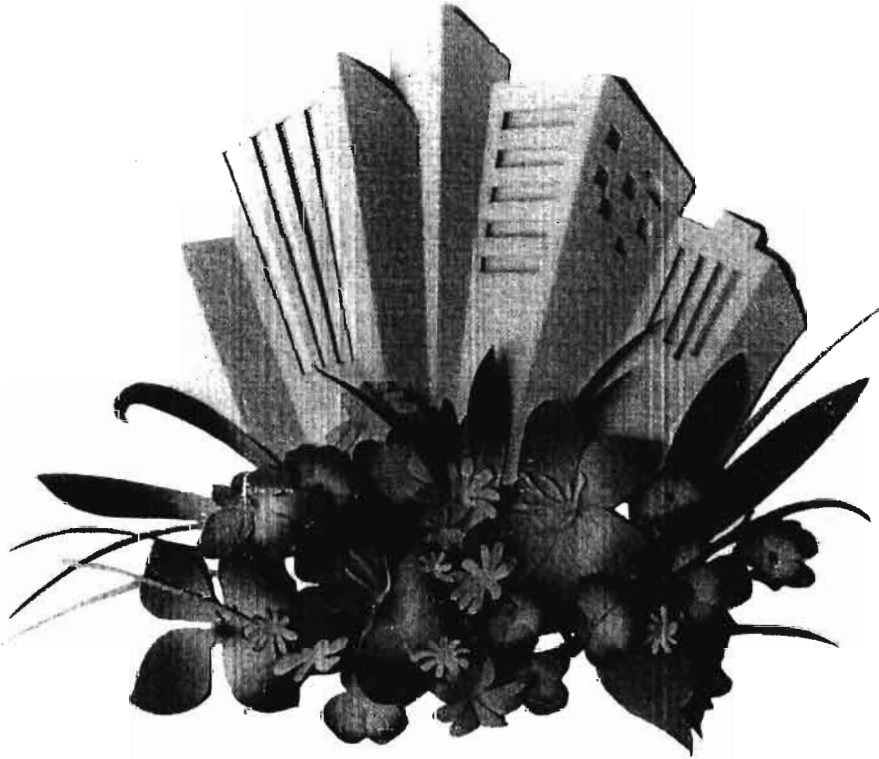


Flat No - 701

Bot. Mandvi

Ramesh K. K. K.

Relax



AGREEMENT FOR SALE

"SALASAR"
BRIJ BHOOMI



Tuesday, February 22, 2005

1:37:39 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 1048

गावाचे नाव भाईदर

दिनांक 22/02/2005

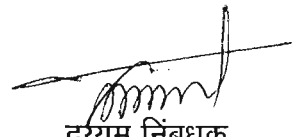
दस्ताऐवजाचा अनुक्रमांक टनन7 - 01048 - 2005

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: रमेश आर करवा

नोंदणी फी	:	15900.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (64)	:	1280.00
एकूण	रु.	17180.00

आपणास हा दस्त अंदाजे 1:52PM ह्या वेळेस मिळेल

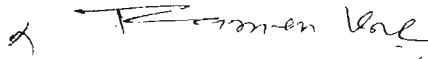

दुय्यम निंबधक
टाणे 7

बाजार मुल्य: 1050197 रु. मोबदला: 1590000रु.

भरलेले मुद्रांक शुल्क: 63250 रु.

देयकाचा प्रकार : चलनाने;

चलन क्रमांक: 42; रक्कम: 15900 रु.; दिनांक: 18/02/2005



SALASAR GOKUL CHS LTD

Regn No TNA/(TNA)/HSG/(TC)/17209/2005-2006/ DT. 21.02.2006
Salasar Brij Bhoomi, Temba Road, Bhayandar (W) 401 101

BILL NO 1341

Date: 01.03.2013

Mr Ramesh Karwa

Flat No 701

Your Account is debited as under for the month of March 2013.

1	Municipal Taxes	-
2	General Maintenance & Service Charges	2,001
3	Repairing Fund	212
4	Parking Charges	-
5	Sinking Fund	106
6	Interest	-
7	Pest Control Charges	85
8	Others	-
Total		2,404
Received as above by cash/ Cheque No 190729		Outstanding Dues -
Date: 09/02/2013		Grand Total Rs. 2,404
HOKC		

Payment should be made within 10 days & objection to bill should be intimated immediately.

for Salasar Gokul CHS Ltd

Hon. Secretary, Hon. Treasurer



Saturday, June 17, 2017
1:23 PM

पावती

Original/Duplicate
नोंदणी क्र.: 39
Regn.: 39I

पावती क्र.: 1020 दिनांक: 17/06/2017

गावाचे नाव: Bhaindar

फाईलिंगचा अनुक्रमांक: THN9-1026-2017

दस्तऐवजाचा प्रकार : Notice of Intimation of Mortgage by way of Deposit of title Deed

सादर करणाऱ्याचे नाव: SUMAN J SHARMA

Document Handling

रु. 300.0

Filing Fee

रु. 1000.0

एकूण:

रु. 1300.0

सादरकर्ता BANK OF INDIA यांनी यांचेकडून दि. 15/06/2017 रोजी घेतलेल्या रु. 50000000/- कर्जासंबंधीची नोटीस ऑफ इंटिमेशन फायलिंग साठी मिळाली.

GRN is MH002379763201718E Defaced vide 0001415252201718 Dated. 17/06/2017.

S.R. Thane

सह दुय्यम विबंधक वर्ग २ ठणे क्र. ९

19/06/2017

सूची क्र.2

दुय्यम निबंधक : S.R. Thane 9

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

फाईल क्रमांक : 1026/2017

नोदणी :

Regn:63m

गावाचे (Village Name) : Bhaindar

(1) विलेखाचा प्रकार (Title)	6-Notice of intimation regarding mortgage by way of deposit of Title Deed
(2) कर्जाची रक्कम (Loan amount)	Rs.50000000/-
(3) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) (Property Description)	1) Corporation: मिरा-भाईदर मनपा Other details: Building Name:CHAITANYA BHAYANDER, Flat No:SHOP NO 4, Road:-, Block Sector:-, Landmark:- (Survey Number: 252 ;) 2) Corporation: मिरा-भाईदर मनपा Other details: Building Name:GOKUL CHS BHAYANDER, Flat No:701, Road:-, Block Sector:-, Landmark:- (Survey Number: 275 ;) 3) Corporation: मिरा-भाईदर मनपा Other details: Building Name:HARSH HEIGHTS BHAYANDER, Flat No:501, Road:-, Block Sector:-, Landmark:- (Survey Number: 276 ;)
(4) क्षेत्रफळ (Area)	1) Build Area :34.00 / Open Area :0 Square Meter 2) Build Area :920.00 / Open Area :0 Square Foot 3) Build Area :930.00 / Open Area :0 Square Foot
(5) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: SUMAN J SHARMA Age: 40, Address: Building Name:HARSH HEIGHTS BHAYANDER, Floor No:5, Flat No:501, Block Sector:-, Road:-, City:BHAYANDER, State:MAHARASHTRA, District:THANE, Pin:401101 ,PA/APDPS4977E 2) Name: JITENDRA H SHARMA Age: 39, Address: Building Name:HARSH HEIGHTS BHAYANDER, Floor No:5, Flat No:501, Block Sector:-, Road:-, City:BHAYANDER, State:MAHARASHTRA, District:THANE, Pin:401101 ,PA/AEEPS5136F 3) Name: RAMESH R KARWA Age: 45, Address: Building Name:GOKUL CHS BHAYANDER, Floor No:7, Flat No:701, Block Sector:-, Road:-, City:BHAYANDER, State:MAHARASHTRA, District:THANE, Pin:401101 ,PA/AEPEK8137Q
(6) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee)	Bank Name: BANK OF INDIA Address: MANDVI (MVI)
(7) गहाण / कर्जाचा दिनांक (Date of Mortgage)	15/06/2017
(8) नोटीस फाईल केल्याचा दिनांक (Date of filing)	17/06/2017
(9) फायलींग नंबर (Filing No.)	1026/2017
(10) मुद्रांक शुल्क (Stamp Duty)	Rs.100500/-
(11) फायलींग शुल्क (Filing Amount)	Rs.1300/-
(12) Date of submission	15/06/2017
(13) शेरा (Remark)	-

(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1)

सर्वसा. ११३ मं.
Gen 113 ms.

मूल प्रत [अदस्तावेजीय]
ORIGINAL COPY [NON TRANSFERABLE]

ch-109

शासनास केलेल्या प्रचाराची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place: Buy दिनांक/Date: 16/2/05

Received from: R. R. Kasra

₹/Rs. 63250/- रुपये/Rupess. Sixty three thousand two hundred and fifty

on account of: शहरास मिळाले.

रोखपस व लेखापाल
Cashier or Accountant.

[Signature]
इय्यम निबंधक [Signature]

1) बळकाराचे नाव R. R. Kasra
2) पत्ता 9328300
3) बळक 104 दिनांक 15/2/05
Rs 63250/-
16/2/05
बोतर बांधीलक

AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Bhayandar, this 16th day feb of the Christian Year Two Thousand five, by and between M/S. SALASAR DEVELOPERS, a partnership firm constituted under the provisions of The Indian Partnership Act, 1932, having its principal place of business at Salasar Towers, 104 Bhavan, Bhayandar (W), Dist. Thane, 401 101, hereinafter for the sake of brevity referred to as "THE PROMOTERS" (which expressions shall unless it is repugnant to the context and meaning thereof, shall be deemed to mean and include the said firm, the partners constituting the said firm, their survivor or survivors and their respective legal heirs, executors, administrators and assigns) of ONE PART



SUB-REGISTRAR BHARAT
THANE - 4
7 5 5 3 4
1 3 9 0 9 3
FEB 16 2005
R. 00632501
P B 1036
STAMP DUTY MAHARASHTRA

[Signature]

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9 / 18

AND

MR. RAMESH R. KARWA, having his/her/their address at E/202, Walchand Plaza, Geeta Nagar, Opp. Kapol Wadi, Bhayandar (W), Dist: Thane.

hereinafter referred to as "**THE PURCHASER**" (which expression shall unless it be repugnant to the context and meaning thereof would mean and deem to mean and include his/her/their legal heirs, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS :

a) The term **Purchaser** shall denote and connote both genders, masculine and feminine as well as singular number and plural numbers.

b) The firm of Promoters herein, consists of 2 nos partners viz:- Shri Manharlal B Mehta & Shri Ramprasad S Agarwal and 3 others as partners.

c) The partners of the firm of Promoters have acquired eight sets of properties by separate agreements, which are more particularly described in eight groups described separately, in the Schedule written hereunder, all situate at, being and lying at Revenue Bhayandar, Taluka & District Thane, and all eight groups are (hereinafter collectively referred to as "**The Said Entire Lands**") , in the manner as stated hereunder:-

i) By virtue of an agreement dated 14th September 1994, made and executed by the owner Shri Gaurishankar G Todi, a land bearing Old Survey No. 678, New Survey No. 275, Hissa No.2, admeasuring 1,343 sq.yards, i.e. equivalent to 1,110 sq.mts. thereabout, and which is more particularly described firstly in the Schedule written hereunder;

ii) By virtue of an agreement dated 13th October 1994, made and executed by the owners, Shri B. W. Kanath Mhatre & 2 others, a land bearing Old Survey No.678, New Survey No. 275, Hissa No.2, (PT) admeasuring 1,914 sq. yards, i.e. equivalent to 1,600 sq.metres or thereabout, and which is more particularly described **Secondly** in the Schedule written hereunder;

iii) By virtue of an agreement dated 17th November 1993, made and executed by the owners Shri Anil Rakvi & 6 others, 50% undivided rights in respect of land bearing (1) Old Survey No. 679 , New Survey No. 274, Hissa No.7-A , admeasuring 6,195.28 sq. yards, i.e. equivalent



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to 5,180 sq. meters or thereabout, (2) Old Survey No. 680 New Survey No. 271, Hissa No.3, admeasuring 418.60 sq yards i.e. equivalent to 350 sq. metres or thereabout (3) Old survey No. 679, New Survey No. 274, Hissa No.3 ,admeasuring 10,931 sq. yards or thereabout (4) Old Survey No. 679 , New Survey No. 274, Hissa No.6, admeasuring 4,353.44 sq. yards i.e. equivalent to 3,640 sq. meters or thereabout, (5) Old Survey No. 678, New Survey No. 275, Hissa No. 3, admeasuring 9,603.44 sq. yards i.e. equivalent to 8,030 sq. meters or thereabout & (6) Old survey No. 677, New Survey No. 277, Hissa No. 7-C, admeasuring 2,236.52 sq. yards i.e. equivalent to 1,870 sq. meters or thereabout, and which are more particularly described **Thirdly** in the Schedule written hereunder;

iv) By virtue of an agreement dated 17th November 1993, made and executed by one Smt. Laxmibai S Rakvi & 14 others, the remaining 50% undivided rights in respect of properties, which are more particularly described **Thirdly** in the Schedule written hereunder.

v) By and vide a Deed of Exchange made executed by the owner Shri Pandurang N Kini, a land Old Survey No, 678, New Survey No. 275, Hissa No.1, admeasuring 1,779 sq. yards, i.e. equivalent to 1,470 sq. meters or thereabout and which is more particularly described **Fourthly** in the Schedule written hereunder;

vi) By virtue of an agreement dated 10th June 1994, made and executed by the owners Smt. Nalini Yashwant Kini & 2 others, a land bearing Old Survey No. 678, New Survey No. 275, Hissa No.6, admeasuring 1,244 sq.yards, i.e. equivalent to 1,040 sq. meters or thereabout, and which is more particularly described **Fifthly** in the Schedule written hereunder;

vii) By virtue of an agreement dated 28th June 1994, made and executed by Shri Dilip S Shah & Smt. Kiran Shah who are the last of the assignees of the original owners, Mrs.Rita J D'Souza & others, a land bearing Old Survey No. 678, New Survey No. 275 Hissa No.6, admeasuring 1,698 sq. yards, i.e. equivalent to 1,420 sq meters or thereabout. **Fifthly** and which is more particularly described **Sixthly** in the Schedule written hereunder;

viii) By virtue of an agreement dated 25th July 2004 made and excuted by the owners Shri Jaywant Mhatre & Others in favour of Shri Manharlal B Mehta , a land bearing Old Suvey No. 679 New Survey No, 274, Hissa No.1, admeasuring 2,511 sq, yards, i.e. equivalent to 2,100 sq. meters or thereabout, and which is more particularly described **Seventhly** in the Schedule written hereunder;

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ix) By virtue of an agreement dated 11th February 1994 , made and executed by the owners Shri Nandkumar M Papaiya & other, a land bearing Old Survey No. 679, New Survey No. 274, Hissa No 5 , admeasuring 1,566.79 sq. yards i.e. equivalent to 1,310 sq. meters or thereabout, and which is more particularly described **Eighthly** in the Schedule written hereunder conferring upon various rights, powers and privileges, which are more particularly described in the said writings and have also handedover the quiet, vacant, peaceful and actual and physical possession of the respective properties in favour of the Promoters and the said Shri Manharlal B Mehta.

e) The said Shri Manharlal Mehta, in consideration of allotment of development rights in his personal name, of 2 nos buildings to be constructed on the Said Entire Lands, has, irrevocably released, relinquished and also merged whatever his rights, interests, claims and benefits in respect of the land which is more particularly described Seventhly in the Schedule written hereunder in the firm of Promoters herein.

f) For the facts and circumstances mentioned hereinabove, the firm of Promoters herein, become entitled to the Said Entire Lands .

g) The Promoters have amalgamated all the abovesaid lands and submitted a layout of the Said Entire Lands.

h) The local development authority, viz:- Mira Bhayandar Municipal Corporation by and and vide its order bearing No. MBMNP/NR/578/3211/02-03, dated 24/06/2002, has sanctioned layout of the Said Entire Lands and also the development plan of the Said Entire Lands, (hereinafter referred to as "**Said Sanctioned Plan**"), which is as per the copy of the same annexed hereto and in pursuant thereto , Mira Bhayandar Municipal Corporation has by and vide its order bearing No. MNP/NR/275/1398/2003-2004 dated 28/05/2003 has issued the Commencement Certificate in respect of the development work to be carried out of the said Entire Lands which is as per the copy of the same annexed hereto.

i) The competent authority under The Maharashtra Land Revenue Code by and vide its order bearing No. MNP/ENR/DIV/T-1/NAP/SR-132/2002, dated 10/04/2003 has granted the necessary permission for the non-agricultural use of the Said Entire Lands, which is as per the copy of the said order annexed hereto.

j) The competent authority under The Urban Land (Ceiling & Regulations) Act 1976, has made its separate orders, has granted

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the necessary permission for the development of the various lands covered under the Said Entire Lands.. subject to certain conditions which are more particularly described in the said orders, which are as per the copies of the same annexed hereto.

k) The Promoters intend to carry out a scheme of development of the Said Entire Lands, of an housing complex , in the name and style as "**Salasar's Brij Bhoomi**" (hereinafter referred to as "**The Said Complex**"), which shall consists of several buildings.

l) As per the Said Sanctioned Plan ,there shall be 23 Nos buildings to be constructed on the Said Entire Lands, consisting of residential and commercial premises.

m) Out of the total 23 nos buildings to be constructed on the Said Entire Lands, 6 (Six) nos buildings shall be presently known as under :-

<u>Building No.</u>	<u>Name</u>	<u>"GOKUL" - Bldg. No. 7.</u>
1 & 2	Barsana	
3	Nandgaon	
4	Vrindavan	
7 & 8	Gokul	

and all the aforesaid buildings are collectively referred to as "**The Said Buildings**".

n) The Promoters have specifically informed the Purchaser and the Purchaser do hereby confirm , admit and acknowledge that he is fully aware of the fact that as per the scheme of development of the Said Complex by the Promoters, there shall be various common amenities to be provided in the Said Complex by the Promoters and further confirm and acknowledge that such common amenities are only provided one and discretionary and the Promoters shall provide the same, without any time limit or binding and also at their sole discretion and further that it shall be always incumbent on the part of the Promoters in their sole discretion to vary or amend or cancel or withdraw all or any of the common amenities without assigning any reasons of any intimation or information to the Purchaser.

o) The Promoters have also specifically informed the Purchaser and the Purchaser do hereby confirm , admit and acknowledge that he is fully aware of the fact that Promoters have appointed

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other developers to carry out of some of the buildings of said 23 nos buildings.

p) The Purchaser further admits , confirms and acknowledges that he is also fully aware of the fact that on account of the fact of amalgamation of the various properties as aforesaid, the buildings to be constructed thereon, shall be constructed not exactly as per original locations of the respective properties/lands .

q) The Promoters herein declare and state that all the abovesaid Agreements, Power of Attorneys are still valid, legal , subsisting, in full force and binding by and between the parties thereto.

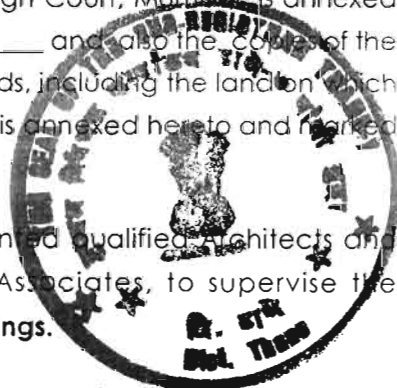
r) As per the terms and conditions of the agreements as recited hereinabove, and the power attorney executed in favour of the Promoters or its nominees as aforesaid, the Promoters are entitled to sell the premises of the Said Buildings in favour of prospective purchasers on what is known as "**OWNERSHIP BASIS**" and enter into agreements with them and receive considerations receivable thereon directly.

s) The Promoters have already commenced development and construction of the Said Building one of Said Building which is presently known as "GOKUL" (hereinafter referred to as "**The Said Building**") and forming part of the Said Complex, as per sanctioned plan.

