

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१५

A-1.) महानगर पालिका - वसई विधान क्षेत्र महानगर पालिका

१. दस्ताचा प्रकार :- अनाजमीन अनुच्छेद क्रमांक :- २५(b)
२. सादरकर्त्याचे नाव :- सुभाष पांडुरंग पाटील
३. तालुका :- वसई
४. गावाचे नाव :- वसई
५. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भूखंड क्रमांक :- जुना ५२, नवंबर २०१६
६. मूल्य दरविभाग (झोन) :- उपविभाग :- ५
७. मिळकतीचा प्रकार :- खुर्ताजमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ. मी. दर ३५५००/-
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- २६.६६ कारपेट/बिल्टअप/चौ. मीटर
९. कारपार्किंग :- गच्ची :- पोटमाळा :-
१०. मजला क्रमांक :- १/१ उदवाहन सुविधा :- नाही आहे/नाही.
११. बांधकाम वर्ष :- २०११ घसारा :- १०१/१ (३२० H-२२)
१२. बांधकामाचा प्रकार :- आरसीसी/इतर पक्के/अर्धे पक्के/कच्चे
१३. बाजारमुल्यदर तक्त्यातील मार्गदर्शन सुचना क्र. :-
१४. लिव्ह अॅन्ड लायसन्सचा दस्त १ :- प्रतिमाह भाडे रक्कम :-
निवासी/अनिवासी २ :- अनामत रक्कम/ आगावू भाडे :-
३ :- कालावधी :-
१५. निर्धारित केलेले बाजारमुल्य :- २,२६,०००/-
१६. दस्तामध्ये दर्शविलेले मोबदला :- २,२६,०००/-
१७. देय मुद्रांक शुल्क :- ५५६२०/- भरलेले मुद्रांक शुल्क :- ५५,६२०/-
१८. देय नोंदणी फी :- २,२६०/-


लिपीक



सह दुय्यम निबंधक
सह दुय्यम निबंधक
वसई क्र.-२ (विरार)

CHALLAN
MTR Form Number-6

2449 / 2014
3 / 20

GRN	MH001772359201516M	BARCODE			Date	23/06/2015-12:25:09	Form ID
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Non-Judicial Stamps Purchase of Franking Code IGR Rest of Maha			TAX ID (If Any)			
Office Name	VSI2_VASAI NO 2 JOINT SUB REGISTRAR			PAN No. (If Applicable)			
Location	THANE			Full Name	PRATAP P. PATIL		
Year	2015-2016 One Time			Flat/Block No.	FLAT NO 302 B WING KANHA MAHATRE R		
Account Head Details		Amount In Rs.	Premises/Building	ESIDENCY			
0030046401	Stamp Duty	55620.00	Road/Street	NARINGI VIRAR			
			Area/Locality	TAL VASAI DIST PALGHAR			
			Town/City/District				
			PIN	4	0	1	3 0 3
			Remarks (If Any)	STAMP DUTY			
			Amount In	Fifty Five Thousand Six Hundred Twenty Rupees Only			
Total		55620.00	Words				
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	REF No.	02300042015062389029	254196619	
Cheque/DD No			Date	23/06/2015-15:18:00			
Name of Bank			Bank-Branch	BANK OF MAHARASHTRA			
Name of Branch			Scroll No - Date	50624 , 24/06/2015			

Mobile No. : Not Available



y 100

A G R E E M E N T

ARTICLES OF AGREEMENT is made and entered into at VIRAR, on this 25th day of June in the Christain year two thousand Fifteen BETWEEN M/S. AAI LAXMI DEVELOPERS, a Partnership firm, having their office at Shop No. 2, Ground Floor, Vakratunda Apartment, Panch Payari Road, Village : Naringi, Veer Savarkar Road, Virar (East)-401 305, Taluka : Vasai, District : Palghar, hereinafter called "The Builders" (which expression shall unless it be repugnant to the meaning or context thereof, be deemed to include its successors and assigns) of the First Part :-

AND

MR. PRATAP PANDURANG PATIL, an adults, Indian Inhabitant, residing at 313, Maheshwari Residency, Behind Bank of India, Near Ganpati Temple, Veer Savarkar Road, Virar (East)-401 305, Taluka : Vasai, District : Palghar, hereinafter called "The Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators and assigns) of the SECOND PART :-

WHEREAS :

a) Originally (1) SHRI DAYANAND KANHA MAHATRE, (2) SHRI BHAU KANHA MAHATRE, (3) SHRI WAMAN KANHA MAHATRE, and (4) SHRI HARISCHANDA KANHA MAHATRE are absolutely seized possessed and owners of N.A. plot of land bearing :

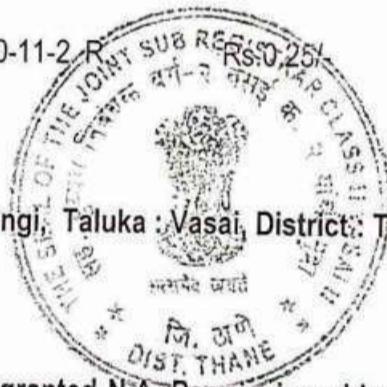
Survey No.	Hissa No.	Admeasuring	Assessed
New : 206	3	H. 0-11-2	RS: 0,25
Old : 52			

Lying being and situate at Village : Naringi, Taluka : Vasai, District : Thane ;

b) Collector of Thane has granted N.A. Permission vide The Collector of Thane has granted N.A. permission vide Order No. Mahsul/K-1/T-9/NAP/NAR-VAS/SR 153/12013- DT. 01-04-2013.

Patil

Kanani



c) V.V.C.M.C has granted Commencement Certificate vide Order no. V.V.C.M.C/TC/TP/CC/NP-5246 482/2013 -14 DT. 10/5/2013.

वस्त क्रमांक-२५५ / २०१५
Σ / धर

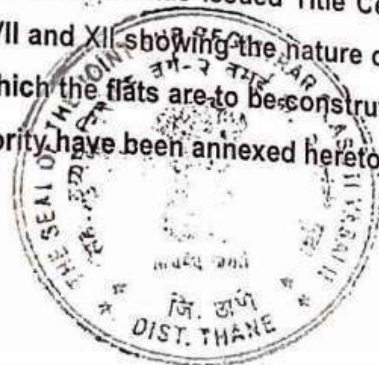
Vide Development Agreement dated 23-4-2013 , the (1) SHRI DAYANAND KANHA MAHATRE , (2) SHRI BHAI KANHA MAHATRE , (3) SHRI WAMAN KANHA MAHATRE, and (5) SHRI HARISCHANDA KANHA MAHATRE have authorized M/S. AAI LAXMI DEVELOPERS to develop the aforesaid land ;

e) The Builder are entering into several agreement similar to this Agreement with several parties who may agree to take acquire premises in the said plot of land on ownership except and subject to such modification as may be necessary or considerable, desirable or proper by the Builders with a view ultimately that the Purchaser/s of the various premises in the said plot of land shall form a co-operative housing society or limited company the said plot of land together with the building/s thereon will be conveyed as herein provided.

f) The Purchaser/s has/have demanded from the Builders inspection of the aforesaid building/s plans, specification of and other documents referred to above including the agreement such inspection has been duly given to and taken by the Purchaser/s. The Purchaser/s has/have also satisfied himself/herself/themselves about the same.

g) The builders have also engaged the service of Shri _____ as a Architect and as a structural Engineer for preparation of the structural drawings of the Building/s and the Builders accept the professional supervision of the Architect and Structural Engineer till the completion building/s.

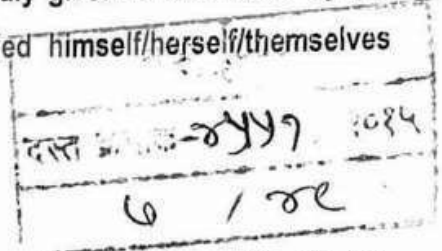
h) The Builders have engaged the services of SHRI B.C.SOLANKI , Advocate , who has issued Title Certificate . Copies of the extract of Village Form No. VII and XII showing the nature of the title of the original owners of the said land on which the flats are to be constructed and the copy of plan approved by concerned authority have been annexed hereto.



[Handwritten signature]

[Handwritten signature]

i) The Shop / Flat Purchaser/s demanded from the Builders and the Builders have given inspection to the Shop / Flat Purchaser/s of all the documents of the title relating to the said land, the development agreement and the plans, designs, and specifications prepared by the Builders Architects _____ and of such other documents as specified under the Maharashtra Ownership Shop / Flat (Regulation of the Promotion of Construction Sale Management and Transfer) Act, 1963, (hereinafter for the sake of brevity it may be referred to as "the said Act") and the rules made thereunder, such inspection has been duly given to and taken by the Purchaser/s. The Purchaser/s has/have also satisfied himself/herself/themselves about the same.



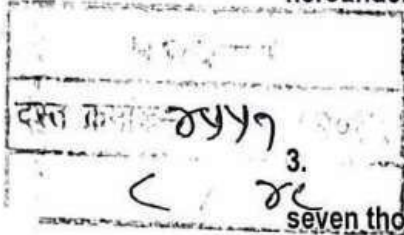
(j) The Builders have supplied to the Purchaser/s such of the documents as are mentioned in Rule 4 of the Maharashtra Ownership Shop / Office, Rules 1964, as demanded by the Purchaser/s.

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

1. The Builder shall construct the said building consisting of ground and first floors on the said land in accordance with the plans, design, specifications approved by the concerned local authority and which have been seen and approved by the Shop / Flat Purchaser with only such variations and modifications as the Builder may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them.

2. The Shop / Flat Purchaser/s hereby agrees to purchase from the Builder and the Builder hereby agrees to sell to the Shop / Flat Purchaser/s one Flat bearing No. 302, admeasuring 28.99 sq. meters built up area on Third Floor as shown in floor plan thereof hereto annexed and marked Annexure "____" Type "____" in the building known as "KANHA MHATRE RESIDENCY" (hereinafter referred to as "the Shop / Office") for the price of Rs.9,27,000/- (Rupees Nine lakhs Twenty-seven thousand only) including price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the

common facilities which are more particularly described in the Schedule "B" hereunder written.



3. The said consideration of Rs.9,27,000/- (Rupees Nine lakhs Twenty-seven thousand only), shall be payable in the following manner :-

- a) 20 % of total cost within a 15 days of Booking Amount Rs. 1,85,400/-
- b) 10 % of total cost within a 15 days of completing of Plinth Rs. 92,700/-.
- c) 10 % of total cost within a 15 days of completing of 1st slab Rs. 92,700/-.
- d) 10 % of total cost within a 15 days of completing of 2nd slab Rs. 92,700/-.
- e) 10 % of total cost within a 15 days of completing of 3rd slab Rs. 92,700/-.
- f) 10 % of total cost within a 15 days of completing of 4th slab Rs. 92,700/-.
- g) 10 % of total cost within a 15 days of completing of 5th slab Rs. 92,700/-.
- h) 4 % of total cost after completing brick work Rs. 37,030/-.
- i) 4 % of total cost after completing plaster work Rs. 37,080/-.
- j) 4 % of total cost after completing flooring work Rs. 37,080/-.
- k) 4 % of total cost after completing sliding work Rs. 37,080/-.
- l) 4 % of total cost at the time of possession Rs. 37,080/-.

4. The Builders hereby agrees to observe perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Premises to the Shop / Flat Purchaser/s, obtain from the concerned local authority occupation and/or completion certificates in respect of the Shop / flat.



[Handwritten signature]

[Handwritten signature]

5. The Shop / Flat Purchaser/s agrees to pay to the Builders interest at eighteen per cent per annum on all the amounts which become due and payable by the Shop / Flat Purchaser/s to the Builders under the terms of this agreement from the date the said amount is payable by the Shop / Flat Purchaser/s to the Builders.

