

61.950/-

Kores Towers

6001
302
2009

Area Built up 7.17.55.54
No. of Floors of Bldg. 5+11+15
Consideration 12,29,99,99/-
Market Value 7,17,00,00/-
Stamp Duty 5,19,50/-
TAX 7.3.2001

SALE AGREEMENT



Kores (INDIA) LIMITED

REAL ESTATE DIVISION

1ST, POKHRAN ROAD, THANE (W) - 400 606.

OFFICE OF THE
JOINT DISTRICT REGISTRAR
THANE, MAHARASHTRA
MAH/CCRA/DIST/003



Rs. ≈ 0061950

281986

MAHARASHTRA
SPECIAL ADHESIVE
-7.3.2001
00040

110736142117

CU 22
Rs Only one thousand nine hundred fifty

[Signature]
PROPER OFFICER
COLLECTOR OF STAMPS
THANE

AGREEMENT

THIS AGREEMENT made and entered into at THANE on this 15th Day
of March, in the Christian Year ~~One~~ ^{Two} Thousand ~~One~~ ^{One} Hundred
Ninety (19 2001) by and between M/s. KORES (INDIA) LIMITED,
a Company, duly registered under the provisions of the Indian Companies Act, 1913,

Mrs. M. R. D. Dahi

[Signature]

having its principal place of business and registered office at Kores House, Opp. Dr. E. Moses Road, Worli, Mumbai 400 018, hereinafter for the sake of brevity referred to as the "PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its Directors, Successors, Assigns and Administrators) of the ONE PART ;

A N D

P.A.N. NO. AAACK-5069-Q
JT. CIT.SPL.RANG-35

SHRI/SMT./M/s. RAJAN M. DALVI. &
SMT. MECHA R. DALVI., age
45 & 35 Years, Occupation Service & House wife.,
residing at C-1, Tribhovan co-operative Housing Society,
Nehru Road, Near Jalaram Temple, Dombivli (E)- 421201,
hereinafter for sake of brevity is referred to as the "FLAT / SHOP PURCHASER/S"
(which expression shall unless it be repugnant to the context or meaning thereof
be deemed to and include his / her/their heirs, executors, administrators and assigns)
of the OTHER PART. PAN - AADPD3480A

WHEREAS the PROMOTERS herein are the Owners and as such seized and possessed of or otherwise entitle to all that pieces and parcels of land bearing Survey Nos. 146/1, 147(P), 149/1(P), 149/3(P), 150(P) and 152/(P) totally admeasuring 50946 sq. meters, situate, lying and being at Village Panchpakhadi, Off. Pokharan Road No. 1, Thane and more particularly described in the First Schedule written hereunder (hereinafter referred to as "Larger Property").

AND WHEREAS the PROMOTERS intend to develop lands bearing Survey No. 149/3(P), 150 Part & 152 Part, totally admeasuring 22266 sq.meters or thereabout, equivalent to 226620.24 sq.yards or thereabout situate, lying and being at Village Panchpakhadi, Thane, and more particularly described in the Second Schedule written hereunder, out of the "LARGER PROPERTY" described in First Schedule above (hereinafter referred to as "said property").

AND WHEREAS the Promoters herein have obtained all the requisite permissions from the Government Authorities, as well as the Competent Authorities under the Urban Land (Ceiling & Regulations) Act, 1976 and are entitled to develop the said property by carrying out the construction of building or buildings thereon. ;

AND WHEREAS the Promoters who are a Company, duly incorporated under the Indian Companies Act, 1913 are entitled in pursuance of the object clause of its Memorandum of Association to carry out the development of the said property and carry

on the business as Builders and Developers ;

AND WHEREAS the Promoters were desirous to carry out the development of the said property and hence in pursuance of the intention of the Promoters, the Promoters submitted the Building Plans to the local authority viz. Municipal Corporation of the City of Thane through their Architect Shri. V.V. Modak vide V. P. No. 95111 dated 5th July, 1995 ;

AND WHEREAS the local authority viz. The Thane Municipal Corporation scrutinized the building proposal submitted by the Promoters through their Architect Shri. V.V. Modak and accorded its sanction of 7.6.1996 vide V.P. No. 95111/TMC/TDD/561 and also issued a Permit accordingly (the Building permit dated 7.6.1996 issued by the Thane Municipal Corporation in favour of the Promoters herein is annexed hereto and described as Annexure "A") ;