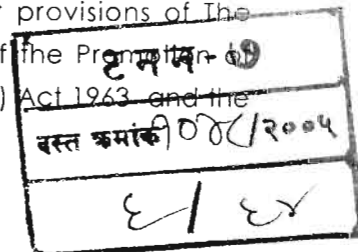
t) The copy of Title Certificate issued by the Promoter's Advocate Shri P.Hari, Advocate, High Court, Mumbai, is annexed hereto and marked as **ANNEXURE** _____ and also the copies of the 7/12 extracts of the Said Entire Lands, including the land on which the Said Building is to be constructed is annexed hereto and marked as **ANNEXURE** _____.

u) The Promoters have appointed qualified Architects and Engineers M/s.Dilip Sanghvi & Associates, to supervise the construction work of the **Said Buildings**.

v) Before signing of these presents, the **Purchaser** has demanded from the **Promoters** and the **Promoters** have offered to the **Purchaser** for inspection, the Exemption Order, N.A Orders, ULC Orders, 7/12 Extracts of the Said Entire Lands and also approved plan, designs and specifications prepared by the **Promoters'** Architect, as specified under the relevant provisions of The Maharashtra Ownership Flats (Regulation of the Promotion, Construction, Sale, Management and Transfer) Act 1963 and the Rules made thereunder.



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w) All agreements, power of attorneys, records including the Title Certificate, showing the nature of title of **Said Entire Lands** and also the Said Building and the also of **Promoters** to the development rights of the Said Buildings and the copies of the plans and specifications of the premises agreed to be purchased by the **Purchaser** and approved by the Mira Bhayandar Municipal Corporation and other Competent Authorities, have been inspected by the **Purchaser** to his fullest satisfaction.

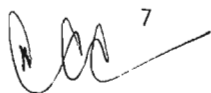
x) Before, execution of these presents, the Purchaser has made a declaration that neither he himself nor anyone of his family owns a tenement/house/ flat/shop nor land within 8 kilo meters peripheral area of Thane Agglomeration.

y) The Purchaser has applied to the Promoters for allotment and based on the declarations as aforesaid, the Promoters have agreed to allot to the **Purchaser** a Flat No. 701 on the 7th floor, in the wing "-" of the **Said Building** known as "GOKUL", consisting of Two Room /Three Room and Kitchen (hereinafter referred to as "**THE SAID PREMISES**"), and forming part of the **Said Complex**, on the terms and conditions, appearing hereinafter :-

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

01. The **Promoters** are constructing the **Said Building** known as "GOKUL", of still plus Seven nos floors, to be constructed on the **Said Entire Lands** in accordance with and as per the plans and specifications which have been kept at the building site for the inspection and the **Purchaser** confirms, admits, and acknowledges that he has seen and approved the same and irrevocably agreed by the **Purchaser** that the **Promoters** may make such variations and modifications therein as may be required to be done by the Government, Local Authorities or any other authorities or bodies or the Promoters itself.
02. The **Purchaser** has prior to the execution of this agreement, satisfied himself about the title of the **Said Entire Lands** and also of the **Said Building** and also of the **Promoters** to the said **Purchaser** shall not be entitled to further investigate the title of the **Said Entire Lands** and also the **Said Building** and also of the **Promoters** and no requisitions or objections of whatsoever nature shall be raised, on any matters relating thereto.

03. The **Purchaser** hereby agrees to acquire a Flat No. 701 on the 7th floor, in the Wing "-" having a carpet area of



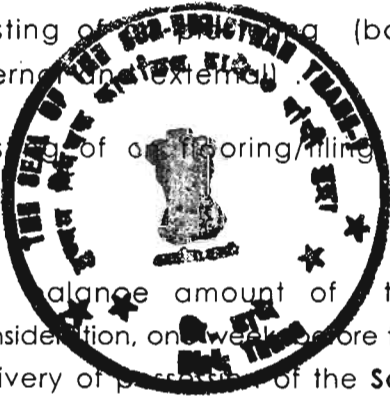
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बस्त क्रमांक 90842004
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920 sq. Feet/ 85.52 Sq. meters. (including area of balcony and proportionate area of common space) of the Said Building i.e the building which is presently known as "GOKUL" consisting of Three Rooms & One Kitchen, as per the plans and specifications seen and approved by the Purchaser, for a lumpsum consideration of Rs. 15,90,000/- (Rupees Fifteen Lacs Ninety Thousand Only) which shall be paid by the Purchaser to the Promoters, in the manner mentioned herebelow :-

- | | | |
|-----|-------------|---|
| 1] | Rs. _____/- | On or before execution of these presents as and by way of token/ earnest money. |
| 2] | Rs. _____/- | At Plinth . |
| 3] | Rs. _____/- | casting of 1st slab . |
| 4] | Rs. _____/- | casting of 2nd slab . |
| 5] | Rs. _____/- | casting of 3rd slab . |
| 6] | Rs. _____/- | casting of 4th slab . |
| 7] | Rs. _____/- | casting of 5th slab . |
| 8] | Rs. _____/- | casting of 6th slab . |
| 9] | Rs. _____/- | casting of 7th slab . |
| 10] | Rs. _____/- | casting of 8th Slab . |
| 11] | Rs. _____/- | casting of brick work. |
| 12] | Rs. _____/- | casting of _____ (both internal & external) |
| 13] | Rs. _____/- | casting of a flooring/tiling |
| 14] | Rs. _____/- | The balance amount of the consideration, one week before the delivery of possession of the Said Premises. |

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 दस्त फाईल १०४८/२००५
 ८/४



=====

Rs. 15,90,000/- (Rupees Fifteen Lacs Ninety Thousand Only)

[Signature] 8

04. The **Purchaser** shall pay the aforesaid amounts on the respective due dates to the **Promoters**, without any delay or default, as the time in respect of each of such payments as provided hereinabove, is "**AN ESSENCE OF THE CONTRACT**" and any delay in making payments as aforesaid shall automatically make or render this agreement null and void and/or terminated and upon such termination, the **Promoters** shall refund whatever sums paid by the **Purchaser** under these presents, without interest after the **Said Premises** is re-sold to any third party and after the **Promoters** have then received the considerations from such re-sale. The **Promoters** shall be entitled to deduct therefrom an amount equal to 15% of the total consideration payable hereunder and such other amounts by way of loss or outgoings, if any, sustained by the **Promoters**. The **Promoters** are not bound or liable to give any notice to the **Purchaser**, requiring such payments and failure thereof, shall not be pleaded as an excuse for non payment of any amounts as provided herein on the respective due dates.

05. Subject to however, without prejudice to any of the right, privileges and covenants under these presents, the **Promoters** may in their sole discretion, accept the defaulted installments along with interest at the rate of 21% p.a. from the due date of payment, till the actual date of payment.

06. The **Promoters** agree to handover the possession of the **Said Premises** to the **Purchaser** by the end of the month of _____ provided on the same being ready for use and occupation and the **Promoters** have by then received the full consideration of the **Said Premises** as provided herein and subject to however, the availability of cement, steel or any other building materials and subject to any acts of God, such as earthquake, flood or any other natural calamities, acts of enmity, war, civil commotion or any other causes/factors/circumstances which are beyond the control of the **Promoters** or any orders of the Central Govt., State Govt., local authorities or any other authorities or bodies and/or delay in issuance of Completion Certificate and Occupation Certificate of the **Said Building** by the concerned authorities.

07. Subject however, it is agreed by and between the parties that in case, for whatever reasons, the **Promoters** are not in a position to handover the possession of the **Said Premises** to the **Purchaser** within abovesaid period or the mutually extended period and in such event, the **Purchaser** shall be entitled to terminate this agreement and upon such termination, the **Promoters** shall refund to the **Purchaser** whatever sums paid by the **Purchaser** to the **Promoters**.



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under these presents, along with interest at the rate of 9% p.a.

08. The **Purchaser** shall have no claim or rights save and except and only to the extent in respect of the **Said Premises** hereby agreed to be acquired, that is to say, all the areas of open spaces, parking places, stilts, lobbies, staircases, lifts, terraces etc. if and whenever provided and will remain the properties of the Promoters, till such time, Said Building and portion of the land covered thereof or the entire buildings of the Said Complex and /or the whole property and the entire buildings of the Said Complex, as the case may be, is/are transferred and conveyed to the proposed Co.-Op. Hsg. Society or a Limited Company or the Apex Society which shall be formed of the buildings of the **Said Complex**, as the case may be, as provided hereunder, but subject to the rights of the **Purchaser** as provided herein.

09. It is further expressly and specifically understood by and between the parties that nothing contained in these presents, shall be construed as conferring in favour of the **Purchaser** any rights, title or interest in any manner, whatsoever into or over the portion of land covered under the Said Building or any portion thereof or of the **Said Premises**. Such conferment shall take place only on the execution of conveyance of the Said Building in favour of the co.op.hsg. society or ltd. company that may be formed of the purchasers of the premises of the **Said Building**, in the manner as provided hereunder.

10. Upon the **Purchaser** taking possession of the **Said Premises**, he shall not have any claim whatsoever nature against the **Promoters** as regards the nature of fixtures, fittings, and any other amenities to be provided in the **Said Premises** and also the **Said Building** and the **Said Complex** which are set -out hereunder or the quality of the building materials used in the construction of the **Said Premises** and also the **Said Building** or the delay in giving possession or otherwise howsoever.

11. The Promoters shall always have absolute rights, until the possession of the **Said Premises** and **Said Building** is conveyed to the purchasers of the premises officially, or to the co.op. hsg. society or ltd. company, as the case may be, to make additions, or put up additional structures or storeyes as may be permitted by the local municipal corporation of the Said Entire Land, including the use of T.D.R or Floating F.S.I and other competent authorities and such additional structures and storeyes will be the sole property the said Promoters, who shall alone be entitled to dispose off, the same in



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any manner or any terms and conditions as they may in their sole discretion deem fit and proper and the **Purchaser** do hereby irrevocably accords his consent to the same, provided the same does not in any way affect or prejudice the rights hereby agreed to be granted in favour of the **Purchaser** in respect of the **Said Premises**.

12. It is further agreed and acknowledged by the **Purchaser** that he is fully aware of the fact that it is explicitly made clear by the Promoters that neither the Purchaser himself nor the co.op. hsg. soc. or ltd. company or the body of the purchasers of the premises of the Said Building shall not be entitled to assign any right of way or access to any adjacent land or lands outof and/or from any portion of the land covered under the Said Building or out of the Said Entire Lands, for whatever reasons and under any circumstances.

13. Subject to the rights of the **Purchaser** hereunder, the **Promoters** shall be at liberty to sell, assign or otherwise deal with, dispose off their rights, title and interest in the **Said Building** already constructed and hereinafter to be constructed thereon, either in full and/or part or portion thereof and raise or borrow money against the security of the **Said Building**, from time to time.

14. It is expressly agreed by and between the parties hereto that the area of stilt, if provided, and the terrace of the **Said Building** and parapet wall of the Said Building shall always belong to the **Promoters** and they shall be entitled to deal with or dispose off the same in any manner as they deem fit and proper. In case, the **Promoters** are in position to obtain permission from the local authority or from the concerned authority, for enclosing of the terrace or of the open space and in such event, the **Promoters** shall be entitled to dispose off, such erected structure or the open space to anyone and upon such assignment thereof, the purchaser thereof, shall be entitled to use, occupy and deal with the same exclusively and the co.op hsg.society or ltd company which shall be formed of the purchasers of the premises of the Said Building shall admit such purchasers of the open or enclosed stilt/terrace space as members of the society or ltd company, as the case may be, without raising any objection or collecting any amounts save and except share money and admission fees.



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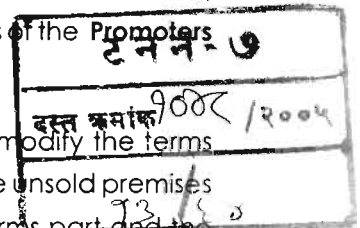
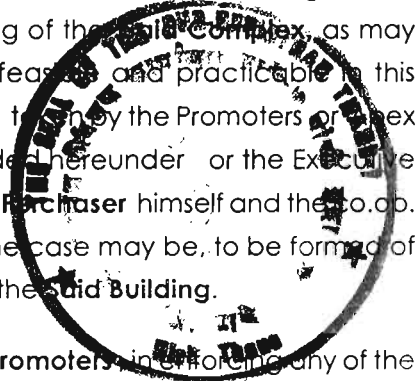
15. Under no circumstances, the possession of the **Said Premises** shall be given by the **Promoters** to the **Purchaser**, unless and until all the payments required to be made under this agreement by the **Purchaser** has been made to the **Promoters** and all the obligations hereunder are complied with, by the **Purchaser**.

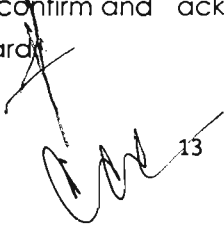
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21. It is expressly and specifically informed by the **Promoters** to the **Purchaser** that as per the terms of development of the **Said Complex** as envisaged by the Promoters, there shall be common access, road, passages, electric, water lines, and other common amenities and the Purchaser do hereby acknowledge that all such amenities and the common facilities shall be provided by the Promoters at their own sole discretion and further that it shall be incumbent on the part of the Promoters to vary or amend or cancel or substitute such amenities and common facilities in their sole discretion. Accordingly any expenses, charges, costs, incurred in this regard and whatever the expenses in connection with the maintenance, repair or keep up of the same, if and whenever provided, shall be borne and paid by the **Purchaser** or the co.op hsg. society or ltd. company, as the case may be, in equal proportion. It shall be incumbent on the part of the Promoters to form Apex Co.op Society of the societies of the all the buildings of the **Said Complex** if permitted or else, an Executive Committee of consisting of two members each from each building of the **Said Complex**, as may be permitted or deemed to be feasible and practicable in this regard, and whatever decisions so taken by the Promoters or Apex Society whenever formed as provided hereunder or the Executive Committee shall be binding on the **Purchaser** himself and the co.op. hsg. society or ltd. company, as the case may be, to be formed of the purchasers of the premises of the **Said Building**.

22. Any delay or indulgence by the **Promoters** in enforcing any of the terms of this agreement or any forbearance or giving time to the **Purchaser** for making payments as provided herein, shall not be construed or deemed as a waiver on the part of the **Promoters** of any of the breaches or non compliance of any of the terms and conditions of this agreement by the **Purchaser**, nor shall the same, in any manner, prejudice any of the rights, remedies of the **Promoters** under this agreement.

23. The **Promoters** shall be entitled to alter, vary or modify the terms and conditions of this agreement, pertaining to the unsold premises in the **Said Building** of which the **Said Premises** forms part and the **Purchaser** shall have no right whatsoever to require the enforcement thereof or any of them, any time. The **Purchaser** herein do hereby admit, confirm and acknowledge such rights of the **Promoters** in this regard.




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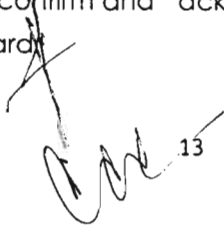
charges or any other charges of similar nature levied by the Mira Bhayandar Municipal Corporation from time to time.

21. It is expressly and specifically informed by the **Promoters** to the **Purchaser** that as per the terms of development of the **Said Complex** as envisaged by the Promoters, there shall be common access, road, passages, electric, water lines, and other common amenities and the Purchaser do hereby acknowledge that all such amenities and the common facilities shall be provided by the Promoters at their own sole discretion and further that it shall be incumbent on the part of the Promoters to vary or amend or cancel or substitute such amenities and common facilities in their sole discretion. Accordingly any expenses, charges, costs, incurred in this regard and whatever the expenses in connection with the maintenance, repair or keep up of the same, if and whenever provided, shall be borne and paid by the **Purchaser** or the co.op hsg. society or ltd. company, as the case may be, in equal proportion. It shall be incumbent on the part of the Promoters to form Apex Co.op Society of the societies of the all the buildings of the **Said Complex** if permitted or else, an Executive Committee of consisting of two members each from each building of the **Said Complex**, as may be permitted or deemed to be feasible and practicable in this regard, and whatever decisions so taken by the Promoters or Apex Society whenever formed as provided hereunder, or the Executive Committee shall be binding on the **Purchaser** himself and the co.op. hsg. society or ltd. company, as the case may be, to be formed of the purchasers of the premises of the **Said Building**.

22. Any delay or indulgence by the **Promoters** in enforcing any of the terms of this agreement or any forbearance or giving time to the **Purchaser** for making payments as provided herein, shall not be construed or deemed as a waiver on the part of the **Promoters** of any of the breaches or non compliance of any of the terms and conditions of this agreement by the **Purchaser**, nor shall the same, in any manner, prejudice any of the rights, remedies of the **Promoters** under this agreement.

23. The **Promoters** shall be entitled to alter, vary or modify the terms and conditions of this agreement, pertaining to the unsold premises in the **Said Building** of which the **Said Premises** forms part and the **Purchaser** shall have no right whatsoever to require the enforcement thereof or any of them, any time. The **Purchaser** herein do hereby admit, confirm and acknowledge such rights of the **Promoters** in this regard.

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24. The **Purchaser**, if he deems fit and proper may insure and keep insured the **Said Premises** against the loss or damage by fire or any other calamities, at his own, cost, expenses and charges.

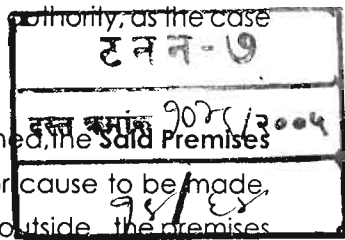
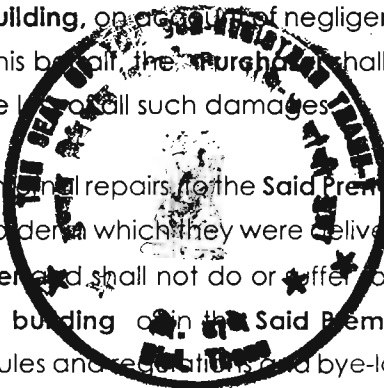
25. The **Purchaser** himself with intention to bind all persons into whosoever hands the **Said Premises** may come, doth hereby covenants with the **Promoters** as follows:-

[a] Anything in or to the **Said Building** and the staircases or passages, which may be against the rules, regulations or bye-laws of the concerned local or any other authority or change, alter or make additions in or to the Said Building or in the **Said Premises** itself or any part thereof.

[b] Not to store in the **Said Premises**, any goods of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or staircase of the **Said Building** or storing of such goods are objected to by the concerned local or any other authority and shall not carry or cause to be carried, heavy packages in the staircase, common passages or any other structures of the **Said Building**, including entrances of the **Said Building** and in case, any damage is caused to the **Said Building**, on account of negligence or default of the **Purchaser** in this behalf, the **Purchaser** shall be liable for and make the good the land of all such damages.

[c] To carry at his own cost, all incidental repairs, to the **Said Premises** in the same condition, state and order in which they were delivered by the **Promoters** to the **Purchaser** and shall not do or suffer to be done, anything in/or to the **Said building** or in the **Said Premises** which may be forbidden by the rules and regulations and bye-laws of the concerned local authority or any public authority. And in the event of the **Purchaser** committing any acts, omissions in contravention of the above provision, the **Purchaser** shall be responsible and liable for all the consequences thereof, to the concerned local authority and/or other public authority, as the case may be.

[d] Not to demolish or cause to be demolished, the **Said Premises** or any part thereof, nor, at any time make or cause to be made, any addition or alteration in the elevation or outside, the premises and shall keep the portion, sewers, drains, pipes in the **Said Premises** and appurtenances thereto, in good tenantable repair and condition, and in particular, so as to support, shelter and protect and other parts of the **Said Building** and shall not chisel or in any



other manner damage the columns, beams, walls, slabs or R. C. C. parts or other structural items in the alterations being carried out by the **Purchaser** in the **Said Premises** (whether such alterations are permitted by the concerned authorities or not), there shall be any damage to the adjoining premises or to the premises situated below or above the **Said Premises** (inclusive of leakage of water and damages to the drains) the **Purchaser** shall at his own cost and expenses repair such damages including recurrences of such damages.

