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SHREEJEE

APARTMENT

Godadev, Bhayandar (East)

AGREEMENT FOR SALE

Flat No. 304.	Shri/Smt. Sudas. Nishnu. Bambaekar.
Floor 3 rd	A/106. Shreshanti. CO-OP. HSG. Soc. Ltd.
Wing "A"	K. K. Marg. Mumbai-8.



90

10454627853

Builders & Developers

SHREENATH CONSTRUCTION

Vishal 3-B/205, Chicken Villa Road, Opp. Soni Wadi,
Simpoli Cross Road, Borivli (West), Bombay-400 092.

Tel.: 805 43 52, 805 59 70

पावती क्र.

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(28)

नोंदणी ३४ म
Regn. 39 m

दस्तऐवजाचा/अर्जाचा अनुक्रमांक ६४२३०१६६

दिनांक २०/३/१९६६

दस्तऐवजाचा प्रकार-

उपारजासा २३२६६६२०१

सादर करणाराचे नाव-

खालीलप्रमाणे फी मिळाली:-

श्री सुदास

नोंदणी फी

नक्कल फी (फोलिओ)

गृहकांकाची नक्कल फी

टपालखर्च

नकला किंवा जापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ)

इतर फी (मागील पानावरील) बाब क्र.

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१) श्री बाबासाहेब २६६६०१

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Fee by Challan / Pay Order No. 37 dt 20/3/66

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(Subject to ...)

नवेवणीकृत डाकेने पाठवली जाईल.
या कार्यालयत येण्यात येईल.
दुय्यम निबंधक.

Sub Registrar

नावे नोंदणीकृत डाकेने पाठवला जाईल.
निबंधक ठाणे क्र. ४

दस्तऐवज

नक्कल

दस्तऐवज खाली नाव

दिलेल्या व्यक्तीला

हवाली करावा.

सादरकर्ता

15.3.9

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Ward No. : M
 Revenue Village : Godadev
 Old S. No. : 77
 New S. No. : 5
 Hissa No. : 6 Part
No. :
 No. of floors : 4
 Built up Area : 505 Sq. ft. S.B.
 Consideration : Rs. 2,64,620/-
 Market Value : Rs. 2,64,620/-
 Stamp Duty : Rs. 3020.-
 Paid : Rs. 3020.-

GENERAL STAMP OFFICE
 EXTENDED SALES COUNTER
 MUMBAI BLDG BANDRA (E)
 MUMBAI - 400 061
 MAH/GSC/010

AGREEMENT FOR SALE

15.3.98
 March

ARTICLES OF AGREEMENT made at Bombay this day of in the Christian Year One Thousand Nine Hundred Ninety. Between **M/S. SHREENATH CONSTRUCTION** through its sole proprietor **SHRI GHANSHYAM RATILAL MEHTA** carrying on business at 205, 3-B, Vishal, Opp. Soniwadi, Shimpoli Road, Borivli (W), Bombay-400 092; hereinafter called THE DEVELOPERS (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his

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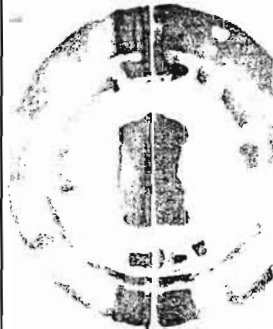
BUILDER'S SIGNATURE _____

PURCHASER'S SIGNATURE _____

I. M. PATEL
 Inspector of Stamps &
 Proper Officer
G. S. C. M. M. R. D. A.
 Mumbai-400 051.

heirs, executors and administrators) of the ONE PART AND
SHRI/SMT/M/s Sudas Vishnu Bannarkar
.....having
his/her/their address at H/O.6 Shivsmriti Soc. ap.
Hsg. Soc. Ltd. K. K. Mang
Mumbai 8.....hereinafter
called THE PURCHASER (which expression shall unless it be
repugnant to the context or meaning thereof, be deemed to mean
and include his/her/their heirs, executors and administrators) of
the OTHER PART;

- (a) WHEREAS one Smt. Savitaben Lallubhai Shah was the owner and or otherwise well sufficiently entitled to all that pieces or parcel of land bearing old S.No. 77, New S.No. 5, Hissa No. 6 (Part) admeasuring 1520 Sq mts i.e. equivalent to 1817.92 sq Yards situate, lying & being at Village - Godadev, Bhayandar (E), Dist. Thane. & more particularly described in the Schedule hereunder written (hereinafter referred to as the "said Property"). The 7/12 extract is attached and marked as Annexure "A". hereto And whereas By an Agreement for Sale Dt. 21st June, 1994 the said Smt. Savitaben Lallubhai Shah agreed to sell the said property to Shri Navin P. Shah for the consideration and on the terms and conditions therein contained.
- (b) And whereas by Virtue of the said Agreement for Sale the said Smt. Savitaben Lallubhai Shah executed an irrevocable power of attorney Dt. 21st June, 1994 in favour of Shri Navin P. Shah conferring upon him several rights inter alia to develop the said property.
- (c) And whereas Virtue of the said Agreement for sale Dt. 21.11.95 said Shri Navin P. Shah agreed to grant development rights of the said property in favour of M/s Shreenath Construction a proprietorship firm (herein called "The



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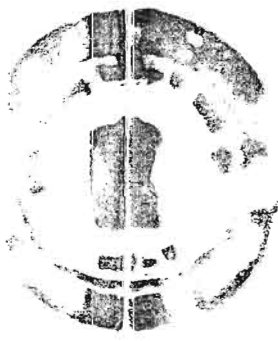
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Developers") vide Agreement for Development Dt. 21.11.95 for the consideration and on the terms and conditions therein contained.

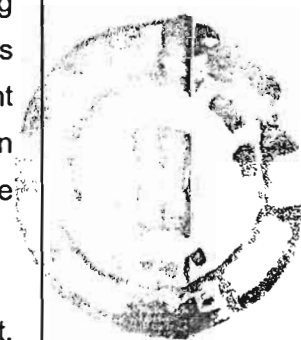
- (d) And whereas by virtue of Irrevocable power of attorney to the said Shri Navin P. Shah executed power of attorney in favour of Shri Ghanshyam Ratilal Mehta the sole proprietor of M/s Shreenath Constructions. Conferring upon him several rights for Development of the said property.
- (e) By and under the said Agreement dated 21.11.95 the said Shri Navin P. Shah have granted all the rights of development of the said property and have further expressly authorised and agreed to allow the Developers to develop the said property to construct building or buildings & on the said property more particularly described in the schedule hereunder written and to sell flat or flats or other units to the prospective flat/unit purchasers and to enter into Agreement for sale of such flats/shops units being these presents, under the provisions of the Maharashtra Ownership Flats Act, 1961 and ultimately to sell, transfer and convey the said property with the building or building thereon to the Developer herein or his nominee or nominees including a Co-operative Society/s which may be formed by the acquirers of the flat/shops Garage purchaser in the building to be constructed on the said property.
- (f) By an order dated 2.8.94 bearing No. ULC/TAW.S.H. S. 20/SR-660 passed by the Additional Collector and Competent Authority (ULC, Thane), Urban Agglomeration, Thane, the said Addl. Collector and Competent Authority has exempted the above referred property from the provisions of the Chapter III of Urban Land (Ceiling & Regulations) Act, 1976 subject to the conditions mentioned therein.



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- (g) By an Order dated 10.8.95 passed by the Collector, Thane, the said Collector has permitted the said Smt. Savitaben Lallubhai Shah the owner of the said property to convert the use of the said property for non-agricultural purposes.
- (h) The said property is freehold and having clear and marketable title as Certified by Shri G.R. Bellani (Advocate) High Court. Bombay in his Title Certificate dated 17.10.97 which is attached and marked as Annexure 'B' hereto.
- (i) By virtue of aforesaid agreements and Power of Attorney, the 'Developers' have sole and exclusive rights to sell the flats/units/shop/open terrace/open/closed car parking spaces in the building being constructed by the Developers herein on the said property and enter into an Agreement with the purchasers of the Flats, Garages, Shops, units, open Terraces, open/Closed Car Parking Spaces and to receive entire sale proceeds in respect thereof.
- (j) The 'Developers' herein have appointed Lead Consultant, an Architect who has registered his name with the Council of Architecture and entered into Standard Agreement prescribed by the Council of Architecture, whereby the said Architect has been appointed for preparation of design and drawing of building and the Developers accept the professional services and supervisions of the said Architect till the completion of the building and the Developers have appointed R.C.C.C. Consultants for the said Building work.
- (k) The 'Developers' have decided to construct the building in accordance with the plans sanctioned by Mira-Bhayandar Municipal Council by their Commencement Certificate/Order C.C. No. 356/9133/95-96 dated 18.12.95 and as per the terms and conditions mentioned therein. The said Commencement Certificate order is attached and marked as



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ANNEXURE 'C' hereto.

- (l) This Agreement for sale is for the sale of the units mentioned herein and has been entered into subject to the terms and conditions of the hereinabove rectified documents and orders passed by the concerned Authorities and the terms and conditions imposed and/or may be imposed hereinafter by the Mira-Bhayandar Municipal Council or other concerned authorities and subject to the variations and modifications which may be made by and decided by the developers themselves or agreed upon by the developers with the said Owner or Mira-Bhayandar Municipal council or any other Public Authorities from time to time.
- (m) The Purchaser has agreed to acquire a unit as per the plans and designs sanctioned by the Mira-Bhayandar Municipal Council, in respect of the Building/Buildings/Structures to be constructed on the property more particularly described in the Annexure 'E' hereto at the price and upon the terms and conditions set out hereinafter.

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

1. The Developers have commenced with the construction work of the building known as SHREEJI APARTMENT on the said property, as per the sanctioned plans, at Village - Godadev, Bhayandar, Taluka and District Thane and more particularly described in the ANNEXURE 'A' hereinunder written (hereinafter referred to for the sake of brevity, as the 'the said property'). The said sanctioned plans and specifications have been seen and approved of, by the Purchaser and having satisfied himself/herself about the same, he/she/they have agreed to purchaser the same, however it is agreed that the Developers shall be

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entitled to make such variations as may be directed by the Mira-Bhayandar Municipal Council and/or by any other authority concerned and/or by the developers themselves.

2. The Purchaser hereby declares that before execution of this Agreement, the Developers have given him the complete information of the following facts and inspection of the entire set of title, deeds, plans etc. as follows.

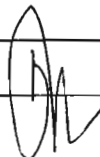
- a) Nature of Development work and the Owners rights, and title to the said property and encumbrances thereto, alongwith all relevant documents.
- b) All plans and specifications duly approved and sanctioned by the Mira-Bhayandar Municipal Council of the building being constructed on the said property.
- c) Nature and particulars of fixtures, fittings and amenities to be provided in the Building to be constructed on the said property.
- d) All particulars of design and materials to be used in construction of the building on the said property.
- e) The nature of organisation of person to be constituted and to which the title to be passed, being either a Co-operative Housing Society governed by the provisions of Maharashtra Co-operative Societies Act, 1960 or a Private Limited Company to be governed by the provisions of Companies Act, 1956 and/or an Apartment Owner's Association to be governed by the Maharashtra Apartments Ownership Act, 1970.
- f) The various amounts that are to be paid interalia towards the ground rent, betterment charges, land revenue, assessment, municipal and other taxes and water and electricity



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charges including water deposit and electricity deposits which would be for the time being in force.

g) The list of the Amenities to be Provided by the Developers to the Purchaser is attached herewith and marked as Annexure 'D' hereto.

3. The purchaser hereby declares that after reading and having understood the contents of the aforesaid documents and Orders passed by the concerned Authorities and after taking the inspection of the entire set of title, deeds, plans, etc. he has entered into this Agreement.

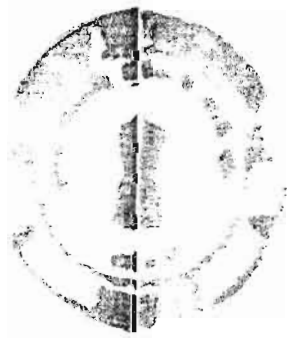
4. The Developers hereby declare that

a) The buildings shall be constructed in accordance with the plans and specifications approved and sanctioned by Mira-Bhayandar Municipal Council and all other concerned authorities.

b) Possession of the said Flat/Shop shall be handed over to the Purchaser on or before such date that may be mutually agreed upon, by and between the parties hereto.

c) The Carpet Area of the said Flat including area of balcony shall be 505 sq. ft. ^{S.B.} sq. meters. The said Flat is as per the copy of the plan annexed hereto as ANNEXURE 'E'.

d) The price of the Flat/Shop is fixed at Rs. 2,64,620/- (Rupees Two Lakh Sixty Four Thousand Six hundred twenty only) which the purchaser shall pay to the Developers as per the Schedule written hereinunder.



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i. Earnest Money on or before execution of this Agreement	Rs. 39,693 /.....
ii. On or before Plinth	Rs. 39,693 /.....
iii. On or before 1st Slab	Rs. 26,462 /.....
iv. On or before 2nd Slab	Rs. 26,462 /.....
v. On or before 3rd Slab	Rs. 26,462 /.....
vi. On or before 4th Slab	Rs. 26,462 /.....
vii. On or before 5th Slab	Rs. 26,462 /.....
xi. On or before External and Internal wall work	Rs. 21,170 /.....
xii. On or before Internal and External Plastering	Rs. 13,231 /.....
xiii. On or before Tiling Flooring work	Rs. 13,231 /.....
xvi. On or before Possession.	Rs. 5,292 /.....

e) After the disposal of all flats/units the Both Purchaser & Developers shall form a co-operative Housing Society under the Provisions of the Maharashtra Co-operative Societies Act, comprising of all the flat Purchasers or a Private Limited Company governed by the Provisions of the Maharashtra Apartments Ownership Act, 1970.

f) The percentage of the undivided interest of the Purchaser in the common areas and the facilities limited or otherwise pertaining to the flat/shop agreed to be sold herein, shall be in proportion of the area of the flat agreed to be sold herein to the total common areas and facilities limited or otherwise as disclosed by the Developers to the Purchaser.

5. The Purchaser has been given inspection of all the documents and orders recited herein and also the documents referred to therein AND ALL other paper/papers and documents relating to the title of the said property. The purchaser hereby accepts and deemed to have accepted the Developers rights to modify

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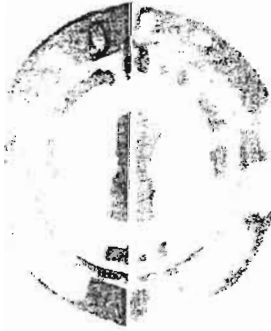
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the terms and conditions of any of the said plans and documents and agrees to abide, observe and perform the same as far as they are applicable to the said unit and the said building. The purchaser hereby accepts and shall always be deemed to have accepted the title of the said owner and the Developers to the said property and agrees not to raise any requisition or objection in connection therewith and in respect thereof initiate any proceedings in connections therewith.

