



03/02/2017

सूची क्र.2

दुय्यम निबंधक : दु.नि. भिवंडी 1

दस्त क्रमांक : 621/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) काल्हेर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2485000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1337760
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: मौजे काल्हेर, ता. भिवंडी, जि. ठाणे येथील स नं. 104/4, या जमिनीवरील श्री पाटीदार पार्क या प्रोजेक्ट मधील 'ए' बिल्डींग मधील तीसऱ्या मजल्यावरील सदनिका क्र. 304, ज्याचे क्षेत्र 46.45 चौ.मि. कापेट ((Survey Number : 104/4 ;))
(5) क्षेत्रफळ	1) 46.45 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. साईराम इंटरप्राइज तर्फे प्रो.प्रा.गणेश जगन्नाथ खरात यांचे तर्फे क. ज म्हणून श्रीनिवास प्रभाकर मेरगु वय:-35; पत्ता:-प्लॉट नं: 29 चाळ नं बी 3, , माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: वागळे इस्टेट ठाणे , रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-CRRPK7765A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-शिवाजी प्रभुनाथ शाह वय:-27; पत्ता:-प्लॉट नं: इस्लाइल चाळ , माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: आजाद नगर नं 2 ठाणे , रोड नं: जुना आग्रा रोड , महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-CFVPS4596H 2): नाव:-प्रभुनाथ जगन्नाथ शाह वय:-57; पत्ता:-प्लॉट नं: इस्लाइल चाळ , माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: आजाद नगर नं 2 ठाणे , रोड नं: जुना आग्रा रोड , महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-CBSPS9029J 3): नाव:-कुसुमदेवी प्रभुनाथ शाह वय:-53; पत्ता:-प्लॉट नं: इस्लाइल चाळ , माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: आजाद नगर नं 2 ठाणे , रोड नं: जुना आग्रा रोड , महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-CFVPS4693R
(9) दस्तऐवज करून दिल्याचा दिनांक	03/02/2017
(10) दस्त नोंदणी केल्याचा दिनांक	03/02/2017
(11) अनुक्रमांक, खंड व पृष्ठ	621/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	124300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	24850
(14) शेरा	

सह. दुय्यम निबंधक, भिवंडी-१

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)	
Valuation ID	201702032254
03 February 2017, 02:49:44 PM	

मूल्यांकनाचे वर्ष	2016
जिल्हा	ठाणे
मूल्य विभाग	तालुका : भिवंडी
उप मूल्य विभाग	2/2-NH 3 औद्योगिक वापराखालील विकसित जमिनी
क्षेत्राचे नांव	Bhivandi-Nijampur Municipal Corporation सर्व्हे नंबर / न. भू. क्रमांक : सर्व्हे नंबर#104

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
2760	24000	27000	31800	27000	चौ. मीटर

बांधीव क्षेत्राची माहिती					
मिळकतीचे क्षेत्र-	55.74 चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय	0 TO 2 वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.24000/-
उद्ववाहन सुविधा	नाही	मजला -	Ground Floor/Stilt Floor		

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार नविन दर) * मजला निहाय घट/वाढ
 = (24000 * (100 / 100)) * 100 / 100
 = Rs.24000/-

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 पाने 3/६०

A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
 = 24000 * 55.74
 = Rs.1337760/-

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य
 = A + B + C + D + E + F + G + H
 = 1337760 + 0 + 0 + 0 + 0 + 0 + 0 + 0
 = Rs.1337760/-

Home
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ब व ड-१
द.क्र. ६२१ / २०१७
पाने ६/६०

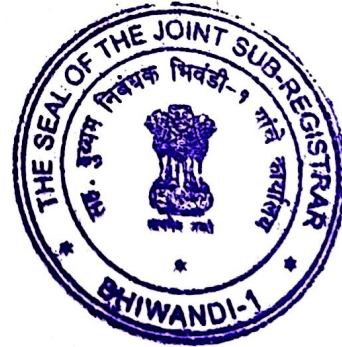
AGREEMENT FOR SALE

General Stamps affixed Rs. 1,24,250/-

Govt. Valuation Rs. 13,37,800/-

Consideration Value : 24,85,000/-

Area Under Sale : 46.45 Sq.mtr Carpet



This **AGREEMENT FOR SALE** is made and entered into and executed here at BHIWANDI, Dist Thane on this 03rd day of February 2017.

