

प्रदिप झेरॉक्स अँड टायपिंग सेंटर

बी/५७ कस्तुरी प्लाझा, मानपाडा रोड,

डोंबिवली (पूर्व)

गांव:	.....	श्री. फ. ल.
वार्ड नं.	.....	22
सर्वे नं.	.....	282
हि. नं.	.....	४५ व. ३१
इमारत रस्त्याचे नांव:	.....	गांधी वली रोड
क्षेत्रफळ :	.....	४२५ चौ. फुट.
रकम:	.....	₹. ३,१५,६३५/-
मुल्यांकन:	.....	२,९९,०००/-
मुद्रांक:	.....	३२३०/-
पाने:	.....	३६

नोंदणी फि :..... ३९६०/-

पाने फि :..... ९८०/-

इतर फि:..... १६/-

एकुण फि:..... ३३५६/-

कलन-३
 ७४२७/१-३४
 २००९

AGREEMENT FOR SALE

THIS AGREEMENT made at Bombay this 26th day of November 2009 between M/s. **LODHA DEVELOPERS PVT. LTD.** a Company registered and incorporated under the Indian Companies Act, 1956 and carrying on business at 216, Shah & Nahar Ind. Estate, Dr.E.Moses Road, Worli, Bombay - 400 018; hereinafter referred to as "The Builders/Promoters" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Partners from time to time constituting the said firm, survivors of them and heirs executors and administrators of the last such survivor of them and heirs executors and administrators of the last such survivor) of the ONE PART and Mr. / Mrs. / Miss.

Sachin K. Kulkarni

an Indian Inhabitant residing at R. No. 9,
Nakul Niwas Chawl, Ayregaon,
Dombivali (E)

Sachin K. Kulkarni

GENERAL STAMP OFFICE
 TOWN HALL, FORT,
 MUMBAI - 400 023,
 MAH/GSO/2005

११११
 STAMP DUTY
 Rs. 0003230
 2009
 MAHARASHTRA
 SPECIAL ADHESIVE
 ११११२००१

112291700841

Rs. Three Thousand Two Hundred Thirty only

Sachin K. Kulkarni

कलन - ३

७४२०/२-३४

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hereafter referred to as "THE PURCHASERS" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and assign) of the OTHER PART.

WHEREAS :

One Shri. Kachru Daji Mhatre and 67 others absolutely seized and possessed of or otherwise well and sufficiently entitled to as an owners of all those piece and parcel of land or ground lying and being situated at village Bhopar, Taluka-Kalyan, Dist. Thane, and in the Registration Sub-District of Thane, total admeasuring 36240 sq.mtrs. equivalent to 43343 sq. yards of there about and more particularly discribed in the Schedule hereunder written hereinafter referred to as "THE SAID PROPERTY"

WHEREAS the original owners were holding the land as per the Schedule. Total admeasuring 36240 sq.mtrs. equivalent to 43343 sq.yards of which the Builder / party of the third part have purchased the aforesaid land by an agreement dated 2 /8/ 1995.

AND WHERAS Late Daji Nago Mhatre was the original owner of the aforesaid land and his name is appeared in 7/12 extracts. Mr. Daji Nago Mhatre was seized and possessed of and otherwise entitled inter-alia of the aforesaid land.

And WHEREAS the said Daji Nago Mhatre died and leaving the owners here in on his legal heirs and said legal representatives Shri. Kachru Daji Mhatre and 67 others.

The said above mentioned legal heirs / representatives herein were entitled to undivided shares in the said ancestral properties which was in the joint possession of all the family members or legal heirs.

M/s Vardhaman Developers had agreed to purchase all right title and interest from the original owner for Development the aforesaid land by an agreement dt. 17 /4/ 1988 for valuable consideration.

AND WHEREAS M/s. Vardhaman Developers did not develop the aforesaid land due to unavoidable circumstances and hence requested the original owners to cancel the aforesaid land agreement dt. 17/4/1988.

M/s. Vardhaman Developers have cancelled the land agreement dt. 17/4/1988 by an Deed of Cancellation dt 1st Aug. 1995 registered with sub registrar office at Kalyan, bearing registration No. 3660 dt 21/08/95 with the said owners Shri. Kachru Daji Mhatre and 67 others and put into possession to the above said owners.

M/s. Vardhaman Developers have also confirmed and agreed to transfer all right title and interest, in whatsoever nature in favour M/s. Lodha Developers Pvt. Ltd. as a confirming party in a sale agreement dated 2/8/95 in between original owners Shri. Kachru Daji Mhatre & M/s. Lodha Developers Pvt. Ltd.

Subbani.