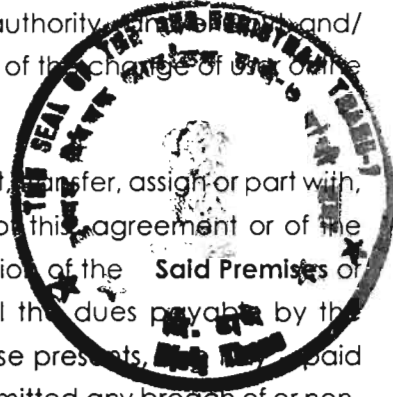
[e] Not to throw dirty rubbish, rags, garbage or other refuses or permit the same to be thrown from the **Said Premises** in the compound or any portion of the the **Said Building** and the **Said Complex**.


[f] Pay to the **Promoters** within seven days of demand by the **Promoters**, his share of security deposit as demanded by the concerned local authority or Govt. for giving water, electricity or any other service connections to the **Said Building**.

[g] To bear and pay, any increase in local taxes, water charges, ground rent, insurance and/or such other levies, taxes if any, which are imposed by the concerned local authority, and/or other public authority on account of the change of use of the **Said Premises** by the **Purchaser**.

[h] The **Purchaser** shall not let, sub-let, transfer, assign or part with, the **Purchaser's** interest or benefits of this agreement or of the **Said Premises** or part with the possession of the **Said Premises** or any part or portion thereof, until, all the dues payable by the **Purchaser** to the **Promoters** under these presents, are paid and only if the **Purchaser** has not committed any breach of or non-observance of any of the terms and conditions or obligations/ covenants of these presents and until the **Purchaser** has obtained permission from the **Promoters** in writing for the above purposes. However such transfer shall be in favour of only the transferees as may be approved by the **Promoters**.

[i] **The Purchaser** shall observe and perform all the rules and regulations which co. op. hsg.soc. or the Ltd.Company, or Apex Co.op Society or the Executive Committee may adopt since its inception and the additions, alterations, or amendments thereof that may be made from time to time for the protection and maintenance of the **Said Building** and the premises therein and also other buildings of the **Said Complex** and the premises



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thereof, for the observance and performance of the Building Rules, Regulations and Bye-Laws for the time being in force, of the concerned local authority and of the Govt. and other public bodies.

[j] The **Purchaser** shall also observe and perform all the stipulations and conditions laid down by Promoters or the co.op.hsg.soc.or the Ltd. company or the Apex Society or the Executive Committee that may be formed of the societies of all the buildings of the Said Complex to be formed, regarding the occupation and the use of the **Said Premises** in the Said Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoing in accordance with the terms of this agreement.

[k] Till deed of conveyance of the **Said Building**, is executed or till the possession of the **Said Building** is handed over to the co. op. hsg. soc. or the Ltd company, as the case may be, the **Purchaser** shall permit the **Promoters** and their surveyors and agents with or without workmen and others at all reasonable times to enter into the **Said Premises**, in the **Said Building** and the portion of the land covered thereon, or any part or portion thereof, to view and examine, the state and conditions thereof and also to observe and perform all the terms and conditions and covenants to be observed and performed by the **Purchaser** as set out in this Agreement.

[l] The **Promoters** shall not be responsible in any manner, whatsoever, for the misuse or unauthorized use of the water supply and or electricity supply to the **Said Building** and also to the **Said Premises** and/or any damages caused to the water supply and electricity supply installations or meters etc. and any fine, dues, penalty or damages imposed by the concerned authorities shall be borne and paid by the **Promoter** himself and also the **Purchaser** of other premises of the **Said Building**, alone.

26. Letters, receipts and/or notices issued by the **Promoters** dispatched Under Certificate of Posting to the address known to them of the **Purchaser** will be sufficient proof of receipt of the same by the **Purchaser** and shall completely and effectively discharge the **Promoters** their duty, obligation in this regard.

27. The **Purchaser** hereby agrees to pay to the **Promoters** a sum of Rs. NIL /- [Rupees X Only] for the necessary membership



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fees and the subscription towards the share capital and the professional fees and out of pocket expenses thereon and further undertakes to be a member of the co.op. hsg. soc. or the Ltd. company or Apex Co.op.Society to be formed in the manner hereinafter appearing and also from time to time to sign and execute, the applications for registration and other papers and documents, so necessary for the formation and registration of the co.op. hsg. soc. or the Ltd. company, or Apex Society including the bye-laws of the proposed society or the Ltd. company duly filled, signed and return the same within ten days of the same being forwarded by the **Promoters** to the **Purchaser**. No objection shall be raised by the **Purchaser** if any changes or modifications are made in the draft bye-laws as may be required by the Registrar of Co-Operative Societies or any other competent authority.

28. All costs, charges and expenses in connection with the formation of the co-operative housing society or the association of apartments purchasers as contemplated by the provisions of The Maharashtra Apartment Ownership Act, 1970, including the Apex Society, as the case may be, as well as, the costs of preparation, engrossing, stamping and registering this agreement, Deed of Conveyance and any other documents required to be registered by the **Promoters** or the **Purchaser** and the stamp duty and the registration fees and out of pocket expenses, in respect of such documents, transferring land and/or buildings in favor of such co.op. society or Ltd. company or of Deed of Conveyance in respect of the **Said Building** as well as the entire professional cost of the advocates of the **Promoters** in preparing and approving such documents, shall be borne and paid by the co.op. hsg. soc. or Ltd. company proportionately by the members of the co-operative housing society or limited company or such apartment owners. The **Promoters** shall not contribute towards any such expenses. The proportionate share of such costs, charges and expenses payable by the **Purchaser** shall be paid by him immediately on demand by the **Promoters**.

29. The **Purchaser** shall be bound from time to time, to sign all papers and documents and to do all such acts, deeds and things as the **Promoters** and the said Original Developers may require from him to do, from time to time, for safeguarding the interest of the **Promoters** and of the purchasers of other premises in the **Said Building** and also premises of the other buildings of the **Said Complex**. Failure to comply with the provisions of this clause, will render this agreement ipso-facto void and whatever the earnest money and other money or monies paid by the **Purchaser** shall stand forfeited to the **Promoters**.



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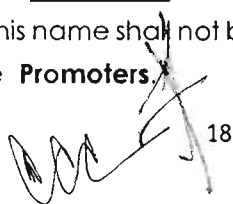
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30. In case, the **Purchaser** neglects, omits or fails to pay for, any reasons whatsoever to the **Promoters**, any amount or part thereof, due and payable to the **Promoters**, under the terms and conditions of this agreement [whether before or after delivery of possession] within the time, hereinafter specified or in case, the **Purchaser** shall in any way fails to perform or observe any of the covenants, obligations and stipulations herein contained or referred to, and in such event, this agreement shall cease and stand terminated automatically and the **Promoters** shall be entitled to re-enter upon and resume possession of the **Said Premises** and thereupon, the **Promoters** shall refund to the **Purchaser** whatever amounts paid by him under these presents and after deducting therefrom a sum equal to the 15% of the total considerations payable, and also any loss, outgoing sustained and/or incurred by the **Promoters** in respect of the **Said Premises** without any interest and the same shall paid by the **Promoters** on the re-sale of the **Said Premises** and receipt of the sale considerations. Upon such re-entry by the **Promoters** as aforesaid, this agreement will come to an end and the **Purchaser** shall cease to be the purchaser of the **Said Premises** and the **Purchaser** shall also be liable for immediate ejection as a trespasser. The **Purchaser** shall thereupon cease to have any right, title or interest or claim of whatsoever nature in respect of the **Said Premises**.

31. The **Purchaser** shall not use the **Said Premises** or permit the same to be used for any purpose whatsoever, other than for the purposes for which the **Purchaser** has sought, while making application for allotment of premises in the **Said Building**, nor use the **Said Premises** in any manner, for any purposes which may be likely to cause nuisance or annoyance to the owners of other premises in the **Said Building** or to the owners or the occupiers of the neighbouring properties nor for any illegal or immoral purposes.

32. The **Purchaser** will not at any time, demolish or caused to be demolished, the **Said Premises** agreed to be purchased by him or any part thereof, nor, will at any time, make or caused to be made, any additions or alterations of whatever nature to the **Said Premises** or any part thereof. The **Promoters** shall not permit the closing of verandas or lounges or balconies or make any alterations in the elevation and the outside colour scheme of the **Said Premises** to be acquired by the **Purchaser**.

33. The **Said Building** shall be known as "GOKUL" and the name of the co-operative housing society to be formed, shall, bear the name "GOKUL" CO-OPERATIVE HOUSING SOCIETY LIMITED" and this name shall not be changed without the written permission of the **Promoters**.

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34. After the **Said Building** is complete and ready, fit for occupation and after the Society or the Ltd. Company is registered or incorporated and after all the premises of the **Said Building** have been sold and disposed off by the **Promoters** and the **Promoters** have received all the dues payable to them under the terms of the Agreement For Sale from various flat/shop/premises purchasers, the **Promoters** shall cause the execution of the assignment or conveyance in favour of the co.op. hsg. soc or Ltd. company, as the case may be, that may be formed in the manner as provided hereunder.

35. In the event of co.op. hsg. society or Ltd. company being formed and registered before the sale and disposal by the **Promoters** of all the premises in the **Said Building**, the powers and the authorities of the society to be formed of the **Purchaser** and also purchasers of other premises of the **Said Building**, shall be subject to the over-all authority and control of the **Promoters** or any of the matters concerning the construction of the **Said Premises** and the **Said Building** and completion thereof and all or any amenities pertaining to the same and in particular, the **Promoters** shall have absolute authority, right and control as regards the unsold premises of the **Said Building** and disposal thereof.

36. It is expressly agreed by and between the parties that in case, the co.op. hsg. society or Ltd company as the case may be is formed of the purchasers of the premises of the **Said Building**, before the sale of all/entire premises of the **Said Building** on such date, no maintenance shall be charged on the developers in respect of the unsold premises of the **Said Building**.

37. The **Promoters** have specifically informed the **Purchaser** and the **Purchaser** has agreed that if as a result of any change in the policy of the local Municipal Council and/or other Govt. or other competent authorities, there is any increase in the present F.S.I. in respect of the Said Entire Land r the Said Building and in that event, the Promoters shall alone be entitled to any such increase in the F.S.I. and the **Purchaser** individually or the co.op. hsg.soc or the Ltd. company that shall be formed as provided hereunder, collectively shall not be entitled to object/ or making any claim whatsoever of such increased F.S.I. and also in Promoters utilizing or consuming or assigning to any third parties of such increased F.S.I. by constructing any extra structures or buildings within the **Said Complex** and /or upon the **Said Building**. Further, the **Promoters** have explicitly made clear to the **Purchaser** that if as a result of such increase in F.S.I. or otherwise, the Promoters shall have absolute right to amend, alter



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modify or vary the plans already sanctioned by the local authorities and/or competent authorities, as may be required by the said authorities and that on such sanctioning and approval of such amendment by the said competent authorities, the **Purchaser** shall be deemed to have consented to the **Promoters** for making such alterations or modifications of the plan, which have been already sanctioned and approved by the concerned authorities.

38. The following expenses which may be incurred for the **Said Building** shall be borne and paid by the **Purchaser**:-

- a) The expenses of maintaining, repairing, re-decorating etc. of the main structure and in particular the roof gutters and rain water pipes of the building, water pipes, gas pipes and electric wires inside, under or upon the building and enjoyed or used by the **Purchaser** in common with other purchasers as or occupiers of other flats/shops/ premises and the main entrance, passages, landing staircases of the **Said Building** and other premises/buildings of the **Said Complex**, as enjoyed by the **Purchaser** or used by him in common with other purchasers or occupiers of the premises of the **Said Building** and the other buildings of the **Said Complex** and the boundary walls of the or the terrace of the **Said Building**, and compound of the **Said Complex**.
- b) The cost of cleaning and lighting passages, landings, staircases, and other parts of the **Said Building** and other common facilities of the **Said Complex**, enjoyed or use by the **Purchaser** in common with other flats/shops/premises purchasers or occupiers of the other buildings of the **Said Complex**.
- c) Cost of decorating of the exterior of the **Said Building** and other common amenities/facilities.
- d) The cost of salaries of clerks, bill collectors, chowkidars, security personnels, sweepers etc. gardeners etc.
- e) The cost of maintenance of lights and other service items.
- f) Municipal and other taxes, water charges, land revenue, lease rent etc.
- g) Cost of insurance of the **Said Building** and other common amenities and facilities of the **Said Complex**.
- h) Cost of water meters, electric meters and/or any other deposits of water or other electric installation.



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- i) Cost maintaining elevators of the **Said Building**.
- ii) Such other expenses as are necessary or incidental to the maintenance and the upkeep of the **Said Building** and the **Said Complex**. The Purchaser shall pay a sum of Rs. NIL/- (Rupees X Only) by way of membership and admission fees for such club facilities, which shall be non-refundable
39. The Purchaser agrees and undertakes to abide by whatever the decisions and/or rules/regulations and modalities for the upkeep and maintenance of other common amenities/facilities to be provided in the **Said Complex** that may be formulated by the **Promoters** initially and thereafter by the Apex Society or the Executive Committee that may be formed of all the buildings of the **Said Complex**, including all matters concerning recreational facilities/garden, club house open roads, to be provided in the **Said Complex** and subject to the conditions as provided hereunder.
40. The **Purchaser** also agrees and undertakes to pay the proportionate share of expenses, outgoing, in relation to total flats/tenements of 23 nos buildings of the said Brij Bhoomi complex, for the maintenance, up keep of the recreational facilities/garden, open roads of the Said Complex, as and when provided.
41. It is further expressly and specifically intimated by the **Promoters** and it is clearly understood by the **Purchaser** that whatever the common facilities to be provided in the **Said Complex** aforesaid are subject to the policies, rules, regulations of the concerned authorities and for any reason, due to the prevailing policies of concerned authorities, any of such facilities could not be provided and such event, the **Promoters** shall not be under any obligation to provide such facilities and **Purchaser** shall not be entitled to any abatement in consideration payable hereunder nor to rescind or terminate this agreement on the ground of non-providing of such facilities.
42. The **Purchaser** hereby acknowledges that he is fully aware of the fact that there is insufficient supply of water in Mira-Bhayandar and therefore Mira-Bhayandar Municipal Coporation is not in a position to release fresh water connections to new buildings and under such circumstances, the **Promoters** will not be in a position to make arrangement water supply to the **Said Building** and hence are not bound to make provision for water supply in the **Said Premises** and the **Said Building**. However, the **Promoters** shall try their level best to

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procure and/or arrange water supply from Mira-Bhayandar Municipal Corporation, at the cost, expenses and charges of the **Purchaser** and the purchasers of other flats of the **Said Building**.

43. It is clearly understood, admitted and acknowledged by the **Purchaser** himself and also other purchasers of the flats/shops/ premises in the **Said Building** that the **Promoters** shall at all time be entitled to use and also assign the use of the same of the terrace including the parapet wall or the compound of the **Said Building** for the purposes including the display of hoardings, sign-boards, displays and advertisement or publicity items. The **Purchaser** nor any other purchasers of the premises of the **Said Building** or the co.op. hsg. soc. or the ltd. company which shall be formed as aforesaid shall not be entitled to raise any objections or claims of any abatement in the price of the premises agreed to be acquired by the **Purchaser** and/or to any compensation or damages on the ground of inconvenience or any other grounds whatsoever.

44. Notwithstanding the execution of the conveyance by the **Promoters** to the proposed co. op. hsg. soc. or limited company and /or handing over the possession of the **Said Premises** to the **Purchaser** or the **Said Building** to the flat/shop/premises purchasers, the **Promoters** alone shall be entitled for the unsold premises to be constructed in the **Said Building** and further that it is the Promoters alone are entitled to any increase in the FSI, area available and the **Purchaser** and the purchasers of other flats of the **Said Building** or the co.op. hsg. society or the ltd. company to be formed, as aforesaid, shall always accept the person or persons if any premises are sold subsequently either on ownership basis, tenancy basis or leave and license basis as members or as nominal members, as the case may be, without raising any objection whatsoever.

45. It is agreed by the **Purchaser** that at all times the **Promoters** shall be entitled to give/assign right of way to the adjacent plots from the portion of Said Entire Lands and the **Purchaser** himself or the co-operative hsg.so or the limited company to be formed shall not object the Promoters from assigning right of way to any adjacent plot holders for whatsoever reason and under any circumstances and they shall always bind themselves and abide by the provision of this clause all the time. The **Promoters** have further informed the **Purchaser** and it is clearly understood by the **Purchaser** that as per prevailing laws for the the registration of the co.op. hsg. soc or Ltd. Company of the purchasers of flat/shop/premises of the **Said Building**, atleast 60% of all the agreements for sale are to be registered with the Sub-Registrar of Assurance. In case, agreements

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for sale in respect of atleast 60% of the total premises of the Said Building are not registered, in that event, the **Promoters** shall not be responsible for the registration of the co.op. hsg. soc or the ltd. company, till such time , such minimum agreements for sale are duly registered as aforesaid

46. The **Purchaser** acknowledges that he is fully aware that the registration of this Agreement is compulsory, as per the provisions of Section 4 of The Maharashtra Ownership Flat Act, 1963 and therefore undertakes that he shall take all necessary steps to register the same, within the stipulated time at his own costs and expenses. the **Purchaser** shall lodge this agreement with Sub-Registrar of Assurance at Bhayandar, Thane or Mumbai and intimate the **Promoters** in writing, the particulars of the number, date under which the agreement is lodged for.
47. The **Purchaser** agrees to pay and authorize the **Promoters** to pay brokerage on the purchase consideration to Shri_____, directly. **IN WITNESS WHEREOF** the parties hereto have set their respective hands and seals the day, month and year first hereinabove written.

AMENITIES PROVIDED

1. All buildings will be R.C.C. framed.
2. Marble/Vitrified Tiles in all rooms.
3. 3/4 section aluminium sliding windows.
4. Green Marble/Granite Cooking platform in kitchen.
5. 1 fan , 1 light point and 1 plug point in living room, bed room and kitchen and 1 light point in bath room and W.C.
6. Oil band Distemper colour.



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THE SCHEDULE ABOVE REFERRED TO

ALL THAT PIECES and parcels of agricultural lands or grounds and bearing details as under :-

a) **Firstly** all that piece and parcel of land or ground bearing Old Survey No. 678, New Survey No. 275, Hissa No.2 (Pt), admeasuring 1,343 sq.yards, i.e. equivalent to 1,110 sq.mtrs. thereabout.

b) **Secondly** all that piece and parcel of land or ground bearing Old Survey No.678, New Survey No. 275, Hissa No.2, admeasuring 1,914 sq. yards, i.e. equivalent to 1600 sq. metres or thereabout.

c) **Thirdly** all that piece and parcel of lands or grounds bearing (1) Old Survey No. 679 New Survey No. 274, Hissa No.7-A , admeasuring 6,195.28 sq. yards, i.e. equivalent to 5,180 sq. meters or thereabout, (2) Old Survey No. 680 New Survey No. 271, Hissa No.3, admeasuring 418.60 sq yards i.e. equivalent to 350 sq. metres or thereabout (3) Old survey No. 679, NewSurvey No. 274, Hissa No.3 ,admeasuring 10,931 sq. yards, i.e equivalent to 9,140 sq. metres or thereabout (4) Old Survey No. 679 , New Survey No. 274, Hissa No.6, admeasuring 4,353.44 sq. yards i.e. equivalent to 3,640 sq. meters or thereabout, (5) Old Survey No. 678, New Survey No. 275, Hissa No. 3, admeasuring 9,603.44 sq. yards i.e. equivalent to 8,140 sq. meters or thereabout & (6) Old survey no. 677, New Survey No. 277, Hissa No. 7-C, admeasuring 2,236.52 sq. yards i.e. equivalent to 1,870 sq. meters or thereabout.

d) **Fourthly** all that piece and parcel of land or ground bearing Old Survey No, 678, New Survey No. 275, Hissa No.1, admeasuring 1,779 sq. yards, i.e. equivalent to 1,470 sq. meters or thereabout.

e) **Fifthly** all that piece and parcel of land or ground bearing Old Survey No. 678, New Survey No. 275, Hissa No.6, admeasuring 1,244 sq. yards, i.e. equivalent to 1,040 sq. meters or thereabout.

f) **Sixthly** all that piece and parcel of land or ground bearing Old Survey No. 688, New Survey No. 29 Hissa No.6, admeasuring 1,698 sq. yards, i.e. equivalent to 1,420 sq.meters or thereabout,

g) **Seventhly** all that piece and parcel of land or ground bearing Old Suvey No. 679, New Survey No, 274, Hissa No.1, admeasuring 2,511 sq, yards, i.e. equivalent to 2,100 sq. meters thereabout.