यशदाता एतद



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AND WHEREAS the Owners are desirous of constructing the multi storied RCC Buildings on the said land have approached the Developer M/S. Sairam Enterprise, Proprietor Shri. Ganesh Jagannath Kharat for construction of RCC Buildings on the said land and have entrusted the entire work of construction of RCC Buildings vide entering into a Development Agreement dated 14/06/2016, duly registered in the office of Bhiwandi-1, Doc. Sr. No.- BVD-1 4373/2016 in which the above Owner have agreed to grant the development rights to construct R.C.C Buildings consisting of Ground Plus Three Storey on the said land to the Developer on the terms and conditions mentioned in the said Development Agreement.

AND WHEREAS the said original owners have also executed the Irrevocable Power of Attorney to and in favour of the Vendors/ Developers herein on the same day, which is also registered in the office of Bhiwandi-1, Doc. Sr. No. BVD-1 4374/2016.

AND WHEREAS since then the Developers are in own, seized and possessed off and/or otherwise well and sufficiently to the said property;

AND WHEREAS the Developers have appointed structural Engineers for the preparation of structural designs and framings of the building/s to be erected in the said property and the Developers have accepted the professional supervision of the said Architect and Structural Engineer till the completion of the development of the said property;

AND WHEREAS pursuant to the said registered Agreement for Sale cum Development, the Developers are entitled to sell the entire flats in the proposed building/s to be constructed on the said property;

AND WHEREAS under the circumstances, the Developers alone has the sole and exclusive right to sell the flats and premises in the proposed buildings to be constructed by the Developers on the said property and to enter into agreements with the purchaser/s of the flats and premises and to receive the sale price or consideration in respect thereof;

The Developer is now entering into a Separate Agreement for the sale with the prospective purchaser(s) for the sale of residential flats in the building named "SHREE PATIDAR PARK"

AND WHEREAS after taking the inspection of the title deeds, sanctioned plans, development permission and other permission and after due satisfaction of the title of the said original owners the possession of the said possession holders over the said registered Agreement for Development and said registered power of attorney; the Purchaser/s has/ have decided to purchase and acquire a flat/shop/garage/parking space in the proposed



Yashwantrao Patil

[Signature]

[Signature]

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building and have verified the premises and thereafter the Purchaser/s has/have decided to purchase a flat/shop/garage/parking space, bearing Flat No. 304, Building - A, admeasuring about 46.45 Sq.Mtrs Carpet area; on THIRD FLOOR in R.C.C Building Project named as "SHREE PATIDAR PARK" with all amenities in the proposed building to be constructed and named "SHREE PATIDAR PARK" on the said property; along with the amenities & facilities, (hereinafter referred to as 'SAID PREMISES') which are more particularly described in the SCHEDULE OF AMENITIES annexed herewith; at and for the lump sum consideration of Rs. 24,85,000/- (Rupees Twenty Four Lacs Eighty Five Thousand only) and upon the terms and condition, more particularly contained hereinafter;

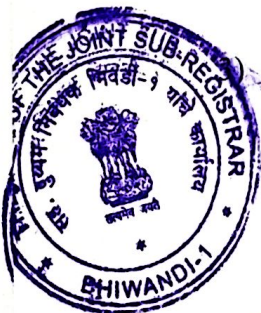
The Developer has agreed to sell to the Purchasers the aforesaid flat with all general amenities and facilities and or relating thereof for a total consideration of Rs. 24,85,000/- (Rupees Twenty Four Lacs Eighty Five Thousand only) being the Market Value, free from all encumbrances, liabilities and charges on "Ownership Basis"

The purchasers herein have requested the Developer to execute this Agreement for sale in respect of the said aforesaid flat in favour of the purchaser and the Developer has agreed to execute this Agreement for sale in respect of the aforesaid Flat in favour of the Purchaser in the matter herein after appearing.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

- 1) The Purchaser hereby agrees to purchase from the Developer, the said flat being Flat No. 304, Building - A, admeasuring about 46.45 Sq. Mtrs Carpet area; on THIRD FLOOR in R.C.C Building Project named as "SHREE PATIDAR PARK" for a total consideration amount of Rs. 24,85,000/- (Rupees Twenty Four Lacs Eighty Five Thousand only) AND MORE PARTICULARLY described in the Schedule hereto.
- 2) The Purchaser has agreed to pay the abovementioned lumpsum consideration to the Developer, as per the progress of the work of a building in which the said premises is to be situated, in the following manner;

The Purchaser/s has/ have paid an amount of Rs. 12,42,500/- (Rupees Twelve Lakhs Forty Two Thousand Five Hundred only) by Cheque being the earnest money and the part payment, on or before the execution of these presents the Developer doth hereby admit and acknowledge the receipt of the same and release,



Y. K. Patil

[Signature]

[Signature]



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discharge and/or acquit the Purchaser/s/s from the
and/or any part thereof.