6. The Purchaser hereby irrevocably grants to the Developers, rights to modify the terms and conditions of any of the said Agreements, documents and agrees to abide, observe the same, so far the same are applicable to the said unit and the building structure/s.

7. The certificates of marketability of the Title of the said property has been issued by SHRI G.R. BELLANI, ADVOCATE, HIGH COURT, BOMBAY, which is annexed herewith and marked as ANNEXURE 'B' alongwith the plans as mentioned hereinunder and the Purchaser therein has accepted the said title of the said property as mentioned herein alongwith the specification design, elevation, sanction and the details of the said building, bungalow on or before execution of this Agreement, without any objections of whatsoever nature.

8. The Purchaser has agreed to acquire a Flat/Shop/Garage/~~Parking~~ Space No. 304-A on 3rd floor in Building having 2 rooms and a kitchen, a copy of the plan is hereto annexed and marked as ANNEXURE 'E', the Building known as SHREEJI APARTMENT for a sum of Rs. 2,64,620/- (Rupees two lakh sixty four thousand six hundred twenty only) to be paid as per the schedule shown hereinabove. The time for payments of each of the instalments shall be the essence of the contract.



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9. The purchaser admits that he has taken the inspection of all the documents required to be given by the Developers under the provisions of the Maharashtra Ownership Flats Act.

10. The Purchasers hereby agrees and confirm that the Developers shall have irrevocable rights for the purpose set out herein and the Developers shall be entitled to exercise the same as if the Purchaser had given to the Developers the written prior consent, the right and authority for the purposes set out hereinbelow.

- a) Without modifying the plan of the said unit the Developers shall be entitled to amend, modify and/or vary the building plans and/or the layout and/or sub-division plan and also the specification in respect thereof.
- b) The Developers shall be entitled to consume such FSI as may be available in respect of the said property or any part thereof or otherwise on the said property or any part thereof or otherwise on the said property at present or in future and for the purpose of consuming such balance and/or additional floors as the Developers may think fit and proper.
- c) The Purchaser and/or the Society or Association of the Purchasers of all the Units shall not raise any objection on any ground as to the Developers rights, reserved hereinunder:
- d) The Developers shall be entitled after consuming such balance and/or additional FSI by constructing tenements to sell such tenements for such permissible user as the Developers may think fit and proper to any persons or person for such consideration as the Developers may in their absolute discretion, think fit and proper.
- e) The structure which may be put up for consuming the balance floating/or additional F.S.I. available by demolition of

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sent that the Developers shall have right to make additions, amendments and alterations in the plans and/or to the said buildings or any part thereof for any user to change the user (excluding the said Unit) including to raise additional storeys or structures on the land or open part or parts of the said building including on the terrace at any time either before or after transfer of the property and such right shall include the right to use the F.S.I. or the additional F.S.I. which may be available in respect of the said property or other lands at any time in future or to make such amendments/alterations in the sanctioned plan as may be permitted by the Mira-Bhayandar Municipal Council or the other authorities and such additional structures or storeys or units shall be the sole property of the Developers who shall be entitled to deal with or dispose of the same. The purchaser shall not be allowed to make use of the terrace and parapet walls of the terrace which will be the exclusive property of the Developers who shall have the exclusive right of use of the said terrace and the parapet walls when the property is transferred to the Co-operative society subject to access thereof to attend to any leakage from the terrace and/or to the water tank of the said terrace or to carry out any repairs. The Developers shall also be entitled to display board and/or hoardings on the parapet walls of the said property or any part thereof even after the said property is conveyed in favour of the Co-operative Society or the Unit Purchasers or Association of persons or body corporate as the case may be.

12. The Purchaser shall have no claim or right to any part of the said property and also to any other part or parts of the said buildings other than the said unit agreed to be purchased by him/her. All open spaces, parking spaces, staircases, terraces, part-terrace, compound walls/fences, balance F.S.I. etc. shall always be the property of the Developers.

13. It is agreed between the parties hereto that if the Develop-

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ers fail to give possession of the said flat in accordance with the terms of this Agreement on the date mutually agreed by the parties hereto, or if, the Developers and or their agent for the reasons beyond their control are unable to give possession of the flat by the specified date or other agreed date then in such case, the Developers shall without prejudice to their rights reserved hereinunder refund the amounts already received by them in respect of the Flat with simple interest at the rate of 9% per Annum from the date they received the same till the date the amounts and interest thereon is refunded and such amount and interest shall be a charge on the land and construction, if any thereon to the extent of amounts due but subject to any prior encumbrances.

14. The Purchaser hereby agrees to pay all the amounts due and payable under this Agreement on the stipulated date and if the Purchaser fails to comply with or contravene the provisions of this Agreement, he/she shall be liable to actions contemplated under Section 12 of the Maharashtra Ownership Flats Act.

15. The Purchaser hereby agrees that all necessary facilities, assistance and co-operation will be rendered by him to the Developers to enable the Developers to make any additions and alternations and/or to raise additional storey or storeys or structure/s in accordance with the plans sanctioned or which may be hereafter sanctioned by the Mira-Bhayandar Municipal Council and the Purchaser hereby further agrees that after the proposed co-operative society is registered the Purchaser as a member and share holder of such society shall accord his/her consent through such society giving to the Developers to change the users, to make the said additional storeys which may be constructed by the Developers and also for the aforesaid purpose to shift the water tanks on the upper floors when so constructed. It is further agreed that if there is any increase in the floor space index (FSI), the future benefit of such increase shall always be-

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long entirely to the Developers to the exclusion of the Purchaser and/or such society and the Developers may utilise such increase in the FSI on the said property or elsewhere at their absolute discretion and the Purchaser hereby irrevocably consents to the same. The Purchaser shall not be entitled to any of the aforesaid things or claim any reduction in price of the said Unit agreed to be acquired by him/her or to the compensation or damage on the ground of inconvenience or any other ground including the loss of air and/or any rights of easements. The purchaser shall not have any right of easement by way of air, light or otherwise in respect of the said Unit or any portion of the said property till the Developers confirm and inform in writing that the said project is completed.

16. The Developers agree to complete the said building as provided hereinabove subject to the availability of materials and subject to strike, civil commotion or any act of God such as earthquake, floods or any other natural calamities or act of enemy or any other cause or circumstances beyond the control of the Developers.

17. The Purchaser agrees to sign and deliver to the Developers before making possession of the said unit and also thereafter all writings and papers as may be reasonably necessary and required by the Developers including possession letter, electric meter, transfer forms and other papers, necessary and expedient for formations and registrations of the Co-operative Society.

18. Until the said property is transferred by the Developers to the Co-operative Society by execution of a document of transfer as hereinafter provided and/or possession of the said property is delivered by the Developers, to the Co-operative Society and intimation of the same is received by the Purchaser, the Purchaser shall be bound and liable to pay to the Developers regularly and punctually all contributions and other amounts to

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be paid by the Purchaser to the Developers under this agreement and the Purchaser shall not withhold any such payment. However, if the Developers in their absolute discretion do desire they shall be entitled to entrust the management of the said property to the proposed Co-operative Society or to the Ad-hoc Committee for making collection and disbursement of contributions from the Purchaser of units in the said buildings, towards payment of outgoings and expenses referred to herein and in such event the Developers shall not be under any obligations or liability to collect the said contribution or to pay the said outgoings and expenses or any of them or be liable for any consequences arising due to delay in payment or non-payment thereof for any other matter concerning maintenance or management of the said property and all responsibilities and liabilities in that behalf shall be of the said Co-operative Society or the Ad-hoc Committee or the Purchaser as case may be. In the event of the management being entrusted as provided hereinabove, the same shall not affect the rights of the Developers provided under this Agreement, shall be deemed to be a waiver of the rights of the Developers under this Agreement.

19. Nothing contained in this agreement, shall be construed so as to confer upon the purchaser/s any right, title or interest of any kind whatsoever into or over the said property or building or any part thereof or the said unit, such conferment shall take place only upon a Co-operative Society or a Limited Company being formed by the Purchaser of different units in the said Building/s and on execution of the Conveyance in favour of such Co-operative Society or Limited Company or on the execution of the Deed of Conveyance as herein stated. The Purchaser is aware that the Developers shall be paying the maintenance, Municipal Taxes and all other outgoings in respect of whole or part of the property for and on behalf of the Purchaser of the Units and it shall be the paramount responsibility and obligation of the Purchaser of all other units and in such an event the Developers

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shall not be bound to pay the outgoings for and on behalf of such defaulting person and in the event of any essential supply being disconnected, it shall be the responsibility of the Purchaser of the Unit and all the Purchasers together who shall be deemed to be Manager under the provisions of the Maharashtra Ownership Flats Act in respect of the Units in respect of which possession has been given by the Developers.

20. The Purchaser shall maintain at his/her cost the said premises agreed to be purchased by him/her in the same condition, state and order in which it is delivered to him/her and shall abide by all the bye-laws, rules and regulations of the Government, Mira-Bhayandar Municipal Corporation, Maharashtra State Electricity Board and all other Authorities and local bodies and shall attend to answer and be responsible for all actions and violations of any of the Conditions or Rules or Byelaws and shall observe and perform all the terms and conditions contained in this Agreement.

21. The Purchaser hereby covenants with the Developers to pay the amount liable 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 Developers indemnified against the said payments and observance and performance of the said covenants and conditions.

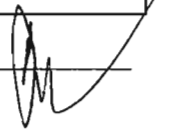
22. On Possession being taken by the Purchaser they shall not make any claims or raise objection, contention or proceedings against the Developers regarding the said building or the said Unit or anything connected therewith including defects, quality of construction materials, addition or alterations etc. and the same if any, shall be treated and deemed to have been extinguished and/or waived.

23. The Purchaser is made aware of and agrees that water

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connection to the said building by the Mira-Bhayandar Nagar Parishad, drainage line, street light and approach road shall be provided in accordance with permission and/or sanction which may hereafter be granted by the said Mira-Bhayandar Nagar Parishad. By the time, the said building is completed with regard to the construction and in that event of the said facilities are not available and/or provided by the said Planning Authority or not sanctioned for any reason whatsoever by the said Planning Authority, in that event, the Purchaser shall not raise any objection and/or claim and/or further not refuse/accept to take possession of the said flat upon the intimation given by the Developers as provided elsewhere in this Agreement.

24. The Purchaser of the respective units shall be entitled to use and occupy their respective unit only.

25. Nothing contained in these presents shall be construed as a grant in law of the said property, hereditaments and premises or any part thereof or of the building thereon or of the unit thereon, until the Developers declare that the said project is completed.

26. The Developers shall cause the said property conveyed to the society of the Purchasers of the various units to be formed under the provisions of the Maharashtra Co-operative Societies Act, 1960 or a Limited company or an Association as the case may be and require the Purchaser to form a Society only on the completion of the said project and before such time the Purchaser shall not be entitled to call upon the Developers to form a Society and/or to transfer the said property.

27. Upon all the Unit Purchasers Co-operating and executing necessary papers, the Developers herein will co-operate with the Purchasers to form a Co-operative Society or a Company or Association and submit the proposal as per the provisions under the existing law to the competent authority as the Devel-

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PURCHASER'S SIGNATURE 

opers may think fit and proper, (such co-operative society shall be referred to as 'the said Society')

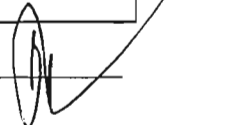
28. The Purchasers of all units in the said Building/Buildings/ Structures including the Purchaser herein shall form and join the Society as the Developers may determine. The purchaser shall, within seven days from the Developers calling upon to do and execute all acts, deeds, documents and papers for or in connection with the formation and registration of the society, irrevocably accord his consent to the Developers for making additions and alterations in the application and all annexures or accompaniment for or in connection with the formation for registration of the society, bye-laws or constitution or rules thereof or other papers to be submitted in connection therewith even subsequent to the same being signed or approved by the Purchaser as may be required by the authorities concerned or as may be desired by the Developers to protect the rights and interest of the Developers and the Developers and the purchaser hereby agrees to be bound by the said additions and alterations and hereby covents and undertakes not to take any objection or action in the matter or to do anything whereby the rights and interest of the Developers may be affected, prejudiced and endangered in any manner or likely so to be. The Purchaser further agrees to pay admission fees and share subscripton amount for becoming the members of the said society.

29. The Purchaser of all such units where sold subsequent to the registration of the Society/Association/Company and whose agreement are valid shall be admitted by the Co-operative Society as members of the society or as share holders of the Company or as members of any other Association that may be formed, with the same rights and the same benefits and subject to the same obligation as those of the purchasers and the members of such society, company or Association as the case may be without any other amount save and except nominal entrance

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fees, share money and other monies paid by all purchasers at the time of formation, shall be charged to such purchaser.

30. The Purchaser shall also pay his/her proportionate share in respect of the payment made and/or required to be made by way of betterment charges, contributions, Municipal Taxes, Property taxes, rents, cesses, charges and or other amount in respect of the said property without raising any objections.

31. The Purchaser agrees and abide himself/herself to pay his/her proportionate share as may be determined by the Developers of all outgoings in respect of the property, including all government rents, taxes and charges and collections, bills, electricity and water deposits, insurance premium and charges, common lights, watchmen and sweeper's wages, sanitation, additions and alterations oil painting, colour, washing repairs etc. and all other outgoings and expenses of and incidental to the management and maintenance of the property. Until the Municipal taxes, etc. are fixed and the exact amount worked out for each unit the Purchaser agrees that from the aforesaid date he shall regularly pay Rs. (Rupees only) every month as advance towards and on account of such and other outgoings and expenses as aforesaid to the Developers. The purchaser shall indemnify and keep indemnified the Developers against the aforesaid taxes and other payments and expenses. If on account of failure on the part of the Purchaser, to pay such proportionate share, the authorities concerned take any action for the recovery of the same, the Developers shall not be liable or responsible for any loss or damages which may be suffered by the Purchaser/s on account of the said action.

32. The Developers and their nominees intent to retain certain tenements, commercial and/or non-commercial with themselves. In such event, they shall be the members of the proposed society

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PURCHASER'S SIGNATURE *[Signature]*

and/or association and they shall have uninterrupted, irrevocable/ right/title and interest to grant lease and/or give on leave and licence the said premises, and the Purchaser herein and the Purchasers of other units and Society or Association to be formed by them, shall not have any additional or special claim, under any head against the Developers or their nominees and they shall be paying all outgoing maintenance in the manner and at the rate as shall be paid by other unit holders in the said building.