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h) **Eightly** all that piece and parcel of land or ground bearing Old Survey No. 679, New Survey No. 274, Hissa No. 5, admeasuring 1,566.79 sq. yards i.e. equivalent to 1,310 sq. meters or thereabout, all situate at, being and lying at Revenue Village Bhayandar, Taluka & District Thane, which is now falling with the local limits of Mira Bhayandar Municipal Corporation and which is delineated in red coloured the plan annexed hereto and marked as Annexure 1.

SIGNED, SEALED AND DELIVERED }

BY THE WITHIN NAMED BUILDERS : }

M/S. SALASAR DEVELOPERS }

In the presence of :

1) _____ }

2) _____ }

SIGNED, SEALED AND DELIVERED }

BY THE WITHIN NAMED PURCHASERS : }

MR. RAMESH R. KARWA }

In the presence of :

1) _____ }

2) _____ }

Ramesh Karwa
Ramesh Karwa

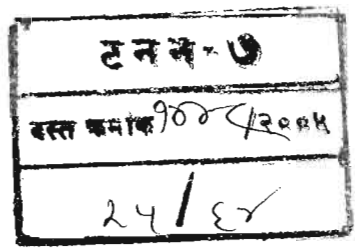


RECEIPT

RECEIVED of and from the within named purchaser/s a sum of Rs. 15,000/- (Rupees fifteen Thousand Only) being the amount of earnest money as mentioned hereinabove on or before the date of execution of this presents, by cheque No. 413119 Dated 19/01/05 Drawn on ING VYSYA BANK LTD Branch MUMBAI. WE SAY RECEIVED RS. 15,000/-

M/S. SALASAR DEVELOPERS

PARTNERS





P. Hari

B.Com., (HONS) LL.B., PGD, HRD, BM, IMP-EX
ADVOCATE, HIGH COURT

LEGAL POINT

FLAT NO. G-2, KOMAL TOWER,
PATEL NAGAR, STATION ROAD,
BHAYANDAR (WEST) - 401 101.
TEL. : (O) 814 3472 (R) 893 0996

Certificate of Title

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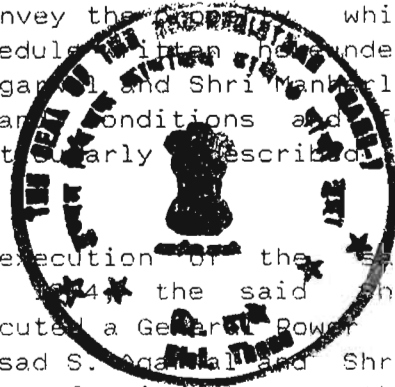
I have been instructed by one M/s. Salasar Developers, a partnership firm, constituted under the provisions of The Indian Partnership Act 1932, having its place of business at Salasar Towers, Near Nagar Bhavan, Bhayandar (W), District Thane 401 101, to give report on title in respect of the below mentioned properties :-

a) Originally one Shri Gaurishankar G. Todi, was the owner of land bearing Old Survey No. 678, New Survey No. 275, Hissa No.2 (Pt), admeasuring 1,343 sq.yards, i.e. equivalent to 1,110 sq.mtrs. thereabout, situate, lying and being at Revenue Village Bhayandar, Taluka and District Thane and which is more particularly described Firstly in the Schedule written hereunder.

b) By and vide an Agreement, dated 14th September, 1994, the said Shri Gaurishankar G. Todi agreed to sell, transfer, assign and agreed to convey the property which is Firstly described in the Schedule written hereunder, in favour of Shri Ramprasad S. Agarwal and Shri Manharlal B. Mehta at and on the terms and conditions and for consideration which are more particularly described in the said agreement.

c) In pursuance to the execution of the said Agreement dated 14th September, 1994, the said Shri Gaurishankar G. Todi had also executed a General Power of Attorney in favour of Shri Ramprasad S. Agarwal and Shri Manharlal B. Mehta, inter-alia conferring upon them various rights, powers and privileges including rights and powers in turn to sell the property which is described Firstly in the Schedule written hereunder, or any part or portion thereof in favour of any third party or parties as they may in their sole discretion may deem fit and proper.

d) Originally one 1) Shri Dwarkanath Ramchandra Mhatre, 2) Shri Mayur Dwarkanath Mhatre, 3) Shri Gajendra



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Dwarkanath Mhatre, 4) Smt. Meghna Milan Chogle, 5) Smt. Gauri Girish Patil, 6) Ms. Hemali Dwarkanath Mhatre, 7) Smt. Urmila Pravin Mhatre, 8) Smt. Rachana Rupkishore Kotwal, 9) Ms. Mrunalini Sadanand Mhatre, 10) Ms. Mrudula Sadanand Mhatre, 11) Shri Hareshwar Ramchandra Mhatre, 12) Shri Meghan Hareshwar Mhatre, 13) Shri Ramesh Ramchandra Mhatre, 14) Shri Vinit Ramesh Mhatre, 15) Shri Yogesh Ramesh Mhatre, 16) Shri Ganesh Ramchandra Mhatre, 17) Ms. Pallavi Ganesh Mhatre, 18) Shri Milind Ganesh Mhatre, 19) Shri Umesh Ramchandra Mhatre, 20) Shri Rupak Umesh Mhatre, 21) Ms. Vidula Umesh Mhatre, 22) Smt. Malati Umakant Chogle, 23) Smt. Nilam Kamlakar Kovarkar, 24) Smt. Mayuri Mohan Pansare, 25) Smt. Bharati Raghunath Mhatre and 26) Smt. Vidya Vinesh Raut (hereinafter referred to as "Dwarkanath Mhatre & Others") were the joint owners of land bearing Old Survey No.678, New Survey No. 275, OHissa No.2(Pt), admeasuring 1,914 sq. yards, i.e. equivalent to 1600 sq.metres or thereabout, situate at, lying and being at Revenue Village Bhayandar, Taluka and District Thane, and which is more particularly Secondly described in the Schedule written hereunder

e) By and vide an Agreement dated 13/10/1994, the said Dwarkanath Mhatre & Others have agreed to sell, transfer, assign and agreed to convey the property which is described Secondly in the Schedule written hereunder, in favour of Shri Ramprasad S. Agarwal and Shri Manharlal B. Mehta at and on the terms and conditions and for consideration which are more particularly described in the said agreement.



f) In pursuance to the execution of the said Agreement dated 13/10/1994, the said Dwarkanath Mhatre & Others had also executed a General Power of Attorney in favour of Shri Ramprasad S. Agarwal and Shri. Manharlal B. Mehta, inter-alia conferring upon them various rights, powers and privileges including rights and powers in turn to sell the property which is described Secondly in

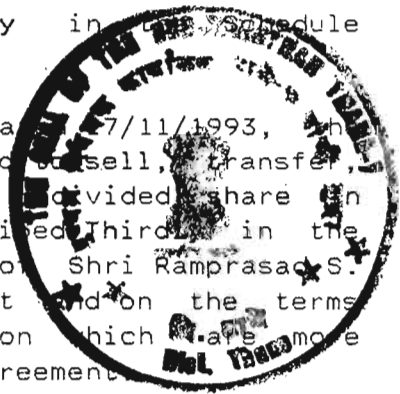
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the Schedule written hereunder or any part or portion thereof, in favour of any third party or parties as they may in their sole discretion may deem fit and proper.

g) Originally one 1) Shri Anil Yeshwant Rakvi 2) Shri Ajay Yeshwant Rakvi 3) Smt. Rekha Suresh Pathare, 4) Smt. Geeta Amulya Mantri, 5) Smt. Pushpa Prakash Ravte, 6) Smt. Sumati Yeshwant Rakvi and 7) Shri Kamlesh Yeshwant Rakvi (hereinafter referred to as "Anil Rakvi & Others") were joint owners and having 50% undivided interest in respect of lands bearing (1) Old Survey No. 679 New Survey No. 274, Hissa No.7-A, admeasuring 6,195.28 sq. yards, i.e. equivalent to 5,180 sq. meters or thereabout, (2) Old Survey No. 680 New Survey No. 271, Hissa No.3, admeasuring 418.60 sq yards i.e. equivalent to 350 sq. metres or thereabout (3) Old survey No. 679, New Survey No. 274, Hissa No.3, admeasuring 10,931 sq. yards, i.e. equivalent to 9,040 sq. metres or thereabout (4) Old Survey No. 679, New Survey No. 274, Hissa No.6, admeasuring 4,353.44 sq. yards i.e. equivalent to 3,640 sq. meters or thereabout, (5) Old Survey No. 678, New Survey No. 275, Hissa No. 3, admeasuring 9,603.44 sq. yards i.e. equivalent to 8,030 sq. meters or thereabout & (6) Old Survey No. 677, New Survey No. 277, Hissa No. 7-C, admeasuring 2,236.52 sq. yards i.e. equivalent to 1,870 sq. meters or thereabout, all situate, at, lying and being at Revenue Village Bhayandar, Taluka and District Thane and which are more particularly described Thirdly in the Schedule written hereunder.

h) By and vide an Agreement, dated 17/11/1993, the said Anil Rakvi & Others have agreed to sell, transfer, assign and agreed to convey their 50% undivided share in respect properties which are described Thirdly in the Schedule written hereunder, in favour of Shri Ramprasad S. Agarwal and Shri Manharlal B. Mehta at and on the terms and conditions and for consideration which are more particularly described in the said agreement.



i) In pursuance to the execution of the said Agreement dated 17/11/1993, the said Anil Rakvi & Others had also executed a General Power of Attorney in favour of Shri Ramprasad S. Agarwal and Shri. Manharlal B. Mehta, inter-alia, conferring upon them various rights, powers and privileges including rights and powers in turn to sell their 50% undivided share in respect the properties which are described Thirdly in the Schedule written hereunder or any part or portion thereof in favour of any third party or parties as they may in their sole discretion may deem fit and proper.

j) Originally one 1) Smt. Laxmibai Shaligram Rakvi 2) Shri Subhash Shaligram Rakvi 3) Smt. Asha

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Dineshchandra Dhar , 4) Smt. Shilpa Ramakant Patke, 5) Smt. Shailaja Harendra Bhatte, 6) Smt. Shalan Shashikant Rakvi, 7) Smt. Aarti Suresh Thakur, 8) Shri Manoj Shashikant Rakvi, 9) Smt. Geetanjali Shashikant Rakvi, 10) Shri Rakesh Shashikant Rakvi, 11) Smt. Mangala Subhash Rakvi, 12) Smt. Saroj Rajesh Pathare , 13) Smt. Rajeshree Shashikant (Rakvi) Bhatte, 14) smt. Rashmi Subhash Rakvi and 15) Shri Pradip Subhash Rakvi (hereinafter referred to as "Manoj Rakvi & Others") are also entitled to the 50% undivided right , shares and interest in respect of properties which are more particularly described Thirdly in the Schedule hereunder.

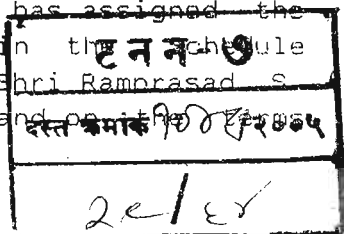
k) By and vide an agreement dated 17/11/1993, the said Manoj Rakvi & others have sold, transfer, assigned and further agree to convey their 50% undivided share in the respect of the properties which are more particularly described Thirdly in the Schedule written hereunder, in favour of Shri Ramprasad Agarwal, and Shri Manharlal B. Mehta at on the terms and conditions and for consideration which are more particularly described in the said agreement.

l) In pursuance to the execution of the said agreement dated 17/11/1993, the Manoj Rakvi & others have made and executed a General Power of Attorney and separate writing in favour of Shri Ramprasad Agarwal and Shri Manharlal B. Mehta , inter-alia conferring upon them various rights, powers, and privileges which are more particular described in the said writing including rights and power in turn to sell their 50% undivided shares in the properties which are described Thirdly in the Schedule written hereunder or any part or portion thereof in favour of any third party or parties they may in their sole discretion deem fit and proper.



m) Originally Shri Pandurang Narayan Keni was the owner of land bearing Old Survey No, 678, New Survey No. 275, Hissa No.1, admeasuring 1,779 sq. yards, i.e. equivalent to 1,470 sq. meters or thereabout situate at, lying and being at Revenue Village Bhayandar , Taluka and District Thane and which is more particularly described Fourthly in the Schedule written hereunder.

n) By and vide a Deed of Exchange, dated 20/09/2002, executed by and between the said Shri Pandurang Narayan Keni one hand and Shri Ramprasad S. Agarwal and Shri Manharlal B. Mehta each other, in respect of the property which is described Fourthly in the Schedule written hereunder, the said Shri Pandurang N Keni has assigned the property which is described Fourthly in the Schedule written hereunder in favour of said by Shri Ramprasad S. Agarwal and Shri Manharlal B. Mehta, at and on



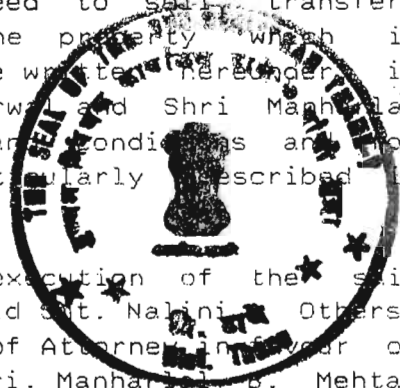
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and conditions and for considerations; which are more particularly described in the said Deed of Exchange.

o) In pursuance to the said Deed of Exchange, dated 20/09/2002, the said Shri Pandurang Narayan Keni has executed General Power of Attorney vide a separate writing in favour of Shri Ramprasad S. Agarwal and Shri Manharlal B. Mehta, inter-alia conferring upon them various rights, powers and privileges including rights and powers in turn to sell the property which is described Fourthly in the Schedule written hereunder or any part or portion thereof in favour of any third party or parties as they may in their sole discretion may deem fit and proper.

p) Originally one 1) Smt. Nalini Yeshwant Kini, 2) Shri Prakash Yeshwant Kini and 3) Shri Narendra Yeshwant Kini (hereinafter referred to as "Smt. Nalini & Others") were the joint owners of land bearing Old Survey No. 678, New Survey No. 275, Hissa No.6, admeasuring 1,244 sq. yards, i.e. equivalent to 1,040 sq. meters or thereabout, situate at , lying and being at Revenue Village Bhayandar, Taluka and District Thane and which is more particularly described Fifthly in the Schedule written hereunder.

q) By and vide an Agreement dated 10/06/1994, the said Nalini & Others have agreed to sell, transfer, assign and agreed to convey the property which is described Fifthly, in the Schedule written hereunder, in favour of Shri Ramprasad S. Agarwal and Shri Manharlal B. Mehta at and on the terms and conditions and for consideration which are more particularly described in the said agreement.



r) In pursuance to the execution of the said Agreement dated 10/06/1994, the said Smt. Nalini & Others, had also executed a General Power of Attorney in favour of Shri Ramprasad S. Agarwal and Shri Manharlal B. Mehta, inter-alia, conferring upon them various rights, powers and privileges, including rights and powers in turn to sell the property which is described Fifthly in the Schedule written hereunder or any part or portion thereof in favour of any third party or parties, as they may in their sole discretion may deem fit and proper.

s) Originally one Smt. Rita J. D'souza, Smt. Clara J. D'souza, Mr. Thomas Victor D'souza, Mebal Jerome D'souza, Edgal Joseph D'souza , Angel Joseph D'souza Harman Joseph D'souza and Joliat Joseph D'souza (hereinafter referred to as "Rita & Others") were the joint owners of the land bearing Old Survey No. 688, New Survey No. 29 Hissa No.6, admeasuring 1,698 sq. yards, i.e. equivalent to 1,420 sq.meters or thereabout, situate at, lying and being at Revenue Village Bhayandar, Taluka and District Thane and which is more particularly described Sixthly in the Schedule written hereunder.

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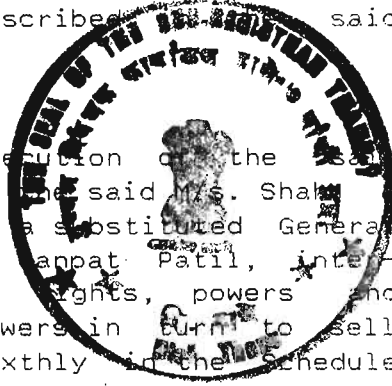
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t) By an Agreement for Sale, dated 21st October, 1988, the said Rita & Others have agreed to sell property which is described Sixthly in the Schedule written hereunder, in favour of M/s. Shah & Dattani Associates, at and on the terms and conditions and for considerations which are more particularly described in the said agreement.

u) In pursuance to the execution of the said Agreement dated 21st October, 1988, the said Rita & Others had also executed a General Power of Attorney vide a separate writing in favour of partners and nominees of the said M/s. Shah & Dattani Associates, inter-alia conferring upon them various rights, powers and privileges including rights and powers in turn to sell the property which is described Sixthly in the Schedule written hereunder or any part or portion thereof in favour of any third party or parties as they may in their sole discretion may deem fit and proper.

v) By and vide by an Agreement, dated 1st September, 1990 the said M/s. Shah & Dattani Associates have in turn agreed to sell, transfer, assign and agreed to convey the property which is described Sixthly in the Schedule written hereunder, in favour of one Shri Ganpat Patil at and on the terms and conditions and for considerations which are more particularly described in the said agreement.

w) In pursuance to the execution of the said Agreement dated 1st September 1990, the said M/s. Shah & Dattani Associates had also executed a substituted General Power of Attorney in favour of Shri Ganpat Patil, inter-alia, conferring upon him various rights, powers and privileges including rights and powers in turn to sell the property which is described Sixthly in the Schedule written hereunder or any part or portion thereof in favour of any third party or parties as they may in their sole discretion may deem fit and proper.



x) By and vide by an Agreement, dated 28th August 1993, the said Ganpat Patil has in turn agreed to sell, transfer, assign and agreed to convey the property which is described Sixthly in the Schedule written hereunder, in favour of one Shri Dilip Sevanthilal Shah at and on the terms and conditions and for consideration which are more particularly described in the said agreement.

y) In pursuance to the execution of the said Agreement dated 25th August 1993, the said Ganpat Patil had also executed a substituted General Power of Attorney vide writing dated 25th August 1993 in favour of Smt.