दस्तावेज क्रमांक-२५५५ / २०१५
२ / ०८

6. On the Shop / Flat Purchaser/s committing default in payment on due date of any amount due And payable by the Shop / Flat Purchaser/s to the Builders under this Agreement (including his/ her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Shop / Flat Purchaser/s committing breach of any of the terms and conditions herein contained the Builders shall be entitled at his own option to terminate this agreement :

Provided Always that the power of termination hereinbefore contained shall not be exercised by the Builders unless and until the Builders shall have given to the Shop / Flat Purchaser/s fifteen days prior notice in writing of his intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and default shall have been made by the Shop / Flat Purchaser/s in remedying such breach or breaches within a reasonable time after the giving of such notice.

7. Any addition and alteration in the said premises and/or in respect of the specification and amenities by the purchaser, if agreed by the Builders shall be carries out at the risk and extra cost of the purchaser which shall be paid in advance to the builders.

8. Without prejudice to the right of the Builder to receive interest @ 18 % on all delayed payment in the event of the Purchaser/s making any default in payment of any installments of the purchase price and/or other payments under this Agreement (including his/her/their proportionate shares of taxes levied concern local authority and other outgoings) on their due date and/or in observing and performing any of the term and conditions of this Agreement the Builders shall at their own option be entitled to terminate this Agreement in which event the consequences hereinafter set out shall follow.





दस्तावेज-2 a)
दस्तावेज-2449
90 / 22

The Purchaser/s shall cease to have any right, benefits or interest under these presents and/or in the said premises or any part thereof.

b) The Builders shall be entitled to allot/sale the said premises at such price and on the terms and conditions to such other person or party as the Builders may in their absolute discretion deem fit.

c) On the realization to the entire consideration from the prospective new Flat/Shop Purchaser/s of the said premises. The promoters shall refund to the Flat Purchaser/s the amount paid by the Purchaser/s of the said premises, the amount paid by the Purchaser/s to the Builders in pursuance of this Agreement after deducting therefrom.

i) Rs. _____/- being _____ % of the purchase of the said premises (which is to stand forfeited by the Builders/Developers) as mutually agreed compensation agreed to be paid by the Purchaser/s to the Builders.

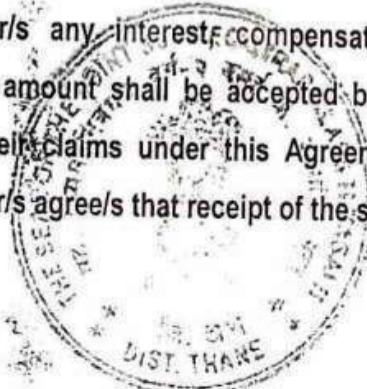
ii) Service Tax, Vat and all other taxes paid or payable on this Agreement by the Purchaser.

iii) The taxes and outgoings, if any, due and payable by the Purchaser/s in respect of the said premises upto the date of termination of this Agreement.

iv) The amount of interest payable by the Purchaser/s to the Builders in terms of this Agreement from the dates of default in payment till the date of termination as aforesaid.

v) In the event of the sale consideration of the new prospective Purchaser/s being less than the consideration mentioned herein, the amount of such deficit.

d) The Builders shall, in the event of any shortfall, be entitled to recover the said amounts from the Purchaser/s the Builder shall not be liable to pay to the Purchaser/s any interest, compensation, damages, costs or otherwise. Such resulting amount shall be accepted by the Purchaser/s in full satisfaction of all his/her/their claims under this Agreement and/or in to the said premises. The Purchaser/s agree/s that receipt of the said refund by cheque from the Builders by



For _____

the Purchaser/s by registered post acknowledgement due at the address given by the Purchaser/s in these present whether the Purchaser/s accepts or encash/s the cheque or not, will amount to the said mutually agreed refund.

25/11/15
99 / 100

PROVIDED always that the Power of termination herein before contained shall not exercised by the Builder unless and until the Builders shall have given to the Purchaser/s fifteen days prior notice in writing of their intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which its is intended to terminate the agreement and default shall have been made by the Purchaser/s on remedying such breach or breaches within a reasonable time after the giving of such notice.

9) The fixtures, fittings and amenities to be provided by the Builders in the Premises and the said building are those that are set out in Schedule _____ hereunder written.

10) The Builders shall give possession of the Premises to the Shop / Flat Purchaser/s on or before 31st December, 2015. If the Builders fails on negiects to give possession of the Shop / Flat to the Shop / Flat Purchaser/s on accounts of reasons beyond his control and of his agent as per the provisions of section 8 of Maharashtra Ownership Shop / Flat Act, by the aforesaid date or dates prescribed in section 8 of the said Act, then the Builders shall be liable on demand to refund to the Shop / Flat Purchaser/s the amounts already received by him in respect of the Shop / Flat with simple interest at nine per cent. per annum from the date the Builders received the sum till the date the amounts and interest thereon in repaid, provided that by mutual concent it is agreed that dispute whether the stipulations specified in section 8 have been satisfied or not will be referred to the Competent Authority who will act as an Arbitrator. Till the entire amounts and interest thereon is refunded by the Builders to the Shop / Flat Purchaser/s they shall, subject to prior encumbrances if any, be a charge on the said land as well as the construction or building in which the Shop / Flat are situated or were to be situated.



Provided that the Builders shall be entitled to reasonable extension of time for giving delivery of Shop / Flat on the aforesaid date, if the

[Handwritten signature]

[Handwritten signature]

completion of building in which the Shop / Flat is to be situated is delayed on account of --

वसई-२
दस्त क्रमांक-४५५१/२०१५
१२ / ०६

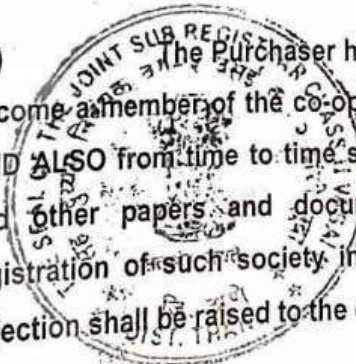
- a) non-availability of steel, cement, other building material, water or electric supply;
- b) war, civil commotion or act of God;
- c) any notice, order rule, notification of the government and/or other public or competent authority.

11) The Shop / Flat Purchaser/s shall take possession of the Shop / Flat within seven days of the Builders giving written notice to the Shop / Flat Purchaser/s intimating that the said Shop / flats are ready for use and occupation.

12. The Shop / Flat Purchaser/s shall use the premises or any part thereof or permit the same to be used only for purpose of RESIDENCE similarly the Shop Purchaser/s shall use the Shop or any part thereof or permit the same to be used only for the purpose of COMMERCIAL.

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

14) The Purchaser hereby agrees and undertake that the purchaser shall become a member of the co-operative society in the manner hereinafter appearing AND ALSO from time to time sign and execute the application for the registration and other papers and documents necessary for the incorporation and the registration of such society including the bye-laws of the proposed society, No objection shall be raised to the draft bye-law as may be required by the Registrar of



Per

(Signature)

Co-operative societies or other competent authority. The Purchase 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 buildings and other purchaser of flat, in the said buildings, failure to comply with the provisions of this clause will render the agreement also fact to come to an end.

दस्ता क्रमांक-२५५१/२०१४
१३/०८

15) IT IS EXPRESSLY AGREED that the builders shall be entitled to sell the premises in the said buildings for the purpose of using the same as guest house, dispensaries, nursing homes, maternity homes , for residential or for commercial user and / or any other use in that behalf and the purchaser or his/her are assigners shall not object to the use of the premises for the aforesaid purpose at any time in future by the respective purchasers thereof.

16) After Utilising entire benefit such as TDR, any Additional F.S.I. , issued by Competent Concerned Authority such as VVMC/CIDCO/MRTP Scheme or any other competent authority, and after the completion of the entire construction worn in this layout the said Builder shall, transfer to society or limited company all right, title and interest of the vendor and/or the owners in the aliquot part of the said land together with the building/s by obtaining/ or executing the necessary conveyance/ and or assignment of lease of the said land (or to the extent as may be permitted by the authorities) and the said building in favour of the Society , Apex Body, Federation of Co-op. Society or Limited Company, as the case may be. Such conveyance assignment of lease shall be in keeping with the terms and provisions of this Agreement.

16) The Builder shall, transfer to society or limited company all right, title and interest of the vendor and/or the owners in the aliquot part of the said land together with the building/s by obtaining/ or executing the necessary conveyance/ and or assignment of lease of the said land (or to the extent as may be permitted by the authorities) and the said building in favour of the Society or Limited Company, as the case may be. Such conveyance assignment of lease shall be in keeping with the terms and provisions of this Agreement.

[Handwritten signature]

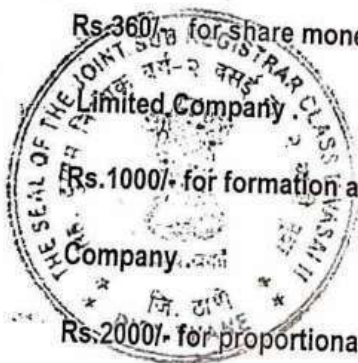
[Handwritten signature]

वसई-२
दस्तावेज क्र. २५५१/१७
१० / २०

Commencing a week after notice in writing is given by the Builders to the Shop / Flat Purchaser/s that the Shop / Flat is ready for use and occupation, the Shop / Flat Purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the Shop / Office) of outgoings in respect of the said land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance the said land and building/s. Until the Society/ Limited Company is formed and the said building/s transferred to it, the Shop / Flat Purchaser/s shall pay to the Builders such proportionate share of outgoings as may be determined. The Shop / Flat Purchaser/s further agrees that till the Shop / Flat Purchaser's share is so determined the Shop / Flat Purchaser/s shall pay to the Promoter provisional monthly contributions of Rs. _____ per month towards the outgoings. The amounts so paid by the Shop / Flat Purchaser/s to the Builders shall not carry any interest and remain with the Builders until a conveyance/ assignment of lease is executed in favour of the society or a limited company as aforesaid. Subject to the provisions of section 6 of the said Act, on such conveyance/ assignment of lease being executed, the aforesaid deposits (less deductions provided for this Agreement) shall be paid over by the Builders to the Society or the Limited Company, as the case may be. The Shop / Flat Purchaser/s undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

18. The Flat Purchaser/s shall on or before delivery of possession of the said premises keep deposited with the Builder/s the following amounts:-

- a) Rs.1000/- for legal charges.
- b) Rs.360/- for share money, application entrance fee of the society or Limited Company.
- c) Rs.1000/- for formation and registration of the society or Limited Company.
- d) Rs.2000/- for proportionate share of taxes and other charges.



Total Rs.4,360/-

[Handwritten signatures]

19) The Builders shall utilise the sum of Rs.2,360/- paid by the Flat Purchaser/s to the Builder/s for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/ Advocates of the Builder/s in connection with formation of the said Society, or as the case may be Limited/Company, preparing its rules, regulations and bye-laws and the (cost of preparing its rules, regulation and bye-laws and) the cost of preparing and engrossing this Agreement and conveyance or assignment of lease.

दस्ता क्रमांक २५५ / २०१५
१५ / २२

20. The Shop / Flat Purchaser/s or himself/ themselves with intention to bring all persons into whosoever hands the Shop / Flat may come, doth hereby covenant with Builders as follows:-

(a) To maintain the Shop / Flat at Shop / Flat Purchaser's own cost in good tenantable repair and condition from the date possession of the Shop / Flat is taken and shall not do or suffer to be done anything in or to the building in which the Shop / Flat is situated, staircase or any passages which may be against the rules, regulations, or bye-laws of concerned local or any other authority or change/alter or make additions in or to the building in which the Shop / Flat is situated and the Shop / Flat itself or any part thereof.

(b) Not to store in the Shop / Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Shop / Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages which may damage the staircases, common passages or any other structure of the said building in which the Shop / Flat is situated, including entrances of the building in which the Shop / Flat is situated and in case any damage is caused to the said building in which the Shop / Flat is situated or the Shop / Flat on account of negligence or default of the Shop / Flat Purchaser/s in this behalf, the Shop / Flat Purchaser/s shall be liable for the consequences of the Breach.

