

393/12666

Monday, July 17, 2023
12:36 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 13267 दिनांक: 17/07/2023

गावाचे नाव: मिरे

दस्तऐवजाचा अनुक्रमांक: टनन10-12666-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अभितपाल सिंघ जसबीर सिंघ सैनी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी


रु. 2500.00

पृष्ठांची संख्या: 125

एकूण:

रु. 32500.00

आपणाम मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
12:53 PM ह्या वेळेस मिळेल.


Joint Subs Registration Scheme 10
सुनिश्चिती वेळी

वाजार मूल्य: रु.4447200/-

मोवदला रु.4788000/-

भरलेले मुद्रांक शुल्क : रु. 335200/-

सह दुय्यम जिवंधक वर्ग-२ :

टापू क्र. १०

1) देयकाचा प्रकार: DHC रकम: रु.500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1507202303107 दिनांक: 15/07/2023

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1507202303074 दिनांक: 15/07/2023

वँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005214909202324R दिनांक: 14/07/2023

वँकेचे नाव व पत्ता: Panjab National Bank



मूळ दस्त परत मिळता



17/07/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 10

दस्त क्रमांक : 12666/2023

नोंदणी :

Regn.63m

गावाचे नाव : भिरे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4788000
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4447200
(4) मू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-माईदर मनपा इतर वर्णन :, इतर माहिती: मौजे मिरा,वॉर्ड-क्यु,विभाग क्रमांक:-5/22.मध्ये,सदनिका क्रमांक:-603,6वा मजला,ए-विंग,रिडी सिडी बिल्डिंग,नित्यानंद नगर,सेंट.पोल्स स्कूल जवळ,मिरारोड पूर्व,ठाणे,401107,जुना सर्वे नं.156,नवीन सर्वे नं.27,हिस्सा नं.3,जुना सर्वे नं.156,नवीन सर्वे नं.27,हिस्सा नं.4,क्षेत्रफळ:-39.41चौ.मी रेरा कार्पेट. ((Survey Number : 27,हिस्सा नं.3 ;))
(5) क्षेत्रफळ	1) 39.41 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:-मेसर्स हेतल इंफ्रा रियलटर्स एल.एल.पी चे प्रागीदार उमेश शशिकांत कोठारी तर्फे कु.मु. म्हणून अखिलेश यादव -- वय:-37; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 601,6 वा मजला,हरी होम आय.टी.पार्क , महाजनवाडी,एम.आय.डी.सी. टँक जवळ,मिरारोड पूर्व,ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AAMFH0360C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अमितपाल सिंघ जसवीर सिंघ सैनी -- वय:-28; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: बी/14,किरीट बिल्डिंग,रामचंद्र लेन,एव्हरशार्डन नगर,मालाड पश्चिम,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-EVSPS7204B 2): नाव:-जसवीर सिंघ सैनी -- वय:-59; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: बी/14,किरीट बिल्डिंग,रामचंद्र लेन,एव्हरशार्डन नगर,मालाड पश्चिम,मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400064 पॅन नं:-AAUPS0749Q
(9) दस्तऐवज करून दिल्याचा दिनांक	17/07/2023
(10) दस्त नोंदणी केल्याचा दिनांक	17/07/2023
(11) अनुक्रमांक, खंड व पृष्ठ	12666/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	335200
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



सुनिलकाडियाडेवाले
सह दुय्यम निबंधक वर्ग-२५
ठाणे क्र. १०

Riddhi Siddhi

AGREEMENT

THIS AGREEMENT made and entered into at Rayanda on this 17th day of July 2023, BETWEEN **M/s. HETAL INFRA REALTORS LLP**, a partnership firm registered under the Indian Partnership Act having its office at 601, 6th Floor, Hari Om I.T. Park, Mahajanwadi, Near MIDC Tank, Mira Road (East), Thane - 401 107, through its one of the partners **SHRI UMESH SHASHIKANT KOTHARI**, hereinafter referred to as "PROMOTER" (which expression unless it be repugnant to the context or meaning thereof shall deem to mean and include the said firm and its partner or partners from time to time and their respective heirs, executors, administrators and assigns) of the ONE PART