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<p>क्र. नं-७</p> <p>वस्तु क्रमांक ७७७/२००५</p> <p>39/10</p>

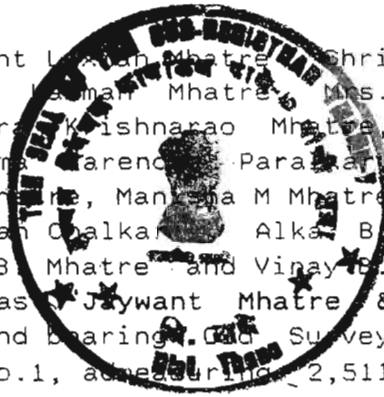
Kiran D Shah & Shri Dilip S Shah, inter-alia conferring upon them various rights, powers and privileges including rights and powers in turn to sell the property which is described Sixthly in the Schedule written hereunder or any part or portion thereof in favour of any third party or parties as they may in their sole discretion may deem fit and proper.

z) By and vide by an Agreement, dated 28/10/1994, the said Shri Dilip S. Shah has also in turn agreed to sell, transfer, assign and agreed to convey the property which is described Sixthly in the Schedule written hereunder in favour of one Shri Ramprasad S Agarwal & Shri Manharlal B Mehta at and on the terms and conditions and for consideration which are more particularly described in the said agreement.

aa) In pursuance to the execution of the said Agreement dated 28/10/1994, the said Smt. Kiran D Shah & Shri Dilip S Shah had also executed a substituted General Power of Attorney vide writing in favour of said Shri Ramprasad S Agarwal & Shri Manharlal B Mehta inter-alia conferring upon them various rights, powers and privileges including rights and powers in turn to sell the property which is described Sixthly in the Schedule written hereunder or any part or portion thereof in favour of any third party or parties as they may in their sole discretion may deem fit and proper.

bb) Originally one Shri Jaywant Laxman Mhatre, Shri Balwant Laxman Mhatre, Mr. Prakash Laxman Mhatre, Mrs. Vimal Prabhakar Mhatre, Mr. Surendra Krishnarao Mhatre, Aruna Krishnarao Mhatre, Mrs. Anupama Parashram Karuna Krishnarao Mhatre, Parag J. Mhatre, Manisha M Mhatre, Pratiksha J. Mhatre, Vaneeta Rajan Chalkar, Alka B Mhatre, Kanchan B. Mhatre, Sandesh B Mhatre and Vinay B. Mhatre (hereinafter referred to as "Jaywant Mhatre & Others") were the joint owners of land bearing Survey No.679, New Survey No. 274, Hissa No.1, area 2,511 sq. yards, i.e. equivalent to 2,100 sq. meters thereabout, situate at, lying and being at Revenue Village Bhayandar, Taluka and District Thane and which is more particularly described **Seventhly** in the Schedule written hereunder.

cc) By and vide an Agreement dated 25/07/2001, the said Jaywant Mhatre & Others have agreed to sell, transfer, assign and agreed to convey the property which is described Seventhly in the Schedule written hereunder, in favour of Shri Manharlal B. Mehta, (one of the partners of firm of Owners herein), at and on the terms and conditions and for consideration which are more particularly described in the said agreement.



JM

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वस्तु क्रमांक: 108/2004
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dd) In pursuance to the execution of the said Agreement dated 25/07/2001, the said Jaywant Mhatre & Others had also executed a General Power of Attorney in favour of the Shri. Manharlal B. Mehta, inter-alia conferring upon them various rights, powers and privileges including rights and powers in turn to sell the property which is described Seventhly in the Schedule written hereunder or any part or portion thereof in favour of any third party or parties as said Shri Manharlal B Mehta may in his sole discretion may deem fit and proper.

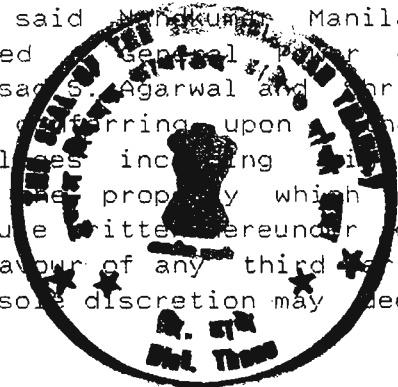
ee) Originally one Shri Nandkumar Manilal Papaiya and Smt. Veena Nandkumar Papaiya were the joint owners of land bearing Old Survey No. 679, New Survey No. 274, Hissa No. 5, admeasuring 1,566.79 sq. yards i.e. equivalent to 1,310 sq. meters or thereabout, situate at, lying and being at Revenue Village Bhayandar, Taluka and District Thane and which is more particularly described Eighthly in the Schedule written hereunder.

ff) By and vide an Agreement dated 11/02/1994, the said Nandkumar Manilal Papaiya & Other have agreed to sell, transfer, assign and agreed to convey the property which is described Eighthly in the Schedule written hereunder in favour of Shri Ramprasad S. Agarwal and Shri Manharlal B. Mehta at and on the terms and conditions and for consideration which are more particularly described in the said agreement.

gg) In pursuance to the execution of the said Agreement dated 11/02/1994, the said Nandkumar Manilal Papaiya & Other had also executed a General Power of Attorney in favour of Shri Ramprasad S. Agarwal and Shri Manharlal B. Mehta, inter-alia conferring upon them various rights, powers and privileges including rights and powers in turn to sell the property which is described Eighthly in the Schedule written hereunder or any part or portion thereof in favour of any third party or parties as they may in their sole discretion may deem fit and proper.

hh) The all the properties which are more particularly described in the Schedule written hereunder, are hereinafter collectively referred to as "The Said Entire Lands".

ii) The said Shri Ramprasad S Agarwal and Shri Manharlal B Mehta, are two of partners of the firm of M/s. Salasar Developers, and whatever the properties save and except the property which is described seventhly in the Schedule written hereunder, are acquired as aforesaid, are on behalf and for the benefits of the said firm of M/s. Salasar Developers.



हस्ताक्षर-०
हस्ताक्षर/०४/२००५
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jj) For the facts and circumstances mentioned hereinabove the firm of M/s. Salasar Developers, become entitled to the Said Entire Lands except the property which are more particularly described seventhly in the Schedule written hereunder.

kk) The said M/s. Salasar Developers and the said Shri Manharlal Mehta have amalgamated all the abovesaid lands and submitted a layout of the Said Entire Lands.

ll) The local development authority, viz; Mira Bhayandar Municipal Corporation, has sanctioned layout of the Said Entire Lands and also the development plan of the Said Entire Lands and in pursuant thereto, the Mira Bhayandar Municipal Corporation has issued the Commencement Certificate in respect of the development work to be carried out of the Said Entire Lands.

mm) The competent authority under The Maharashtra Land Revenue Code has, granted the necessary permission for the non-agricultural use of the Said Entire Lands.

nn) The Competent Authority under The Urban Land (Ceiling & Regulations) Act 1976, has vide its separate orders, has granted the necessary permission for the development of the various lands covered under the Said Entire Lands.

oo) The said M/s. Salasar Developers, and the said Shri Manharlal B Metha have envisaged or chalked out a scheme of development of the Said Entire Lands, an housing complex, in the name and style as "Brij Vihar Complex" (hereinafter referred to as "Said Complex" which shall consists of several buildings and as proposed recreational facilities.



pp) The said Shri Manharlal B Metha, in consideration and/or in lieu of allotment by the firm of M/s. Salasar Developers, in his own personal name, the development rights of 2 (two) Nos Buildings being Buildings Nos. 19 & 20, as per the sanctioned plan, has released, relinquished and merged whatever his interests, claim, benefits and rights in respect of the property, which is more particularly described Seventhly in the Schedule written hereunder, in the firm of M/s. Salasar Developers.

qq) From the perusal of the aforesaid diverse writings, in my opinion the title of the properties which are more particularly described in the Schedule written hereunder is clear and marketable and free from any encumbrances.

दस्तावेज-४
दिनांक १०/०८/२००४
३४ / ४

The schedule hereinabove referred to.

ALL THAT PIECES and parcels of non-agricultural lands or grounds and bearing details as under :-

a) Firstly all that piece and parcel of land or ground bearing Old Survey No. 678, New Survey No. 275, Hissa No.2 (Pt), admeasuring 1,343 sq.yards, i.e. equivalent to 1,110 sq.mtrs. or thereabout,

b) Secondly all that piece and parcel of land or ground bearing Old Survey No.678, New Survey No. 275, Hissa No.2(Pt), admeasuring 1,914 sq. yards, i.e. equivalent to 1600 sq.metres or thereabout,

c) Thirdly all that piece and parcel of lands or grounds bearing (1) Old Survey No. 679 New Survey No. 274, Hissa No.7-A , admeasuring 6,195.28 sq. yards, i.e. equivalent to 5,180 sq. meters or thereabout, (2) Old Survey No. 680 New Survey No. 271, Hissa No.3, admeasuring 418.60 sq yards i.e. equivalent to 350 sq. metres or thereabout (3) Old survey No. 679, New Survey No. 274, Hissa No.3 ,admeasuring 10,931 sq. yards, i.e equivalent to 9,040 sq. metres or thereabout (4) Old Survey No. 679 , New Survey No. 274, Hissa No.6, admeasuring 4,353.44 sq. yards i.e. equivalent to 3,640 sq. meters or thereabout, (5) Old Survey No. 678, New Survey No. 275, Hissa No. 3, admeasuring 9,603.44 sq. yards i.e. equivalent to 8,030 sq. meters or thereabout & (6) Old survey no. 677, New Survey No. 277, Hissa No. 7, admeasuring 2 236.52 sq. yards i.e. equivalent to 1,974 sq.meters or thereabout.

d) Fourthly all that piece and parcel of land or ground bearing Old Survey No, 678, New Survey No. 275, Hissa No.1, admeasuring 1,779 sq. yards, i.e. equivalent to 1,470 sq. meters or thereabout.

e) Fifthly all that piece and parcel of land or ground bearing Old Survey No. 678, New Survey No. 275, Hissa No.6, admeasuring 1,244 sq. yards, i.e. equivalent to 1,040 sq. meters or thereabout

f) Sixthly all that piece and parcel of land or ground bearing Old Survey No. 688, New Survey No. 29 Hissa No.6, admeasuring 1,698 sq. yards, i.e. equivalent to 1,420 sq.meters or thereabout,

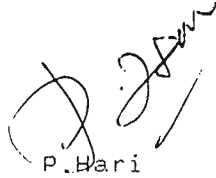
g) Seventhly all that piece and parcel of land or ground bearing Old Survey No. 679, New Survey No. 274, Hissa No.1, admeasuring 2,511 sq. yards, i.e. equivalent to 2,100 sq. meters thereabout.



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वसत कर्मांक १०२ / २००४
३५ / ६०

h) Eighthly all that piece and parcel of land or ground bearing Old Survey No. 679, New Survey No. 274, Hissa No. 5, admeasuring 1,566.79 sq. yards i.e. equivalent to 1,310 sq. meters or thereabout, all situate at, being and lying at Revenue Village Bhayandar, Taluka & District Thane, which is now falling with the local limits of Mira Bhayandar Municipal Corporation and which is delineated in red coloured the plan annexed hereto and marked as Annexure 1.



P. Hari

(Advocate, High Court, Mumbai)

Mumbai, dated 23rd October 2003.

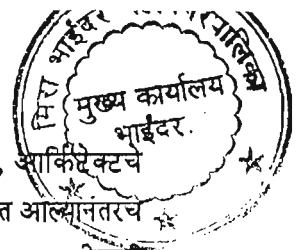


टन नं = ७
दस्ता क्रमांक १०४/२००५
३६/६४

- ३) मंजुर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्यांची जिल्हा निरीक्षक भूक अभिलेख ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखात दोन प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.
- ४) सदर भूखंडाची उपविभागणी नगर परिषदेच्या पूर्वपरवानगीशिवाय करता येणार नाही. तसेच मंजुर रेखांकनातील हमारती विकसीत करण्यासाठी हतर/दुस-या विकासकास अधिकार दिल्यास / विकासासाठी प्राधिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजुर बांधकाम नकाशे व चटई क्षेत्राचे व परवानगीत नमूद अटी व शर्तीचे उल्लंघन केल्यास / पालन न केल्यास या सर्व कृतीस मुळ विकासक धारक व वास्तुविशारद जबाबदार राहिल.
- ५) या जागेच्या आजुबाजुला जे पुर्वीचे नकाशे मंजुर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्यांशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावीत होणा-या बांधकामास रस्ते संलग्न ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक/ वास्तुविशारद/धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली/धारकाची कोणतीही हरकत असणार नाही.
- ६) नागरी जमीन धारणा कायदा १९७६ चे तरतुदींना व महाराष्ट्र जमीन महसुल अधिनियम च्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये व या दोन्ही कायदयान्वये पारीत झालेल्या व यापुढे वेळोवेळी होणा-या सर्व आदेशाची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद व हतर धारक यांची राहिल.
- ७) रेखांकनात/बांधकाम नकाशात हमारतीचे समोर दर्शविण्यात / प्रस्तावीत करण्यात आलेली सामासिक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहिल व या जागेचा वापर सार्वजनिक रस्त्यासाठी / रस्ता रुंदीकरणासाठी करण्यात येईल. याबाबत अर्जदार व विकासक व हतर धारकांचा कोणताही कायदेशीर हक्क असणार नाही.
- ८) मालकी हक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक व संबंधीत व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पोचण्यासाठी असल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. यामध्ये तफावत निर्माण झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे.
- ९) मंजुर रेखांकनातील रस्ते ड्रेनेज व गटारे व खुली जागा (मा.जी.) असल्याने / विकासकाने नगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वरुपी खुली ठेवणे बांधनकारक राहिल.
- १०) मंजुर रेखांकनातील हमारतीचे नियमावलीनुसार जोत्याचे प्रमाणपत्र प्राप्त केल्याशिवाय रस्त्यात बांधकाम करण्यात येऊ नये.
- ११) हमारतीस उदवाहन, अग्निशामक, तरतुद, पाण्याची जमिनीवरील व हमारतीवरील अशा दोन टाक्या दोन हलेक्ट्रीक पंपसेटसह तरतुद केलेली असली पाहिजे.
- १२) महानगरपालिका आपणांस बांधकामासाठी व पिण्यासाठी व हतर कारणासाठी पाणी पुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक/धारक यांची राहिल. तसेच सांडपाण्याची सोय व मैलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकाची/धारकाची राहिल.

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दन न-७
वस्त क्रमांक १०४६/२००५
३८ / ६४



- १३) अर्जदाराने स.नं., हि.नं., मौजे, नगरपालिका/ महानगरपालिका मंजूरी, बिल्डरचे नांव, आर्किटेक्टचे नावे, अकृषिक मंजूरी व हतर मंजूरीचा तपशील दर्शविणारा फलक प्रत्यक्ष जागेवर लावण्यात आल्यानंतरच हतर विकास कामास सुरुवात करणे बंधनकारक राहिल. तसेच सर्व मंजूरीचे मुळ कागदपत्र तपासणीसाठी /निरीक्षणासाठी जागेवर सर्व कालावधीसाठी उपलब्ध करून ठेवणे ही वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.
- १४) मंजूर रेखांकनातील हमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारात घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) आर.सी.सी. डिझाईन तयार करून संबंधीत सक्षम अधिका-यांची मंजूरी घेणे. तसेच हमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल बिल्डींग कोड प्रमाणे तरतुदी करून कार्यान्वीन करणे तसेच बांधकाम चालू असतांना तांत्रिक पहाणी करणे व मंजूर बांधकाम नकाशाप्रमाणे कार्यान्वीन करणे हे. साठी आवश्यक असलेली सर्व तांत्रिक व अंतांत्रिक कार्यवाही पूर्ण करून त्याची पालन करण्याची जबाबदारी अर्जदार / विकासक/स्ट्रक्चरल अभियंता/ वास्तुविशारद /बांधकाम पर्यवेक्षक/ धारक संयुक्तपणे राहिल.
- १५) रेखांकनातील जागेत विद्यमान झाडे असल्यास झाडे तोडण्यासाठी महानगरपालिकेची व हतर विभागांची पुर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत वृक्षारोपण करण्यात यावे.
- १६) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार त्वरीत सुधारीत बांधकाम नकाशे मंजूर घेणे बंधनकारक आहे अन्यथा हे बांधकाम मंजूर विकास नियंत्रण नियमावलीनुसार अनधिकृत ठरते त्यानुसार उक्त अनधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.
- १७) यापूर्वी पत्र क्रं. सकपा/नर/५०८/३२११/२००२-२००३ दि. २१/०३/२००३ /यासोबतच्या मंजूर रेखांकनात प्रस्तावित केलेल्या हमारतीचे बांधकामातील प्रमाणे मर्यादित ठेवून त्यानुसार कार्यान्वीत करणे बंधनकारक राहिल.



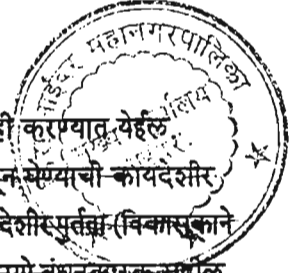
अ.क्र.	हमारतीचे नांव/प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र चौ.मा.
१.	अ २४.२	१	तळ + ०	२०२०.८०२
२.	अ २५.३, २	२	तळ + ०	५८५०.८०२
३.	अ २६.१ २५.११	१	तळ + ०	२५६६.५६
४.	अ २७.१ २५.५६	२	तळ + ०	२०१४.०८२
५.	अ २८.२ २५.१२, २०	२	तळ + ०	२४२३.००२
६.	अ २९.३ २५.०८, ९०	४	स्त्रोळ + ०	३६६४.०८
७.	अ ३०.४	१	तळ + ०	१२०८.०३०
८.	अ ३१.२१	१	स्त्रोळ + ६	१६०५.६५८
९.	अ ३२.२३	१	तळ + ४ फ्लॉर	६३२.५०
१०.	अ ३३.२२	१	तळ + ४	१४०१.०००
एकुण				३०८०३.५०८

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टन नं. = ७
दस्तावेज क्र. १०४८/२००५
३२ / ६४

- १८) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठिकाणी ठेवता येणार नाही. याबाबतचे उल्लंघन झाल्यास महानगरपालिकेकडून आपणाविरुद्ध दंडात्मक कार्यवाही करण्यात येईल.
- १९) इमारतीचे बांधकामाबाबत व पुर्णत्वाबाबत नियमावलीतील बाब क्रं.४३ ते ४६ ची काटेकोरपणे अंमलबजावणी करण्याची संपुर्ण जबाबदारी विकासक/अभियंता, वास्तुविशारद, स्ट्रक्चरल अभियंता, पर्यवेक्षक व धारक यांची राहिल.
- २०) महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभ पत्र रद्द करण्याची कार्यवाही खालील बाबतीत करण्यात येईल व मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार संबंधिताविरुद्ध विहित कार्यवाही करण्यात येईल.
- १) मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास.
 - २) मंजूर बांधकाम नकाशे व प्रारंभ पत्रातील नमुद सर्व अटी व शर्तीचे पालन होत नसल्याचे निदर्शनास आल्यास.
 - ३) प्रस्तावीत जागेचे वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ व इतर अधिनियमान्वये प्रस्तावाखालील जागेच्या वापरात बदल होत असल्यास अथवा वापरात बदल करण्याचे नियोजित केल्यास.
 - ४) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात चुकीची माहिती व विधी ग्राह्यता नसलेली कागदपत्रे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेची दिशाभूल केल्यास निदर्शनास आल्यास या अधिनियमाचे कलम २५८ अन्वये कार्यवाही करण्यात येईल.
- २१) प्रस्तावीत इमारतीमध्ये तळमजल्यावर स्टिक्ट (Stilt) प्रस्तावीत केले असल्यास स्टिक्टची उंची मंजूर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी व या जागेचा वापर वाहनतळासाठीच करण्यात यावा.
- २२) मंजूर विकास योजनेत विकास योजना रस्त्याने / रस्ता रुंदीकरणाने बाधित होणारे क्षेत्र...^{२६६९} चौ.मी. नमूद परिसरे/महानगरपालिकेकडे हस्तांतर केले असल्यास हस्तांतर केलेल्या जागेच्या मोबदल्यात आपणांस अतिरिक्त चटई क्षेत्राचा लाभ (मंजूर) देण्यात आला असल्यास सादरचे क्षेत्र कायमस्वरुपी खुले/मोकळे/अतिक्रमणविरहित ठेवण्यात यावे. जबाबदारी विकासकाची राहिल. असेच या जागेचा मालकी हक्क इतरांकडे कोणत्याही परिस्थितीत देऊ नये. कच्चाही बगल प्रस्ता येणार नाही. तसेच या क्षेत्राचा इतरांकडून मोबदला आपणांस, इतर संबंधितांस व विकास रस्त्याच्या प्रस्ता येणार नाही.
- २३) मंजूर बांधकाम नकाशातील २४.० मी. पेक्षा जास्त उंचीचे इमारतीचे अग्निशमन व्यवस्थेबाबत प्रथम अधिका-याचे 'ना हरकत प्रमाणपत्र' सादर करणे बंधनकारक आहे.
- २४) मंजूर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावीत केले असल्यास विद्यमान बांधकाम क्षेत्र महानगरपालिकेकडून प्रमाणीत करून घेतल्यानंतर विद्यमान इमारत तोडून नदीन बांधकामास प्रारंभ करणे बंधनकारक आहे.
- २५) प्रस्तावातील इमारतीचे बांधकाम पुर्ण झाल्यानंतर नियमाप्रमाणे पुर्ण झालेल्या इमारतीस प्रथम वापर परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा मंजूर वापरासाठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर चालू असल्याचे निदर्शनास आल्यास

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१०४/२००५
४० / ६४



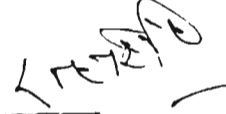
- वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तीशः कायदेशीर कार्यवाही करण्यात येईल
- २६) पुनीविकसित / नव्याने पूर्ण होणा-या इमारतीमध्ये विद्यमान रहिवाशांना सामावून घेण्याची कायदेशीर जबाबदारी वास्तुविशारद, विकासक व धारक यांशी राहिल. याबाबतची सर्व कायदेशीर प्रतीक्षा (विकासकाने रहिवाशांसोबत कसबयाचा करारनामा व हतर बाबी) विकासकाने/धारकाने करणे बंधनकारक राहिल.
- २७) या मंजूरीची मुदत दि.३८/५/२००३ पासून दि.३५/५/२००४ पर्यंत राहिल. तदनंतर महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे तरतुदीनुसार विहित कालावधीसाठी नुतनीकरण करण्यात येईल अन्यथा सदरची मंजूरी कायदेशीररीत्या आपोआप रद्द होईल.
- २८) यापुर्वीचे पत्र क्रं..... नपा/नर/...../...../..... दिनांक..... अन्वये देणे आलेली मंजूरी रद्द करण्यात येत आहे.
- २९) सदरच्या आदेशातील नमूद अटी व शर्तीचे पालन करण्याची जबाबदारी अर्जदार, वास्तुविशारद, विकासक, अधिकार पत्रधारक, बांधकामपर्यवेक्षक स्ट्रक्चरल अभियंता व धारक यांची राहिल.

