



**INDEX II**  
( RULE 29 )

Village Name: **Mauje [Gaon] Bhayander No. 1 (Mira Bhayander Mahanagarpalika)**

Date of Printing : Monday , 19 December , 2022 07:39 PM

Office Name: Joint S.R.Thane 7  
NoI Filing:- THN7-3258-2022

<b>Notice Of Intimation</b>		
1	<b>Title</b>	
2	<b>Loan Amount</b>	<b>Rs.14000000/-</b>
3	<b>Property Description</b>	1) Survey Number:740, Area of Constructed Property: 54.3600 Square Meter, Property Type: Flat , Other Description: Pin Code : 401107 , Property Description : FLAT NO 102 FIRST FLOOR BUILDING NO B47 GIRNAR SHANTINAGAR CHSL , Property Description continued : SECTOR 1 SHANTINAGAR MIRA ROAD EAST THANE 401107
4	<b>Area</b>	Land area 0.0000 Square Meter,
5	<b>Mortgagor Name,Address</b>	<b>KAVITA M KOTHARI , , Age 46, Maharashtra , PAN No.: AKKPK7085P</b> <b>MAHENDRA M KOTHARI , , Age 46, Maharashtra , PAN No.: AGMPK7008E</b>
6	<b>Mortgagee Name,Address</b>	PUNJAB NATIONAL BANK GOREGAON (E) (GOE), MICR No.400024042, TAN:, , Mumbai Main, Mumbai City, Fort Division,
7	<b>Date of Mortgage</b>	23/11/2022
8	<b>Date of Filing</b>	19/12/2022
9	<b>Filing No.</b>	THN7-3258/2022
10	<b>Stamp Duty</b>	Rs.100/-
11	<b>Filing Fees</b>	Rs.15000/-
12	<b>Date of Submission</b>	23/11/2022
13	<b>Remark</b>	There is another 1 notice of intimation in this mortgage.



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Branch  
value

name

1

# GIRNAR SHANTINAGAR CO-OP. HSG. SOCIETY LTD.

REGN. NO. TNA/(TNA)/HSG/(TC)/14269/2002-2003 DATED : 28.01.2003

Building No. B - 47, Sector No. 1, Shanti Nagar, Mira Road (East), Dist. Thane 401 107.

Date: 13.01.2014

To,  
The Branch Manager,  
Oriental Bank of Commerce,  
B/o Bandra,  
Mumbai.

Dear Madam,

Re : Permission to mortgage Flat No. "102" on the 1<sup>st</sup> floor in building No. "B/47" of the building proposed to be named as "GIRNAR SHANTINAGAR CO-OP HSG. SOC. LTD." situated at SECTOR-1, SHANTI NAGAR, MIRA ROAD EAST).

This is to confirm that we have sold Flat No. "102" admeasuring 585 Sq. ft. (built-up area) on the 1<sup>st</sup> floor of the building proposed to be named as / Known as "GIRNAR SHANTINAGAR CO-OP HSG. SOC. LTD" Situated at SECTOR-1, SHANTI NAGAR, MIRA ROAD EAST).constructed by us to Mrs. KAVITA MAHENDRA KOTHARI for a total consideration of Rs. 36,00,000/- (Rupees Thirty Six Lacs ONLY) under an Agreement for sale dated 25/03/2013.

We confirm that we have obtained necessary permissions / approvals / sanctions for construction of the said building from all the concerned competent authorities and the construction of the building as well as of the Flat are in accordance with approved plans.

We have not made any sub division in the flat after the plans have been approved by the Municipal Corporation. The flat is meant for residential purposes as per the sanctioned plan.

We assure you that the said flat as well as the said building and the land appurtenant thereto are not subject to any encumbrance, charge or liability of any kind whatsoever and that the entire property is free and marketable.

We have a clear, legal and marketable title to the said property and every part thereof.

We are aware that the said Mrs. KAVITA MAHENDRA KOTHARI has approached you for a loan for purchasing/acquiring the said flat and that you have agreed to sanction / grant the loan to Mrs. KAVITA MAHENDRA KOTHARI to purchase / acquire the above flat and Mrs. KAVITA MAHENDRA KOTHARI has agreed to mortgage the said flat in your favour / in favour of your security trustee as security for the said loan.

# GIRNAR SHANTINAGAR CO-OP. HSG. SOCIETY LTD.

REGN. NO. TNA/(TNA)/HSG/(TC)/14269/2002-2003 DATED : 28.01.2003

Building No. B - 47, Sector No. 1, Shanti Nagar, Mira Road (East), Dist. Thane 401 107.

We hereby confirm that we have "No Objection" to Mrs. KAVITA MAHENDRA KOTHARI mortgaging the said flat to you / in favour of your security trustee by way of security for repayment of the said loan.

