



PARK WINGS F1 & F2 CO-OP. HSG. SOC. LTD.

No. 30

Reg. No. TNA/ABN/HSG/(T.C.)/22772/2010-2011 Dt. 17-2-2011

Authorised Share Capital Rs. 42,000/- Divided into 840/- Shares each of Rs. 50/- only.

MEMBER'S REGISTER NO. 30

[F-1, 506]

This is to certify that Shri/Smt./Ms. TRIPTI W. CHAUDHARY.

of ROYAL PARK WING F-1 & F-2 is the Registered Holder of Shares 10  
from No 291 to 300 of Rupees 500/- | FIVE HUNDRED ONLY.

in the Royal Park Co-Op. Housing Society Ltd., Gut No. 49, Near Navre Nagar, Water Tank 'B' Cabin Road, Ambernath (E), Subject to the Byelaws of the said Society & that upon each of such shares the sum of Rupees fifty has been paid. Given under the common seal of the said Society at Ambernath this \_\_\_\_\_

24TH

date of MAY, 2012



[Signature]

CHAIRMAN

[Signature]

Hon Secretary

[Signature]

Member of the Committee



दस्तक्रमांक व वर्ष: 2503/2009

Tuesday, June 30, 2009

11:34:20 AM

नोंदणी 63 म

Regn. 63 m e

## सूची क्र. दोन INDEX NO. II

गावाचे नाव : मोरीवली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 706,680.00  
बा.मा. रु. 822,744.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 9277 वर्णन: विभागाचे नाव - मौजे (गांव) मोरीवली (अंबरनाथ नगरपालिका), उपविभागाचे नाव - 2/10 - सी-6/2) मोरीवली गावातील नवरेनगर व्यतिरीक्त इतर भाग ( सी ज 6/2 कल्याण पुणे रेल्वे लाईनच्या दक्षिणेकडील भाग (मोरीवली भाग ). सदर मिळकत सि.टी.एस. नंबर - 9277 मध्ये आहे. मौजे मोरीवली ता.अंबरनाथ बी कॅबीन रोड, नवरे नगर जवळ, पाण्याच्या टाकीजवळ, सि.स. नं. 9277, गट नं:-49, श्री महालक्ष्मी डेव्हलपर्स ( रॉयल पार्क ), बिल्डींग नं.-F/1, पाचवा मजला, निवासी सदनिका नं.-506, कारपेट क्षेत्र-575चौ. फूट - 53.43चौ.मी.+ फ्लो.बे.-10चौ. फूट = 0.92चौ.मी. एकूण क्षेत्र 54.35 चौ.मी. (1)65.22
- (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) - - श्री महालक्ष्मी डेव्हलपर्स चे भागिदार अनिल जस्साराम भटीजा -ABGFS2641N; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: 602, महान पॅलेस उल्हासनगर -1; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादांचे नाव व संपूर्ण पत्ता (1) नृप्ती उत्तम चौधरी; घर/प्लॉट नं: 1101; गल्ली/रस्ता: \*; ईमारतीचे नाव: रौनक पार्क टॉवर ए; ईमारत नं: \*; पेठ/वसाहत: कोकणीपाडा; शहर/गाव: ठाणे प.; तालुका: \*; पिन: 400609; पॅन नम्बर: AHBPC0111G.
- (7) दिनांक करून दिल्याचा 29/06/2009
- (8) नोंदणीचा 30/06/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 2503 /2009
- (10) बाजारभावाप्रमाणे भुट्टांक शुल्क रु 31964.64
- (11) बाजारभावाप्रमाणे नोंदणी रु 8230.00
- (12) शेर:

मी कल्पक ही  
मी बाबको  
मी कल्पक ही

कल्पक निबंधक उल्हासनगर



SR NO

0272

खातेदाराची प्रत / Party Copy



(Scheduled Bank)

खाता / Br. 25/05/09  
 दिनांक / Date  
 मुद्रांक शुल्क / Stamp Duty ₹. 7000/-  
 सेवा आकारणी शुल्क ₹. 10/-  
 Service Charges  
 एकूण/Total ₹. 7010/-  
 असरी रूपचे / Amount in Words Seven  
Thousand 100 only

मुद्रांक शुल्क भरणाऱ्याचे नाव / Name of stamp duty paying party Miss Tripti Uttham  
 पत्ता / Address Chaudhary. Rawanok Park, Tower A Flat No 1101, 2nd pokhran Road, Konkanipaela Thane(W)  
 समोरच्या पक्षकाराचे नाव / Name of counter party Shree Mahalaxmi Developers.  
 व्यवहाराच्या उद्देशाचे कारण / Purpose of transaction Francis Sonu Flat Key.