33. On or before taking possession of the said Unit, the Purchaser agrees to pay the following amounts to the Developers Rs..... (Rupees only) towards the deposits and expenses for Property tax, water tax and Common Electric Bills, the legal expenses for preparation of Agreement and other legal documentation charges, the amount towards electric metre; water metre and towards other expenses paid to various authorities and Fees, costs, charges and expenses which may become payable for registration of the Society or Association or Company etc. The purchaser further agrees to pay and/or deposit further amount towards the aforesaid expenses as and when called upon by the Developers.

34. The Purchaser shall also pay and/or deposit stamp duty, if any, legally payable to the Government in respect of the conveyance, to be received in favour of Co-operative Society and Registration charges in respect hereto.

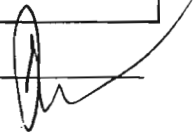
35. The Purchaser agrees and binds himself/herself to pay his/her proportionate share as may be determined by the Developers of all the outgoings in respect of the said property, including N.A. Taxes, Land under construction, assessment etc. from the date of issue of the commencement certificate.

36. The said entire complex shall alone be known as **SHREEJI**

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PURCHASER'S SIGNATURE



APARTMENT. The said building shall always be known as **SHREEJI APARTMENT** and the name of Co-operative Housing Society or Limited Company or Association to be formed shall bear the name **SHREEJEE APARTMENT** as its first name and this name shall not be changed without the written consent of the Developers.

37. The Purchaser shall not let, sublet, sell, transfer convey, mortgage, charge or in any way encumber or deal with or dispose of his unit or assign underlet, or part with his interest under this Agreement or the benefit of their Agreement or any part thereof till all his dues of whatsoever nature owing to the Developers are fully paid and until he obtains previous consent in writing of the Developers.

38. The Purchaser shall not use the said unit or permit the same to be used for any purpose whatsoever other than what is prescribed by Mira Bhayandar Municipal Council without the Developers permission and local Authorities.

39. The Purchaser shall not be entitled to the closing verandah or balconies or make any alternations or changes in the elevation and outside colour scheme of the unit to be acquired by him/her.

40. The Purchaser agrees and undertakes on demand to do execute and deliver and cause to be done, executed and delivered all acts, deeds, matters, things, documents, letters, writings and papers as may be reasonably required by the Developers for further, better or more perfectly effectuating or observing the rights and interests of the Developers or for securing the due fulfillment of the provisions thereof.

41. Irrespective of the disputes if any, arise between the Developers and the Purchase and/or the said Co-operative Society, all amounts, contributions and deposits including amounts

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PURCHASER'S SIGNATURE [Signature]

payable by the purchaser to the Developers under the Agreement shall always be paid punctually by the purchaser to the Developers and shall not be withheld by the Purchaser for any reason whatsoever.

42. It is agreed that in case Promoters not been able to sell all the Flats after the building is ready for occupation and if the Promoters held the Purchaser and other Purchasers of such premises to form a Co-operative Society, the Promoters shall not be liable to pay maintenance charges, water charges or any other expenses for the unsold/vacant flats to the proposed Co-operative Society.

43. If the Purchaser neglects, omits, or fails to pay the amounts due and payable by the purchaser under the terms and conditions of this Agreement (whether before or after delivery of possession) within the time herein specified or if the Purchaser in any other way commits defaults or fails to perform or observe any of the covenants and stipulations herein contained or referred to, or prevents the Developers from exercising their rights as provided in this Agreement, then in that event, the Developer shall be entitled to take over the possession of the said unit (if the possession of the said unit is already handed to the purchaser) and this Agreement shall cease and stand terminated and the earnest money already paid by the Purchaser to the Developers shall stand absolutely forfeited and the Purchaser shall have no claim for refund or repayment of the said earnest money and the Purchaser hereby agrees to such forfeited of all his/her rights, title and interest in the said unit and under this Agreement and such even the Purchaser and/or his nominee or nominees shall also be liable to immediate ejection.

44. Without prejudice to other clauses mentioned herein, in the event of non-observance, or non-performance of any of the provisions of this Agreement on the part of the Purchaser, this Agree-

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PURCHASER'S SIGNATURE

[Handwritten Signature]

ment shall at the option of the Developers come to an end and all rights of the Purchaser in respect of the said unit and the said money shall come to an end and the Purchaser shall not be entitled to take any objection or initiate any proceedings to make any claim in respect thereof.

45. The Purchaser hereby agree and confirm that in the event of the Purchaser insisting on observance and performance of any of the terms and conditions of this Agreement or in carrying out any requirement and the Developers are unable or unwilling to comply with the same irrespective of the nature of such requirements, requisitions or the obligations, then the Developers shall have an option to terminate this agreement and to pay back all the amounts paid by the Purchaser to the Developers as provided under the provisions of the Maharashtra Ownership Flats Acts, and the Purchaser shall not be entitled to insist upon the Developers to comply with or discharge such requisitions, requirements and/or the obligations as the case may be.

46. All costs, charges and expenses in connection with the formation of the Co-operative Housing Society or Limited Company or Association as well as the costs of preparing, enprossing, stamping and registering all the Agreements including this agreement, conveyance transfer deeds or any other documents or document required to be executed by the said vendor and the Developers and the Purchaser or Co-operative Society, as well as the entire professional costs, charges and expenses payable for the same shall be paid by the purchaser immediately on demand. The Purchaser shall pay the professional fees in respect of these documents to be made and also in respect of the services rendered or to be rendered by the Developers Advocate was provided in this clause.

47. The Purchaser shall at his own costs, lodge this agreement for registration with the Sub-Registrar of Thane/Bombay and

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PURCHASER'S SIGNATURE 

forthwith inform the Developers the Registration Number under which the same is lodged to enable them to admit execution of the same.

48. The Purchaser hereby declares that he has entered into this Agreement after going through the same thoroughly and with full knowledge of the terms and conditions herein contained.

49. Any delay or indulgence by the Developers in enforcing the terms of this agreement or any indulgence of giving time to the Purchaser shall not be construed as a waiver on the part of the Developers or any breach of non-compliance of any of the terms and conditions of this Agreement, by the purchaser nor shall the same in any manner prejudice the right of the Developers hereunder.

50. All letters, receipts and/or notices issued by the Developers despatched under certificate of posting to the address known to them will be sufficient proof of receipt of the same by the purchaser and shall effectually discharge the Developers.

51. The conveyance and/or conveyance and other documents for transferring the title shall be prepared by the Developers Advocates and Solicitors and the same will contain such covenants and conditions as the Advocate and Solicitors shall think reasonable and necessary having regard to the Development of the said property and subject to what is stated herein.

52. If purchaser neglects, omits or fails to pay for any reason whatsoever to the Developers any part of the amount due and payable under the terms and conditions of this Agreement (whether before or after the delivery of the possession) within the time hereinafter specified or if the purchaser shall in any other way fail to perform or observe any of the covenants and stipulations herein contained then in that event the Developers

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PURCHASER'S SIGNATURE *[Signature]*



shall be entitled to re-enter upon and take over the possession of the said premises and of conveying whatsoever therein and this Agreement shall cease and stand terminated. The purchaser in such event being occurred agrees that on the Developers re-entering the said unit as aforesaid, all the rights, title and interest of the purchaser shall also be liable to be extinguished, and all the monies paid herein by the purchaser shall stand forfeited. THE SCHEDULE HEREINABOVE REFERRED TO: ALL THAT PIECE OR PARCEL of land lying being and situate at Village Bhayandar, Taluka and District Thane, in the Registration District and Sub-District Thane bearing Old Survey No. 77, New Survey No. 5, Hissa No. 6 (pt) totally admeasuring 1520 sq. mtrs. or thereabout within the limits of Mira-Bhayandar Municipal Council and which is bounded as follows: i.e. to say on or towards the East by land bearing Survey No. 77 (Part), On or towards the West by land bearing Survey No. 80, H. No. 3, On or towards the South by land bearing Survey No. On or towards the North by land bearing Survey No. 80, (Part).

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

SIGNED SEALED AND DELIVERED
 by the withinnamed DEVELOPERS
M/S. SHREENATH CONSTRUCTION
 through its sole proprietor
SHRI GHANSHYAM RATILAL MEHTA
 in the presence of.....

G.R. Mehta

SIGNED SEALED AND DELIVERED
 by the withinnamed **PURCHASER/S**
SHRI/MRS/Ms. Sudas...Vishnu
Bambarkar.....
 in the presence of

[Handwritten signature]

BUILDER'S SIGNATURE *[Signature]*

PURCHASER'S SIGNATURE *[Signature]*

RECEIPT

RECEIVED a sum of Rs. 4000/-
(Rupees Four thousand only)

Only) of and from the withinnamed PURCHASER/S
as and by his/her/them Sudhas Vishnu Bumbarkar

earnest money payable by him/her/them to us
by cash/draft/cheque No. 535701
drawn on

Bank State Bank of India
Branch Dated 23.2.98

Rs. 4000/-

WE SAY RECEIVED

S. R. Mehta

For, M/s. SHRINATH CONSTRUCTION
(PROPRIETOR)

WITNESS :-

- 1.
- 2.



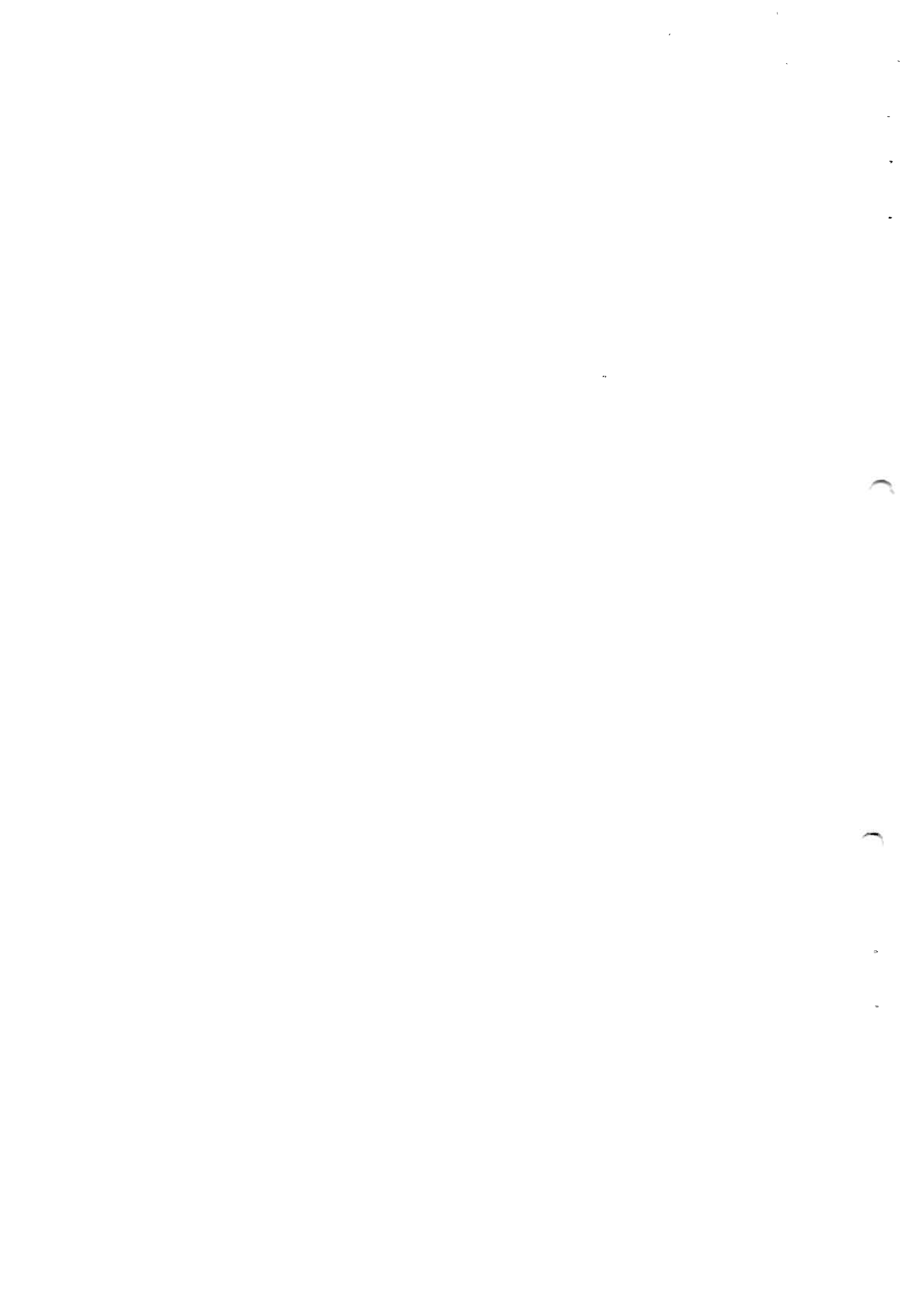
ANNEXURE 'D'

LIST OF AMENITIES TO BE PROVIDED

1. BUILDING : will be of R.C.C. frame structure.
2. FLOORING : Grey Mozaic
3. KITCHEN : Raised kitchen with Kadappa
4. PLUMBING AND WATER SUPPLY : Open plumbing work for each flat
5. ELECTRICAL FITTINGS : Each flat will have open wiring with equality of Aluminium wires
6. PAINTING : The external walls of the building will be painted with white wash.



eam



गां. नं. ७, ७ अ व १२

सि. नं. ७७ हिस्सा नं. ६

ठानिक ५१६

क्षेत्र	रेक्टर	भार	पत्ती	प.	गु.
लावणी बायक	०	५	२		
पोट करवा...	-	-	-		
एकूण...	०	५	२		
धोकार	...	...	...	...	...
बुडी अपवा	...	...	...	...	...
पादा भाकार	...	...	...	...	...
पापो	...	...	...	...	...

कच्चेदार २०३३

स्वायत्तायेज लक्ष्मणेश २६

३७७५

गांव - गोडदेव

तालुका :- ठाणे

दरम हक्क २३२

आदर स्वतंत्र गुड

३७७५

आतिशेफ शिफ

२०३३

वर्ष	लागवड करणाऱ्याचे नाव	क्षेत्र	रात	पिके आणि स्थावर मालकी
०६-२०	७२	०-५-२		N.A ०-५-२

असहज वरपुढम खरी नकदम असे

दि.

तलाठी-सुबधर
तालुकाधिकारी



G. R. BELILANI
ADVOCATE, HIGH COURT U.A., LL.B.

OFFICE :
UNIT NO. 3, 1ST FLOOR,
'PANCHRATNA' BLDG.,
ABOVE NATIONAL DAIRY,
OPP. RLY. STN.,
BHAYANDAR (EAST)-401105
PHONE : (91-22) 819 38 42

HEAD OFFICE & RESIDENCE :
20/173, UNNAT NAGAR-2,
BEHIND FILMSTAN STUDIO,
MAHATMA GANDHI ROAD,
GOREGAON (WEST),
BOMBAY-400 062.
PHONE : (91-22) 872 63 99

Your Reference No.

