

Miracle Homes

REAL ESTATE CONSULTANT

AGREEMENT FOR SALE

Seller / Licensor : Mr. Gajanan Rane

Mobile : _____

Buyer / Licensee : Mr. Rajendra Naik

Mobile : _____

Agreement Date : 31st December 2014

Address : Flat No. 1003, 10th Floor, "A-wing" in Sai
Aman Plaza, Ekata - Safaiya Co-op HSG Soc Ltd.

Azad Nagar No. 2, Nr. Vikas Complex, Thane (W)

Shop No.5 & 6, Bldg. No.9, Vijay Garden, G. B. Road, Thane (W) - 400 615.

Shop No.22, Yashraj Park, Kasarwadavli, G. B. Road, Thane (W) - 400 615.

Mob. : 9819473004, 9833402237

Email : miraclehomes@indiatimes.com / miraclehomes@rocketmail.com

Website : www.miraclehomes.co.in



Wednesday, December 31, 2014
11:23 AM

पावती

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

गावाचे नाव: पांचपाखाडी

पावती क्र.: 12494 दिनांक: 31/12/2014

दस्तऐवजाचा अनुक्रमांक: टनन1-10822-2014

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: राजेंद्र नाईक - -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 800.00

पृथांची संख्या: 40

एकूण:

₹. 30800.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ व सीडी अंदाज 11:35 AM ह्या वेळेस मिळेल.

राजेंद्र नाईक

बाजार मूल्य: ₹.6935500/-

मोबदला: ₹.8225000/-

भरलेले मुद्रांक शुल्क : ₹. 495000/-

ठाणे-१

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: ₹.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004887826201415S दिनांक: 31/12/2014
बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: By Cash रक्कम: ₹ 800/-



Rajendra Naik

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल

अ-१) महानगर पालिका - ३१०-१

१. दस्ताचा प्रकार : करारनामा अनुच्छेद क्रमांक : २५ ड / व
२. सादरकर्त्याचे नाव :- राजेंद्र नाईक
३. तालुका :- ठाणे
४. गावाचे नाव :- पाचपखाडी
५. नगरभुमापन क्रमांक / सर्व्हे क्र. / अंतिम भुखंड क्रमांक :- ३१/४
६. मूल्य दरविभाग (झोन) :- ५/१९-५-२ उपविभाग :-
७. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
८. प्रति चौ. मी. दर : ११,०००/-
९. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ७३० क्वेड्रेट मीटर बिल्ट अप चौ. मीटर / फूट
१०. कारपार्किंग :- गच्ची :- पोटमाळा :-
११. मजला क्रमांक :- १० वा उदवाहन सुविधा :- आहे / नाही
१२. बांधकाम वर्ष :- घसारा :-
१३. बांधकामाचा प्रकार :- आरसीसी / इतर पक्के / अर्धे पक्के / कच्चे ज्यान्वये दिलेली घट / वाढ
१४. बाजारमूल्यदर तत्कल्यातील मार्गदर्शक सुचविलेले बाजारमूल्य :-
१५. दस्तामध्ये दर्शविलेली मोबदला :- ५,९५,०००/- भरलेले मुद्रांक शुल्क :- ५,९५,०००/-
१६. देय मुद्रांक शुल्क :-
१७. देय नोंदणी फी :-



लिपीक

ठान - १
दस्ता क्र. ५०२२/२०१४
११ ४०

सहाय्यक निबंधक

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
ई-सुरक्षित बँक
SECURED BANK & TRUST
कोषागार पावती
SURY RECEIPT (e-SBTR)

Bank/Branch: IBKL - 6910506/THANE - JAMBHALI NAKA
 Amt Txn id : 54665708
 Pmt DtTime : 30-DEC-2014@19:00:05
 ChallanIdNo: 69103332014123055294
 District : 1201-THANE
 Stationery No: 14024661237336
 Print DtTime : 30-Dec-2014@19:21:55
 GRAS GRN : MH004887826201415S
 Office Name : IGR113-THN1_HQR SUB REG
 StDuty Schm: 0030046401-75/STAMP DUTY
 StDuty Amt : R 4,95,000/- (Rs Four, Nine Five, Zero Zero Zero only)
 RgnFee Schm: 0030063301-70/Registration Fees
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment
 Prop Mvblty: Immovable
 Prop Descr : FLAT NO 1003,10TH FLOOR, A WING SAI ANAND, PLAZA EKATA, SAFALYA CHS LT
 D, PANCHPAKHADI, THANE WEST, Maharashtra, 400601
 Consideration: R 82,50,000/-

Duty Payer: PAN-ACHPN6289R, RAJENDRA NAIK
 Other Party: PAN-AFPPR7098L, GAJANAN M RANE

Bank official1 Name & Signature

VILAS V. KARANDE

G. Nair गीता नायर/GESTA NAIR
 आईडीबीआई बँक लि./IDBI BANK LTD.
 जाम्बली नाका, थाने/Jambhali Naka, Thane

विलास करंडे
 2779UB
 2779मुदी



Bank official2 Name & Signature
 Space for customer/office use --- Please write below this line ---



टनन - 9
दस्त क्रमांक 0622/2018
2/80


AGREEMENT FOR SALE


ARTICLES OF THIS AGREEMENT is made and entered into at Thane on this 31 Dec day of December 2014.