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Payment details are follows :

S.R No.	Bank Name	Cheque No	Date	Amount
1	City Union Bank	000001	05/06/2016	50,000/-
2	Bank of Maharashtra	584502	14/07/2016	4,00,000/-
3	Bank of Maharashtra	584503	16/07/2016	4,00,000/-
4	Bank of Maharashtra	584504	18/07/2016	3,92,500/-
			Total	12,42,500/-

a) Outstanding Amount **Rs. 12,42,500/- (Rupees Twelve Lakhs Forty Two Thousand Five Hundred only)** at as per Construction Schedule Stage agreed to be purchased by the premises purchaser/s.

The Developer do hereby acquit, released, transferred, discharges his/their all rights, interest, benefits, demands, title etc. and pass the possession of the said flat in favour of the said purchaser forever.

1- That the said flat Shall be quietly entered Into and upon and held and enjoyed by the purchaser without any interruption or disturbance by the builder or any other person claiming through him or under him and without any lawful disturbances or Interruption by any other person whomsoever.

2- The purchaser shall use the said flat or any part thereof or permit the same to be used for the purpose of residence only. He shall use said flat for residential purpose.

3- The Developer covenant to indemnify and keep indemnified and harmless to the purchaser against in his title to the said flat and or against any person claiming through or on his behalf law of equity or trust title of land building is clear, marketable, if any defect is found the said will be indemnify by the vendor.



The Developer further declare that he has paid all taxes and charges pertaining to the said flat to the concerned authority till the date of this deed and liable to pay the same if any demand, to be paid till the date and the purchaser shall discharge the same form the date of this agreement.



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to the purchaser and other purchasers and other purchasers and the society.

- e) It is specifically agreed and understood that the aforesaid amounts shall be collected as "ASCERTAINED EXPENSES" to be incurred by the Developer and therefore the Developer shall neither be entitled to demand addition amount on account of deficit in actual expenses and nor be under obligation to maintain separate account thereof and/or render account thereof to the Purchaser or to the society as the case may be and Purchaser shall also be not entitled to demand such account from the Developer of such amount.
- f) The Purchaser shall further pay Grampanchayat cess, taxes, Revenue taxes, NA taxes, local taxes, cess duty or such other levies by local authority and/or by govt. departments and other statutory out goings of his share due and payable from the date of issuance of occupation certificate of concerned building or as and when demand is made by the concerned authorities, whichever is earlier. The Developer shall not be liable for any consequences for nonpayment of municipal and other charges as above taxes for the reasons or on the FIRSTs whatsoever.
- g) If the sale of the said premises contemplated under this Agreement is covered under the service tax or such other tax which is or will be imposed by the Central/ State govt. and/or local body, the same shall be borne and paid and reimbursed by the Purchaser alone.
- A. h) The Purchaser further shall pay to the Developer interest at 21% p.a. on all the amounts which may remained overdue and payable by the Purchaser to the Developer under the terms of this agreement

First schedule abovereferrred to

All the pieces an parcels of non-agricultural lands, bearing Survey no.104/4, admeasuring 0-11-1, Pot Kharaba 0-02-8, Total 0-13-9 (H-R-P), lying, being and situate at village Kalher, Taluka Bhiwandi, District Thane, within the limits of Kalher Grampanchayat and also within the limits of registration and Sub-District Bhiwandi.

Second Schedule above referred to

All that premises, flat / shop / garage / parking space bearing Flat No. 072, Building - A, admeasuring about 46.45 Sq. Mtrs Carpet area; on THIRD FLOOR in R.C.C Building Project named as "SHREE PATIDAR PARK" with all amenities in the proposed building to be constructed and named as "SHREE PATIDAR PARK" in the building constructed on the said property, i.e. all that pieces and parcels of non-agricultural lands, bearing, survey no.104/4, admeasuring 0-13-9 (H-R-P), lying, being and situate at village Kalher, Taluka Bhiwandi, District Thane, within the limits of Kalher





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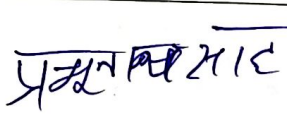



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पाने Bhiwandi
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In witness whereof the parties hereto have hereunto set and subscribed their respective hand to these presents on the day and year written hereinabove.