2023
L 104

Shri
Shri Umesh Kothari S/L

AND

SAINI

SHRI/SMT./M/s. AMRITPAL SINGH JASBIR SINGH
and shri. JASBIR SINGH SAINI

having address at B14, KIRIT BUILDING,
RAMCHANDRA LANE, EVERSHINE NAGAR,
MALAD (WEST), MUMBAI - 400 064.

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hereinafter referred to as "ALLOTTEE/S" (which expression 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 OTHER PART

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WHEREAS:

1. Smt. Asha Jayraj Kapadia, Shri Vipul Jayraj Kapadia, Shri Mahendra Devidas Alias Mahendra Devidas Kapadia, Shri Chaturabhuj Dwarkadas Khatau Alias Chatrabhuj Dwarkadas Kapadia, Shri Hemant Ranjit, Alias Hemant Ranjit Khatau, Shri Dilip Padamshi Khatau Alias Dilip Padamshi Kapadia, Shri Rahul Harish Kapadia, Smt. Kusum Kishore Khatau, 9) Shri Yogesh Krishnakumar Alias Yogesh Krishnakumar Khatau, Shri Bharat Dharamshi Alias Bharat Dharamshi Khatau, Shri Dhiren Dharamshi Alias Dhiren Dharamshi Khatau, Shri Vinay Dharamshi Alias Vinay Dharamshi Khatau, Smt. Chandra Dharamshi Khatau, Shri Janak Hansraj, Alias Janak Hansraj Khatau, Smt. Krishna Hansraj, Alias Krishna Hansraj Khatau, Shri Jayant Kumar Tulsidas, Shri Ashwin Kumar Tulsidas, Shri Rajendra Khatau (HUF), Shri Dipen Khatau (HUF) (for short hereinafter referred to as the "First Owners")



the owners of land bearing Old Survey No. 156, New Survey No. 27, Hissa No.3, admeasuring 1340 sq. meters, situate at Village, Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation, more particularly described in the Schedule hereunder written (hereinafter referred to as the "First Property").

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9999	9999
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Riddhi Siddhi

2. The first owners had agreed to grant and assign the development rights of the first property to M/s. Hetal Infra Realtors-LLP, being the Promoter herein and has agreed to acquire the development rights of the first property from the first owners and accordingly, the parties hereto have agreed to execute these presents as hereinafter appearing.
3. By a Development Agreement, dated 9th April'2021 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN- 4-6367/2021, the first owners had agreed to sell the first property to the Promoter herein at the price and on the terms and conditions stipulated therein.
4. In pursuance of an Development Agreement, dated 9th April' 2021, the first owners had executed an Irrevocable General Power of Attorney, dated 9th April' 2021 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4-6368/2021 in favour of the partners of the Promoter herein conferring upon them several powers inter-alia power to sell and/or develop the first property by constructing buildings thereon.
5. Shri Anandrao Hiraji Bhoir, Shri Sanjay Kesarinath Bhoir, Smt. Chandravati alias Chandradevi Kesarinath Bhoir, Smt. Yashoda Anandrao Bhoir, Shri Avinash Anandrao Bhoir, Shri Suryakant Anandrao Bhoir, Shri Prakash Anandrao Bhoir, Shri Subhash Anandrao Bhoir, Smt. Meera Dayanand Kashi alias Meera Anant Bhoir, Smt. Kusum Pandurang Tandel alias Kusum Anant Bhoir, Smt. Shakuntala Bhoir alias Shakuntala Anant Bhoir and Smt. Dwarkabai Baburao Tombare (for short hereinafter referred to as the "**Second Owners**") had owned the land bearing Old Survey No. 156, New Survey No. 27, Hissa No. 4, admeasuring 550 sq. meters, situate at Village Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation, more particularly described in the Schedule hereunder written (hereinafter referred to as the "**Second Property**")