(Signature)



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0820/3-38

2009

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AND WHEREAS by an Agreement for sale dated 2nd August 1995 entered into and executed between the said Shri. Kachru Dagi Mhatre and others called the Vendors of the One Part and M/s. LODHA DEVELOPERS PVT. LTD., the promoter/builders herein, therein called the Purchasers of the other part; the said Shri. Kachru Dagi Mhatre and 67 others agreed to sell, transfer and convey to the Builders/Promoters herein the said property more particularly described in the Schedule hereunder written at or for the price and upon the terms and conditions stated therein and in the said Shri. Kachru Dagi Mhatre and 67 other put the Builders / Promoters in Possession of the said property described in Schedule hereunder written.

AND WHEREAS The collector and competent authority Thane wide his Declaration order under Section 8(4) of the Urban Land (Ceiling & Regulations Act 1976 dtd. 22.10.84 and order no. : ULC/TA SR 16 dt. 22.10.84 and 17 dt. 31.7.96 allowed and permitted to said owner to hold the said property for construction of tenements on the terms and conditions herein contained.

The Promoters have got the plans sanctioned for developing the said property by the A.D.P/ vide Order No. 231.57 dated 7/8/96

Solicitors & Advocates have issued a Certificate of title certifying the title of the original owners to the property as clear and marketable. A copy whereof is annexed hereto and marked annexure "A"

The Plans in respect of the buildings to be constructed on the said property have been sanctioned by the concerned authority and Builders/Promoters are developing the said property in accordance with the sanctioned plan.

The Builders/Promoters are constructing building/s (herein referred to as the "The Said Builders") on the sold property are to be named as " LODHA HERITAGE" consisting of CHANDRESH ASHISH/ CHANDRESH KUNJ/ CHANDRESH UDYAN/ CHANDRESH SHENAI/ CHANDRESH PARK.)

The Purchasers have approached the Builders/Promoters and requested them to sell him/her/them the Row House/Shop/Flat No. E-104, admeasuring about 485 Sq.ft./ sq.mtrs. on the 1st floor in Chandresh Park being constructed on the said property.

AND WHEREAS the promoters have entered into a standard agreement with an Architects registered with the Council of Architects and such agreement is as per the agreement prescribed by the Council of Architects; whereas the Builders/Promoters have appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Builders/Promoters accept the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

The Purchaser has demanded from the Builders/Promoters and Builder/Promoters have shown to the Purchasers copies of all the



[Handwritten signature]

कलन-३

७४२०/५-३४


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2. The purchaser has prior to the execution of this Agreement satisfied himself/herself/itself/themselves with the title of the Builders/Promoters to the said plot of kind and he/she/they shall not be entitled to investigate the title of the Builders / Promoters and no requisitions or objections whatsoever shall be raised or made on any matter relating thereto.

3. The purchaser hereby agrees to purchase from the Builders/Promoters and the Builders/Promoters hereby agree to sell to the purchaser/Row House/ Shop/Flat bearing No. E-104 admeasuring 485 s.q. ft./s.q. mtrs (which is inclusive of the area of balconies) on 1st floor in F Wing as shown in the floor plan hereto annexed and marked Annexure "B" herein in the CHANDRESH ASHIAH/GHANDRESH KUNJ/CHANDRESH UDYAN/GHANDRESH SHEANI/CHANDRESH PARK / CHANDRESH VRINDAVAN / CHANDRESH SANKALP building (here in after referred to as said premises) at and for the price of Rs. 3,15,735 /- (Rupees Three lache Fifteen Thousand seven Hundred Thirty Five only) Including the price of the common areas and facilities appurtenant to the said premises, the nature, extent and description of the common/limited common area and facilities/limited facilities which are more particularly described in the Schedule hereunder written. The purchaser has paid on or before executing of this Agreement a sum paid on or before executing of this Agreement a sum of Rs. 11,000 /- and agrees to pay to the Builders/Promoter balance amount of purchase price in the following manner :-

1. At the time of Agreement Rs. 52,147 /-
2. On Completion of Piling Rs. 22,100 /-
3. On Completion of plinth Rs. 22,100 /-
4. On Completion of 1st slab Rs. 22,100 /-
5. On Completion of 2nd slab Rs. 22,100 /-
6. On Completion of 3rd slab Rs. 22,100 /-
7. On Completion of 4th slab Rs. 22,100 /-
8. On Completion of 5th slab Rs. 22,100 /-
9. On Completion of Brick work Rs. 22,100 /-
10. On Completion of Plastering (Ext.) Rs. 22,100 /-
11. On Completion of Plastering (Int.) Rs. 22,100 /-
12. On Completion of Tiling Rs. 22,100 /-
13. On Possession of Row House/Shop/Flat Rs. 9,488 /-

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nies as the case may be, or any other competent Authority.

16. It is agreed by the parties hereto that the Builder/Promoters shall after the registration of the Society or Limited Company, as aforesaid cause to be transferred to the Society or Limited Company all the right, title and the interest of the Builder/promoter in the aliquot part of the said land together with the buildings/s by obtaining or executing the necessary conveyance of the said land (or to the extent as may be determined by the authorities) and the said buildings/s in favour of such Society or Limited Company, as the case may be and Conveyance shall be in keeping with the terms and provisions of this Agreement.

