



Wednesday, December 22, 2010

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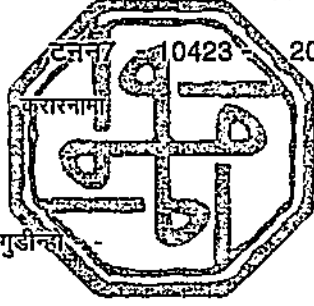
पावती

पावती क्र. : 10421

गावाचे नाव नवघर

दिनांक 22/12/2010

दस्ताऐवजाचा अनुक्रमांक



दस्ता ऐवजाचा प्रकार

सादर करणाराचे नाव: रेनी गुडीन्हा

नोंदणी फी	:	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (70)	:	1400.00
एकूण रु.		31400.00

आपणास हा दस्त अंदाजे 10:32AM ह्या वेळेस मिळेल

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दुय्यम निवधक

सह दुय्यम निवधक वर्ग. रु

वाजार मुल्य: 2227500 रु. मोबदला: 4900000 रु. ठाणे क्र. 6

भरलेले मुद्रांक शुल्क: 276600 रु.

देयकाचा प्रकार :डीडी/घनाकर्पाद्वारे;

बँकेचे नाव व पत्ता: भारतीय स्टेट बँक- मुंबई;

डीडी/घनाकर्प क्रमांक: 325881; रक्कम: 30000 रु.; दिनांक: 18/12/2010

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49,00,000/-
276,600
31,400

52,08,000/-

80%
90% = 46,87,200/-

12,00,000
30,95,000 } 50k

Customer's Copy	
THE KAPOL CO-OP. BANK LTD. FRANKING DEPOSIT SLIP	
Branch: BHYANDER	Date: 21-12-10
Pay to: Acct. Stamp Duty	
Franking Value	Rs. 2,76,600
Service Charges	Rs.
TOTAL	Rs. 2,76,600
Name & Address of the Stamp duty paying party	
Reni Gudinho	
Tel./ Mobile No.	
Desc. of the Obligation	
DD/Cheque No.	329890
Drawn on Bank:	STATE BANK OF INDIA.
(For Bank's Use Only)	
PL-546-Rs.	
Sl. No.	
Officer	

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Bhayandar, on this 22nd day of DECEMBER 2010 BETWEEN M/s. RAVIRAJ HOUSING (PRINCE CITY), being a Joint Venture business of 1) SHRI RAVINDRA SHANKAR SAWANT and 2) MRS., ROHINI RAVINDRA SAWANT, having its office at A/101, Radharaman Apartment, Babu Bhagve Marg, Dahisar (W), Mumbai 400 044 hereinafter called and referred to as the "THE BUILDERS PROMOTERS" (which expression shall unless it be repugnant to context or meaning thereof shall deem to mean and include the Joint Venture business, its Venturers and Co-Venturers and the respective heirs, executors, administrators and assigns) of the FIRST PART AND SHRI/SMT./M/s. Mrs. Reni Gudinho Mr. Minine Gudinho.

having address at 1-B/7 S.B.I quarter
Raheja Township, Malad
Mumbai
hereinafter referred to as "THE PURCHASER/S" (which expression

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Reni Gudinho
Minine Gudinho

CR: 750 fees received 22.12.10. The bond is purchased only. CR: 276,600/-

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shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators, successors and assigns) of the SECOND PART.

WHEREAS originally one Mr. Anthon Elise Farrel was the owner of land bearing Old Survey No.452(Part), New Survey No.152(Part), admeasuring 6147 sq. yards, i. e. equivalent to 5140 sq. meters, situate, lying and being at Village Navghar, Bhayandar (East), Taluka and District Thane and in the Registration District and Sub-District of Thane and more particularly described in the First Schedule hereunder written, (hereinafter referred to as "the SAID PROPERTY").

AND WHEREAS by an Agreement, dated 29th November, 1994, the said Mr. Anthon Elise Farrel and Mrs. Martinbai alias Matilda Philips Fonseca agreed to sell the said property to M/s. Sharjil Builders at the price and on the terms and conditions therein contained.

AND WHEREAS in pursuance to the said Agreement, dated 29th November, 1994, the said Mr. Anthon Elise Farrel and Mrs. Martinbai alias Matilda Philips Fonseca had also executed a Power of Attorney in favour of partners of M/s. Sharjil Builders, conferring upon them several powers inter-alia power to sell the said property to the person or persons of their choice.

AND WHEREAS by an Agreement, dated 23rd February 1995, the said M/s. Sharjil Builders, in its turn agreed to sell the said property to M/s. R. M. S. Housing Developers P. Ltd., at the price and on the terms and conditions therein contained

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AND WHEREAS in pursuance to the said Agreement, dated 23rd February 1995, the said M/s. Sharjil Builders had also executed a Power of Attorney in favour of the Directors of M/s. R. M. S. Housing Developers P. Ltd., conferring upon them several powers inter-alia power to sell the said property to the person or persons of their choice.

AND WHEREAS by an Agreement, dated 27th February 2003, M/s. R. M. S. Housing Developers P. Ltd. had agreed to grant development rights of the said property to Shri Rajendra Rajan, Proprietor of M/s. Marwin Construction Company at the price and on the terms and conditions therein contained.

AND WHEREAS the Addl. Collector and the Competent Authority, Thane has granted permission to develop the said property under the provisions of Urban Land (Ceiling and Regulation) Act, 1976 vide an Order No.ULC/TA/WSHS/20/SR-904, dated 5/7/1995 and same is got renewed on 11/4/2005.

AND WHEREAS the Mira Bhayandar Municipal Corporation has sanctioned the plan of the buildings to be constructed on the said property vide its letter No.MNP/NR/1983/2005-06 dated 25/11/2005.

AND WHEREAS the Collector of Thane has granted N. A. permission in respect of the said property vide an Order No.Revenue/K-1/T-1/NAP/SR-65/04 dated 28/10/2005.

AND WHEREAS the Mira Bhayandar Municipal Corporation has issued Commencement Certificate bearing No.MNP/NR/32/2006-07 dated 3/4/2006 in respect of the buildings to be constructed on the said property.

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AND WHEREAS after acquiring the development rights of the said property and also after obtaining the necessary permissions and sanctions from the Authorities concerned, Shri Rajendra Rajan, Proprietor of M/s. Marwin Construction Company had constructed a building consisting of ground plus seven upper floors, a bungalow and a prayer hall, on an area admeasuring 900 sq. meters, forming the portion of the said property.

AND WHEREAS under the terms of the said Development Agreement, dated 27th February 2003, it was agreed by Shri Rajendra Rajan, Proprietor of M/s. Marwin Construction Company to allot 25% of the total constructed area in the buildings to be constructed on the said property, to the M/s. R. M. S. Housing Developers P. Ltd.

AND WHEREAS due to preoccupation of Shri Rajendra Rajan, Proprietor of M/s. Marwin Construction Company in other business activities, said Shri Rajendra Rajan, the Proprietor of M/s. Marwin Construction Company could not complete the development of the said property by constructing buildings thereon and as a result, Shri Rajendra Rajan, Proprietor of M/s. Marwin Construction Company could not allot the said 25% of the constructed ~~area~~ to be allotted by him to M/s. R. M. S. Housing Developers P. Ltd. in the buildings to be constructed on the said property.

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AND WHEREAS in order to overcome the said difficulties, Shri Rajendra Rajan, Proprietor of M/s. Marwin Construction Company had requested the Builders/Promoters to join with him to develop the said property in Joint Venture and in pursuance to the said request, the Builders/Promoters agreed to join with Shri Rajendra Rajan, Proprietor of M/s. Marwin Construction Company to develop the said property and accordingly, said Shri Rajendra Rajan, the Proprietor of M/s. Marwin Construction Company and the Builders/Promoters entered into a Joint Venture Agreement, dated 23rd January, 2007 to

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develop the said property, more particularly described in the First Schedule hereunder written in the name and style of M/s. Raviraj Housing (Prince City).

AND WHEREAS by a Triparty Agreement, dated 24th January, 2007, the said M/s. R.M.S. Housing Developers Pvt. Ltd. with the consent and confirmation of Shri Rajendra Rajan, Proprietor of M/s. Marvin Construction Co. have conferred the development rights granted by the said Shri Rajendra Rajan, proprietor of M/s. Marvin Construction Co. in favour of M/s. Raviraj Housing (Prince City), in respect of the said property.

AND WHEREAS in pursuance to the said Triparty Agreement, dated 24th January, 2007, the said M/s. R.M.S. Housing Developers Pvt. Ltd. has also executed an Irrevocable General Power of Attorney, dated 24th January, 2007, in favour of the Builders/Promoters hereinafter conferring upon him several powers inter-alia power to develop the said property, more particularly described in the First Schedule hereunder written, by constructing building or buildings thereon.

AND WHEREAS by a Deed of Release, dated 1st October, 2008, the said Shri Rajendra Rajan, proprietor of M/s. Marvin Construction Co. had released, relinquished and given up his share in the said Joint Venture of M/s. Raviraj Housing (Prince City) including the right, title, interest and share in the said property in favour of Shri Ravindra Shankar Sawant.

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AND WHEREAS in pursuance to the said Deed of Release, dated 1st October, 2008, said Shri Rajendra Rajan, the proprietor of M/s. Marvin Construction Co. have also executed an Irrevocable General Power of Attorney in favour of said Shri Ravindra Shankar Sawant, conferring upon him several powers, inter alia, power to develop the

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Ravindra Shankar Sawant

said property and also to sell the flats and other premises in the buildings to be constructed on the said property to the intending purchasers thereof and also to receive the consideration price from the prospective purchasers and to appropriate the same for himself.

AND WHEREAS the said Shri Ravindra Shankar Sawant and Smt. Rohini Ravindra Sawant have formed a Joint Venture vide an Agreement, dated 1st October, 2008, to develop the said property in the name and style of M/s. Raviraj Housing (Prince City), being the Builders/Promoters herein.

AND WHEREAS in the premises aforesaid, the Builders/Promoters alone have the sole and exclusive right to sell the flats in the buildings to be constructed by the Builders/Promoters on the said property and to enter into Agreement for Sale with the Purchasers of the flats and to receive the sale price from such Purchasers.

AND WHEREAS the Purchaser/s demanded from the Builders/Promoters and the Builders/Promoters have given inspection to the Purchaser/s of all the documents of title relating to the said property, the said orders and permissions granted by the authorities concerned, and the documents executed by and between the parties thereto and also approved building plans, designs and specifications and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of Construction, Sale Management and Transfer Act), 1963 (hereinafter referred to as the said "Act") and the rules made thereunder.

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AND WHEREAS the copies of Certificate of title to the said property issued by the Advocate of the Builders/Promoters, copies of VI or VII and XII and other relevant revenue record showing the nature of title of the Builders/Promoters to the said property and copies of the

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plans approved by the concerned authorities have been annexed hereto.

AND WHEREAS the Builders/Promoters have accordingly commenced construction of the buildings in the project known as "PRINCE CITY" in accordance with the permission and orders granted by the authorities concerned.

AND WHEREAS the Purchaser/s applied to the Builders/Promoters for allotment to the Purchaser/s Flat No. A1 1304 admeasuring 670 Sq. Feet (Carpet/Area) i. e. equivalent to 62.26 sq. meter on the 13th floor in the Building No. 4 known as "RAVIRAJ PALMS" to be constructed by the Builders/Promoters in the layout of the said property, more particularly described in the second Schedule hereunder written, (hereinafter referred to as "the said premises")

AND WHEREAS relying upon the said application, declaration and agreement, the Builders/Promoters agreed to sell to the purchaser/s the said premises at the price and on the terms and condition hereinafter appearing;

AND WHEREAS under section 4 of the said Act, Agreement for Sale of the said premises is required to be executed by the Builders/Promoters in favour of the Purchaser/s being in fact these presents and also to register these presents under the Registration Act, subject to the payment of requisite stamp duty, registration fee and all incidental fees/charges, etc. by the flat purchaser/s to that effect.

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

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1. The Builders/promoters shall construct Building No. 4 in the project known as "PRINCE CITY" in the layout of the said properties in accordance with plans, designs, specifications approved by the local authority which have been seen and approved by the purchaser/s with only such variation and modifications as the Builders/ Promoters may consider necessary or as may be required by the concerned local authority for which the purchaser/ s hereby gives consent.

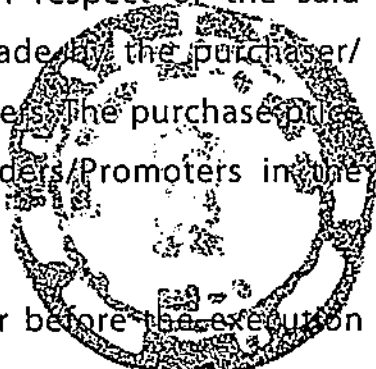
2. The purchaser/s hereby agrees to purchase and the Builders/ Promoters hereby agree to sell Flat No. A/1304 of an area admeasuring 670 sq. feet (Carpet area), equivalent to 62.26 sq meters on the 13th Floor in the Building No. 4 known as "RAVIRAJ PALMS" more particularly described in the second Schedule hereunder written, (hereinafter called "the Said Premises").

3. The purchaser/s shall pay to the Builders/ promoters a sum of Rs. 49,00,000/- (Rupees forty nine lacs of

.....only) as the purchase price in respect of the said premises apart from other payments to be made by the purchaser/s under this Agreement to the Builders/ Promoters. The purchase price shall be paid by the purchaser/s to the Builders/Promoters in the following manner;

- a) Rs. _____/- as Earnest Money on or before the execution of this Agreement.
- b) Rs. _____/- On completion of Plinth work.
- c) Rs. _____/- On completion of the first slab.
- d) Rs. _____/- On completion of the Second slab
- e) Rs. _____/- On completion of the Third slab
- f) Rs. _____/- On completion of the Fourth slab
- g) Rs. _____/- On completion of the Fifth slab

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- h) Rs. _____/- On completion of the Sixth Slab.
- i) Rs. _____/- On completion of the Seventh Slab.
- j) Rs. _____/- On completion of the Eighth Slab.
- k) Rs. _____/- On completion of the Ninth Slab.
- l) Rs. _____/- On completion of the Tenth Slab.
- m) Rs. _____/- On completion of the Eleventh Slab.
- n) Rs. _____/- On completion of the Twelveth Slab.
- o) Rs. _____/- On completion of the Thirteenth Slab.
- p) Rs. _____/- On completion of the Fourteenth Slab.
- q) Rs. _____/- On completion of the Fifteenth Slab.
- r) Rs. _____/- On completion of Bricks and Plaster Work.
- s) Rs. _____/- On completion of flooring.
- t) Rs. _____/- On giving POSSESSION of the said premises.

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4. IT IS HEREBY EXPRESSLY AGREED that the time for payment of each of the aforesaid instalments of the purchase price shall be the essence of the contract. In the event of the Purchaser/s making any default in payment of any of the instalments of the purchase price, the Builders/Promoters will be entitled to terminate this Agreement and in that event, the Builders/Promoters will refund to the Purchaser/s money paid by the Purchaser/s as purchase price till then without any interest thereon and the same shall be refunded by the Builders/Promoters to the Purchaser/s only after the said premises is sold to another party by the Builders/Promoters and that too after the receipt

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of sale proceeds by the Builders/Promoters from such intending Purchaser/s of the said premises. Provided further that the Builders/Promoters shall be entitled to deduct outgoings in respect of the said premises and the loss or damages, if any, sustained by the Builders/Promoters on account of default committed by the Purchaser/s from the said amount to be refunded by the Builder to the Purchaser/s under these presents.

5. Without prejudice to the above and also without prejudice to the Builder's other rights under this agreement and/or in law the Purchaser/s shall be liable to pay to the Builder interest at the rate of 21% per annum on all amounts due under this Agreement if such amounts remain unpaid for seven days or more after becoming due.

6. The Builders/Promoters agree to give possession of the said premises to the Purchaser/s on or before the ___ day of _____ 200___, subject to the availability of cement, steel, water for construction or other building materials and subject to strike, civil commotion or any act of God such as Earthquake, flood or any other natural calamities and act of enemies or other causes beyond the control of the Builders/Promoters. If however, the Builders/Promoters is not able to give possession of the said premises to the Purchaser/s owing to unavoidable circumstances, the Purchaser/s shall not be entitled to claim any damages whatsoever from the Builders/Promoters.