Signed & Delivered by the Within named Developer

Sr.No.	Name and Signature	Photo
1	 M/S. Sairam Enterprise Through its Proprietor Shri. Ganesh Jagannath Kharat,	

Signed & Delivered by the Withinnamed Purchaser/s

Sr.No.	Name and Signature	Photo
1	 MR. SHIVAJI PRABHUNATH SHAH	
	 MR. PRABHUNATH JAGANATH SHAH	
	 MRS. KUSUMDEVI PRABHUNATH SHAH	



1. Manoj
2. Santhegawane





मुंबई ग्राम पंचायत अधिनियम १९५८ चे कलम ५२ पोटकलम ३ प्रमाणे इमारतीचे १७ बांधकाम करणेस घावयाचा परवाना दाखवण्याने १६/१०

ग्रामपंचायत काल्हेर, ता. भिवंडी, जि. ठाणे.

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ग्रामपंचायत काल्हेर, ता. भिवंडी, जि. ठाणे.

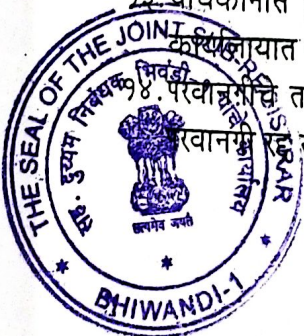
दिनांक : १६/१०

दिनांक :

रा. काल्हेर

- यांस कळविण्यात येते की मौजे - काल्हेर, ता. भिवंडी, जि. ठाणे, येथील जुने घर क्र. सव्हे नं. / पै. / गावठाण सिटी सव्हे नं. १०४/४, १०४/१३ चा १.६८१०.५५ मी क्षेत्रफळाच्या भुखंडावरील बांधकाम करणेबाबतचा/ दुरुस्ती करणेबाबतचा दि. २६.०८/२०१०. चा अर्ज दि./...../२०..... रोजी मिळाला. सदर अर्जावर ग्रामपंचायत सभा दि./...../२०..... मध्ये विचार विनिमय करून ठराव क्र. २४/२१७ ने शासकीय खात्याच्या परवानगीस आधीन राहून, उपरोक्त अर्जानुसार खालील अटी/शर्तीवर बांधकाम करण्यास हे "नाहरकत परवाना" पत्र देण्यात येत आहे.
- मुंबई ग्रा.प. अधिनियम १९५८ कलम ५२ पोट कलम ३ अन्वये परवानगी मिळाल्यापासून ९ वर्षांचे आत बांधकामास सुरुवात करावी तसेच पोटकलम ४,५,६, च्या तरतूदीचे अनुपालन करणे आपलेवर बंधनकारक राहिल.
 - बांधकाम करणेपूर्वी आवश्यक असलेली महसूल खात्याची परवानगी घेणे आवश्यक असून स.नं.चा जागा एन.ए. (अकृषक) झालेशिवाय बांधकामास सुरुवात करू नये.
 - कलम ५३च्या तरतूदीचे संपूर्ण बंधन आपल्यावर राहिल. त्या नुसार सांडपाण्याची योग्य व्यवस्था करणे. तसेच क्र./व्ही पी.एम./२६९०/२८६५/प्र.क्र.३४३५/२२ ग्रामविकास विभाग/मंत्रालय १० जुलै १९९२ प्रमाणे शौचालय/घ सांडपाणी पक्के गटार नसल्यास रस्त्यावर आणता येणार नाही.
 - जागेच्या मालकी, वहीवाट संबंधी हरकत वा वाद निर्माण झाल्यास परवानगीस स्थगिती दिली जाईल व जोपर्यंत वाद मिटत नाही. तोपर्यंत स्थगिती कायम राहिल. सदर वादाचे निराकरण अर्जदाराने करावयाचे असून निराकरण झालेनंतर पंचायतीस कळविले पाहिजे व स्थगिती रद्द करणेबाबत परवानगी घेतलेशिवाय बांधकाम करता कामा नये.
 - होणारे सर्व बांधकाम आपले मालकीच्या व वहीवाटीच्या जागेत करावयाचे असून छपराचे पडणाऱ्या पाण्यापासून कोणाला त्रास होणार नाही याची दक्षता घेण्यात यावी.
 - महाराष्ट्र रिजिनल टाऊन प्लॅनिंग अॅक्ट व महाराष्ट्र महसूल कायद्या मध्ये असलेल्या तरतूदी प्रमाणे इमारत बांधकाम सुरु करणेपूर्वी मुंबई महानगर प्रदेश विकास प्राधिकरणे संकूलन रचना कार्यालय (टाऊन प्लॅनिंग) ठाणे यांचे कार्यालयाकडून इमारत बांधकामाचे प्लॅन मंजूर झाल्याशिवाय बांधकामास सुरुवात करता कामा नये.
 - इमारतीय आजूबाजूस प्लॅनमध्ये दाखविल्याप्रमाणे मोकळी जागा न सोडल्यास, सदर "ना-हरकत प्रमाणपत्र" रद्द करणेचा अधिकार ग्रा.प.ने राखून ठेवलेला आहे.
 - बांधकाम करताना, बांधकामासाठी वापरले जाणारे मटेरीयल अगर सामान या पासून नागरीकांच्या हरदारी अडथळा निर्माण होणार नाही, याची खबरदारी अर्जदार यांनी घ्यावयाची आहे.
 - इमारतचे सांडपाणी व सेप्टिक टँक मधून येणार सांडपाण याची व्यवस्था अर्जदार या स्वतः करावयाची आहे.
 - इमारतीचे बांधकाम पूर्व झाल्यावर व सदरची इमारत निवासासाठी/व्यापारासाठी वापराकरिता योग्य असल्याबाबत वास्तुविशारद यांचा दाखला ग्रा.पं.ला सादर केल्याशिवाय या इमारतीचा कुठल्याही प्रकारे वापर होणार नाही याची खबरदारी अर्जदार यांनी घ्यावची आहे.
 - इमारतीचे बांधकाम करतांना कुठल्याही प्रकारचा गंभीर अपघात झाल्यास त्याची संपूर्ण जबाबदारी अर्जदार यांचेवर राहिल.
 - इमारतीचा वापर गोडाउन म्हणून करावयाचा असल्यास अग्निशमन अधिकारी यांचेकडून "गोडाऊनसाठी योग्य" असा दाखला प्राप्त झाल्याशिवाय इमारतीचा वापर करू नये.
 - बांधकामास सुरुवात करण्यापूर्वी दिवस आगाऊ बांधकाम केव्हा सुरु करणार याबाबत लेखी ग्रा.पं. कल्पित्यात कळवावे.