17. Commencing a week after notice in writing is given by Builder/Promoters to the purchaser that the said premises is ready for use and occupation, the purchaser shall be liable to bear and pay the proportionate share (i.e. proportion to the floor area of the said premises) of outgoings in respect of the said land and building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government, Water charges, Insurance, Common lights, Repairs and Salaries and other expenses necessary and incidental to the management and maintenance of the said land and building/s, until the Society/Limited Company is formed and the said land and buildin/s transferred shall pay to the Builder/Promoters such proportionate share of outgoings as may be determined. The purchaser further agrees that till the purchaser's share is to be determined the purchaser shall pay to the Builder/Promoters provisional contribution of Rs. 363.75/- (Calculated @ Rs. 15/- Paise per sq.ft. for upto G + 4 and Rs. 1/- for tower type building and Low Houses) per month towards the outgoings and shall keep deposited with the Builder/Promoters twelve months advance of such contribution without interest prior to taking possession of the said premises. The amount so paid by the purchasers to the Builder/Promoters shall not carry interest and remain with Builder/Promoters until a conveyance being executed the aforesaid deposit (less deductions, provided for in the Agreement) or balance if any shall be paid over by Builders/Promoters to the Society or a Limited Company as the case may be. Notwithstanding the said advance deposit as contribution, the purchaser undertakes to pay to the Builders/Promoters such proportionate share or outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever. If the purchaser commits delay in making payments of the said contribution for period of three months, the Builder/Promoter shall give seven days notice to the purchaser calling upon him/her/them to pay the said arrears and in default thereof the Builder/Promoters shall be entitled to delate and/or remove the purchaser's name for membership of the proposed society.

18. The purchaser shall on or before delivery of possession of the said premises keep deposited with the Builder/Promoters the following amounts (without interest) :-

- i] Rs. 2000/- for legal charges, only for this Agreement.
- ii] Rs. 260/- for share money, application entrance fee to the Society or Limited Company.

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कलन-३
 10820/90-38
 2009

47. All address of the purchaser as given to us by him is as shown below. All communications made with the purchaser at this address by U.P.C. will be treated as duly received by him for all intent and purpose and the part hereby agree that the same is good service for all purposes.

R. No. 9, Nakul Niwas chawl,

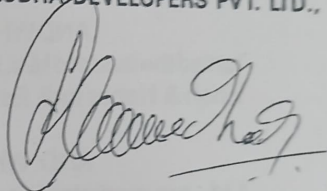
Ayegaon, Dombivali (E)

48. The Agreement shall always be subject to the provisions of the Maharashtra Ownership Flat. Act, 1963 (Mah. Act No. XIV of 1963) and rules made thereunder.

The Schedule above referred to :

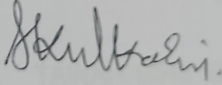
All that piece or parcel of land of ground bearing Survey No. 242 (ULPT) and Survey No. 31 Hissa No. _____ admeasuring approximately 36420 sq. meters standing be thereon situated lying and being at village : Bhopar, Taluka kalyan & District Thane and bounded as follows :

SIGNED, SEALED & DELEVERED) LODHA DEVELOPERS PVT. LTD.,
 by the withnamed " BUILDERS &)
 Promoters M/s. LODHA DEVELOPERS)
 PVT. LTD., by one its Diector)
 # the presence of) DIRECTOR

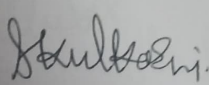
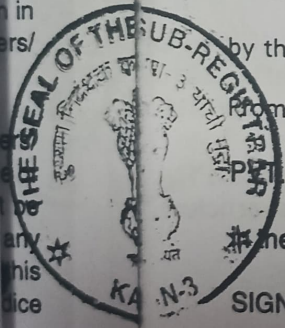


SIGNED, SEALED & DELIVERED)
 by the withnamed "PURCHASERS")

Shri/Gmt Sachin K. Kulkarni)



in the presence of _____)

कलन-३

10820/90-38

2009

47. All address of the purchaser as given to us by him is as shown below. All communications made with the purchaser at this address by U.P.C. will be treated as duly received by him for all intent and purpose and the part hereby agree that the same is good service for all purposes.