धनादेश / चे अखेरच्या दिवसाे काढला आहे त्या बँकेचे  
 (SCHEDULED BANK)  
 MAIN BRANCH  
 2009  
 Ch. No/Pay Order No  
 RECEIVED  
 CASH RECEIVING  
 2009  
 रखापाल / Cashier  
 अधिकार्याची सही  
 Authorised signatory



उहव - 3  
 403/row  
 9

Ward No. 2/10 (C-6/2)  
 Village Morivali  
 Flat/Row House/Unit area 575 + 10 F.B. sq.ft. carpet / \_\_\_\_\_ Sq.ft. Built up  
 Actual Value Rs. 706680/-  
 Market Value Rs. 8,22,744/-  
 Pan No :- AHBPC 01119  
 Floor Stilt + 7 Floors

For Dombivli Sahakarani Bank Ltd.  
 Authorised Signatories  
 MAIN BRANCH

### AGREEMENT FOR SALE

THIS AGREEMENT MADE AT AMBERNATH  
 ON THIS 29<sup>th</sup> DAY OF June 2009.  
 BETWEEN

Dombivli Nagar Sahakarani Bank Ltd.  
 Main Branch, Keshav Srauti  
 Kalyan Dombivli Municipal Corporation,  
 Manpada Road,  
 Dombivli (East)-421 201.  
 D-5/STP(V)/C.R. 1054/02/06/835 to  
 38106



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M/s. **Shree Mahalaxmi Developers**, a partnership firm, having its office at Gut No. 56 (part), B, Cabin Road, Bhawani Chowk, Ambarnath (East), District Thane, through its partner Mr. Anil J. Bathija. hereinafter called and referred to as the **Promoters** (which expression shall unless it be repugnant to the context or meaning thereof mean and include its partners constituting the said firm for time being and from time to time and their heirs, executors, administrators and assigns) being the Party of the First Part;

AND

Miss. Tripti Uttam Chowdhary.

Age 25 Occupation \_\_\_\_\_

Residing at Raunak Park' Tower A Flat No 1101 2nd Pokhran Road Konkani Pada Thane (W) - 400609.

hereinafter called and referred to as the Purchaser/s (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators and assigns) being the Party of the Second Part;

WHEREAS Shri Vijaykumar Pandurang Nigdar and others are the Owners of and well and sufficiently entitled to all that piece and parcel of land situated at Village Morivali, Taluka Ambarnath, District Thane, within the limits of Ambarnath Municipal Council bearing Gut No. 49, and bearing corresponding CTS No. 9277, admeasuring 4 hector 75 Are i.e. 47500 sq. metres as per 7/12 extract and 47957.50 sq. metres as per the Property Register Card hereinafter called the "Entire Property";

AND WHEREAS since the said entire property is situated in the jurisdiction of the competent authority, Ulhasnagar Urban Agglomeration Thane, the said Owners had filed the return under Section 6(i) of the Urban Land (Ceiling and Regulation) Act, 1976 and under the order passed by the competent authority, Ulhasnagar Urban Agglomeration Thane under No. ULC/ULN/6(I)/SR-17/ Morivali/RAO-84 dated 16.04.1981 whereunder an area 46077.56 sq. metres was declared as surplus land out of the said entire property;

AND WHEREAS a part of the said entire property admeasuring 2500 sq. metres was acquired by then M.W.S.S.P. Now M.W.S.S.B. under the new scheme for supplying drinking water by six municipal town under the Collector, Thane and Ambarnath Municipal Council was one of the towns selected for the same. The Award No. LAQ/SR/49 dated 01.03.1982 was passed and thus the area in possession of the Owners was approximately 45000 sq. metres which is hereinafter called and referred to as the "Said Property" more particularly described in the schedule hereunder written and shown on the plan annexed hereto by RED colour boundary lines;

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AND WHEREAS by and under an Agreement dated 24.01.1995 executed and entered into between Vijay Pandurang Nimkar and others of the One Part and M/s. Raghunath Developers therein referred to as the Purchasers of the other part, whereby the said owners agreed to grant the development rights in respect of the said property (save and except the said portion admeasuring 2500 sq. metres or thereabout acquired by the Government for the supply of drinking water scheme to be executed by M.W.S.S.B.) at the price and on the terms and conditions as recorded therein.

AND WHEREAS in pursuance of the said agreement dated 24.01.1995 said owners also executed an irrevocable general power of attorney in favour of Shri V. S. Vaidya and Shri P. M. Velam the partner of M/s. Raghunath Developers conferring them various powers and authorities for the purpose of development of the said property.

AND WHEREAS the said agreement and power of attorney was lodged for registration along with the deed of confirmation dated 01.07.2003 registered at the office Sub-Registrar of Assurances at Ulhasnagar-3 under Serial No. 1430/2003.

AND WHEREAS necessary building commencement certificate has been obtained from the Ambarnath Municipal Council under No. ANP/NRV/BP /05-06/550/1445/35 dated 05.09.2005 duly revised under No. ANP/NRV/BP /06-07/1368 1581 dated 17/3/2007.

AND WHEREAS the said property is converted to Non-Agricultural Use under the order passed by the Collector, Thane under No. Revenue/C-1/T-14/NAP/SR-37/2005 dated 20.01.2006.