BETWEEN

Mr. Gajanan Mahadev Rane Age 47 years, APR7098L & Mrs. Anuja Gajanan Rane, Age 42 years, APR6428D adult Indian Inhabitant, presently residing at: flat no. "A/1003, Sai-Anand Plaza, Azad nagar no.2, Near Vikas Complex Survey No. 39-A, Village Panchakhadi, L. B. S Marg, Meenatai Thakare Chowk, Thane (W) - 400601, hereinafter referred to as "THE TRANSFERORS" (Which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include their heirs, executors, administrators and assigns) THE PARTY OF FIRST PART.





-1- 

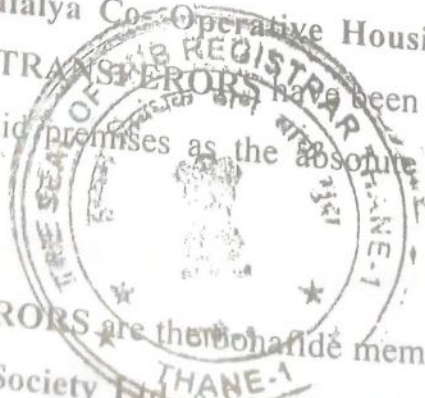
तलज - 9
दस्ता क्रमांक 022/2098
Y/80

AND

Mr. Rajendra Naik, Age 40 years, Pan # ACHPN6289R an adult Indian Inhabitants, presently residing at: A-2/04, Swastik Apt., Ground Floor, Behind Shivsena Shakha, Khopat, Thane (W) 400 601, hereinafter called "THE TRANSFEREE" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) THE PARTY OF THE SECOND PART.

WHEREAS by virtue of a Registered Agreement dated 7th April 2006 & 7 April 2006 Registered with the Sub-Registrar of Thane executed *BETWEEN* "Shree Sai-Anand Enterprises" (Property Developers), having administration Office at: 2 Chaubal House, Veer Savarkar Marg, Tembi Naka, Thane (W) and the TRANSFERORS herein, the TRANSFERORS purchased and acquired all rights, title and interest in Flat: 1003, "A" Wing in Sai-Anand Plaza admeasuring 780 Sq. Ft. (Built-up) area on 10th Floor, in the Ekata-Safalya Co-Operative Housing Society Ltd. Standing on the plot of land bearing Azad nagar no.2, Near Vikas Complex, L. B. S Marg, Thane (W)-400601, which flat hereinafter referred to as the "SAID PREMISES".

AND WHEREAS the TRANSFERORS has made the entire payment of consideration to the said M/s. Ekata-Safalya Co-Operative Housing Society Ltd. of such being on and there upon, the TRANSFERORS have been put into the actual and physical possession of the said premises as the absolute and lawful owner thereof.



7-9
Ekata Safalya Co-Operative Housing Society Ltd.
122
180

AND WHEREAS the TRANSFERORS are the bona fide member of M/s. Ekata Safalya Co-Operative Housing Society Ltd. a Society registered under Registration No. TNA / (TNA) / HSG / (TC) / 13676/2002 and

[Signature]

[Signature]

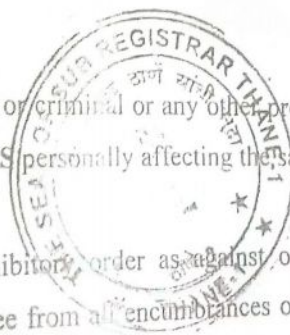
[Signature]

having right, title and interest and membership in respect of the said Premises, which society hereinafter in this agreement for brevity's sake is referred to as "THE SAID SOCIETY" and being the member of the said Society, the TRANSFERORS is holding _____ (Only) each under Share Certificate # _____ Dt. _____ bearing Distinctive No. _____ to _____ (hereinafter referred to as the "SAID SHARES") and thus the TRANSFERORS has clear and marketable title in respect of the said premises and thus the TRANSFERORS is well and sufficiently entitled to the said premises and has absolute right and power to hold, occupy and deal with and dispose off the said premises and every part thereof and to dispose off the same to any third party.

AND WHEREAS the TRANSFERORS out of their own sweet will decided to sell the aforesaid flat on OWNERSHIP BASIS.