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Ayazgaon, Dombivli (E)

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SIGNED, SEALED & DELEVERED

) LODHA DEVELOPERS PVT. LTD.,

by the withnamed " BUILDERS &

)

Promoters M/s. LODHA DEVELOPERS

)

PVT. LTD., by one its Diector

)

in the presence of

)

DIRECTOR

SIGNED, SEALED & DELIVERED

)

by the withnamed "PURCHASERS"

)

Shri/Gmt Sachin K. Kulkarni

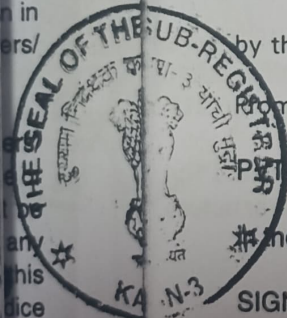
Sachin K. Kulkarni

_____)

_____)

in the presence of _____)

Sachin K. Kulkarni



कलन - ३
०४२०/१६-३८
२००९

D.S. SHEKHAWAT
B.A.L.L.B
Advocate-High Court (Bombay)

OFFICE : TEL : 205400
ROOM NO. 27
Darashaw Building,
24, Jambul Wadi,
Dhobi Talao,
Kalbadevi Road,
Bombay - 400 002

TITLE CLEARANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN.

This is to certify that I have investigated the title in respect of lands situated at village Bhopar, Taluka : Kalyan and Dist. Thane within the limits of Kalyan Municipal Corporation and Taluka and Dist. Kalyan.

Survey No.	Hissa No.
242	4(pt)
31	—

AND found that are absolute owners of the said properties and have enjoying the same as absolute owners.

AND WHEREAS by Deed of Agreement dated 2/8/1995 transferred the land to M/s. Lodha Developers Pvt. Ltd., having their office at 216, Shah & Nahar Indl. Estate, Dr. E. Moses Road, Worli, Bombay - 400 018.

AND WHEREAS the title of M/S. Lodha Developers Pvt. Ltd., are marketable and free from all encumbrance of whatsoever nature.

Sd/-

D.S. SHEKHAWAT
Advocate

Shulbani

ANNEXURE - 'C'

AMENITIES

I) For (G + 4) STORIED BUILDING

1. Full (White) Mosaic flooring.
2. Concealed plumbing.
3. Concealed copper wiring.
4. Loft over kitchen & bathroom.
5. Full height glaze tiles in Bath & 2" x 0" height in W. C.
6. Sufficient water supply.
7. Ventilated and airy.
8. Kitchen platform in marble.
9. Aluminium sliding window.

II) For (G + 7) STROYED BUILDING

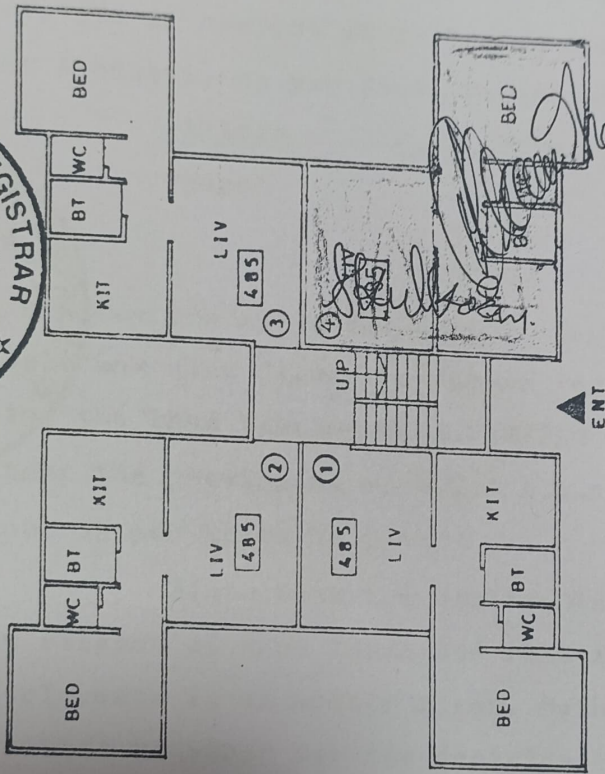
1. Marble flooring in living.
2. White Mosaic in other rooms.
3. Concealed copper wiring.
4. Concealed plumbing.
5. Loft over kitchen & bath.
6. Marble Kitchen platform.
7. Full height cloured glaze tiles in bath & 2" x 0" height in W. C.
8. Common Dish Antena.
9. Automatic lift with mirror.
10. Aluminium sliding window.

III) For (Row House)

1. Full marble flooring.
2. Spartex in kitchen & Bathrooms.
3. Tinted Glass.
4. Powder created sliding windows.
5. F. R. P. Doors for bath.
6. Full height coloured glazed tiles in bathroom & W.C.
7. Marble kitchen platform.

Shubhani

कलन-३
०४२०/२०-३४
२००९



CHANDRESH PARK C, D & E WING

GROUND TO FOURTH FLOOR PLAN

**AGREEMENT PLAN FOR CHANDRESH PARK C, D & E WING
LODHA HERITAGE, DOMBIVALI (E)**

M. 300/UM/6(1) ...
 Office of the Dy. Collector
 Competent Authority, Urban
 Urban Appraisal, Collector
 Office Bldg. 4th Floor,
 at Thane, dt. 13-9-1980.