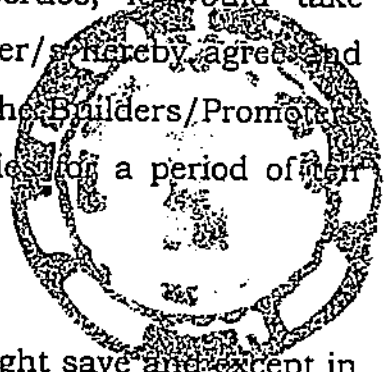
7. Any Addition and alteration in the said premises and/or in respect of the specifications and amenities by the Purchaser/s, if agreed by the Builders/Promoters, shall be carried out at the risk and extra cost of the Purchaser/s which shall be paid in advance to the Builders/Promoters by the Purchaser/s.

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8. 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 properties or building or any part thereof, save and except the said premises. Such conferment shall take place only on execution of conveyance in favour of such co-operative society which shall be formed by Purchasers of different premises in the said building. The Builders/Promoters further represent to the Purchaser/s that notwithstanding to the provisions contained in the Maharashtra Ownership Flats (Regulation of Construction, Sale Management and Transfer Act) 1963 and the Rules made thereunder, the conveyance of the said properties shall be executed in favour of the Apex Body of Co-operative Housing Societies of the flat purchasers in the said buildings only after consuming entire F.S.I. available on the said properties and further represent that for a period of ten years from the date of formation and registration of the societies, neither the Purchaser/s, nor the Co-operative Housing Society of the flat purchasers in the said building shall call upon the Builders/Promoters or their predecessors in title to execute a Deed of Conveyance of the said properties in favour of the society in view of the fact that for development of the said properties, it would take minimum ten years and as such, the Purchaser/s hereby agree and undertake that he/she/they shall not compel the Builders/Promoters to execute the conveyance of the said properties for a period of ten years from the date of registration of the society.



9. The Purchaser/s shall have no claim or right save and except in respect of the premises agreed to be purchased by him/her/them. However, the Builders/Promoters have exclusive right to make use of the terrace of the said building/ buildings for hording purpose or for installation of Antenna thereon and for any other purposes and as such whatever income arising out of the same shall be appropriated by the Builders/Promoters and under no circumstances, either the Purchasers of the flats in the said building or the society of the flat

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purchasers in the said building shall be entitled to lay their claim either on the terrace of the said building or to the income or benefit to be accrued out of the said hording or antenna and similarly, the Builders/Promoters shall not be liable to render the account of the same either to the society or any of the flat purchasers in the said building. All open spaces, Lobbies, terrace, etc. will remain the properties of the Builders/Promoters until the whole buildings are transferred to the Co-operative Society or Federation as hereinafter mentioned but subject to the rights of the Builders/Promoters as hereinafter stated.

10. IT IS EXPRESSLY AGREED that the Builders/Promoters shall be entitled to sell the premises in the said building for the purpose of using the same as guest house, dispensaries, nursing homes, maternity homes, for residential or for commercial user and/or for any other use as may be permitted by the local authority in that behalf and the Purchaser/s or his/her/their assignee/s shall not object to the use of the premises for the aforesaid purpose at any time in future by the respective purchasers thereof.

11. The Purchaser/s has informed the Builders/Promoters that he/she desires to use the said premises for residential purposes and/or any other purposes or user as may be permitted by the Builders/Promoters and the local Authority from time to time. However, the Purchaser/s shall not change the use of the premises without prior written permission of the Builders/Promoters.

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12. IT IS HEREBY EXPRESSLY AGREED that the terrace on the said building shall always belong to the Builders/Promoters and they shall be entitled to deal with and dispose off the same in such manner as they may deem fit and proper. In the event of the Builders/Promoters obtaining permission from the local authority for constructing any type of premises on the terrace, or the open spaces then the

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Builders/Promoters shall be entitled to dispose off such premises constructed by them on the terrace with or without the terrace to such person and on such terms as the Builders/Promoters may deem fit. The Builders/Promoters shall be entitled in that event to allow the entire terrace to be used by the Purchasers of such premises constructed on the terrace and the terrace shall then be in exclusive possession of the Purchasers of such premises constructed on the terrace. The Society that may be formed by the Purchaser/s of premises in the said building shall admit the Purchaser/s of such premises that may be constructed on the terrace or on the open spaces as its member and shall allot to such Purchasers the premises that may have been constructed on the terrace along with the terrace. In the event of any water storage tank for the building being constructed on the terrace then the Society shall be entitled to depute its representative to go to the terrace for the regular check-up and upkeep and for repairing the tank at all reasonable times and/or during such time as may be mutually agreed upon by the Purchaser/s of the premises on the terrace and the Society.

13. The Builders/Promoters have informed the Purchaser/s that there will be common access roads, passages, electric and telephone cables, water lines, drainage lines, Septic Tank and other common amenities in the layout of the properties. The Builders/Promoters has further informed that all the maintenance charges of the aforesaid amenities will be common and the Purchaser/s along with other Purchasers in the building shall share such charges and also maintenance charges proportionately. None of the Purchasers shall be entitled to object to the Builders/Promoters laying such pipelines, underground electric and telephone cable, water lines, drainage lines, sewage lines etc. passing through any of the properties belonging to the Builders/Promoters.

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

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

16. As soon as the Building is notified by the Builders/Promoters as complete such of the Purchasers of the premises (Including the Purchaser/s herein) shall pay the respective outstanding arrears of the price payable by them within 7 days of such notice served individually or to be put up in any prominent place in the said building. If the Purchaser/s fails to pay the said arrears in spite of the notice served as aforesaid, the Builders/Promoters will be entitled to terminate this

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agreement with the Purchaser/s and to refund to such Purchaser/s all the instalments of purchase price paid by such Purchaser/s till then, but without interest thereon and after deducting therefrom the outgoings and dues in respect of the premises agreed to be purchased by him/her/them from the date of completion of the building until the Builders/Promoters shall have disposed off such premises.

17. The Builders/Promoters shall in respect of any amount remaining unpaid by the Purchaser/s under the terms and conditions of this Agreement, have a first lien and charge on the said premises agreed to be purchased by the Purchaser/s.

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

19. The Purchaser/s hereby agrees to pay all the amounts payable under the terms of this Agreement as and when they become due and payable, time in this respect being the essence of the contract. Further, the Builders/Promoters is not bound to give notice regarding such payment and the failure thereof shall be pleaded as an excuse for non-payment of any amount or amounts on the respective due dates.

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20. The Purchaser/s hereby covenants with the Builders/Promoters to pay amounts required to be paid by the Purchaser/s under this

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Agreement and to observe and perform the covenants and conditions contained in this Agreement and to keep the Builders/Promoters indemnified against the said payment and observance and performance of the said covenants and conditions.

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

22. The Purchaser/s hereby agrees that in the event of any amount becoming payable by way of premium to the concerned local authorities or to the State Government or any amount becoming payable by way of betterment charge or development charges or any other payment of a similar nature in respect of the said properties and/or the structure or structures to be constructed thereon and if paid by the Builders/Promoters, the same shall be reimbursed by the Purchaser/s to the Builders/Promoters in the proportion to the area of the said premises in the said building and/or in all other structures in the said properties as the case may be. Determination of such proportionate charges by the Builders/Promoters shall be final.

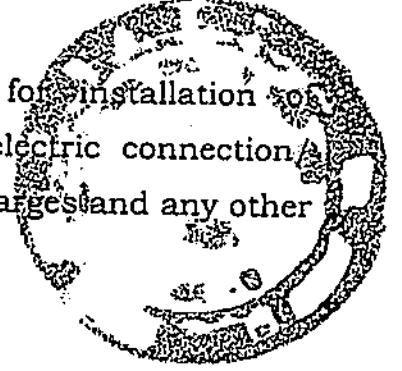
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Promoters

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23. The Purchaser/s hereby agrees to and shall pay to Builders/Promoters the following amounts within a period of seven days from the date of notice and in any event before taking possession of the said premises. The said amount are over and above the purchase price :-

- i) Rs. 5000 /- towards expenses for the present Agreement.
- ii) Rs. 2000 /- towards expenses for the formation of Co-operative Society.
- iii) Rs. 350 /- towards contribution of share money and entrance fee.
- iv) Rs. 51000 /- towards expenses for installation of electric meter/ water meter and electric connection, water connection charges MBMC charges and any other charges.
- v) Rs. 25000 /- towards the corpus fund i.e. for maintenance of common amenities provided in the layout of the said properties.
- vi) Rs. 16500 /- towards MBMC Development Charges.
- vii) Rs. 20250 /- towards 6 months Maintenance Charges for proportionate share of taxes and other outgoings.



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In case there shall be deficit in the regard, the purchaser shall forthwith on demand pay to the Builders/Promoters his proportionate

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share to make up such deficit. (the Purchaser/s is/are aware that out of the expenses mentioned in Clause 24(i) to (vi), above, only the item shown under Clause 24(iv) is accountable.

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

b) The Purchaser/s shall pay his/her/their proportionate share of the aforesaid taxes, charges and outgoings to the Builders/Promoters until the Ad-hoc Committee constituted by the Purchasers of the Flats in the said building has been formed and the management of the said building and the common amenities has been handed over to such Ad-hoc Committee or the Co-operative Society by the Builders/Promoters as the case may be.

c) Until all the taxes and water charges are fixed and separately assessed the exact amount of outgoings is worked out, the Purchasers shall regularly pay to the Builders/Promoters the amount calculated by the Builders/Promoters for the outgoings. If the amount so recovered by the Builders/Promoters is more than the

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actual outgoings worked out for the premises purchased by the Purchasers, the amount in excess shall be refunded to the Purchaser/s and if the amount so recovered is less than the actual amount worked out, the Purchaser/s shall immediately on demand pay to the Builders/Promoters the amount of the difference.

25. The Purchaser/s shall not without the written permission of Builders/Promoters, let, sub-let, sell, convey, charge or in any way encumber or deal with or dispose off his/her/their premises nor assign, underlet or part with his/her/their interest or benefit factor under this Agreement or any part thereof or in the said premises until the execution of the conveyance in favour of such Co-operative Society and till the Purchaser/s shall have paid to the Builders/Promoters all moneys payable to Builders/Promoters under this Agreement or otherwise. The Co-operative Society so formed shall have no right to recognise any transfer without the prior written permission of the Builders/Promoters and shall submit to the Builders/Promoters a statement of the existing members at the end of every three months till the time the conveyance has been executed in favour of the Society as stated herein.

26. The Purchaser/s shall permit the Builders/Promoters and their surveyors and agents with or without workmen and others at all reasonable times to enter upon his/her/their premises or any part thereof for the purpose of repairing any part of the building and for laying checking and repairing cables, water lines, gutters, wires, structure and other conveniences or servicing to be used for the said building and also for the purpose of maintenance, repairing and testing drainages, welding and electric wires and for similar purposes and also for the purpose of cutting off the supply of water to the premises or any other premises in the building in respect whereof the Purchaser/s or the occupier of such or other premises, as the case

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may be, shall have committed default by not paying his/ her/their share of the water tax and/or other outgoings and the electric charges and all other outgoings.

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

28. After the possession of the premises is handed over to the Purchaser/s if any additions or alterations relating to the said building are required to be carried out by the Government, Local Authorities, Municipality or any other statutory authority, the same shall be carried out by the Purchasers of premises in the said building jointly at their own costs and the Builders/Promoters shall not be liable for the same.

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

30. The Purchaser/s shall not do or permit to be done any act or thing which may render void or voidable any insurance of any premises or any part of the said building or cause any increased premium to be payable in respect thereof or which they or is likely to

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cause nuisance or annoyance to occupiers of the other premises in the said building.

31. In the event of the Society being formed and registered before the sale and disposal by the Builders/Promoters of all the premises in the said building, the power and the authority of the Society so formed or of the purchasers herein and other purchasers of the premises shall be subject to the overall power of the Builders/Promoters in any of the matters concerning the building, the construction and completion thereof and all amenities pertaining to the same and in particular, the Builders/Promoters shall have absolute authority and control as regards the unsold premises and the disposal thereof irrespective of the fact that the Purchasers of the different premises have formed a Co-operative Society, Ad-hoc Committee or any other body of the purchasers of the premises.

32. Any delay or indulgence by the Builders/Promoters in enforcing the terms of this Agreement or any forbearance or giving time to the Purchaser/s for any reason whatsoever shall not be construed as a waiver on the part of the Builders/Promoters of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser/s nor shall the same in any manner prejudice the rights and remedies of the Builders/Promoters.

33. The letters, receipts and/or notices issued by the Builders/Promoters dispatched under certificate of posting to the address given by purchasers or pasted on the conspicuous part of the said building will be sufficient proof of receipt of the same by the Purchaser/s and shall completely and effectively discharge the Builders/Promoters.

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34. If the Purchaser/s neglects, omits or fails to pay for any reason whatsoever, to the Builders/Promoters any part of the amount due and payable to the Builders/Promoters under the terms and conditions of this Agreement or otherwise (whether before or after the delivery of the possession) within the time herein specified or if the Purchaser/s shall in any other way fail to perform or observe any of the covenants and stipulations herein contained or referred to, the Builders/Promoters shall be entitled to re-enter upon and resume possession of the said premises and this Agreement shall stand terminated. The Purchaser/s herein agrees that on the Builders/Promoters re-entry on the said premises as aforesaid all the right, title and interest of the Purchaser/s in the said premises and under this Agreement shall cease and the Purchaser/s shall also be liable for immediate ejectment as a Trespasser.

35. The Builders/Promoters shall in that event refund the money without interest paid as purchase price by the Purchaser/s only after disposing off the premises to any other party. The Builders/Promoters shall be entitled to deduct from the purchase price becoming refundable to the Purchaser/s under this clause the loss or damage suffered by the Builders/Promoters and/ or other purchasers of premises on account of the Purchaser/s committing breach of any of the terms and conditions herein.

36. The name of the society shall be decided by the Builders/Promoters and the Purchasers shall not be entitled to change such name in future at any time. It is also mutually agreed by and between the Builders/Promoters and the Purchaser/s that the Builders/Promoters shall have exclusive right to use its own logo along with name of the society and under no circumstances, either the Purchaser/s or the societies of the Purchasers of the flats in the said buildings shall be entitled to remove or change the same from the said buildings.

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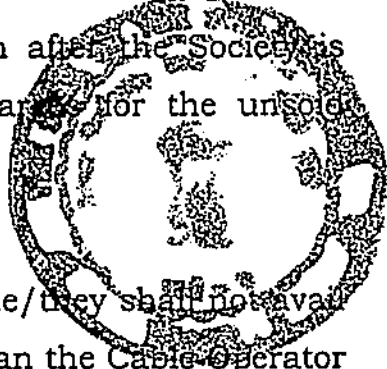
37. It is hereby agreed by and between the parties that till the date of getting water supply from the Mira-Bhayandar Municipal Corporation, the flat Purchaser/s in the proposed building on their own and at their own cost shall make alternative arrangement for water supply and to which the Builders/Promoters shall not be held responsible in any manner whatsoever.

38. It is hereby expressly agreed by and between the parties hereto that the Builders/Promoters shall be entitled to recover before the possession of the premises hereby agreed to be sold is given to the purchasers all the amounts of deposits paid by the Builders/Promoters to the various authorities which are non-refundable.

39. The Purchaser/s hereby agrees that even after the Society is formed they shall not charge maintenance charges for the unsold premises to the Builders/Promoters.

40. The Purchaser/s hereby agrees that he/she/they shall not avail the T.V. cables from any Cable Operator other than the Cable Operator approved by the Builders/Promoters and further agrees and undertakes that he/she/they shall not entertain any other T.V. Cable Operator in the said buildings.

41. The Purchaser/s also hereby agrees, confirm and place on record that the Builders/Promoters shall be entitled to allot stilts in the said buildings to the person or persons of their choice and shall also be entitled to take the consideration from such allottees of the said stilt area. Similarly, the Builders/Promoters shall also be entitled to sell the terrace abutting to the flats to the purchasers of such flats. The Purchaser/s also hereby agrees and undertakes that he/she/they shall fix the grills to the said flat as per the grill designed approved by the Builders/Promoters. The Purchaser/s also hereby place on record



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that he/she/they is aware of that the water connection to the said building as well as to the said flat will be provided by the Builders/Promoters in accordance with the rules and regulations adopted by the Mira Bhayandar Municipal Corporation.