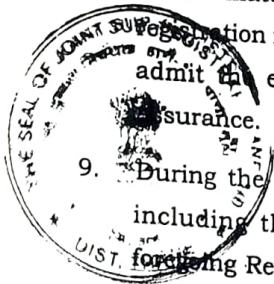


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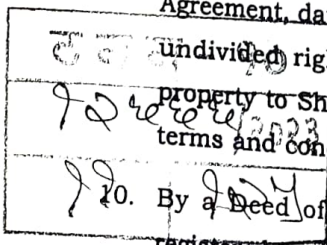
Sobha S Y

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6. By an Agreement, dated 18th June, 1989, the second owners had agreed to sell the second property to Shri Digamber M. Bagwe and Shri Jagdish P. Doshi, being the directors of M/s. Meera Developers Pvt. Ltd., at the price and on the terms and conditions stipulated therein.
7. By an Agreement, dated 20th October, 2005, the second owners with the consent and confirmation of M/s. Meera Developers Pvt. Ltd., through its directors had agreed to sell, transfer and assign the second property to M/s. Hiral Homes at the price and on the terms and conditions stipulated therein.
8. In pursuance of the second agreement, the second owners, M/s. Meera Developers Pvt. Ltd., through its directors by name Shri Digamber M. Bagwe and Shri Jagdish P. Doshi had executed an Irrevocable General Power of Attorney, dated 20th October, 2005 in favour of Smt. Chaya Kamlesh Boriya and Shri Tarun P. Vyas, being the partners of M/s. Hiral Homes conferring upon them several powers inter-alia power to sell the second property to the person or persons of their choice including power to execute a deed of conveyance in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.



9. During the subsistence of the first and second agreement including the first power of attorney as referred in the Agreement, dated 24th October, 2007 had agreed to sell their undivided right, title, interest and share in the second property to Shri Kamlesh H. Boriya at the price and on the terms and conditions stipulated therein.



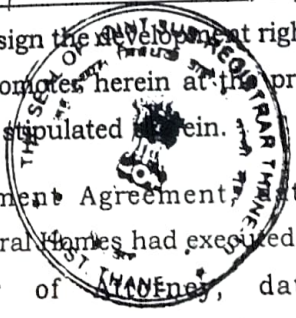
10. By a Deed of Conveyance, dated 31st December, 2010 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/00207/2011, dated 8th January, 2011, Shri Anandrao Hiraji Bhoir and 10 others through their

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constitute attorney Shri Kamlesh Boriya had sold, transferred and conveyed the said property to M/s. Hiral Homes, being the nominee of Shri Kamlesh H. Boriya for the consideration mentioned therein.

- 11. Simultaneous to the execution of Deed of Conveyance, dated 31st December, 2010 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/00207/2011, dated 8th January, 2011, the second owners through their constitute attorney by name Shri Kamlesh H. Boriya had executed a General Power of Attorney, dated 31st December, 2010 of M/s. Hiral Homes herein conferring upon them several powers inter-alia power to deal with the second property including power to assign the development rights of the second property or any portion thereof to the person or persons of their choice.
- 12. M/s. Hiral Homes has agreed to assign the development rights of the second property to the Promoter and the Promoter has agreed to acquire the development rights of the second property from M/s. Hiral Homes at the price and on the terms and conditions mutually agreed upon by and between the parties hereto.
- 13. By a Development Agreement, dated 27th MAY 2021 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7-7399/2021, M/s. Hiral Homes had agreed to sell assign the development rights of the second property to the Promoter herein at the price and on the terms and conditions stipulated therein.
- 14. In pursuance of a Development Agreement, dated 27th MAY 2021, M/s. Hiral Homes had executed an Irrevocable General Power of Attorney, dated 27th MAY 2021 registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-7-7400/2021 in favour of the partners of the Promoter herein conferring upon them several powers inter-alia power to sell and/or develop the second property by constructing buildings thereon.