Smt. Yashubai Gopal Desle
 Residing at village Rhesor
 Tal. Kalyan

Declarant

Order u/s 6(4) of the Urban Land (Ceiling & Regulation) Act, 1976.

The declarant Smt. Yashubai Gopal Desle had filed a return u/s 6(1) of Urban Land (Ceiling and Regulation) Act, 1976 in respect of following lands jointly, held by her & others, as per Khate No. 144 and 230.

Village	S. No./H. No.	Area
Rhesor	242/4pt	0-25-0
	32/pt	0-05-1
	33/4	0-25-5

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 0820/29-38
 2009

The above declarant's son Shri. Yashwant Gopal Desle had also filed the return for the same lands including the land bearing S. No. 230/2pt which is acquired by him under the provisions of B.T. & A.L. Act 1948 and stands in his name as per Khate No. 354.

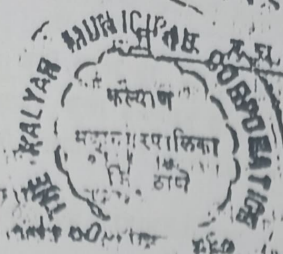
Since both the declarants have filed the return in respect of same lands and relation between these two declarants is of mother & son, both the returns are clubbed together for the decision in the case, on the basis of statement of Shri Yashwant Gopal Desle recorded before me on 21-8-80.

In the meanwhile a case was sent to the City Survey Officer for carrying out measurements of the land and preparation of plan. The case was also sent to the Acct. Town Planner for marking zones with reference to the development plan at time being enforced the classification of lands and details of vacant land worked out by Acct. Town Planner is as under.



कल्याण महानगरपालिका, कल्याण

कलन-३
७४२७/२९-३४
२००१



जावक क्रमांक/कमपा/नरवि/रिवा- वाणिज्य/उद्योग 239-56

दिनांक : ७-६-२००१

कल्याण महानगरपालिका व आसपास
यांचे कुमुठपन्थारक-मोठोण कळसुकरान्य तर्फे श्री. मंगळ प्रमान (बोव)
द्वारा- (म.म.स.पौरेचा, (वाणिज्यीय प्रकार) डोंबिवली (मुंबई)

विषय : माजे भापड
वहसोल कल्याण
वेपील सव्हे नंबर ३१ संपूर्ण व दिनांक स.नं. २४२ दि.नं. २०/०६/०१
समुह निवास पध्दतीच्या
या जागेतील रेखांकनास परवानगी मंजूरी मिळणे बाबत.
संदर्भ : आपले पत्र क्र. ५२३२ दिनांक २०/०६/०१

महानगरपालिकेच्या मंडळाच्या संकल्पनेनुसार ही जिल्हाक्याणकारांच्या मंडळाच्या (इ.स. १९८०) मंडळाच्या अखत्यारीत असून त्यातील तरतूदीप्रमाणे ती जागा रहिवासी/वाणिज्य/उद्योग विभागासह देते, व त्यातील प्रस्तावाने बांधित होत नाही.
या जागेतील प्रस्तावित पिकासोपानेच्या नकाशा व खणीचा, रेडिफिकेशन एफ्लेज
या जागेतील ही जागा उद्योग भापर नकाशा प्रमाणे नियोजित-रस्ता/रस्तावंदी (सुवी) जागा/सार्वजनिक उपयोज/उद्योग विभाग यामुळे बांधित होत असून तिचा अबाधित भाग वरील रहिवासी/वाणिज्य/उद्योग बांधणीसाठी वापरता येईल.

अजंदाराने सादर केलेला रेखांकन हा मूखंड-पध्दतीच्या समुह निवास पध्दतीचा असून तो प्रचलित विकास नियमन नियमावलीनुसार आहे/असून त्यात काही दोष दिसून येतात व ते दुर करण्यासाठी जबर तसे हिरव्या जागेत दुरुस्त्या करण्यात आलेल्या आहेत.

सदर वरील मूखंडातील रेखांकनास अजंदाराने सादर केल्याप्रमाणे, तसेच त्यावरील जबर त्या हिरव्या जागेतील बदलाप्रमाणे, खालील शर्तीना अधिन राहून मंजूरी देणेत येत आहे.