42. The Purchaser/s also hereby agrees and undertakes that he/she/they shall become the member of the Ad-hoc Co-operative Housing Society of the purchasers of the premises in the said buildings till the date of formation and registration of the Society under the provisions of Maharashtra Co-operative Societies Act and shall also agrees to adhere to all the rules and regulations formulated by such Ad-hoc Committee of the Co-operative Housing Society to be formed and registered by the flat purchasers in the said buildings.

43. The Builders/Promoters has represented to the Purchaser/s that they shall develop the properties adjoining to the said properties, more particularly described in the first schedule hereunder written in phase manner and as such the common amenities provided in the layout of the said properties, more particularly described in the First Schedule hereunder written as well as the properties adjoining to the said properties, more particularly described in the First Schedule hereunder written are common and as such the Purchaser/s shall maintain the said common amenities in co-ordination with the Purchasers of flats in the building to be constructed by the Builders/Promoters on the properties adjoining to the said properties more particularly described in the First Schedule hereunder written. The Purchaser/s also hereby agree and undertake to accept the representation made by the Builders/Promoters hereinabove in toto and under no circumstances, the Purchaser/s shall be entitled to raise any objection for the same.

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44. All costs, charges and expenses in connection with the formation of the Co-operative Housing Society or Limited Company or Consortium as well as the costs, charges and expenses of preparing, engrossing, stamp duty and registering all the documents of transfer including Deed of Conveyance or any other writing or writings required to be executed by the Builders/Promoters in favour of the Co-operative Housing Society for conveying the land together with buildings as well as the entire professional costs of the Advocate for Builders/Promoters in preparing and approving all such documents shall be borne and paid by the Society or Limited Company or Consortium to be collected proportionately by all acquirers of flats in the said building. The Builders/Promoters shall not contribute anything towards such costs, charges and expenses, and the proportionate share of such costs, charges and expenses, payable by the Purchasers shall be paid by the Purchasers to the Builders/Promoters immediately on demand.

45. It is hereby agreed by and between the parties hereto that in case the Purchaser/s intend to have additional amenities to the said Flat then in that event the Purchaser/s shall execute a separate Agreement with the Builders/Promoters in respect of the said additional amenities to be provided by the Builders/Promoters to the Purchaser/s and for the same the Purchaser/s shall pay to the Builders/Promoters extra amount for the extra amenities to be provided by the Builders/Promoters to the Purchaser/s in the said Flat. It is further agreed by and between the parties hereto that the said Agreement for Additional Amenities executed by and between the parties hereto shall be treated as part and parcel of these presents for all purposes and intents.

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46. The Purchaser/s also hereby agrees and undertakes that he/she/they shall not object against the work of construction of the buildings by the Builders on their adjoining plot of lands. The

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Purchaser/s also hereby agree and confirm that he/she/they have no right and/or authority to grant the right of way/means of access through, across and over the said properties, more particularly described in the First Schedule hereunder written, to any third parties. However, the Builders/Promoters have absolute rights and authority either to assign the right of way / means of access through, across and over the said properties, more particularly described in the First Schedule hereunder written, to the person or persons of their choice. Likewise, the Builders/Promoters shall have right to make use of the right of way / means of access through the said properties, more particularly described in the First Schedule hereunder written, for developing the other properties owned and possessed by the Builders/Promoters herein and under no circumstances the Purchaser/s shall be entitled to raise any objection of the same.

47. The Purchaser/s also agrees and undertakes that after formation of the Society of the flat purchasers in the said buildings, he/she/they shall not take any objection to sell the unsold flats in the said buildings by the Builders to the intending purchasers thereof and similarly, till the Builders sell the vacant and unsold flats to the intending purchasers, neither the flat purchasers nor the Society of the flat purchasers in the said building shall demand maintenance from the Builders/Promoters in respect of the said unsold flats, in the said building.

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48. The registration of this Agreement is compulsory and mandatory under the Indian Registration Act, and also under the Maharashtra Ownership Flat Act, 1963 within 3 months from the date of execution hereof failing which the same attracts penalty. The Purchaser/s shall at his/her/their cost lodge this Agreement within 3 months from the date hereof for registration with Sub-Registrar of Assurance at Thane and forthwith inform the Builders/Promoters, the serial number and the date under which the same is lodged to enable them to admit the

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execution of the same. The Purchaser/s shall pay stamp duty, registration fee and other incidental expenses for registration of this Agreement.

49. The purchasers hereby agree to undertake that he/she/they shall pay Service Tax/VAT to the Builders/Promoters. The Purchaser/s agree to and shall pay any Government Taxes to the Builders/Promoters if any applicable by the Central Government or State Government.

50. All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by Registered Post A.D. at his/her/their address given by him/her/them specified below :-

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51. Without prejudice to the terms and conditions stipulated hereinabove, this Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the Maharashtra Ownership Flats (Regulation of the Promotion of the Construction etc.) Rules, 1964 or any modifications, orders and notifications issued by the competent authority under the Ownership Flats Act and for the time being in the force or any other provisions of law applicable thereto.

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

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THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL that pieces or parcels of Non Agricultural Land bearing Old Survey No. 452 (part), having corresponding New Survey No. 152 (part), admeasuring 5140 sq. meters, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane, in the registration District and Sub-District of Thane and now within the limit of Mira Bhayandar Municipal Corporation.

THE SECOND SCHEDULE ABOVE REFERRED TO

A Flat no. A/1304 admeasuring 670 Sq. Feet (Carpet/area) i. e. 62.26 sq. meters (Carpet/area) on the 13th floor in Building No. 4 known as "RAVIRAJ PALMS" to be constructed in the layout of the property described in the First Schedule hereinbefore written.

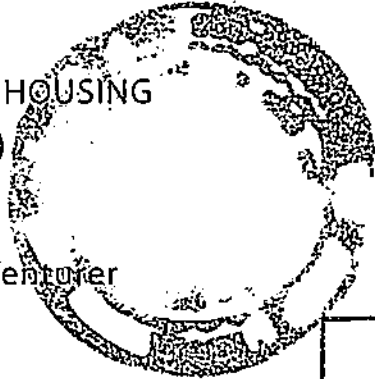
SIGNED SEALED AND DELIVERED

"BUILDERS/PROMOTORS"

By the within named "BUILDERS"

M/s. RAVIRAJ HOUSING
(PRINCE CITY)

through its Venturer



) For RAVIRAJ HOUSING (PRINCE CITY)

Shri Sawan

Venturer

SHRI RAVINDRA SHANKAR SAWAN

In the presence of

1. *Popko*

2. *Chauhan*

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SIGNED SEALED AND DELIVERED

By the within named "PURCHASER/S"



1) Mrs. Rani Gudincho

Rani Gudincho

2) Mrs Minnie Guadinho

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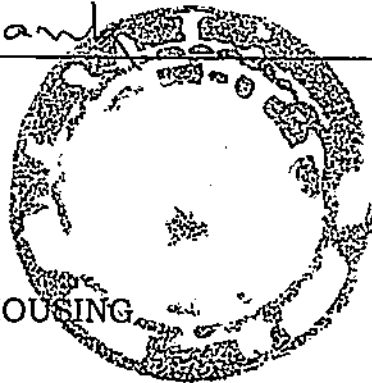


_____)
 in the presence of _____)
 1. Pudhu)
 2. Chambr)

RECEIPT

RECEIVED of and from the within named Purchaser/s, the sum of Rs. 300000/- (Rupees Three lacs only.

_____ only) by way of part/full payment of sale consideration price hereinabove mentioned, on this 5th day of Dec 2010 200 __, by Cash/ Cheque/ DD/ Pay Order bearing No. 406810 dated 7/12/2010 drawn on _____ Axis Bank Branch Goa.



M/s. RAVIRAJ HOUSING
 (PRINCE CITY)
 through its Venturer
 SHRI RAVINDRA SHANKAR SAWANT

Rs. 300000/-

WE SAY RECEIVED

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WITNESS :

1. Pudhu
Chambr

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SHRIKANT K. SONAWANE

M.A., LL.B.

ADVOCATE HIGH COURT

A/201, Bhushan Park View CHS Ltd., Padma Nagar, Chikuwadi, Borivali (West), Mumbai - 400 092

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have investigated the title to the land bearing Old Survey No.452(Part), New Survey No.152 (Part),admeasuring 5140 sq.meters, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane and in the Registration District and Sub - District of Thane owned by Mr. Anthon Elise Farel and have to state as hereunder;

1. On perusal of Revenue Records it appears that the land bearing Old Survey No.452(Part), New Survey No.152(Part) admeasuring 5140 sq. meters, situate, lying and being at Village Navghar, Bhayandar (East), Taluka and District Thane and in the Registration District and Sub-District of Thane owned by Mr. Anthon Elise Farel.
2. By an Agreement, dated 29th November, 1994, the said Mr. Anthon Elise Farel and Mrs. Martinbai alias Matilda Philips Fonseca agreed to sell the said property to M/s. Sharjil Builders at the price and on the terms and conditions therein contained. In pursuance to the said Agreement, 29th November, 1994, the said Mr. Anthon Elise Farel and Mrs. Martinbai alias Matilda Philips Fonseca had also executed a Power of Attorney in favour of partners of M/s. Sharjil Builders, conferring upon them several powers inter-alia power to sell the said property to the person or persons of their choice.
3. By an Agreement dated 23rd February,1995, the said M/s. Sharjil Builders, in its turn agreed to sell the said property to M/s. R.M.S.

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Housing Developers P. Ltd., at the price and on the terms conditions therein contained in pursuance to the said Agreement dated 23rd February, 1995, the said M/s. Sharjil Builders, had also executed a Power of Attorney in favour of the Directors of M/s. R.M.S. Housing Developers P. Ltd., conferring upon them several powers inter-alia power to sell the said property to the person or persons of their choice.

4. By an Agreement, dated 27th February 2003, M/s. R.M.S. Housing Developers P. Ltd., had agreed to grant development rights on the said property to Shri. Rajendra Rajan Proprietor of M/s. Marwin Construction Company at the price and on the terms and conditions therein contained.
5. The Addl. Collector and Competent Authority, Thane has granted permission to develop the said property under the provisions of Urban Land (Ceiling and Regulation) Act, 1976 vide Order No. ULC/TA/WSHS/20/SR-904, dated 5/7/1995 and same has been renewed on 11/4/2005.
6. The Mira Bhayandar Municipal Corporation has sanctioned the plan of the buildings to be constructed on the property vide its, letter No.MNP/NR/1983/2005-06 dated 25/11/2005.
7. The Collector of Thane has granted N.A. Permission in respect of the said property vide an Order No. Revenue/K-1/T-1/NAP/SR-65/04 dated 28/10/2005.
8. The Mira Bhayandar Municipal Corporation had issued Commencement Certificate bearing NO. MNP/NR/32/2006-07 dated

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SHRIKANT K. SONAWANE

M.A., LL.B.

ADVOCATE HIGH COURT

A/201, Bhushan Park View CHS Ltd., Padma Nagar, Chikuwadi, Borivali (West), Mumbai - 400 092

3/4/2006 in respect of the buildings to be constructed on the said property.

9. The said Shri. Rajendra Rajan Proprietor of M/s. Marwin Construction Company had already constructed a building consisting of ground plus seven upper floors, a bungalow and a prayer hall on an area admeasuring 900 sq. meters, forming the portion of the said property.

10. The said Shri. Rajendra Rajan Proprietor of M/s. Marwin Construction Company had entered into a Joint Venture Agreement, dated 23rd January, 2007 with Shri Ravindra Shankar Sawant to develop the said property in the name and style of M/s. Raviraj Housing (Prince City).

11. By a Triparty Agreement, dated 24th January, 2007, the said M/s. R.M.S. Housing Developers P. Ltd., with the consent and confirmation of Shri. Rajendra Rajan Proprietor of M/s. Marwin Construction Company had confirmed the development right granted by the said Shri. Rajendra Rajan Proprietor of M/s. Marwin Construction Company in favour of M/s. Raviraj Housing (Prince City). In pursuance to the said Triparty Agreement, dated 24th January, 2007, the said M/s. R.M.S. Housing Developers P. Ltd., has also executed an Irrevocable General Power of Attorney, dated 24th January, 2007, in favour of Shri Ravindra Shankar Sawant, being the co-venturer conferring upon him several Power inter-alia Power to develop the said property.

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12. I have also taken the searches in the Office of Sub-Registrar, Thane from 1997 onwards. However, during the course of my search, I have not come across any registered instruments pertaining to the said property.

13. On the whole from the Searches made by me and also on the basis of documents furnished to me as well as on the basis of information provided to me, I hereby state and certify that the title to the land bearing Old Survey No.452(Part), New Survey No.152 (Part), admeasuring 5140 sq.meters, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane and in the Registration District and Sub - District of Thane owned by Mr. Anthon Elise Farel is clear, marketable and free from all encumbrances. I further state and certify that the said M/s.Raviraj Housing (Prince City) being a Joint Venture business of Shri. Rajendra Rajan Proprietor of M/s. Marwin Construction Company and the said Shri Ravindra Shankar Sawant is entitled to develop the said property as per the permissions and sanctions granted by the Authorities concerned.

Date: 6th March, 2008.


Advocate

MR. SHRIKANT K. SONAWANE
M.A. L.L.B.
ADVOCATE HIGH COURT
A/201, Bhushan Park View, C.H.S.L.
Padma Nagar, Chikwadi,
Borivali, Mumbai-92

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गां. न. नं. ७, ७ अ व १२

स.नं. १५२ हिस्सा नं. ५५५

क्षेत्र

पवणी लायक -

पोट खराना -

एकूण -

हेक्टर	आर	मती	ए.	गु.
०-५१-४				
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जुदा अथवा
जादा आकार
पाणी

र. पैसे
३-००

कवचेदार (२३२)

अंतोन कलिक फरेल
वंध

गांव - नवक

तालुका - टाणे

इतर ठक्क -

(२५२)

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मन्देशमेंट व. दि.

(१६३)

वर्ष	सागवड कर गाणचे नांव	क्षेत्र	रीत	पिक आणि लागवड	क्षेत्र	शेरा
२०१३	०-५१-४			होम ०-५१-४		

अस्तल भरहुकुम खरी नक्कल असे

ता.

(Signature)
तलाठी नवक
तालुका - टाणे
तलाठी

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मिरा भाईंदर महानगरपालिका

मुख्य कार्यालय, भाईंदर (प.),

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

जा. क्र. मि.भा./मनपा/नर/४३०६/०६-०७

दिनांक :- ३०/३/०७

प्रति,

जमीन/जागामालक - श्री. अंतोन एलीस फरेल

अधिकार पत्रधारक - श्री. सलीम गहलोत

द्वारा - वास्तुविशारद - मे. अनिषं अॅन्ड असो.



विषय :- मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - नवघर

सर्वे क्र./ हिस्सा क्र. नवीन १५२/पै. जूना ४५२/पै.

या जागेत नियोजित बांधकामास बांधकाम प्रारंभपत्र

मिळणेबाबत.

संदर्भ :- १) आपला दि. २६/०३/२००७ चा अर्ज.

२) मे. सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचेकडील आदेश क्र.

यु.एल.सी./टी.ए/डब्ल्यू.एस.एच.एस.-२०/एस.आर-१०४,

दि.०५/०७/१५ ची मंजूरी व दि.२३/०८/२००६ पर्यंत मुदतवाढ.

३) मा. जिल्हाधिकारी ठाणे यांचेकडील अकृषिक परवानगी

आदेश क्र. महसूल/क-१/टे-१/एनएपी/एसआर-६५/०४,

दि.२८/१०/०५.

४) अग्निशमन विभागाकडील पत्र क्र. मनपा/अग्नि/६०७/०६-०७,

दि.२९/०३/२००७ अन्वये तात्पुरता नाहरकत दाखला.

५) या कार्यालयाचे पत्र क्र. मिभा/मनपा/नर/३२/२००६-०७,

दि.०३/०४/२००६ अन्वये सुधारीत बांधकाम परवानगी.