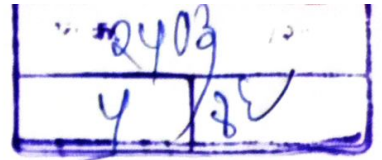
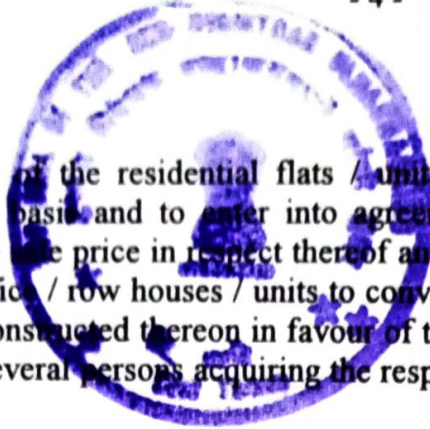
AND WHEREAS the said owners and M/s. Raghunath Developers jointly and severally agreed to grant the development rights in respect of the said property more particularly described in the Schedule hereunder written to the Promoter herein under the Development Agreement dated 24.04.2006 which is registered at the office of Sub-Registrar of Assurances at Ulhasnagar-3 under serial No. 1008/2006 dated 24.04.2006 and the said owners also executed a power of attorney in favour of the Promoter herein on 24.04.2006 which is registered at the office of Sub-Registrar of Assurances at Ulhasnagar-3 under serial No. 1009/2006 dated 24.04.2006.

AND WHEREAS in pursuance to above recited sanctioned plans and permissions, the Promoters have commenced the construction work on the said property

AND WHEREAS the Promoters declares that the above referred agreement, permissions and sanctions are still, subsisting and completely in force.

AND WHEREAS as per the above recited agreements and permissions, the Promoters is entitled to develop the said property and carry out the construction of the proposed building at their own costs and expenses and

  
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to dispose of the residential flats / units constructed in the building on ownership basis and to enter into agreements with the purchaser and to receive the sale price in respect thereof and upon such disposal of the flats / shops / offices / row houses / units to convey the said land together with the building constructed thereon in favour of the cooperative housing society of all those several persons acquiring the respective flats / shops / row houses / units.

AND WHEREAS the Purchaser have agreed to pay the sale price / consideration in respect of the flat / shop / row houses / unit in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and in accordance with the progress of the construction work of the said scheme.

AND WHEREAS this agreement is made in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules framed thereunder including the model form of Agreement prescribed therein.

AND WHEREAS by executing this agreement the Purchaser have accorded his / her consent as required under section 9 of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 whereby the Promoters are entitled to sell, mortgage or create charge on any flats / shops / row houses / units etc., which is not hereby agreed to be sold.

AND WHEREAS by executing this agreement the Purchaser has accorded his / her consent as required under section 7 of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 whereby the Promoters are entitled to make such alterations in the structures in respect of the said flats / shops / row houses / tenements / galas and garages etc., agreed to be purchased by the Purchaser and/or such other alterations or additions in the structure of the building as may be necessary and expedient in the opinion of the Architect / Engineer.

AND WHEREAS the Purchaser has accepted the title of the owner to the said property as shown in the records of rights in respect thereof and the documents referred to hereinabove as well as the terms and conditions of the exemption order under the Urban Land (Ceiling and Regulation) Act, 1976 and the Promoters have brought to the knowledge of the purchaser herein and the Purchaser is aware that the Promoters during the course of completion of the entire scheme of construct will acquire additional FSI / TDR as per the rules and regulations of the Municipal Council and will further avail, use and consume additional floor space index thereby constructing additional floors, flats and units in the said scheme of construction and will get the plans, amended, revised, modified as the Promoters may deem fit and proper and the Purchaser has accorded his / her express and irrevocable consent for the same.

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[Signature]	

AND WHEREAS the Promoters have clearly brought to the notice and knowledge of the Purchaser that during the course of carrying out the construction of the entire scheme, the Promoters shall revise, modify and alter the scheme of construction and during the course of such revision, modification and alteration shall obtain the revised permission and in such event, the open spaces, marginal spaces, garden area, common amenities of the entire scheme of construction will vary and the Purchaser herein along with the other purchasers will not raise any objection for such modification, change, alteration in the sanctioned plans, open spaces, obtaining of revised permissions and the Purchaser herein has accorded his/her express and irrevocable consent for the same.

AND WHEREAS the Promoters have also brought to the notice of the purchaser herein that the certain flats on the ground floor will be Garden flats and such flat purchasers of garden flats will have exclusive right to use, utilise, occupy and enjoy the open spaces / garden spaces appurtenant to the ground floor flats and the Purchaser herein along with the other purchasers will have no right in such open spaces, garden spaces appurtenant to the ground floor flats and the Purchaser has accepted the same and accorded his express and irrevocable consent for the same.

AND WHEREAS the Promoters have provided to the Purchaser the copy of exemption order, sanctioned plans, permissions, approvals, documents of title and have clearly brought to the knowledge of the Purchaser and the Purchaser is fully aware of the covenants, common rights as appearing on the sanctioned plans and after being fully satisfied about the same has granted his / her express and irrevocable consent for the same as well have accorded his / her express and irrevocable consent to have modification, alteration and revisions in the approved plan as recited hereinabove..

AND WHEREAS the Promoters have appointed Shri Satish Oak, Architect Inc. registered with the council of architects as their Architect and the Promoters have also appointed Structural Engineer for preparation of the structural designs and drawings of the building and the Promoters accept the professional supervision of the Architects and the R.C.C. Engineer till the completion of the building.

AND WHEREAS while granting the permission and sanctioned plans the Municipal / Planning Authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said property and upon due observance and performance of which only completion and/or occupation certificate in respect of the new building shall be granted by the concerned local authority.