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29. Stamp duty and Registration: The charges towards stamp duty and registration of this agreement shall be borne by the Allottees.
30. Dispute Resolution : Any dispute between the parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations thereunder.
31. GOVERNING LAW :

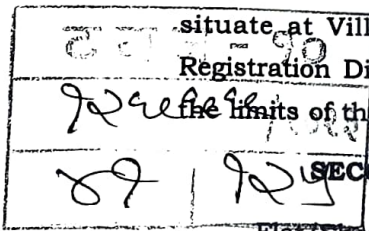
That the rights and obligations of the parties under or arising out of this agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts will have the jurisdiction for this agreement.

IN WITNESS WHEREOF the parties hereinabove named have set their respective hands and signed this agreement for sale at (city/town name) in the presence of attesting witness, signing as such on the day first above written.

FIRST SCHEDULE ABOVE REFERRED TO



Building No. A consisting of Part Ground + 16 Upper Floors on an area admeasuring 4288.63 sq.meters and Building No.B consisting of Part Stilt+ 7 Upper Floor on an area admeasuring 1491.69 sq.meters forming the portion of land bearing Old Survey No. 156, New Survey No. 27, Hissa No.3, admeasuring 1340 sq. meters and land bearing Old Survey No. 156, New Survey No. 27, Hissa No. 4, admeasuring 550 sq. meters, situate at Village Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation



SECOND SCHEDULE ABOVE REFERRED TO

Flat/Shop/Office No. 603, Type 1BHK admeasuring 39.41 sq.mts RERA CARPET AREA on the 6th floor in Building No. 2, Wing 'A', building named as RIDDHI SIDDHI, located at Survey no. 156 (old), New Survey no. 27, Hissa no. 3 and 4, Nityanand Nagar, Near St. Paul's School, Mira road, Thane-401107.

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number: P51700023670

Project: **RIDDHI SIDDHI**, Plot Bearing / CTS / Survey / Final Plot No.: SNO 156 HNO 3 AND 4t Mira-Bhayandar (M Corp.), Thane, Thane, 401107;

1. **Metel Infra Realtors** Llp having its registered office / principal place of business at Tehsil: **Thane**, District: **Thane**, Pin: **401107**.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

• The Registration shall be valid for a period commencing from 02/01/2020 and ending with 31/12/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

• The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

• That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



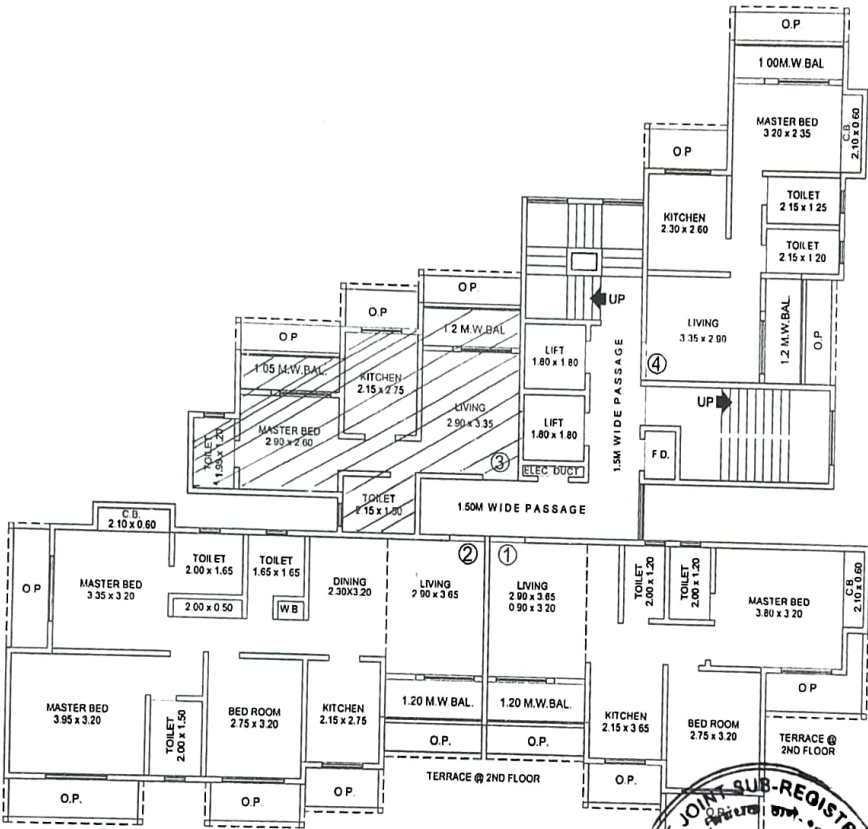
Signature valid
Digitally Signed by
Dr. Vasant K. Remanand Prabhu
(Secretary, MahaRERA)
Date:02-01-2020 15:33:36

