



18/02/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

दस्त क्रमांक : 3258/2020

नोंदणी :

Regn:63m

गावाचे नाव : बोरीवडे

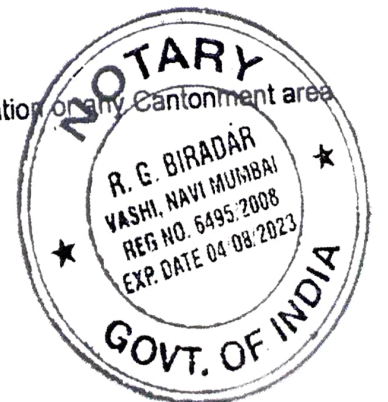
(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4130000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3216500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: ए 301, माळा नं: 3, ए विंग, इमारतीचे नाव: श्री सर्वा बिल्डींग, रोड नं: जी.बी.रोड, बोरीवडे, ठाणे. इतर माहिती: पीजे बोरीवडे स.नं: 55/2/4. झोन नं: 12/45-2क/2). ((Survey Number : - ;))
(5) क्षेत्रफळ	1) 41.29 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. श्री बिल्डर्स आणि इंजिनिअर्स तर्फे प्रो. प्रा. उमेश रावसाहेब पवार पाटील तर्फे कु.मु. म्हणुन सुरेश थोरवे - वय:- 43; पत्ता:- प्लॉट नं: ऑफिस नं 102, माळा नं: -, इमारतीचे नाव: श्री गंगा प्रसाद, ब्लॉक नं: -, रोड नं: घंटाळी साईनाथ चौक, ठाणे., महाराष्ट्र, ठाणे. पिन कोड:- 400602 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- मनाली मोनीश कारवारकर - - वय:- 25; पत्ता:- प्लॉट नं: ए 4, 301, माळा नं: -, इमारतीचे नाव: विहंग व्हॅली फेज 1, ब्लॉक नं: -, रोड नं: जी.बी.रोड, ठाणे., महाराष्ट्र, ठाणे. पिन कोड:- 400615 पॅन नं:- 2): नाव:- सागर आनंद सालियन - - वय:- 25; पत्ता:- प्लॉट नं: ए 4, 301, माळा नं: -, इमारतीचे नाव: विहंग व्हॅली फेज 1, ब्लॉक नं: -, रोड नं: जी.बी.रोड, ठाणे., महाराष्ट्र, ठाणे. पिन कोड:- 400615 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	18/02/2020
(10) दस्त नोंदणी केल्याचा दिनांक	18/02/2020
(11) अनुक्रमांक, खंड व पृष्ठ	3258/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	289100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

4 सह दुय्यम निबंधक, ठाणे क्र. ५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



M/S. SHREE BUILDERS AND ENGINEERS, having its Registered principal office at 102, Shree Ganga Prasad, Ghantali, Sainath Chowk, Naupada, R. G. Gadkari Road, Thane (W), 400602, through its Proprietor Mr. Umesh Raosaheb Pawar Patil, having PAN NO. AAUPP3270B hereinafter referred to as the 'PROMOTERS' (which expression shall unless it be repugnant to the context or meaning thereof to mean and include their heirs, survivors or survivor and the heirs, executors and administrators) of the FIRST PART.

AND

SHRI/ SMT/MR/ MRS. Manali Manish Karwar

Age 25 years, Occupation Service

SHRI/ SMT/MR/ MRS. Sagar Anand Salian

Age 25 years, Occupation Service

Having address at A4, 301 Vihang Valley, Phase 1, G.B. Road, Kasarvadavali, Thane (W).

101, Sai Shraddha Apt, Veer Savarkar Nagar, Thane (W).

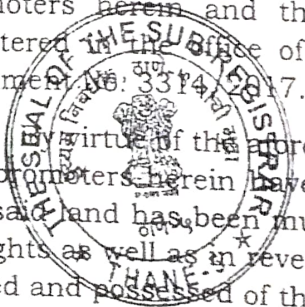
hereinafter called and referred to as "THE ALLOTTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof to mean and include his/ her/ their heirs, executors and administrators and assigns) of the SECOND PART.

Handwritten notes and signatures on the left margin.



WHEREAS M/S DAFFODIL ENTERPRISES owned, seized and possessed and otherwise well and sufficiently entitled to plot of land bearing Survey No. 53, Pissa No. 2/4 admeasuring about 0H-06R-03 Prati i.e. approximately 630 square meters lying being and situated at Village Borivade, Talathi Saja, Tal & Dist. Thane, within the limits of Thane Municipal Corporation, Registration and Sub - Registration Dist. Thane more particularly described in Schedule - A described herein below hereinafter called as "SAID LAND"

B) By Deed of Conveyance dt. 29th March 2017 executed between said M/S DAFFODIL ENTERPRISES and the promoters herein said M/S DAFFODIL ENTERPRISES have sold and conveyed the said land to the promoters herein and the said Deed of Conveyance has been duly registered in the office of Sub-Registrar Thane - 5 on 29/03/2017 at document No: 3314/2017.