AND WHEREAS the Promoters expressed their intention to dispose off the flats / shops / row houses / tenements / galas and garages etc., in the proposed buildings known as "Royal Park"

AND WHEREAS prior to making offer as aforesaid as required by the provisions of the Maharashtra Cooperative Societies Act, 1960 (Maharashtra Act No XXIV of 1960) and the Urban Land (Ceiling and

[Signature]

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contributed and paid by them according to their respective agreements (similar to these presents) with the Promoters.

AND WHEREAS the Promoters accordingly shall sell and the Purchaser shall purchase acquire the ~~and~~ flats / garden flats / shops / row houses / offices / tenements ~~and~~ etc., by becoming member / share holder / constituent of the proposed cooperative society and the Purchaser shall pay to the Promoters Rs. 526500/- (Rupees Five lac Twenty Six Thousand Five Hundred -> -> Only) the agreed price consideration in respect of Flat/Shop/Office/Row House No. 506 on 5<sup>th</sup> floor in building No. F-1 Building Type F, admeasuring 575+10 sq.ft. carpet (which is inclusive of area of balconies, proportionate area of midland, common passage and staircase area) along with open terrace area admeasuring \_\_\_ sq. ft. in the scheme known as "Royal Park" allotted to the Purchaser and shown and marked accordingly on the floor plan annexed hereto and Rs. 180180/- for the cost of additional amenities as per the list annexed hereto thus totally aggregating to Rs. 706680/- (Rupees Seven lac Six Thousand Six Hundred Eighty only -> -> -> -> Only)

*Signature*

*Signature*

*Signature*

*Signature*

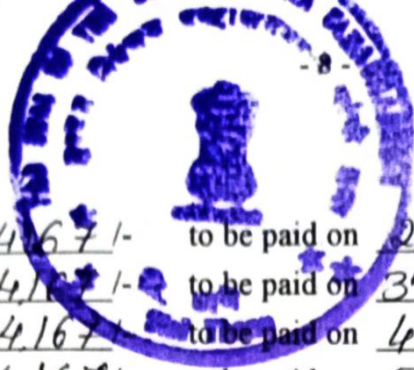
NOW THIS PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. THE Promoters shall construct the building on the said property in accordance with the plans, design specifications approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variation and modification as the Promoters may consider necessary or as may be required by the municipal authorities to be made in them or any of them for which the Purchaser hereby gives consent.
2. THE Purchaser hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Purchaser/s flat being Flat/Shop/Office/Row House No. 506 Building Type F-1, admeasuring 575+10 sq.ft. carpet (which is inclusive of area of balconies, proportionate area of midland, common passage and staircase area) along with open terrace area admeasuring \_\_\_ sq. ft. in the scheme known as "Royal Park" allotted to the Purchaser and shown and marked accordingly on the floor plan annexed hereto at Rs. 526,500/- (Rupees Five lac Twenty Six Thousand Five Hundred only.) and Rs. 180180/- (Rupees One lac Eighty Thousand One Hundred Eighty only -> ->) For the cost of additional amenities as per the list annexed hereto thus totally aggregating to Rs. 706680/- (Rupees Seven lac Six Thousand Six Hundred Eighty -> Only). The Purchaser shall pay the installments of the said consideration in the following manner:

- (a) Rs. 25,000/- at the time of execution of this agreement.
- (b) Rs. 116336/- to be paid on Plinth level. (20%)
- (c) Rs. 44,167/- to be paid on 1<sup>st</sup> slab work (6.25%)

*Signature*





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P 22

- (d) Rs. 44,167/- to be paid on 2<sup>nd</sup> slab work. (6.25%)
- (e) Rs. 44,167/- to be paid on 3<sup>rd</sup> slab work. (6.25%)
- (f) Rs. 44,167/- to be paid on 4<sup>th</sup> slab work. (6.25%)
- (g) Rs. 44,167/- to be paid on 5<sup>th</sup> slab work. (6.25%)
- (h) Rs. 44,167/- to be paid on 6<sup>th</sup> slab work (6.25%)
- (i) Rs. 44,167/- to be paid on 7<sup>th</sup> slab work. (6.25%)
- (j) Rs. 44,167/- to be paid on 8<sup>th</sup> slab work. (6.25%)
- (k) Rs. 70668/- to be paid on Brick work. (10%)
- (l) Rs. 70668/- to be paid on Plaster work. (10%)
- (m) Rs. 56534/- to be paid on Brick work. (8%)
- (n) Rs. 14138/- to be paid on the possession of the said premises being offered by the Promoters to the Purchaser, as the licensee, pending the execution of the Deed of Conveyance in favour of any cooperative Society or Limited Company or Condominium of Apartments as the case may be and upon execution of such conveyance such personal license, to enter upon and enjoy the said premises in favour of the Purchaser, shall automatically become absolute possession of the Purchaser.

THE Purchaser agrees and assures to pay Rs. 40,000/- (Non Accountable) For 1BHK/2BHK/Row House on demand and/or prior to taking the possession of the said flat towards Legal Charges, Balcony Enclosing charges, entrance fees and share capital, society formation charges, M.S.E.B. meter, transformer charges and water connection charges. Requisite lift charges and proportionate expenses thereto, if any.