AND WHEREAS the Promoters have complied with the requisitions as laid down by the Thane Municipal Corporation in its Permit dated 7.6.1996 annexed hereto as Annexure "A" and hence the Thane Municipal Corporation has also issued the Commencement Certificate in favour of the Promoters herein on 19.06.1997 (a copy of Commencement Certificate is annexed hereto and described as Annexure "B") ;

AND WHEREAS at the request of the Flat / Shop Purchaser, the Promoters have agreed to allot, on what is commonly known as Ownership Basis, a Flat / Shop / Parking Space / Garages / Office / Basement / Adjuncted Terrace admeasuring 58.55 Sq. Mtrs. Carpet area and bearing No. 604 on the 6th Floor of the proposed building No. B-2 in or upon the said property ;

AND WHEREAS the Flat / Shop Purchaser demanded from the Promoters and the Promoters have given inspection to the Flat / Shop Purchaser, of all the documents of title relating to the said property, including the various permissions granted by the Revenue Authorities, Municipal Authorities and the Competent Authority under the Urban Land (Ceiling and Regulations) Act, 1976 ;

AND WHEREAS the title of the Promoters herein in respect of the said property has been inspected by Advocate, Shri. M. V. Barsode, Borivall, Mumbai and has issued a Certificate of Title (which certificate is annexed hereto and described as Annexure "C"), which Certificate of Title is also seen and scrutinized by the Flat / Shop Purchaser ;

AND WHEREAS prior to the execution of this Agreement, the Flat / Shop



Mrs. M. R. ³ Dalvi

Purchaser herein, after taking inspection of all the aforesaid documents of title, plans and specifications approved by Thane Municipal Corporation, various permissions issued by the Revenue and Municipal Authorities, has/have satisfied himself / herself / themselves of the genuineness of the title of the Promoters over the said property and their authority to develop the said property and hence hereby declare/s that he/she/ they have no doubts whatsoever about the Ownership of the Promoters on the said property and their right of development in that regard ;

AND WHEREAS in accordance with the Section 4 of the Maharashtra Ownership of Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (for short hereinafter referred to as the said "M.O.F.") parties herein are required to execute the written Agreement for sale of the Flat / Shop / Garage / Parking Space / Office / Basement / Adjuncted Terrace being in fact these presents and also to register the same under the Indian Registration Act ;

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

1. The Promoters shall construct the five (5) buildings three of which shall be consisting of stilt, plus fifteen (15) and two of which shall be consisting of stilt plus fourteen (14) upper floors in or upon the said property in accordance with Plans, Designs and specifications approved by the Thane Municipal Corporation and which have been seen and approved by the Flat / Shop Purchaser/s only with such variations and modifications as the Promoters may consider necessary / expedient or as may be required by the local authorities and / or the Government or any other statutory bodies to be made in them or in any of them ;

PROVIDED THAT the Promoters shall have to obtain prior consent in writing of the Flat / Shop Purchaser/s herein in respect of all such variations and modifications which may adversely affect the Flat / Shop, which is agreed to be allotted to the Flat/Shop Purchaser/s on ownership basis.

2. The Building proposed to be erected in or upon the said property shall always be known and referred to as "KOTES TOWERS _____". The Flat / Shop Purchaser/s hereby agrees / agree that at the time of formation of the Co-operative Society or submitting the said property to the provisions of the Maharashtra Apartment Ownership Act 1970 as the case may be, preference shall always be given to the name "KOTES TOWERS _____".



[Handwritten signature]

Mrs. M.R. Delhi

Mrs. M.R. Delhi

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[Handwritten signature]

3. The Flat/ Shop Purchaser/s herein agrees/ agree to purchase and acquire from the Promoters, Flat/ Shop/Parking Space / Galas / Office / Basement / Adjuncted Terrace bearing No. 604 on 6th floor, admeasuring 58.55 Sq. Mtrs., carpet area inclusive of the areas of balconies, cupboards, etc. which Flat/Shop is more particularly described in the Third Schedule hereunder written and shown delineated by Red Colour Boundary Line in the Floor Plan attached hereto and shown as Annexure "D" and hereinafter for the sake of brevity, referred to as "THE SAID FLAT/SHOP" at and for a total consideration of Rs. 12,90,000/- (Rupees Twelve lakh Ninety thousand only).