- मंजूर रेखांकनातील सर्व मूखंडाचा वापर रहिवासी/वाणिज्य/उद्योग कारणासाठी करण्यात यावा.
- रेखांकनातील सर्व मूखंड, रस्ते, खल्या जागा याची प्रत्यक्ष जागेवर प्रस्तावित रेखांकनाप्रमाणे आखणी नगर मूमापक/जिल्हा निरीक्षक भूमी अभिलेख यांचे मार्फत करून घ्यावी व जिल्हा निरीक्षक, भूमि अभिलेख यांचे कडील प्रमाणित रेखांकनाचा नकाशा अंतिम मंजूरीसाठी ही मंजूरी दिल्या तारखेपासून एक वर्षाचे आत सादर करावा.
- रेखांकनातील मूखंडाचा वापर सुध्द करण्यापूर्वी रेखांकनातील रस्ते, त्यांच्या गटारासह, वाहतुकीस योग्य होतील असे पक्क्या स्वरूपात बांधण्यात यावेत. व त्यांची वंदी मंजूरी प्रमाणे ठेवण्यात यावी. तसेच सार्वजनिक वापराचे रस्ते व नात्या महानगरपालिकेकडे विनामुल्य हस्ततरीत करण्यात यावेत.

रेखांकनातील कोणत्याही मूखंडाचे विभाजन पूर्वपरवानगी शिवाय करण्यात येऊ नये.
म.म.स.पौरेचा व आसपास सुवृत्त जागे (वापणे आवश्यक असून) वापरता येईल.
जगपिणेची जागाही आसपास वापरता येईल.
२३/६/०१
प.प. २२/०१/०१/३१
माडरेव २४/०१/०१/३१

रेवांकनातील रस्ते जर दोजारील जागाना लागून असतील तर असा दोजारील जागाना समाप्त रेवांकना-
 मधील रस्त्याना ते जोडण्यासाठी व वापरासाठी परवानगी घ्यावी लागेल.
 रेवांकनातील खली जागा ही प्रत्यक्ष जागेवर एकूण क्षेत्राच्या १/१० एवढ्या व ती कोणत्याही बांधकामा-
 व्यतिरिक्त कायम खली ठेवण्यात यावी. तिचा उपयोग बाग, विहाय अशा स्वतःचात करण्यात यावा. तसेच
 खल्या जागेची किंमत रु. १/- पेऊन ती महानगरपालिकेकडे हुतातरीत करण्यात यावी.
 मंजूर रेवांकनात पूर्व परवानगीशिवाय बदल करण्यात येऊ नये.

कोणत्याही मूखडातील बांधकामास परवानगी अर्जाशिवाय त्या मूखडाचा सही शिक्काचा सोबती नकासा
 सादर करावा लागेल.
 कोणत्याही मूखडात बांधकाम करण्यापूर्वी असा बांधकामाचे सुविस्तार व कायदे प्रत्यक्ष मंजूर असून त्यानंतर
 बांधकाम करण्यात यावे.

मूखडा हा महामार्ग किंवा रेल्वेमार्गास समुच्च, लागून किंवा जवळ असण्यास तसेच जागेदुन किंवा जागे
 जवळ वृत्तान्त विणत वाहिनी जात असल्यास संबंधीत खात्याकडून ता हुरकत दाखला मागणे मिळविला
 पाहिजे.
 नागरी जमीन कमाल मर्यादा १९७६ मधील तरतुदी अन्वये काही बाद उपस्थीत द्याव्यात त्याचे निराकरण
 करणाची जबाबदारी आपली राहिल.

१३. टेलिफोन एक्सचेंज व वरीलचा या आरक्षणखाली जमीनीचे पुढील
 मिळणेसाठी आरक्षणही पातळीपर्यंत अर्जाची पडिगिमेंट घ्याव्यात (या विभागाच्या मंडळ
 कार्यालय, फ्लोरा पाठ) अर्जाशिवाय आरक्षण आहे, तसेच विकास योजने
 अर्जाशिवाय पत्रक्या स्वतःच्या अर्जाशिवाय
 १३. सद्यदाकृती अर्जाशिवाय करणे व पडिगिमेंट योजने अर्जाशिवाय अर्जाशिवाय
 अर्जाशिवाय आरक्षणच्या जागेदुन पडिगिमेंट पोहीयमला लागूच्या अर्जाशिवाय
 आहे.



आपला विरवासू.

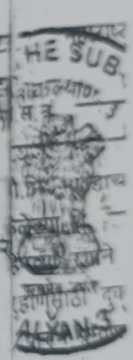
सहायक संचालक
 रेलोकन मंजूर करणाऱ्या अधिकारी
 मंडळ सही व हस्ताक्षर

अर्जाशिवाय परवानगी अर्जाशिवाय
 अर्जाशिवायची सही व हस्ताक्षर.