- Dated 02/01/2020
Place Mumbai

Handwritten signature / 2020

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Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



TYPICAL FLOOR PLAN
2nd to 7th & 9th Floor



Shop/Flat/Office No.:	603
on Floor :	6 th
in Wing :	A
Area :	39.41 sq.m

Builders Sign : *[Signature]*

Purchaser's Sign : *[Signature]*

[Handwritten Signature]

603-90

[Handwritten Signature]

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मिरा भाईंदर महानगरपालिका
मुख्य कार्यालय, भाईंदर (प.),
छत्रपती शिवाजी महाराज मार्ग, ता. जि. ठाणे - 401 101



जा.क्र. मिभा / मनपा / नर / २०११ / २०१९ - २० दिनांक - १२/०८/२०१९

प्रति,

अधिकार पत्रधारक - श्री. जयराज देविदास कपाडिया व श्री. हेमंत रणजीत खटाव, श्री. कमलेश बोरीया
द्वारा - सल्लागार अभियंता - मे. तेजस कन्सल्टंट

विषय :- मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - मिरा

सर्वे क्र./ हिस्सा क्र. नवीन 27/3.4 जूना 156/3.4

या जागेत नियोजित बांधकामास बांधकाम प्रारंभपत्र मिळणेबाबत.

संदर्भ : 1) आपला दि.05/12/2018, दि.07/03/2019 व दि.11/06/2019 चा अर्ज.

2) यु.एल.सी. विभागाकडील कलम 8(4) अन्वये दि.23/09/1984 रोजीचे आदेश.

3) मे. सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचेकडील 10(3),10(5) ची व दुर्बल घटक योजनेची कार्यवाही झालेली नसल्याबाबत विकासकाने रु.300/- च्या स्टॅम्प पेपरवर दि.04/02/2019 रोजी दिलेले शपथपत्र.

4) तहसिलदार ठाणे यांचेकडील क्र. महसूल/क-1/दे-2/जमिनबाब/कावि-9537/एसआर-158 दि.17/07/2018 व महसूल/क-1/दे-2/जमिनबाब/कावि-9538एसआर-159 दि.17/07/2018 रोजीचे पत्र व दि.02/08/2018 रोजी भ्रणा केलेल्या चलनाची छायाप्रत.

5) अग्निशमन विभागाकडील पत्र क्र. मनपा/अग्नि/827/18-19 दि.19/10/2018 रोजीचा तात्पुरता नाहरकत दाखला.

6) टी इस्टेट इन्व्हेसमेंट कं. प्रा. लि. यांचेकडील क्र. E1/NOC /219/2010 दि.06/08/2010 व E1/NOC/218/2010 दि.06/08/2010 अन्वयेचा नाहरकत दाखला

7) या कार्यालयाकडील मौजे मिरा स.क्र.156/3 या जागेसाठी जा.क्र. मनपा/नर/2324/09-10 दि.19/09/09 अन्वये नकाशे मंजूरीसह अकृषिक आदेश प्राप्त करणेकामी नाहरकत दाखला.