The Flat/Shop purchaser hereby agrees to pay to the Promoters, amount of Purchase Price or consideration in the following manner i. e. to say :

- A. Rs. 25,000/- on or before execution of this Agreement.
- B. Rs. 1,93,500/- on allotment of the flat.
- C. Rs. 1,29,000/- on or before construction of Plinth.
- D. Rs. 54,825/- on or before construction of the 1st Floor Slab.
- E. Rs. 54,825/- on or before construction of the 2nd Floor Slab.
- F. Rs. 54,825/- on or before construction of the 3rd Floor Slab.
- G. Rs. 54,825/- on or before construction of the 4th Floor Slab.
- H. Rs. 54,825/- on or before construction of the 5th Floor Slab.
- I. Rs. 54,825/- on or before construction of the 6th Floor Slab.
- J. Rs. 54,825/- on or before construction of the 7th Floor Slab.
- K. Rs. 54,825/- on or before construction of the 8th Floor Slab.
- L. Rs. 54,825/- on or before construction of the 9th Floor Slab.
- M. Rs. 54,825/- on or before construction of the 10th Floor Slab.
- N. Rs. 54,825/- on or before construction of the 11th Floor Slab.
- O. Rs. 54,825/- on or before construction of the 12th Floor Slab.
- P. Rs. 54,825/- on or before construction of the 13th Floor Slab.
- Q. Rs. 54,825/- on or before construction of the 14th Floor Slab.
- R. Rs. on or before construction of the 15th Floor Slab.
- S. Rs. 70,950/- on or before casting of Roof Slab.

S. M. R. Delli

[Handwritten Signature]

5
Mrs. M. R. Delli

Job. 126 (29/200 Hda) S-81

THANE MUNICIPAL CORPORATION, THANE

Bombay Provisional Municipal Corporation Act 1949 Sect. 253, 254 and

Rule No. 6 of the chapter XII of the Said Act.

Permit No. TMC/TDD/V.P.95111/56/Dated 7/6/96 18-

Title No. _____

S.No./C.T.S.No. 150(PT), 149/3PT, 152 (PT)Panchbhadi, Pokhara Rd., No. 1 Road, ThaneTo,
Shri / Smt. V.V. MODAK

(Owner Architect)

FOR KORES INDIA LTD.,With reference to your application dated 4/6/94, I have to inform you as follows.

You have been allowed to construct the works as per accompanying plans and on the following conditions, and on the land owned by you.

1. No projection is allowed on the Municipal Land.
2. No work is allowed within R. L. of street.
3. Aquar or septic tank privies should be constructed as per Govt.'s approved plan.
4. It should be "50-00" away from any wall.
5. There should be two units of septic tanks.
6. The latrines should be provided with flushing apparatus and over-head tank.
7. The chamber should be provided with manholes and ventilating pipes having mosquito proof wire netting.
8. The effluent should be passed throughout a soakage pit.
9. The effluent should be of a standard composition.
10. Construction should not be occupied without obtaining the completion certificate.
11. The structural responsibility will be on the owner and the Engineer.
12. The R. C. C. wall below G. L. should be constructed between wall and Aqua privy and just touching to the chamber.
13. No work should be carried on without obtaining the commencement certificate from the Municipality.
14. The work should be commenced within one year from the date of permission otherwise permission will be lapsed.
15. The work should be carried out within the owner's land.
16. Drain water way shall have to be maintained to pass rain.
17. Pakka drain for waste disposal should be constructed upto municipal drain.
18. Non agricultural permission under Maharashtra Land Revenue code 1986 shall be submitted in this office before applying for construction work.
19. The owner and the Architect or Engineer is responsible for constructions and even after issue occupation
20. Notice shall be given before 7 days of starting the construction.
21. Municipality is not responsible to supply water for domestic or any other use
22. Intimation in writing, should be given to this office when the construction, particularly outer walls reaches the plinth level and the construction should not be proceeded further unless and until the certificate is obtained from this office.
23. "The no objection certificate" from the tenants residing in the structure shown to be demolished should be furnished to the municipal authorities before filling out the proposed building on the land.
24. The occupation Certificate for the proposed building will not be granted unless the house drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority.
25. Application for completion/occupation certificate shall be accompanied with the plan as per construction done on the site.
26. The surface drain should be maintained properly before commencement of the proposed work so as to avoid drainage problems of the property in nearby future.
27. The building material or earth removed from the tenants should not be dumped or stored on municipal road.