*[Handwritten signature]*

It is hereby expressly agreed that the time for payment of each of the aforesaid installment of the consideration amount shall be essence of contract. All the above respective payments shall be made within 7 days of the Promoters / Builders sending a notice to the Purchaser/s calling upon him / her to make payment of the same. Such notice is to be sent under certificate of posting at the address of the Purchaser/s mentioned above and this posting will be sufficient discharge to the Promoters / Builders.

It has been specifically brought to the notice of the purchaser that the height of the room below the open terrace will be nine feet only and the purchaser has seen the plans and elevations for the same and he has no objection for the same nor he will be entitled to claim any compensation etc., towards the same.

3. The Promoters hereby agree to observe perform and comply with all the terms, conditions, stipulations if any which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter.

*[Handwritten signature]*

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Transfer) Act, 1963, (Maharashtra Act No. XV of 1997) and Rules made thereunder and any other provisions of Law Applicable thereto.

SCHEDULE

All those piece or parcel of land admeasuring 45000 sq. metres forming the part of land lying, being and situate at Village Morivali, Taluka Ambarnath, District Thane, within the limits of Ambarnath Municipal Council bearing Gut No. 49, bearing corresponding CTS No. 9277, admeasuring 4 hector 50 Are i.e. 45000 sq. metres as per 7/12 extract and 47957.05 sq. metres as per the Property Register Card, all bounded as follows :-

- On or towards East : By land bearing Gut No. 48 and 51
- On or towards West : By land bearing Survey No. 166,
- On or towards South : By land bearing Gut No. 41,
- On or towards North : By land bearing Gut No. 50 & 51,

IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals to this writing on the day and the year first hereinabove mentioned.

SIGNED & DELIVERED by the within named Promoters M/s. Shree Mahalaxmi Developers, a partnership firm, through its partner Mr. Anil J. Bathija.

*[Handwritten signature]*



SIGNED & DELIVERED by the within named Purchaser Miss Tripti Uttam Chawdhary.

*[Handwritten signature]*



WITNESS:

1) Mr. Raghendra. Pratap Singh - *[Handwritten signature]*

2) Mr. Prashant A. Basangar. - *[Handwritten signature]*

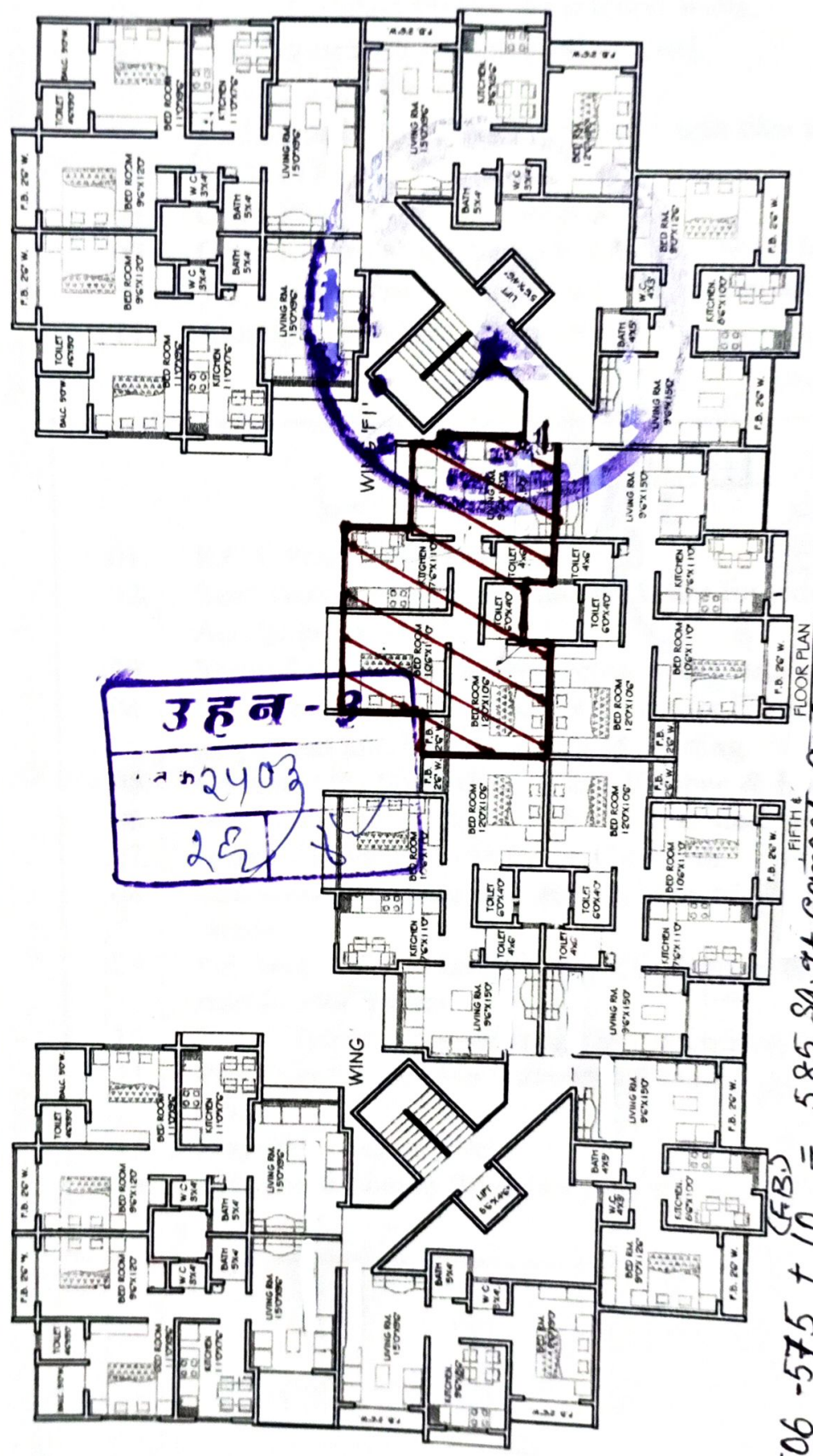
RECEIPT

RECEIVED WITH THANKS FROM THE WITHIN NAMED PURCHASER THE SUM OF Rs. 25,000 -/- (Rupees Twenty Five Thousand only) being the part consideration in respect of sale of the flat hereinabove mentioned.

I SAY RECEIVED

*[Handwritten signature]*

PROMOTER



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 २५०३  
 २९

F-1/506-575 + 10 = 585 Sq. Ft. Compet area  
 FIFTH FLOOR PLAN

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 3. height  
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 & Kit  
 syntex  
 sill.

*[Handwritten signature]*



# G. H. JAGTAP

B.Com.

## Searcher

Datta Kripa Niwas Hsg. Society, Chawl No. 1/4, Behind Sonali Bldg.,  
Opp. Kala Talao, Thankar Pada, Kalyan (W) - 421 301.

Date:- 26/07/2006

### SEARCH REPORT

Re :-Property bearing Gut No. 49/Pt, Area 3 H - 69 R - 0 P + Pot  
Kharaba 01 H - 06 R - 0 P, OWNER - JAYAVANT DATTATRAYA  
NIMKAR & OTHERS, situated at Mouje- **MORIVALI**, Taluka  
**AMBERNATH**, District **Thane**

I have taken the Search in respect of the above mentioned property and I have gone through the available Index-II Registers kept in the Office of Sub-Registrar of ULHASNAGAR No. 1, 2 & 3, for the period of 30 years i.e. 1977 TO 2006. I could not take the search for the year 1977, 1979 To 1984, 1987, 1989 To 1991 since the Index-II register is in torn condition and for the year 2006 the Index II register are still not ready and for the above same years Registers are not available in the Office of Sub-Registrar ULHASNAGAR No. 1, 2 & 3.  
SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
1977	Torn Condition	1992	NIL
1978	NIL	1993	NIL
1979	Torn Condition	1994	NIL
1980	-- do --	1995	NIL
1981	-- do --	1996	NIL
1982	-- do --	1997	NIL
1983	-- do --	1998	NIL
1984	-- do --	1999	NIL
1985	NIL	2000	NIL
1986	NIL	2001	NIL
1987	Torn Condition	2002	NIL
1988	NIL	2003	Transaction
1989	Torn Condition	2004	NIL
1990	-- do --	2005	NIL
1991	--do-- upto Sept.91	2006	Transaction

उहन - 3  
5.2403  
30/82

The Transaction of the above mentioned property of which the details is as under :-

**TRANSACTION FOR THE YEAR 2003 :-**  
(Seen from Parties zerox document, registration receipt, day book register)  
Development Agreement Rs. 84,00,000/-, Market Value Rs. 93,96,500/- C.T.S. No. 9277, Gut No. 49, Area 47550.56 Sq.Mtrs, Stamp duty Rs. 93,965/- EVN No. 3451, Dated 6/1/1998, paid to Stamp Collector, Thane  
Vendor:- Shri Vijay Pandurang Nimkar,  
Purchaser/Developers:- Shri Vishwanath Shantaram Vaidya,  
Date of Execution & Registration 01/07/2003; Registration No. 1430,  
Stamp Duty Rs. 93,970/- Registration Fee Rs. 30,000/-

**TRANSACTION FOR THE YEAR 2006 :-**  
(Seen from Parties zerox document, registration receipt, day book register)  
1) Development Agreement Rs. 2,37,00,000/-, Market Value Rs. 4,48,00,000/- Gut No. 49, CTS No. 9277, Area 45000 Sq.Mtrs,  
Vendor:- 1) Shri Vijay Pandurang Nimkar, Through its C.A.holder - Vidhesh Vijay Nimkar, 2) Jayant Dattatraya Nimkar, 3) Pushpalata Vishnu Joshi, 4) Dilip Prabhakar Muley, 5) Anil Prabhakar Muley, 6) Neela Sanjay Phadke, 7) Sushila Vishwanth Arekar, 8) Sulochana Nagnath Karadkar, 9) Confirming Party- M/s. Raghunath Developers, Through its Partner i) Purshottam Manji Velani, ii) Rahul Damji Velani,  
Purchaser/Developers:- M/s. Shree Mahalaxmi Developers, Through its Partner - 1) Shri Sanjay Vasant Dalal, 2) Amit Chandarlal Moryani,  
Date of Execution & Registration 24/04/2006; Registration No. 1008,  
Stamp Duty Rs. 4,48,000/- Registration Fee Rs. 30,000/-