-: सुधारीत बांधकाम प्रारंभपत्र :-

(फक्त जोत्यापर्यंत)

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ४५ अन्वये व मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३, २५४ (प्रकरण १२ सह) विकास कार्य करण्यासाठी / बांधकाम प्रारंभपत्र मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - नवघर सि.स.नं./सर्वे क्र./हिस्सा क्र. नवीन १५२/पै. जूना ४५२/पै. या जागेतील रेखांकन, इमारतीचे बांधकाम नकाशांस खालील अटी व शर्तीचे अनुपालन आपणाकडून होण्याच्या अधीन राहून ही मंजूरी देण्यात येत आहे.

१) सदर भुखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या रहिवास + वाणिज्य वापरासाठीच करण्याचा आहे.

२) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर कोणतेही बांधकाम करता येणार नाही.

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- ३) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्यांची तातूंत गिरिदक्षक भूमि अभिलेख ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखार्थ दोन प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.
- ४) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगीशिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विक्रीत करण्यासाठी इतर/दुस-या विकासकास अधिकार दिल्यास / विकासासाठी अधिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम नकाशे व चटई क्षेत्राचे व परवानगीत नमूद अटी व शर्तीचे उल्लंघन केल्यास/पालन न केल्यास या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.
- ५) या जागेच्या आजुबाजुला जे पुर्वीचे नकाशे मंजूर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्याशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावीत होणा-या बांधकामास रस्ते संलग्नित ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक/ वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकाची कोणतीही हरकत असणार नाही.
- ६) नागरी जमीन धारणा कायदा १९७६ चे तरतुदीना व महानगरपालिकेच्या अधिनियम च्या तरतुदीस कोणत्याही प्रकारची बाधा येऊ नये व या दोन्ही कायद्यान्वये पारित झालेल्या व यापुढे वेळेवेळी होणा-या सर्व अधिनियमां अंमलाजमावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारकांच्याची राहिल.
- ७) रेखांकनात /बांधकाम नकाशात इमारतीचे समोर दर्शविण्यात येणारे प्रस्तावीत करण्यात आलेली सामासिक अंतराची जागा ही सार्वजनिक असू नये. महानगरपालिकेच्या मालकीची राहिल व या जागेचा वापर सार्वजनिक रस्त्यासाठी /रस्ता स्वीकारणारासाठी करण्यात येईल. याबाबत अर्जदार व विकासक व इतर धारकांचा कोणताही कायदेशीर हक्क असणार नाही.
- ८) मालकी हक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक व संबंधित व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पोच मार्ग उपलब्ध असल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. यामध्ये तफावत निर्माण झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे.
- ९) मंजूर रेखांकनातील रस्ते, ड्रेनेज, गटारे व खुली जागा (आर.जी.) अर्जदाराने / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वस्वी खुली ठेवणे बंधनकारक राहिल.
- १०) मंजूर रेखांकनातील इमारतीचे नियमावलीनुसार जोत्याचे प्रमाणपत्र प्राप्त केल्याशिवाय उर्वरित बांधकाम करण्यात येऊ नये.
- ११) इमारतीस उदवाहन, अग्निशामक तरतुद, पाण्याची जमिनीवरील व इमारतीवरील अज्ञात दोन टाक्या, दोन इलेक्ट्रीक पंपसेटसह तरतुद केलेली असली पाहिजे.
- १२) महानगरपालिका आपणांस बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाणी पुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक/धारक यांची राहिल. तसेच सांडपाण्याची सोय व मूलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकाची/ धारकाची राहिल.

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१३) अर्जादाराचे स.नं., हि.नं., मौजे, महानगरपालिका मंजूरी, विल्डरचे नांव, आर्किटेक्टचे नांव, अकृषिक मंजूरी व इतर मंजूरींचा तपशील दर्शविणारा फलफ प्रत्यक्ष जागेवर लावण्यात आल्यानंतरच इतर विकास कामास सुरवात करणे बंधनकारक राहिल. तसेच सर्व मंजूरीचे मुळ कागदपत्र तपासणीसाठी/निरीक्षणासाठी जागेवर सर्व कालावधीसाठी उपलब्ध करून ठेवणे ही वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.

१४) मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारात घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) आर.सी.सी. डिझाईन तयार करून संबंधीत सक्षम अधिका-यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल बिल्डींग कोड प्रमाणे तरतुदी करून कार्यान्वीत करणे तसेच बांधकाम चालू असतांना तांत्रिक व अंतर्गत कार्यवाही पूर्ण करून त्याची पालन करण्याची जबाबदारी अर्जादार, विकासक स्ट्रक्चरल अभियंता, वास्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहिल.

१५) रेखांकनातील जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची पुर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच उरल्या जागेत वृक्षारोपण करण्यात यावे.

१६) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत आसल्यास नियमावलीनुसार त्वरीत सुधारीत बांधकाम नकाशांना मंजूरी घेणे बंधनकारक आहे अन्यथा हे बांधकाम मंजूर विकास नियंत्रण नियमावलीनुसार अनधिकृत ठरते त्यानुसार उक्त अनधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.

१७) यापूर्वी पत्र क्र. दि. अन्वये /यासोबतच्या मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे मर्यादित ठेवून त्यानुसार कार्यान्वीत करणे बंधनकारक राहिल.

अ.क्र.	इमारतीचे नांव/प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र चौ.मी.
१	अ, बी	१	स्टिल्ट + पार्ट १४ जास्तीचे बाल्कनी क्षेत्र जास्तीचे जिऱ्याचे क्षेत्र	५९२७.३४ १५.५९ ११३.८७
एकूण				६०५६.८० चौ.मी.

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- १८) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठि काणी ठे वता येणार नाही. याबाबतचे उल्लंघन झाल्यास महानगरपालिकेकडून आपणाविरुद्ध दंडात्मक कार्यवाही करण्यात येईल.
- १९) इमारतीचे बांधकामाबाबत व पुर्णत्वाबाबत नियमावलीतील बाब क्रं. ४३ ते ४६ ची काटेकोरपणे अंमलबजावणी करण्याची संपुर्ण जबाबदारी विकासक, वास्तुविशारद, स्ट्रुक्चरल अभियंता, बांधकाम पर्यवेक्षक व धारक यांची राहिल.
- २०) महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभ पत्र रद्द करण्याची कार्यवाही खालील बाबतीत करण्यात येईल व मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार संबंधिताविरुद्ध विहित कार्यवाही करण्यात येईल.
- १) मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास.
 - २) मंजूर बांधकाम नकाशे व प्रारंभ पत्रातील नमुद सर्व अटी व शर्तीचे पालन होत असल्याचे निदर्शनास आल्यास.
 - ३) प्रस्तावित जागेचे वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ व इतर अधिनियमान्वये प्रस्तावाखालील जागेच्या वापरात बदल होत असल्यास अथवा वापरात बदल करण्याचे नियोजित केल्यास.
 - ४) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात चुकीची माहिती व विद्यमान नसलेली कागदपत्रे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेकडे दिशाभूल केल्याचे निदर्शनास आल्यास या अधिनियमाचे कलम २५८ अन्वये कार्यवाही करण्यात येईल.
- २१) प्रस्तावीत इमारतीमध्ये तळमजल्यावर स्टिल्ट (Stilt) प्रस्तावीत केले असल्यास स्टिल्टची उंची मंजूर बांधकाम नकाशाप्रमाणे ठे वण्यात यावी व या जागेच्या वापर वाहनतळासाठीच करण्यात यावा.
- २२) मंजूर बांधकाम नकाशातील १५.० मी. पेक्षा जास्त उंचीचे इमारतीचे अग्निशमन व्यवस्थेबाबत सक्षम अधिका-याचे 'ना हरकत प्रमाणपत्र' सादर करणे बंधनकारक आहे.
- २३) मंजूर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावीत केले असल्यास विद्यमान बांधकामक्षेत्र महानगरपालिकेकडून प्रमाणीत करून घेतल्यानंतर विद्यमान इमारत तोडून नवीन बांधकामास प्रारंभ करणे बंधनकारक आहे.
- २४) प्रस्तावातील इमारतीचे बांधकाम पुर्ण झाल्यानंतर नियमाप्रमाणे पुर्ण झालेल्या इमारतीस प्रथम वापर परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा वापरासाठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर चालू असल्याचे निदर्शनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तीशः कायदेशीर कार्यवाही करण्यात येईल.
- २५) पुर्नविकसीत / नव्याने पुर्ण होणा-या इमारतीमध्ये विद्यमान रहिवाशांना सामावून घेण्याची कायदेशीर जबाबदारी वास्तुविशारद, विकासक व धारक यांची राहिल. याबाबतची सर्व कायदेशीर पुर्तता (विकासकाने रहिवाशांसोबत करावयाचा करारनामा व इतर बाबी) विकासकाने / धारकाने करणे बंधनकारक राहिल.
- २६) या मंजूरीची मुदत दि.३१.१२.७२ पासून दि.२९.१३.७३ पर्यंत राहिल. तदनंतर महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे तरतुदीनुसार विहित कालावधीसाठी नुतनीकरण करण्यात येईल अन्यथा सादरची मंजूरी कायदेशीररीत्या आपोआप रद्द होईल.

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ट.न.न.-७	
दस्ता क्रमांक	१०४२३१०१०
	३६ / १००

जिल्हाधिकारी कार्यालय ठाणे

दिनांक २१/०८/२००५

वाचलं :-

- १) श्री.अंतोन ग्लिस फरेल वगंर-२ यांचे कुळमुखत्यारधारक श्री. सलीम गहलोत द्वारा अनिप असोसिएट,जी-१,रिध्दी सिध्दी टॉवर, ६० फुटी रस्ता, भाईदर ता.जि. ठाणे यांचा दि. १६/४/०४ रोजीचा अर्ज.
- २) तहसिलदार ठाणे यांचा चौकशी अहवाल क्र.जमीनवाव/२/वशी-६२/०४ दिनांक २/२/२००५.
- ३) अपर जिल्हाधिकारी व सक्षम प्राधिकाऱ्या ठाणे नागरा सकुलन ठाणे यांचे कडील आदेश १) क्र. युएलसी/टीए/एटीपी/सेक्शन-२०/एसआर-००४ दि.६/०/२००५ २) मुदतवाढ क्र. मुदत/२०२५/प्र क्र १७४/नाजकधा-३ दि.२४/८/२००५ ३) क्र.युएलसी/ टीए/एटीपी/कलम-२० एसआर दि.२०/०/२००५
- ४) मिरा भाईदर नगरपालिका यांचे कडील बांधकाम परवानगी क्र.मिभा/मनपा/नर २३०/१२८०६ /२००३ २००४ दि.२४/३/२००४
- ५) सामान्य शाखा (भूसंपादन) यांचे कडील पत्र क्र. सामान्य/का-४/ट-२/म/कावि-७१० दि.०/६/२००४
- ६) दि इस्टट इन्व्हेस्टमेंट कंपनी कडील नाहरकत दाखला क्र. आरई-५ दि.३१/८/२००५
- ७) दि. १८/४/२००४ रोजीच्या दैनिक ' कांकण सकाळ ' मधील जाहीरनामा
- ८) अर्जदार यांचे दि. १६/४/२००४ रोजीचे हमापत्र

आदेश :-

ज्या अर्था, श्री.अंतोन ग्लिस फरेल वगंर-२ यांचे कुळमुखत्यारधारक श्री. सलीम गहलोत द्वारा अनिप असोसिएट,जी-१,रिध्दी सिध्दी टॉवर, ६० फुटी रस्ता, भाईदर ता.जि. ठाणे यांनी ठाणे जिल्ह्यातील ठाणे तालुक्यातील मौजे- नवघर येथील स.नं. १५२/४ (जुना स नं.४५२/पं) मधील आपल्या मालकीच्या जमीनीतील क्षेत्र ५९४०-०० चौ.मी एवढ्या जागेचा रहिवास व वाणिज्य या विंगर शेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्या बाबत अर्ज केलेला आहे.

आणि ज्या अर्थ दि.१८/४/२००४ रोजी अर्जदार यांना दैनिक ' कांकण सकाळ ' या वृत्तपत्रात जाहिरात दिलेली होती त्यावर मुदतीत कोणतीही हरकत/तक्रार या कार्यालयाकडे प्राप्त झालेली नाही त्या अर्था आता महाराष्ट्र जमीन महसुल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यात आलेल्या अधिकाराचा वापर करून उक्त जिल्हाधिकारी याद्वारे, श्री.अंतोन ग्लिस फरेल वगंर-२ रा. नवघर ता. जि. ठाणे यांना तालुका ठाणे मधील मौजे- नवघर येथील स.नं. १५२/४ (जुना स नं.४५२/पं) मधील क्षेत्र ५९४०-०० चौ.मी. पंकी मिरा भाईदर महानगरपालिके कडील मंजूर नकाशा प्रमाणे क्षेत्र ५९३३-६३ चौ.मी. पंकी ४०९-३-०३ चौ.मी. रहिवास व २५५-२६ चौ.मी. वाणिज्य एवढ्या जमीनीच्या क्षेत्राची रहिवास या विंगर शेतकी प्रयोजनार्थ वापर करण्या बाबत पुढील शर्तीवर अनुज्ञा (परमिशन) देण्यांत येत असून मिरा भाईदर महानगरपालिके कडील मंजूर नकाशा प्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञाय नाही.

१. प्रपात्र राड १८-०० चौ.मी.
२. आर जी ७६७-३४ चौ.मी.

त्या शर्ती अशा:-

१. ही परवानगी अधिनियम त्याखालील कोणते नियम यांना अधिन देऊन देण्यांत आलेला आहे.
२. अनुज्ञाप्राप्त व्यक्ताने (प्रॉटेक्शन) अशा जमीनार्या वापर व वापररहित इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यांत आली असले त्या प्रयोजनार्थ केवळ केला पाहिजे. आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाचा आगाऊ लेखा परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या बांधकाम करून जमीनीचा वापर ठरविण्यात येईल.

दस्त क्रमांक १०४२३/२०१०

४०/७०

३. अर्शा परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्यांचे जे कोणतेही उपभूखंड करण्या वावत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पांट विभागणी करता कामा नये.
४. अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान हाईल अशा रीतीने अशा जमीनीत रस्त, गटारे वगैरे बांधून आणि (ब) भूमापन विभागा कडून अशा भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासून एक वर्षाच्या आंत मंजूर आराखडया प्रमाणेच काटेकोरपणे विकसित केली पाहिजे. आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.
५. अनुज्ञाग्राही व्यक्तीस असा भूखंड विकावयाचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावायची असल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केल्या शर्तींचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्यांचे निष्पादित केलेल्या विल्हेवात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असल.
६. या सांवत जोडलेल्या स्थळ आराखडयात आणि किंवा इमारतीच्या नकाशात दर्शविलेले क्षेत्र प्रमाण इतक्या जांत क्षेत्रावर बांधकाम करण्या विषयी ही परवानगी देण्यांत आली आहे. सदर भूखंडातील नकाशात दर्शविल्या प्रमाणेच उर्वरित क्षेत्र विना बांधकाम मोकळे साडले पाहिजे.
- ६अ) प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्या पेक्षा जास्त मजल्याचे असू नये.
७. प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने (प्रॅटीने) मिरा भाईंदर नगरपालिका यांची बांधकाम करण्या विषयाचा आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असल.
८. अनुज्ञाग्राही व्यक्तीने सांवत जोडलेल्या नकाशात दर्शविल्या प्रमाण सीमांतिक मोकळे अंतर (ओपन मार्गिनल डिस्टेंसेस) साडले पाहिजे.
९. या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा विंगर शेतकी प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यांत आला असेल तर ती गोष्ट अलाहिदा. अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी रद्द करण्यांत आली असल्याचे समजण्यांत येईल.
१०. अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे विंगर शेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांका पासून सुरुवात केली असल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात बदल केला असल तर तो दिनांक त्याने एक महिन्याच्या आंत तलाठया मार्फत ठाणे तहसिलदारांस कळविल पाहिजे. जर तो असे करण्यास चुकल तर महाराष्ट्र जमीन महसुल (जमीनीच्या वापरातील बदल व विंगरशेतकी आकारणी) नियम १९६९ मधाल नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाग्राही पात्र ठरल.
११. अशा जमीनीचा ज्या प्रयोजनार्थ वापर करण्यास परवानगी दिली असल त्या प्रयोजनार्थ वापर करण्यास प्रारंभ करण्याच्या दिनांकापासून नदर अनुज्ञाग्राहीने त्या जमीनीच्या मंथानत दर या.मा. मग १ १८८ रुपये दराने विंगर शेतकी आकारणा टिला पाहिजे. उक्त प्रमाणदर हा दिनांक ३१/१/२००६ या हमी कालावधी पर्यंत अमलात राहिल. किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अमलात येणारे विनशेती दराने विनशेती आकार देणे बंधनकारक राहिल. अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्या प्रसंगी निराळया दराने विंगर शेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारांत घेण्यांत येणार नाही.
१२. सदर जागेची अती तातडीची मोजणी फी रक्कम रु.१५००/- (अक्षरी एक हजार पाचशे रु मात्र) चलन क्र.३६६/०५ दिनांक २१/१०/२००५ अन्वये शासन जमा केली आहे.
१३. भूमापन विभागाकडून जमीनीची मोजणी करण्यांत आल्यास अनुज्ञाग्राही अशा जमीनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केल्या शर्तीनुसार तयार केलेल्या नकाशात बांधकाम मोकळे क्षेत्र तयार करणे व विंगरशेतकी आकारणा यांत बदल करण्यांत येईल.