Date :

Seal :

Received Date of Applicant.

P.T.O.

ANNEXURE - B

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

-PERMISSION/COMMENCEMENT CERTIFICATE

2057

For Stilt + 14 - 2 Bldgs. & Stilt + 15 - 2 Bldgs.

V. P. No. 95/111/

TMC / TDD/97 नि 13/777A

Date 19/6/97

To,

Shri/Smt. V. V. MoGak

(Architect)

Shri/Smt. M/s. Koras India Ltd.

(Owner)

Sir,

With reference to your application No. 879 dated 13/5/97 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. _____ in _____ Village Panchpakhadi Sector No. _____ Ward No. _____ situated at Road/Street _____ S. No. 152/1 (Pt), 150/1 (PE), 149/3 (PE) the development permission / the commencement certificate is granted subject to the following conditions.

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
3. The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. The conditions mentioned in N.A. Permission will be remain binding upon you.
6. The order under Section 22 of U.L.C. should be submitted before commencing the work.
7. The conditions mentioned in Permit No. TMC/TDD/V.P.95/111/561 dated 7.6.95 will remain binding upon you.
8. The Municipal Corporation will not supply the Water for the construction & Drinking purpose only.
9. _____
10. _____

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, 1960.



सावधान

"मंजूर नकाशांनुसार बांधणी करणे ताचेच विकासा-निर्मण नियमानुसार आनंदाक त्या परवानग्या न घेता बांधकाम बांधणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाने कलम ५२ अनुसार दखलपात्र गुहा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कंठ व रु. ५०००/- वंड होऊ शकतो".

Yours faithfully,

Dy. City Engineer,

(Planning & Development)
Municipal Corporation
the city of Thane.

M V BARSODE
B.A. LL.B.
Advocate High Court

ANNEXURE - C

B-13, Om Malayagiri Society
Giri Vihar Nagar
Borivili (East)
Mumbai 400 066

Tel. 892 15 61

TO WHOMSOEVER IT MAY CONCERN

Re: In the matter of all those pieces or parcels of land bearing Survey Nos. 146/1, 147 part, 149/1 part 149/3 part, 150 part and 152 part admeasuring 5.15.66 Hectares equivalent to 50,946 square metres or thereabouts situate at Old Pokhran Road. Village Panchpakhadi within the Municipal limits of Thane Municipal Corporation in the Registration District and Sub-District of Thane. owned by Kores (India) Ltd.

I have investigated the Title of M/s. Kores (India) Ltd., a company incorporated and registered under the Indian Companies Act, 1913 and having its registered office at 'Kores House' Plot No. 10, Off Dr. E. Moses Road, Worli, Mumbai 400 018 (hereinafter called "The Company") to the aforesaid property and I have to state as under :