C) By virtue of the aforesaid Deed of Conveyance dt. 29th March 2017 the promoters herein have become absolute owner of the said land and the said land has been mutated in the name of promoters in the records of rights as well as in revenue records and thus the promoters herein are seized and possessed of the said land absolutely as a owner.

५९ / ६२

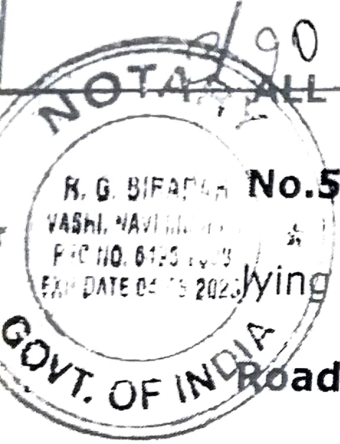
registering any documents as our said attorneys may deem fit and proper.

AND I myself agree to ratify and confirm all and whatsoever my said Attorney shall purpose to do or cause to be done by virtue of these presents.

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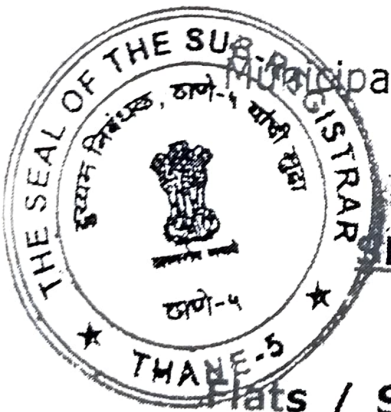
दस्त क्र ५७६/२०१९

FIRST SCHEDULE ABOVE REFERRED TO



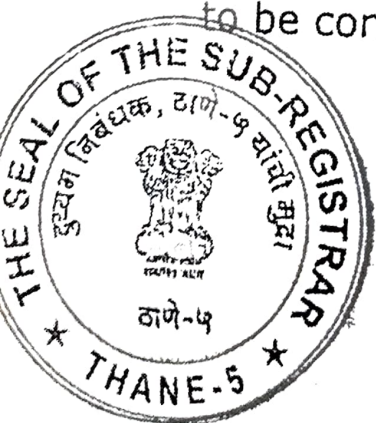
~~ALL THESE~~ pieces and parcels of land bearing Survey No.55 Hissa No.2/4, admeasuring 630 Sq.Mt., situate, lying and being at Village — **Boriwade, Ghodbunder Road, Thane (W)**, Taluka, District and Registration District and Sub — District of Thane, within the limits of Thane

Municipal Corporation and bounded as under:-



SECOND SCHEDULE ABOVE REFERRED TO

Flats / Shops / Premises / Parking in **SHREE SARVA** to be constructed on the above said land.



Sudhane

[Signature]

[Signature]



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended . PERMISSION / COMMENCEMENT CERTIFICATE

इमारत विंग अ व बी :- रिटल्ट + एक ते सात मजले

(Utilised DRC No 208 (Res.) + 0.3 Additional Premium F.B.I)

V. P. No. S06/0207/15 TMC / IDD / 2511/18 Date 08/02/2018
 To, Shri / Smt. M/S. Thakkar & Associates (Architect)
Thane
 Shri Umesh Raosaheb Pawar Patil (Owners)
Prop. of M/S. Shree Builders & Engineers (Owner)

With reference to your application No. 4161 dated 20/06/2017 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As Above in village Boriwade Sector No. VI Situated at Road / Street 30.0 M.Wide D.P.Road S. No. / C.S.T. No. / F. P. No. 55 H.No.2/4

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

- ५) वि.प्र.क्रं. एस.०६/०२०७/१५ ठामपा / शिविवि/२१३६/१७ दि.११/०४/२०१७ रोजीच्या परवानगी / सी.सी. मधील अटी आपणास बंधनकारक राहतील.
- ६) केंद्र व राज्य शासनाच्या विविध शासकीय विभागाच्या परवानगी प्रमाणपत्रामध्ये नमुद केलेल्या तसेच इतर आवश्यक परवानग्या प्राप्त करणे विकासक याचेवर बंधनकारक राहिल,याबाबत कोणतीही अनियमितता दिसुन आल्यास हि परवानगी रद्द करण्यात येईल.
- ७) स.नं. ५५ हि. नं. २/४ या भूखंडाच्या ७/१२ उताऱ्यावरील इतर हक्कातील नोंदीनुसार जमिन खरेदी केल्याच्या दिनाकापासुन ५ वर्षांचे आत बिनशेती वापर करणे सुरु आवश्यक राहिल.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO A COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

शहर विकास विभाग मुला आहे. त्यासाठी जास्तीत जास्त शक्यतेने प.क. ५०००/- पेढ लोक शक्यतां

Office No. _____

Office Stamp _____

Date _____

Issued _____



Yours faithfully

शहर विकास व नियोजन अधिकारी

(शहर विकास विभाग)

Municipal Corporation of