AND WHEREAS the TRANSFEREE being in need of permanent suitable accommodation came to know of the same, approached the TRANSFERORS whereupon the TRANSFERORS represented to the TRANSFEREE that:

- A) That they are the absolute and lawful owner of the said premises and are a bonafide member of the said Society and no other person/s has/ have right, title or interest in the said premises and he is well and sufficiently entitled to deal with and or dispose off the premises.
- B) There are no suits, litigations, civil, or criminal or any other proceeding pending as against the Seller / TRANSFERORS personally affecting the said premises.
- C) There are no attachments or Prohibitory order as against or affecting the said premises and the said premise is free from all encumbrances or charges and / or is not the subject matter to any lis pendens or easements or attachments either before or after judgment. The TRANSFERORS has not received any notice either from



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एकत - 9
गु/२१/२०१४
८/१०

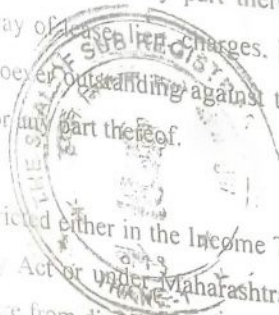
the Government, Semi-government, Society, or Municipal Corporation regarding any of the proceedings in respect of the said premises. The TRANSFERORS have paid all the necessary charges of any nature whatsoever in respect of the said premises and the TRANSFERORS has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises

D) The TRANSFERORS in the past has not entered into any agreement either in the form of sale, lease, exchange, assignment or other way whatsoever and has not created any tenancy, leave and license or any other rights of the like nature in the said premises and has not dealt with or disposed of the said premises in any manner whatsoever.

E) Neither the TRANSFERORS nor any of his predecessors in title has/had received any notice either from the municipal corporation and / or from and other statutory body or authorities regarding the requisition and / or acquisition of the said premises.

F) The TRANSFERORS has good and clear title, free from all encumbrances of any nature whatsoever of the said premises and every part thereof and there are no outstanding estates or effects by way of lease, charges, inheritance, sale, gift, trust, mortgage or otherwise howsoever outstanding against the TRANSFERORS and / or against the said premises or any part thereof.

G) The TRANSFERORS is not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, and Estate Duty Act or under Maharashtra land Revenue Code, ULC Act or under any other statute from disposing of the said premises or any part thereof in the manner stated in this agreement.



[Handwritten signatures]

टोल - 9
दस्त क्रमांक 3022/2098
0 / 80



H) The TRANSFERORS has not done any act, deed, matter or thing whereby he is prevented from entering into this Agreement on the various terms and conditions stated herein in favour of the TRANSFEREE and the TRANSFERORS has all the right, title and interest to enter into this agreement with the TRANSFEREE on the various term and conditions as stated herein.

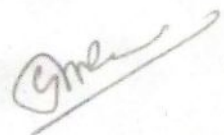
I) AND WHEREAS believing the aforesaid representations the TRANSFEREE offered to purchase the said flat and right, title and interest in and upon the said premises and also along with the benefits of the membership, including the said shares of the said premises of the said society, at and for Lump sum Price/ consideration of ` 82, 50,000/- (Rupees Eighty Two Lakh Fifty Thousand only) including Stilt Car Parking.

J) AND WHEREAS after considering the said offer from all the angles and being found the same, fair at present market value, the same has been ultimately accepted by the TRANSFERORS and the parties hereto have decided to reduce the terms and conditions of the said agreement into writing, as follows:

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

1. The TRANSFERORS hereby agree to assign and transfer and the TRANSFEREE hereby agrees to purchase and acquire the right, title and interest in and upon the said flat bearing Flat No. 7003, admeasuring 780 Sq. Ft. (Built-up) area on 10th Floor in the "A" Wing in Sai-Anand Plaza, Society known as. Ekata-Safalya Co-Operative Housing Society Ltd, Azad nagar no.2, Near Vikas Complex, L.B.S Marg, Thane (W)-400601
2. The TRANSFEREE has paid an amount of ` 22, 50,000/- (Rupees Twenty Two Lakh Fifty Thousand Only) by Cheque (Payment Details given below :)







टनन - 9
दस्तावेज नं. 22/2024
5/80

a. ₹ 1,11,000/- (Rupees One Lakh Eleven Thousand Only) Paid by purchaser on 19th December 2014 Drawn on HDFC BANK Vide Chq. # 000047 (As Token Money)

b. ₹ 10,00,000/- (Rupees Ten Lakh Only) Paid by purchaser on 29th December 2014 Drawn on HDFC BANK Vide Chq. # 000048

c. ₹ 11,39,000/- (Rupees Eleven Lakh Thirty Nine Thousand Only) Paid by purchaser on Dated 01 February 2015 Drawn on HDFC BANK Vide chq. # 000049 (PDC).

before execution hereof, and by way of Earnest Money Payment of consideration, the payment and receipt whereof, the TRANSFERORS hereby admit and acknowledge and hereby release, acquit and discharge the TRANSFEREE from the payment thereof absolutely and forever. The TRANSFEREE have agreed to pay the Balance Amount of Consideration of ₹ 60,00,000/- (Rupees Sixty Lakh Only) The TRANSFEREE shall pay the balance amount of Consideration as per *Details given bellow*:

3. ₹ 60,00,000/- (Rupees Sixty Lakh Only) to be paid on or before 60 Days after obtaining loan / financial assistance from the Bank / financial institutions, failing which, the TRANSFEREE shall be required to pay interest @18 % p.a. to the TRANSFERORS as default. Should the TRANSFEREE fail to pay the balance amount within a further period of one month the TRANSFERORS reserves the right to sell the said flat to any other party.