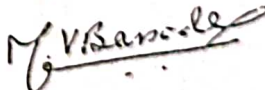
The Company had purchased the abovementioned property from Shri Rameshwardas Birla under a registered Deed of Conveyance dated 5th February, 1962 executed between him and the Company for a consideration of Rs. 3,95,408/-. The said Deed of Conveyance was registered with the Sub-Registrar of Assurances, Mumbai under No. 391/62 of Book No.1 on 19.3.62. Alongwith the said Deed of Conveyance Shri Rameshwardas Birla had also executed a Deed of Indemnity and a Declaration both dated 5th February, 1962. By the aforesaid Declaration Shri Rameshwardas Birla had stated that he was holding the aforesaid property from 13th May, 1920 and that he is the owner and have the right to dispose off the property. Further, by a Deed of Indemnity the said Shri Rameshwardas Birla had also indemnified the company against any loss or damages that may be claimed by any person or persons or any bodies Corporate or any other entities from the Company. The name of the company had been mutated in the Revenue Records as the Owner of the aforesaid property vide Mutation Entry No.2129 dated 6.2.62. The land to the extent of 39,113 sq. metres had been declared as Non-Agricultural vide order No. RB/NAP/SR/2902 dated 14th May 1962 passed by the Collector, Thane for the use of Industrial purpose. The said order was later on modified by the Collector Thane vide his order No.Revenue/Section/1/T-7/NAP/SR/46/96 dated 7th May, 1977 by converting a part of the land reserved for use of industrial purpose into residential purpose to the extent of 14,898 Sq. Metres. By order No. ULC/K-62/MC/IC/GAD/1789 dated 2nd August, 1979 Jt. Director of Industries, Directorate of Industries, General Administration Deptt.

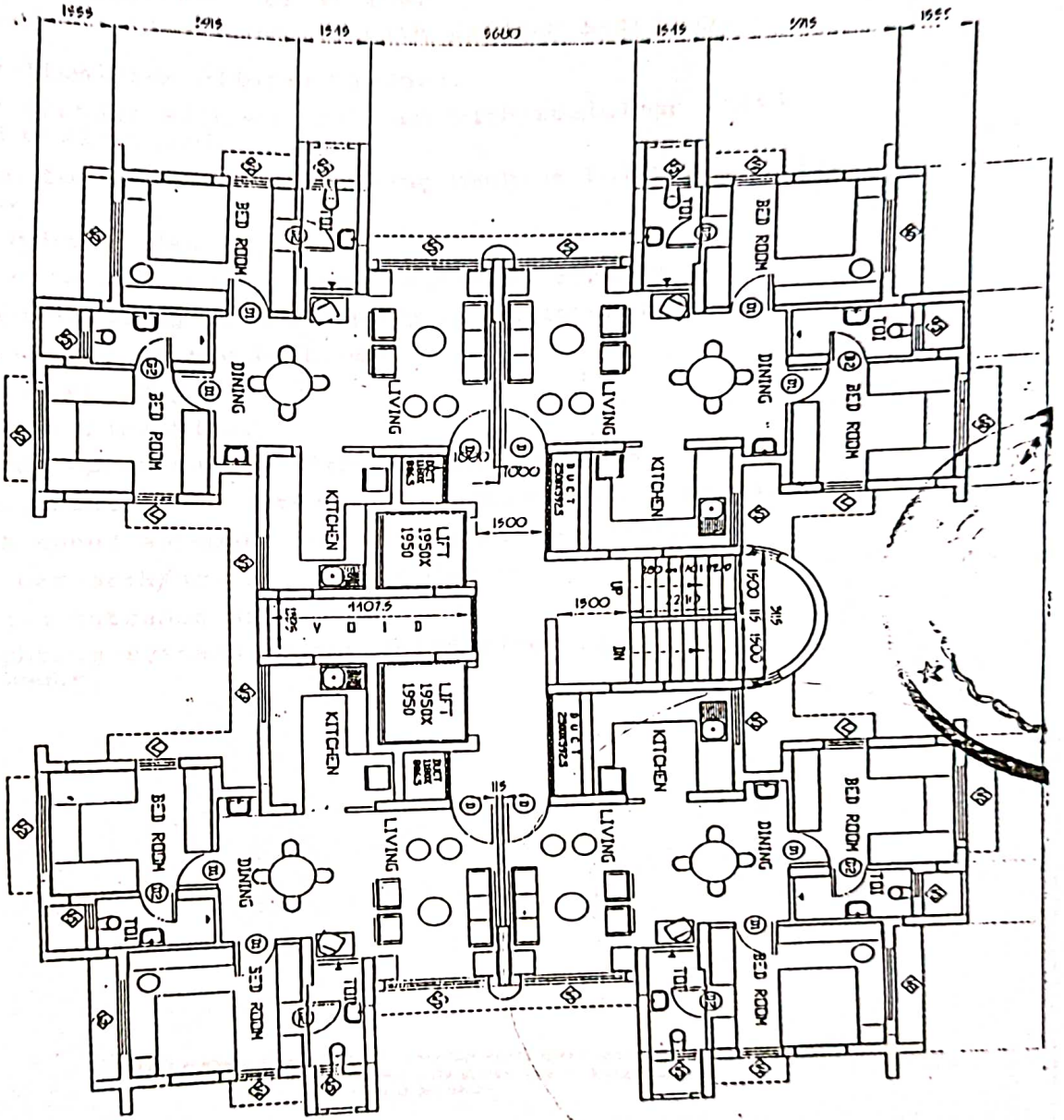
Government of Maharashtra had granted exemption to the Company under Section 20 of the Urban Land (Ceiling & Regulation) Act, 1976 to hold excess vacant land admeasuring 32,969.83 sq. metres out of the total land admeasuring 50,863.33 sq. metres situate at Thane. Further by an Order No. Thane/SR/260 dated 24th May, 1994 passed by the Additional Collector and the Competent Authority, Thane Urban Agglomeration under the provisions of Section 8(4) of the Urban Land (Ceiling & Regulation) Act, 1976 area of 1614 sq. metres of land out of the total area of land of 50,946 sq. metres were declared excess vacant land and the same is to be acquired by the Government out of Survey No. 152/1 Part. The company proposes to develop the permitted area of land out of Survey No. 151 part, 149/3 part and 152/1 part and obtained various permissions, approvals from Town Planning Authority, Municipal Corporation at Thane, the Competent Authority, Urban Agglomeration and to offer dwelling unit(s)/flat(s) to the members of public.