मिनापानर/2007/93/2003-52 78 20/5/2003
'सावधान'

आपला,

'मंजूर बांधकाम नकाशे व प्रारंभ पत्रात नमूद अटी व शर्तीचे पालन न करता बांधकाम केल्यास व नियमावलीनुसार आवश्यक असलेल्या परवानग्या न घेता बांधकाम करणे व वापर करणे बेकायदेशीर असून सदरहू बांधकाम अनधिकृत बांधकामाबाबत अधिनियम १९६६ व मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ च्या तरतुदीनुसार दखलपात्र गुन्हा ठरून संबंधीत व्यक्ती शिक्षेस पात्र ठरतात.

प्रभारी अधिकारी,
मिरा भाईंदर महानगरपालिका


आशुक्त
मिरा-भाईंदर महानगरपालिका



टनन-७
दस्त क्रमांक १०५८/२००५
४९ / ६४

जिल्हाधिकारी कार्यालय ठाणे

दिनांक १०/४/२००३

वाचले :-

- १) श्री. पांडुरंग नारायण किणी व इतर यांचे कुळमुखत्यारपत्रधारक श्री.रामप्रसाद एस. अग्रवाल व मनहर बी. महेता रा.मिरा रोड (पूर्व),ता.जि.ठाणे यांचा दि. ११/७/०२ व दि.१७/३/०३ रोजीचे अर्ज.
- २) तहसिलदार ठाणे यांचेकडील चौकशी अहवाल क्र.जमिनबाब/२/वशी /एसआर-११० दिनांक २४/९/२००२
- ३). अपर जिल्हाधिकारी व सक्षम प्राधिकारी ठाणे नागरी संकुलन ठाणे यांचे कडील आदेश क्र. युएलसी/टीए/टे-६/भाईदर/एसआर-२८०+१२४० दि.३०/९/१९९९ २) एसआर-३३७ +१३१७ ३) एसआर १३४३ दि.७/१०/१९९९ ४)एसआर-३२७ दि. २५/७/८३ ५)क्र. युएलसी/टीए/ डब्ल्यूएसएचएस/२०/एसआर-६४५ दि.१५/६/१९९४ ६) क्र.एसआर-५३० दि.२१/५/१९९४ ७) एसआर-१२९० दि. २६/२/२००३ ८) एसआर-१२९१ दि.२६/२/२००३ लगत पत्र क्र. युएलसी/भाईदर/टे नं. ६/वशी-२०६५ दि.२/१२/२००२
- ४) सामान्य शाखा (भूसंपादन) यांचे कडील पत्र क्र. सामान्य/का-४/टे-३/भूसं/कावि-३७९६९ दिनांक २९/८/२००२
- ५) प्रभारी अधिकारी, मिरा भाईदर महानगरपालिका यांचे कडील बांधकाम परवानगी क्र.मिभा/ मनपा/नर/५७८/३२११/२००२-०३ दिनांक २४/६/२००२
- ६) मुख्याधिकारी मिरा भाईदर नगरपालिका यांचे कडील पत्र क्र. नपा/सीओ/वशी-६३१/२००१-२००२ दि.८/८/२००१
- ७) दि. १/१२/२००२ रोजीच्या दैनिक ' जनमुद्रा ' च्या अंकातील जाहिरनामा
- ८) दि इस्टेट इन्व्हेस्टमेंट कंपनी कडील नाहरकत दाखला क्र. आरई /२७९,२७८,२८४,२८३,२८१, २८०,२८२ दि. २७/११/२००२, २९५,२९४ दि. १७/१/२००३, २९१,२९२ दि.८/१/२००३ व २८८,२८९ दि.२४/१२/२००२
- ९) अर्जदार यांचे दि. १७/३/२००० व दि.२३/१/२००३ रोजीचे हमीपत्र

आदेश :-

ज्या अर्थी, श्री. पांडुरंग नारायण किणी व इतर यांचे कुळमुखत्यारपत्रधारक श्री.रामप्रसाद एस. अग्रवाल व मनहर बी. महेता रा.मिरा रोड (पूर्व),ता.जि.ठाणे जिल्ह्यातील ठाणे नालुक्यातील मौजे- भाईदर येथील स.नं. २७५/१ (जुना स.नं. ६७५/१, २७५/२, २७५/३, २७५/४, २७५/५) २७५/६ (जुना स.नं.६७८/६), २७५/२पैकी (जुना स.नं.६७८/२) पैकी २७४/६ (जुना स.नं. २७४/६), २७४/३ (जुना स.नं.६७९/३),२७५/३ (जुना स.नं.६७८/३), २७५/४ (जुना स.नं.६७९/४), २७५/५ (जुना स.नं.६७९/५) पैकी २७१/३(जुना स.नं.६८०/३),२७१/१ (जुना स.नं.६८०/१),२७१/२ (जुना स.नं.६८०/२) पैकी २७४/१ (जुना स.नं.६७९/१),२९/६ (जुना स.नं.६८८/६), मधल उभल्या मालकीच्या जमीनीत क्षेत्र ३६९६०-०० चौ.मी. एवढ्या जागेचा रहिवास व वाणिज्य या विवर शेतपत्री प्रयोजनार्थ वापर करण्याची परवानगी मिळण्या बाबत अर्ज केलेला आहे.

आणि ज्या अर्थी दि. १/१२/२००२ रोजी अर्जदार यांनी दैनिक 'जनमुद्रा' या वृत्तपत्रात जाहिरात दिलेली होती त्यावर मुदतीत कोणतीही हरकत/तक्रार या कार्यालयाकडे प्राप्त झालेली नाही

त्या अर्थी आता महाराष्ट्र जमीन महसुल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करुन उक्त जिल्हाधिकारी याद्वारे,श्री. पांडुरंग नारायण किणी, नंदलाल माणिकलाल पपैय्या, विणा नंदकुमार पपैय्या, नलिनी यशवंत किणी, गौरी शंकर तोडी, लक्ष्मीबाई शळिग्राम रकवी, सुभाष शळिग्राम रकवी, आशा दिनेशचंद्र घर. शिल्पा रमाकांत पतक, शैलजा हरेंद्र भटटे, शालन, शशिकांत, आरती सुरेश ठाकूर, मनोज शशिकांत रकवी, राजश्री शशिकांत रकवी, गितांजली शशिकांत रकवी, राकेश शशिकांत रकवी, अनिल यशवंत रकवी, कमलेश, अजय, रेखा सुरेश पाठारे, उषा सु. पाठारे, मित्ता अ.मन्नी, पुष्पा प्र. रावते, सुमती यशवंत रकवी, सदानंद रामचंद्र म्हात्रे, हरेधर रामचंद्र म्हात्रे, रमेश रामचंद्र म्हात्रे, गणेश रामचंद्र म्हात्रे, उमेश रामचंद्र म्हात्रे, मालती उमाकांत, निलम कमळाकर, भारती रघुनाथ म्हात्रे, निता रघुनाथ म्हात्रे, गीता रघुनाथ म्हात्रे,

१०/४/२००३

२/-

१०/४/२००३

मयुर द्वारकानाथ म्हात्रे, गजेंद्र द्वारकानाथ म्हात्रे, मेघना मिलन चोगले, गौरी गिरीष पाटील, हेमालीनी द्वारकानाथ म्हात्रे, सुमती द्वारकानाथ म्हात्रे, बळवंत लक्ष्मण म्हात्रे, प्रकाश लक्ष्मण म्हात्रे, विमल प्रभाकर म्हात्रे, सुरेंद्र कृष्णराव म्हात्रे, अनुपमा हरेंद्र म्हात्रे, करुणा कृष्णराव म्हात्रे, अरुणा कृष्णराव म्हात्रे, जयश्री जयवंत म्हात्रे, पराग जयवंत म्हात्रे, मनिषा मिलींद म्हात्रे, प्रतिक्खा जयवंत म्हात्रे, व्हिक्टर झुजे फ्रान्सीस सोज, रिटा जेरोम सोज, मेबल जेरोम सोज, रोजी जेरोम सोज, ट्रिजा जेरोम सोज, एडजा जोजेफ सोज, डॅजल जोजेफ सोज, मायरीना जोजेफ सोज, जुलेट जोजेफ सोज, कलेश जोजेफ सोज, नॉर्मन जोजेफ सोज रा. भाईदर ता.जि. ठाणे यांना ठाणे तालुक्यातील मौजे-भाईदर येथील स.नं. २७५/१ (जुना स.नं. ६७८/१), २७४/५ (जुना स.नं. ६७९/५) २७५/६ (जुना स.नं. ६७८/६), २७५/२ पैकी (जुना स.नं. ६७८/२ पैकी), २७४/६ (जुना स.नं. ६७९/६), २७४/३ (जुना स.नं. ६७९/३), २७५/३ (जुना स.नं. ६७८/३), २७७/७क (जुना स.नं. ६७७/७क), २७१/३ (जुना स.नं. ६८०/३), २७१/१ (जुना स.नं. ६८०/१), २७५/२ पैकी (जुना स.नं. ६७८/२ पैकी), २७४/१ (जुना स.नं. ६७९/१), २९/६ (जुना स.नं. ६८८/६) मधील क्षेत्र ३६९६०-०० चौ.मी. एवढ्या जमीनीच्या क्षेत्रापैकी २०८४३-५९७ चौ.मी. रहिवास व १४११-९०३ चौ.मी. वाणिज्य या बिगर शेतकी प्रयोजनार्थ वापर करण्या बाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यांत येत असून मिरा भाईदर महानगरपालिके कडील मंजूर बांधकाम नकाशा प्रमाणे खालील क्षेत्रावर वांधकाम अनुज्ञेय नाही.

१. रोड सेट बॅक एरिया ८६८९-९६० चौ.मी.
२. प्ले ग्राऊंड २०८७-१०० चौ.मी.
३. रिक्रीएशन ग्राऊंड ३९२७-४४० चौ.मी.

त्या शर्ती अशा:-

१. ही परवानगी अधिनियम त्याखालील केलेले नियम यांना अधिन ठेवून देण्यांत आलेली आहे.
२. अनुज्ञाग्राही व्यक्तीने (ग्रॅटीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य वांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ केवळ 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 मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या वापरावरून जमिनीचा वापर ठरविण्यांत येईल.
३. अशी परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाचे केवळ त्यांचे जे कोणतेही उपभूखंड करण्या बाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी वापर विभागात करता कामा नये.
४. अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका करण यांचे समिधान होईल अशा रीतीने अशा जमीनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमि विभागा कडून 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 लावणे कायदाबाधक नाही.
५. अनुज्ञाग्राही व्यक्तीस असा भूखंड विकायचा असेल किंवा त्यानी इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करुनच 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 स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केल्या प्रमाणे इतक्या जोते क्षेत्रावर बांधकाम करण्या विषयी ही परवानगी देण्यांत आलेली आहे. ७. भूखंडातील नकाशात दर्शविल्या प्रमाणेच उर्वरित क्षेत्र विना बांधकाम मोकळे सोडले पाहिजे.
- ६अ) प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्या पेक्षा जास्त मजल्याचे असेल.
७. प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने (ग्रॅटीने) मिरा भाईदर नगरपालिका यांची असे बांधकाम करण्या विषयाची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.



मिरा भाईदर नगरपालिका
 ४३/६४
 १०/१३

८ अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या नकाशात दर्शविल्या प्रमाणे सीमांतिक मोकळे अंतर (ओपन मार्जीनल डिस्टेंसेस) सोडले पाहिजे.

९. या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा बिगर शेती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यांत आला असेल तर ती गोष्ट अलाहिदा. अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी रद्द करण्यांत आली असल्याचे समजण्यांत येईल.

१०. अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे 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 महिन्याच्या आंत तलाठ्या मार्फत ठाणे तहसिलदारांस कळविले पाहिजे. जर तो असे करण्यास चुकेल तर महाराष्ट्र जमीन महसुल (जमीनीच्या वापरातील बदल व बिगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाग्राही पात्र ठरेल.

११. सदरहू आदेशाच्या दिनांकापासून सदर अनुज्ञाग्राहीने त्या जमीनीच्या संबंधात दर चौ.मी. मागे १-१८-२ रुपये दराने बिगर शेतकी आकारणी दिली पाहिजे. उक्त प्रमाणदर हा दिनांक ३१/७/२००६ या हमी कालावधी पर्यंत अंमलात राहिल. किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे बिनशेती दराने बिनशेती आकार देणे बंधनकारक राहिल. अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्या प्रसंगी निराळ्या दराने बिगर शेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारांत घेण्यांत येणार नाही.

१२. सदर जागेची अती तातडीची मोजणी फी रक्कम रु. ३१५००/- (अक्षरी रु एकतीस हजार पाचशे मात्र) चलन क्र.११८/२००३ दिनांक १०/४/२००३ अन्वये शासन ठरविलेले आहे.

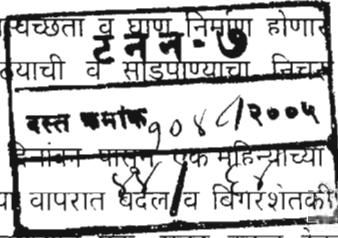
१३. भूमापन विभागाकडून जमीनीची मोजणी करण्यांत आल्यानंतर अशा जमीनीचे जिल्हा क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि नियमांमध्ये केलेले क्षेत्र तसेच बिगरशेतकी आकारणी यांत बदल करण्यांत येईल.

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

१५. पुर्वीच मंजूर केलेल्या नकाशाबरोबरहुकुम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणतीही भर घालता कामा नये किंवा ती मध्ये कोणताही फेरबदल करता कामा नये. मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असेल आणि अशा भरीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.

१६. अनुज्ञाग्राही व्यक्तीने आजुबाजुच्या परिसरांत अक्षता व घाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व सोडपाण्याचा नियम करण्याची व्यवस्था केली पाहिजे.

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



४१-

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

१८ब. वरील खंड अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतूदीविरुद्ध जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा तरतूदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्या आंत अशा रीतीने उभारलेली इमारत काढून टाकण्या विषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असेल. तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रीत्यर्थ आलेला खर्च अनुज्ञाग्राही व्यक्तीकडून जमीन महसुलाची थकबाकी म्हणून वसूल करून घेण्याचा 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. अनुज्ञाग्राही यांनी बिगरशेतकी आकारणीच्या पाचपट रक्कम रु.१,४८,२९९/- (अक्षरी रु एक लाख अठठेचाळीस हजार दोनशे एकोणीस मात्र) रुपांतरीत कर (कन्व्हर्शन टॅक्स) म्हणून तलाठी सजा भाईदर यांचे कडील पावती क्र.४३०८१९४ दि.१०/४/२००३ अन्वये सरकार जमा केली आहे.

२१. अनुज्ञाग्राही यांनी मिरा भाईदर नगरपालिका यांचे कडील मंजूर नकाशाबरहुकुमच बांधकाम केले पाहिजे.

२२. अनुज्ञाग्राही यांनी मिरा भाईदर नगरपालिका यांचे कडिल बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामा मध्ये बदल करून जादा चटईक्षेत्र निर्देशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६१ चे कलम ५२ अन्वये फौजदारी स्वरुपाचा गुन्हा दाखल करण्यास पात्र रहातील व असे जादा बांधकाम दूर करण्यास पात्र राहिले.

२३. अपर जिल्हाधिकारी व सक्षम प्राधिकारी, ठाणे नागरी संकुलन ठाणे यांचे कडील आदेश क्र. १) क्र. युएलसी/टीए/डब्ल्यूएसएचएस/२०/एसआर-६४५ दि.१५/६/१९९४, २) क्र.एसआर-५३० दि.२१/५/१९९४, ३) एसआर-१२९० दि. २६/२/२००३, ४) एसआर-१२९१ दि.२६/२/२००३ अन्वये प्रश्नांकित जागे मध्ये नागरी कमाल जमीन धारणा कायदा १९७६ चे कलम २० अन्वये योजना मंजूर केलेली आहे. सदर आदेशा मध्ये नमूद केले प्रमाणे ठाणे जिल्हा मधील बांधणे हे परवानगीधारक यांचेवर बंधनकारक राहिल.त्याच प्रमाणे ज्या सदनिका शासनाकडे वर्ग करावयाच्या आहेत त्यांचा ताबा शासनास देणे परवानगीधारक यांचेवर बंधनकारक राहिल.

२४. अपर जिल्हाधिकारी व सक्षम प्राधिकारी, ठाणे नागरी संकुलन ठाणे यांचे कडील आदेश क्र. १) क्र. युएलसी/टीए/डब्ल्यूएसएचएस/२०/एसआर-६४५ दि.१५/६/१९९४, २) क्र.एसआर-५३० दि.२१/५/१९९४ अन्वये प्रश्नांकित जागे मध्ये नागरी कमाल जमीन धारणा कायदा १९७६ चे कलम २० अन्वये योजना मंजूर केलेली आहे. सदर आदेशाची मुदत संपल्याने हे आदेश पारीत झाल्या पासून ६० दिवसांच्या आंत सक्षम प्राधिका-याकडून मुदतवाढ घेणे अनुज्ञाग्राही यांचेवर बंधनकारक राहिल. मुदतीत मुदतवाढ न घेतल्यास सदरचे विनशती आदेश रद्द झाल्याचे समजणेत येईल.

