12:12:03 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 4916

गावाचे नाव खारी

दिनांक 29/08/2003

दस्तऐवजाचा अनुक्रमांक टनन4 - 04915 - 2003

दस्ता ऐवजाचा प्रकार चुक दुरुस्ती पत्र

सादर करणाराचे नाव: पपूलाल हरीराम भदरेचा

नोंदणी फी	:	100.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (10)	:	200.00
एकूण	रु.	300.00

आपणास हा दस्त अंदाजे 12:26PM ह्या वेळेस मिळेल

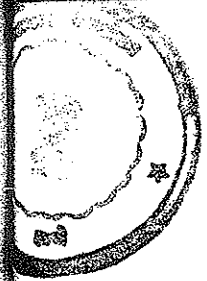
दुय्यम निबंधक
ठाणे 4

बाजार मुल्य: 1 रु.

मोबदला: 1 रु.

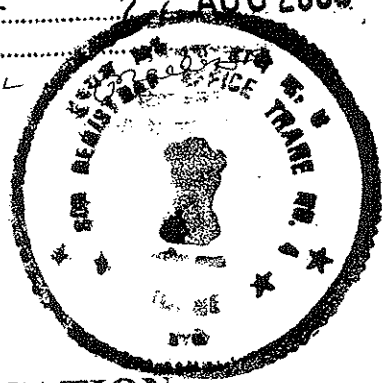
दुय्यम निबंधक ठाणे क्र. 4

भरलेले मुद्रांक शुल्क: 100 रु.



Solu
श्रीधर कार्यालय. ठाणे
12.3 JUL 2003

लायांस नं. 10/१६
विक्रमचंद्र ठिकाण - महात्मा जयजी. मं. ४ जो.पो.पो.
मनघर रोड, भायंदर (पूर्व).
पत्रक्रमांक ११४०
नांव P. H. Bhadsecha
हस्त Secha
दिनांक 22 AUG 2003



DEED OF RECTIFICATION

ARTICLES OF DEED OF RECTIFICATION is made and entered into at BHAYANDAR this 29th day of AUGUST, in the Christian Year TWO THOUSAND THREE.

Wata

P. Bhadsecha

टनन-४
पत्र क्रमांक ४९१/२००३
१/१०

B E T W E E N

SHRI MANISH NANDKUMAR PATIL partner of M/S. MAYUR CONSTRUCTION CO., having his office at 101, Mahadev Nagar, Navghar Road, Bhayandar [E] Dist. Thane – 401 105 hereinafter referred to as " THE BUILDERS " (Which expression shall unless it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include the said firm, administrators, executors, till the last survivor till the surviving partners, Survivor-in-interest and permitted assigns) of the ONE PART.

A N D

SHRI PAPULAL HARIRAM BHADRECHA, Adult,

Indian Inhabitants, having Address at Flat No. 102, Raj Laxmi Apt., Navghar Road, Bhayandar [E] Dist. Thane – 401 105 hereinafter referred to as " THE PURCHASER " (Which expression shall unless it be repugnant to the context or contrary to the meaning thereof be deemed to mean and include his legal heirs, legal representatives, administrators, executors, successor-in-interest till the last survivor and permitted assigns) of the OTHER PART.

WHEREAS, the Party at the First Part is constructed Building Known as MAHADEV NAGAR BLDG. NO. 6 constructed on the plot of land bearing Old Survey No. 196, New Survey No. 76, Hissa No. 12, Old Survey No. 199, New Survey No. 82, Hissa No. 15 and Old Survey No. 195, New Survey No. 77, Hissa No. 11 all situated, lying and being in the Revenue Village of Khari, Bhayandar [East] Taluka & District Thane – 401 105. (More particularly described in the Schedule hereunder written).