AND Notwithstanding anything to the contrary in the said Agreement for sale, we hereby agree to note your charge in our books in respect of the said flat and Mrs. KAVITA MAHENDRA KOTHARI will not be permitted to cancel, transfer, assign, sell off or in any other way / manner deal with the said flat prejudicial to the interest of the Bank / the security trustee nominated by the Bank, without the prior written consent of the Bank / the security trustee nominated by the Bank. We undertake that as soon as the registration formalities are completed, we will send the registry documents to the Bank / the security trustee nominated by the Bank directly. We also undertake to inform and give proper notice to the co-operative housing society as and when formed, about the flat being so mortgaged.

Yours faithfully,

For Girnar Shantinagar Co-op. Hsg. Society Ltd

*Jayant*  
Chairman

*Supern*  
Hon. Secretary

*Sanjiv Purohit*  
Hon. Treasurer

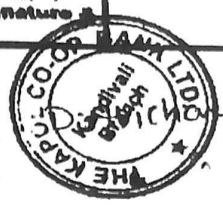
164/102

Shweta

White-Taber Copy

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दस्तावेज प्रकार (Name of Document)	Agreement for Sale
दस्तावेज नोंदणीय दस्तावेज (Registration Category)	Registrable / Non Registrable
दस्तावेज क्रमांक (Document No.)	62597
मिळवणीचे पत्ता (Property)	102, Old No. D-207, Gurnar Shanti Nagar
मोबदला (Sale Price)	36,00,000/-
मुद्रा (To)	Kavita M. Kothari
वस्तात (Other)	Mr. Stany Chasta
ठेवणे (Address)	Mirchi
मुद्राक सुलामी रक्कम (Stamp Duty)	2,16,000/-
अक्षरी (In words)	
अधिकारी/वकील/अधिकारी (Authorized Person's Full Signature Stamp)	



For The Karnata Co-op Bank Ltd.  
Kandivali (W) Br.  
D. Avichon  
Authorized Signatory

901  
अक्षरी/मुद्राक सुलामी रक्कम - 2,16,000/-

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made and entered into at MIRA ROAD this 25 day of MAR 2013 between MR. STANY CHASTA Adult, Indian Inhabitant of Mumbai, residing at flat NO. "102"/"B-47"/"GIRNAR SHANTINAGAR" at Sector-I Shantinagar, Mira Road (East), Thane-401 107; hereinafter called the "VENDOR/TRANSFEROR" (which expression shall not be repugnant to the context or meaning thereof be deemed to mean and include his legal heirs, executors, administrators and assigns) of the ONE PART

*Chast*



For The Karnata Co-op Bank Ltd.  
Kandivali (W) Br.  
D. Avichon  
Authorized Signatory  
1st Floor, Marundas Road, Kandivali (W), Mumbai-400 067.  
D-527/M/C R.1061/08/05/2001-2004

*Kavita Kothari*  
*Kavita M*

Kavitha Kothari 1

*Chast*

2262	2013
38	

INDIA STAMP DUTY MAHARASHTRA  
62597  
138645  
R.0216000/-P85499  
MAR 25 2013  
13:00

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दस्त क्रमांक	२२७२ / २०१३
	३६.

MRS. KAVITA MAHENDRA KOTHARI

Adult, Indian Inhabitant of Mumbai, having her address at Flat No. 603/604-Bldg No. 34B-Kalpataru, Sector-3, Srishti Complex, Mira Road (East), Thane-401 107, hereinafter called the "PURCHASER / TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her legal heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS the Vendor herein booked/purchased and acquired from M/S. SHANTI STAR BUILDERS having Office at Sector-I, Shantinagar, Mira Road (East), Thane-401 107 hereinafter referred to as "the Builders" a flat being the FLAT NO. "102" on the "1st" floor of Building No. "B-47" known as "GIRNAR SHANTINAGAR CO-OPERATIVE HOUSING SOCIETY" situated at Sector-I, Shantinagar, Mira Road (East), Thane-401 107 admeasuring "585" Sqft. Builtup area equivalent to "54.36" Sq Mtrs. Builtup area at the price and on the terms and conditions mutually agreed on the land more particularly described in the schedule written hereunder and exempted by the Govt of Maharashtra under section 20 of Urban Land (Ceiling and Regulation) Act, 1976.



Kavita Kothari

*(Handwritten Signature)*

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दिनांक २२/०२/२०२२
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The Vendor herein has executed Power of Attorney in favour of MR. MELVIN NORONHA on \_\_\_\_\_ who approached to the said builders and executed Agreement for sale on 30th May, 2000 duly registered at the office of the Sub-Registrar of Assurances Thane under No. "2473/2000" on 19-7-2000 and completed all requisite formalities with the said builders and has taken quiet, vacant and peaceful possession of the said flat.