परवानगीचे तारखेपासून एक वर्षाचे आत बांधकामास सुरुवात करावी. तशी सुरुवात न केल्यास सदर परवानगी रद्द समजावी व नविन परवानगीसाठी अर्ज दाखल करावा.



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द.क्र. ८२

पाने १६

१५. ज्या ठिकाणी पाण्याची जलवाहिनी जात असेल त्याचे वर बांधकाम करता कामा नये तसेच सदर जलवाहिनी पासून १ फुट अंतर सोडून बांधकाम करावे.
१६. गोडाऊन बांधकाम समोरील रस्ते हे सार्वसजनिक पंचायतीचे मालकीचे राहतील हे अर्जदार यांना मान्य आहे असे समजून हा नाहरकत परवाना दिला असे.

१७. गोडाऊन अगर इमारत यामध्ये कुठल्या प्रकारचे स्फोटक द्रव्य पदार्थ व रसायन अथवा ज्या पासून विषाहू वायु उत्पन्न होईल. असे रसायन पदार्थ ठेवण्यात येऊ नये व अशा प्रकारचे पदार्थ अगर इतर साठा ठेवल्यास तो अनधिकृत समजून त्याबाबत होणाऱ्या परिणामास अर्जदार स्वतः जबाबदार राहिल.

१८. इमारतीचे अथवा गोडाऊनचे बांधकाम हे मुंबई आग्रा(भिवंडी) रोडचे मध्यबिंदू पासून १५० फुट आंतरापर्यंत जागा सोडून ग्रा.पं.रस्त्यापासून १५फुट, जि.पं. रस्त्यापासून ३०फुट मार्जिन सोडून बांधकाम करावे.

तसेच आपण ज्या व्यक्तीस भाड्याने अथवा विकत दिलेल्या गाळ्यामध्ये वरील प्रमाणे स्फोटक किंवा विषारी वायू उत्पन्न होईल असा माल ठेवण्यास अर्जदार यांनी मनाई करावी तसे न केल्यास भाडेकरू किंवा मालक जबाबदार राहिल. तसेच गोडावून मध्ये कोणत्याही व्यवसाय करावयाचा असल्यास त्यासाठी ग्रामपंचायतीची पूर्वपरवानगी घेण्यात यावी.