4. Upon receipt of an amount of ₹ 82,50,000/- (Rupees Eighty Two Lakh दोन Fifty Thousand only) from the TRANSFEREE being the full and final payment of consideration of the said premises, the TRANSFERORS shall put the TRANSFEREE in actual, physical, legal, vacant and peaceful possession of the said premises, to the TRANSFEREE, free from all the encumbrances charges, equities etc.

दस्त क्रमांक

१०८२२/२०१५

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[Signature]

[Signature]

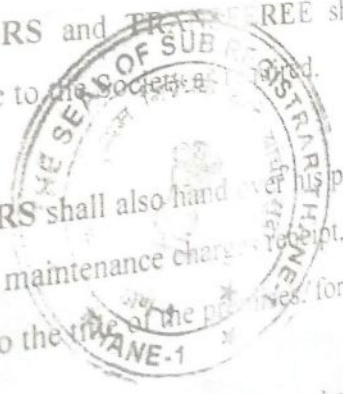
[Signature]

5. The TRANSFERORS, after receipt of full and final amount of consideration, shall have no claim, right, title, interest, demand, or charge of whatsoever nature in or upon the said flat through himself or through his predecessors in title. The TRANSFEREE hereafter shall do all the needful in respect of the said flat to secure his title to the said flat and the TRANSFERORS shall keep the TRANSFEREE indemnified from all liabilities and / or claim against the said premises.

6. The TRANSFERORS and TRANSFEREE shall make necessary application as contemplated in the Society's Bye-law. The TRANSFERORS will also give the necessary resignation of the membership etc., in order to effectuate legal transfer of the said premises and also the share certificate, in the name of TRANSFEREE and obtain the necessary sanction as per the by laws, rules and regulations of the Society. Accordingly the TRANSFERORS has given under Bye - Law to the society of his intention to transfer the said premises and seeking no objection of his intention to transfer the said premises and seeking no objection for such transfer along with the consent of the TRANSFEREE. The transfer fees if payable to the society shall be borne by the TRANSFEREE & TRANSFERORS equally only. The TRANSFERORS shall make an application for transfer of shares. The TRANSFEREE and TRANSFERORS shall also make an application for Transfer of membership and for induction the TRANSFERORS as member. The TRANSFERORS and TRANSFEREE shall give undertakings. No Objection Certificate to the Society as required.

The TRANSFERORS shall also hand over his previous Original Agreement, allotment letter, last maintenance charges receipt, last electricity bill and other records amounting to the value of the premises for the purpose of their record.

7. The TRANSFEREE hereby agrees that, on becoming the members of the said Society, the TRANSFEREE shall abide by all single bye laws, rules and regulations adopted by the Society.



[Handwritten signatures]

-7- *[Handwritten signature]*

दलन - 9
दस्तावेज क्रमांक, (23/2018)
90/80

17. The charges of stamp agreements, applications, deposits, legal charges, etc., shall be borne by the TRANSFEREE ALONE. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the Rules made there under.

:: SCHEDULE ABOVE REFERRED TO ::

ALL THAT RESIDENTIAL PREMISES bearing Flat No. 1003, admeasuring 780 Sq. Ft. (Built up) area on 10th Floor in the "A" Wing in Sai-Anand Plaza, Society known as "M/s. Ekata-Safalya Co- Operative Housing Society Ltd.", Azad nagar no.2, Near Vikas Complex, L. B. S Marg, Thane (W)-400601, standing on the plot of land bearing .", Azad nagar no.2, Near Vikas Complex, L. B. S Marg, Thane (W)-400601, Taluka and District Thane, within the limits of Thane Municipal Corporation, and within the Registration District and Sub - District of Thane.



टनन - १
दस्त नं. १०२२ ११४
१३ १४०

[Handwritten signatures]

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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and year written hereinabove.

SIGNED SEALD AND DELIVERED

By the within named "TRANSFERORS"

1. Mr. Gajanan Mahadev Rane

G. Rane



2. Mrs. Anuja Gajanan Rane

Anuja Rane



In the presence of

1. *[Signature]*

2. *[Signature]*

SIGNED SEALED AND DELIVERED

By the with named "TRANSFEEEE"

Mr. Rajendra Naik

Rajendra Naik



In the presence of

1. *[Signature]*

2. *[Signature]*



टलन - १
दस्त क्रमांक १००२२/२०१७
१४/४०

प्रमाणित करण्यात येते की, सदर दस्तऐवजास जांभलेली पूरक कागदपत्रे ही अस्तित्वात व खरी आहेत. तथाचि खोटी/बनावट आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये होणाऱ्या कारवाईस आम्ही द्यावकीस जबाबदार राहू.

[Signature]
लि. देणार

[Signature]
लि. देणार

RECEIPT

RECEIVED from Mr. Rajendra Naik (TRANSFERRER) a sum of 22,50,000/- (Rupees Twenty Two Lakh Fifty Thousand Only) being Earnest Money vide Cheque payment against Flat No. 1003, of the "A" Wing in Sai-Anand Plaza, Society known as "M/s. Ekata-Safalya Co-Operative Housing Society Ltd.", Azad nagar no.2, Near Vikas Complex, L. B. S Marg, Thane (W)-400601.