Patil

P. Bhadurecha

टनन-४
वस्तु क्रमांक २९९ / २००३
०१९०

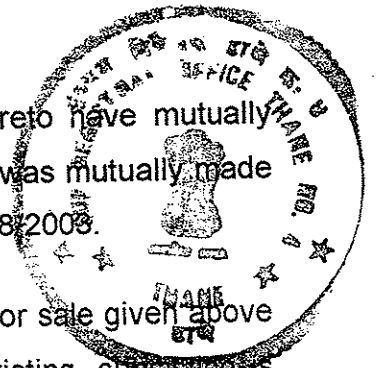
AND WHEREAS, the party of the First Part are the Builders and the Party of the Other Part is the Purchaser of FLAT Premises Bearing No. 413 on the Fourth Floor, admeasuring Super Built-up Area of 500 Sq.Ft. i.e. Built-up Area of 46.46 Sq.Mtrs., in the Building known as " MAHADEV NAGAR BLDG. NO. 6 " at Navghar Road, Bhayandar [East] Taluka & Dist. Thane - 401 105. [more particularly described in the Schedule hereunder written] and the same is purchased on OWNERSHIP BASIS as per AGREEMENT FOR SALE executed on 14th day of August, 2003 between the parties hereto as per Maharashtra Flat Ownership Act, 1963 and its rules made thereunder.

AND WHEREAS, both the parties hereto have registered and said Agreement For Sale Dated as given above with the Sub-Registrar of Assurance as Thane-7, vide Document No. TNN-4 - 04610 - 2003, Dated 14/08/2003, Receipt No. 4611, after payment of requisite registration fees and Stamp Duty as per Registration Act 1908 and Stamp Act, 1958.

AND WHEREAS, it has been noticed by both the parties, hereto that there is Error in Flat No., they have entered into Agreement for Sale, Dated 14/08/2003, However, the Builders have erroneously and wrongly mentioned as FLAT PREMISES BEARING NO. 313 on the Third FLOOR, INSTEAD OF FLAT PREMISES BEARING NO. 413 on the Fourth FLOOR other conditions of Agreement for sale shall remain the same as mutually Agreed.

AND WHEREAS, both the parties hereto have mutually agreed to RECTIFY this error / mistake which was mutually made in the said Agreement for Sale executed on 14/8/2003.

AND WHEREAS, the said, Agreement for sale given above between the parties, hereto is legal, valid, existing, subsisting is NOT cancelled, revoked by any of the parties herein.



*meto
npat*

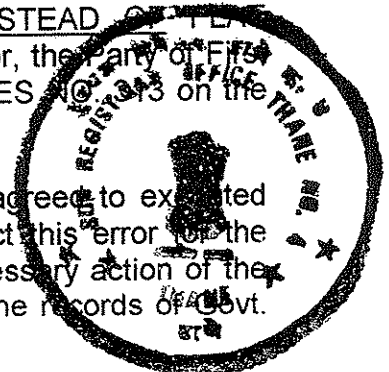
P. R. Bhaduracharya

रु. ४१५	रु. ४१५
२१	२१

AND WHEREAS, the parties herein have mutually agreed to executed RECTIFICATION DEED on the below given terms, conditions and obligations.

NOW THEREFORE THESE PRESENTS WITNESSETH AS FOLLOWS :-

1. The party of First Part is absolutely seized and possessed of Flat Premises bearing No. 413 on the Fourth Floor, having Super Built-up Area of 500 Sq.Ft., i.e. Built-up Area of 46.46 Sq.Mtrs., in the building known as " MAHADEV NAGAR BLDG. NO. 6 ", at Navghar Road, Bhayandar [East] Taluka & Dist. Thane - 401 105. (More particularly described in the Schedule hereunder written).
2. The Party of First Part have agreed to sell/Transfer the above said Flat to the party of the Other Part on Ownership Basis as per Maharashtra Flat Ownership Act, 1963.
3. The Agreement for sale between the parties herein as given is legal valid, existing, subsisting, and is not cancelled, revoked by any of parties herein.
4. The Party of First Part and Other Part have got the said Agreement for Sale registered with the Sub-Registrar of Assurances at Thane-4 as on 14th day of August, 2003, vide Document No. TNN-4 - 04610 - 2003, Dated 14/08/2003, Receipt No. 4611, after payment of requisite Stamp Duty, and Registration fees as per, Stamp Act, 1958, and Registration Act, 1908, which is entered herein as Schedule - II.
5. The party of First Part & Other part have noticed that they have wrongly mentioned Flat No. INSTEAD OF THE PREMISES NO. 413 on the Fourth Floor, the Party of First Part by error has written FLAT PREMISES NO. 413 on the Third Floor.
6. Both the parties herein have mutually agreed to executed this RECTIFICATION DEED to correct this error of the Purpose of record, information and necessary action of the party of the Other Part and to correct the records of Govt. authorities.
7. That, there is no consideration involved in this Agreement other than as mutually agreed in the said, Agreement for Sale Dated the 14th day of August, 2003 and registered on the above given date.