A N D

The Vendor declares that the said agreement is valid and subsisting and he has not assigned the benefit of the said agreement to anybody else by way of security or otherwise. The Vendor agrees to sign any document, if required, as and by way of confirmation of this \_\_\_\_\_ of the right of the purchasers to purchase the said \_\_\_\_\_ under the terms of the said agreement.



A N D  
The Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Vendor the said flat being the FLAT NO. "102" on the "1st" floor of Building No. "B-47" known as "GIRNAR SHANTINAGAR CO-OPERATIVE HOUSING SOCIETY LTD." situated at Sector-I, Shantinagar, Mira Road (East), Thane-401 107 with the fixtures, fittings and amenities provided therein by the builders at and for the agreed consideration of Rs. 36,00,000/- (Rupees THIRTY SIX LACS ONLY) and the parties hereto are desirous of executing this agreement for sale in respect thereof.

Kavitha Kothari

AND WHEREAS the member and the share holder the Vendor has acquired the full right, liberty, privilege, title and interest therein and sole and exclusive ownership and possession of the said flat in the said society's building situate at Mira Road (East),

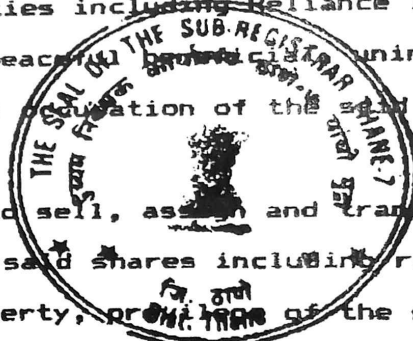
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दस्तावेज क्रमांक	2262 / 2013
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A N D

The Purchaser is desirous of acquiring the said shares alongwith right, title and interest of the said flat with deposits and contributions made by the Vendor with various local authorities including Reliance Infrastructure Ltd. for peaceful and uninterrupted enjoyment and lawful occupation of the said flat.

A N D

The Vendor has agreed to sell, assign and transfer to the Purchaser all the said shares including rights, title and interest, liberty, privilege of the said flat and handover a quiet, vacant and peaceful possession of the said flat to the Purchaser at and for the total consideration of Rs. 36,00,000/- (Rupees THIRTY SIX LACS ONLY) inclusive of all deposits and contributions made by the Vendor with various local authorities including Reliance Infrastructure Ltd. for the peaceful, uninterrupted enjoyment and lawful occupation of the said flat.



Kavitha Korhavi



C.M.M.

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A N D 38

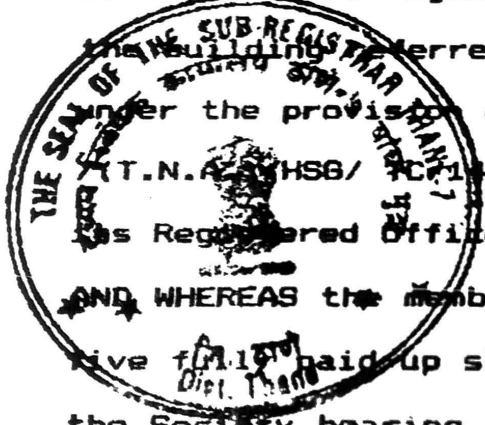
The construction of the said building completed in accordance with the approved plan and sanctions accorded by the local authorities and occupation certificate issued by the Mira Bhayandar Municipal Corporation in the year \_\_\_\_\_ and copy of the same is annexed herewith for availing depreciation allowable on payment of stamp duty/registration charges.

A N D

This agreement shall always be subject to the provision of Maharashtra Ownership Flats Act, 1963 and also the M.C.S. Act, 1960 and the Rules made thereunder.

A N D

The Vendor is sole and absolute legal and lawful member of the " BIRNAR SHANTINAGAR " CO-OPERATIVE HOUSING SOCIETY LTD. a registered society of the premises in the building referred to hereinabove and registered under the provision of M.C.S. Act, 1960 under No. T.N. (T.N.A. HSB/ 1269/2002/03 dtd. 28-1-2003 with its Registered Office at the same building.



AND WHEREAS the member is registered share holder of five paid up shares of Rs. 50/- each issued by the Society bearing distinctive Nos. from ' \_\_\_\_\_ ' to ' \_\_\_\_\_ ' (both inclusive) for the total face value of Rs.250/- of the said society standing in his name alone.

Kavisho Kothari

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दस्तावेज क्रमांक २२७२ /२०१३

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A N D

The Vendor has represented to the Purchaser

- (a) That the Vendor has not entered into any agreement/s with any person(s) in respect of the said premises.
- (b) That the Vendor has not transferred and assigned his rights, title and interest in respect of the above said premises with any person(s).
- (c) That except the Vendor no other person or persons have any rights in the said premises and the Vendor being the owner of the said premises has got full and absolute right to assign & transfer all the rights, title and interest in the above said premises in favour of the Purchaser.