Cheque Details Given Below :

No	Date	Cheque No.	Amount In	Bank
1	19/12/2014	000047	1,11,000/-	HDFC,
2	29/12/2014	000048	10,00,000/-	HDFC,
3	01/02/2015	000049	11,39,000/- 10,56,500/-	HDFC,

22,50,000/-
I SAY RECEIVED



Mr. Gajanan Mahadev Rane

Mrs. Anuja Gajanan Rane

(TRANSFERORS)

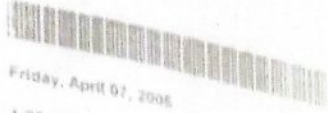
टनन - 9
दस्तावेज नं. 9022/2014
93/10

WITNESS:

1. 

2. 





Friday, April 07, 2006
1:05:40 PM

Original
नोंदणी 39 व.
Regn. 39 M

घावती

गावाचे नाव पाचपाखाडी पावती क्र. : 1872
 दस्तऐवजाचा अनुक्रमांक टनल - 01872 - 2006 दिनांक 07/04/2006
 दस्ता ऐवजाचा प्रकार करा: नाव

सादर करणाराचे नाव: गजानन महादेव राणे

नोंदणी फी	-	20350.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),	-	1040.00
रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (52)		
एकूण रु.		21390.00

आपणास हा दस्त अंदाजे 1:30 PM ला वेळेस मिळेल

दुय्यम निवधक
टाणे 1

बाजार मूल्य: 2033344 रु. मोबदला: 1400000 रु.



दस्तावेजाचे शुल्क: 8545/-
 दस्तावेजाचे नाव: पाचपाखाडी
 डीडी/घनाकर्ष प्रमाण: 01872; रकम: 20350 रु.; दिनांक: 07/04/2006

हो
 दस्त निवधक
 दि. 07/04/2006

PAN: AF APR 709 SL

टनल - 9
 दस्त क्रमांक 01872/2006
 95/80..

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 17)
Occupancy Certificate

1116

इमारत बी १- स्टील + २ मजले

इमारत बी २- स्टील + ३ मजले

इमारत "ओ" - स्टील + ३ मजले (पार्ट) + २२ मजले

V. P. No. 98/085

TMC/TDD / LP/3

Date 9/12/07

To,

श्री. उल्हास गो. प्रधान (वास्तुविशारद)
गुजराशिला अपार्टमेंट, १ला मजला,
डॉ. मुस गेड, चरई, ठाणे.

एकता साफल्य को. ऑप. ही. सोसायटी करिता

Sub: वापर परतता - इमारत बी १, बी २ व ओ करिता.
सर्कल नं. ३९ अ (पैकी) सव गावड, सी, आझाद नगर ठाणे.

Ref: V. P. No. 98/085

Your Letter No. आवक क्र. २२५०४ दि. २२-०९-२००६

Sir,

The part/full development work/erection/re-erection or alteration in / of building /
part building No बी १, बी २ ओ situated at आझाद नगर Road/Street मुंबई आग गेड
Ward No. _____ Sector No. _____ S.No./C.T.S.No./F.P.No. S. No. 39 अ (पैकी)
Village / TPS No. ठाणे under the supervision of श्री. उल्हास गो. प्रधान Licenced
Surveyor/Engineer/Structural Engineer/Supervisor/Architect/License No. सीए १८३/७९९२
may be occupied on the following Conditions.

- अटी :-
- १) विक्री योग्य इमारतीमधील १० टक्के सदनिका वापर परतता मिळाल्यापासून ६ महिनेपर्यंत विकता येणार नाही.
 - २) स्टील अेरियामाठी दिलेले हमीपत्र बंधनकारक राहिले.
 - ३) सोसायटीच्या सहा सभासदांना सदनिकांचा मुकाबला देणेबाबत सहासदांच्या सभासदांच्या ताब्याबाबतची सर्वस्वी जबाबदारी विकसकाच्या सोसायटीची राहिले. सोसायटीची राहिले. सोसायटीची राहिले. राहणार नाही.
 - ४) ठा. म. पा. कडून उपलब्धतेनुसार पाणी पुरवठा करण्यात येईल.



A set of certify completion plan is returned here with

Yours Faithfully

Office No _____

Office Stamp _____

Date: _____



कार्यकारी अभियंता
राष्ट्र विकास विभाग
१२/१२/०७

टनन - ९
दस्ता क्रमांक २२/२००४
९/१/००

Copy to :-

1. Collector of Thane.
2. Dy. Mun. Commissioner, Zone
3. E. E. (Water works), TMC
4. Assessor, Tax Dept. TMC
5. Vigilance Deptt. T.D.D. TMC

SHREE SAIANAND ENTERPRISES

For SHREE SAIANAND ENTERPRISES

THANE MUNICIPAL CORPORATION, THANE.