REGISTRATION NO. TNN-4-04610-2003
DATED 14/08/2003
21 28

meat

P. B. Bhadurecha

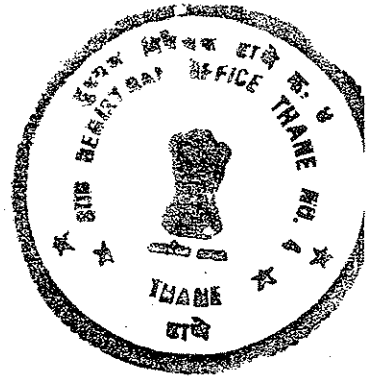
8. that, other terms and conditions except the errors noticed and corrected herein in this deed remain the same and nothing is changed or corrected.

THE SCHEDULE HEREINABOVE REFERRED : I

ALL THAT FLAT PREMISES BEARING NO. 413 on the Fourth Floor, admeasuring Super Built-up Area of 500 Sq.Ft., i.e. Built-up Area of 46.46 Sq.Mtrs., in the Building Known as MAHADEV NAGAR BLDG. NO. 6, at Navghar Road, Bhayandar [East] Taluka & Dist. Thane – 401 105 constructed on the plot of land bearing Old Survey No. 196, New Survey No. 76, Hissa No. 12, Old Survey No. 199, New Survey No. 82, Hissa No. 15 and Old Survey No. 195, New Survey No. 77, Hissa No. 11 all situated, lying and being in the Revenue Village of Khari, Bhayandar [East] Taluka & District Thane – 401 105 in the Registration Sub-District and District of Thane and within the jurisdiction of Mira Bhayandar Municipal Corporation.

THE SCHEDULE HEREINABOVE REFERRED : II

REGISTERED RECEIPT ENCLOSED.



टनन-४
बल्ल कमांड ४९९ / २००३
५/१०

Handwritten signature/initials

Handwritten signature: P. Bhudarecha


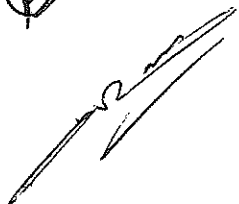
IN WITNESS WHEREOF, the parties hereto have hereto have hereunto set and subscribed their respective hands and the day and year first herein above written.

Signed Sealed And Delivered by the withinnamed " BUILDERS "

SHRI MANISH NANDKUMAR PATIL partner of M/S. MAYUR CONSTRUCTION CO.,

Manish

in the presence of



- 1. 
- 2. 

Signed Sealed And Delivered by the withinnamed " PURCHASER "

SHRI PAPULAL H. BHADRECHA

P. Bhadreshcha

in the presence of

- 1. 
- 2. 



टनन-४
पल्ल कलम ४९० / २००३
६/१०

श्रीमती के. ला. मालविया

स्टेम्प व्हेंडर

विक्रीचे ठेकाण - बी / ४, सालासर नगर नं.४, नवघर रोड,
भायंदर (पूर्व), लायसन्स नं. ७/१६

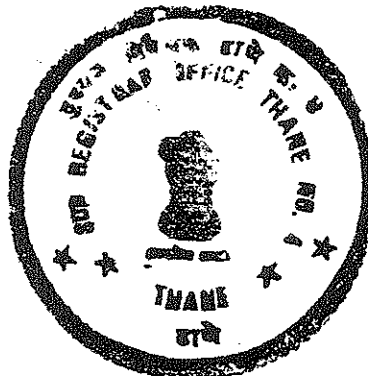
पावती

पावती क्र. 1209

दिनांक 22/12/2008

अनु. क्रमांक	मुद्रांक विकत घेणा-या व्यक्तीचे नाव व पत्ता	मुद्रांक							विक्री केलेल्या एकूण मुद्रांकाची किंमत
		१०	२०	५०	१००	५००	१०००	५०००	
578	P. H. Bhambhani				1				100/-

स्वाक्षरी
के. ला. मालविया
स्टेम्प व्हेंडर
के. ला. मालविया



टनन-४
वस्त क्रमांक 894/2008
0190



Thursday, August 14, 2003

11:45:36 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 4611

दिनांक 14/08/2003

गावाचे नाव खारी

दस्तऐवजाचा अनुक्रमांक टनन4 - 04610 - 2003

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: पपूलाल हरीराम भदरेचा

नोंदणी फी	:	-	3140.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (39)	:	-	780.00
एकूण	रु.		3920.00

आपणास हा दस्त अंदाजे 12:00PM ह्या वेळेस मिळेल

दुय्यम निबंधक

पपूलाल हरीराम भदरेचा

बाजार मुल्य: 313500 रु मोबदला: 313500 रु.
भरलेले मुद्रांक शुल्क: 3200 रु.