Dated.

Our Reference No. GRB/

REPORT ON TITLE

Date. 19 OCT 1997

SUB : ALL THAT Piece of land bearing
OLD S.NO. NEW S.NO. H.NO.
77 5 6
Revenue Village Goddeo, Taluka &
District : Thane.
..... A Search Report thereof.

As instructed by SHRI GHANSHYAMBHAI RATILAL MEHTA, Sole Prop. of M/S. SHRINATH CONSTRUCTIONS, having office at 205, Vishal Bldg. No.3, Opp. Soniwadi Shimpoli Road, Borivili [West], Mumbai, - 400 092. I have carried out "SEARCH" in the Records of Sub-Registrar [SR] offices at THANE, BANDRA & MUMBAI and as per available documents, writings produced before me. I hereby give my finding of the Search as under as available with concerned SR Offices:-

AT THANE SR. OFFICE

<u>YEARS</u>		<u>ENCUMBRANCES</u>
1967	TO 1971	NIL
1972	DEED OF CONVEYANCE Kana Budhya Patil, Dharma Kana Patil, Jagan Kana Patil, Vendors of one Part, To Smt. Savitaben Lallubhai Shah Purchaser of other part,	Date : 8-11-1966 Regn : 18-12-1972 MUMBAI NO.4164/66 Regn. on 27-2-1967
1973	To 1988	NIL



G.R. Belilani
Adv

17/10/97

Note : To contact at Head Office for APPOINTMENT only & for CORRESPONDENCE only

AT BANDRA/MUMBAI SR. OFFICE

<u>YEARS</u>		<u>ENCUMBRANCES</u>
1973	To	1997
		NIL

MY OPINION IS AS UNDER :-

1. As per instructions, I have taken the search of the aforesaid property at Thane, Bandra & Mumbai Sub-Registries respectively and do not find any documents registered/indexed therein, save and except Deed of Conveyance, Dt.8-11-1966 made between Shri Kana Budhya Patil and others as Vendors of one and said Smt Savitaben as a Purchaser of the oher part. The said Deed of Conveyance is found registered and indexed with Sub-Registrar of Mumbai under Sr. No.R/4166 on 27-2-1967. The Talathi, had on 14-12-1973, recorded/transferred said property in the name of said Smt. Savitaben and effected necessary mutation entry in this behalf. (M.E.No.3175 Ex.'A') (hereinafter referred to as " ORIGINAL OWNER ").

The 7x12 extract showing the name of said Smt. Savitaben is marked as Ex.'B'. However, it will be observed that of the consolidation Act, 1947 has been violated, however, subsequent to various govt. permissions including N.A. order from District Collector thane, & ULC Order & Municipal permission same may be ignored though the same appears on " other rights " column. It will be also observed from said right column of 7x12 extract also bears name of said M/s. Estate Investment co. Ltd., is as a Lessee. The Estate Investment Co. used to call for ONE THIRD of the Agricultural produce from fillers (Farmers) of land, However, since the land has now been converted (Change of user) in Non-Agricultural Land by district collector (Shri Arvind Reddy) as per N.A. Order given below, subject to certain condition, In my opinion no separate NOC is now required after



Bellami
A.W
17/10
97

change of user from the said Estate Investment Co. once collector has given his order for N.A. It will be also observed from other right column of said 7x12 extract.

3. By Agreement Dt.21-6- 94 the above said Owner give development rights with right, title Interest & possession to SHRI NAVIN POPATLAL SHAH of 101, Anjana Apartment, Shimpoli Naka, S. V. Road, Borivili [West], Mumbai - 400 092 (hereinafter referred to as " VENDORS ").
4. The said Vendors have declared in the recitals of Agreement & Declaration between Vendors & M/s. Shrinath constructions, that the Vendors have paid full & final Sale consideration to the said Owner payable as per Agreement Dt.21-6-1994.

5. The Vendors M/s. NAVIN POPATLAL SHAH has executed Agreement for Development Dt.21-11-95, as per the terms given therein & handedover physical possession as per Letter of Possession Dt.1995. The Vendor has also executed Power of Attorney on 13-10-1997 duly signed by Notary Public under Sr. No.128/97 by SHRI R. DESAI Notary Greater Bombay in favour of SHRI GHANSHYAMBHAI RATILAL MEHTA & SHRI BANSIBHAI RATILAL MEHTA, also executed SUBSTITUTED IRREVOCABLE POWER OF ATTORNEY , in the boths favour on 13-10-1997 duly signed in presence of above Notary Public Vide Sr. No.127/97. The Vendor has also executed Declaration on 13-10-1997 in presence of above Notary Public vide Sr. No.126/97 declaring vide para 3 that full sale consideration is paid to Original Land Owner.

6. Smt. Savitaben is holding said land which is under the provisions of Urban Land (Ceiling & Regulation) Act 1976. that, as per Exemption Order No. ULC / TA / W.S.H.S.20 / sr-660 Dt.2nd, August, 1994



R. Bellani
Notary

17/10
1997

passed by Addl. Collector & Competent Authority (Urban Land Ceiling) Thane, Urban Agglomeration, Ex. officer Deputy Secretary to Government in Housing and Special Asstt. Department, under Sub-Section (1) of Section 20 of said Act or any other provisions have exemptd the land under said ULC Act 1976.

7. The District Collector, Thane (SHRI ARVIND REDDY) & the competent Authority has granted N.A. (Non-Agricultural) permission vide Order No.1/TE-8/SAP/SR/267/94, Dt.10-4-1995, to SMT SAVITABEN L. SHAH

8. M/s. SHRINATH CONSTRUCTIONS is a proprietary concern, by its sole Prop. SHRI GHANSHYAMBHAI RATILAL MEHTA, having their office at 205, Vishal Bldg. No.3, Opp. Soniwadi Shimpoli Road, Borivili [West], Mumbai - 400 092.

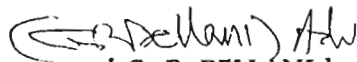
9. As per the documents writing produced before me, subject to search, the title of subject land is clear and marketable.

SCHEDULE

=====

ALL THAT piece or parcels of land or ground the details whereof are given hereunder, totally containing by ademasuring R-15, Prati-2, equivalent to 1520 Sq.mtrs that is to say 1817.92 Sq.yds., bearing Old Survey No.77, New Survey No.5, Hissa No.6, Paiki, situate, lying and being the Revenue Village of Goddeo, Bhayaḍar [East], Dist. Thane in the Registration Sub-district and district Thane and within the Jurisdiction of MIRA BHAYANDAR MUNICIPAL COUNCIL

Dated the 17th day of OCTOBER, 1997..


[G. R. BELLANI]
Advocate, High Court



ARCHITECT

LEAD Consultants

ARCHITECTS & ENGINEERS

27/ GARDEN TOWER
RESIDE KAPUR THUNDER
ALSA PARK
BANGALURU 560025
TEL 819 7334 819 52 26

PROJECT

SHREEJI APARTMENT

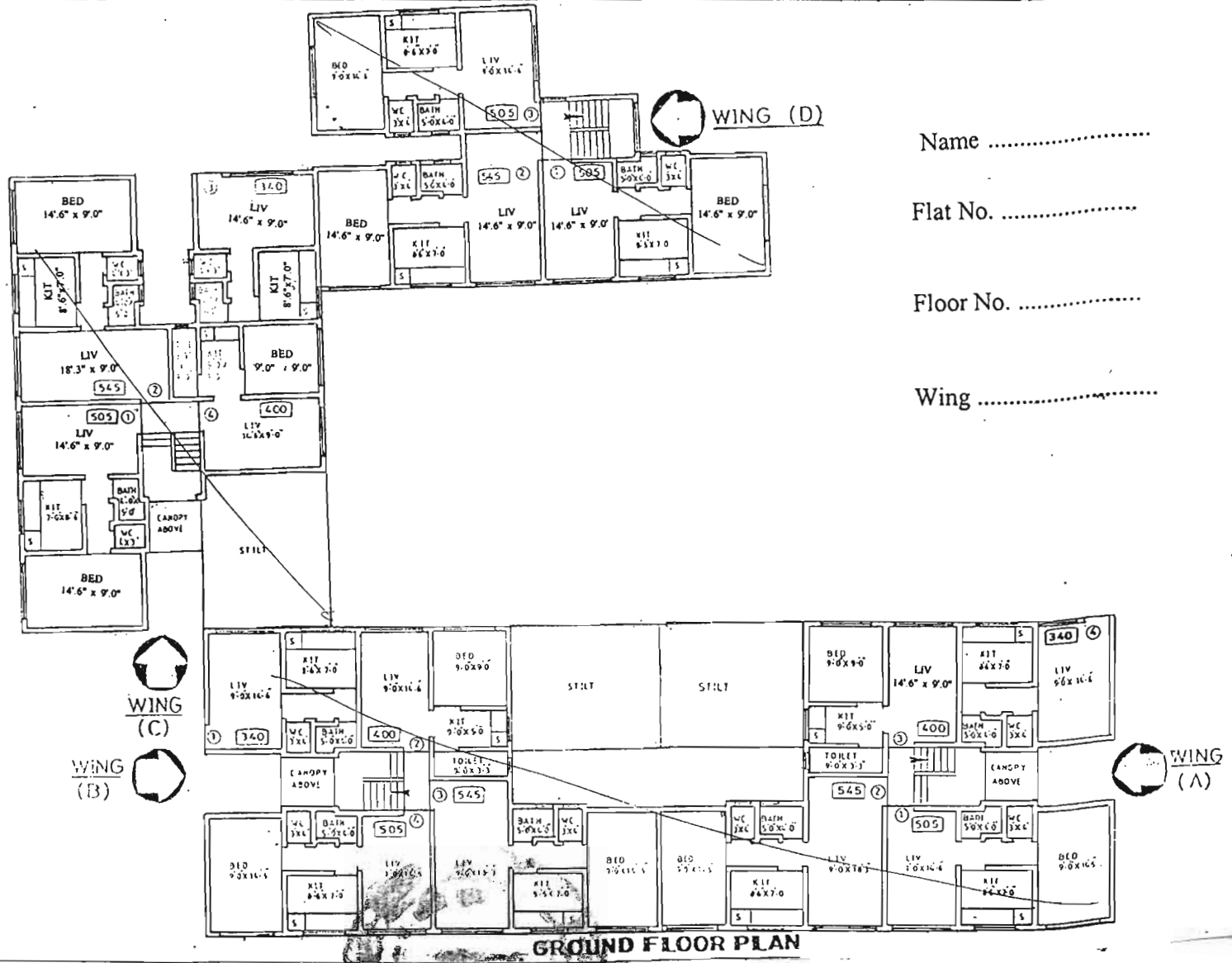
PROPOSED BLOSSOM SNO.77, HINDU 9 (EAST)
V.L. GODDEY TAL & DIST. THUNDER
MIRA ROAD RAILWAY STATION (E)

BUILDER'S

SHRINATH

Construction

7/SHANU 0/205
CMP. SONEWADI SHIPOLI ROAD
BOMMAL (W.1)
BANGALURU 56
TEL 805 43 52 862 13 04



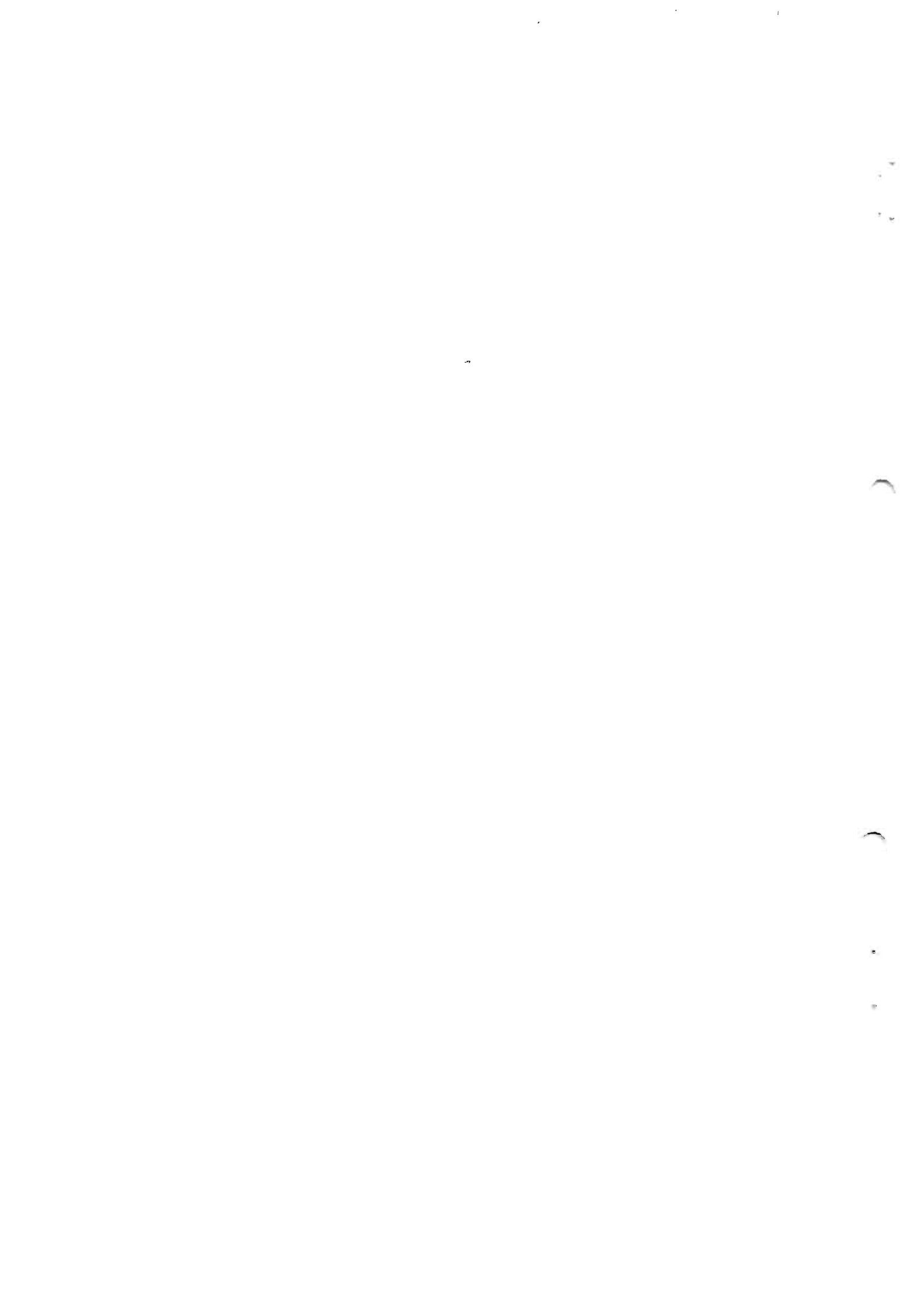
Name

Flat No.