8) दि.29/06/2019 रोजीचे हमीपत्र.

-: बांधकाम प्रारंभपत्र :-

(फक्त जोत्यापर्यंत)

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 च्या कलम 44, 45 अन्वये व मुंबई प्रांतिक महानगरपालिका अधिनियम 1949 चे कलम 253 ते 269 विकास कार्य करण्यासाठी / बांधकाम प्रारंभपत्र मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - मिरा सि.स.नं./सर्वे क्र./हिस्सा क्र. नवीन 27/3.4 जूना 156/3.4 या जागेतील रेखांकन, इमारतीचे बांधकाम नकाशांस खालील अटी व शर्तीचे अनुपालन आपणाकडून होण्याच्या अधीन राहून ही मंजूरी देण्यात येत आहे.

1) सदर भूखंडाचा संपूर्ण फक्त बांधकाम नकाशात दर्शविलेल्या रहिवास + वाणिज्य वापरासाठीच करण्याचा आहे.
१२५ फक्त बांधकाम प्रारंभपत्र नवीने आपणास आपल्या हक्कात नसलेल्या जागेवर कोणतेही बांधकाम करता येणार नाही.
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मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन, आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in



जा.क्र. :- मनपा/नर 9285 | 2022 - 2023

दिनांक :- 30/8/2022

-: सुधारीत बांधकाम परवानगी :-

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 च्या कलम 44, 45 अन्वये व महाराष्ट्र महानगरपालिका अधिनियम 1949 चे कलम 253 ते 269 विकास कार्य करण्यासाठी / मंजूर झालेले बांधकाम मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईंदर महानगरपालिका क्षेत्रातील मजि - मिरा भाईंदर क्र. हिस्सा क्र. (जुना) 156 (नविन) 27 हि.क्र. 03 व 04 या जागेतील रेखांकन, मुळाव्या बांधकाम नकाशांस आपणांकडून खालील अटी व शर्तीचे अनुपालन होण्याच्या अधीन राहण ही मंजूरी देण्यात येत आहे.

- सदर भूखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या रहिवास + वाणिज्य वापरासाठीच करण्याचा आहे.
- सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर कोणतेही बांधकाम करता येणार नाही.
- मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्यांची उपअधिकक्ष भूमि अभिलेख, ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखार्थ दोन प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.
- सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगी शिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विकसित करण्यासाठी इतर / दुस-या विकासकास अधिकार दिल्यास / विकासासाठी प्राधिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम नकाशे व चटईक्षेत्राचे व परवानगीत नमुद अटी व शर्तीचे उल्लंघन केल्यास / पालन न केल्यास या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिले.
- या जागेच्या आजुबाजुला जे पुर्वीचे नकाशे मंजूर झाले आहेत त्याचे अटी व शर्तीचे पालन रस्त्याशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच जागेवरील प्रस्तावीत होणा-या बांधकामास रस्ते संलग्नित ठेवणे व सार्वजनिक वापरासाठी ठेवणेची जबाबदारी विकासक / वास्तुविशारद / धारक यांची राहिली. रस्त्याबाबतचे वापराबाबतचे आपली / धारकांची कोणताही हरकत असणार नाही.
- नागरी जमीन धारणा कायदा 1976 चे तरतुदीना व महाराष्ट्र जमीन महसूल अधिनियम 1976 चे तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये व या दोन्ही कायद्यांनुसार मिरा भाईंदर महानगरपालिकेच्या बांधकाम विभागात जबाबदारी झालेल्या व यापुढे वेळोवेळी होणा-या सर्व आदेशाची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहिल.

ट न न - १०	
१२/८/२०२३	
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