Signature १०/४/०३

दस्तावेज क्रमांक	१०४/२००५
	४५/६४

२५.या प्रकरणात पिण्याच्या पाण्याची सोय करण्याची जबाबदारी अनुज्ञाग्राही यांचेवर राहिल. आणि पिण्याच्या पाण्याची सोय झाली आहे किंवा कसे या बाबत खात्री झाल्याशिवाय मिरा भाईंदर नगरपालकेने संबंधित विकासकास वापर परवाना देऊ नये.

सही/-

(आय.एस.चहल)

जिल्हाधिकारी ठाणे

प्रति,

श्री. पांडुरंग नारायण किणी व इतर
रा. भाईंदर (प), ता.जि.ठाणे



सहस्र/१०१३
जिल्हाधिकारी ठाणे करिता



दस्तावेज - ७
वस्तु क्रमांक १०४८/२००२
४६/६४



क्र.युएलसी/टिप/एटीपी/कलम-२०/
एसआर-१२९०/भाईदर/२००३
अपर जिल्हाधिकारी व सक्षम प्राधिकारी
टाणे नागरी संकुलन, ठाणे
दिनांक :- ०३/१२/२००३

प्रति,

श्री.गौरीशंकर जी.तोडी
द्वारा श्री.रामप्रसाद एस.अभयार
७, सालासर टॉवर, नगर भवनजवळ
भाईदर (प), ता.जि.ठाणे

विषय :- मा.उ.क.या. अधिनियम १९७६
कलम २० खालील योजना
अतिनियंत्रक-श्री.गौरीशंकर जी.तोडी
मंज-भाईदर, ता.जि.ठाणे
म.क्र.६७८/२ प, ६७६/१ अ (जुना),
२७५/२ प, २७८/१ अ (नविन)
योजनेखालील क्षेत्र - १६४०.०० चौ.मि.

संदर्भ :- आपला विनंती अर्ज दिनांक २८/११/२००३

महोदय,

उपरोक्त विषया संदर्भात आपणास कळविणेत येते की, उपरोक्त अटी व शर्तीस अधिन राहून योजनेतील विषयांकित क्षेत्रातील सदनिकांच्या नोंदणीस या कार्यालयाची हरकत नाही.



१. योजना आदेश क्र.युएलसी/टिप/एटीपी/इयल्युएसएचएस-२०/एस.अ.१२९० दिनांक २६/२/२००३ मधील अटी व शर्ती पूर्वीप्रमाणेच विकासकर्ते/योजनाधारक यांवर बंधनकारक राहतील.
२. मा.सर्वोच्च न्यायालयाने कलम २० खालील योजनावाचत दिनांक ३१/१/९० रोजी दिलेल्या निर्देशाचे काटेकोरपणे पालन करण्यात यावे.
३. योजनेतील खुल्या बाजारात विकासाच्या सधनिका रु.६.५२/- चौ.फूट या दराने विकासात व त्यासाठी संघलेले विद्वी संजरेटय विहीत नमुन्यात भरून पडताळणीसाठी या कार्यालयास नोंदणीस या नमुन्याच्या आत सादर करण्यात यावे.



अपर जिल्हाधिकारी तथा सक्षम प्राधिकारी
टाणे नागरी संकुलन ठाणे.

टनन-७
दस्त क्रमांक १०४६/२००५
१२/१२

प्रत :-

१. सहजिल्हाधिकारी, ठाणे
 २. दुय्यम निबंधक, टाणे
- उपरोक्त कळविणेत येते की विषयांकित क्षेत्रातील सदनिकांच्या नोंदणीस या कार्यालयाची हरकत नाही.

आवक फं. / दिनांक १०२/३-१२-०३
दुय्यम निबंधक, नारायण, ठाणे.
फं ७



क्र.यू.एल.सी./टि.ए./एटीपी/कलम-२०/
एस.आर.-१२९१/भाईदर/२००३
अपर जिल्हाधिकारी व सक्षम प्राधिकारी
टाणे नागरी संकुलन, टाणे
दिनांक :- २३/१२/२००३

प्रति,

श्रीमती. नलिनी यशवंत किर्णी
व्यास श्री. गमप्रसाद एस. अश्रयल
१७, सालासय अंधार, नगर भागाजवळ
भाईदर (प), ता. जि. टाणे

विषय :- ता. ज. क. था. अधिनियम १९७६
कलम २० खालील योजना
अभिवाचक-श्रीमती. नलिनी यशवंत किर्णी
मोठे-भाईदर, ता. जि. टाणे
मा. क्र. ६७८/६ (जुना), २७५/६ (नविन)
योजनाखालील क्षेत्र - १०४०.०० चौ. मि.

सद्यचे :- आपला विनंती अर्ज दिनांक २८/११/२००३



पहादस्य,

उपरोक्त विषया संबंधित आपणाने कराविलेले घेत की, खालील अटी व
हास अधिन राहून योजनेतील विषयांविषय क्षेत्रातील सदनांच्या नोंदणीस या
कार्यालयाची हरकत नाही.

१. योजना आदेश क्र. यू.एल.सी./टि.ए./एस.आर.-१२९१/कलम-२०/एस.आर.-१२९१
दिनांक २६/२/२००३ मधील अटी व शर्ती पूर्वीप्रमाणेच विकासकर्ते/योजनाधारक
यांचे बंधनकारक राहतील.
२. मा. सर्वोच्च न्यायालयाने कलम २० खालील योजनांवाबत दिनांक ३१/१/९० रोजी
दिलेल्या निर्देशाचे काटेकोरपणे पालन करण्यात यावे.
३. योजनेतील खुल्या बाजारात विकण्याच्या सदनांच्या रु. ६५२/- चौ. फूट या दराने
विकायात ये त्यासाठी देयलेले विलीन रजिस्ट्रार विहित नमुन्यात भरून पडताळणीसाठी
या कार्यालयास देणे ता. जि. टाणे येथे ता. जि. टाणे येथे सादर करण्यात यावे.

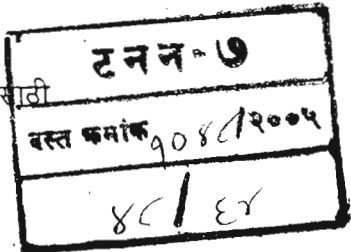


अपर जिल्हाधिकारी तथा सक्षम प्राधिकारी
टाणे नागरी संकुलन टाणे.

प्रत :-

१. सहजिल्हा निबंधक, टाणे.
२. दुय्यम निबंधक, टाणे घेवता कर्तव्यांत घेत की विषयांविषय क्षेत्रातील
सदनांच्या नोंदणीस या कार्यालयाची हरकत नाही. १०७/३/२००३

दुय्यम निबंधक कार्यालय, टाणे.
शं. ७.



गावचे लयाला शांत (अधिकार अतिरिक्त घटक)

गावचे नाव
सातुका - ठाने

क्र.सं.	पुस्तक क्र.सं.	पुस्तक शीर्षक	पुस्तक मालिका	पुस्तक मालिका क्र.सं.	पुस्तक मालिका शीर्षक
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8
9	9	9	9	9	9
10	10	10	10	10	10

गावचे लयाला शांत (अधिकार अतिरिक्त घटक)

गावचे नाव
सातुका - ठाने

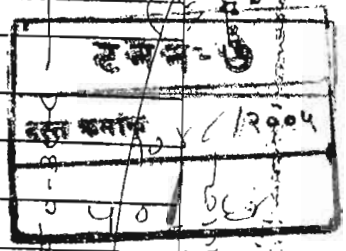
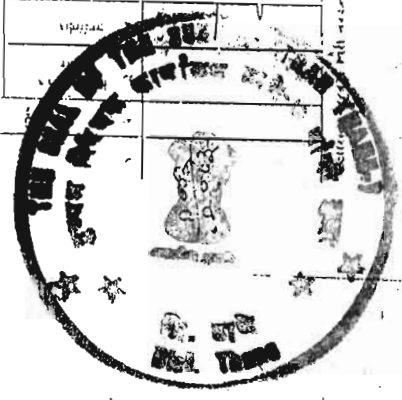
क्र.सं.	पुस्तक क्र.सं.	पुस्तक शीर्षक	पुस्तक मालिका	पुस्तक मालिका क्र.सं.	पुस्तक मालिका शीर्षक
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8
9	9	9	9	9	9
10	10	10	10	10	10

गावचे लयाला शांत (रिक्त वी)

क्र.सं.	पुस्तक क्र.सं.	पुस्तक शीर्षक	पुस्तक मालिका	पुस्तक मालिका क्र.सं.	पुस्तक मालिका शीर्षक
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8
9	9	9	9	9	9
10	10	10	10	10	10

गावचे लयाला शांत (रिक्त वी)

क्र.सं.	पुस्तक क्र.सं.	पुस्तक शीर्षक	पुस्तक मालिका	पुस्तक मालिका क्र.सं.	पुस्तक मालिका शीर्षक
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8
9	9	9	9	9	9
10	10	10	10	10	10



गावचे लयाला शांत (रिक्त वी)

गावचे नाव
सातुका - ठाने

गावचे लयाला शांत (रिक्त वी)

गावचे नाव
सातुका - ठाने

ਸਮਾਂ : 20/12/2019
 ਠਿਕਾਣਾ : 2016

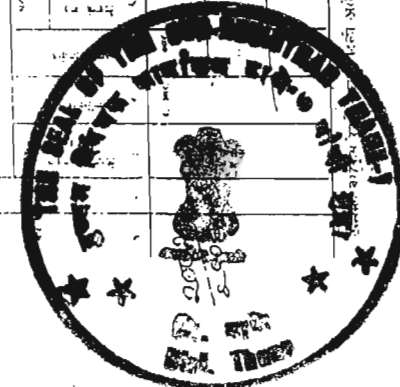
ਗਾਂਠ ਗਵਰਨਰ ਆਫ (ਅਧਿਕਾਰ ਅਧਿਕਾਰ ਵਰਤਕ)

ਸ਼. ਮ. (2019-20)

ਕ੍ਰਮ ਨੰਬਰ	ਨਾਮ	ਪਦਵੀ	ਸੇਵਾ ਸਮਾਂ	ਨਿਯੁਕਤੀ ਦਾ ਮੁਦਤ	ਨਿਯੁਕਤੀ ਦੀ ਠਿਕਾਣਾ	ਨਿਯੁਕਤੀ ਦੀ ਤਾਰੀਖ	ਨਿਯੁਕਤੀ ਦੀ ਸ਼ਰਤਾਂ
1	ਮੁਖੀ	ਮੁਖੀ	10/01/2019	10/01/2019	ਗਾਂਠ	10/01/2019	ਗਾਂਠ
2	ਮੁਖੀ	ਮੁਖੀ	10/01/2019	10/01/2019	ਗਾਂਠ	10/01/2019	ਗਾਂਠ
3	ਮੁਖੀ	ਮੁਖੀ	10/01/2019	10/01/2019	ਗਾਂਠ	10/01/2019	ਗਾਂਠ

ਗਾਂਠ ਗਵਰਨਰ ਆਫ (ਅਧਿਕਾਰ ਵਰਤਕ)

ਕ੍ਰਮ ਨੰਬਰ	ਨਾਮ	ਪਦਵੀ	ਸੇਵਾ ਸਮਾਂ	ਨਿਯੁਕਤੀ ਦਾ ਮੁਦਤ	ਨਿਯੁਕਤੀ ਦੀ ਠਿਕਾਣਾ	ਨਿਯੁਕਤੀ ਦੀ ਤਾਰੀਖ	ਨਿਯੁਕਤੀ ਦੀ ਸ਼ਰਤਾਂ
1	ਮੁਖੀ	ਮੁਖੀ	10/01/2019	10/01/2019	ਗਾਂਠ	10/01/2019	ਗਾਂਠ
2	ਮੁਖੀ	ਮੁਖੀ	10/01/2019	10/01/2019	ਗਾਂਠ	10/01/2019	ਗਾਂਠ
3	ਮੁਖੀ	ਮੁਖੀ	10/01/2019	10/01/2019	ਗਾਂਠ	10/01/2019	ਗਾਂਠ



ਸਮਾਂ : 20/12/2019
 ਠਿਕਾਣਾ : 2016

ਸਮਾਂ : 20/12/2019
 ਠਿਕਾਣਾ : 2016

ਗਾਂਠ ਗਵਰਨਰ ਆਫ (ਅਧਿਕਾਰ ਅਧਿਕਾਰ ਵਰਤਕ)

ਸ਼. ਮ. (2019-20)

ਕ੍ਰਮ ਨੰਬਰ	ਨਾਮ	ਪਦਵੀ	ਸੇਵਾ ਸਮਾਂ	ਨਿਯੁਕਤੀ ਦਾ ਮੁਦਤ	ਨਿਯੁਕਤੀ ਦੀ ਠਿਕਾਣਾ	ਨਿਯੁਕਤੀ ਦੀ ਤਾਰੀਖ	ਨਿਯੁਕਤੀ ਦੀ ਸ਼ਰਤਾਂ
1	ਮੁਖੀ	ਮੁਖੀ	10/01/2019	10/01/2019	ਗਾਂਠ	10/01/2019	ਗਾਂਠ
2	ਮੁਖੀ	ਮੁਖੀ	10/01/2019	10/01/2019	ਗਾਂਠ	10/01/2019	ਗਾਂਠ
3	ਮੁਖੀ	ਮੁਖੀ	10/01/2019	10/01/2019	ਗਾਂਠ	10/01/2019	ਗਾਂਠ

ਗਾਂਠ ਗਵਰਨਰ ਆਫ (ਅਧਿਕਾਰ ਵਰਤਕ)

ਕ੍ਰਮ ਨੰਬਰ	ਨਾਮ	ਪਦਵੀ	ਸੇਵਾ ਸਮਾਂ	ਨਿਯੁਕਤੀ ਦਾ ਮੁਦਤ	ਨਿਯੁਕਤੀ ਦੀ ਠਿਕਾਣਾ	ਨਿਯੁਕਤੀ ਦੀ ਤਾਰੀਖ	ਨਿਯੁਕਤੀ ਦੀ ਸ਼ਰਤਾਂ
1	ਮੁਖੀ	ਮੁਖੀ	10/01/2019	10/01/2019	ਗਾਂਠ	10/01/2019	ਗਾਂਠ
2	ਮੁਖੀ	ਮੁਖੀ	10/01/2019	10/01/2019	ਗਾਂਠ	10/01/2019	ਗਾਂਠ
3	ਮੁਖੀ	ਮੁਖੀ	10/01/2019	10/01/2019	ਗਾਂਠ	10/01/2019	ਗਾਂਠ



ਸਮਾਂ : 20/12/2019
 ਠਿਕਾਣਾ : 2016

ગાંધી ગણતંત્રી સભા (અધિકારક અધિકારક વચગત)

ક્ર. નં. (૯૦૨૧૭)

ગાંધી ગણતંત્રી સભા (અધિકારક અધિકારક વચગત)

વર્ગીકરણ	વર્ગીકરણ	વર્ગીકરણ	વર્ગીકરણ
૧	૨૧	૨૨	૨૩
૨	૨૪	૨૫	૨૬
૩	૨૭	૨૮	૨૯
૪	૩૦	૩૧	૩૨
૫	૩૩	૩૪	૩૫
૬	૩૬	૩૭	૩૮
૭	૩૯	૪૦	૪૧
૮	૪૨	૪૩	૪૪
૯	૪૫	૪૬	૪૭
૧૦	૪૮	૪૯	૫૦
૧૧	૫૧	૫૨	૫૩
૧૨	૫૪	૫૫	૫૬
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૨૨	૮૪	૮૫	૮૬
૨૩	૮૭	૮૮	૮૯
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૨૭	૯૯	૧૦૦	૧૦૧
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૧૩૬	૪૨૮	૪૨૯	૪૩૦
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૧૫૮	૪૯૪	૪૯૫	૪૯૬
૧૫૯	૪૯૭	૪૯૮	૪૯૯
૧૬૦	૫૦૦	૫૦૧	૫૦૨
૧૬૧	૫૦૩	૫૦૪	૫૦૫
૧૬૨	૫૦૭	૫૦૮	૫૦૯
૧૬૩	૫૧૦	૫૧૧	૫૧૨
૧૬૪	૫૧૩	૫૧૪	૫૧૫
૧૬૫	૫૧૬	૫૧૭	૫૧૮
૧૬૬	૫૧૯	૫૨૦	૫૨૧
૧૬૭	૫૨૨	૫૨૩	૫૨૪
૧૬૮	૫૨૫	૫૨૬	૫૨૭
૧૬૯	૫૨૮	૫૨૯	૫૩૦
૧૭૦	૫૩૧	૫૩૨	૫૩૩
૧૭૧	૫૩૪	૫૩૫	૫૩૬
૧૭૨	૫૩૭	૫૩૮	૫૩૯
૧૭૩	૫૪૦	૫૪૧	૫૪૨
૧૭૪	૫૪૩	૫૪૪	૫૪૫
૧૭૫	૫૪૬	૫૪૭	૫૪૮
૧૭૬	૫૪૯	૫૫૦	૫૫૧
૧૭૭	૫૫૨	૫૫૩	૫૫૪
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૧૭૯	૫૫૮	૫૫૯	૫૬૦
૧૮૦	૫૬૧	૫૬૨	૫૬૩
૧૮૧	૫૬૪	૫૬૫	૫૬૬
૧૮૨	૫૬૭	૫૬૮	૫૬૯
૧૮૩	૫૭૦	૫૭૧	૫૭૨
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૧૮૫	૫૭૬	૫૭૭	૫૭૮
૧૮૬	૫૭૯	૫૮૦	૫૮૧
૧૮૭	૫૮૨	૫૮૩	૫૮૪
૧૮૮	૫૮૫	૫૮૬	૫૮૭
૧૮૯	૫૮૮	૫૮૯	૫૯૦
૧૯૦	૫૯૧	૫૯૨	૫૯૩
૧૯૧	૫૯૪	૫૯૫	૫૯૬
૧૯૨	૫૯૭	૫૯૮	૫૯૯
૧૯૩	૬૦૦	૬૦૧	૬૦૨
૧૯૪	૬૦૩	૬૦૪	૬૦૫
૧૯૫	૬૦૭	૬૦૮	૬૦૯
૧૯૬	૬૧૦	૬૧૧	૬૧૨
૧૯૭	૬૧૩	૬૧૪	૬૧૫
૧૯૮	૬૧૬	૬૧૭	૬૧૮
૧૯૯	૬૧૯	૬૨૦	૬૨૧
૨૦૦	૬૨૨	૬૨૩	૬૨૪
૨૦૧	૬૨૫	૬૨૬	૬૨૭
૨૦૨	૬૨૮	૬૨૯	૬૩૦
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૨૦૭	૬૪૩	૬૪૪	૬૪૫
૨૦૮	૬૪૬	૬૪૭	૬૪૮
૨૦૯	૬૪૯	૬૫૦	૬૫૧
૨૧૦	૬૫૨	૬૫૩	૬૫૪
૨૧૧	૬૫૫	૬૫૬	૬૫૭
૨૧૨	૬૫૮	૬૫૯	૬૬૦
૨૧૩	૬૬૧	૬૬૨	૬૬૩
૨૧૪	૬૬૪	૬૬૫	૬૬૬
૨૧૫	૬૬૭	૬૬૮	૬૬૯
૨૧૬	૬૭૦	૬૭૧	૬૭૨
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૨૧૮	૬૭૬	૬૭૭	૬૭૮
૨૧૯	૬૭૯	૬૮૦	૬૮૧
૨૨૦	૬૮૨	૬૮૩	૬૮૪
૨૨૧	૬૮૫	૬૮૬	૬૮૭
૨૨૨	૬૮૮	૬૮૯	૬૯૦
૨૨૩	૬૯૧	૬૯૨	૬૯૩
૨૨૪	૬૯૪	૬૯૫	૬૯૬
૨૨૫	૬૯૭	૬૯૮	૬૯૯
૨૨૬	૭૦૦	૭૦૧	૭૦૨
૨૨૭	૭૦૩		