1266

(Regulation No. 37-21)
SANCTION OF DEVELOPMENT
PERMISSION/COMMENCEMENT CERTIFICATE

1] इमारत "३" - निवासी जमिनी बांधणी = विक्रीकरिता - तब्बयता अधिक ११ मजरी.
2] इमारत "बी-२" - तंपूर्ण निवासी बांधणी तदनिहा मीपडपट्टीवातीयाताठी व काठी. [तब्बयता अधिक जाठ मजरी]
V. P. No. २६/०८५
To, ३] इमारत "बी-१" - तंपूर्ण निवासी बांधणी व तंपूर्णमणे मीपडपट्टीवातीयाकरिता
श्री/श्री. उद्भव. उद्भव जी. प्रधान. [तब्बयता अधिक ८]
श्री/श्री. म. एकता ताकप्य तहकारी मुहम्मिाण तोतायटी, त्रामादनगर, ठाणे. (Architect मजरी.
Sir. (C.C.UPTO PLANTH LEVEL ONLY.)

With reference to your application No. १५२० dated २३/८/०२ for development permission/
grant of commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town
Planning Act, 1966 to carry out development work and/or to erect building No. वडीतप्रमाणे.
in Village त्रामादनगर, ठाणे. Section No. - - Ward No. - - situated
at Road/Street - - S. No. ३९-३ (बी), तब-प्लाट "ती".
हॉटेल रायल इन तमोर. H. No. - -

- 1) The land vacated in consequence of the enforcement of the bye-laws shall form part of the public street.
2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
3) The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4) This permission does not entitle you to develop the land which does not vest in you.
5] १० टक्के तदनिहा राबुन ठेवणेबाबतचे दि. १२/१०/२००२ रोजीचे घनपत्र बंधनकारक राहिले.
6] तम्ब इमारतीच्या जोत्यापूर्वी ५० टक्के व वापरपदाच्यापूर्वी ५० टक्के रकमे १० वर्षांच्या कालावधीत मरणा करणे आवश्यक राहिले. त्याबाबतचे दि. १२/१०/२००२ रोजीचे घनपत्र बंधनकारक राहिले.
7] मीपडपट्टीवातीय तोतायटीमध्ये अतिरिक्त त्सातदाच्या समोवासाबाबत (मितीमती) प्यतिरिक्त] ठाणे महानगरपालिकेकडून मंजूरी घेणे आवश्यक राहिले व त्यानुसार जापण तम्ब - केलेले घनपत्र जापणावर बंधनकारक राहिले.
8] मिफ्ट मेटेन्तबाबत हमीपत्र बंधनकारक राहिले.

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

- १०] गाव्याची १० वर्षांपर्यंत विक्री किंवा हत्तातरीत बाबतचे घनपत्र पोता प्रमाणत्रापूर्वी दाख
करणे आवश्यक आहे.
११] उबात्र मीपडपट्टीवा तीयाचे पुनर्वतन तोतायटी मीपडपट्टीवा तीयाची जोविवेवर करणे आवश्यक आहे.
त्याबाबत त्याची तामिळ ठाणे महानगरपालिकेकडून मंजूरी घेणे आवश्यक राहिले.
१२] काम तुरु करणेबाबत योजना राबविण्याच्या २० दिवसांच्या वित्तित कार्यक्रमात तम्ब व
अम्बवाबत विकत कार्यक्रम तम्ब करणे आवश्यक राहिले.

Office No.
Office Stamp
Date

THANE
20/2/2008
80/42

20/80
Municipal Corporation
Thane

प्रति,

- १) आयुक्त,
ठाणे महानगरपालिका,
ठाणे
- २) जिल्हाधिकारी,
ठाणे,
जिल्हा - ठाणे

विषय : ठाणे शहरातील झोपडपट्टी पुनर्वसन योजनेसाठी
 झोपडपट्ट्याखालील जमिनीचा भाडेपट्टा देण्याबाबत.

- तदर्थ :
- १) आयुक्त, ठाणे मनपा यांचे पत्र क्र.ठा.म.पा./
 झोप/आयुक्त-२५, दि. २४.६.९६ चे पत्र.
 - २) ठाणे मनपा क्षेत्रासाठी विकास नियंत्रण नियमावली
 अधिसूचना क्र.टीपीएम १२९४/१२५९/तीआर ३२२/
 नवि-१२, दिनांक २८.४.९५

महोदय,

ठाणे मनपा क्षेत्रासाठी शासनाने विकास नियंत्रण नियमावली
 १९९४, दि. २८.४.९५ रोजी मंजूर केली असून, दि. १.५.९५ पासून शिर्षीत
 आली आहे. त्यामधील नियम क्र. १६५ नुसार झोपडपट्टी देण्याच्या
 पुनर्वसनासाठी अपेडीकत - रत. नुसार निकष व अटी पाळून घ्याव्यात
 आली आहे.