प्रति

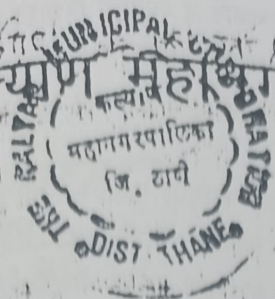
१. सहीत नियोजक, मंडळ महानगर प्रदेश विकास प्राधिकरण, पुणे संकुच.
२. उप आयुक्त / सहाय्यक आयुक्त

सादर देण-संख्या-४०००२४५ दिनांक, कोण्या महानगरपालिका
 कलन-३
 08/20/2038
 1009



शाखा
 विशेष
 शाखा
 शाखा

कल्याण महानगरपालिका, कल्याण



34

जावक क्रमांक/कम्पा/नरवि/बाप क्रमांक ७०६-२०७
 कल्याण महानगरपालिका कार्यालय, कल्याण
 दिनांक: १७-३-६७

कचऱा काजि म्हाजे व शाव
 यांचे छुट्टीपन्धारक मेळोव दिव्याकर मुंबई
 २४२ व ३१ मोजे मोपरा येथे बांधकाम करण्याच्या मंजूरी बाबत
 आपला दि. १.१.६७ चा
 श्री एम. एस. पोरेचा

कलन-३
 ७४२०/३१-३४
 १०१७

वास्तुशिल्पकार यांचे मार्फत सादर केलेला अर्ज.

प्रदेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये

संन २४२ व ३१ मोजे मोपरा मध्ये ३६,२४०.००
 करावायास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३ अन्वये बांधकाम करण्यासाठी
 १.१.६७ च्या अर्जास अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत
 दाखविल्याप्रमाणे सळघर/स्टील्ट, ताळमजुजा पहिला मजुजा व दुसरा मजुजा निररा मजुजा चौथा मजुजा
 वाडे भिंतीच्या इमारतीच्या बांधकामा बाबत बांधकाम परवाना
 डी-१ डी-२ डी-३ व सी-१ - ताळन ४ (रहिल्यासी)
 सी-२ ते सी-६ - ताळन ४ (रहिल्यासी व डुकान)
 अटी डी-२ - ताळन ७ (रहिल्यासी)

- ही बांधकाम परवानगी दिल्याचे तारखेपासून एक वर्ष पुर्वत वैध असेल नंतर पुढील वर्षासाठी परवानगीचे नुतनीकरण मुदत संपणे आवश्यक राहिल अशा प्रकाशचे नुतनीकरण फक्त तीन वर्ष करता येईल वैध मुदतीत बांधकाम पूर्ण करणे आवश्यक आहे: नुतनीकरण करतांना किंवा नवीन परवानगी घेतांना त्यावेळी अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास आराखडयाच्या अनुषंगाने छाननी करण्यात येईल.
- नकाशात दिवल्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील
- जे जिल्हाधिकारी ठाणे, याजकडून बांधकाम चालू करावाचे अगोदर बिनशेती परवानगी घेण्याची जबाबदारी तुमच्यावर राहिल व दिन शेतीच्या परवानगीची एक सत्य प्रत काम सुरू करावाचे पंधरा (१५) दिवस अगोदर महानगरपालिकेकडे पाठविणे आवश्यक राहिल.
- बांधकामाची आपल्या मालकाच्या कबजातील जमीनी व्यतीतीकत जमीनीवर बांधकाम आर विकास करण्यास हक्क देत
- बांधकामाची आपल्या मालकाच्या कबजातील जमीनी व्यतीतीकत जमीनीवर बांधकाम आर विकास करण्यास हक्क देत
- बांधकामाच्या प्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल
- बांधकाम आल्यानंतर आस्तु शिल्पकाराचे मंजूर नकाशा प्रमाणे बांधकामास केल्या बाबतचे प्रमाणपत्र घ्यावे. त्यानंतर जो त्यावरील बांधकाम करावे त्यामध्ये कोणत्याही प्रकारचे बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बदल करू नये
- बांधकामात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये तसे केल्याचे आढळून आल्या बाबतची बांधकाम परवानगी रद्द झाली असे समजण्यात येईल. बांधकामाच्या अडथळाच्या जागेत बांधकाम करू नये तसे केल्याचे आढळून आल्या बाबतची बांधकाम परवानगी रद्द झाली असे समजण्यात येईल. बांधकामाच्या अडथळाच्या जागेत बांधकाम करू नये तसे केल्याचे आढळून आल्या बाबतची बांधकाम परवानगी रद्द झाली असे समजण्यात येईल.

CHANDRESH PARK CO-OP. HOUSING SOCIETY LTD.

Lodha Heritage, Nandivali, Bhopar, Desale Pada, Dombivli (E), Thane - 421201.

Regn. No. TNA / K.L.N. / H.S.G. (T.C.) / 14202/2002-03

SHARE CERTIFICATECertificate No. 108 Share No. From 536 To 540 Flat No. E-104

This is to Certify that Shri / Smt. SACHIN K. KULKARNI
of Flat No. E-104 is/are the Registered holder / s of 5 fully paid up share / s of Rs.50/-
each numbered from 536 to 540 both inclusive, in **CHANDRESH PARK CO-
OPERATIVE HOUSING SOCIETY LTD.** subject to the Bye-Laws of the said Society.