(c) To carry at his own cost all internal repairs to the said Shop / Flat and maintain the Shop / Flat in the same conditions, state and order in which it was delivered by the Builders to the Shop / Flat Purchaser/s and shall not do or suffer to





वस-२
 वस-२५५१
 १६/२८

be done anything in or to the building in which the Shop / Flat is situated or the Shop / Flat which may be against the rules and regulation and bye-laws of the concerned local authority or other public authority. And in the event of the Shop / Flat Purchaser/s committing any act in contravention of the above provision, the Shop / Flat Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

(d) Not to demolish or cause to be demolished the Shop / Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Shop / Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Shop / Flat is situated and shall keep the portion, sewers, drains pipes in the Shop / Flat and appurtenances thereto in good tenable repair and condition, and in particular, shall as to support shelter and protect the other parts of the building in which the Shop / Flat is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Shop / Flat without the prior written permission of the promoter and/or the Society or the Limited Company.

(e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land and the building in which the Shop / Flat is situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance.

(f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Shop / Flat in the compound or any portion of the said land and the building in which the Shop / Flat is situated.

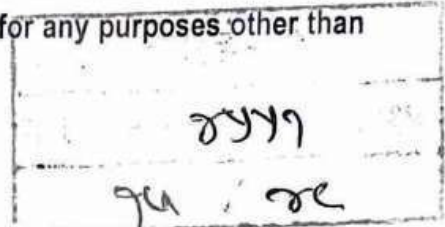
(g) Pay to the Builders within seven days of the demand by the Builders, his share of security deposit demanded by concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Shop / Flat is situated.



[Handwritten signature]

[Handwritten signature]

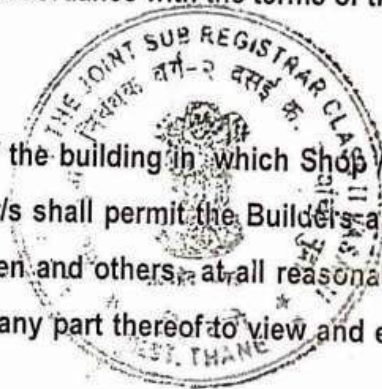
(h) To bear and pay increase in local taxes, water charges, insurance and such other levys, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Shop / Flat by the Shop / Flat Purchaser/s viz. user for any purposes other than for residential / commercial purpose.



(i) The Shop / Flat Purchaser/s shall not let, sub-let, transfer, assign or part with Shop / Flat Purchaser's interest or benefit factor of this Agreement or part with the possession of the Shop / Flat until all the dues payable by the Shop / Flat Purchaser/s to the Builders under this Agreement are fully paid up and only if the Shop / Flat Purchaser/s had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Shop / Flat Purchaser/s has intimated in writing to the Builders.

(j) The Shop / Flat Purchaser/s shall observe and perform all the rules and regulation which the Society or the Limited Company may adopt at its inception and the additions, alteration or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Shop / Flat therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and the Government and other public bodies. The Shop / Flat Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company regarding the occupation and use of the Shop / Flat in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

(k) Till a conveyance of the building in which Shop / Flat is situated is executed the Shop / Flat Purchaser/s shall permit the Builders and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter upon the said land and building or any part thereof to view and examine the state and conditions thereof.



21. The Builder shall maintain a separate account in respect of sums received by the Builders from the Shop / Flat Purchaser/s as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or a Company or towards the out goings, legal charges and shall utilise the amounts only for the purposes for which they have been received.

वसई-२
दस्ता क्रमांक-४५५१/२२
१८ / २२

Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Shop / Flat or of the said Plot and Building or any part thereof. The Shop / Flat Purchaser/s shall have no claim save and except in respect of the Shop / Flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces etc. will remain the property of the Promoter until the said land and Building is transferred to the Society/Limited Company as hereinbefore mentioned.

23. Any delay tolerated or indulgence shown by the Builders in enforcing the terms of this Agreement or any forbearance or giving of time to the Shop / Flat Purchaser/s by the Builders shall not be construed as a waiver on the part of the Builders of any breach or non-compliance of any of the terms and conditions of this Agreement by the Shop / Flat Purchaser/s nor shall the same in any manner prejudice the rights of the Builders.

24. The Shop / Flat Purchaser/s and/or the Builders shall present this Agreement as well as the conveyance/assignment of lease at the proper registration flat for registration within the time limit prescribed by the Registration Act and the Builders will attend such flat and admit execution thereof.

25. All notices to be served on the Shop / Flat Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Shop / Flat Purchaser/s, by Registered Post A.D./Under Certificate of posting at his/her address specified below:-

Viz : MR. Pratap Pandurang Patil, Add :- 313, Maheshwari Residency, Behind Bank of India, Near Ganpati Mandir, Veer Savarkar Road, Virar (East), Tal. Vasai, Dist. Palghar.



FCB

K. K. (10)

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

24/11/2014
वस्तु क्रमांक-8557/2014
9/1/20

b) The Purchaser shall pay his/her proportionate share of the aforesaid taxes charges and outgoings to the Builders until the Ad-hoc committee constituted by the Purchaser of the flat/shop in the said buildings has been formed and the management of the said buildings and the common amenities has been handed over to such Ad-hoc committee or the Co-operative society by the builders.

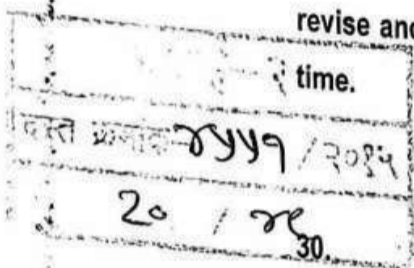
27. IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES hereto that the terrace premises in front of or adjacent to the terrace premises in the said building, if any, shall belong exclusively to the respective purchaser of the terrace-premises and such terrace spaces are intended for the exclusive use of the respective terrace Flat Purchaser/s. The said terrace shall not be enclosed by the Purchaser/s till the permission in writing is obtained from the concerned local authority and the Builders or the society , or as the case may be, the limited company.

28) IT IS AGREED BETWEEN the Builders and Purchaser/s that in case any additional F.S.I. is granted by form of TDR or F.S.I. directly sanctioned and issued / Additional F.S.I. by VVMC or CIDCO OR State Government, or any other competent concerned authority to the existing owner of the layout , the existing builder shall utilize and construct and the Entire F.S.I. and complete the construction works by themselves or through their nominee/s and the said Builder shall enjoy and the benefits of the same. The necessary covenant in the deed of Conveyance to be executed in favour of Co-operative Housing Society shall be incorporated, or Federation of Society or Apex Body of Federation .

[Handwritten signature]

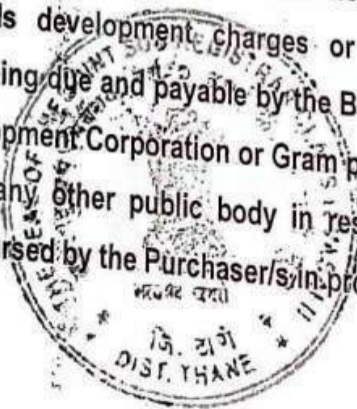
[Handwritten signature]

29. IT IS AGREED that the Builders shall be entitled, without effecting the right of the Purchaser/s to the said premises including the area thereof, to revise the building/s plans in respect of the said building/s and to utilize the total F.S.I. and the development rights available in respect of the said property by suitably modifying the building/s plans in respect of the said premises as the Builders may desire and the Purchaser/s hereby irrevocably consent to the right of the Builders to revise and modify the building/s plans in respect of the said premises from time to time.



In the event of any society being formed and registered before the sale and disposal by the Builders of all the premises, the powers and the authority of the society or limited company or Condominium of Apartment so formed or the Purchaser/s and other holders of the premises shall be subject to the over all authority and control of the Builders in respect of all the matters concerning the said building/s and in particular the Builders shall have absolute authority and control as regards the unsold premises and the disposal thereof. PROVIDED AND ALWAYS the Purchaser/s hereby agrees and confirms that in the event of the said society and/or Limited Company or Condominium of Apartment being formed earlier than the Builders dealing with or disposing of the said building on the said property then and in that event any allottee or Purchaser/s of the premises from the Builders shall be admitted to such co-operative society, limited company of Condominium of Apartment on being called upon by the Builders without payment of any premium or any additional charges save and except Rs.250/- for the share money and Rs.100/- entrance fee and such allottee Purchaser/s or Transferee thereof shall not be discriminated or treated prejudicially by such co-operative society, limited company or Condominium of Apartment as the case may be. Further it is agreed that the society shall not demand any maintenance charges in respect of the unsold Flat/Shop in the said Building until the disposal of the said unsold premises.

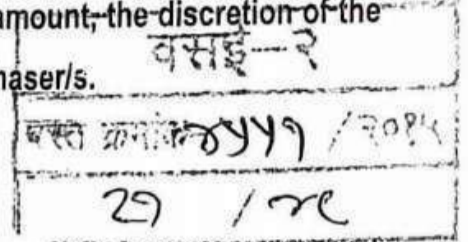
31) The Purchaser/s hereby agree that in the event of any amount towards development charges or betterment charges or of a similar nature becoming due and payable by the Builders to the Government or City and Industrial Development Corporation or Gram panchayat or Vasai Virar Saher Municipal Council or to any other public body in respect of the said property, the same shall be reimbursed by the Purchaser/s in proportion to the area of his/her /their Shop / flat.



[Handwritten signature]

[Handwritten signature]

32. The Purchaser/s hereby agrees that in the event of any amount by way of premium or security deposit is payable to the V.V.C.M.C. or the State Government or CIDCO or Vasai Virar Shahar Municipal Council or betterment charges Development Tax or Security Deposit for the purpose of giving water connection or any other tax or payment of a similar nature becoming payable by the Builders the same shall be paid by the Purchaser/s to the Builders in proportion to the area of the said premises and in determining such amount, the discretion of the Builders shall be conclusive and binding upon the Purchaser/s.

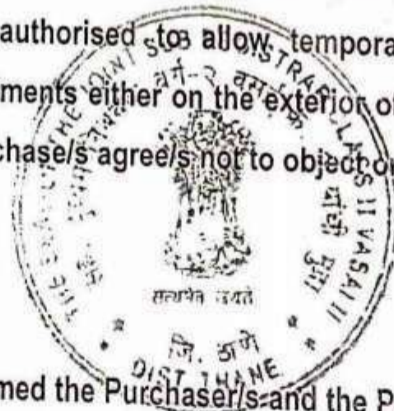


33) After the building is complete and ready and fit for occupation and after the society as aforesaid is registered and only after all the premises in the said buildings have been sold or disposed off by the builders and only builders have received all dues payable to them under the terms of this agreement or otherwise with various purchasers of premises, the builder shall execute a conveyance in favour of the said society.

34) The Purchaser/s shall not decorate the exterior of the said premises otherwise than in a matter agreed to with the Builders under this Agreement.

35) The Purchaser/s shall, at no time, demand, partition or his/her their interest in the said building and of the said property and/or the said flat.

36) Until the execution of Conveyance in favour of the organization of the Purchasers, the Builders shall be entitled to put up hoarding/s on the said property or on the said building or buildings to be constructed on the said property and the said hoarding/s may be illuminated or may comprise of neon signs and for the purpose, the Builders are fully authorised to allow temporary or permanent construction or erection and installments either on the exterior of the said building or on the said property and the Purchaser/s agree/s not to object or raise any dispute in respect of the same.



37) The Builders have informed the Purchaser/s and the Purchaser/s hereby confirms that the Builders are entitled to :

a) put up hoarding and display advertisements with any of the various devices including electric, laser and/or neon signs, etc., on any of the external dead walls of the said building and/or on the said terrace above the topmost floor of the said-building.