Searches in the office of the Sub-Registrar of Thane, Tehsildar's Office, Thane and in the office of the Registrar of Companies Maharashtra, Mumbai have been carried out. In addition to the above searches the company has also made a declaration that its aforesaid property is free from any encumbrances and there is no dispute, suit, action or any execution proceedings pending in any court against the said property. The Company has already paid Revenue Taxes, Property Tax to the State Government, Thane Municipal Corporation and no dues are pending from the Company. Further, the company has declared that the Company is holding and possessing the said property for last 35 years (since purchase) and its title to the said property is perfected by adverse possession also. It is also ascertained that the said property is free from any litigation, Lis pendense and there is no notice of acquisition or requisition to the property.

In the circumstances, I hereby certify that the Title of the Company to the aforesaid property bearing Survey Nos. 146/1, 147 Part, 149/1 part, 149/3 part, 150 part and 152 part admeasuring 50,946 sq. metres or thereabouts situate at Thane is clear and marketable and free from encumbrances of any nature whatsoever, and also free from any litigation before any Court.

Dated this 15th day of November, 1997.


M.V. BARSODE
ADVOCATE



INTERIOR LAYOUT (TYPICAL PLAN)

NOTE:
FOR ORIENTATION OF BUILDING REFER DRG. NO. 37(LAY OUT PLAN)

PROPOSED RESIDENTIAL COMPLEX FOR KORCI INDIA LTD AT 1st FLOORAM ROAD THANE	DATE: 14/11/88	SCALE: 1:100	12.12.95
INTERIOR LAYOUT	141	49	1:100
		P. J. & ASSOCIATES CONSULTANTS PRIVATE LIMITED 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	

गां. न. नं. ७, ७ अ व १२

स.नं. १०९ हिस्सा नं. ३ पै

कन्वेक्टर पोरेस इंद्रियालि

गांव - पांचपावर्णा

क्षेत्र - तातुका ठाणे

2920

इतर हक्क

हेक्टर	आर	प्रती
लावणो लायक -	0	08-0
पोट खराना -		
एकूण -	0	08-0
आकार -	रु.	पैसे
जुडी अपवा	-	(9)
जादा आकार		
पाणी -		

BOUC

वर्ष	लागवड करणाऱंचे नांव	क्षेत्र	रोत	पिके आणि लागवड	क्षेत्र	रोत
१९८०	शुद्ध	0-08-0		नी.आ.	0-08-0	

असत नरहुकूम खरो नक्कल असे

१९८५

महाराष्ट्र शासनाच्या

मो. नं. ७



गां. न. नं. ७, ७ अ व १२

न.नं. १५०
क्षेत्र

हिस्सा नं. ०८

कचबेदार
कोरेस इंडिया प्रा.
(२१२०)