Given under the Common Seal of the said Society
at Mumbai, this 1/3 day of 2013

A.P.Kadam
Chairman

Sachin K. Kulkarni
Secretary

Sachin K. Kulkarni
Treasurer / M.C. Member

Note : Lien / Mortgage details are enclosed.
Forming part of this Share Certificate

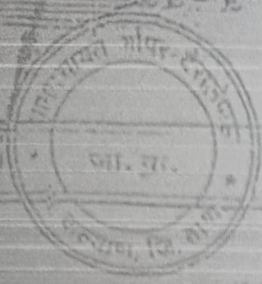
TERMS & CONDITIONS FOR ISSUE OF SHARE CERTIFICATE

- 1. Bye-laws :** This certificate is issued subject to the provision of the Registered Bye-laws and the amendments made thereto from time to time as applicable to RUNWAL ESTATE CHS. (hereinafter referred to as "the said Society.")
- 2. MICS Act and Rules :** This certificate is issued subject to the provisions of the Maharashtra Co-operative Societies Rules, 1961 and the amendments made thereto from time to time.
- 3. Occupation of Flat :** The holder / s of this share certificate is / are deemed to have been allotted the flat mentioned in this share certificate and will occupy and use the flat for the purpose of residence only.
- 4. Lost / Stolen :** If this share certificate is lost or stolen, please inform in writing to the society, misuse of certificate is a criminal offence. If found, please return to the Secretary of the said society.
- 5. Transfer / Transmission :** For the purpose of Transfer of share certificate to any person on account of sale / Transfer of flat / share or due to the death of the member/s the certificate has to be submitted to the society for the transfer and after completing all required formalities as provided in the bye-laws of the said society the share will be transferred and necessary endorsement will be done by the society.
- 6. Clearance of dues :** Before effecting the transfer of the shares in favour of incoming, member/s, all the arrears of the society of the outgoing member/s in respect of the flat mention in this share certificate, has to be cleared in full and also necessary no objection from the financial institution / bank where the flat was mortgage should submitted to the society.
- 7. Payment of Stamp and registration :** In case of resale of flat, the transfer will be effected only after payment of stamp duty, registration of agreement, payment of society transfer premium and transfer fees and after completing all the formalities as may be notified from time to time.
- 8. Lien / Mortgage record :** No Mortgage or lien of this Share Certificate or the flat mentioned in this share certificate shall be valid unless the same confirmed by the said society in writing. If nothing in mentioned in line / mortgage details column it is deemed to have been not mortgage with any financial institution on the date of issue of this share certificate / or on the date of transfer of the share certificate.
- 9. Duplicate Share Certificate :** In case the member/s wish/es to obtain duplicate share certificate, the same will be issued by the society. For the issue of duplicate share certificate, the member/s has to make an application confirming the loss / or misplace or torn of the share certificate and submit an indemnity bond and the consent of the financial institution in case of mortgage of the flat and complete all required formalities.
- 10. Unauthorised holding of Share Certificate :** In any person / institution is holding this share certificate without the consent of the society, the same will be treated as illegal and unauthorised holding of the share certificate. The Society will not be responsible for any such unauthorised / illegal holding of the share certificate.

ग्राम पंचायत भोपर देसलेपाडा

ता. कल्याण, जि. ठाणे

116/3



दि. 0 192/2004

Ch. Park - A 108, Ch. Udyan - A 131
Ch. Nishit - 2, Ch. Nishit - 5, Ch. Nishit - 14
Ch. Nishit - 1
भोगवटा दाखला वारु. 1, 2, 3

श्री. कृष्णक हाजी म्हात्रे व कारकुमुथा श्री मंगल प्रभात खोशकशा यांचे
दि. १९९१ मध्ये च्या अर्जांनुसार दाखला देण्यात येत आहे की, यांनी कल्याण
तालुक्यातील ग्रामपंचायत भोपर - देसलेपाडा कार्यक्षेत्रातील स.नं. ३१, २३५
२. २४२ हि. नं. २, ३, ४ प्रैकी या जागेमध्ये कल्याण डोंबिवली
महानगर पालिका यांचेकडील बांधकाम परवानगी जा. क्र. केंद्रोसप्रा. ११११११११ (अर्जा
दिनांक ३१.११.९१ अन्वये मंजूर केलेल्या बांधकाम नकाशाप्रमाणे इमारत २६-२०
क. २६-२०, २६-२० वि. ३ ते वि. १६, सी ३ ते सी-४ व सहण्यासाठीच
/ लवसावासाठी बांधकाम पूर्ण केलेले आहे. २६-२०, २६-२०, २६-२०

थारतव संबंधीतांस सोबतच्या नकाशाप्रमाणे हिरव्या रंगाने दर्शविल्याप्रमाणे
बांधकामाच्या इमारतीचा वापर परवानगी देण्यात येत आहे.

ग्रामपंचायत भोपर

H.S. Mevli
सरपंच
ता. प. भोपर