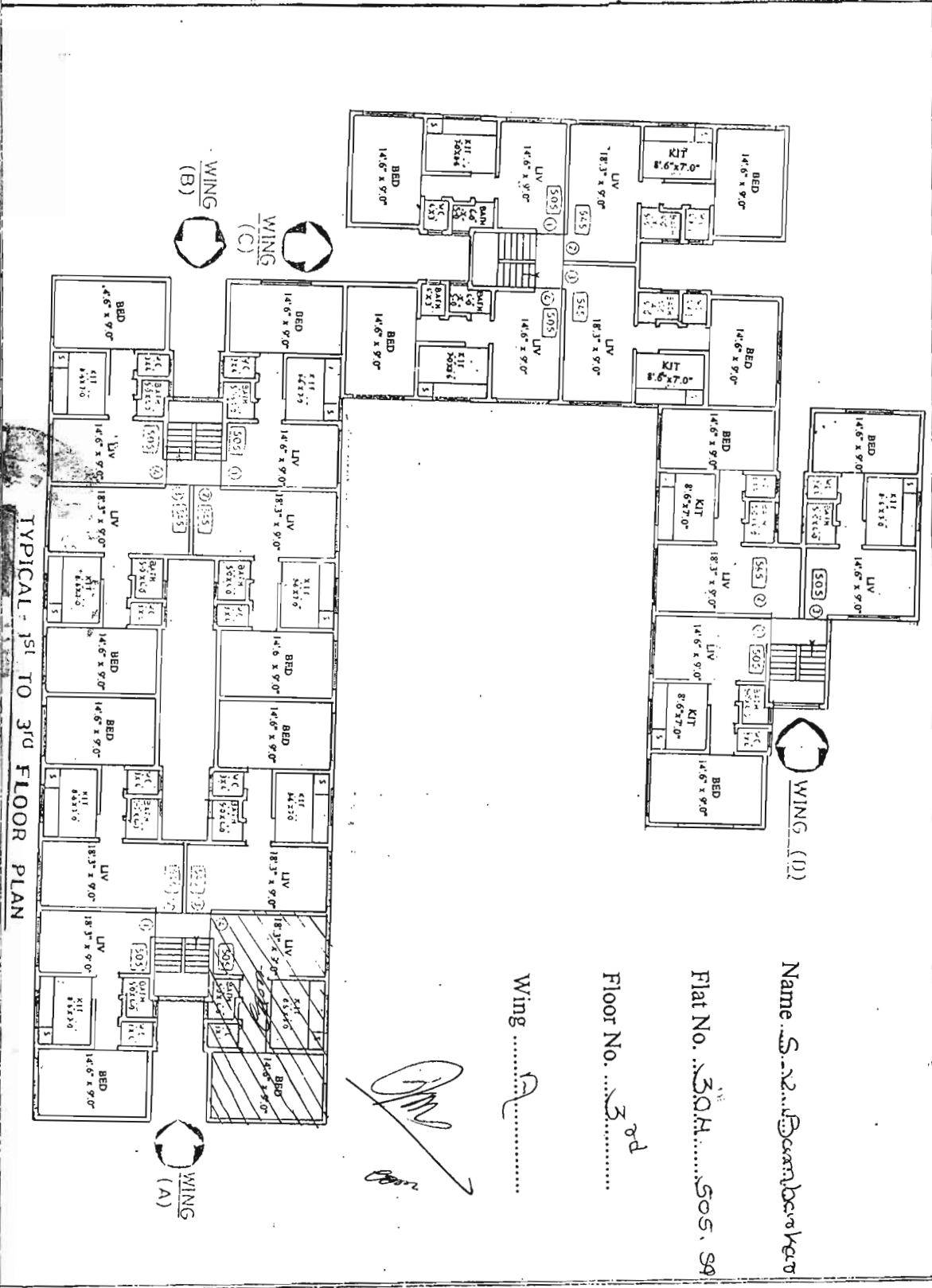
Floor No.

Wing

GROUND FLOOR PLAN



BUILDERS SHRINATH Construction VISHAL-3 B/205 OPP. SONEWADI SIMPOLI ROAD BORIVALI (W) MUMBAI - 92 TEL. 00543 52, 862 13 04	PROJECT SHREEJI APARTMENT PROPOSED BLDGSON SNO.77, H.NO 6 (PART) VIL GODDEV TAL & DIST THANE AT NIRA ROAD RAILWAY STATION (E)	ARCHITECT LEAD Consultants 201, PATEL CHENNAI BUILDINGS 67, ANANDS ROAD VASTI ROAD, MUMBAI 400 027 PUNE TEL. 020 2333 3119, 5022
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TYPICAL - 1st TO 3rd FLOOR PLAN

Name S. N. Dambarbhar

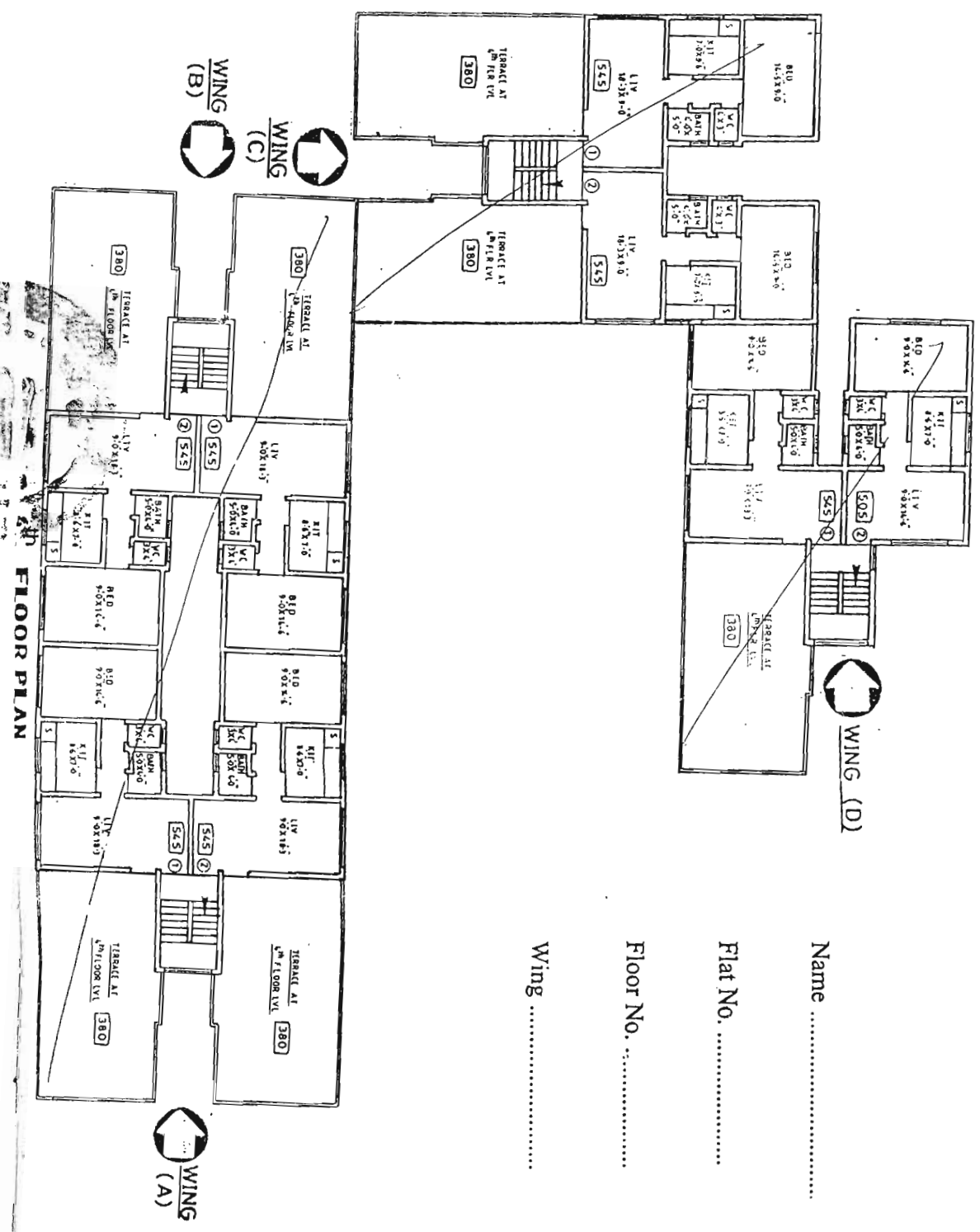
Flat No. 304H, 505, sq feet 53

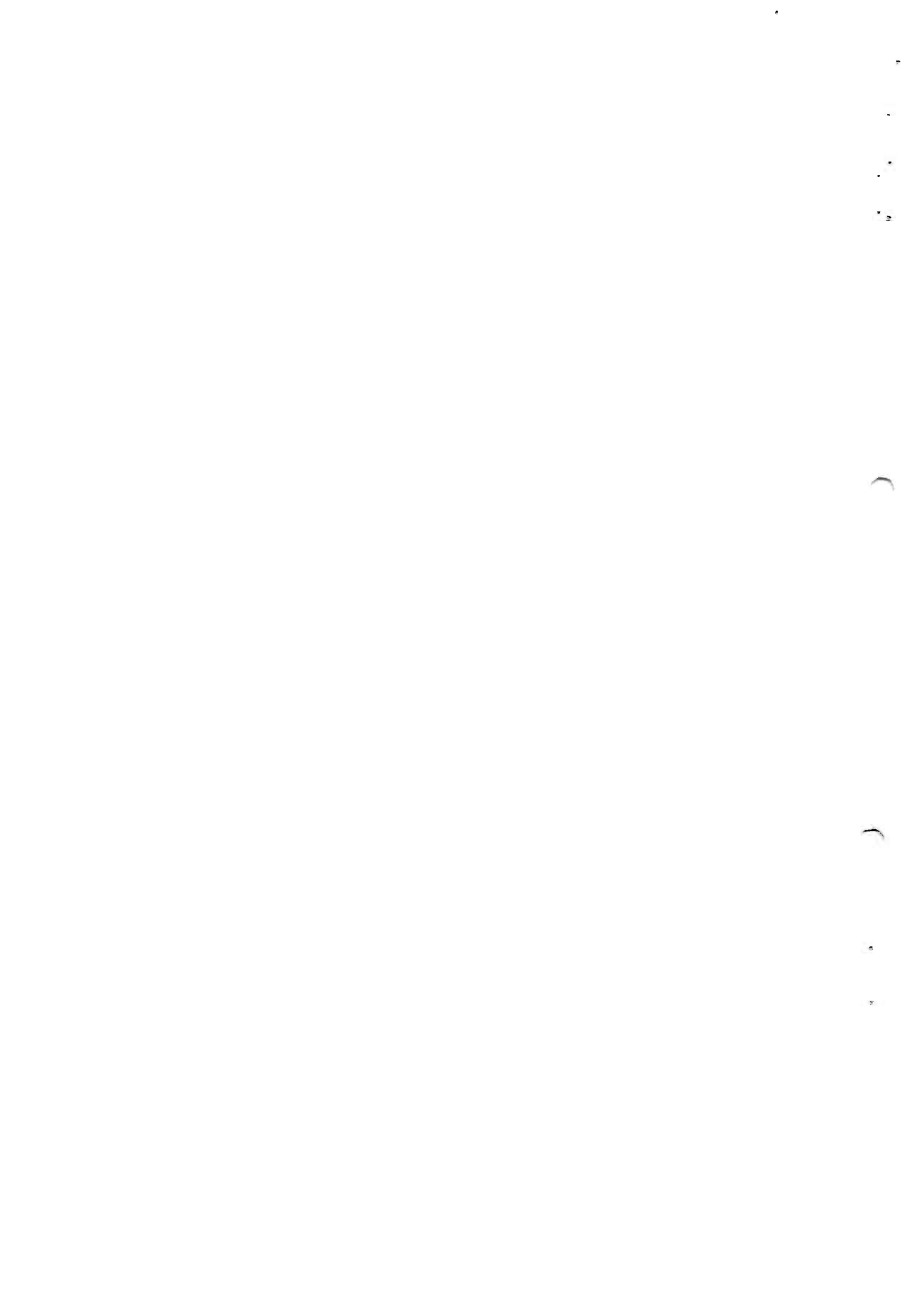
Floor No. 3rd

Wing (A)

[Handwritten signature]

BUILDERS	PROJECT	ARCHITECT
SHRINATH Construction	SHREEJI APARTMENT	LEAD Consultants
VISHAL-3 B/205 OPP - SONEWADI SIMPOLI ROAD BORIVALI (W) MUMBAI - 92 TEL : 805 43 52 , 862 13 04	PROPOSED BLDGSON S.NO.77, H.NO 6 (PART) VIL GODDEV TAL & DIST THANE AT MIRA ROAD RAILWAY STATION (E)	ARCHITECTS & ENGINEERS DIZ CHANDRESH TOWER RESHMI KAPTOR TOWER MUMBAI DOWNSIDE (E) TEL : 812 7334 819 5226





: u i

SCHEDULE

Details regarding application and the vacant land for which the exemption is sought under section 20 of the Urban Land (Ceiling and Regulation) Act, 1976.

- 1) Name & Address of the Persons : Smt. Savitaben Lallubhai Shah
holding the land. 101, Anjana Apt.2, S.V.road,
Borivali (W), Bom - 92
- 2) Status of the Person : Owner
- 3) No. & Date of application : No. 1294, Date. 22.3.94
- 4) Name of the Urban Agglomeration in which the exemption is sought situated. : Thane Urban Agglomeration &
8 Kms. Peripheral Area of
Greater Bombay.
- 5) Description of property for which exemption is sought -
 - a) District : Thane
 - b) Taluka : Thane
Village : Ghoddev
S.No./C.P.S.No. : 77/6 (pt)
 - c) Total surplus/probable surplus area in sq.mtr. : 1018.00 sqmt
 - d) Land to be retained as per Circular dt. 1-8-89. : --
 - e) Total area under scheme : 1018.00 sqmt
 - f) Area under reservation if any. : --
 - g) Area of land to be exempted : 1018.00 sqmt
 - h) Area under compulsory open space and internal road. : --
 - i) Net buildable area under scheme. : 1018.00 sqmt
 - j) Built-up area to be sold to Government at fixed rate : 101.80 sqmt
 - k) Buildable land to be surrendered to Government free of cost. : --



: 9 :

- 1) Total No. of Tenements to be constructed. : 26 Tenements upto 40.00 sqmt plinth Area
- m) No. of Tenements to be sold to Government at fixed rate. : 03 Tenements upto 40.00 sqmt plinth Area

Subject to approval of building plans.