वसई-२
दस्ता क्रमांक-४५५१ / २०१५
२२ / २२

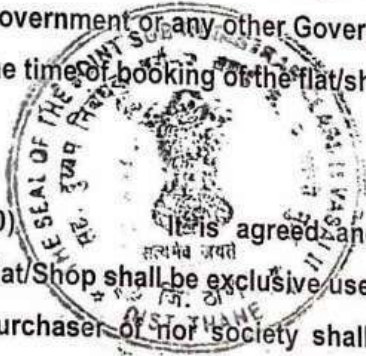
b) use the said terrace of the said building for erecting and installing Cellular Telecommunication Relay Station, Radio Pager, Relay Station, Satellite and communication Relay stations etc. and/or for any other purpose.

c) erect and install and/or allow installation of Antenna/s boosters and other equipment lay cables from ground level to the level of the terrace above the topmost floor for facilitating relay of Cellular Communication, Radio, Pager Services and Satellite and other communications, provide cable network services for television and from the concerned local authority and the Builders or the society or as the case may be.

38) The Builders shall have absolute right to dispose off the stilt area and the common space in the said building/s and the Purchaser/s shall not claim any right, title and interest in the said stilt and common space area.

39) The Purchaser/s shall be liable to pay the service tax M. Vat Tax, Octrio and house tax of Vasai Virar Shahar Mahanagarपालिका or any other tax, cess if applicable on purchasing the Flat to be imposed by the central and/or State Government or any other Government body at his/her/their own cost and expenses at the time of booking of the flat/shop.

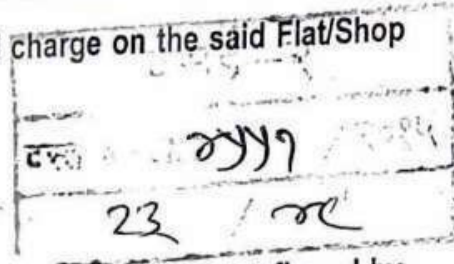
40) It is agreed and understood that the terrace if attached to any Flat/Shop shall be exclusive used by the Purchaser/s or such Flat/Shop and no other Purchaser or society shall have rights of any nature whatsoever over such terrace. The terrace over the top floor shall be used commonly by the Purchaser/s of flat/shop only on the society or other organization being formed and registered.



TAD

K. K. K.

41) The Builders shall in respect of any amount remaining unpaid by the Purchaser/s under this Agreement have first lien and charge on the said Flat/Shop agreed to be purchased/acquired by the Purchaser/s.

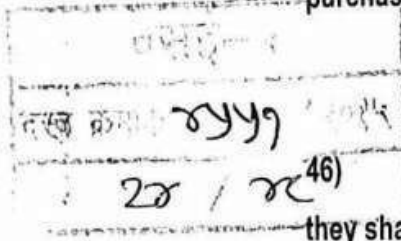


42) It is expressly and specifically agreed understood and confirmed by the Purchaser/s that till the Conveyance, lease or assignment or other vesting documents in respect of the said building/s or one or more of them together with the land appurtenant thereto is are executed and even after execution of such documents in favour of the society or limited company to be formed registered, incorporated by the Purchaser/s of Flat/Shop in the said building, the Builders shall have full right, power and absolute authority to deal with or dispose off the unsold Flat/Shops etc. which are in the name of the Builders or their nominee to the discretion to which the Purchaser/s herein and the other Purchaser/s have no right or authority to object or challenge the same. On the Builders intimating to the society or limited company, as the case may be the name or names, of the Purchaser of the Purchasers of such unsold Flats/Shops etc. the Society / Limited company shall admit and accept such person/persons as their member/s and share holder/s and issue transfer share certificate in favour of such person/persons without charging/recovering any premium, fees, donation or any amount of whatsoever nature for such transfer.

43) The Lift room and water tank shall be located on the terrace above the topmost floor of the said building, the said terrace is agreed to be left open to the sky for further and additional constructions thereon by the Builders in future at any stage and/or time in terms of this Clause. Neither the Purchaser/s nor the said society nor its members will have any right to use or have any claim right title or interest of whatsoever nature in the said terrace, save and except for the purpose of inspection and maintenance of lift, lift room and water tanks ;

44) The Flat/Shop Purchaser/s shall pay the Stamp Duty, registration fee and all out of pocket costs, charges and expenses incidental of this Agreement, at his/her/their own cost and expenses.

45) The Purchaser have agreed to give in Affidavit to the builders stating therein at any stage in stamp duty is applicable, the same shall be paid by the purchaser to the Builders within a period of 3 days on receipt of such intimation.



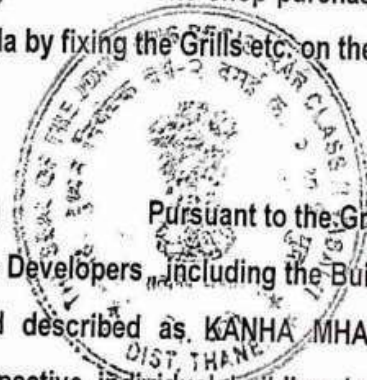
46) The Purchaser hereby agreed that even after the society is formed they shall not charge maintenance charges for the unsold premises to the builders.

47) All cost, charges and expences in connection with the formation of the Co-operative Housing Society or Limited Company Consortium as well as the costs, charges and expences of preparing , engrossing, stamping and registering all the arrangements documents deed or any other writing or writings required to be executed by the Builders or the purchasers as well as the entire professional all such documents shall be borne by the society or limited company or Consortium proportionately by all the acquires of flats in the said buildings. The Builders shall not contribute anything toward such acts, charges and expences. The proportionate share of such costs, charges and expences payable by the Purchasers shall be paid by the purchasers to the Builders immediately on demand.

48) Under no circumstances possession of the said premises shall be given by the Builders to the Purchaser unless and until all payments required to be made this Agreement by the Purchaser have been made to the Builders.

49) The shop purchaser/s shall not construct the shed and/or close the Opla by fixing the Grills etc. on the front side of the shop.

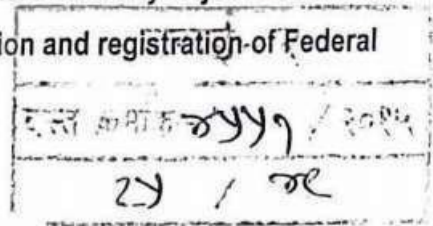
50) Pursuant to the Group Housing Scheme developed by the owners, all the Developers, including the Builders herein the said entire Township to be known and described as KANHA MHATRE RESIDENCY Township will form for their respective individual buildings/wing or group of buildings co-operative housing societies. All such co-operative housing societies will form a Federal Co-operative society and shall be named as to be decided by the owners. The owners may



[Handwritten signature]

[Handwritten signature]

execute the said property and individual society shall not have any objection for the same. Each society shall bear the expences for formation and registration of Federal Society.



- 51) Pursuant to the Group Housing Scheme developed by the owners, all the developers, including the Builders herein in the said entire Township to be known and described as KANHA MHATRE RESIDENCY will form for their respective individual buildings/wing or group of buildings co-operative housing societies and Federal or Apex Co-operative Society (hereinafter referred to as "the Apex body) of all such co-operative housing societies shall be named as to be decided by the owners and the Apex body shall be as handed over all the common facilities and amenities in respect of the said layout and the Apex Body shall entrusted with the repairs and maintenance of the said common facilities, amenities and service for the benefit of the members of co-operative societies and the owners may execute or cause to be executed in favour of the said Apex Body a conveyance in respect the lands falling in the said layout or shall in the alternative execute one or more deeds of Indenture of Lease for a period of 999 years and in such event the rent reserved shall be a nominal amount Rs.1/- per annum per building.
- 52) It is expressly and specifically agreed understood and confirmed by the Purchaser/s that till the conveyance , lease or assignment or other vesting documents in respect of the said building/s or one or more of them together with the land appurtenant thereto is are executed and even after execution of such documents in favour of the society or limited company to be formed, registered incorporated by the Purchaser/s of flat/shop in the said building, the Builders shall have full rights, power and absolute authority to deal with or dispose off the unsold flats/shops etc. which are in the name of the Builders or their nominee to the discretion to which the Purchaser/s herein and the other Purchaser/s have no right or authority to object or challenge the same. On the Builders intimating to the society or limited company, as the case may be the name or names, of the Purchaser or the Purchasers of such unsold flats/shops etc. the Society/Limited Company shall admit and accept such person / persons as their member/s and share holders and issue transfer share certificate in favour of such person / persons without charging / recovering any premium fees, donation or any amount of whatsoever nature for such transfer.

e

e

u

53) The development work of the Building / township shall be carried out by the builders, in a phase manner, which is to be determined by the Builders in its absolute discretion from time to time. The Purchaser/s is aware that Builders proposed to develop the said township by constructing several buildings (including this building) in accordance with the building plan and layout approved by the concerned authorities. The Purchaser/s hereby gives his/her/their irrevocable consent to the Builders, developing the said building / township in such phase manner as the Builders / owners may determine even after the Builders gives to Purchaser/s possession of the premises hereby agreed to be sold to the Purchaser/s.

54) The Builders / owners may as required by the concerned authorities and/or in their absolute discretion from time to time vary, amend and/or alter, the layout plan of the said township or the building plans in respect of the said buildings. The Builders may also construct additional buildings and/or additional construction or builders getting any additional F.S.I. allowed by the concerned local authority or additional benefits like T.D.R. or any additional F.S.I. granted by the concerned local authority, builders shall utilize and construct the same. The flat Purchaser shall not create any objection, and the builders as and by way of extension of one or more buildings or floors to all the buildings to be constructed in the said township. The Purchaser/s hereby irrevocably agrees and has given his/her/their express consent to the Builders / owners carrying out valuation to the layout plan / building plans and of construction of additional structure / floors / buildings (even if not envisaged at present) in the said township as aforesaid.

55) It is expressly agreed and the Purchaser/s is aware that as a result of change in building plans of the said building in the said township and/or in the building plans of the other buildings, the share of the said premises and/or the Purchaser/s in the said common areas and facilities may increase or decrease. The Purchaser/s hereby irrevocably agrees to accept the said share as changed as aforesaid.



56) If the Purchaser/s for the purpose of payment of consideration amount to the Builders under this Agreement, seeks loans from the financial

[Handwritten signature]

[Handwritten signature]

institutions/banks or other institutions against the security of the said premises subject to the written consent and approval of the Builders, then in the event of the Purchaser/s committing default of the payment of the installments of the consideration amount and in the event of Builders exercising their right to terminate this agreement, the Purchaser/s shall and the Purchaser/s further hereby undertakes to clear the mortgage debt outstanding at the time of said termination. The Purchaser/s shall obtain "NO DUES CERTIFICATE" from such financial institution, banks etc, or receipt of such certification from financial institutions, banks etc, by the Builders, the Purchaser/s shall be entitled to refund (after deducting such sum towards termination as decided by the Builders) of the amount so paid by the Purchaser/s to the Builders. However the Builders may at their own option directly pay the amount payable to the financial institution, bank etc. by the Purchaser/s from the amount standing at their credit with the Builders towards the said premises to the extent so as to clear the mortgage debt and only upon receipt of "No Dues Certificate" from such bank, financial institutes etc. shall the Purchaser/s be entitled to the refund of balance amount, if any standing credited to the account of the Purchaser/s with the Builders towards the said premises (after deducting such sum towards termination as decided by the Builders).

57) The Purchaser/s shall not be permitted to raise any contention in respect of his/her/their failure to pay the installments of the consideration amount on time and on due dates on the basis that Purchaser/s has/have applied for loan to such financial institutions, banks, etc, and that the same are under process of disbursement or that the said loan application of the Purchaser/s is rejected. In the event of the failure of the Purchaser/s to pay the installments of the consideration amount, the Builders shall be entitled to enforce their rights as mentioned hereinabove.