A N D

The Purchaser acting on the faith of the representations and assurances as aforesaid made by the Vendor have agreed to purchase the said shares and rights of the said Flat with all deposits and benefits thereof at and for the total consideration as aforesaid and to get the membership and the said shares transferred in her name with permanent right of use and occupation of the said Flat.



Kavitha Kothari

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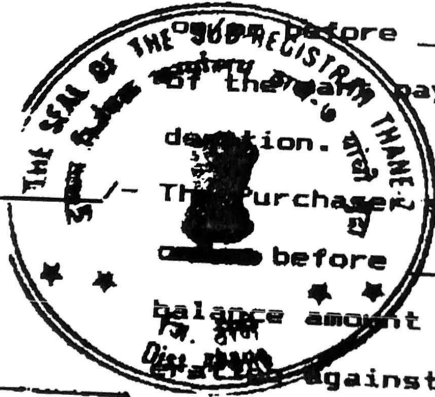
: NOW THIS INDENTURE WITNESSETH AS UNDER:

1. The Vendor shall sale, assign and transfer to the Purchaser all his rights title and interest in respect of the said flat together with all deposits and benefits thereof to the Purchaser at and for the total consideration of Rs. 36,00,000/- (Rupees THIRTY SIX LACS ONLY) and the Purchaser shall pay to the Vendor entire fixed amount of agreed consideration of Rs. 36,00,000/- (Rupees THIRTY SIX LACS ONLY) in the following manners:

Rs. 700000 /- The Purchaser shall pay to the vendor on/or before execution hereof being the part payment of the agreed consideration.

Rs. \_\_\_\_\_ /- The Purchaser shall pay to the vendor \_\_\_\_\_ before \_\_\_\_\_ as and by way of the part payment of agreed consideration.

Rs. \_\_\_\_\_ /- The Purchaser shall pay to the vendor \_\_\_\_\_ before \_\_\_\_\_ being the balance amount of the agreed consideration against possession.



(TIME IS ESSENCE OF CONTRACT)

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दस्तावेज संख्या	२२६२	/२०१३
पृष्ठ संख्या	३६	

Kavisha Kothari

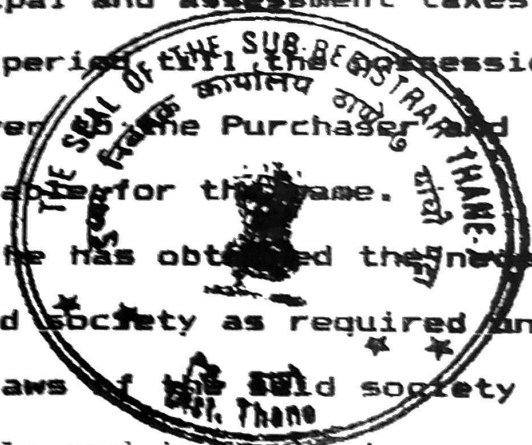
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The Vendor do hereby admits and acknowledges that he has received the said sum of Rs. 2,00,000 (Rupees SEVEN LAKH only) being the part payment of the agreed consideration and the Vendor shall acquit, release and discharge every part thereof to the Purchaser forever only upon the receipt of the balance amount of the agreed consideration mentioned herein above.

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2. The Vendor declares that all amounts pertaining to the said flat and the said shares are fully paid up and no dues of any nature whatsoever in respect thereof are payable to the said builders and/or the said society and also expressly agrees and undertakes to pay all dues, if any, to any claimants lawfully or any other authorities including the difference of the stamp duty, registration charges, municipal and assessment taxes or any penalty thereof for the period until the possession of the said flat is handedover to the Purchaser and thereafter he will not be liable for the same.

3. The Vendor declares that he has obtained the necessary permission from the said society as required under the Rule 38 (a) of the bye-laws of the said society to transfer all his rights, title and interest in respect of the said flat including the shares and deposits that may be lying in favour of the Purchaser and agrees and undertakes to co.operate and assist with the Purchaser for perfectly and effectively transferring the same flat with all benefits thereof unto the Purchaser.



Kavsha Kothari

4. The Vendor declares that being the sole and exclusive owner of the said flat he has full right and absolute power and authority to sell, assign and transfer to the Purchaser all his rights, title and interest in respect of the said flat and that no other person or

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दस्त क्रमांक: 2262 / 2083
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persons has/have any rights, title and interest or claim or demand of any nature whatsoever into, over, upon the said flat or any part thereof either by way of a sale, exchange, mortgage, gift, trust, lien or tenancy etc. or otherwise the said flat is absolutely free from all attachments and encumbrances beyond a reasonable doubts and also hereby agrees and undertakes to indemnify and keep indemnifying to the Purchaser against all such acts, actions, claims, demands, proceedings, costs and expenses arising from any third persons relating to the said flat.