From Mira Bhayander Municipal ~~Committee~~ / Council.



Mira
Addl. Collector & Competent Authority (Urban Land Ceiling) Thane Urban Agglomeration, Ex. officio Deputy Secretary to Government in Housing and Special Asstt. Department.

To,

Smt. Savitribai Gajilubhai
101, Balraj APPT, 2, S.V. Road,
Pharvuli (W), Bombay - 92

Copy submitted to -

Secretary Housing & Special Assistance Department,
Muntralaya, Bombay - 400 032.

Copy forwarded with compliments to -

- 1) The Chief Officer/~~Secretary~~ Mira Bhayander Municipal ~~Committee~~ / Council for information and with request not to issue occupation certificate unless N.O.C. regarding handing over of 10% tenements to Govt. is issued by this office to the scheme holder.
- 2) The Sub - Registrar, Thane.
- 3) Office copy.

2013/15

2013/15
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20 MAR 1998

20 MAR 1998

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(C.F.-OF G.R-Mehta)

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P.T.O

20 Rs.



General Stamp Office Mumbai
Date
L.S.V. No.....

10 JAN 2003
177

Shri B. S. Mayekar
Proper Officer

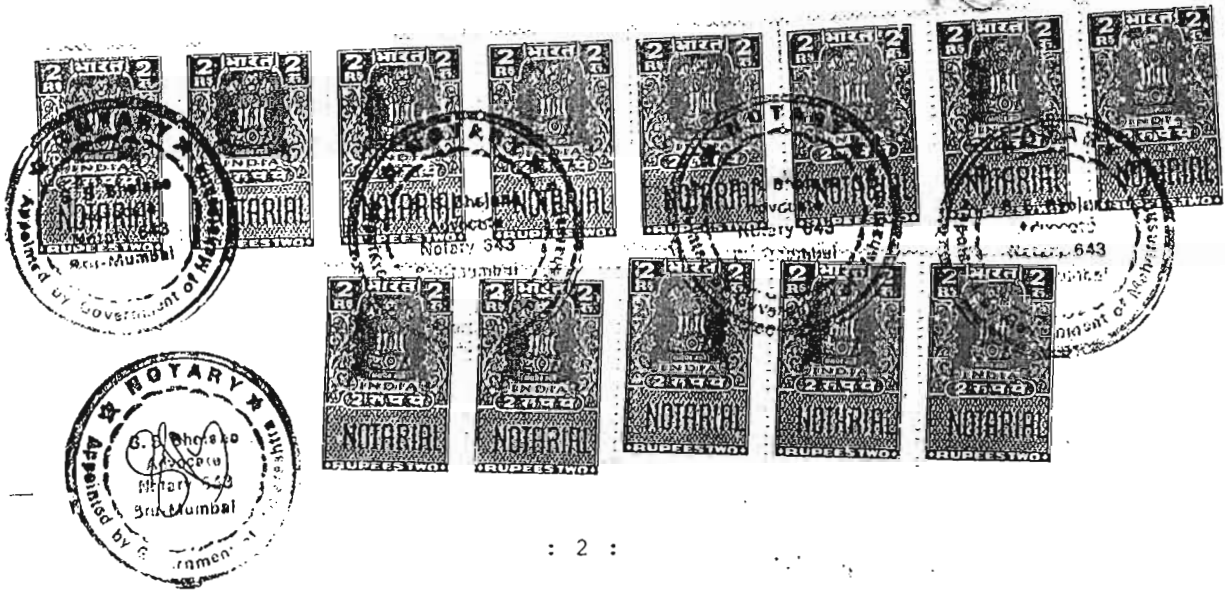


10 8 JAN 2003
शुद्धक विधिसे शिवालय: १ धे, पहिला माला,
३२, मेढराबाग, २० फ्लोर, कोड, मुं. २३.
कमांक 3684
हस्ताक्षर
पानांक
S. V. Bambarkar
पर्यायानाधारक शुद्धांक विक्रेता
कोर्ड, मुंबई.

I, SHRI SUBHASH VISHNU BAMBARKAR of Mumbai, Adult, Indian Inhabitant, residing at 4/106, Shiv-Smrut Co-op. Housing Society, Keshav Rao Kadam Marg, Mumbai-400008, do hereby state on solemn affirmation as under :

1. I say that I am belonging to Hindu-Kumbhar Community. I say that this fact can be find out from my school leaving certificate issued by Modern Night Hight School C/o. Gilder Lane, Mun. Marathi Shala, Bombay Central, issued on 22.4.1997.

2. I say that the said caste has been notified as O.B.C. vide G.R.No.CBC 1467 dtd. 13th October, 1967 issued by Govt. of Maharashtra. I say that though the said caste was nominated as O.B.C., however, I have not yet obtain caste certificate from the authority concern. Hence, I am filing this affidavit for the purpose of obtaining Caste Certificate.



: 2 :

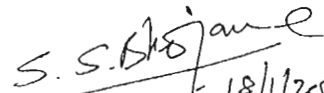
3. I further say that in the School Leaving Certificate issued by the School my name is wrongly recorded as "Sudas". However, my correct spell is "SUBHASH". I further say that by this declaration I declare my correct name as "SUBHASH" Vishnu Bambarkar.

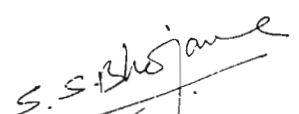
I say that whatever stated by me is true and correct.

Solemnly affirmed at Mumoi)
this 18th Day of January, 2003.)

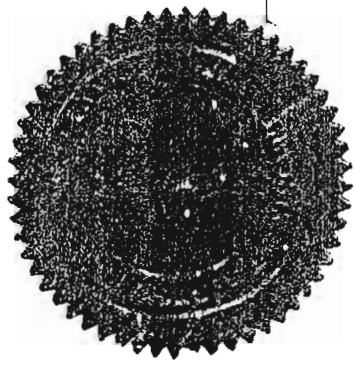
Before me, 

Identified by me,


- 18/1/2003


Advocate

S. S. BHOJANE Adv.
NOTARY (643),
18, AAWI High Court,
Bombay Mumbai, India

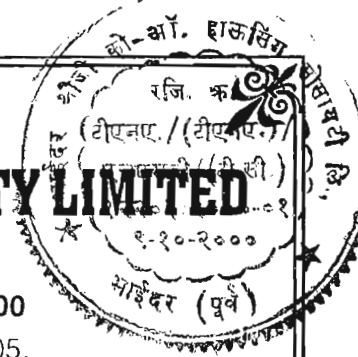


SHARE CERTIFICATE

BHAYANDAR SHREEJI CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M.C.S. Act 1960)

(Registration No. T.N.A. (T.N.A.)/H.S.G./(T.C.) 12203/2000-2001 Dt. 9/10/2000
Behind Saikrupa Complex, Goddev Village, Bhayandar (E), Dist. Thane-401 105.



CERTIFICATE No. **014**

Authorised Share Capital Rs. 1,00,000/- Divided into 2000/- Share each of Rs. 50/- only.

Member's Register No. 21

THIS IS TO CERTIFY that Shri./Smt. S. V. BAMBARKAR

of Flat / Shop No. A-304 is the Registered Holder of FIVE Share No. 66
to 70 of Rs. 250/- (Rupees TWO HUNDRED FIFTY ONLY)
of Rs. 50 (Rupees Fifty only) in **BHAYANDAR SHREEJI CO-OPERATIVE HOUSING SOCIETY LIMITED.**
Behind Saikrupa Complex, Goddev Village, Bhayandar (E), Dist. Thane-401 105.

Subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at Bhayandar (East) this 21st March
day of — 2002

T. T. Vetoskul
Chairman

[Signature]
Hon. Secretary

[Signature]
Hon. Treasurer
M.C. Member



To:

M/S. SHRINATH CONSTRUCTION,
Vishal 3/B/205,
Shimpoli Road,
Borivli (West),
MUMBAI - 400 092.

Dear Sir,

Dated: 10.11.99.

Ref:- Flat No. 304/A in A Wing on the 3rd Floor in the
Building known as SHREEJI APT., Possession thereof.

This is to record that I/We have taken over the possession of the Flat No. 304 in A Wing on the Ground Floor in the building known as SHREEJI APARTMENT agreed to be acquired on OWNERSHIP BASIS from you vide on Agreement for sale dated the 1st day of 15, 3, 1998.

I/We say that I/We have inspected my/our above referred Flat in particular and the Building in general and it is in accordance with the plan and specifications and as per the terms of an Agreement for Sale.

I/We am/are also fully satisfied with the material used including the fittings and fixtures and I/We have no grievance of any nature whatsoever. You shall not thus be responsible for any of the defects in My/Our Flat hereafter.

As per the terms and conditions of the Agreement for sale, I/We shall bear and pay regularly every month my/our share towards all the rates, taxes, common expenses, water and electricity charges and other outgoings and shall extended my/our fullest co-operation in the formation of the Co-operative Society for this Building.

I/We further record that I/We shall pay regularly every month towards temporary supply of electricity and the proportionate amount towards cleaning and maintenance of sanction blocks, W.C. Septic Tank etc.

Thanking you,

Yours faithfully,

G. Amehia
10.11.99



SIGNATURE

Name : S V Bamba
Address : 4/106 Shismeti Co op Hsg
K K Mang
Mumbai - 400008

जुने नाव व नोंदणी क्रमांक	नवीन नाव व पत्ता	जुने नाव व नोंदणी क्रमांक	नवीन नाव व पत्ता
सीमा आनंद अडसूळ (एक्स-२१६५८)	सीमा अरुण गायकवाड १०५/३१६६, पंतनगर, घाटकोपर (पू.), मुंबई ४०० ०७५.	राजेश संपत सकपाळ (एक्स-२१५७४)	राजेंद्र संपत सकपाळ ८/८, रामकृपाल सिंग चाळ, प्रताप नगर, गुंफा रोड, जोगेश्वरी (पू.), मुंबई ४०० ०६०.
सुदास विष्णु बांबरकर (एक्स-२१२७१)	सुभाष विष्णु बांबरकर ४/१०६, शिवस्मृती को. ऑ. हौ. सो., केशवराव कदम मार्ग, मुंबई सेंट्रल, मुंबई ४०० ००८.	महादेव वामन वीर (एक्स-२१६१८)	बाबुराव नामदेव सोनकांबळे अरुली नाका, सेक्टर-१, बौद्ध विहार च्या बाजुला, १३४०, पोस्ट सेक्टर-१७, नवी मुंबई.

यावरून असे जाहीर करण्यात येत आहे की, खालील व्यक्तींनी आपली जुनी जन्मतारीख बदलून नवीन जन्मतारीख धारण केली आहे :—

जुनी जन्मतारीख व नोंदणी क्रमांक	नवीन जन्मतारीख, नाव व पत्ता	जुनी जन्मतारीख व नोंदणी क्रमांक	नवीन जन्मतारीख, नाव व पत्ता
आठ फेब्रुवारी एकोणीसशे.बावत्र (एक्स-१८७४७)	आठ फेब्रुवारी एकोणीसशे चौपत्र श्री. चंद्रकांत बाळकृष्ण सोमजी, जे/८, अवधूत को-ऑप. हौ. सोसायटी, जगदुशा नगर, गोळीबार रोड, घाटकोपर (प.), मुंबई ४०० ०८६.	दहा जून एकोणीसशे अठ्ठ्याहत्तर. (एक्स-१८८७९)	अठरा फेब्रुवारी एकोणीसशे ऐंशी श्रवण प्रभुनाथ शर्मा, शिवांजली निवास, दुर्गानगर, ठाणकर पाडा, कल्याण ४२१ ३०१.
चार जानेवारी एकोणीसशे चौसष्ट (एक्स-१८७६५)	चार जानेवारी एकोणीसशे अडसष्ट महेंद्र कमलाकांत पवार, द्वारा-किशोर के. पवार (अॅडव्होकेट), कपिलवस्तू, १२ बंगले, कॅम्प रोड, मालेगाव, जि. नाशिक ४२३ २०३.	पंधरा मे एकोणीसशे एक्याऐंशी (एक्स-१८९०७)	एक ऑगस्ट एकोणीसशे एक्याऐंशी राजेश ज्ञानेश्वर नवार, सिध्देश्वर चाळ नं. १, रुम नं. १, भटवाडी, घाटकोपर (प.), मुंबई ४०० ०८४.
एक जुलै एकोणीसशे शहाऐंशी (एक्स-१८७६६)	अकरा फेब्रुवारी एकोणीसशे त्र्याऐंशी वर्षा बाळासाहेब गरुड, द्वारा-किशोर के. पवार (अॅडव्होकेट), कपिलवस्तू, १२ बंगले, कॅम्प रोड, मालेगाव, जि. नाशिक ४२३ २०३.	तीन मार्च एकोणीसशे सत्तावत्र (एक्स-१८९७४)	तीन मार्च एकोणीसशे बासष्ट श्री. तुकाराम महादेव कोळंबे, बी-००१, साहस बिल्डींग, जिवला पाडा को-ऑप. हौ. सोसायटी, जिवला पाडा, कांदिवली (पू.), मुंबई ४०० १०१.
सात एप्रिल एकोणीसशे एकोणऐंशी. (एक्स-१८८४७)	सात एप्रिल एकोणीसशे त्र्याऐंशी कु. महानंदा पंढरीनाथ भोरकडे, आर्शीवाद निवास, लोखंडे चाळ, खोली क्र. ५, आंबेवाडी मार्ग क्र. २२, वागळे इस्टेट, ठाणे ४०० ६०४.	तेरा जानेवारी एकोणीसशे एकाहत्तर. (एक्स-१९०३५)	तेरा जानेवारी एकोणीसशे बाहत्तर शशिकला पांडुरंग शेळके, तेजम सदन, तिसरा मजला, ए-४, बी-४, जेराबाई वाडिया रोड, परळ, मुंबई ४०० ०१२.
अठरा डिसेंबर एकोणीसशे चौ-त्याणव. (एक्स-१८८६५)	अठरा नोव्हेंबर एकोणीसशे चौ-त्याणव आदित्य अरविंद पाटील कैलास ज्योती, बी-२२, म. फुले रोड, डोंबिवली (प.) ४२१ २०२.	एक जानेवारी एकोणीसशे सत्तेचाळीस. (एक्स-१९४९३)	चोवीस जून एकोणीसशे अठ्ठेचाळीस श्री. पोपट गणपती चव्हाण, नु. पाडळी, पो. सोनकिरे, ता. खानापूर, जि. सांगली.
		अड्दावीस फेब्रुवारी एकोणीसशे शहाऐंशी. (एक्स-१९६५५)	अड्दावीस फेब्रुवारी एकोणीसशे अठ्ठ्याऐंशी कु. आनंद कृष्णराव लिखार, घर नं. १०५३ बी, शिवाजी नगर, कोनगांव, ता. भिवंडी, जि. ठाणे ४२१ ३०२.