१९. इमारतीचे गोडाऊनचे बांधकाम पूर्ण झाल्यावर ग्रा.पं.कराची आकारणी झाल्याशिवाय इमारतीचे किंवा गोडाऊन किंवा गाळे भाड्याने देता कामा नये किंवा त्याची विक्री करता कामा नये.

२०. नकाशात (प्लानमध्ये) दर्शविल्याप्रमाणे बांधकाम करावे.

२१. बांधकाम पूर्ण झाल्यानंतर मुल्यांकन दाखल्यासह ग्रा.पं.कडे कर आकारणी साठी अर्ज एक महिन्याचे आंत सादर करावा.

२२. अर्जात दर्शविल्याप्रमाणे गावठाण/स.न. १०४/२, १०४/१३ हि.नं. पै. मधील जागेत १७.३१.६६.४८ चौ.फुट मापाचे घर/इमारत/बिम्मजली/...G.t.३... मजली बांधणेस ना हरकत दाखला दिला असे.

सोबतच्या नकाशाच्या (प्लानच्या) ... २. (दोन)..... प्रती पाठवित आहे.

सदर परवानगी ग्रामपंचायत मध्ये उरलेल्या अनजन्मिदार व ग्रामपंचायतीच्या अर्जात अर्जात अधिन राहून देण्यात येत असून सदर जागेसंबंधी वाद उद्भवल्यास त्यांचे निवारण आपणांस करावे त्याबद्दल रस्त्यासाठी जागा सोडून बांधकाम करण्यात यावे.
वरील अर्जाचा भंग झाल्यास परवानगी (नाहरकत दाखला) रद्द करणेत येईल. व कलम ५२ खाली होणाऱ्या कार्यवाहीस पात्र राहावे लागेल यांची नोंद घ्यावी.

P. M. M.

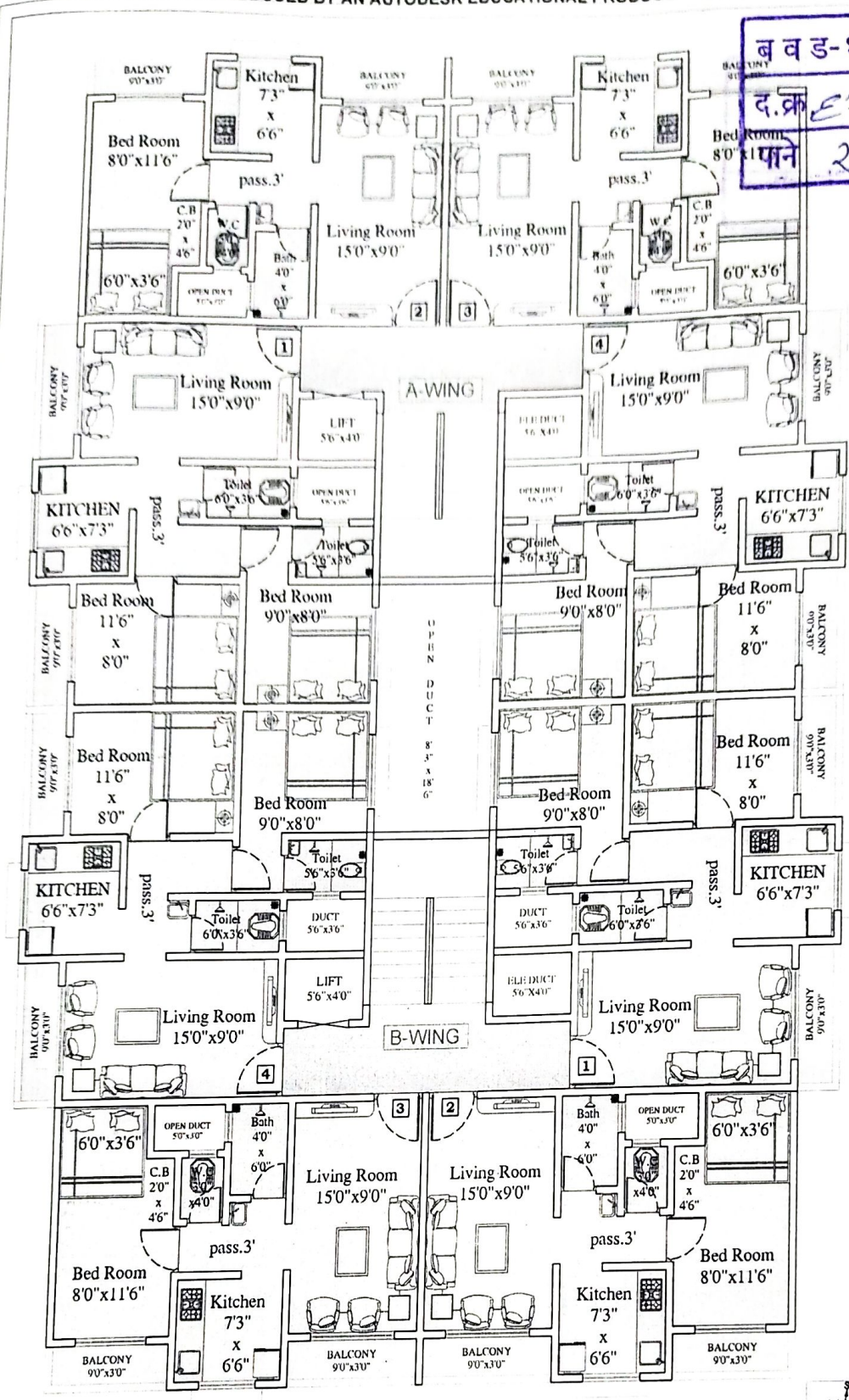
ग्राम पंचायत कार्यालय
ज. भिवंडी, जि. ठाणे