The Vendor hereby agrees and undertakes that immediately upon receipt of the balance amount of the agreed consideration as mentioned in clause (1) herein, he will handover a quiet, vacant peaceful possession of the said flat to the Purchaser alongwith all relevant documents including bills, receipts, vouchers, correspondence etc. standing in his name.

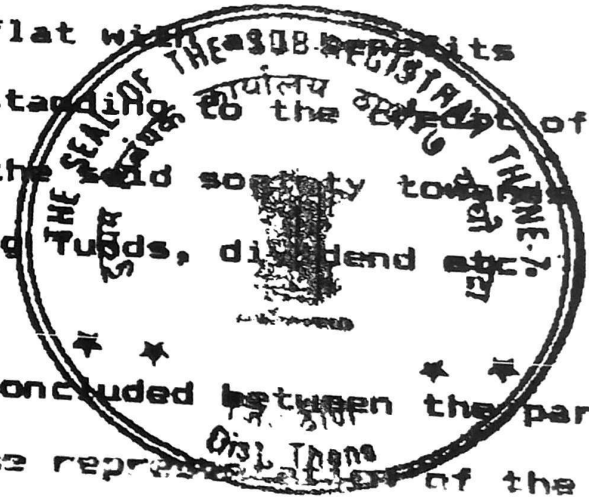
Kavita Kathori

*[Handwritten signature]*

6. The Vendor declares that on giving possession of the said flat to the Purchaser, the Purchaser shall be as an exclusive owner of the rights, title and interest in respect of the said flat which the Vendor has in the said flat and then the Purchaser shall peacefully hold possess, occupy and enjoy the said flat without any let or hindrance and/or denials and/or demand and/or interruption and/or eviction and/or claim by the Vendor or any other person or persons lawfully equitably claiming through, under or in trust of the Vendor.

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22/02/12  
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7. The Vendor hereby agrees and undertakes to execute at the cost of the Purchaser all further agreements, conveyance, affidavits undertakings and forms etc. in favour of the Purchaser as and when required by the Purchaser and the said society for perfectly and effectively transferring the said flat with all the benefits thereof including all amount standing to the credit of the Vendor in the records of the said society towards deposits, stock, bonds, sinking funds, dividend etc. unto the Purchaser.



8. This agreement has been concluded between the parties hereto on the basis of the representation of the Vendor that agreement with the builders for purchase of the said flat and membership with the said society are valid and subsisting and no notice of requisition or acquisition of the said flat or termination of membership has been received by him. The Purchaser declares that she has inspected all the documents of title in r/o the said flat and fully satisfied with the same.

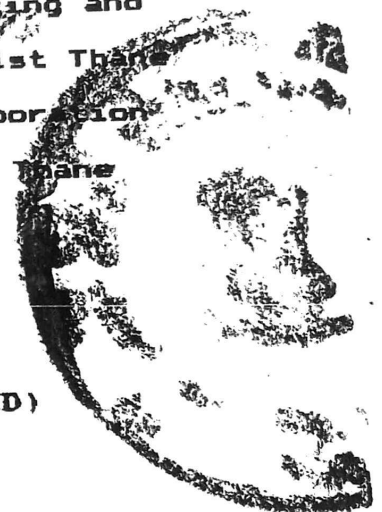
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जम.सं.	22162 / 12013
92	

9. All expenses incidental to this agreement including stamp duty, registration charges etc., if any payable on this agreement shall be borne and paid by the Purchaser only who shall also be liable to pay all outgoings in respect of the said flat as and when due for the payment from the date of possession. It is specifically agreed that any transfer premium payable to the said society shall be shared equally.

: THE SCHEDULE OF THE PREMISES REFERRED TO :

FLAT NO. "102" on the "1st" floor of Building No. "B-47" known as "GIRNAR SHANTINAGAR CO-OPERATIVE HOUSING SOCIETY " situated at Sector-I, Shantinagar, Mira Road (East), Thane-401 107 Admeasuring "585" Sqft. built up equivalent to "54.36" Sqmtrs. area on all that piece or parcel of leasehold land or ground lying and being situate at Vill. BHAYANDAR in Tal and Dist Thane within limits of Mira Bhayandar Municipal Corporation and in the registrations dist and sub-dist of Thane bearing BHAYANDAR S. No. 740 part.