आल्यु. मंजूर अशा जमीनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केल्या शर्तीनुसार तयार केलेल्या नकाशात बांधकाम मोकळे क्षेत्र तयार करणे व विंगरशेतकी आकारणा यांत बदल करण्यांत येईल.

१०/११/२०१६

४१/१०१

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

१५. पुर्वीच मंजूर केलेल्या नकाशावरहुकुम अगोदरच बांधलेल्या इमारतीत अनुज्ञाप्राप्तीने कोणतीही भर घालता कामा नये किंवा ती मध्ये कोणताही फेरबदल करता कामा नये. मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असल आणि अशा भरिच किंवा फेरबदलाच नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.

१६. अनुज्ञाप्राप्ती व्यक्तीने आजुवाजुच्या पारिसरांत अस्वच्छता व घाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.

१७. जमीनीच्या विगरशंतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या कालावधीत अनुज्ञाप्राप्ती व्यक्तीने महाराष्ट्र जमीन महसूल (जमीनीच्या वापरात बदल व विगरशंतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन ती या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असल.

१८अ. या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाप्राप्ती व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाप्राप्तीच्या कोणत्याही शाखेत पात्र ठरल त्या शाखेस वाधा न येऊ देता ठाण्याच्या जिल्हाधिका-यांनी नोंद करून असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड जमिंदाराच्या ताब्यात राहू देण्याचा अधिकार असल.

१८ब. वरील खंड अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतुदीविरुद्ध जाऊन कोणताही इमारत किंवा बांधकाम उभे करण्यात आले असे किंवा अस्तित्वात असलेल्या इमारतीच्या किंवा बांधकामाचा वापर करण्यात आला असल तर विनाशित्वाची नोंद घ्यावी अशा रीतीने उभारलेली इमारत काढून टाकण्या विषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिका-यांनी निर्देश देणे विधी संमत असल. तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रालंयार्थ आलेला खर्च अनुज्ञाप्राप्ती व्यक्तीकडून जमीन महसूलाचा थक्याकी म्हणून वसूल करून घेण्याचा अधिकार असल.

१९. दिलेली ही परवानगी मुंबई कुळवाहिवाट व शंतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ.सारख्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत वावीच्या बाबतीत लागू होतील. त्या उपबंधाच्या अधिन असल.

२०. अनुज्ञाप्राप्ती यांना विगरशंतकी आकारणीच्या पाचपट रक्कम रु. २८८६२/- (अक्षरी)

रु. अठठावीस हजार आठशे वासपट मात्र) रुपांतरित कर (कन्व्हर्शन टॅक्स) व अकृषिक परवानगी घणुर्पावचे अनधिकृतपणे वापर केल्यामुळे होणारा अकृषिक आकार व दंड रक्कम रु. ५३५८७/- असे एकूण रक्कम रु. ८२०४९/- तहसिलदार ठाणे यांचे कडील पोवती क्र. १०७२५/२०१४ दि. २००५ अन्वये सरकार जमा केली आहे.

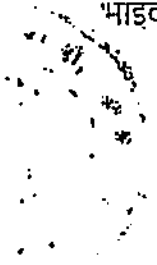
२१. अनुज्ञाप्राप्ती यांना मिरा भाईंदर महानगरपालिका यांचे कडील सध्या नकाशावरहुकुमचे बांधकाम करणे पाहिजे.

२२. अनुज्ञाप्राप्ती यांना मिरा भाईंदर महानगरपालिका यांचे कडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामा मध्ये बदल करून जादा चटईक्षेत्र निर्देशांक वापरल्यास अनुज्ञाप्राप्ती रु. महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी प्रकरणाचा गुन्हा दाखल करण्यास पात्र ठरतील व असे जादा बांधकाम करू नये पात्र राहिले.

navghaar 14703

- ४ - क्र.महसुल/क-१/टं.१/एनएपी/एसआर-६५/२००४

२३. या प्रकरणात पिण्याच्या पाण्याची सोय करण्याची जबाबदारी अनुज्ञाप्राप्ती यांचेवर बंधनकारक राहिल.आणि पिण्याच्या पाण्याची सोय झाली आहे किंवा कसे या बाबत खात्री झाल्याशिवाय मिरा भाईंदर महानगरपालिकेनं संबंधित विकासकास इमारत बापर परवाना देऊ नये.



प्राति,

श्री अतान ग्लास फरल वर्ग २
ग. नवघर ता.जि. ठाणे

महो/-

(नंदकुमार जंत्र.)

जिल्हाधिकारी ठाणे

निर्गमित केले



Signature
जिल्हाधिकारी ठाणे करिता



ट.न.न.-७
दस्त क्रमांक १०४२३/२०१०
१३/७०



No.ULC/TA/ATP/Sec-20/SR.-904
Office of the Addl. Collector &
Competent Authority, Thane Urban
Agglomeration, Collectorate Bldg.,
2nd floor, Thane.
Date - 6/9/2005.

READ

1. This office order u/s 20 No. ULC/TA/ATP/WSHS-20/SR.-904 Dated - 5/7/1995.
2. This office order u/s 8(4) No. ULC/TA/T. No. 4/Mira/S.R.-323-2070 Dated - 10/12/1999.
3. Application from Anish & Associate, Dt.-29/8/2005.

CORRIGENDUM -

WHEREAS this office has granted exemption to Shri Anthony Elis Farel under section 20 of U.L.C.R. Act 1976 to the terms and condition mentioned in the order No. ULC/TA/ W.S.H.S. -20 / S.R.-904 Dt.5/7/1995. In respect of probable surplus vacant land bearing S.No. 452 pt. (Old), 2 admeasuring 5140-00 Sq. Mts. situated at Village- Navghar, Tal.& Dist. Thane.

AND Whereas, Addl. Collector & Competent Authority, Thane has passed 8(4) order No. ULC/TA/ T.No.6/Bhayander/S.R. 323+1070 Dated - 12/04/2005. In 8(4) order 8 (eight) shares are considered as per Government guide lines, upto 4000.00 Sq.Mtrs. of each share holder should be utilised for construction of tenement having plinth area upto 40 Sq.Mtrs.

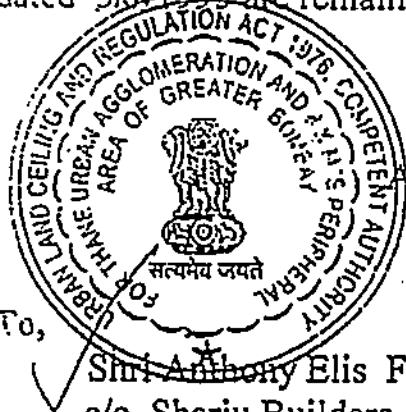
Accordingly applicant Anish & Associate requested to revise schedule under section 20 of the said order vide letter dated 14/09/2004.

AND Whereas, I, Addl. Collector & Competent Authority, Thane is satisfied on the scrutiny of the scheme that request of the applicant needs to be considered and accordingly it is necessary to revised the schedule under the guidelines by Government Resolution dt. 21.10.92 & subsequently as per letter No. SSS/1092/(5320)/13 dated 17.11.92 & 15.10.97

AND WHERE AS the undersigned is satisfied with the request of applicant and is pleased to amend the order as per the schedule attached herewith subject to condition that if the F.S.I of the D.P Road is used on the surplus vacant land the land holder / developer will have to surrender 5%of this F.S.I. in the form of tenement's to Government.

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All other remaining condition mentioned in the order dated 5/7/1995 are remain unchanged.



A.R. Shinde
(A.R. SHINDE)

Additional Collector & Competent Authority,
Thane Urban Agglomeration, Thane .

Shri Anthony Elis Farel
c/o Sharju Builders, Salim Gahlot
Ground floor, Bhardawadi lane
Andheri(W) Mumbai. 58

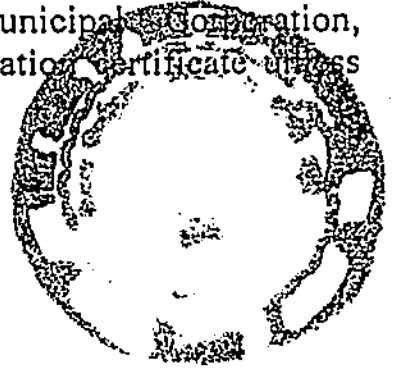
Copy submitted to -

The Principal Secretary, Urban-Development Department, Mantralaya,
Mumbai-400032.

Copy Forwarded with Compliments to -

1. The Commissioner, Mira Bhayandar Municipal Corporation,
Bhayandar for information and not to issue occupation certificate unless
NOC is issued by this office to scheme holder.

2. The Sub-Registrar, Thane.



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दस्त क्रमांक 90823/2020
24/100

REVISED SCHEDULE

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

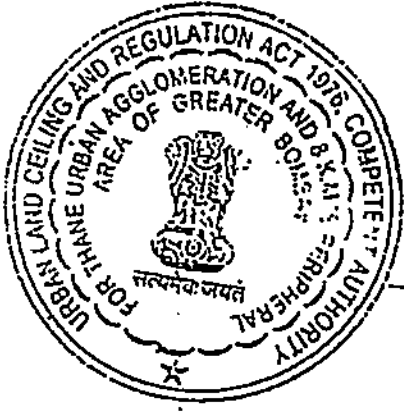
Name & Address of the person holding the land	- Shri Anthony Elis Parel C/o Sharji Builder Shahid Gahlot, Ground floor Bhardawadi lane, Andheri (W) Mum. 58
Status of the person	- Individual
Order No & date of Application	- 5059 dated 1.9.2005
Name of Urban Agglomeration in which the exemption is sought situated.	- 8Km's Peripheral Area of Bruhan Mumabi Urban Agglomeration.
Description of property for which exemption is sought.	
a District	Thane
b Taluka	Thane
c Village	Navghar
d S. No.	452/pt (old), 152 /pt.(New)
e Total surplus area in sq. Mtrs.	22311 Sq.Mtrs.
f Total area under scheme.	5140 Sq.Mtrs.
g Area under reservation if any	18.00 Road
h Area of land to be exempted	5122.00 Sq. Mtrs.
i Area under compulsory open space	768-30 Sq.Mtrs.
j Net buildable area under scheme	4353-70 Sq.Mtrs.
k Built-up area to be sold to Government nominees at fixed rate	217.68 Sq. Mtrs.



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- Total number of tenements to be constructed :
Tenements upto 40 sq. mtrs. plinth area - 109 Nos.
3. No. of tenements to be sold to Government nominees at fixed rate
Tenements upto 40 sq. mtrs. 06 Nos.

Subject to approval of building plans , from Mira-Bhayandar
Municipal Corporation..



Aruna
Addl. Collector and Competent Authority,
Thane Urban Agglomeration Thane.



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दस्ता क्रमांक १०४२५/२०१०
४० / ७०

अ. आर. शिंदे अपर जिल्हाधिकारी व सक्षम प्राधिकारी ठाणे नागर, संकुलन ठाणे व बृहन्मुंबई नागरी संकुलना सभोवतालील ८ कि.मि.परिसर ठाणे यांचे न्यायालयात.



प्रकरण-क्रमांक :- युएलसी/टिए/टे.नं.६ /भाईदर/एसआर-३२३+१०७०

विवरणपत्र घाचा दिनांक :- १२/४/२००५

विवरणपत्र धारकाचे नांव व पत्ता :- श्रीमती मेरीबाई कालमेट परेल (मयत वारस)
श्री. अंतोन एलीस फरेल
रा.भाईदर ता.जि.ठाणे

याचा: या कार्यालयाचे आदेश क्र. युएलसी/टिए/टे.नं.६/भाईदर/एस आर ३२३
+१०७०दि.१०/१२/९९

नागरी जमिन कमाल धारणा अधिनियम १९७६ चे कलम ८(४) अन्वये पारीत आदेश

विवरणपत्र धारक श्री. अंतोन एलीस फरेल रा. भाईदर यांनी एस आर ३२३+१०७० ह्या प्रकरणी मौजे नवघर स.नं. ४५२पै (१५२पै) ह्या जमिनीचे मूळ समाविष्ट करून घेण्याचा आदेश मिळणेकामी दिनांक १९/११/००४ रोजी विवरणपत्र दाखल केले आहेत.

२/- त्यानुसार एस आर ३२३+१०७० प्रकरणाचे अवलोकित करता विवरणपत्र धारक यांनी दिनांक १३/९/१९७६ रोजी उक्त जमिनीचे प्रकरणी नमुद जमिनीचे विवरणपत्र दाखल केले होते संदर विवरणपत्रानुसार प्रकरणी दिनांक १०/१२/१९९९ रोजी कलम ८(४) चे आदेश क्र. युएलसी/टिए/टे.नं. ६/ भाईदर /एस आर ३२३+१०७० अन्वये पारीत झाले आहेत.

सदर आदेशात विवरणपत्र धारक यांचे धारणा क्षेत्र खालील प्रमाणे घोषित करण्यात आले आहे.

- | | |
|--|-----------------|
| १) विवरणपत्र धारक यांचे एकूण धारणा क्षेत्र | ३०८८०.०० चौ.मि. |
| २) रस्त्या खालील आरक्षण | ४५६९.०० चौ.मि. |
| ३) निव्वळ मोकळे क्षेत्र | २६३११.०० चौ.मि. |
| ४) विवरणपत्र धारकास अनुज्ञेय क्षेत्र | ४०००.०० चौ.मि. |
| ५) अतिरिक्त क्षेत्र | २२३११.०० चौ.मि. |

वरील प्रमाणे अनुज्ञेय क्षेत्र हे खालील जमिनीमधून राखून ठेवणे बाबत आदेश पारीत झाले आहेत.

जमिनीचे वर्णन

गावाचे नांव	स.नं./हि.नं.	क्षेत्र चौ.मि.
भाईदर	३५४/७	९६०.००
	३५५/३	१३४०.००
	३५७/७	६३०.००
	३६०/१	९४०.००
	३६०/११	१३०.००
		एकूण ४०००.००

दस्ता क्रमांक १००२३/२०१०
४८/७०

अतिरिक्त क्षेत्राबाबत आदेशात नमुद केल्या प्रमाणे खालील प्रमाणे कलम २० र योजना मंजूर करण्यांत आल्या आहेत.

अ.क्र.	कलम २० खालील योजना	सं.न.	क्षेत्र
१	एस आर ६० दिनांक १७/६/१९९४	३६०/१,४,११	२२३०.००
२	एस आर ७३० दिनांक ३१/१०/९४	३५४/७, ३५५/३, ३५७/७, ३७२/३ व १०	१२३७६.००
३	एस आर ९१८ दिनांक ३०/९/९५	४७९/५	१४१७०.००

सदरचे योजना अतिरिक्त जमिनीवर घोषित करण्यांत आल्या आहेत.