जिल्हाधिकारी, ठाणे यांच्या दि. ३१.८.९६ व १५.९.९६ च्या
 आदेशानुसार ज्या आठ झोपडपट्टीखालील जमिनी शिर्षीत या योजनेसाठी ठाणे
 मनपा च्या ताब्यात देण्याचे आदेश देण्यात आले आहेत. त्यांच्या
 जिल्हाधिकारी यांजकडून प्राप्त झालेल्या सुधारीत तपशिल व विवरणपत्र सोबत
 जोडले आहे.

तदभाषीन पत्र क्र. २ नुसार ठाणे मनपा क्षेत्रासाठी झोपडपट्टी
 पुनर्विकास योजना लागू केली असल्याने व वर उल्लेखिल्या आठ झोपडपट्ट्यामध्ये
 पुनर्विकास योजना राबविण्यात येणार असल्याने शासनाने असे-आहेत की,
 अ] तदभाषीत आठ झोपडपट्ट्याखालील जमिनीच्या भाडेपट्ट्याचा
 क्र. मा. प.



टक्कल - १
दस्त क्रमांक ३०८२२०१४
२६/१०
३६/५२

दर हा १००० पी. मी. किंवा त्याच्या भागात दरवर्षी रु १,००१/- या प्रमाणे आकारण्यात यावा.

ब] या झोपडपट्ट्यातील जमिनीचे सहकारी गृहनिर्माण संस्थाशी भाडेपट्टा करार करण्याचे अधिकार आयुक्त; ठाणे मनपा यांना देण्यात येत आहेत.

क] अभिलेखामध्ये आठ झोपडपट्ट्यातील जमीन ठाणे मनपाच्या नावे दाखल करण्यात यावी.

उपरोक्त भाडेपट्टा करार हा नेहमीच्या अटी व शर्तीनुसार तसेच झोपडपट्टी पुनर्वसन योजना लागू करण्याचे जे आदेश शासनाने निर्गमित केलेले आहेत त्याच्या शर्ती व निकषांच्या अधीन राहून करण्यात यावा.

आपला विश्वासू

(Signature)