Gaulbe

ग्राम विकास अधिकारी
ग्राम पंचायत कार्यालय
ज. भिवंडी जि. ठाणे



ब ब ड-१
 द.क्र. E29/२०१७
 पाने २०/६०



Typical Floor Plan (1st TO 3rd)



SALE AREA STATEMENT				DESCRIPTION	BUILDER'S & DEVELOPER'S
A-WING		B-WING			
FLAT NO.	AREA IN SQFT.	FLAT NO.	AREA IN SQFT.	SHREE PATIDAR PARK Kalher Reti Bander Road, Village -Kalher , Tal. - Bhiwandi, Dist. - Thane. 421302	SAI RAM ENTERPRISES
1. 2BHK	700 SQFT.	1. 2BHK	700 SQFT.		
2. 1BHK	580 SQFT.	2. 1BHK	580 SQFT.		
3. 1BHK	580 SQFT.	3. 1BHK	580 SQFT.		
4. 2BHK	700 SQFT.	4. 2BHK	700 SQFT.		



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No.SROT/BSNA/2501/KALHER-35/737/2015

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द. क्र. ६२९	Date 20 MAY 2015
४३	६०

COMMENCEMENT CERTIFICATE

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVI of 1966) to the applicant Shri. Nilesh Dinkar Patil other At. Vill. Kalher, Tal- Bhiwandi, Dist- Thane. for the proposed development of Residential buildings on land bearing Milkat Sr.No.104 H.No.4 and Sr.No.104 H.No.13 of Vill. Kalher, Tal- Bhiwandi, Dist-Thane admeasuring 1510.00 sq.mtr and situated within 200 mtr. from Gaothan boundary, with buildable plot area of 1510.00 sq.mtr, permissible built up area of 1510.00 sq.mtr (FSI-1.00) on Drawing Sheet (Total 1 drawing) on the following conditions:

Viz:

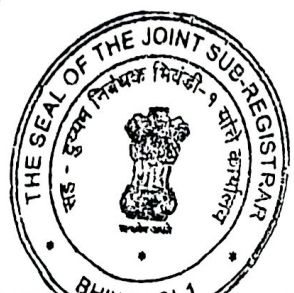
1. This permission/Commencement Certificate shall not entitle the applicant to build on land which is not in his ownership in any way;
2. This Certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if -
 - (a) The development works in respect of which permission is granted under this certificate is not carried out or the user thereof is not in accordance with the sanctioned plans;
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner, MMRDA is contravened or is not complied with;
 - (c) The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misrepresentation and in such an event the applicant and every person deriving title through or under him shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966;

This Commencement Certificate is valid for a period of Three year from the date hereof and will have to be renewed thereafter;