58) The Purchaser/s hereby grants his/her/their irrevocable consent to the Builders/Owners for mortgaging the said property along with the said building being constructed in the said township

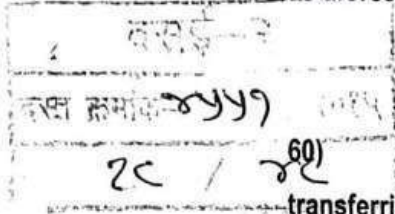
59) The Conveyance / Lease in favour of such Co-operative Society / Societies / Federal or Apex Co-operative Societies shall be executed only after the



Fa

Ketani

entire group housing scheme / township is fully developed by the Builders / Owners as aforesaid.



The Deed OF Conveyance / Lease and other documents for transferring the right, title and interest of the said property being land appurtenant to the said buildings along with other buildings , as the case may be, shall be prepared by the BuilderS / Owners Advocate and the same will contain such covenants and conditions as the said Advocate/Builders/Owners shall think reasonable and necessary having regard to the development of said Township.

61) The Builders shall be entitled to alter the terms and conditions of the Agreement relating to the unsold premises in the said building of which the aforesaid premises form part hereafter or even after the said society is formed and the Purchaser/s shall have no right to object to the same.

62) The Purchaser/s shall be liable to pay the service tax, M. Vat Tax, Octroi and House Tax of Vasai Virar Shahar Mahanagar Pallika or any other tax, cess if applicable on purchasing the flat to be imposed by the Central and/or State Government or any other Government body at his/her/their own cost and expences at the time of booking of the Flat/Shop.

63) As and When Co-operative society is been formed the Purchaser/s shall pay a sum of Rs.25/- (Rupees twenty five only) per sq. ft. Agreement Saleable Area of their premises as Corpus Fund to the Builder.

64) This Agreement shall always be subject to the Provision of Maharashtra Co-operative Societies, Act, 1960 with rules made thereunder and also The Maharashtra Ownership Flats (Regulation of the Promotions of Construction Sale Management and Tranfer) Act, 1963 .



[Handwritten signatures]

SCHEDULE "A"

22/12

ALL THOSE pieces and parcels of N.A. land bearing :

Survey No.	Hissa No.	Admeasuring	Assessed
New : 206	3	H. 0-11-2 R.	Rs.0.25/-
Old : 52			

Lying being and situate at Village Naringi, Taluka Vasai, District Thane ;

SCHEDULE "B"

THE SCHEDULE ABOVE REFERRED TO FLAT

Flat bearing No. 302, _____ Type building, B wing, area admeasuring 28.99 sq. mtrs. built-up area on Third floor, in the building known as "KANHA MHATRE RESIDENCY" constructed on N.A. plot of land bearing

Survey No.	Hissa No.	Admeasuring	Assessed
New : 206	3	H. 0-11-2 R.	Rs.0.25/-
Old : 52			

Lying being and situate at Village Naringi, Virar (E), within the area of Vasai Virar City Municipal Corporation, Tal. and Reg. Sub. Dist. Vasai II, Virar, Dist. and Reg. Dist. Palghar.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

SIGNED AND DELIVERED by the
withinnamed Builders

M/S. AAI LAXMI DEVELOPERS

A Partnership firm, through

Partner Mr. KAMALAKAR KINI,

in the presence of...



1)

2)

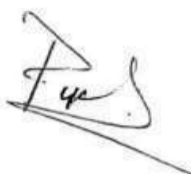
Rani P. Patil



SIGNED AND DELIVERED by the
withinnamed Shop Purchaser/s :
MR. PRATAP PANDURANG PATIL,
in the presence of....



- 1) 
- 2) Rani P. Patil

)
)
)
) 
)


वसुधै-२
दस्ता क्रमांक-४५५१
३० / ४

RECEIPT

RECEIVED on or before the execution hereof, of and from the withinnamed Purchaser/s- a sum of Rupees Eleven thousand only as and by way of Earnest money and part payment of the consideration aforesaid.

Rs.11,000/-

WITNESSES:

- 1) 
- 2) Rani P. Patil

I SAY RECEIVED:


BUILDER



332C / 2018
82 / 187

37 / 22

जुना सर्वे नं. 52

गाव नमुना सात (अधिकार अभिलेख पत्रक)

गाव : वारीडी

(महाण्डू जमिन अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थित ठेवणे) नियम 1961-यातील नियम 3, 4, 6, आणि 7)

तहसील :

पुमापन क्रमांक	पुमापन क्रमांकाचा उपविभाग	पुमापन पद्धती	(2034) मोगवहयाचे नांव (18470)	(0187) (0350)	खाते क्रमांक : 69
20E	3	2	एवानंद काव्हें म्हातो भाऊ काव्हें म्हातो चमन काव्हें म्हातो हरिचंद्र काव्हें म्हातो		कुळाचे नांव :
रोताचे स्थानिक नांव					
लागवडी योग्य क्षेत्र	हेक्टर	आर	प्रति		
	चौरस मिटर 0-99-2				
एकूण	0-99-2				
पोटखणना (लागवडी योग्य नसलेले)					
वर्ग (अ)	0-08-0				
वर्ग (ब)					
एकूण	0-08-0				
	रुपये	पैसे			
आकारणी जुडी कित्या विशेष आकारणी	0-24				
				(200) इतर अधिकार	
					सोमा आणि पुमापन विषे :

गांव नमुना 12 (पिकांची नोंदवही)

(महाण्डू जमिन महण्डू अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थित ठेवणे) नियम 1961-यातील नियम 29)

वर्ग	पिकाखालील क्षेत्र											पडीत व पिकास निरूपयोगी अशा जमिनीचा तपशिल	जमीन कसणाऱ्याचे नाव	
	हंगाम	मिश्रपिकांचे एकूण क्षेत्र			घटक पिके व प्रत्येक पिकाचे क्षेत्र			निर्भळ पिकाचे क्षेत्र			पानी पुरवठ्याचे साधन			
		पिकांचा प्रकार	जलासिंचन	अजल सिंचन	पिकाचे नांव	जलासिंचन	अजल सिंचन	पिकाचे नांव	जलासिंचन	अजल सिंचन				स्वरूप
2098 2097		हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.	हे.आ.	14	15
													0-99-2	2971

असल बहुकृत नक्कल खरी असे

तारीख : 06 JAN 2014



तलाठी/सहायक
तलाठी सजा
तहसिल - वसई



S
D
N
X
T
I
T
I

1)
2)

दस्ता : २५५१ २०१४
३२ २२

वसई-२
३३२८ / २०१४
४३ / १९

मुख्य कार्यालय, विरार
विरार (पूर्व),
वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasaiyirarcorporation@yahoo.com

जा.क्र. : व.वि.सा.म.
दिनांक : १०/०५/२०१३

VVCMC/TP/CC/VP-5246/482/2013-14

To,
Mr. Dyanand K. Mhatre & 3 others
Virar (E), Naringl, Tal: Vasal,
DIST:THANE.

Sub: Commencement Certificate for proposed Residential With Commercial Building on land bearing S.No.206, H.No.3/2 of Village Naringl, Taluka Vasai, Dist Thane.

- Ref:
1. NOC for N.A Permission granted by VVCMC vide letter No. VVCMC/TP/NA NOC/VP-5296/2117/2012-13 dtd. 29/11/2012.
 2. N.A order No. REV/K-1/T-9/NAP/NAR-VASAI/SR-153/2012 dtd.01/04/2013.
 3. TILR M.R.No. 1267/03 dtd.03/05/2003 for measurement.
 4. Your Architect's letter dated 15/04/2013.

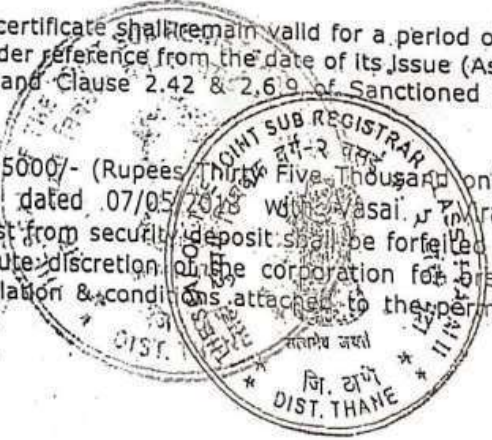
Sir/Madam,
Development Permission is hereby granted for the proposed Residential Building No.1 in under sec.45 of Maharashtra Regional and Town Planning Act,1966 (Mah. XXVII of 1966) to Mr. Dyanand K. Mhatre & 3 others.

The conditions mentioned in the letter no. VVCMC/TP/CC/VP-5246/482 dated 10/05/2013 are binding on you. The detail of the layout is given below:

The detail of the Buildings is given below:

Sr. No.	Predominant Building	No. of Floors	No. of Flats	No of shop	Built Up Area (in sq. mt.)
1.	Residential With Commercial	G+4	24	23	1110.00 sq.m

- 1) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per section 48 of MR & TP Act, 1966 and Clause 2.42 & 2.69 of Sanctioned D.C. Regulations-2001).
- 2) The amount of Rs. 35000/- (Rupees Thirty Five Thousand only) deposited vide receipt no. 105219 dated 07/05/2013 with Vasai-Virar city Municipal Corporation as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other building control regulation & conditions attached to the permission covered by



9322 / 2018
88 / 189

2599
33, 22

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/५
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasalvirarcorporation@vvc

जा.क्र. : व.वि.रा.म.
दिनांक :

ता. वसः

VVCMC/TP/CC/VP-5246/482/2013-14
the Commencement Certificate. Such forfeiture shall be without prejudice
any other remedial right of Corporation.

10/10/2013

- 3) You shall transport all the construction material in a good transport system the material shall not be stacked in unhygienic/ polluting condition.
- 4) You shall see that water shall not be stored to lead to unhygienic conditions, mosquito breeding, disease prone conditions.
- 5) You shall provide drainage, sewerage, water storage systems strictly to satisfaction of Vasal-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- 6) You have to fix a board of public notice regarding unauthorized covering marginal open spaces before applying for occupancy certificate of next building per the format finalized by Vasal-Virar City Municipal Corporation.
- 7) You shall develop the road to the satisfaction of Vasal-Virar City Municipal Corporation applying before Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintained, Storm water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
- 8) You shall construct cupboard if any, as per sanctioned D.C Regulations.
- 9) You shall be responsible for disputes occur due to access & title.
- 10) You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided by providing Dr. Major Covells system. Mosquito proofing to control Malaria to the satisfaction of VVCMC.
- 11) You shall provide two distinct pipelines for drinking, cooking and for the rest of the activities.
- 12) Rain Water harvesting systems shall be provided by drilling a bore and recharging the underground aquifer as per the Government Notification dtd. 10/03/2005.
- 13) You shall construct the compound wall before plinth Completion Certificate.



दस्ता : ४५५१
३४ २८

आई-२
३३२८ / २०१४
४५ / १९

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasaiVirarcorporation@yahoo.com

जा.क्र. : व.वि.रा.म.
दिनांक :

- 10/05/2013
- VVCMC/TP/CC/VP-5246/482/2013-14
- 14) You shall submit subsoll investigation report for structural stability & Rain water Harvesting purpose before Plinth Completion Certificate.
- 15) You are responsible for the disputes that may arise due to Title/Access matter. Vasal-Virar City Municipal Corporation is not responsible for any such disputes.
- 16) Water storage tank's (cisterns) and septic tanks are required to be done Mosquito proof arrangement by licenses plumber.
- 17) You shall not cut any tree which is existing at site. The existing tree shall be replanted by adopting suitable technology by taking permission from Vasal virar city municipal Corporation.
- 18) You shall provide all the flush tanks in W.C/Toilets with dual valve system to regulate the flow of water.