Construction : O.C. \_\_\_\_\_  
 Structure : RCC GROUND + \_\_\_\_\_ UPPER FLOORS  
 Depreciation allowable : \_\_\_\_\_ % (DC ATTACHED)

Kavisha Kathari

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पल्ल क्रमांक	२२७२ / २०१३
१३	३६

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

SIGNED & DELIVERED by the  
withinnamed " V E N D O R "  
MR. STANY CRASTA

*Stany Crasta*



In the presence of

- 1) *[Signature]*
- 2) *[Signature]*

SIGNED & DELIVERED by the  
withinnamed " P U R C H A S E R "



MRS. KAVITA MAHENDRA KOTHARI

*Kavitha Kothari*

In the presence of

*[Signature]*

- 1) *[Signature]*
- 2) *[Signature]*





दस्तावेज नं. 2262/2013  
34.

RECEIPT

RECEIVED ON/OR BEFORE THE EXECUTION HEREOF OF AND FROM  
THE WITHIN NAMED PURCHASER A SUM OF Rs. 700000/-  
(Rupees SEVEN LAKH ONLY) BEING THE  
PART PAYMENT OF THE AGREED CONSIDERATION AS MENTIONED  
HEREIN AND PAID TO ME IN THE FOLLOWING MANNERS:

Rs. 700000/- CHQ/PO NO. 108010 DTD. 25.3.13  
DRAWN ON H.D.F.C. BANK BR. MIRARAJA

Rs. 700000/-

(Subject to realisation)

I SAY RECEIVED Rs. 700000/-


( STANY CRASTA )

VENDOR

WITNESSES:

- 1) Dpswami
- 2) [Signature]



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दस्तावेज क्रमांक	20/102/19013
96	36.

पावती क्र.

नोंदणी ३५ म  
kogn १९ म

दस्तावेजाचा/वर्जाचा अनुक्रमांक ६०/२४७३/२००  
दिनांक १२/०१/२०२०

दस्तावेजाचा प्रकार-

सादर करणाराचे नाव-

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

नक्कल फी (फोलिओ)

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकला किंवा सापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ)

इतर फी (मागील पानावरील) नाव क्र.

५२१०१११ ३,२२९,६००/-

श्रीमती देवी श्यामशास्त्री  
३, श्री गुरुदास न-३११  
३२२२-

S.D. 5250/17 92

B

Removed from file by Clerk /  
Deputy Registrar / Pay Order No. 65  
32957 एकूण  
नोंदणीकृत डाकम पाठवावा.  
रोजी तयार होईल व  
नावे नोंदणीकृत डाकम पाठवावा.  
दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या  
द्वारे करावा



दस्तावेज  
नक्कल

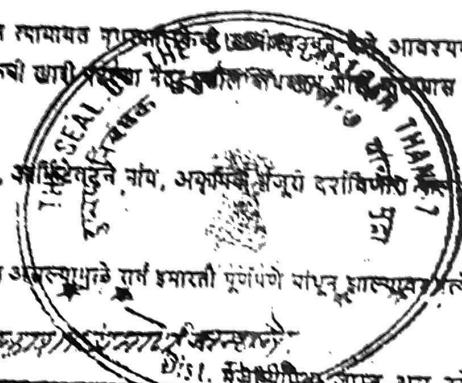
दुय्यम निबंध ठाणे क्र. ४





विशेषतः विद्यमान नगरपालिकाका कार्यवाहीहरूमा पुनः कानून विनामूल्य विनाअड ताम्यात देण्याच्या आहेत तसेच सुली  
 (अथवा नवी) विकसित करून नगरपालिकेच्या ताम्यात विनाअड ताम्या आहेत. रेखांकनातील सुल्या जागांचा नगरपालिकेच्या अनुक्रम  
 मालकीसाठी वा सार्वजनिक बांधकामासाठी उपयुक्त करणेत पात्रता देण्याची आहे. तसेच आरू सार्वजनिक सोयीचे वा सार्वजनिक बांधकामासाठी  
 रई करणेचे ह्यालयात त्यासाठी पात्रता देण्याची आहे. एकेक रती नैत्याशाखा व मातहतचा जगा विपरीत नैत्याशाखाय भोगवटा प्रमाणपर  
 दिले जाणार नाही.