वि. म. कोळगे

उप सचिव, महापालिका



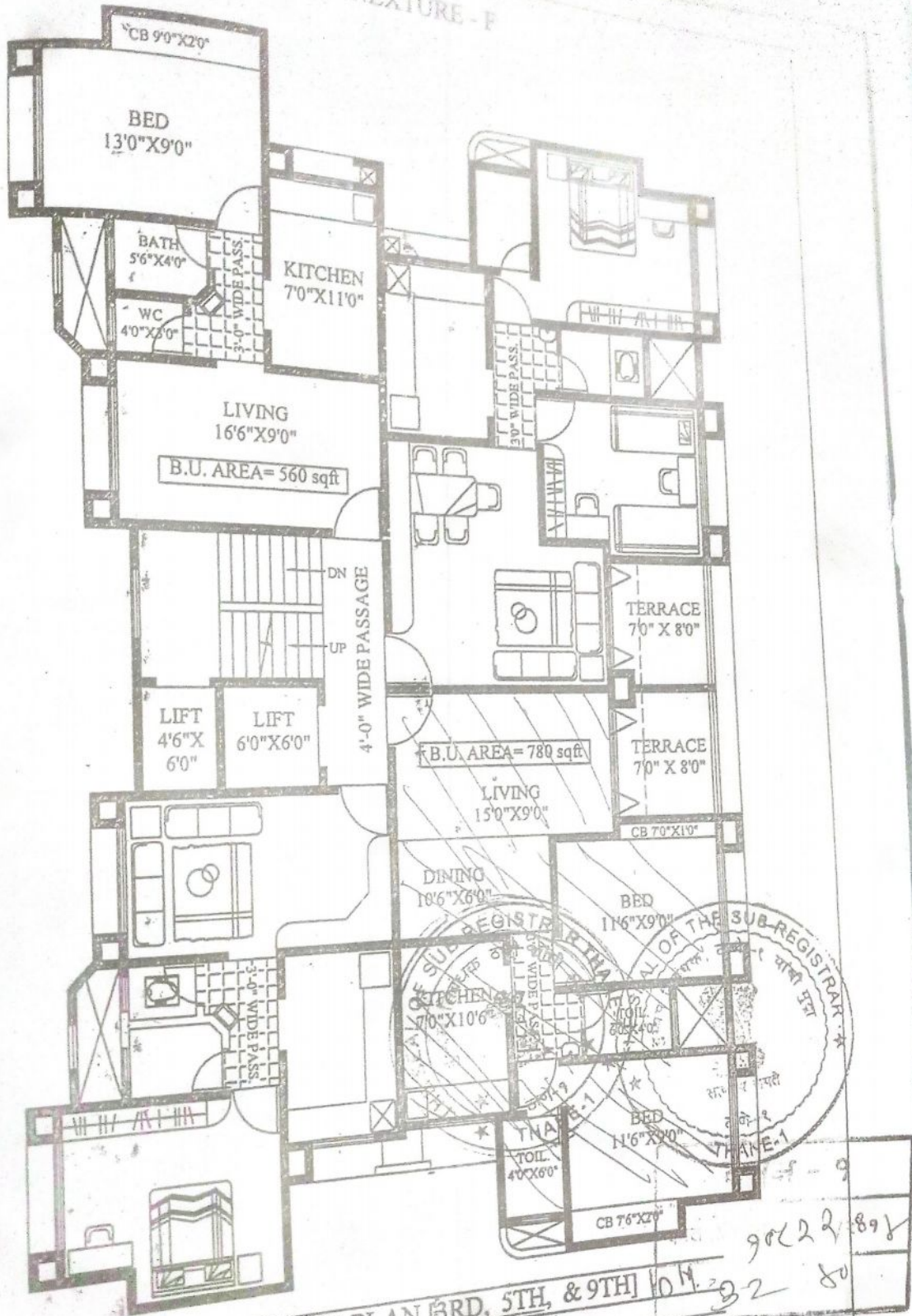
प्रत, माहितीस्तव अर्गेंडितः

- १] प्रधान सचिव, महत्सूल व वन विभाग, मंत्रालय,
- २] प्रधान सचिव, नगर विकास विभाग, मंत्रालय,

दस्तावेज - १
 दस्त क्रमांक १८०२/२००६
 २५ / ५२

दस्तावेज - १
 दस्त क्रमांक १०२२/२०१५
 ३० / ६०

ANNEXTURE - F



TYPICAL FLOOR PLAN [3RD, 5TH, & 9TH] 10/14/2008
 FOR BLDG TYPE A

V.P. NO. - 98/085/TMC/TDD/2311
 FLOOR NO - 10th
 FLAT NO - 1003
 AREA - 780

NOT TO SCALE
 8/14/08
 9m2
 32 80

Handwritten signatures and initials, including 'Gene' and 'J.P.'.

Summary 1 (GoshwaraBhag-1)

बुधवार, 31 डिसेंबर 2014 11:23 म.पू.

दस्त गोश्वारा भाग-1

टनन1 26-80
दस्त क्रमांक: 10822/2014

दस्त क्रमांक: टनन1 /10822/2014

बाजार मूल्य: रु. 69,35,500/-

मोबदला: रु. 82,25,000/-

भरलेले मुद्रांक शुल्क: रु.4,95,000/-

डू. ति. सह. डू. ति. टनन1 यांचे कार्यालयात

अ. क्रं. 10822 वर दि.31-12-2014

तेजी 11:14 म.पू. वा. हजर केला.

पावती:12494

पावती दिनांक: 31/12/2014

सादरकरणाराचे नाव: राजेंद्र नाईक --

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 800.00

पृष्ठांची संख्या: 40

एकुण: 30800.00

दस्त हजर करणाऱ्याची सही:

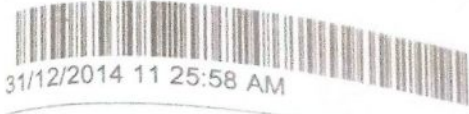
Sub-Registrar, Thane

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्रं. 1 31 / 12 / 2014 11 : 07 : 56 AM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 31 / 12 / 2014 11 : 15 : 11 AM ची वेळ: (फी)



दस्त क्रमांक : टनन1/10822/2014
दस्ताचा प्रकार :- करारनामा

दस्त गोपवारा भाग-2

टनन1 ३१-१०
दस्त क्रमांक: 10822/2014

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: राजेंद्र नाईक - - पत्ता: सदनिका क्र. 604 ए/2/04, तळमजला, स्वास्तिक अपार्टमेंट, खोपट, ठाणे प., Kasarvadavali, MAHARASHTRA, THANE, Non-Government. पॅन नंबर: ACHPN6289R	लिहून देणार वय :- 40 स्वाक्षरी:-		
2	नाव: गजानन एम राणे - - पत्ता: सदनिका क्र. ए/1003, 10 वा मजला, साई आनंद प्लाझा, एकता साफल्य को.ऑप.ही.सो.लि., विकास कॉम्प्लेक्स जवळ एल.बी.एस रोड, ठाणे प., Kasarvadavali, MAHARASHTRA, THANE, Non- Government. पॅन नंबर: AFAPR7098L	लिहून देणार वय :- 47 स्वाक्षरी:-		
3	नाव: अनुजा जी राणे - - पत्ता: सदनिका क्र. ए/1003, 10 वा मजला, साई आनंद प्लाझा, एकता साफल्य को.ऑप.ही.सो.लि., विकास कॉम्प्लेक्स जवळ एल.बी.एस रोड, ठाणे प., Kasarvadavali, MAHARASHTRA, THANE, Non- Government. पॅन नंबर: AFPPR6428D	लिहून देणार वय :- 42 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिफा क्र.3 ची वेळ: 31 / 12 / 2014 11 : 17 : 11 AM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मांहेहन सुतार - - वय: 39 पत्ता: सिंग नगर खापेट, ठाणे प. पिन कोड: 400601			
2	नाव: राम मांहेरे - - वय: 40 पत्ता: सिंग नगर खापेट, ठाणे प. पिन कोड: 400601			