१/- ज्याअर्थी वरील धारणा क्षेत्रात मौजे नवघर येथील सं. नं. ४५२/ पै (नवीन १५२/४) ही अंतोन एलिस फरेल व इतर २ यांच्या नावाची जमिन समाविष्ट करून कलम ८(४) चे सुधारीत आदेश पारीत करणे बाबत विनंती आहे.

त्यानुसार उक्त जमिनीबाबत परीरक्षण भुमपाक यांचे मार्फत स्थळपाहणी करून कागदपत्रांचे तयारी रचनाकार यांचे मार्फत देण्याबाबत कळवण्यांत आले होते. त्यानुसार सहा नव्या रचनाकार यांनी दिनांक ५/१/२००५ रोजी भुपट्टा सह अहवाल पाठवण्यांत आले आहे. सदर अहवाल नमुद भुपट्टा पुढील प्रमाणे आहे.

भुपट्टा

अ.क्र.	गावाचे नांव	सं.नं.	क्षेत्र (चौ.मी.)	भुपट्टा	रहीवास क्षेत्र	रस्त्या खालील क्षेत्र	अतिरिक्त खालील क्षेत्र	एकूण वजारी	निव्वळ मोकळे क्षेत्र
१	नवघर	४५२/पै १५२/पै	५१४०.००	रहीवास + रस्ता	५१२२.००	१८.००	-	१८.००	५१२२.००
२			५१४०.००		५१२२.००	१८.००	-	१८.००	५१२२.००

ज्याअर्थी उक्त मौजे नवघर सं. नं. ४५२ पै (१५२पै) ह्या जमिनीवर सदर अहवालानुसार कलम २० खालील योजना आदेश क्र. युएलसी/टिअे/डब्ल्यू एस एच एस / एस आर ९०४ दिनांक १७/१९९५ रोजी मंजूर झालेली आहे. सदर योजना प्रभाग अ व ब खालील योजना आहे.

२/- ज्याअर्थी प्रकरणी विवरणपत्र धारक यांनी सादर केलेल्या कागदपत्रानुसार उक्त सं.नं. ४५२/(१५२/पै) ह्या जमिनीचे फेरफार क्र. ८५९ अन्वये सन १९५० पासून विवरणपत्र धारक श्री. अंतोन एलिस फरेल व इतर २ यांचे नावे आहेत. त्यामुळे उक्त क्षेत्र धारणा क्षेत्रात समाविष्ट करण्यांत येत आहे.

३/- ज्याअर्थी प्रकरणी श्री. घनश्याम आर गोसावी यांनी जमिन मालक यांचे कुळमुखत्यार पत्रधारक या नात्याने दिनांक ११/१०/२००४ रोजी हरकत उपस्थित केली होती. त्या अनुषंगाने त्यांना जमिन मालक यांना कार्यालयात सुनावणीसाठी उपस्थित राहाणेबाबत कळवले होते. परंतू प्रकरणी श्री. घनश्याम गोसावी यांनी दिनांक ९ मार्च २००५ रोजी पुन्हा अर्ज सादर करून मौजे ४५२ पै ह्या जमिनीचे क्षेत्र प्रकरणी समाविष्ट करून पुर्वीच्या आदेशातील जमिनीत कोणतेही बदल न करता सुधारीत आदेश पारीत करणेबाबत विनंती केली आहे. तसेच ८५ वर्षे वयाचे असल्याने सुनावणीसाठी बोलवणेत येवू नये आदेश पारीत करणेबाबत विनंती केली आहे. सदर विनंती

सदर प्रमाणे
१०/१२/२०१०
४२/७०

६/- ज्याअर्थी प्रकरणी अर्जदार यांनी वरील प्रमाणे गोजे नवघर सं.न नं. ४५२/पै (१५२पै) हया जमिनीचे क्षेत्र धारणा क्षेत्रात समाविष्ट करून तसेच पुर्वीचे हिस्से कायम ठेवून सुधारीत आदेश मिळणेबाबत विनंती केली आहे. सदर विनंती मान्य करण्यांत येत आहे. परंतु प्रकरणी सहा. नगर रचनाकार यांचे अहवालानुसार उक्त नव्याने दाखल जमिनी मोजे नवघर सं.नं. ४५२/पै (१५२/पै) चे क्षेत्रावर पुर्वीचे कलम २० खालील योजना मंजूर झाली असल्याने सदर योजना विवरणपत्रधारक यांनी राववणेची असल्याचे नमुद करून खालील प्रमाणे धारणा क्षेत्र निश्चित करण्यांत येत आहे.

१	विवरणपत्रधारक यांचे एकूण धारणा क्षेत्र (३०८८०.०० + ५१४०.००)	३६०२०.०० चौ.मी.
२	वजाती.	:-
	i) रस्त्याखलील आरक्षण क्षेत्र (४५६९.००)	४५६९.०० चौ.मि.
	ii) मोजे नवघर सं. नं. ४५२/पै (१५२/पै) :- क्षेत्र ५१४०.०० चौ.मि. वर एस आर ९०४ अन्वये कलम २० खालील योजना सदर योजना विवरणपत्रधारक यांना पूर्ण करणे बंधनकारक एकूण वजाती	५१४०.०० चौ.मि. ९६०९.०० चौ.मि.
३	निव्वळ मोकळे क्षेत्र	२६३११.०० चौ.मि.
४	विवरणपत्रधारक यांना अनुज्ञेय क्षेत्र	४०००.०० चौ.मी.
५	अतिरिक्त क्षेत्र	२२३११.०० चौ.मी.

वरील विवेचनावरून मी खालील प्रमाणे आदेश देत आहे.

आदेश:-

वरील प्रमाणे विवरणपत्र धारक हयांचे एकूण धारणाक्षेत्रापैकी २२३११.००चौ.मी. अतिरिक्त क्षेत्र ठरत आहे. सदर अतिरिक्त क्षेत्रावर यापूर्वीच वर नमुद केल्याप्रमाणे एस आर ६५०, ७३०, ९१८ अन्वये योजना मंजूर करण्यांत आल्या असून सदर योजना विवरणपत्रधारक यांनी राववण्याच्या आहेत.

सदरचा आदेश आज दिनांक ४/२००५ रोजी माझ्या सहायिकाकडानुसार देत आहे

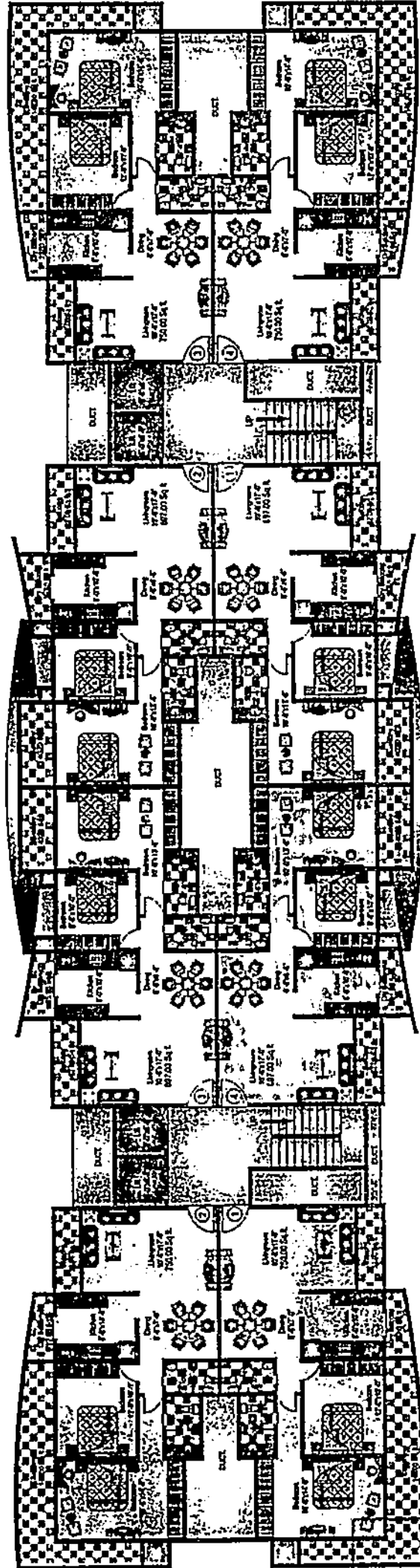


प्रति,
श्रीमती सेरीबोर्ड कालिंदे परे (सयत वारसा)

(Signature)
(अ.आर.शिंदे)

अपर जिल्हाधिकारी व सक्षम प्राधिकारी
ठाणे नागरी संकुलन व बृहन्मुंबई नागरी
संकुलना सभोवतालील ८ कि.मि. परिसर ठाणे

ट.न.न.-७
दस्त क्रमांक १०४२३/२०१०
५० / ७०



For RAVIRAJ HOUSING (NANCE CITY)

At 1304

10/10/65, No. 124, 135, 146 Floor Plan.

Signature
Prasanna

Signature
Raviraj

Ventilator

ARCHITECTS & ENGINEERS
GANESH & ASSOCIATES

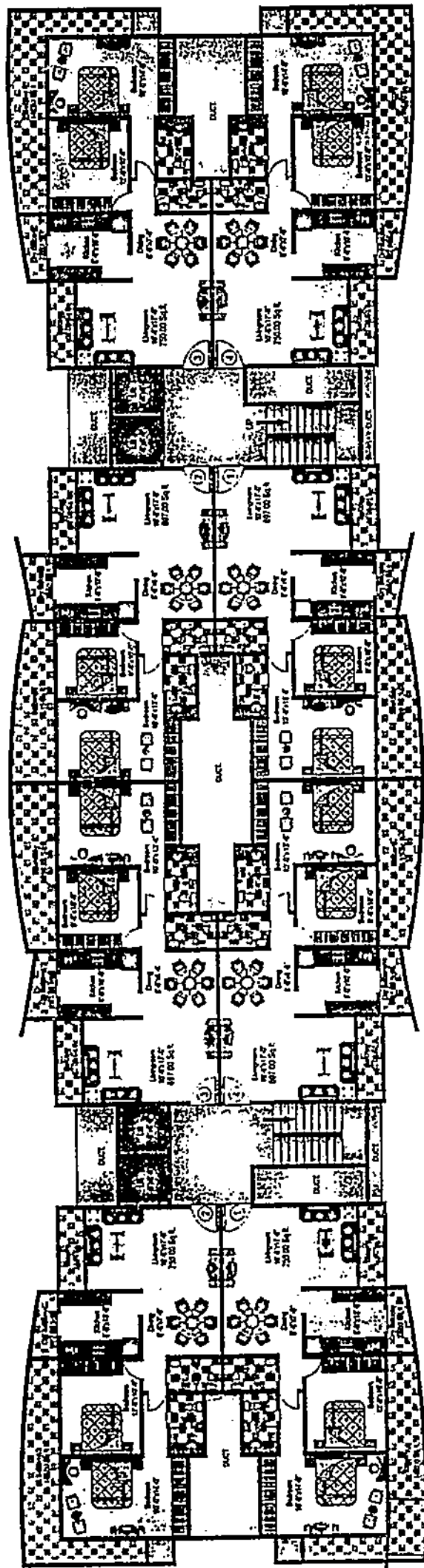
RAVIRAJ PALMS

RAVIRAJ HOUSING
 BUILDERS & DEVELOPERS

10.10.16

दस्तावेज क्रमांक 20723/2016

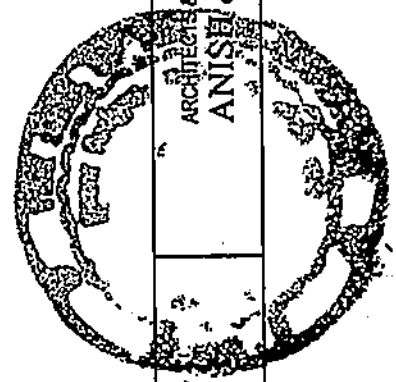
49/100



11th Floor Plan

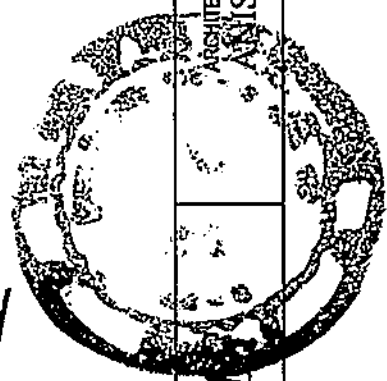
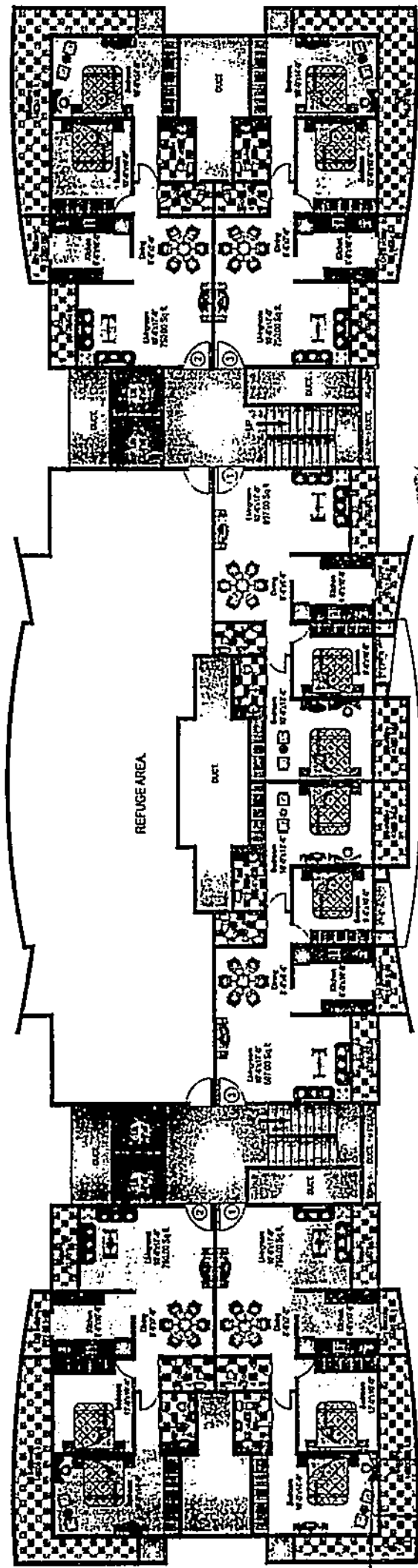
दस्ता क्रमांक 90823/2080
42/60