// 2 //

2) Power of Attorney, Gut No. 49, CTS No. 9277, Area 45000 Sq.Mtrs,  
Vendor:- 1) Shri Vijay Pandurang Nimkar, Through its C.A.holder - Vidhesh Vijay  
Nimkar, 2) Jayant Dattatraya Nimkar, 3) Pushpalata Vishnu Joshi, 4) Dilip Prabhakar  
Muley, 5) Anil Prabhakar Muley, 6) Neela Sanjay Phadke, 7) Sushila Vishwanth Arekar,  
8) Sulochana Nagnath Karadkar, 9) Confirming Party- M/s. Raghunath Developers,  
Through its Partner i) Purshottam Manji Velani, ii) Rahul Damji Velani,  
Power of Attorney Holder:-M/s. Shree Mahalaxmi Developers, Through its Partner -  
1) Shri Sanjay Vasant Dalal, 2) Amit Chandarlal Moryani,  
Date of Execution & Registration 24/04/2006; Registration No. 1009,  
Stamp Duty Rs. 100/- Registration Fee Rs. 100/-

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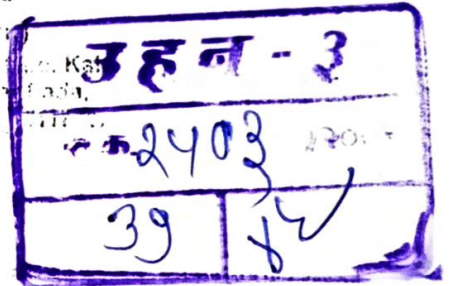
Attached Govt. Fees paid vide Receipt No. 0013069,  
Search Application No. 809/2006, Dated 26/07/2006

**HENCE THIS SEARCH REPORT;**

PLACE :- KALYAN;

DATE :- 26/07/2006

  
[Faint circular stamp and text, including 'Kalyan' and '2006']





# अंबरनाथ नगरपरिषद, अंबरनाथ



जावक क्रमांक / अं.न.प./नरवि/बां.प.

अंबरनाथ नगरपरिषद कार्यालय, अंबरनाथ

दिनांक : ११/१२/२००१

श्री/श्रीमती मिजय पांडुरंग निमकर व इतर यांचे कु.सु.प.घा  
श्री. पी. एम. वेळानी व इतर  
द्वारा - श्री. वी. एस. वैद्य, वास्तुशिल्पकार, वरळापूर

विषय : स.नं. ७८२ हि.नं. ७८२ सि.सं. ७८२ प्लॉट नं. ७८२

मौजे सेरीवडी येथे बांधकाम करण्यात येणारे मंजरी ७८२

संदर्भ : आपला दि. २५/१०/२००३ चा

श्री. वी. एस. वैद्य, वास्तुशिल्पकार, वरळापूर

वास्तुशिल्पकार यांचे मार्फत सादर केलेले अर्ज.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये.

स.नं. ७८२ हि.नं. ७८२ सि.सं. ७८२ भूखंड क्रमांक ७८२

मौजे सेरीवडी मध्ये ७८२ चौ.मी. भूखंडाच्या विकास करावयास महाराष्ट्र नगरपरिषद अधिनियम

१९६५ चे कलम १८९ अन्वये बांधकाम करण्यासाठी केलेल्या दि. २५/१०/२००३ च्या अर्जास अनुसरून पुढील शर्तीस

अधिन राहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे ट्रॅक्टर / स्टीलप्लेट मजला, पहिला मजला,

दुसरा मजला, तिसरा मजला, चौथा मजला रहाणेसाठी दुकाने / ऑफिस / दवाखाना, हॉस्पिटल / शाळेसाठी / गॅरेज वाडे

भिंतीच्या इमारतीच्या बांधकामाबाबत, बांधकाम परवाना / प्रारंभ प्रमाण पत्र देण्यात येत आहे.

इमारत क्र :  $\rightarrow A, B, C, C1$  (तरु + लीन मजले)

इमारत क्र :  $\rightarrow D$  (तरु + सात मजले)

-- अटी --

१ ही बांधकाम परवानगी दिलेल्या तारखेपासून एक वर्ष पर्यंत वेध असेल नंतर पुढील वर्षासाठी परवानगीचे नूतनीकरण मुदत

संपणे आधी करणे आवश्यक राहिल. अशाप्रकारचे नूतनीकरण फक्त तीन वर्ष करता येईल. वेध मुदतीत बांधकाम पुर्ण करणे

आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेतांना त्यावेळी अस्तित्वात आलेल्या नियमाचा व नियोजित

विकास आराखड्याच्या अनुशंगाने छाननी करण्यात येईल.

२ नकाशात ७८२ रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.

३ मे. जिल्हाधिकारी ठाणे, यांजकडून बांधकाम चालू करावयाचे अगोदर बिनशेती परवानगी घेण्याची जबाबदारी तुमच्यावर

राहिल व बिनशेतीच्या परवानगीची एक सत्य प्रत काम सुरू करावयाचे पंधरा (१५) दिवस अगोदर नगरपरिषदेकडे पाठविणे

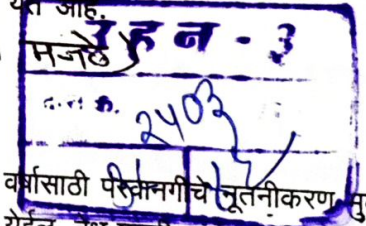
आवश्यक राहिल.