टनन-४
दस्ता क्रमांक: ०४६१० / २००३
८१७०



29/08/2003

दुय्यम निबंधकः

12:14:17 pm

उणे 4

दस्त गोषवारा भाग-1

टनन4

दस्त क्र 4915/2003

e190

दस्त क्रमांक : 4315/2003

दस्ताचा प्रकार : चुक दुरुस्ती पत्र

नु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: पपूलाल हरीराम भदरेचा

पत्ता: घर/फ्लॅट नं: 102

गल्ली/रस्ता: नवघर रोड

ईमारतीचे नाव: राजलक्ष्मी अपार्टमेंट

ईभारत नं: -

पेठ/वसाहत: -

शहर/गाव: भाईदर पु.

तालुका: -

पिन: -

लिहून घेणार

वय 29

सही

P. K. Kharane

2 नाव: मे. मयुर कंस्ट्रक्शन कंपनीचे भागीदार मनिष एम

पाटील

पत्ता: घर/फ्लॅट नं: 101

गल्ली/रस्ता: -

ईमारतीचे नाव: महादेव नगर

ईभारत नं: -

पेठ/वसाहत: -

शहर/गाव: भाईदर पु.

तालुका: -

पिन: -

लिहून देणार

वय 22

सही

M. M. Patil



दस्त गोषवारा भाग - 2

टनन4

दस्त क्रमांक (4915/2003)

१०/१०

दस्त क्र. [टनन4-4915-2003] चा गोषवारा
झाजार मुल्य :1 मोबदला 1 भरलेले मुद्रांक शुल्क : 100

पावती क्र.:4916 दिनांक:29/08/2003

पावतीचे वर्णन

नांव: पपूलाल हरीराम भदरेचा

दस्त हजर केल्याचा दिनांक :29/08/2003 12:06 PM

निष्पादनाचा दिनांक : 29/08/2003

दस्त हजर करणा-याची सही :

100 :नोंदणी फी

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

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

300: एकूण

P. B. Bhulasekar

दस्ताचा प्रकार :65) चुक दुरुस्ती पत्र

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 29/08/2003 12:06 PM

शिक्का क्र. 2 ची वेळ : (फी) 29/08/2003 12:12 PM

शिक्का क्र. 3 ची वेळ : (कबुली) 29/08/2003 12:14 PM

शिक्का क्र. 4 ची वेळ : (ओळख) 29/08/2003 12:14 PM

दस्त नोंद केल्याचा दिनांक : 29/08/2003 12:14 PM

दु. निबंधकाची सही, ठाणे 4

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, प्रमाणित करणेत येते की, या दस्तांमध्ये एका... गने भाष्ट

1) विनय- राउत ,घर/फ्लॅट नं: 10

गल्ली/रस्ता: -

ईमारतीचे नाव: केशव पार्क

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: भाईदर पु.

तालुका: -

पिन: -

2) राजु- कोहली ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: नंदु सदन

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:भाईदर पु.

तालुका: -

पिन: -

दु. निबंधकाची सही
ठाणे 4

पुस्तक क्रमांक 8234
क्रमांकावर नोंदला

दुय्यम निबंधक ठाणे क्रं. ४

वापीस...नादे...संव २००३





Tuesday, August 23, 2005
5:04:06 PM

Original
नोंदणी 39 म.
६. ३९ M

पावती

पावती क्र. : 5969

दिनांक 23/08/2005

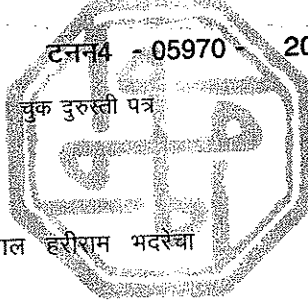
गावाचे नाव खारी

दस्तऐवजाचा अनुक्रमांक

टॅन 4 - 05970 - 2005

दस्ता ऐवजाचा प्रकार

सुक दुरुस्ती पत्र



सादर करणाऱ्याचे नाव: पपुलाल हरीराम भदरेबा

नोंदणी फी

:- 880.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (9)

:- 180.00

एकूण रु. 1060.00

आपणास हा दस्त अंदाजे 5:18PM ह्या वेळेस मिळेल

दुय्यम निबंधक
ठाणे 4

बाजार मुल्य: 88000 रु. मोबदला: 1 रु.