ARCHITECTS & ENGINEERS
ANISH & ASSOCIATES



RAVIRAJ PALMS

RAVIRAJ HOUSING
BUILDERS & DEVELOPERS



ARCHITECTS & ENGINEERS
ANISH & ASSOCIATES

RAVIRAJ PALM

RAVIRAJ HOUSING
 BUILDERS & DEVELOPERS

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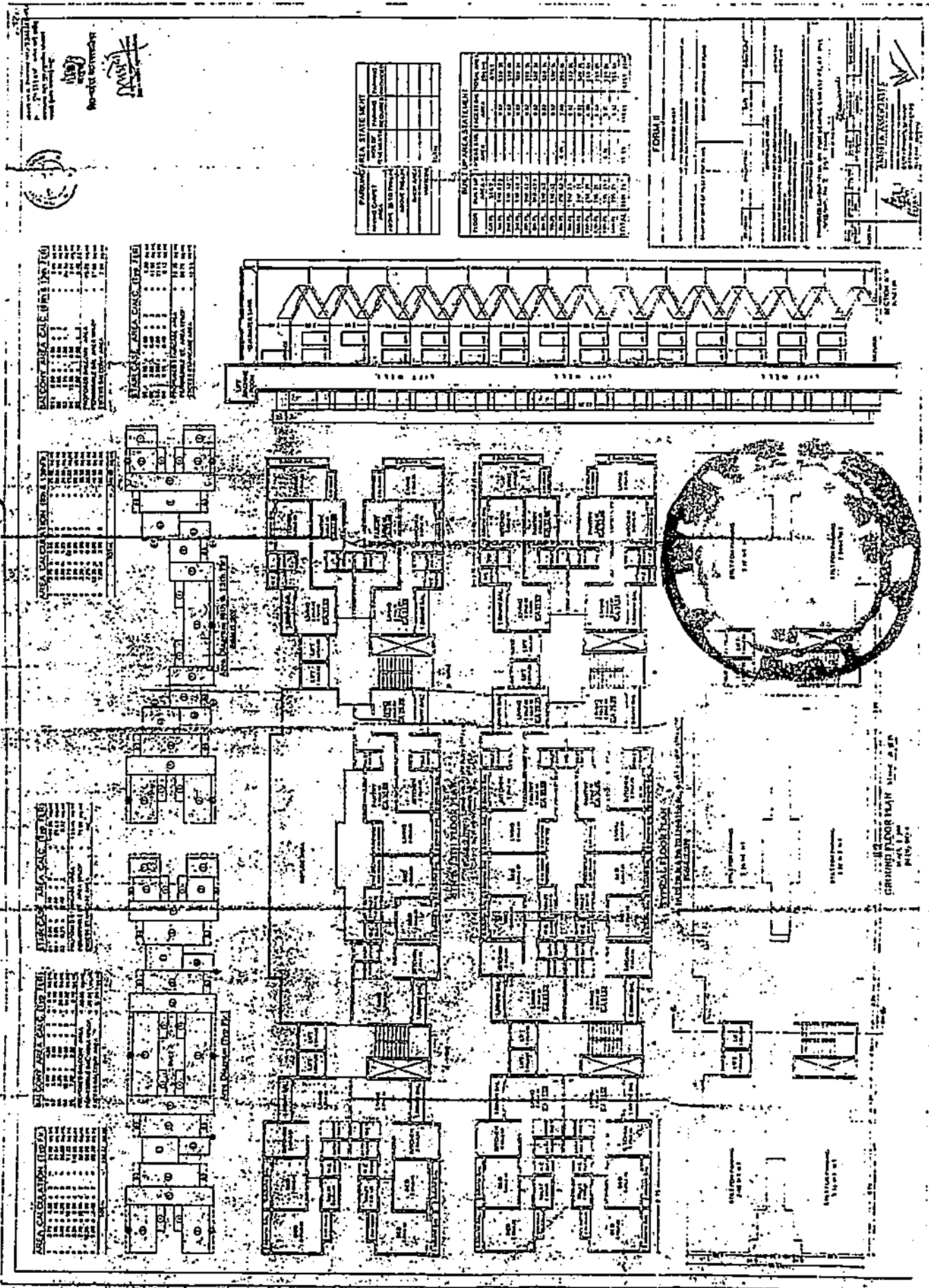
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AREA CALCULATION (UP TO 10)

Room No.	Area (sq. ft.)
101	100
102	100
103	100
104	100
105	100
106	100
107	100
108	100
109	100
110	100
Total	1000

AREA CALCULATION (UP TO 11)

Room No.	Area (sq. ft.)
111	100
112	100
113	100
114	100
115	100
116	100
117	100
118	100
119	100
120	100
Total	1100

AREA CALCULATION (UP TO 12)

Room No.	Area (sq. ft.)
121	100
122	100
123	100
124	100
125	100
126	100
127	100
128	100
129	100
130	100
Total	1200

AREA CALCULATION (UP TO 13)

Room No.	Area (sq. ft.)
131	100
132	100
133	100
134	100
135	100
136	100
137	100
138	100
139	100
140	100
Total	1300

AREA CALCULATION (UP TO 14)

Room No.	Area (sq. ft.)
141	100
142	100
143	100
144	100
145	100
146	100
147	100
148	100
149	100
150	100
Total	1400

PARKING AREA STATEMENT

Room No.	Area (sq. ft.)
151	100
152	100
153	100
154	100
155	100
156	100
157	100
158	100
159	100
160	100
Total	1600

AREA STATEMENT

Room No.	Area (sq. ft.)
161	100
162	100
163	100
164	100
165	100
166	100
167	100
168	100
169	100
170	100
Total	1700

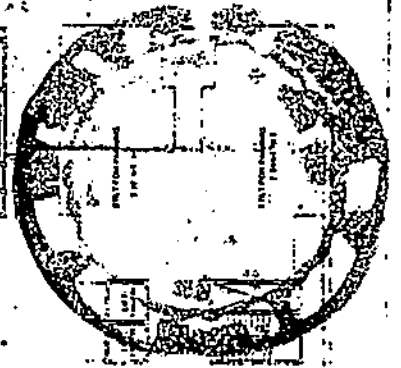
FORM II

ASHTON & ASSOCIATES

Architects

100, Park Street, New Delhi - 110002

Phone: 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 2688, 2689, 2690, 2691, 2692, 2693, 2694, 2695, 2696, 2697, 2698, 2699, 2700



ट.न.न.-७

दस्ता क्रमांक १०४२४/२०१०

५४/७०

FORM II

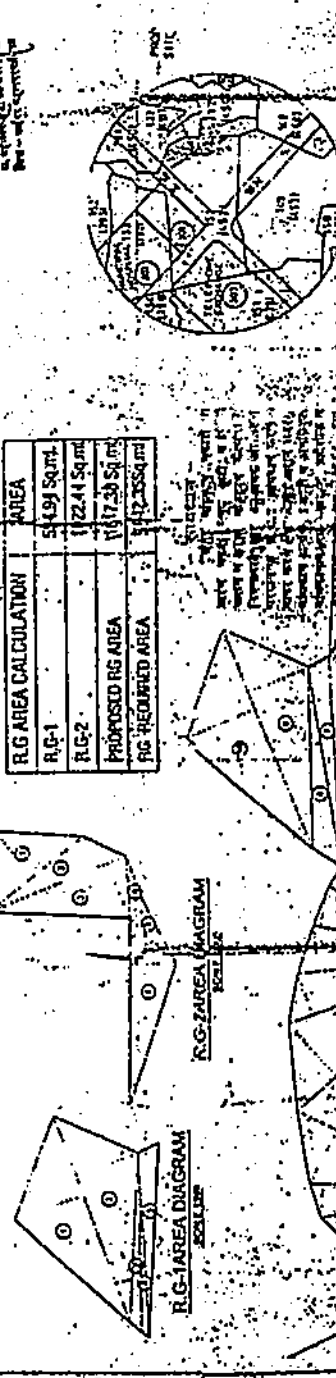
Sl. No.	Particulars	Area (sq. m)
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TOTAL BUILT UP AREA CALCULATION

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FORM II

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द.न.न.-७

दस्ता क्रमांक १०४२३/२०१०

५५ / ७०



दूरध्वनी: २६९२८२८/२६९९३०२८/२६९८९९८३/२६९८९९८४/२६९८९९८५

मिरा-भाईंदर महानगरपालिका

मुख्य कार्यालय भाईंदर

MIRA BHAYANDAR MUNICIPAL CORPORATION

स्व. इंदिरानांदा भवन, छत्रपती शिवाजी महाराज मार्ग, भाईंदर (प.), ता. जि. ठाणे, ४०१ १०१

पत्र. नं. मनपा/नर/४५२३/०६-१०

दिनांक २५/०३/२०१०

// इमारत पूर्णत्वाचा दाखला //

प्रति,
मे. अनिष अॅन्ड असो. (वा तुविशारद)
शाॅप नं. १ व २, भैख सूडो, तळ मजला
१५० फुटी रोड, भाईंदर (प.)

- विषय मी जे - नवघर, स.क्र. ४५२/पे. (जुना), १५२/पे. (नविन) वा जागमधील
प्रकार ४ (विंग अ, बी) (पार्ट तळ + १४ पार्ट) वा इमारतीसाठी इमारत पूर्णत्वाचा
दाखला (Building Completion Certificate) मिळणेबाबत.
- संदर्भ - १. मे. अनिष अॅन्ड असो. यांचा दि.०२/०३/२०१० रोजीचा अर्ज.
२) मे. अपर जिल्हाधिकारी तथा सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचे कडील
आदेश क्र. यु.एल.सी./टिए/डब्ल्यु.एस.एच.एस.-२०/एसआर-१०४, दि.०५/०७/१५
ची मंजूरी व दि.२३/०८/२००६ पर्यंत मुदतवाढ.
३) मे. जिल्हाधिकारी, ठाणे यांचेकडील आदेश क्र. महपुल/क-१/टे-७/एनएपी/
एसआर-६५/०४, दि.२८/१०/२००५ ची अकृषिक मंजूरी.
४) मिरा भाईंदर नगरपरिषद पत्र क्र. नपा/नर/२४५४/२००८-०९, दि.१२/०९/०८
अन्वये सुचारीत नकाशे मंजूरीसह बांधकाम परवानगी.
५) मे. अनिष अॅन्ड असो. यांचा दि.०२/०३/२०१० अन्वये इमारत
पूर्णत्वाचा दाखला.
६) स्ट्रक्चरल इंजिनियर मे. अनिष अॅन्ड असो. यांचा दि.०२/०३/१० अन्वये
इमारतीचे बांधकाम तांत्रिकदृष्ट्या योग्यतेबाबतचा दाखला.
७) मे. जी.एस. एंटरप्राईजेस यांचे दि.१८/११/०९ अन्वये इमारतीच्या प्लंबिंग
बाबतचा दाखला.
८) दि.३०/०३/२००७ रोजीचे शपथपत्र.

महोदय,

मिरा भाईंदर महानगरपालिका क्षेत्रामधील मीजे - नवघर, स.क्र. ४५२/पे. (जुना), १५२/पे.
(नविन) येथील प्रस्तावीत इमारत प्रकार ४ (विंग अ, बी) (पार्ट तळ + १४ पार्ट) वा स्वरूपाचे बांधकाम पत्र
क्र. मनपा/नर/२४५४/२००८-०९, दि.१२/०९/२००८ अन्वये मंजूर करण्यात आलेल्या सुचारीत नकाशा प्रमाणे पूर्ण
झाल्या बाबतचा दाखला वा तुविशारद मे. अनिष अॅन्ड असो. यांनी सादर केला आहे. इमारतीचे बांधकाम
तांत्रिकदृष्ट्या योग्यतेबाबतचा दाखला मे. अनिष अॅन्ड असो. यांनी व इमारतीचे प्लंबिंगबाबतचा दाखला
मे. जी.एस. एंटरप्राईजेस यांनी सादर केला आहे.

1 Completion Certificate

ट.न.न.-७

दस्त क्रमांक १०४३/२०१०

५६/१०



दूरध्वनी : २६९२२२६ / २६९२३०२६ / २६९६९६३ / २६९६९३५३ / २६९४५९६५
फॅक्स : २६९२७६३६

मिरा-भाईंदर महानगरपालिका

मुख्य कार्यालय भाईंदर

MIRA BHAYANDAR MUNICIPAL CORPORATION

स्व. इंदिरागांधी भवन, छत्रपती शिवाजी महाराज मार्ग, भाईंदर (प.), ता. जि. ठाणे. ४०१ १०१

जा. नं. मनपा/नव/४५२३/०९-१०

दिनांक २५/०३/२०१०

यार नव संदर्भ क्र. ४ मधील अटीशर्तीच्या व संदर्भ क्र. ८ अन्वयेच्या शपथपत्राप्रमाणेची पूर्तता करण्याच्या अटीवर तसेच सध्या अटीच्या अधिन राहून या विषयांकित इमारत प्रकार ४ (विंग ओ, बी) (पार्ट तळ + १४ पार्ट) साठी इमारत पूर्णत्वाचा दाखला (Building Completion Certificate) देण्यात येत आहे.

अटीशर्ती -

- १) सादरचा दाखला व इमारत पूर्णत्वाचा दाखला असून भोगवटा दाखला नाही.
- २) भोगवटा दाखला घेणेपूर्वी आवश्यक असणा-या सर्व संबंधित विभागाच्या परवानग्या / नाहरकत कार्यालय सादर करणे आवश्यक आहे.
- ३) अग्निशामक विभागाकडील नाहरकत दाखल्यामधील अटीशर्तीचे पालन करणे आपणावर बंधनकारक राहिल.
- ४) आपण सादर केलेल्या शपथपत्राचे पालन करणे आपणावर बंधनकारक राहिल.
- ५) बांधकाम प्रारंभपत्र मधील व आपण सादर केलेल्या शपथपत्राप्रमाणे सर्व बाबींची पूर्तता करून व भोगवटा दाखला घेणे आपणावर बंधनकारक राहिल.
- ६) मा. जिल्हाधिकारी ठाणे गांचेकडील अकृषिक परवानगीच्या आदेशामधील अटीशर्तीची पूर्तता करणे आपणावर बंधनकारक राहिल.

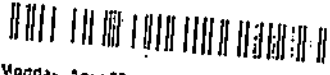


[Signature]
जायुक्त

मिरा भाईंदर महानगरपालिका

- प्रत - १) अतिक्रमण विभाग
२) कर विभाग

ट.न.न.-७
दस्त क्रमांक १०१२३४२०१०
५० / ००



Monday April 07 2008
7:04:29 AM

Original
नोंदणी 39 म
Regn. 39 M

पावती

पावती क्र. : 3253

दिनांक 07/04/2008

गावाचे नाव : ...

दस्तावेज क्रमांक 3 नुक्रमांक

टनन4 - 03253 - 2008

दस्तावेज क्रमांक

मुख्यकारनामः

सादर कर्णागचे तवः नं. रविराज हॉसिंग (प्रिन्स सिटी) जॉइन्ट वेंचर कर्म रविंद्र शंकर लखत

नोंदणी फी

100.00

नक्कल (अ. 11(1)), पृटांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (7)

140.00

एकूण रु.

240.00

आपणास हा दस्तावेज 7:19PM ह्या वेळेस मिळेल

(Handwritten Signature)

दुय्यम नियधक
जागे 4

बाजार मूल्य: 0 रु.

मोवदला: 0 रु.

भरलेले मुद्रांक शुल्क 100 रु.

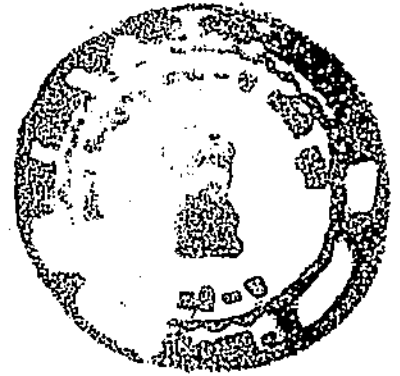
श. व. ...
म. ...



(Handwritten Signature)

ट.न.न.-७
दस्ता क्रमांक 90823/2008
42/100

Customer's Copy	
CITIZEN CREDIT CO-OPERATIVE BANK LTD.	
Lic # D-5/STP(V)/C.R. 1009/02/2005/200-203	
3r. Mira Road Date <u>5/4/08</u>	
Pay to : Acct Stamp Duty Thane	
Franking Value	Rs. <u>100/-</u>
Service Chgs (Rs. 10 per doc)	Rs. _____
TOTAL	Rs. <u>100/-</u>
Name of the stamp duty paying Party _____	
<u>M/s. Raviraj Housing</u>	
<u>(Prince City)</u>	
DE / Cheque No. <u>2222</u>	
Drawn on Bank _____	
(For Banks Use Only)	
Trans ID	<u>4772</u>
Franking Sr. No.	<u>42/100</u>
Cashier	Officer



POWER OF ATTORNEY-6

दस्त क्रमांक	<u>908232020</u>
	<u>42/100</u>

Citizen Credit Co-op. Bank Ltd.
 Shop No. 34-41, Geeta Road, Thane-1,
 3rd Floor, Mira Road (East),
 Thane-401007
 D-5/STP(V)/C.R. 1009/02/2005/200-203

THIS POWER OF ATTORNEY is made and entered in to at Thane on this 5th Day of APRIL 2008 BETWEEN

SHIND 47727
 179887
 R.0000100/-P852E
 APR 05 2011
 SPECIAL RESERVE
 STAMP DUTY MAHARASHTRI

दस्त क्रमांक	<u>3243</u>
	<u>9/10</u>

TO ALL TO WHOM THESE PRESENT SHALL COME we M/S. RAVIRAJ HOUSING (PRINCE CITY), through Mr. Ravindra Shankar Sawant a joint venture firm having its address at A/101, Radharaman Apartment, Babu Bagve Marg, Dahisar (w), Mumbai- 400068 hereinafter referred to as the "THE EXECUTANTS" DO SEND GREETINGS.

And whereas we are developing under a name and style of M/S. RAVIRAJ HOUSING (PRINCE CITY), immovable property bearing Old S. No. 452, New S. No. 152, H. No. part of Village- Navghar, Taluka & Dist- Thane. Building known as "RAVIRAJ PALMS" by constructing thereon the housing complex.