Yours faithfully,
Dy. Director of Town Planning
Vasai-Virar City Municipal Corporation

Encl.: a/a.
c.c. to:
En-Arch, Engineers & Architect Consultant,
126 A, Balaji Shopping Center, Gawad Wadi,
Opp. Rly. Crossing, Virar (E), Tal: Vasai,
DIST: THANE



9322 / 2013
08 / 189

क्र. महसुल/क-१/टे-९/एनएपी/ नारंगी - वसई/एसआर-१५३/२०११
जिल्हाधिकारी कार्यालय ठाणे
दिनांक 01 APR 2013

नाम नं. २
२५५१
३५ ४८

१. श्री. दयानंद का. म्हात्रे व इतर ३ रा. नारंगी, विरार (प.) ता. वसई जि. ठाणे यांचा अर्ज दिनांक १२/१२/२०१२ रोजीचा अर्ज
२. वसई-विरार शहर महानगरपालिकेने यांचेकडील पत्र क्र. VVCMC/TP/NA NOC/VP ५२४६/२११७/२०१२-१३ दि. २९/११/२०१२
३. तहसिलदार वसई यांचेकडील पत्र क्र. मशा/कक्ष-१/टे-जमिनबाब/एसआर-१३९/१२ दि. २१/१/२०१३
४. उपजिल्हाधिकारी (भूसंपादन), लघु पाटबंधारे, ३ रा माळा ठाणे यांचेकडील क्र. भूसं/लण एसआर क्र. २६१४ दि. १०/१/२०१३
५. भूमि संपादन विशेष अधिकारी (विशेष घटक), ठाणे यांचेकडील क्र. भूसंविअ/नाहदा/६ दि. १६/१/२०१३
६. उपजिल्हाधिकारी (भूसंपादन), मेट्रो सेंटर-३, ठाणे यांचेकडील क्र. भूसं./मे.सें.३/एसआर-३० दि. ७/१/२०१३
७. उपविभागीय अधिकारी ठाणे विभाग ठाणे यांचेकडील क्र. टिडी/टे-५/भूसं.दा./कावि-११ दि. २९/१/२०१३
८. उपजिल्हाधिकारी (भूसंपादन), उल्हास खोरे प्रकल्प ठाणे यांचेकडील क्र. भूसंपादन/टे.नं.४/से ७०५४५ दि. १२/१२/२०१२
उपजिल्हाधिकारी (भूसंपादन), लघु पाटबंधारे ठाणे ५ वा माळा यांचेकडील क्र. भूसंपादन/एसआर/टे-१/वशि-४११२ दि. १०/१/२०१३
अर्जदार यांनी सादर केलेले क्षतिपूर्ती बंधपत्र दिनांक ४/१२/२०१२ इकडील कार्यालयाने दिनांक २१/१२/२०१२ रोजीचे 'जनमत' व दिनांक २२/१२/२०१२ रोजीचे 'आपला उपनगर' या वृत्तपत्रात प्रसिध्द केलेला जाहिरनामा



आदेश :-

ज्या अर्थी उपोद्घातातील अनुक्रमांक १ अन्वये ठाणे जिल्ह्यातील वर तालुक्यातील नारंगी येथील स.नं./हि.नं २०६/३ क्षेत्र ११२०-०० चौ.मी., जागेचा रहिवास बिगर शेतकी प्रयोजनांसाठी वापर करण्याची परवानगी मिळण्याबाबत अर्ज प्राप्त झालेला आहे. आणि ज्या अर्थी, प्रस्तावित जमीनीस बिगर शेतकी परवानी देण्याच्या संदर्भात दिनांक २२/१२/२०१२ रोजीचे दैनिक 'जनमत' या वृत्तपत्रात तसेच दिनांक २२/१२/२०१२ रोजीचे 'आपला उपनगर' या वृत्तपत्रात जाहिरनामा प्रसिध्द करण्यात आला होता. सदर जाहिरनामा वृत्तपत्रात प्रसिध्द झाल्यापासून ०७ दिवसांचे मुदतीत एकही तक्रार/ हरकत कार्यालयास प्राप्त झाली नाही.

त्याअर्थी आता महाराष्ट्र जमीन महसुल अधिनियम १९६६ चे कलम ४४ अन्वये त्यांच्याकडे निहित करण्यात आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी याद्वारे श्री दयानंद का म्हात्रे व इतर ३ यांना ठाणे जिल्ह्यातील वसई तालुक्यातील मौजे गास येथील स.नं./हि.नं २०६/३ क्षेत्र ११२०-०० चौ.मी. जागेचा रहिवास या बिगर शेतकी प्रयोजनांसाठी वापर करण्याबाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यात येत असून वसई-विरार शहर महानगरपालिका यांचेकडील मंजूर नकाशाप्रमाणे बांधकामे अनुज्ञेय राहिल.



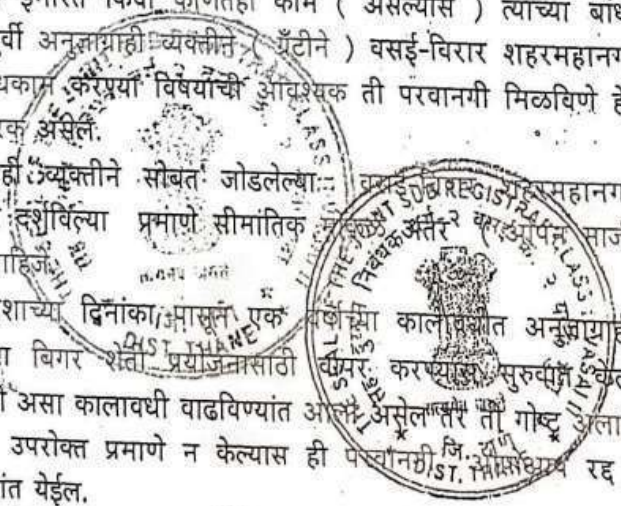
दस्ता क्रमांक-४५५१ २०१५

३६ ४२-२८ क्र.महसुल/क-१/टे-९/एनएपी/ नारगी

वसई-२
वसई-२
०६/१९

त्या शर्ती अशा:-

- १ ही परवानगी अधिनियम त्याखालील केलेले नियम यांना अधिनियम १९७३ व १९७४ च्या अधिनियमांत आलेली २०१४
- २ अनुज्ञाग्राही व्यक्तीने (ग्रॅटीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किराया किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यांत आली असेल त्याच प्रयोजनार्थ केला पाहिजे. आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्या शिवाय इतर कोणताही वापर करता कामा नये. इमारतीच्या वापरावरून जमिनीचा वापर ठरविण्यांत येईल.
- ३ अशी परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्यांचे जे कोणतेही उपभूखंड करण्या बाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पोट विभागणी करता कामा नये.
- ४ अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान होईल अशा रीतीने अशा जमीनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभागाकडून अशा भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासून एक वर्षाच्या आंत मंजूर आराखड्या प्रमाणेच काटेकोरपणे विकसित केली पाहिजे. आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.
- ५ अनुज्ञाग्राही व्यक्तीस असा भूखंड विकायचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्यांचे निष्पादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.
- ६ या सोबत जोडलेल्या सिडकोने मंजूर केलेल्या स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केल्या प्रमाणेच जोते क्षेत्रावर बांधकाम करण्या विषयी ही परवानगी देण्यांत आलेली आहे. सदर भूखंडातील नकाशात दर्शविल्या प्रमाणेच उर्वरित क्षेत्र विना बांधकाम मोकळे सोडले पाहिजे.
- ६अ) प्रस्तावित बांधकाम हे वसई-विरार शहरमहानगरपालिका यांचे मंजूर नकाशात दर्शविलेल्या मजल्या पेक्षा जास्त मजल्याचे असू नये.
- ७ प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने (ग्रॅटीने) वसई-विरार शहरमहानगरपालिका यांची असे बांधकाम करण्या विषयीची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बांधनकारक असेल.
- ८ अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या वसई-विरार शहरमहानगरपालिका मंजूर नकाशात दर्शविल्या प्रमाणे सीमांतिक नकाशात अर्त २ च्या अंतर्गत मार्गाने (डिस्टेंसेस) सोडले पाहिजे.
- ९ या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा बिगर शर्ती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यांत आले असेल तर तो गोष्ट अलाहिदा. अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी जि. महाराष्ट्र रद्द झाली असल्याचे समजण्यांत येईल.
- १० अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे बिगर शेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांका पासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्यांच्या आंत तलाठ्या मार्फत वसई तहसिलदारांस कळविले पाहिजे. जर तो असे करण्यास चुकल तर महाराष्ट्र जमीन



332C / 2018

3 -

क्र. महसुल/क-१/टे-९/एनएपी/ नागरी - वसई/सआर-१५३/२०११

महसुल (जमीनीच्या वापरातील बदल व बिगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाग्राही पात्र ठरेल.

- ११ अशा जमीनीचा त्या प्रयोजनार्थ वापर करण्यास अनुज्ञाग्राहीस परवानगी देण्यांत आत असेल त्या प्रयोजनार्थ वापर करण्यास प्रारंभ करण्याच्या दिनांका पासून सद्य अनुज्ञाग्राहीने त्या जमीनीच्या संबंधात दर चौ. मी. मागे रुपये ०-८७-६ या दर बिगर शेतकी आकारणी दिली पाहिजे. किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभावा अथवा त्यानंतर अंमलात येणारे बिनशेती आकार देणे बंधनकारक राहिल. अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्याप्रसंगी निराळा दराने बिगरशेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारात घेण्यांत येणार नाही.
- १२ प्रस्तावित जमीनीची अतितातडीची मोजणी फी रक्कम रुपये ४२,०००/- (अक्षरी रूप बेचाळीस हजार मात्र) चलन क्र.२४९/१३ (भारतीय स्टेट बँक चलन क्र ९५ दिनांक १९/३/२०१३ अन्वये शासन जमा केली आहे.
- १३ भूमापन विभागाकडून जमीनीची मोजणी करण्यांत आल्या नंतर अशा जमीनीचे जिल्हा क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच बिगरशेतकी आकारणी यांत बदल करण्यांत येईल.
- १४ सदर जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून दोन वर्षांचा कालावधीत अनुज्ञाग्राहीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्य सदरहू आदेश रद्द समजण्यांत येईल. व अनुज्ञाग्राही यांना अकृषिक परवानगीस नव्याने अर्ज सादर करावा लागेल.
- १५ पुर्वीच मंजूर केलेल्या नकाशावरहुकुम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राही कोणतीही भर घालता कामा नये किंवा ती मध्ये कोणताही फेरबदल करता कामा न मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवान घेतली असेल आणि अशा भरीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असत तर ती गोष्ट वेगळी.

१६ अनुज्ञाग्राही व्यक्तीने आजुबाजुच्या परिसरांत अस्वच्छता व घाण निर्माण होणार न अशा शर्तीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व सांडपाण्याचा निचोरा बांधण्याची व्यवस्था केली पाहिजे.

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

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

१८ब वरील खंड अ) मध्ये काहीही अंतर्गत असले तरीही या पदव्याच्या तरतूदीविरुद्ध जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा त्या विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर विनिर्णय मुदतीच्या आंत अशा रीतीने उभारलेली इमारत काढून टाकण्या विषयी किंवा फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असेल तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकणे किंवा तीत फेरदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रीत्यर्थ आलेला खर्च

प्रा.
श्री.
रा.

वसई-२
दस्ता क्रमांक-४५४१)
३८ / २८

क्र.महसुल/क-१/टे-९/एनएपी/ नारांगी -वसई/एसआर-१५३/२०१२

वसई-२

अनुज्ञाग्राही व्यक्तीकडून जमीन महसुलाची थकबाकी म्हणून वसूल केल्याचे घेण्याचा /२०१४
०९ / १९

अधिकार असेल.

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

२० प्रस्तावित जमिनीच्या बिगरशेतकी आकारणीच्या पाचपट रक्कम रु.५३,२६१/- (अक्षरी रु.त्रेपन्न हजार दोनशे ए सष्ठ मात्र) रुपांतरित कर (कन्व्हर्शन टॅक्स) म्हणून चलन क्र.२८५/१३ (भारतीय स्टेट बँक चलन क्र ९५४) दिनांक १९/१/२०१३ अन्वये सरकार जमा केली आहे.