भरलेले मुद्रांक शुल्क: 2600 रु.

देयकाचा प्रकार : चलनाने;

चलन क्रमांक: 123059; रक्कम: 880 रु.; दिनांक: 03/08/2005

सह. दुय्यम निबंधक
ठाणे, रु. ४.

P. Bhudarecha

A

5-0-0
5-0-10



दस्तक्रमांक व वर्ष: 5970/2005

Tuesday, August 23, 2005

5:06:16 PM

सूची क्र. दोन INDEX NO. II

नोंदणी 6 म.

Regn. 63 m.e.

गावाचे नाव : खारी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप चुक दुरुस्ती पत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1.00
बा.भा. रु. 88,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: मौजे खारी के वॉर्ड, नोंदणी दस्त क्र. 4610/2003 दि. 14/08/2003 मध्ये क्षेत्र 46.46 चौ.मी. सुपर बि. अप असे चुकीने नमूद केले होते, त्याऐवजी क्षेत्र 59.47 चौ.मी. सुपर बि.अप असे दुरुस्तीने वाचण्यात यावे, वाढलेल्या क्षेत्राची नोंदणी फी व मु.शु. या दस्त्याद्वारे वसूल करण्यात आली आहे.
- (3) क्षेत्रफळ (1) 59.47 चौ.मी. सुपर बि.अप
- (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) भू-मापन करून देण्या-या पक्षकाराचे नाव: महादेव नगर; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: भाईदर पू.; तालुका: -; पिन: -; पॅन नंबर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) पपुलाल हरीराम भदरेचा; घर/फ्लॅट नं: 413; गल्ली/रस्ता: -; इमारतीचे नाव: महादेव नगर; इमारत नं: 6; पेट/वसाहत: -; शहर/गाव: भाईदर पू.; तालुका: -; पिन: -; पॅन नंबर: -
- (7) दिनांक करून दिल्याचा 30/07/2005
- (8) नोंदणीचा 23/08/2005
- (9) अनुक्रमांक, खंड व पृष्ठ 5970 /2005
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 20.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 880.00
- (12) शेरा

वि. नि. नमूना क्र. १) (Fin. R. Form No. 1)

सर्वसा. ११३ मई
Gen 113 me.

मूल प्रत [अहस्तांतरणीय]
ORIGINAL COPY [NON TRANSFERABLE]

Ch

शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

12/995

ठिकाण/Place Thane दिनांक/Date 20/7/05

Received from P.H. Bhodrecha

रु./Rs. 2600 (दुवे/Rupess. Two Thousand)

on account of Six hundred only.

रोखपाल व लेखापाल
Cashier or Accountant
2600/-

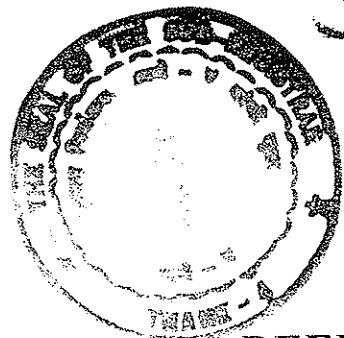
(सह/Signature)
(पदनाम/Designation)

सुप्रीम निबंधक ठाणे मंड. १

- १) पत्रकाराचे नाव P.H. Bhodrecha
- २) पावती क्र. 9332749
- ३) पत्रक्र. 21995 दिनांक 20/7/05

2600/-

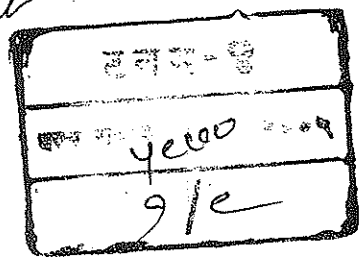
अ. बाबकर
अधीक्षक



DEED OF RECTIFICATION

ARTICLES OF DEED OF RECTIFICATION is made and entered into at BHAYANDAR this 30th day of JULY, in the Christian Year TWO THOUSAND FIVE.