गाव नगुला सात (अधिकार अगिळेंच पत्रका)

गाव - काडर
तालुका - वन
क्रमांक ३३

श. म. (२७८१२२)

क्रमांक	पत्रका क्रमांक	पत्रका क्रमांक	पत्रका क्रमांक	पत्रका क्रमांक	पत्रका क्रमांक	पत्रका क्रमांक	पत्रका क्रमांक	पत्रका क्रमांक	पत्रका क्रमांक
१	२७८१२२	२७८१२२	२७८१२२	२७८१२२	२७८१२२	२७८१२२	२७८१२२	२७८१२२	२७८१२२

गाव नगुला सात (शिकारी वीर गादी)

पत्रका क्रमांक		पत्रका क्रमांक		पत्रका क्रमांक		पत्रका क्रमांक	
१	२७८१२२	२	२७८१२२	३	२७८१२२	४	२७८१२२

गाव नगुला सात (अधिकार अगिळेंच पत्रका)

गाव - काडर
तालुका - वन
क्रमांक ३३

श. म. (२७८११९)

क्रमांक	पत्रका क्रमांक	पत्रका क्रमांक	पत्रका क्रमांक	पत्रका क्रमांक	पत्रका क्रमांक	पत्रका क्रमांक	पत्रका क्रमांक	पत्रका क्रमांक	पत्रका क्रमांक
१	२७८११९	२७८११९	२७८११९	२७८११९	२७८११९	२७८११९	२७८११९	२७८११९	२७८११९

गाव नगुला सात (शिकारी वीर गादी)

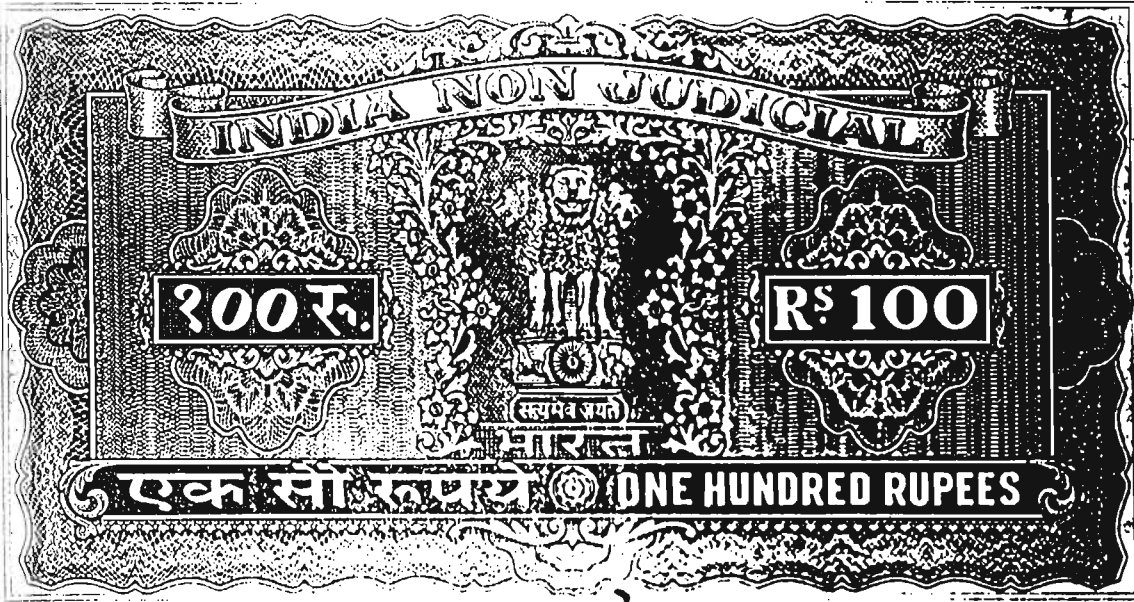
पत्रका क्रमांक		पत्रका क्रमांक		पत्रका क्रमांक		पत्रका क्रमांक	
१	२७८११९	२	२७८११९	३	२७८११९	४	२७८११९



५१७१०३

1000

100Rs.



सापत्त नं. ५१/१९९९

बंदीच ठिकाण : कोशी कस्तूरनदी
जोनाग भवार्थीमठ, ६० ए कांस रोड,
साईदर (पश्चिम)
बनुकांक २१५५ कि.मि.त ह १००/-
बांध M/S Salasar Developers
हस्त ... Chopal.....

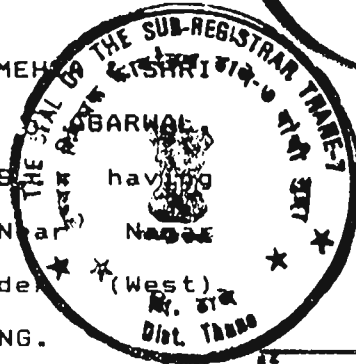
12 0 OCT 2003
दिनांक

Kotharik
सॅम्-कॅन्टर
अभिता विडीय से

GENERAL POWER OF ATTORNEY

TO ALL WHOM THESE PRESENTS SHALL COME:

I/we SHRI MANHARLAL B. MEH
ANAND R. AGRAWAL & SHRI RAMPRASAD
Partner of M/S SALASAR DEVELOPERS
address At :- Salasar Tower, Near
Bhavan, Opp. Kashi-Mira, Bhayander
Dist:- Thane 401 101., SEND GREETING.



Manharlal B. Mehta
Agarwal
Ra. B. Mehta

..2..

ट न न-७
वस्तु क्रमांक ६८८१००३
१/२०

ट न न-७
वस्तु क्रमांक १०५१२००५
५०/६५

Whereas I/We are Partner of M/S SALASAR DEVELOPERS, in the course of business are required to execute of agreement for sale of Flat / Shop / Gala / Office / and deeds of confirmation regarding the Flat/ Shop/ Gala/ Office / in "SALASAR BRIJ BHoomI" (BARSANA 1 & 2, NADGAON 3, VRINDAVAN 4 & GOKUL 7 & 8) building, being lying and certitude at

Old S.No.	New S.No.	H.No.	Area Sq.Yard	Area sq.Mtrs
678	275	2 (Part)	1343	1110
678	275	2	1914	1600
680	271	1	-----	3980
680	271	3	418.60	350
679	274	3	10931	9040
679	274	6	4353.44	3640
678	275	3	9603.44	8100
677	277	7-C	2236.52	1800
678	275	1	1779	1400
678	275	6	1244	1040
688	29	6	1698	1200
679	274	1	2511	2100
679	274	5	1566.79	

at situate, lying and being in Bhayander, revenue village Bhayander 101 Taluka & Dist. Thane. limits of Bhayander Mahanagar Palika. and any other documents of already executed document signed by me or to be executed/signed by me.

And whereas certain documents require registration at the office of the sub



सन-७
वस्त क्रमांक २०४६/२००५
५६/६४

M.B. Mehta

सन-७
वस्त क्रमांक २०४६/२००५
२/२०

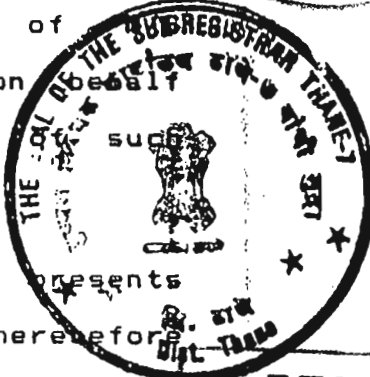
Registrar of Assurance, Mumbai/Thane. And
whereas we are desirous of appointing SHRI
DEELIP GYANCHANDJI KOTHARI, age 39 years,
office 6, Jonus Apartment, 60' Feet Cross
Road, Behind Hamara Bazar, Bhayander (West)
Dist:- Thane 401 101 as our true and lawful
attorney for the purpose of registration of
such documents.

KNOW NO I BY THESE PRESENTS THAT

I/We, SHRI MANHARLAL B. MEHTA & SHRI
ANAND R. AGRAWAL & SHRI RAMPRASAD R. AGARWAL,
Partner of M/S SALASAR DEVELOPERS, do hereby
appoint, nominate and constitute, the said
SHRI DEELIP GYANCHANDJI KOTHARI, as our true
and lawful Attorney to do the following acts
deeds and things:-

1) To appear before the Sub - Registrar
of Assurance concerned respect of document
of agreement for sale herebefore executed by
us or to be executed by us, signed
individually hereafter as partner of
SALASAR DEVELOPERS, and for us and on
behalf of me/us to admit such execution,
documents executed by me/us.

2) For us and on my behalf to presents
for registration such document herebefore
executed by us or to be executed by us.



टनन-७
दस्त क्रमांक १०४८/२००५
५१/६४

Agarwal

M.B. Mehta

टनन-७
दस्त क्रमांक १०४८/२००५
३/२०

3) To do all acts, deeds and things for us and on our behalf to cause the attendance of our executing parties to any documents before the Sub - Registrar of assurance, Thane/Mumbai to make any application or submission in writing for the purpose of effectively registering any documents as my said attorney may deem fit and proper.

And ourselves agree to ratify and confirm all and whatsoever said attorney shall purpose to do or cause to be done by virtue of these presents.

SIGNED, SEALED & DELIVERED by)
 with in named "EXECUTANT")
 SHRI MANHARLAL B. MEHTA)
 SHRI ANAND R. AGARWAL)
 SHRI RAMPRASAD S. AGARWAL)
 partner of M/S SALASAR DEVELOPERS)
 in the presence of.....)



1 *Vijethan's*

2 *S. Arambadi's*

POWER OF ATTORNEY HOLD



1] SHRI DEELIP G. KOTHARI

SPECIMAN SIGNATURE

ट न न-७
रस क्रमांक १०६/२००५
५० / ५०

on this 20th day November 2003



ट न न-७
रस क्रमांक १०६/२००५
५६/२०

12/12/2003 दुय्यम निबंधक:

4:47:08 pm ठाणे 7

दस्त गोधवारा भाग-1

टनन/ दस्त क्र 6643/2003

दस्त क्रमांक : 6643/2003

दस्ताचा प्रकार : मुखत्यारनामा

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: मे.सालासर डे तर्फे भागीदार मनहरलाल बी गेहला पत्ता: घर/प्लॉट नं: - गल्ली/रस्ता: फाटक रोड भारतीय नाव: सालासर टॉपर भारत नं: - पेट/वसाहत: - शहर/गाव: भाईंदर प तालुका: - पिन: -	लिहून देणार वय 48 राही		
2	नाम: मे.सालासर डे तर्फे भागीदार आनंद आर जयपाल पत्ता: घर/प्लॉट नं: वरीलप्रमाणे गल्ली/रस्ता: - भारतीय नाव: - भारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: -	लिहून देणार वय 25 राही		
3	नाम: मे.सालासर डे तर्फे भागीदार रामप्रसाद एस अजयपाल पत्ता: घर/प्लॉट नं: वरीलप्रमाणे गल्ली/रस्ता: - भारतीय नाव: - भारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: -	लिहून देणार वय 50 राही		
4	नाम: दिलीप जी कोठारी पत्ता: घर/प्लॉट नं: 6 गल्ली/रस्ता: - भारतीय नाव: जोनरा अपार्ट भारत नं: - पेट/वसाहत: - शहर/गाव: भाईंदर तालुका: - पिन: -	लिहून देणार वय 39 राही		

Manharlal B. Mehta

[Handwritten signature]

R.S. Ajaypal

[Handwritten signature]



टनन-७
दस्त क्रमांक 6643/2003
9/8



दस्त गोपवारा भाग - 2

टनन7
दस्त क्रमांक (6643/2003)
२४/२०

दस्त क्र. [टनन7-6643-2003] चा गोपवारा
वाजार मुल्य : 1 मोयदला 1 भरलेले मुद्रांक शुल्क : 100

पावती क्र. 6643 दिनांक: 12/12/2003
पावतीचे वर्णन
नाय. म. सातारास उ तर्फे भागीदार मनहरलाल धी
मेहता

दस्त हजर केल्याचा दिनांक : 12/12/2003 04:37 PM
निष्पादनाचा दिनांक : 20/11/2003
दस्त हजर करणा-याची सही :

100 : नोदणी फी
400 : नक्कल (अ. 11(1)), पृष्ठांकन(फी नक्क.
(अ. 11(2)).
रुजयत (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

500: एकूण

[Signature]
5 निष्पिकाया सही, टाणे 7

मि. सातारास उ तर्फे भागीदार

दस्ताचा प्रकार : 48) मुखत्यारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 12/12/2003 04:37 PM
शिक्का क्र. 2 ची वेळ : (फी) 12/12/2003 04:44 PM
शिक्का क्र. 3 ची वेळ : (क्युटी) 12/12/2003 04:46 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 12/12/2003 04:46 PM

दस्त नोंद केल्याचा दिनांक : 12/12/2003 04:46 PM

ओळख :
खालील इसम असे निबंधीत करणारा वी, ते दस्तऐवज करून देणा-यांना व्यक्तीया ओळखतात
य - ओळख पटवितात.

1) मानस- जैन ,घर/फ्लॅट नं: 10

गल्ली/रस्ता:

इमारतीचे नाव: मिलन प्लाजा

ईमारत नं:

पेट/वसाहत:

शहर/गाव: भाईंदर प

तालुका: -

पिन: -

2) मेहुल- बाफना ,घर/फ्लॅट नं: वरीलप्रमाण

गल्ली/रस्ता: -

इमारतीचे नाव: -

ईमारत नं: -

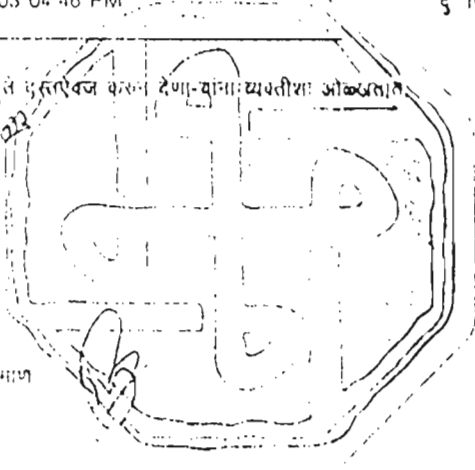
पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

[Signature]
दस्ताची सही
टाणे



दस्त हजारे रेटे वी १०
या दस्ताचे दस्तऐवज... पाने ३

दस्त क्रमांक ६६४३
दस्ताची सही नोंदक

[Signature]
दस्त निबंधक टाणे

[Signature]
दृष्ट्यम निबंधक टाणे क्रं. ७
२२ मार्च २००४



टनन-७
दस्त क्रमांक ६६४३/२००५
६२/६४



टनन7
दस्त क्र 1048/2005
६३/६४

22/02/2005

दुय्यम निबंधकः





दस्त गोषवारा भाग-1

1:39:22 pm

ठाणे 7

दस्त क्रमांक : 1048/2005

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाव: रमेश आर करवा पत्ता: घर/फ्लॅट नं: ई /202 गल्ली/रस्ता: - ईमारतीचे नाव: वालचंद प्लाझा ईमारत नं: - पेठ/वसाहत: गीतानगर शहर/गाव: भाईदर प तालुका: - पिन: - पॅन नम्बर: AEEPK 8137Q</p>	<p>लिहून घेणार वय 34 सही</p> <p><i>Ramesh Kar</i></p>	 <p>21048 - 68744</p>	
2	<p>नाव: मे.सालासर डे चे भागीदार आनंद आर अग्रवाल यांच्या तर्फे कु मु म्हणून दिलीप जी कोठारी पत्ता: घर/फ्लॅट नं: 6 गल्ली/रस्ता: - ईमारतीचे नाव: जॉन्स अपार्ट ईमारत नं: - पेठ/वसाहत: - शहर/गाव:</p>	<p>लिहून घेणार वय 40 सही</p> <p><i>Atthani</i></p>	 <p>21048 - 68745</p>	





दस्त गोषवारा भाग - 2

टनन7

दस्त क्रमांक (1048/2005)

६४६४

दस्त क्र. [टनन7-1048-2005] चा गोषवारा
बाजार मुल्य : 1050197 मोबदला 1590000 भरलेले मुद्रांक शुल्क : 63250

पावती क्र.: 1048 दिनांक: 22/02/2005
पावतीचे वर्णन
नांव: रमेश आर करवा

दस्त हजर केल्याचा दिनांक : 22/02/2005 01:34 PM
निष्पादनाचा दिनांक : 16/02/2005
दस्त हजर करणा-याची सही :

15900 : नोंदणी फी
1280 : नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

17180: एकूण

दु. निबंधकाची सही, ठाणे 7

दस्ताचा प्रकार : 25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 22/02/2005 01:34 PM
शिकका क्र. 2 ची वेळ : (फी) 22/02/2005 01:37 PM
शिकका क्र. 3 ची वेळ : (कबुली) 22/02/2005 01:38 PM
शिकका क्र. 4 ची वेळ : (ओळख) 22/02/2005 01:38 PM

दस्त नोंद केल्याचा दिनांक : 22/02/2005 01:39 PM

ओळख :

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

1) मनिष- जैन , घर/फ्लॅट नं: 10

गल्ली/रस्ता: -

ईमारतीचे नाव: मिलन प्लाझा

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: भाईदर प

तालुका: -

पिन: -

2) श्रदीप- केदार , घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

दु. निबंधकाची सही
ठाणे 7

दुस्तक क्रमांक ०९ र्त
१०४८ क्रमांक र नोंदला.

(श्री एम. बी जाकोड)

दुय्यम निबंधक ठाणे क्रं. ७.

तारीख २२ माहे फेब्रु सन २००५.

दस्ताची नोंद करणेत येते की,

दस्तामध्ये एकूण ६४६४ पाने आहेत

दुय्यम निबंधक ठाणे-७





सूची क्र. दोन INDEX NO. II

गावाचे नाव : भाईदर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 1,590,000.00
बा.भा. रू. 1,050,197.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: जुना 679/5 नविन ,274/5/-/-/- वर्णन: विभागाचे नाव - मौजे [गांव] भाईदर क्रमांक 1 (मिरा भाईदर महानगरपालिका), उपविभागाचे नाव - 1/11 - एच - 2) भु-भाग मौजे भाईदर गांवातील रेल्वे लाईनच्या पश्चिमेकडील व वरील अे ते जी व एच -1 भागातील मिळकती वगळता इतर सर्व मिळकती सदनिका क्र 701/7 वा मजला, बि नं 7,गोकूळ,सालासर ब्रिजभुमी ,भाईदर प
- (3) क्षेत्रफळ (1) बांधीव मिळकतीचे क्षेत्रफळ 102.06 चौ.मी. आहे.
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे.सालासर डे चे भागीदार आनंद आर अग्रवाल यांच्या तर्फे कु मु म्हणून दिलीप जी कोठारी; घर/फ्लॅट नं: 6; गल्ली/रस्ता: -; ईमारतीचे नाव: जोनस अपार्ट; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: भाईदर प; तालुका: -; पिन: -; पॅन नम्बर: AAKFS 6465R.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) रमेश आर करवा; घर/फ्लॅट नं: ई /202; गल्ली/रस्ता: -; ईमारतीचे नाव: वालचंद प्लाझा; ईमारत नं: -; पेट/वसाहत: गीतानगर; शहर/गाव: भाईदर प; तालुका: -; पिन: -; पॅन नम्बर: AEEPK 8137Q.
- (7) दिनांक करून दिल्याचा 16/02/2005
- (8) नोंदणीचा 22/02/2005
- (9) अनुक्रमांक, खंड व पृष्ठ 1048 /2005
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 63250.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 15900.00
- (12) शेरा