२०अ अनुज्ञाग्राही यांनी बिनशेती परवानगी घेणेपूर्वी केलेल्या अनधिकृत बांधकामाबाबत अकृषिक आकार व दंड रुपये १२,३००/- (अक्षरी बारा हजार तिनशे मात्र) चलन क्र.२८६/१३ (भारतीय स्टेट बँक चलन क्र ९५५) दिनांक १९/३/२०१३ अन्वये सरकार जमा केली आहे. सदरचे अनधिकृत बांधकाम दूर करणे अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.

२१ महाराष्ट्र चेंबर्स ऑफ हाऊसिंग विरुद्ध महाराष्ट्र शासन या मा.उच्च न्यायालयातील रिट याचिका क्र.६७०३/२०११ मधील मा.न्यायालयाचे अंतरिम स्थगितीबाबत शासनाचे महसूल व वन विभागाचे पत्र क्र.गौखनि-१०/२०११/प्र.क्र.६१९/ख दि.१७/११/२०११ मधील सुचनांनुसार मा.न्यायालयाचे अंतीम आदेशास अधीन राहून संदर परवानगी देणेत आली असून मा.उच्च न्यायालय/शासन याबाबतीत जे निर्णय/आदेश देतील ते अर्जदार यांचेवर बंधनकारक राहतील.

२२ अनुज्ञाग्राही यांनी वसई-विरार शहरमहानगरपालिका यांचे कडील मंजूर नकाशाबरहुकुमच बांधकाम केले पाहिजे. त्यात वसई-विरार शहरमहानगरपालिका व महसूल खात्याचे पूर्व परवानगी शिवाय कोणताही बदल करता येणार नाही.

२३ अनुज्ञाग्राही यांनी वसई-विरार शहरमहानगरपालिका यांचेकडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामा मध्ये बदल करून जादा चटाईक्षेत्र निदेशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये पैजदारी स्वरूपाचा गुन्हा दाखल करण्यास पात्र राहातील व असे जादा बांधकाम दूर करण्यास पात्र राहिल.

२४. वसई-विरार शहरमहानगरपालिका यांनी दि.३०/११/२०१२ चे परवानगी मधील सर्व शर्ती अनुज्ञाग्राही यांचेवर बंधनकारक राहतील.

प्रति,

श्री. दयानंद का म्हात्रे व इतर ३

रा. नारांगी, विरार (प.) ता. वसई जि.ठाणे



सही/-
(पी.वेंलरासू)
जिल्हाधिकारी ठाणे.



आदेश निर्गमित केले

Hand
जिल्हाधिकारी ठाणे करिता

472
332C / 2014
90 / 189
B. C. SOLANKI
B.Sc.LL.B,
ADVOCATE HIGH COURT

दस्तावेज क्रमांक-332C/2014
TELEPHONE NOS. 36 / 22
OFF. : 2502344
Mobile : 9881555888

37, MEGHDOOT, OPP. VIRAR RLY. STN., VIRAR (W), 401 303, W. RLY., DIST. THANE

B. C. SOL
B.Sc.LL.
ADVOCATE
17, MEGHDOOT

Dated : 6-1-2014

SEARCH REPORT

THIS IS TO CERTIFY that I have caused search as per the documents produced before me and have examined revenue record in respect of N.A. land bearing :

Survey No.	Hissa No.	Admeasuring	Assessed
New : 206	3	H. 0-11.2 R.	Rs.0.25/-
Old : 52			

belonging to (1) SHRI DAYANAND KANHA MAHATRE, (2) SHRI BHAU KANHA MAHATRE, (3) SHRI WAMAN KANHA MAHATRE, and (4) SHRI HARISCHANDA KANHA MAHATRE lying being and situate at Village Naringi, Taluka Vasai, District Thane.

1963 - The name of Pandu Aalo Mhatre is shown as tenant and the name of Shri Goma Sakhrya Patil is deleted from the said land vide Mutation entry no. 2035 dated. 2-10-63, Certified on 9-1-64.

This record is made from Taluka Order No. TC 139 Naringl.

1964 - Nil	1965 - Nil	1966 - Nil	1967 - Nil
1968 - Nil	1969 - Nil	1970 - Nil	1971 - Nil



RESI. : "NISA R G" / 17, MEGHDOOT, Taluka Vasai, Dist. Thane.



RESI. : "NISA R G" / 17, MEGHDOOT, Taluka Vasai, Dist. Thane.

वसः--२
दस्त क्रमांक-४५५१
२० / २८

3926 / 2088
49 / 89

2

TELEPHONE NOS.
OFF. : 2502544
Mobile : 9881555888

D. SOLANKI

B.Sc.LL.B,

OCATE HIGH COURT

TEGHDOOT, OPP. VIRAR RLY. STN., VIRAR (W), 401 303, W. RLY., DIST. THANE

1972 - By Hiership Pandu Aalo Mhatre expired on 28-3-1971 leaving behind legal heirs sons Kana Pandu Mhatre, the legal heirs to the deceased and no other heir to the deceased except above person and therefore the names of above heirs are shown in the record vide Mutation entry no. 5367, dt. 24-4-72 Certified on 11-1-73 . This record is made from Taluka Order.

1973 - Nil	1974 - Nil	1975 - Nil	1976 - Nil
1977 - Nil	1978 - Nil	1979 - Nil	1980 - Nil
1981 - Nil	1982 - Nil	1983 - Nil	1984 - Nil
1985 - Nil	1986 - Nil	1987 - Nil	1988 - Nil
1989 - Nil	1990 - Nil	1991 - Nil	1992 - Nil
1993 - Nil	1994 - Nil	1995 - Nil	1996 - Nil

1997 - As per Aakarbandh Village Naringi is converted into two villages viz. Naringi and Dongare and as per Separate Aakarband is issued from District Land Record Thane for Village Naringi

Original Village Name Naringi

Gut Book in Form

New S. No. Old S. No

206 52

ESI : "NISARG", Chandansar, Taluka Vasai, Dist. Thane.



3322 / 1088
42 / 189 3

B. C. SOLANKI
B.Sc.LL.B.,
ADVOCATE HIGH COURT

TELEPHONE NOS.
OFF. : 2502544
Mobile : 9881555888

37, MEGHDOOT, OPP. VIRAR RLY. STN., VIRAR (W), 401 303, W. RLY., DIST. THANE

B. C. SC
B.Sc.
ADVOCAT
37, MEGHI

Ref. Mutation entry no. 7804 dt. 1-8-97 Certified on 2-8-97.

1998 - Nil 1999 - Nil 2000 - Nil 2001 - Nil

2002 - Nil

2003 - Khatedar Kana Pandu Mhatre expired on 6-12-2002 Leaving behind him following legal heirs namely

- 1) Dayanand Kana Mhatre 50 son
- 2) Bhau Kana Mhatre 46 son
- 3) Waman Kana Mhatre 42 son
- 4) Harischandra Kana Mhatre 40 son

All the above person are legal heir to the deceased and no other heir to the deceased except above person.

Vide Mutation entry no. 206 dt. 15-1-2003 Certified on 17-2-2003.

2004 - Nil 2005 - Nil 2006 - Nil 2007 - Nil

2008 - Nil 2009 - Nil 2010 - Nil 2011 - Nil

2012 - Nil



The Collector of Thane has granted N.A. permission vide Order No. 9/NAP/NAR-VAS/SR 153/12013-DT. 01-04-2013.

V.V.C.M.C. has granted Commencement Certificate vide Order no. TP/CC/NP-5246 482/2013 -14 DT. 10/5/2013.

RESI.: "NISARG", Chandansar, Taluka Vasai, Dist. Thane



RESI.: "NISAR"

वसई-२
 १३२८ / २०१४
 ४९ / ६९

4

C. SOLANKI
 B.Sc.LL.B,
 ADVOCATE HIGH COURT
 MEGHDOOT, OPP. VIRAR RLY. STN., VIRAR (W), 401 303, W. RLY., DIST. THANE

TELEPHONE NOS.
 OFF. : 2502544
 Mobile : 9881555888

वसई-२
 १३२८ / २०१४
 ४९ / ६९

Vide Development Agreement dated 23-4-2013 , the (1) SHRI DAYANAND KANHA MAHATRE , (2) SHRI BHAU KANHA MAHATRE , (3) SHRI WAMAN KANHA MAHATRE, and (5) SHRI HARISCHANDA KANHA MAHATRE have authorized M/S. AAI LAXMI DEVELOPERS to develop their share of land admeasuring H. 0-11-2 R..

2014 - Nil upto 6th Jan.

This report is subject to torn and mutilated record and register for certain years having been sent for re-writing and binding.

(Signature)
 (B.C.Solanki)

Advocate
B. C. SOLANKI
 B. Sc LL. B.
 Advocate High Court
 37, Meghdoot, Opp. Rly. Station,
 Virar (West) - Tal. Vasai



Sf.: "NISARG", Chandansari, Taluka Vasai, Dist. Thane.

B. C. SOLANKI

B.Sc.LL.B.

ADVOCATE HIGH COURT

37, MEGHDOOT, OPP. VIRAR RLY. STN., VIRAR (W), 401303, W. RLY., DIST. THANE

TELEPHONE NOS.

OFF. : 2502544

Mobile : 9881555888

वर्ग-२
332C / 2088
48 / 89

Dated : 6-1-2014

TITLE CERTIFICATE

THIS IS TO CERTIFY that I have examlned title in respect of N.A. land bearing :

Survey No.	Hissa No.	Admeasuring	Assessed
New : 206	3	H. 0-11.2 R.	Rs.0.25/-
Old : 52			

belonging to (1)-SHRI DAYANAND KANHA MAHATRE , (2) SHRI BHAU KANHA MAHATRE , (3) SHRI WAMAN KANHA MAHATRE, and (4) SHRI HARISCHANDA KANHA MAHATRE lying being and situate at Village Naringi, Taluka Vasai, District Thane.

B.C. Solanki
 (B.C.SOLANKI)

ADVOCATE,

B. C. SOLANKI

B. Sc. LL. B.

Advocate High Court
37, Meghdoot, Opp. Rly. Sta.
Virar (West) - Tal. Vasai



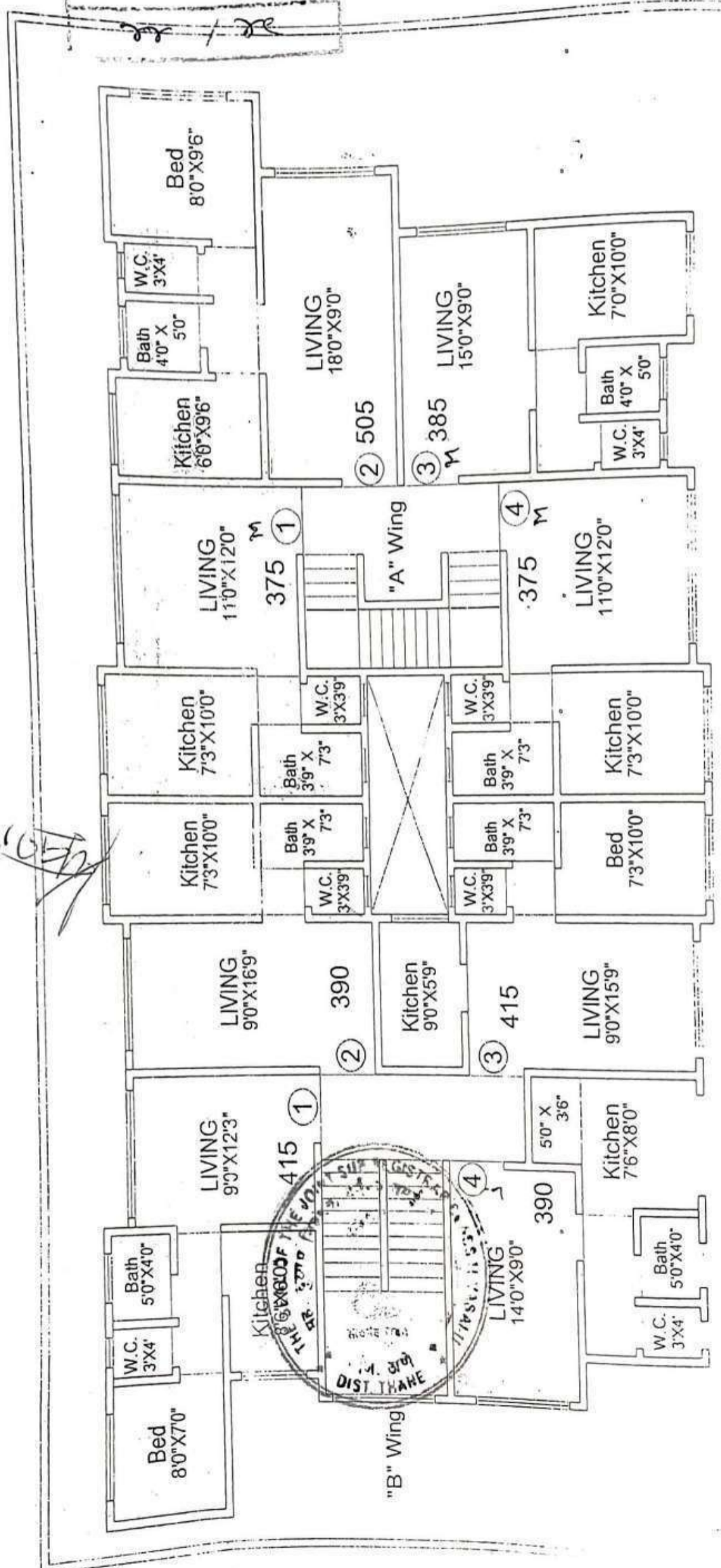
RESI. : "NISARG", Chandansar, Taluka Vasai, Dist. Thane.