Ch P.H. Bhodrecha



SUB-REGISTRAR
THANE - 4
MAH-CCRA/0076

INDIA
STAMP DUTY MAHARASHTRA
93497
184098
JUL 20 2005
R.0002600 PE1036

BETWEEN

SHRI MANISH NANDKUMAR PATIL partner of **M/S. MAYUR CONSTRUCTION CO.**, having his office at 101, Mahadev Nagar, Navghar Road, Bhayandar [E] Dist. Thane – 401 105 hereinafter referred to as " **THE BUILDERS** " (Which expression shall unless it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include the said firm, administrators, executors, till the last survivor till the surviving partners, Survivor-in-interest and permitted assigns) of the **ONE PART.**

A N D

SHRI PAPULAL HARIRAM BHADRECHA, Adult,

Indian Inhabitants, having Address at Flat No. 413, Mahadev Nagar, Bldg. No. 6, Navghar Road, Bhayandar [E] Dist. Thane – 401 105 hereinafter referred to as " **THE PURCHASER** " (Which expression shall unless it be repugnant to the context or contrary to the meaning thereof be deemed to mean and include his legal heirs, legal representatives, administrators, executors, successor-in-interest till the last survivor and permitted assigns) of the **OTHER PART.**

WHEREAS, the Party at the First Part is constructed Building Known as **MAHADEV NAGAR, BLDG. NO. 6** constructed on the plot of land bearing Old Survey No. 196, New Survey No. 76, Hissa No. 12, Old Survey No. 199, New Survey No. 82, Hissa No. 15 and Old Survey No. 195, New Survey No. 77, Hissa No. 11 all situated, lying and being in the Revenue Village of Khari, Bhayandar [East] Taluka & District Thane – 401 105. (More particularly described in the Schedule hereunder written).

P. Bhadarecha

जनम-पु
५१०० / १००९
२/१

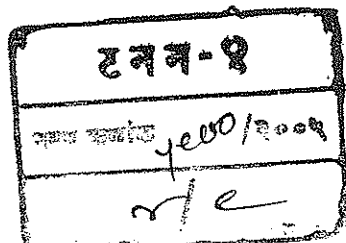
AND WHEREAS, both the parties hereto have mutually agreed to RECTIFY this error / mistake which was mutually made in the said Agreement for Sale executed on 14/08/2003.

AND WHEREAS, the said Agreement for sale & Deed of Rectification given above between the parties hereto are legal, valid, existing, subsisting are NOT cancelled, revoked by any of the parties herein.

AND WHEREAS, the parties herein have mutually agreed to executed RECTIFICATION DEED on the below given terms, conditions and obligations.

NOW THEREFORE THESE PRESENTS WITNESSETH AS FOLLOWS :-

1. The party of First Part is absolutely seized and possessed of Flat Premises bearing No. 413 on the Fourth Floor, in the building known as " MAHADEV NAGAR BLDG. NO. 6 ", at Navghar Road, Bhayandar [East] Taluka & Dist. Thane - 401 105. (More particularly described in the Schedule hereunder written).
2. The Party of First Part have agreed to sell/Transfer the above said Flat to the party of the Other Part on Ownership Basis as per Maharashtra Flat Ownership Act, 1963.
3. The Agreement for Sale & Deed of Rectification between the parties herein as given are legal valid, existing, subsisting, and are not cancelled/revoked by any of parties herein.
4. The Party of First Part and Other Part have got the said Agreement for Sale registered with the Sub-Registrar of Assurances at Thane-4 as on 14/08/2003, vide Document No. TNN-4 - 04610 - 2003, Dated 14/08/2003, Receipt No. 4611, and also Deed of Rectification dated as given above with the Sub-Registrar of Assurance as Thane-4, vide Document No. TNN-4 - 004915 - 2003, Dated 29/08/2003, Receipt No. 4916 after payment of requisite Stamp Duty, and Registration fees as per Stamp Act, 1958 and Registration Act, 1908.