And whereas we are desirous of selling the flats and shops premises in the said housing complex to the prospective buyers and to enter into agreements with such buyers. And whereas due to our pre-occupation, we are desirous of appointing a fit and proper person as our CONSTITUTED ATTORNEY to do requisite acts, deeds, matters and things for execution of agreements and registration thereof.

NOW THEREFORE KNOWN YE ALL MEN AND THESE PRESENTS WITNESSETH THAT WE THE EXECUTANTS, above named, hereby nominate, constitute and appoint (1) MR. VIJAY GODSE, (2) MR. SUDHAKAR KUMBHAR, (3) MR. PRAVIN SANAS, ^{BY APPOINTMENT CHITMURE} having Office at Shop. No. 3, Milan Plaza, 90 Feet Road, Bhayander (w), Taluka & Dist- Thane - 401101 as our CONSTITUTED ATTORNEYS to do various acts, deeds, matters and thing i. e. to say:

ट.न.न.-७	
वस्तु क्रमांक १०४२३/२०१०	ट.न.न.-४
६० / ७०२	वस्तु क्रमांक ३२५३ / २००८
	२ / ७

(1) To submit and register for us, documents executed by us in our named and on we behalf the Agreements For Sale, Rectification Deeds, Cancellation Deeds, of flats/ shops premises in the said housing complex to the prospective buyers.

(2) To lodge for registration before the registering authority the documents which were executed by executants as per the aforesaid authority, and to proceed and complete the execution of registration only, thereof.

(3) We have not any kind of concern with Documents / Agreement For Sale executed by builders.

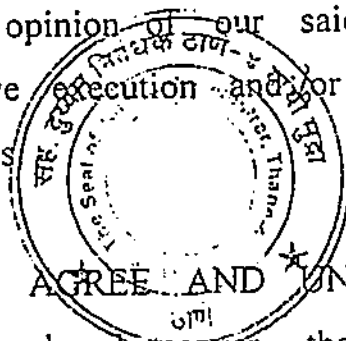
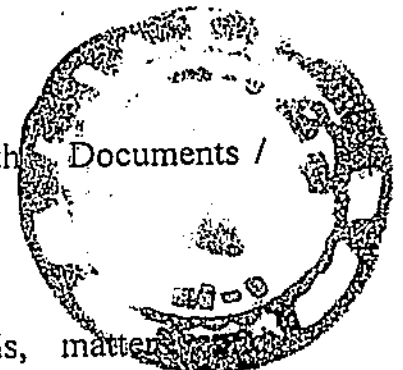
(4) And generally to do all other acts, deeds, matters and things which in the opinion of our said attorney, shall be necessary for effective execution and/or registration such agreements and documents

(5) AND I HEREBY AGREE AND UNDERTAKE to allow, ratify and confirm all and whatsoever the said attorney shall lawfully do or cause to be done in the premises by virtue of these presents.

IN WITNESS WHEREOF, we the executants, above named have subscribed our hands to day, at Thane on this 5th Day of APRIL 2003.

SIGNED, SEALED AND DELIVERED BY]
with in named "THE EXECUTANTS"]
M/S. RAVIRAJ HOUSING (PRINCE CITY)]
Through Mr. Ravindra Shankar Sawant]

टनन-४
3
दस्ता क्रमांक 3243 / 2006
3 / 6



ट.न.न.-७
दस्ता क्रमांक 90823 / 2006
109 / 100

Basant

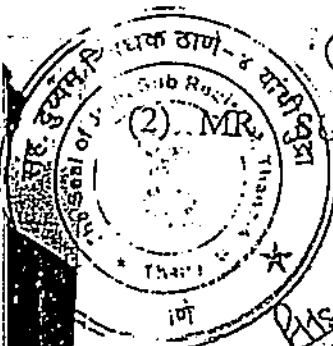


IN THE PRESENCE OF-

2.



1. P. Case I / WE ACCEPTED.
(1) MR. VIJAY GODSE



Handwritten signature/initials

(2) MR. JUDHAKAR KUMBHAR

Handwritten signature/initials

(3) MR. PRAVIN JANAS



Handwritten signature/initials

47 APPASU CHIRMURE



ट.न.न.-४
दस्ता क्रमांक 3253/2006
6 / 60

ट.न.न.-७
दस्ता क्रमांक 90823/2018
62 / 60

FORM 6
(See Rule 16(1))

Driving Licence No. **39913**

Date of Issue **30/10/2001**

Name of the Licence Holder
Mr. Mangesh Patil

Son/wife/daughter of
Dilip Patil



आसकर विभाग
INCOME TAX DEPARTMENT
SHAILESH YEWLEKAR
DEVRAM YEWLEKAR
23/04/1989
Permanent Account Number
ACDPY96830

भारत सरकार
GOVT. OF INDIA

Signature



32 ट.न.म. 10

दस्ता क्रमांक 90823/2000

९३ / १००

टनन-४

दस्ता क्रमांक 3243/2000

७ / १०

दस्त गोषवारा भाग - 2

टनन4

दस्त क्रमांक (3253/2008)

Ull

पावती क्र. 3253 दिनांक: 07/04/2008

पावतीचे वर्णन

गांव: गं. रविराज हीरिंग (प्रिन्स सिटी) जोईंट
वेंचर फर्म रविंद्र शंकर सावंत

100 नोंदणी फी

140 नक्कल (अ. 11(1)), पुढांकनाची नक्कल
(अ. 11(2)),

रुजवारा (अ. 12) व छायाचित्रण (अ. 13) >
एकत्रित फी

240: एकूण

दु. निबंधकाची सही, ठाणे 4

दस्त क्रमांक 3253
दस्तावेजाचे मूल्य : 100
दस्त दिनांक 07/04/08 06:50 PM
निष्पादनाचा दिनांक 05/04/2008
दस्त हजेरा

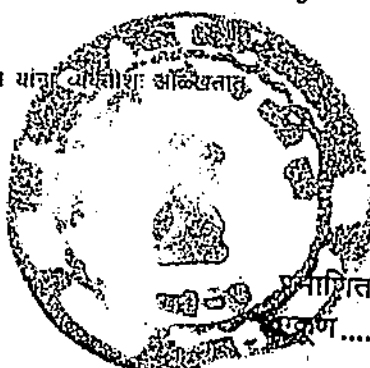
Signature

दस्तावेजाचे प्रकार 5) खत्यारनामा
शिक्का क्र. 1) शिक्का (सादरीकरण) 07/04/2008 06:50 PM
शिक्का क्र. 2) शिक्का (फी) 07/04/2008 07:04 PM
शिक्का क्र. 3) शिक्का (कयुली) 07/04/2008 07:06 PM
शिक्का क्र. 4) शिक्का (ओळख) 07/04/2008 07:06 PM

दस्त नोंद केल्याचा दिनांक : 07/04/08 06:06 PM

1) गणेश पाटील पार/पल्ले नं:
मूळी/रस्ता:
इमारतीचे नाव
इमारत नं.
पेट/वसाहत:
शहर/गाव/मि.सो.सं.पु.
पोस्टा
2) अलश येवलेकर पार/पल्ले नं:
मूळी/रस्ता:
इमारतीचे नाव
इमारत नं.
पेट/वसाहत:
शहर/गाव/मि.सो.सं.पु.
पोस्टा
गा.

Signature

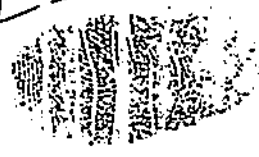


प्रमाणित करणेत येते की या दस्तामध्ये
एकूण 2 पाने आहेत.

Signature

सह. दुय्यम निबंधक ठाणे क्र. 4

Signature



पुस्तक क्रमांक.....
2253.....क्रमांकावर नोंदला

Signature

सह. दुय्यम निबंधक ठाणे क्र. 4
तारीख.. 07/04/2008 सन 2008

Signature
निबंधकाची सही
ठाणे 4



द.न.न. - 4
दस्त क्रमांक 3253/2008
07/04/08

घोषणापत्र

मी.....डा. पा. स. त्रिपुरे.....याद्वारे घोषित करतो कि

दुय्यम निबंधकव. वि......यांचे कार्यालयात...क. १. २. १. ३. १

या शिर्षकाचा दस्त नांदणीसाठी सादर करण्यात आला आहे. श्री मे. श. वि. राज

डा. श. वि. राज (नि. वि. खेती) व ड. यानी दि. ३. १०. ५. १०८.....रोजी मला

दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे

/ निष्पापित करून व बुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार

यांनी कुलमुखत्यारपत्र रद्द केलेला नाही किंवा कुलमुखत्यारपत्र लिहून देणार

व्यक्तिपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे

कुलमुखत्यारपत्र रद्दगातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध

असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे

आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ च्या अन्वये शिक्षक

पात्र राहिन याची मता जाणीव आहे.

Signature

कुलमुखत्यारपत्रधारकांचे नाव व सही

ट. न. न. - ७
दस्त क्रमांक १०४२३/२०१०
६६ / ७०

सूचकांकनाचे वर्ष 2010
जिल्हा ठाणे
मुख्य मूल्य विभाग 100-मौजे [गांव] नवघर क्रमांक 11 (मिरा भाईंदर महानगरपालीका)
सहाय्य मूल्य विभाग 11/40-व्ही) भू-विभाग नवघर गावाच्या दक्षिण हद्दीपासून त्या गावातील सर्व मिळकती
नागरी क्षेत्राचे नांव Navi Mumbai/Thane/Kalyan/Dombivali/Ulhasnagari/Mira Bhaindar
सर्व्हे नंबर सर्व्हे नंबर-152

वाजार मूल्य दर तक्त्यानुसार जमिनीचा दर

खली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
8600.00	27100.00	33800.00	47000.00	33800.00

मिळकतीचे क्षेत्र 74.72 वांधकामाचे वर्गीकरण 1-आर सी सी
मिळकतीचा वापर निवासी सदनिका उद्दवाहन सुविधा आहे
मिळकतीचा प्रकार वांधीव वांधकामाचा दर
मिळकतीचे वय 0 TO 2 मजला 11th to 20th

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = वाजार मूल्यदर + घसा-यानुसार नविन मजला निहाय घट/वाढ
= 27100.00 + (100 /100 * (110.00 - 27100.00))
= 29810.00

A) मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * क्षेत्र
= 29810.00 * 74.72
= 2227403.20

एकत्रित अंतिम मूल्य दर = अंतिम मूल्य दर + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + वंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य

= A + B + C + D + E + F + G + H

= 2227403.20 + .00 + .00 + .00 + .00 + .00 + .00 + .00
= 2227403.20

दस्तावेज क्रमांक	9082/2010
एल/७०	

Anisware
R. Medinho
Anisware

सह दुय्यम निबंधक सग. ०
ठाणे क्र. ७



टनन/

दस्त गोषवप्रा भाग-1

दस्त क्र 10423/2010

22/12/2010

दुय्यम निबंधकः

10:18:30 am

सह दु.नि.ठाणे 7

६६/७०

दस्त क्रमांक : 10423/2010

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाम: रेनी गुडीन्हो - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: मालाड पू.मुंबई तालुका: - पिन: - पॅन नम्बर: AHRPG8614L</p>	<p>लिहून घेणार वय 39 सही <i>Rmudinho</i></p>		
2	<p>नाम: मिनीन गुडीन्हो - - पत्ता: घर/फ्लॅट नं: वरिलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: ALWPG1743K</p>	<p>लिहून घेणार वय 46 सही <i>Minal</i></p>		
3	<p>नाम: मे.शिवराज हॉसिंग (प्रिन्स सिटी)जॉईन्ट वेंचर फर्म रविंद्र शंकर सावंत यांच्या तर्फे कु.मु.म्हणून आपासो धिरमुरे - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाह</p>	<p>लिहून घेणार वय 33 सही <i>Dhiramurde</i></p>		



1 OF 1

दस्तावेज करून देणार तथाकथीत [करारनामा] दस्तावेज करून दिल्याचे कवूल करतात.

दस्त क्र. [टनन7-10423-2010] चा गोषवारा
वाजार मुल्य :2227500 मोवदला 4900000 भरलेले मुद्रांक शुल्क : 276600

पावती क्र.:10421 दिनांक:22/12/2010
पावतीचे वर्णन
नांव: रेनी गुडीन्हो - -

दस्त हजर केल्याचा दिनांक :22/12/2010 10:11 AM
निष्पादनाचा दिनांक : 22/12/2010
दस्त हजर करणा-याची सही :

Rm Guadinho

30000 :नोंदणी फी
1400 :नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

31400: एकूण

Rm Guadinho
दु. निबंधकाची सही, सह दु.नि.ठाणे 7

दस्ताचा प्रकार :25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 22/12/2010 10:11 AM
शिक्का क्र. 2 ची वेळ : (फी) 22/12/2010 10:17 AM
शिक्का क्र. 3 ची वेळ : (कबुली) 22/12/2010 10:18 AM
शिक्का क्र. 4 ची वेळ : (ओळख) 22/12/2010 10:18 AM

दस्त नोंद केल्याचा दिनांक : 22/12/2010 10:18 AM

ओळख :

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

1) फ्रान्सीस गुडीन्हो- , घर/फ्लॅट नं:

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: मालाड पु.मुंबई

तालुका: -

पिन: -

2) सी. न-होना- , घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

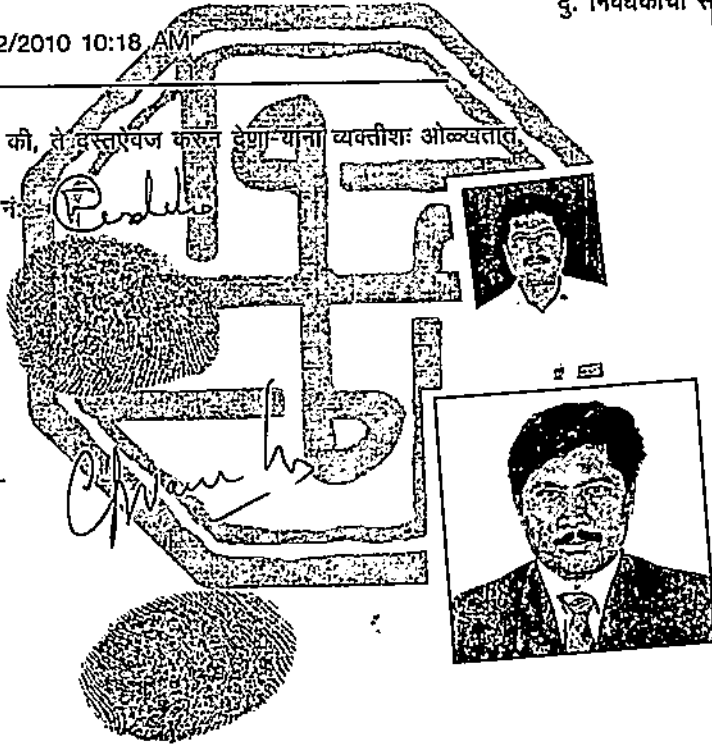
ईमारत नं: -

पेठ/वसाहत: -

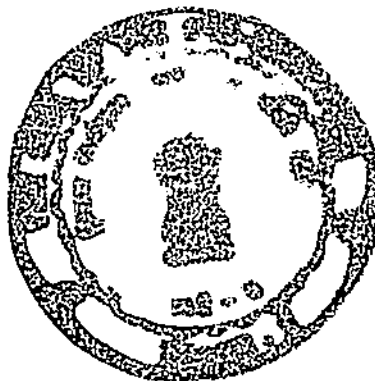
शहर/गाव: मिरारोड पु.

तालुका: ठाणे

पिन: -



Rm Guadinho
दु. निबंधकाची सही
सह दु.नि.ठाणे 7



पुस्तक क्रमांक. ...१०-८२३...
...१०-८२३... क्रमांकान्वर नोंदला

प्रामाणिक करपेत येते की
या दस्तामध्ये एकूण

७० पाने आहेत

Rm Guadinho
सह.दय्यम निबंधक ठाणे-९

Rm Guadinho
सह. दुय्यम निबंधक ठाणे क्र. ७
तारीख.. २२... माहे.१२... सन २०१०