H.No-3, AT VILLAGE: NARANGI, TAL.-VASAI, DIST.-THANE

VIRAR(EAST)

SHOPLINE BUILDING

दस्तावेज क्रमांक ४५५५ / २०१५



PLAN OF RESIDENTIAL WITH SHOPLINE BUILDING ON S.No-206,
H.No-3, AT VILLAGE - NARANGI, TAL - VASAI, DIST - THANE

RESEDIENCY
THIRD FLOOR PLAN

Builder's & Developer's
AAI LAXMI DEVELOPERS
200 - 2 VAKRATUNDA APARTMENT
BEGGAR'S HOME, MIDANI GATE No-1
PACHPAYARI (P-40) 4 S MARG,
VADAPET

SHEET NO.

WCMC/TP/C/30

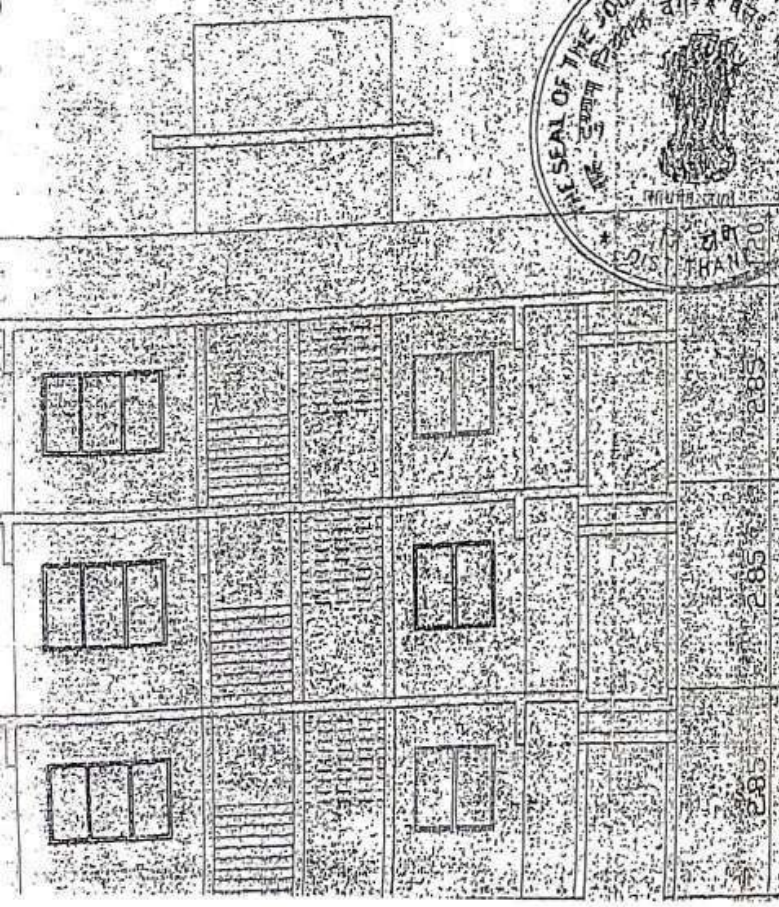
Approved as amended in
Subject to the Conditions mentioned in
this Office Letter No. WCMC/TP/C/C
VP/5246/483/2013/14
Dated: 10/5/2013

3326 / 2018
40 / 189

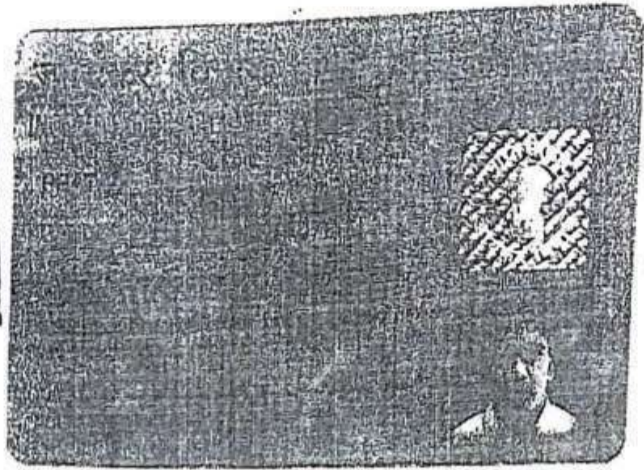
Deputy Director Town Planning
Vasai-Virar City Municipal Corporation
Vasai - Virar, E.

R. Patel

NOT BE CONSIDERED
OWNERSHIP FOR ANY
COURT ON LAW



बस-२
कम : ४५५१
४६ ४८



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RANI PRATAP PATIL

BABAN HARIBHAU GOPALE

01/02/1991

Permanent Account Number
BRJPP7934H

Rani P. Patil

Signature



80/4551

गुरुवार, 25 जून 2015 9:38 म.पू.

दस्त गोपवारा भाग-1

वसई2

24/22

दस्त क्रमांक: 4551/2015

दस्त क्रमांक: वसई2 /4551/2015

बाजार मूल्य: रु. 9,27,000/-

मोबदला: रु. 9,27,000/-

भरलेले मुद्रांक शुल्क: रु.55,620/-

दु. नि. सह. दु. नि. वसई2 यांचे कार्यालयात

पावती:6052

पावती दिनांक: 25/06/2015

अ. क्र. 4551 वर दि.25-06-2015

सादरकरणाराचे नाव: प्रताप पांडुरंग पाटील --

रोजी 9:27 म.पू. वा. हजर केला.

नोंदणी फी

रु. 9270.00

दस्त हाताळणी फी

रु. 980.00

पृष्ठांची संख्या: 49

दस्त हजर करणाऱ्याची सही:

एकुण: 10250.00

Sub Registrar Vasai 2

सह दुय्यम निबंधक

वसई क्र.-२ (विरार)

दस्ताचा प्रकार: करारनामा

Sub Registrar Vasai 2

सह दुय्यम निबंधक


वसई क्र.-२ (विरार)

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 25 / 06 / 2015 09 : 25 : 24 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 25 / 06 / 2015 09 : 28 : 16 AM ची वेळ: (फी)

दस्त ऐवज सोदून जोडलेले कागदपत्र कुळमुखलगर पत्र व्यक्ती इत्यादी वनादत राखलेले आल्यास त्याची संपूर्ण प्रत जाचणी राहिल.


लिहिून देणारा
सही


लिहिून देणारा
सही





194 - 200 1945 - 1948

1949 - 1950 1951 - 1952



1953 - 1954 1955 - 1956





25/06/2015

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. वसई 2

दस्त क्रमांक : 4551/2015

नोंदणी :

Regn:63m

गावाचे नाव : 1) नारींगी

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	927000
(3) वाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	927000
(4) भू-मापन, पोटहिस्मा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :, इतर माहिती: , इतर माहिती: मौजे नारींगी, स नं 206 (52), हि नं 3, विभाग 7, सदनिका क्र - बी 302, तिसरा मजला, कान्हा म्हात्रे रेसिडेन्सी, क्षेत्र 28.99 चौ मी((Survey Number : 206 (52), हि नं 3 ;)) इतर हक्क :
(5) क्षेत्रफळ	1) 28.99 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.आई लक्ष्मी डेव्ह तर्फे भागिदार कमळाकर किणी - - वय:-47; पत्ता:-प्लॉट नं: दु नं 2, माळा नं: -, इमारतीचे नाव: वक्रतुंड अपार्ट, ब्लॉक नं: -, रोड नं: पाच पायरी रोड , नारींगी , विरार पू , ता वसई , जि.पालघर , महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रताप पांडुरंग पाटील - - वय:-33; पत्ता:-प्लॉट नं: 313, माळा नं: -, इमारतीचे नाव: महेश्वरी रेसिडेन्सी , ब्लॉक नं: -, रोड नं: गणपती मंदीरा जबळ, व्ही एस मार्ग, विरार पू, ता वसई, जि पालघर , महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-AQWPP9958L
(9) दस्तऐवज करून दिल्याचा दिनांक	25/06/2015
(10) दस्त नोंदणी केल्याचा दिनांक	25/06/2015.
(11) अनुक्रमांक, खंड व पृष्ठ	4551/2015
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	55620
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	9270
(14) शेर	

वरील



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



25/06/2015 9 38:17 AM

दस्त गोपवारा भाग-2

वसई ४५२
दस्त क्रमांक:4551/2015

दस्त क्रमांक :वसई2/4551/2015

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रताप पांडुरंग पाटील -- पत्ता:प्लॉट नं: 313, माळा नं: -, इमारतीचे नाव: महेश्वरी रेसिडेन्सी, प्लॉक नं: -, रोड नं: गणपती मंदीरा जवळ, व्ही एस मार्ग, विरार पू, ता वसई, जि पालघर, महाराष्ट्र, ठाणे. पिन नंबर: AQWPP9958L	लिहून देणार वय :-33 स्वाक्षरी:-		
2	नाव:मे.आई लक्ष्मी डेव्ह तर्फे भागिदार कमळाकर किणी -- पत्ता:प्लॉट नं: दु नं 2, माळा नं: -, इमारतीचे नाव: वक्तुंड अपार्ट, प्लॉक नं: -, रोड नं: पाच पायरी रोड, नारीगी, विरार पू, ता वसई, जि पालघर, महाराष्ट्र, ठाणे. पिन नंबर:	लिहून देणार वय :-47 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्तऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:25 / 06 / 2015 09 : 29 : 16 AM

श्रीकां:-

शान्तीय इमम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख प्रदवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:परशुराम भोसले -- वय:42 पत्ता:मेघदूत, विरार प, ता वसई, जि पालघर पिन कोड:401303	स्वाक्षरी		
2	नाव:राणी प्रताप पाटील -- वय:25 पत्ता:313, महेश्वरी रेसिडेन्सी, विरार पू पिन कोड:401305	स्वाक्षरी		

शिक्का क्र.4 ची वेळ:25 / 06 / 2015 09 : 29 : 52 AM

शिक्का क्र.5 ची वेळ:25 / 06 / 2015 09 : 30 : 01 AM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Vasai

वसई क्र.-२ (विरार) EPayment Details.

Sr.	Epayment Number	Defacement Number
1	MH001773407201516M	0001162194201516
2	MH001772359201516M	0001162193201516



Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

4551 /2015