B.R. Bhudane
R/e

5. The party of First Part & Other part have noticed that they have wrongly mentioned Flat Area INSTEAD OF Super Built-up Area 640 Sq.Ft. i.e. S. Built-up Area of 59.47 Sq.Mtrs., the Party of First Part by error has written Flat Area Super Built-up Area of 500 Sq.Ft. i.e. S. Built-up Area of 46.46 Sq.Mtrs.
6. Both the parties herein have mutually agreed to executed this RECTIFICATION DEED to correct this error for the Purpose of record, information and necessary action of the party of the Other Part and to correct the records of Govt. authorities.
7. That, there is no consideration involved in this Agreement other than as mutually agreed in the said Agreement for Sale Dated the 14/08/2003 and registered on the above given date.
8. that, other terms and conditions except the errors noticed and corrected herein in this deed remain the same and nothing is changed or corrected.

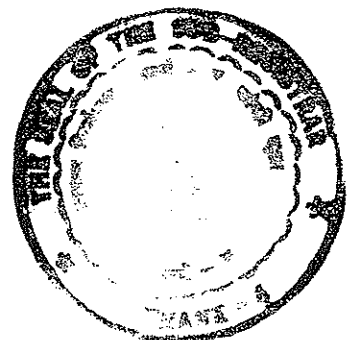
THE SCHEDULE HEREINABOVE REFERRED : !

ALL THAT FLAT PREMISES BEARING NO. 413 on the Fourth Floor, Super Built-up Area 640 Sq.Ft. i.e. S. Built-up Area of 59.47 Sq.Mtrs., in the Building Known as MAHADEV NAGAR BLDG. NO. 6, at Navghar Road, Bhayandar [East] Taluka & Dist. Thane – 401 105 constructed on the plot of land bearing Old Survey No. 196, New Survey No. 76, Hissa No. 12, Old Survey No. 199, New Survey No. 82, Hissa No. 15 and Old Survey No. 195, New Survey No. 77, Hissa No. 11 all situated, lying and being in the Revenue Village of Khari, Bhayandar [East] Taluka & District Thane – 401 105 in the Registration Sub-District and District of Thane and within the jurisdiction of Mira Bhayandar Municipal Corporation.

R. Bhudrao

दस्तावेज-९
५१०० / १००५
५/१०

Chit





IN WITNESS WHEREOF, the parties hereto have hereto have hereunto set and subscribed their respective hands and the day and year first herein above written.

Signed Sealed And Delivered by the
withinnamed " BUILDERS "

SHRI MANISH NANDKUMAR PATIL
Proprietor of
M/S. MAYUR CONSTRUCTION CO.,

in the presence of

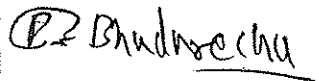



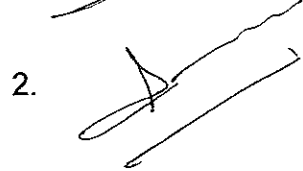
- 1. 
- 2. 

Signed Sealed And Delivered by the
withinnamed " PURCHASER "

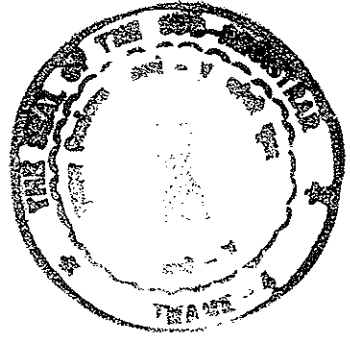
SHRI PAPULAL H. BHADRECHA

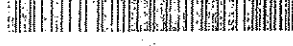
in the presence of



- 1. 
- 2. 

३७७-४
५९००
९९





Thursday, August 14, 2003
11:45:36 AM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 4611

गावाचे नाव खारी

दिनांक 14/08/2003

दस्ताऐवजाचा अनुक्रमांक टनन4 - 04610 - 2003

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: पपूलाल हरीराम भदरेचा

नोंदणी फी	:	3140.00
नक्कल (अ. 11(1)), पृष्ठांकनाथी नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (39)	:	780.00
एकूण रु.		3920.00

आपणास हा दस्त अंदाजे 12:00PM ह्या वेळेस मिळेल.

दुय्यम निबंधक

४२२४ (१५) ४२२४

वाजार मुल्य: 313500 रु. मोबदला: 313500 रु.
भरलेले मुद्रांक शुल्क: 3200 रु.