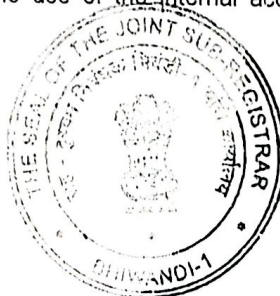
This Commencement Certificate is renewable every Three year after, which it shall lapse provided further that if construction is not completed up to plinth level or where there is no plinth, up to G + 3, as the case may be, on the subject land within the period of Three year, from the date of issuance of Commencement Certificate or in the year for which renewal as per section 48 of MR & TP Act, 1966 is taken, it shall be necessary for the applicant to make application for fresh permission;

The conditions of this certificate shall be binding not only on the applicant but also his/her heirs, successors, executors, administrators and assignees and every person deriving title through or under him;

Any development carried out in contravention of the Commencement Certificate is liable to be treated as unauthorized and may be proceeded against under sections 53 or, as the case may be, section 54 of the M.R.&T.P. Act, 1966. The applicant and/or his agents in such cases may be proceeded against under section 52 of the said Act. To carry out an unauthorized development is treated as a cognizable offence and is punishable with imprisonment apart from fine.



7. As soon as the development permission for new construction is obtained, the owner/developer shall install Display Board on a conspicuous place on site indicating following details: 629 12026
1. Name and address of the owner, Architect and contractor;
 2. License No. of the licensed Architect/Surveyor;
 3. Name of the developer and his address, where the developer is a firm, the name of the firm and its address;
 4. Survey No. /Hissa No. and Name of the Village along with description of its boundaries;
 5. Number and date of development permission and commencement certificate granted by MMRDA;
 6. Ara under building project, F.S.I. consumed;
 7. U.L.C. Clearance Certificate;
 8. Address where copies of detailed approved plans shall be available for inspection;
 8. A notice in the form of advertisement giving all the details mentioned in 7 above shall also be published in two widely circulated newspapers one of which should be in Marathi language;
 9. The provisions in the proposals which are not conforming to applicable Development Control Regulations and other Acts are deemed to be not approved;
 10. The applicant will not take up any development activity on the aforesaid property till the court matter pending, if any, in any court of law, relating to this property is settled;
 11. Actual on site demarcation of the plot under reference is to be done through TILR by the owner prior to commencement of the construction on site;
 12. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, prior to commencement of the construction on site.
 13. The applicant shall provide, at his own cost, the infrastructural facilities within the plot as stipulated by the planning authority (Internal access, arrangements of drinking water, arrangement for conveyance, disposal of sullage and swage, arrangements of collection and disposal of solid waste, Rain Water Harvesting, rues and recycling of waste water) before applying for Occupancy Certificate. Occupancy Certificate shall not be granted unless all these arrangements are found to MMRDA's satisfaction;
 14. This approval has been issued by considering the present available access to the plot as depicted on plans submitted to MMRDA by Applicant/Architect for approval. The responsibility of peaceful, uninterrupted, continuous access and any further dispute with regards to the access road to the plot under reference vests with the Applicant and his Licensed Architect;
 15. The applicant shall permit the use of the internal access roads to provide access to an



16. Construction beyond G+3 should not be commenced without obtaining Commencement Certificate beyond G+3 from MMRDA;

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द. क्र. ६२७/२०१७
पाने २५/६८

17. No need building or part thereof shall be occupied or permitted to be used by any person until occupancy certificate has been granted by MMRDA;

18. The Security Deposit shall be forfeited in case of non compliance/breach of any conditions of Regulations/Commencement Certificate or any other directions issued by MMRDA. The Security Deposit would be refunded without any interest only after satisfactory compliance to the various conditions stipulated in the development permission are made by the applicant;

19. The applicant shall pay the Labour Cess to Competent Authority as per Govt. Resolution No. बी.सी.ए. २००९/प्र.क्र. १०८/कामगार ७-अ, dt. 17/06/2010;

20. No development shall be taken up unless the N.A. Permission is obtained from the Collector under the provisions of Maharashtra Land Revenue Code, 1966.

21. No development of any kin shall be carried out by the applicant without obtaining NOC from Sub Divisional Officer, Kharbhumi Development Subdivision, Bhiwandi (Kalwa).



Sanjay Zelle
Additional Metropolitan Commissioner
MMRDA.

To,

1. Shri. Nilesh Dinkar Patil

At. Vill. Kalher,
Tal - Bhiwandi,
Dist - Thane.

2. Copy forwarded to:

Collector,
Collector Office, Thane.
As required u/s 45 of MR & TP Act, 1966.



CHOME

SHIVAJI PRABHUNATH SHAH

—560631001811585—

mobile—9892703364

Loan Amt—12,42,000/—

EMI — 13293/—