- ११) बांधकाम वस्तू नजरेतुकी जागेवर नियोजित प्रोथेक्शनचे शुल्काचे सोईन आजूढ अहम माहिती बाधत नगरपालिकेची छापी करून छापी व  
 त्यानंतर छोट्यामात्र घुळवात करपी, तसेच स्वीध तयार झाल्यानंतर ती नगरपालिकेकडून तपासून घ्यावी व सदरची स्वीध नगरपालिकेकडून  
 मंजूर केलेल्या पत्रिकेमध्ये अतल्याबाधतगा दाखला नैतल्यानंतर स्वीध मंतरचे छम घालू करण्यात यावे. तसे व ह्यालयास ही मंजुरी रद्द करण्यात  
 येईल व पुढील परिणामाची जबाबदारी अर्जदारवर राहिल.
- १२) इमारतीचे उद्दाहक ऑनररामक तरतुद पाण्याची अधिकारीतील व इमारतीवरील अशा दोन टाक्या दोन इलेक्ट्रीक पंपसेटसह तरतुद केलेली  
 अतली राहिले.
- १३) नगरपालिकेची सुधारत राणोपुरवठा योजना मंजूर होऊन बांधकामीत छेडेपर्यंत नळ कनेक्शन देण्यात येणार नाही.
- १४) नियोजित इमारतीसाठी आवश्यक अतल्याच्या पिण्याच्या साधनेची सोध तसेच साडपाण्याची सोध व मेल्ला विसर्जनाची व्यवस्था प्रलंथ बांधकामाची  
 अर्जदारने केलेली राहिले.
- १५) इमारतीसाठी पाईल फीडेशनची तरतुद आवश्यक आहे व सदरचे पाईल फीडेशन कामाबाधत संबंधीत वास्तुविषाद व आर. सी. सी.  
 नैत्यासाठी अधिकारी यांचे प्रतिष्ठापरक सोधत जोडणे आवश्यक आहे.
- १६) संबंधित वास्तुविषादने व आर. सी. सी. तसे यांनी त्या मंथपत्रामाची पाईल फीडेशनची जबाबदारी नेणे आवश्यक आहे.
- १७) बांधकाम मंजुरी मिळाल्यानंतर प्रथम पाईल फीडेशनची पुर्तता करून त्यामायत नगरपालिकेची उच्चमजुरी देणे आवश्यक आहे व तयार  
 करवने दाखले संबंधित वास्तुविषाद यांनी दिल्यानंतर व नगरपालिकेची छापी मंजुरी घेऊन मंजूर झाल्यावर तसेच इमारतीतील  
 पाईल.
- १८) अर्जदारने स. न., हि. न., मोजे, नगरपालिका मंजुरी, थिस्टारने नांव, अधिकारने नांव, अर्जाकडे मंजुरी दराविषयी मंजूर पत्रक जागेत  
 लाववा.
- १९) अर्जदारने १ हे. नध्ये २५० रईवारी गाळे या नियमाचा फायदा घेतला अतल्यापाठे तर्त इमारती पुर्तपणे बांधून झाल्यावर तसेच इमारतीतील  
 प्रकृम सभासदांनी पंजीकृत संस्था स्थापन करणे आवश्यक आहे.
- २०) इमारतीचे नियोजित-संभलनः ३ ठळमअला/स्तरक व स्थावर



या मंजुरीची मुदत दि. 27/09/20 पासून दि. 20/09/25 पर्यंत राहिल. या मुदतीत वरील अटीची पुर्तता करून  
 अर्जित मंजुरीसाठी सोडी अर्ज करणेना आहे. एदर मंजुरीचे जास्तीच आला दोन वेळा नुतनीकरण करणेत येईल.

२२) या पूर्वी सदर रेखांकनास पत्र क्र.  
 नपा/न/

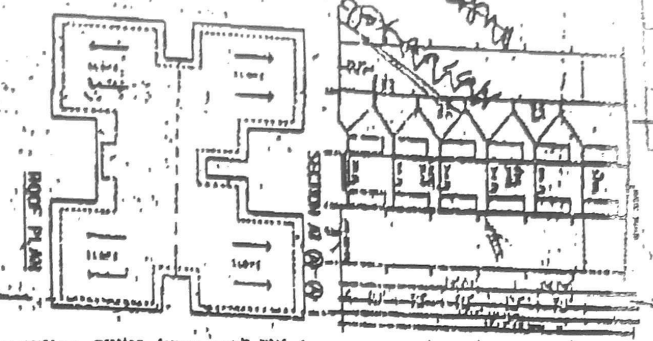
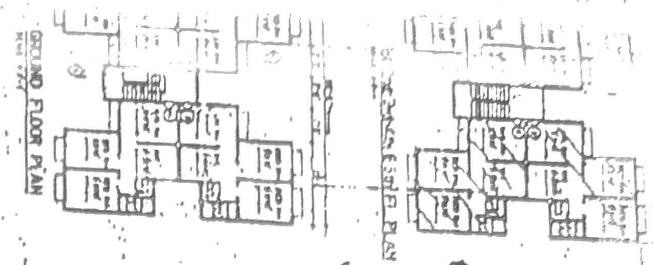
ने देणेत आलेली मंजुरी रद्द करणेत येत आहे. सादर केलेली माहिती चुकीची अथवा दिशाभूल करणारी असलेली आढळून आल्यास तसेच  
 घरील शर्तीपकी कोणत्याही अटीशर्तीचे उल्लंघन झाल्यास परवानगी रद्द करण्यात येईल.