४ बांधकाम चालू करण्यापूर्वी (७) दिवस आधी नगरपरिषद कार्यालयास लेखी कळविण्यात यावे.

५ ही परवानगी आपल्या मालकीच्या कबजातील जमिनी व्यतिरीक्त जमीनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.

६ बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटी प्रमाणे करता येईल. जोत्यापर्यंत बांधकाम

झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकाशाप्रमाणे बांधकाम केल्या बाबतचे प्रमाणपत्र नगरपरिषदेस सादर करण्यात यावे





# अंबरनाथ नगरपरिषद, अंबरनाथ



जाचक क्रमांक / अ. सं. प. भरवि / वा. प/०६-०७/१३६६ <sup>१५८१</sup>/<sub>७८</sub>  
अंबरनाथ नगरपरिषद कार्यालय, अंबरनाथ  
दिनांक: १०/३/२०१७

सुधारित कायदा नं. १७/१९७७

श्री/ श्रीमती जयवंत देव नय गिरीकर श्री विजय पांडुरंग गिरीकर व इतर यांचे  
कुटुंबाच्या विकासासाठी देण्यात येणाऱ्या वास्तुशिल्पकारांच्या व इतर  
द्वारा-श्री. ए. डी. ओ. क. वास्तुशिल्पकार, वारतापूर

वेपथू स. नं. गट नं. ४३ चे फी. नं. \_\_\_\_\_ सि. स. नं. \_\_\_\_\_ कोर्ट नं. \_\_\_\_\_

मोरीवली येथे बांधकाम करण्याच्या मंजूरी वाचत.

संदर्भ: आपला दि. २०/११/००६ चा

श्री. ए. डी. ओ. क.

वास्तुशिल्पकार यांचे मार्फत राहिलेले अर्ज.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये.

स. नं. गट नं. ४३ चे फी. नं. \_\_\_\_\_ सि. स. नं. \_\_\_\_\_ भूखंड क्रमांक \_\_\_\_\_

मौजे मोरीवली मध्ये ४७५००.०० चौ.मी. भूखंडाच्या विकास करालयास महाराष्ट्र नगरपरिषद अधिनियम १९६५ चे कलम १८९ अन्वये काम करण्यासाठी वेतलेल्या दि. २०/११/००६ च्या अर्जास अनुसरून पुढील शतीस अधिन राहून तुमच्या मालकी व जागेत हिरव्या रंगाने दुरुस्ती/ वायुशुद्धीप्रमाणे तळधर / स्टील्ट, तळ मजला, पहिला मजला, दुसरा मजला, तिसरा मजला चौथा मजला राहणोसाठी रुकाने / ऑफिस / दवाखाना, हॉस्पिटल / शाळेसाठी

मितीच्या इमारतीच्या बांधकाम व इतर बांधकाम परवाना / प्रारंभ प्रमाण पत्र देण्यात येत आहे.

विंग-ए-५, ६ व ७ ते ७ [स्टील्ट पे, तळ + चौथी मजला], विंग-ई-३ ते ५ [तळ + पहिला मजला], विंग-ए-३ ते ५ [तळ + पहिला मजला] अटी :-

गॅरेज वेड - ३  
२५०३  
४१ / ४५

- ही बांधकाम परवानगी देण्यात आलेल्या तारखेपासून एक वर्ष पर्यंत देय असले नंतर पुढील वर्षासाठी परवानगीचे नूतनीकरण मुदत संपणे आधी करणे आवश्यक राहिले. अशाप्रकारचे नूतनीकरण फक्त तीन वर्ष करता येईल. देय मुदतीत बांधकाम पूर्ण करणे आवश्यक आहे. नूतनीकरण करत न केल्या नवीन परवानगी घेतांना त्यावेळी अस्तित्वात आलेल्या नियमांचा व नियोजित विकास आराखड्याच्या अनुषंगाने छाननी कराव्यात येईल.
- नकाशात रंगाने केलेल्या दुरुस्त्या आपल्याक बांधकामाकरिता राहतील.
- जे. जिल्हाधिकारी यांनी बांधकाम घालू करायलाचे आगोदर दिनशेती परवानगी घेण्याची जबाबदारी तुमच्यावर राहिले व दिनशेतीच्या परवानगी ही एक सत्य प्रत काम सुरु करायलाचे पंधरा (१५) दिवस आगोदर नगरपरिषदेकडे पाठविणे आवश्यक राहिले.
- बांधकाम घालू करण्यापूर्वी (७) दिवस आधी नगरपरिषद कार्यालयास लेखी कळविण्यात यावे.
- ही परवानगी आपल्या मालकीच्या कवजातील जमिनी व्यतिरिक्त जमिनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.
- बांधकाम या सोबतच्या नकाशाप्रमाणे आणि घालून दिलेल्या अटी प्रमाणे करता येईल. जोत्यापर्यंत बांधकाम झाल्यानंतर वास्तुशिल्पकारांचे, मं. र नकाशाप्रमाणे बांधकाम केले जायतच प्रमाणपत्र नगरपरिषदेस सादर करण्यात यावे त्यानंतरच जोत्यादरील बांधकाम करावे.

1