यावरून असे जाहीर करण्यात येत आहे की, खालील व्यक्तींनी आपला जुना धर्म बदलून नवीन धर्म धारण केला आहे :—

जुना धर्म व नोंदणी क्रमांक	नवीन धर्म, नाव व पत्ता	जुना धर्म व नोंदणी क्रमांक	नवीन धर्म, नाव व पत्ता
हिंदू (एक्स-१९०१५)	मुस्लिम अजित मंजुनाथ बांदेकर, ८बी, १ला माळा. एच. जी. रोड, म्हात्रे लेन, गावदेवी, मुंबई ४०० ००७.	ख्रिश्चन (एक्स-१९४७७)	हिंदू श्री. रोनित बेनेडीट कोळी, ४७५, माधवराव रोकडे स्ट्रीट, बी.आय.टी. सिमंट चाळ १/१/२१, मांडवी कोळीवाडा, मुंबई ४०० ००९.
ख्रिश्चन (एक्स-१९३३९)	हिंदू वंदना आशोक पाटील, मु. खंडागळे चाळ, शनि मंदिर जवळ, अटाळी, ता. कल्याण, जि. ठाणे.	ख्रिश्चन (एक्स-४०३)	हिंदू अरुण दामोदर माडेकर, गंगाबावडी पोलीस लाईन, बी ब्लॉक, खो. क्र. १०५, चौथा मजला, माझगाव, मुंबई ४०० ०१०.
ख्रिश्चन (एक्स-१९३४०)	हिंदू आनंद आशोक पाटील, मु. खंडागळे चाळ, शनि मंदिर जवळ, अटाळी, ता. कल्याण, जि. ठाणे.	ख्रिश्चन (एक्स-४०४)	हिंदू शाम दामोदर माडेकर, गंगाबावडी पोलीस लाईन, बी ब्लॉक, खो. क्र. १०५, चौथा मजला, माझगाव, मुंबई ४०० ०१०.
ख्रिश्चन (एक्स-१९३४१)	हिंदू आरती आशोक पाटील, मु. खंडागळे चाळ, शनि मंदिर जवळ, अटाळी, ता. कल्याण, जि. ठाणे.		

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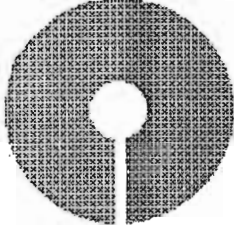
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**STATE BANK OF INDIA
BHAYANDER BRANCH (BR.05318)**

**LANDMARK BUILDING,
NEAR NIDHI HOTEL, 150 FT. ROAD,
OPP. MAXUS MALL,
BHAYANDER WEST – 401101.**

TEL.NO.: 28195732, 28192338 FAX : 28196009

September 19, 2019

TO WHOMSOEVER IT MAY CONCERN

This is to certify that Mr. Subhash Vishnu Bambarkar had availed housing loan A/c No.10254637853 & 10254637864 for Rs.3.00 lacs and Rs.34, 000/- from this branch. His housing loan account has been fully liquidated on 19/09/2019. At present there are no dues against the mentioned account.



BRANCH MANAGER



The power of service



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UPI के जरिए अपने बिल का भुगतान करनेके लिए कोड को स्कैन करें. किसी बैंक/UPI ऐप का इस्तेमाल करें

adani Electricity

कस्टमर केयर सेंटर/पत्र व्यवहार का पता

2nd Floor, M.B. Trade Centre, Mira Bhainder Road, (Near Railway Fatak) Bhainder (E) Thane 401105

www.adanielectricity.com helpdesk.mumbaielectricity@adani.com

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19122 We're listening.

किसी में रूकावट, शिकायत या बिजली वापस आने की स्थिति के बारे में

किसी मोबाइल नं. से SMS करें POWER <9 digit account no.> 7065313030 पर. अथवा मोबाइल नं. से 1800 532 9998 पर हमें एक मि:ड कॉल दें. किसी मोबाइल नं. से व्हाट्सअप करें POWER <9 digit account no.> 9594519122 पर.

बिल नं. 101684491537

बिल दिनांक 27-02-2023

बिल डिस्ट्रीब्यूशन नं.

Mira Bhaindar/Bhaindar East/10/308/025/025/012

सप्लाय का प्रकार SINGLE PHASE

सायकल नं. 10

कनेक्शन दिनांक: Prior to Aug-2011

आपकी मौजूदा खपत

टैरिफ	मीटर नंबर	मस्टीप्लायग फैक्टर (MF)	वर्तमान रीडिंग	बिजली की खपत पिछली रीडिंग	खपत (यूनिट kWh)	बिजली का शुल्क (₹)	फिक्स्ड शुल्क (₹)
LTI (B)	10676549	1	1855.00	1855.00	0.00	0.00	80.00
कुल						0.00	80.00

अपनी खपत (यूनिट) पर नजर रखें

बिलिंग का माहिना	पिछले वर्ष		इस वर्ष	
	यूनिट	राशि ₹	यूनिट	राशि ₹
FEB	0	96	0	93
Jan	10	142	10	155
Dec	3	101	14	180
Nov	0	87	13	173
Oct	0	93	15	186
Sep	0	87	17	198

कृपया महत्वपूर्ण संदेशों को ध्यान से देखें

महत्वपूर्ण संदेश

- Tentative meter reading date for your March-2023 bill is 28-03-2023.
- As per Hon'ble MERC approval dated 28th November 2022, Fuel adjustment charge (FAC) is being levied in current month. For any query, kindly connect at our Toll free number : 19122 or visit <https://www.adanielectricity.com/faqs> for details.
- Meter showing No(Zero) consumption. Please confirm usage by writing to us at helpdesk.mumbaielectricity@adani.com or contact us at 19122.
- Please note that all important communication related to your account are being sent on 93*****83 registered with us. In case of any change, do inform us immediately to avoid any inconvenience and enjoy our uninterrupted services.
- Avoid delayed payment charges due to delayed cheque clearances. Choose digital modes for payment. Visit <https://www.adanielectricity.com/Payment/Online-Payment> to know more.

सप्लाय का बिल

RESIDENTIAL

SHREENATH CONST

304 A WING SHREEJI APT S NO 77 PART VLG GODDEV NR GODDEV TALAO BHAINDAR THANE 401107

मोबाइल नं. 93*****83

ई-मेल आईडी:

कनेक्टेड लोड 3.03kW

अपना ई-मेल आय डी और मोबाइल नंबर अपडेट करने के लिए हमें 19122 पर कॉल करें



अकाउंट नं. 101563154



बिल का महीना Feb-23



देय तिथि 20-03-2023

Electric Smiles

SMILES EARNED 1090

देय राशि

₹100.00*

A small step to save the environment. Switch to paperless bills and save ₹10 every month.

डिस्काउंट के बाद बिल की राशि

डिस्काउंट की तिथि 06-03-2023 को या उससे पहले (₹0.80 के डिस्काउंट के बाद) बिल की पूर्णांक में देय राशि ₹ 90.00

बिल की विलम्ब से भुगतान राशि

बिल की पूर्णांक में देय राशि (₹1.16 के DPC सहित) देय तिथि, दिनांक 20-03-2023 के बाद ₹100.00*

केवल वर्तमान बिल की राशि के सदर्भ में पिछले बकाया का तुरंत भुगतान किया जाना है. * देय तिथि के बाद एक महीने तक भुगतान किया जाना है, उसके बाद एमईआरसी टैरिफ ऑर्डर के अनुसार ब्याज लागू होगा. ** आपके अकाउंट में 1 रिवाइड रीडिंग के समान 1 इलेक्ट्रिक स्मार्ट क्रेडिट किया गया है.

RANGNATH SHANBHAG

RANGNATH SHANBHAG Division Head (Mira-Thane) (Customer)

चेक से जमा कर रहे हैं, तो कृपया याद रखें:

लोकल वित्तियोग का व अकाउंट पेयी होना चाहिए और पोस्ट-डेटेड नहीं होना चाहिए.

भुगतान पर्ची संलग्न करें. स्टेपल न करें.

चेक से कई बिल का भुगतान करते समय चेक के पीछे की तरफ अकाउंट नं. और संबंधित राशि का उल्लेख करें.

चेक इस नाम पर देय होना चाहिए: Adani Electricity Mumbai Ltd. A/C No. : 101563154



45000010020032023000001000000009006032023

b/f (₹) : 7.75

5000/J01/0053-30P/025

D3840/A3840/B185/S8/R3840

1154/5/

₹100.00

2023

डिस्काउंट के बाद देय राशि: ₹ 90.00

डिस्काउंट की तिथि : 06-03-2023

देय तिथि के बाद राशि: ₹100.00

5053-308/185-190

BHAYANDER SHREEJI CO OP. HSG. SOC. LTD.

Registration No. TNA/(TNA)/HSG/(TC)12203/2000-2001 Dated:
GODDEV VILLAGE, BHAYANDER EAST DIST. THANE 401105

Society Maintenance Bill

Unit No. : A304 Unit Area : 0.00 SqFt Bill No. : 774
Name : S.V.BAMBARKAR Bill Date : 28-Feb-2023
Bill For : February 2023 Due Date : 15-Mar-2023

Snapshot of your bill:

	[1] Previous Bill Amount (Rs.)	[2] Received. Amount (Rs.)	[3]=[1]-[2] Balance Amount (Rs.)	[4] Current Bill Amount (Rs.)	[5]=[3]+[4] Total Due Amount (Rs.)
Principal	5,298.00	0.00	5,298.00	1,165.00	6,975.00 Dr
Interest.	419.00	0.00	419.00	93.00	
Total Amount	5,717.00	0.00	5,717.00	1,258.00	

Rupees Six Thousand Nine Hundred Seventy Five Only

NOW PAY THIS



Summary of Current Month Bill :

Sr. Particulars	Amount
1 MAINTENANCE CHARGES	800.00
2 MUNICIPAL TAX	285.00
3 POOJA CONTRIBUTION	50.00
4 INSURANCE PREMIUM	30.00
	1,165.00
Add: Interest	93.00
Total Current Charges Rs.	1,258.00

Annual Summary

Period	Bill Amount	Received Amount	Balance Amount
April	6,250.00	2,500.00	3,750.00
May	1,215.00	0.00	4,965.00
June	1,905.00	0.00	6,870.00
July	1,215.00	0.00	8,085.00
August	1,215.00	5,000.00	4,300.00
September	1,338.00	0.00	5,638.00
October	1,260.00	0.00	6,898.00
November	1,281.00	0.00	8,179.00
December	1,301.00	0.00	9,480.00
January	1,237.00	5,000.00	5,717.00
February	1,258.00	0.00	6,975.00
March	0.00	0.00	6,975.00
Total	19,475.00	12,500.00	6,975.00

Receipt No. Amount Cheque No. Cheque Date Bank Name

Subject to Cheque Realisation

E. & O.E.

Note:

Secretary / Treasurer

- 1) PLEASE PAY YOUR MAINT. BILL ON OR BEFORE 15TH OF EVERY MONTH TO AVOID PENALTY.
- 2) PLEASE PAY BY A/C. PAYEES CHEQUE OR NET BANKING ONLY.. MENTION YOUR FLAT NUMBER BEHIND CHEQUE
- 3) BANK DETAILS FOR NET PAYMENT : VASAI JANTA SAHAKARI BANK A/C. 005010100020429 IFSC CODE : VASJ0000005.
- 4) PLEASE INFORM WITHIN 7 DAYS IF ANY DECCRIPANCY NOTED IN THE BILL

M. A. C. 49 m [Rule 78(1), 83(4), 85, 86(4) & 96(4)]

M. A./C. 49m

मिरा-भाईंदर महानगरपालिका

ची पावती

1-APR-2021 TO 31-MAR-2022

(Original) SAMPAT MADWAN/10/08/2021 12:38:33

मालमत्ताधारक : S V BAMBARKAR

मालमत्ता क्रमांक : F020012755026/A/304

भोगवटाधारकाचे नाव :

इमारतीचे नाव : SHRIJEE APT.

पावती क्र. : 10082021/28/6949121

पावती बुक क्र. :

भरणा केंद्र :

Kanakiyā

भरणा दिनांक : 10/08/2021

पेमेंट मोड : Cheque

पेमेंट (रु./-) :

3738.00

बँक : BANK OF INDIA

चेक / डिडि क्र. : 855301

पेमेंट (रु./-) : Rupees Three Thousand Seven Hundred and Thirty Eight and Zero paise only

SrNo.	Ref./Bill No	Date	Description	Arrears	Current		Total
					Part-I	Part-II	
1	8480864	28/04/2021	House Tax	0.0	972.0	972.0	1944.0
2	8480865	28/04/2021	Tree Tax	0.0	32.0	32.0	64.0
3			Tax For Education Cess Residential	0.0	194.0	194.0	388.0
4			Shikshan Kar Mahanagar Palika	0.0	65.0	65.0	130.0
5			Agnishaman Kar MahanagarPalika	0.0	32.0	32.0	64.0
			Sewage Facility Tax	0.0	259.0	259.0	518.0
7			Solid Waste Fee	0.0	315.0	315.0	630.0
8			Total	0.0	1869.0	1869.0	3738.0

Note: Subject to the realization of Cheque.

Seal & Signature





मिरा भाईंदर महानगरपालिका

मुख्य कार्यालय, छत्रपती शिवाजी महाराज मार्ग, भाईंदर (प), ता. जि. ठाणे - ४०१ १०१, दुरध्वनी : २८१९ २८२८ / २९८ १३५३
(महाराष्ट्र महानगरपालिका अधिनियमाचे अनुसूचित प्रकरण ८ नियम ३९, ४० अन्वये)

मालमत्ता कराचे देयक

मालमत्ता कराचे देयक वर्ष : २०२१ - २०२२

(दिनांक ०१/०४/२०२१ - ३१/०३/२०२२)

वाढीव/ विभागणी क्र. :

मालमत्ता क्र. : F020012755026

विल क्र. : 8480865

खोली/सदनिका क्र. : A/304

सर्वे क्र./ टिका क्र. :

जमिन मालकाचे नाव : S V BAMBARKAR

भोगवटाधारकाचे नाव :

पत्ता : SHRIJEE APT., GODDEV GAON, BHAYANDER (E), DIST THANE. (OLD SR. NO.F11804)

दिनांक : 28/04/2021

एकुण क्षेत्रफळ : 375.000

वार्षिक करयोग्य मूल्य रु. : 6480.00

वापराचा प्रकार : Residential

कराचे तपशिल (1)	सांकेतांक (2)	मागील बाकी (3)	चालू रक्कम		एकुण रक्कम =(3)+(4)+(5)
			भाग-१	भाग-२	
use Tax (30%) / घरपट्टी	910	0	972	972	1944
Tiree Tax (1%) / वृक्ष कर	948	0	32	32	64
Tax For Education Cess Residential (6%) / शिक्षण कर	981	0	194	194	388
Shikshan Kar Mahanagar Palika (2%) / शिक्षण कर (मनपा)	947	0	65	65	130
Agnishaman Kar MahanagarPalika (1%) / अग्निशमन कर (मनपा)	916	0	32	32	64
Sewage Facility Tax (8%) / मलप्रवाह सुविधा लाभ	950	0	259	259	518
Notice Fee (%) / नोटीस फी	992	0	0	0	0
Interest (%) / ब्याज	991	0	0	0	0
Cheque Return Fee (%) / धनादेश परतावा शुल्क	994	0	0	0	0
Solid Waste Fee (%) / घनकचरा शुल्क	1519	0	315	315	630
एकुण		0	1869	1869	3738
Excess / Advance Amount					0.00
Adjustment Entry					0
Shasti Removed Amount					0
एकुण देयक रक्कम					3738

“नियमितपणे हात स्वच्छ धुवा, मास्कचा वापर करा, सुरक्षित अंतर ठेवा, कोरोना टाळा”
“ओला व सुका कचरा वेगळा करा, महापालिकेस सहकार्य करा” स्वच्छ सुंदर, मिरा भाईंदर !