मुख्याधिकारी  
 सुमिरा भाईदर नगरपालिका

भाईदर  
 दिनांक

DESIGN FOR BUILDING TYPE B FOR PROPOSED HOUSING COMPLEX  
 BEING: 54' X 102' X 30' (GROUND FLOOR), 78' X 102' X 25' (2ND AND 3RD FLOORS) (ROAD EAST)



<p>PROPOSED HOUSING COMPLEX</p> <p>54' X 102' X 30' (GROUND FLOOR), 78' X 102' X 25' (2ND AND 3RD FLOORS)</p> <p>ROAD EAST</p>	<p>DESIGNER</p> <p>ARCHITECT</p> <p>SCALE</p> <p>DATE</p>	<p>APPROVED</p> <p>DATE</p> <p>BY</p>
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Shankhwar

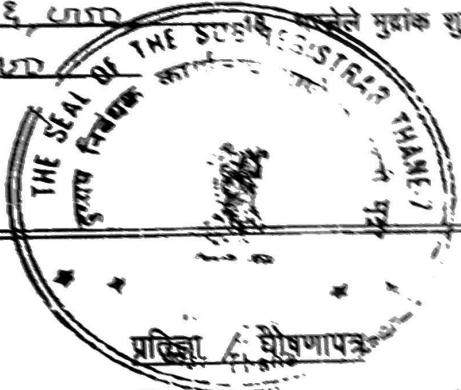
TYPE

B

2262

3E

- 1. मालकाचे नाव : कविता महेंद्र कोठारी
- 2. मालकाचे पत्ता : कोठारी महेंद्र कोठारी
- 3. तालुका : ठाणे
- 4. गावचे नाव : महाप, दान, लीज
- 5. नगरमुद्रांक क्रमांक / नव्वे क्र. / अंतिम मुद्रांक क्रमांक : \_\_\_\_\_
- 6. मूळ दस्तावेजाचा प्रकार (झोन) : \_\_\_\_\_ उपविभाग : \_\_\_\_\_
- 7. मिळकतीचा प्रकार :- खुली जमीन / निवासी / कर्जातर्फी / दुकान / औद्योगिक
- 8. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ : ५६०.३६ काररेट, बिल्टअप, सुपर बिल्टअप, पौ. भीटा, मुट.
- 9. कार्याधिकार :- \_\_\_\_\_ गन्बी :- \_\_\_\_\_ पोटमाळा :- \_\_\_\_\_
- 10. मजला क्रमांक : पहिला मजला उदवाहन सुविधा :- आहे / नाही
- 11. बांधकाम वर्ष :- \_\_\_\_\_ घरासत :- \_\_\_\_\_
- 12. बांधकामाचा प्रकार :- आरसीसी / इतर पक्के / अर्धे पक्के / कच्चे
- 13. बाजारमूल्य तक्त्यातील मार्गदर्शक सुचना क्र. :- \_\_\_\_\_ त्यामध्ये दिलेली घट / वाढ
- 14. लिहू अॅन्ड लायसेन्सचा दस्त :  
निवासी / अनिवासी  
1. प्रतिमाह भाडे रक्कम : \_\_\_\_\_  
2. अनामत रक्कम / आगावू भाडे :- \_\_\_\_\_  
3. कालावधी :- \_\_\_\_\_
- 15. निर्धारित केलेले बाजारमूल्य :- २९,६२,६२०/-
- 16. दस्तामध्ये दर्शविलेला मोबदला :- ३६,००,०००/-
- 17. देय मुद्रांक शुल्क :- २,१६,००० केलेले मुद्रांक शुल्क :- २,१६,०००
- 18. देय नोंदणी फी :- ३०,०००



कविता महेंद्र कोठारी  
मालकाचे निबंधक

- १) श्री/श्रीमती. कविता महेंद्र कोठारी
- २) श्री/श्रीमती. \_\_\_\_\_
- ३) श्री/श्रीमती. \_\_\_\_\_

सत्य प्रतिज्ञेवर कथन करितो की, दस्तऐवजाची विषयवस्तू असलेली मिळकत ही यापूर्वी खरेदी देणा-याने कोठेही विक्री, महाप, दान, लीज, मुखत्यार, पोटगी वा इतर अन्य प्रकारे कोठेही जडजोखिमांमध्ये गुंतविलेली नाही. याची नोंदणी कायदा - १९०८ मधील अराज्या-या शोध (Search) तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सदर मिळकत ही खरेदी देणार यांच्याच मालकीची आहे. याबाबत सुध्दा अनिलेख पाहून खात्री करून घेतलेली आहे. या मिळकतीबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी मा.नी/आमचीच राहिल याची मी/आम्ही हमी देतो.

खरेदी घेणार (Purchaser) 1. Kavitha Kothari  
2. \_\_\_\_\_  
3. \_\_\_\_\_