टिप : ऑनलाईनद्वारे भरणा करणे करीता खालील संकेतस्थळावर भेट द्या

www.mbcm.gov.in/property / Google Play Store वरून MyMBMC app डाऊनलोड करून कराचा भरणा करता येईल.

टिप - महाराष्ट्र शासन राजपत्र असाधारण भाग चार-क्र.१४-२७ एप्रिल २०१० व महाराष्ट्र महानगरपालिका अधिनियम चे अनुसूची प्रकरण ८ नियम ४१(१) नुसार मिळकतदाराने ज्या दिनांकापर्यंत कराची रक्कम भरावयाची होती, त्या शेवटच्या दिनांकानंतर प्रत्येक महिन्यासाठी किंवा त्याच्या शेवटच्या भागासाठी अशा कराच्या २% शास्ती इतकी रक्कम शास्ती म्हणून भरण्याम तो जबाबदार असेल आणि विल्याची पूर्ण रक्कम देईपर्यंत अशी शास्ती भरण्याम तो जबाबदार अमण्याचे चालू राहिले.

Note - As per the provisions of Rule 41(1) of Chapter VIII Taxation Rules, Schedule "D" of Maharashtra Municipal Corporation Act (as published in Maharashtra Gazette Extra ordinary Part 4 No. 14 - Dt. 27 April 2010), the amount of Tax (first half-yearly and second half - yearly) shall be paid within time as specified in the bill and if a person liable to pay tax does not pay the same as required as aforesaid then he shall be liable to pay by way of penalty in addition to the amount of such tax or part thereof which has remained unpaid, a sum equal to 2% of such tax for each month and shall continue to be liable to pay such penalty until the full amount as per the bill is paid.

अक्षरी रूपये : Rupees Three Thousand Seven Hundred and Thirty Eight Only

वॉर्ड लिपिक

देयक

चालू रक्कम भरण्याचा अंतिम दिनांक (भाग-१): 15/09/2021

चालू रक्कम भरण्याचा अंतिम दिनांक (भाग-२): 31/12/2021



दिनांक : 17/05/2021

सुदाम गोडसे

सहा. आयुक्त (कर)

कृपया मागील सुचना पहाव्यात

मालमत्ता कर सुंदरता न भरल्यास भरणा २% शास्ती लागू राहिले.

॥ सूचना ॥

- १) मालमत्ता कराच्या रक्कमेच्या वसुलीसाठी महाराष्ट्र महानगरपालिका अधिनियमांचे अनुसूचीतील प्रकरण ८ मधील नियम ४२, ४३, ४४, ४५, ४६, ४७ व ४८ मध्ये नमूद केल्याप्रमाणे अधिपत्र (वॉरंट) काढून, जंगम व स्थावर मालमत्ता जप्त करून, जाहीर लिलावाद्वारे त्याची विक्री करून, कराची रक्कम खर्चासह वसूल करण्यात येईल.
- २) कराचा भरणा विहित मुदतीत न केल्यास कसूरदारास कोणतीही पूर्व सूचना / नोटीस न देता थकबाकीदाराचा पाणी पुरवठा खंडीत करण्यात येईल.
- ३) सदर रक्कम वसूल करणेसाठीच्या जाहिरात प्रसिध्दीचा खर्च थकबाकीद्वारे देणे बंधनकारक राहिल.
- ४) बिल प्राप्त झाल्यापासून ९० दिवसांच्या विहित मुदतीत कराचा भरणा न केल्यास, थकीत रक्कमेवर २% प्रती माह व्याजाची आकारणी करण्यात येईल. याकरीता व्याज सुत्र खालीलप्रमाणे राहिल.

$$\text{दररोज व्याज सुत्र} = \text{थकबाकी} \times 0.02 \times (\text{प्रलंबित दिवस} / 30)$$

विशेष सूचना:

- १) ऑनलाईन तक्रारी करिता : mbmcpropertytax@gmail.com / propertytax@mbmc.gov.in वर ईमेल करावा.
- २) या बिलाची रक्कम धनादेश अथवा डिमांड ड्राफ्टने भरणा करावायाचे असल्यास कृपया ते "मिरा भाईंदर महानगरपालिका" या (MIRA-BHAYANDER MUNICIPAL CORPORATION) नावाने भरणा करावेत.
धनादेश बँकेत न वटल्यास कायदेशिर कारवाई केली जाईल.
- ३) आपण खालील पत्यावर सकाळी ठीक १०.०० ते दुपारी १.३० व दुपारी २ ते संध्याकाळी ४.०० पर्यंतच्या वेळेत कराचा भरणा करावा.

महत्वाच्या सूचना (Important Instructions)

- महाराष्ट्र महापालिका अधिनियम प्रकरण ८ नियम ३० अन्वये मालमत्ता कर प्रत्येक वर्षी १ एप्रिल व १ ऑक्टोबर याप्रमाणे दर सहामाही हप्त्यांनी आगाऊ देय होतो.
- या बिलाच्याबाबतीत अपिल करणे झाल्यास उक्त अधिनियम कलम ४०६ मधील तरतुदीप्रमाणे १००% कर जमा करणेची व नंतर मा. न्यायालयात अपील विचारार्थ स्वीकारण्याची तरतूद आहे.
- सदर बिलाच्या मुदत काळात करामध्ये दरवाढ मंजूर झाल्यास, मालमत्तेच्या वार्षिक करपात्र रक्कमेमध्ये वाढीव बांधकाम, नवीन आकारणी वगैरे मुळ वाढ, वापर, बदल झाल्यास तत्संबंधी पुरवणी अथवा फरकाची बिले काढली जातील ती रक्कम भरणे बंधनकारक असेल याची नोंद घ्यावी.
- विना परवाना बांधकामासाठी कलम २६७ अ या मधील तरतुदीनुसार मालमत्ता कराचे बिल पाठविले जाईल. या तरतुदीनुसार त्या विरुद्ध कारवाईस बाधा येणार नाही, तसेच मालमत्ता कर शास्ती गोळा करणे म्हणजे सदर अवैध बांधकाम विनियमीत झाले असा अन्वयार्थ लावला जाणार नाही.
- रक्कम पाठविताना त्यासोबत पत्रामध्ये अथवा चेकच्या पाठीमागे मालमत्ता क्रमांक, ब्लॉक क्रमांक, घर क्रमांक देयक क्रमांक दिनांक तसेच संपर्कासाठी भ्रमणध्वनी क्र. व ईमेल आयडी वगैरेचा स्पष्ट उल्लेख करावा. अशा तपशीला अभावी जर रक्कम अनामत ठेवली गेली अथवा ती करापोटी जमा केली नाही तर तत्संबंधी जबाबदारी मनपावर राहणार नाही.

मालमत्ता कर देयक स्विकारण्याचे ठिकाण

कर वसुली कार्यालय पत्ता प्रभाग समिती क्र. १, २	१) भाईंदर (प) A,B,C,D २) राईमुधें R वॉर्ड ३) डोंगरी P वॉर्ड ४) उत्तन S, T वॉर्ड	→ मिरा-भाईंदर महानगरपालिका, मुख्य कार्यालय, नागरी सुविधा केंद्र, (तळमजला) भाईंदर (पश्चिम), दूरध्वनी क्र. 2814002 / 28192828 / 28198028 → विभागीय कार्यालय, राम मंदिर शेजारी, मुधें दूरध्वनी क्र. 28144793 → विभागीय कार्यालय, डोंगरी दूरध्वनी क्र. 28452448 → विभागीय कार्यालय, उत्तन भाईंदर (प.), दूरध्वनी क्र. 28452383
प्रभाग समिती क्र. ३	६) भाईंदर (पूर्व) F-1, J, I, G, H, Z वॉर्ड	→ प्रभाग कार्यालय क्र. ३ व ४ भाईंदर पूर्व, मराठी शाळा क्र. ६ तलाव रोड, खारीगांव → भाईंदर पूर्व, दूरध्वनी क्र. 281962376, 28186223
प्रभाग समिती क्र. ४	७) कनकिया E-1, E-9, 10, 11, F-2 to F-6 वॉर्ड	→ स्व. विलासराव देशमुख भवन, जांगोड ऐनक्लेव, कनकिया रोड, मिरा रोड (पूर्व) दूरध्वनी क्र. 28113101
प्रभाग समिती क्र. ५ / ६	८) मिरा रोड E-2 to 7, L, K, Q, E-8, E-16 to 20	→ स्व. इंदीरा गांधी रूग्णालय इमारत, मौलाना अब्दुल कलाम आझाद भवन, पुनम सागर कॉम्प्लेक्स रोड, मिरा रोड (पूर्व), दूरध्वनी क्र. 28123409
प्रभाग समिती क्र. ६	L, K, Q-E-8, 10, E-16 to 20	→ रसाज थिएटरच्या बाजूस, उमराव हॉस्पिटल समोर, स्टेशन रोड, मिरा रोड (पूर्व) दूरध्वनी क्र. 28454024
१०) चेणे - वसोवा M वॉर्ड		→ विभागीय कार्यालय, मराठी शाळा क्र. ९, चेणे गांव
११) काशी N वॉर्ड		→ विभागीय कार्यालय, पोस्ट ऑफिसच्या बाजूला, काशीगाव, दूरध्वनी क्र. 28454023
१२) घोडबंदर O वॉर्ड		→ विभागीय कार्यालय, रेती बंदर, घोडबंदर



मिरा - भाईंदर नगर परिषद

मुख्य कार्यालय भाईंदर

MIRA - BHAYANDAR MUNICIPAL COUNCIL

छत्रपती शिवाजी महाराज मार्ग, भाईंदर (प.) पीन कोड - ४०१ १०१.

क्र. नं. गमा/नर/२२९/१२०/२०००-२००१

दिनांक १३/४/२०००

वाक्ये :- १] मे. श्रीनाथ कॉलेजच्या नांवा दि. १३.०४.१९.८१.३.१००० चा अर्ज

२] मे. लक्ष्मी प्राथमिक शाळी संगुलन ठाणे यांचेकडील आदेश क्रमांक
मुसगाती/टीपी/डब्ल्यू/एस. एफ. एस. २०/एस. आर. ६६०/दि. २. ८. ९४
ची मंजुरी.

३] मिरा भाईंदर नगरपरिषद आदेश क्र. नमा/नर/१८४३/५४२३/९४-९८
दि. १. १०. ९४ अन्वये अगृहीत मंजुरीसाठी नाहरकात दाखला [प्राथमिक
मंजुरी].

४] मे. विल्हा अभिषारी, ठाणे यांचेकडील आदेश क्रमांक मद्रास/कक्ष-१/८-
एस. एम. /एस. आर. २६७/९४, दि. १०. ४. ९५ अन्वये अगृहीत मंजुरी.

५] मिरा भाईंदर नगरपरिषद आदेश क्र. नमा/नर/३५६/११३३/९५-९६,
दि. १८. १२. ९५ अन्वये बांधकाम परवानगी.

६] मे. व्हिड कन्सल्टंट नांवा दि. ८. १२. ९८ अन्वये इमारत पूर्णत्वाचा

७] मे. व्हिड कन्सल्टंट नांवा दि. १२. १२. ९८ अन्वये इमारत तांत्रिक ह
मोड्येला दाखला.

८] मे. एम. एस्. मेडता सॅन्टिशन नांवा दि. ११. १२. ९८ अन्वये इमारती
धर्मांश मंजुरी दाखला.

९] मे. लक्ष्मी प्राथमिक शाळी संगुलन ठाणे यांचेकडील आदेश क्रमांक
मुसगाती/टीपी/एडीपी/नाहरकात दाखला, दि. ८. ७. ९९ अन्वये शारान
देव असलेल्या सडकनिर्माण बांधकामा
साठी

// सोमवटा दाखला //

मिरा भाईंदर नगरपरिषद क्षेत्रांतर्गत गौरी गोडोव येथील स. नं. ७७ जुना

४ [नविन] दि. क्र. ६ मे १९९९ मिरा नगरपरिषदेचे पत्र क्र. नमा/नर/१८४३/५४२३/९४-९५,
२. १०. ९४ अन्वये मंजुरीसाठी अर्ज दाखला येवजिने त्यासाठी इमारत क्रमांक "अ"
"डी" [वास्तुविभागाचे मुलाखतीत येवजिने वीजी अर्जासाठी] वा



Dr. Neelam A. Valanju

M.D., DGO (Mum) D.N.B.

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PD-224

PTO

CONSULTANT GYNAECOLOGIST, OBSTETRICIAN, INFERTILITY SPECIALIST

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Soniya Satpute

29.4.2024

By

more =

Q: 40mm

P: 21mm

Imm + dense +

fat =

WLP. 28.3.2024

- mu brown discharge per in lower abdomen

Date 341301210 PL

UPI done self free

63kg

Btve

(9/4/2021)

TSH. 1.89
prolactin 24.14
FT3 12.8

CB2 5840

Hb2 86

Urea - 6.8 p usg

(3/5) ✓

HIV -

HbsAs -

Urea 6.8 pus

Btve - 3559

USG (18/5)

single lit 7ug

65kg

Emd. 5.1.2024

small subchorionic bleed

(8p3m)

Adv

All 9 100

- Naturogen SR (200)

✓ Duphaston (10mg)

✓ Tranexa (200)

✓ Naturogen SR (200) Adv (200)

two a week
MARTIN

complete bed rest

✓ Duphaston (10mg)

100 x 159

Send Result Report



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