गांव - पांयपशळी

तासुका ठाणे

इतर हक्क

हेक्टर	आर	प्रती
१	२५	९६
१	२५	९६
र.	५	०

लावना लायक
पोट खराबा
एकूण
आकार
जुडो अथवा
जादा आकार
पाणी

(३००८)

सुपं	लागवड करणारांचे नांव	क्षेत्र	रोत	पिके आणि लागवड	क्षेत्र	रोत
	रामराव	१-२५-९६		ना.शा.	१-२५-९६	
अस्तित्व नरहकूम खरो नक्कल असे						

१९८५/१९८६

बलाजी लक्ष्मीचंपासाजी
सोम दास

गां. न. नं. ७, ७ अ व १२

नं. १५२ हिस्सा नं. पै

कचवेदा
कोरेस रीयासि.
२१२९

गांव - पांचपाखाडी

तातुका ठाणे.

इतर हक्क



	हेक्टर	आर	प्रती
स्त्री लायक	०	१२	७
खराबा	 		
प	०	१२	७
कार	रु.	पैसे	
अपवा	४	००	
आकार	₹		
ने	3000		

लागवड करणारांचे नांव	क्षेत्र	रोत	पिके आणि लागवड	क्षेत्र	रोत
कुड	०-१२-७		गां.खा.	०-१२-७	
 	 	 	 	 	
 	 	 	 	 	

अस्तित् बरहुकूम खरो नक्कल असे

नम्रध्यालु.

(Signature)
पांचपाखाडी
ठाणे काय

॥

क्र. माहसुल/कस-१/टे-४/एनएपी/एमआर-४६/२६
 जिल्हाधिकारी कार्यालय ताणो.
 दिनांक ७/५/१९२७

वापर:-

- १) जिल्हाधिकारी ताणो यांचेकडिल आदेश क्र. आरबी/एनएपी/एमआर-२९०२/दि. १४ मे १९६२.
- २) कोरस इंडिया लिमिटेड यांच्याकडिल दिनांक २४/६/२६ व १५/३/२७ व २/५/२७ चे अर्ज.
- ३) सहसिवाचार ताणो यांच्या अख्यान क्र. अग्निनबाब/३/एमआर/१६/२६ दि. ३/९/१९२६.
- ४) उपर जिल्हाधिकारी व सक्षम प्राधिकारी ताणो नागरी संकुलन ताणो यांचेकडिल कसम ८(४) धारणीत आदेश क्र. ताणो/एमआर/२६०/दि. २४/५/२४.
- ५) ताणो महानगरपालिकेकडिल बांधकाम परवाना क्रमांक टिएमसी/टिडीडी/एचपी/२५१११/५६१/ दि. ११/६/२६.
- ६) उपर जिल्हाधिकारी व सक्षम प्राधिकारी ताणो नागरी संकुलन ताणो यांचेकडिल पत्र क्रमांक युएनसी/टिओ/एचपी/एमआर/४६/ दिनांक १३/१२/२६ व क्रमांक युएनसी/टिओ/टे-१/वशी-८१/ दि. १/४/१९२७.

आदेश :-

जिल्हाधिकारी ताणो यांचेकडिल आदेश क्र. आरबी/एनएपी/एमआर २९०२/ दि. १४ मे १९६२ अन्वये गांजे- पांचपाडाडी ता. ताणो येथील जमिन श. नं. १४६/१फे, १४७फे, १४८/३फे, १५०फे व १५२ फे, क्षेत्र ३२११३.०० चौ. वार [३२७०३.१७ चौ. मी.] या जागेची औद्योगिक प्रयोजनासाठी कोरस इंडिया लिमिटेड या कंपनीस अकृषिक परवाना देण्यात आलेला आहे. सदर आदेशाप्रमाणे अर्जदार कंपनीने क्षेत्र १०, ८२२-०० चौ. वार जमिनीवर बांधकाम करून क्षेत्र २८, २९१-०० चौ. वार जमिन खुले क्षेत्र म्हणून ठेवावयाचे होते.

अर्जदार कंपनीने दि. २४/६/२६ च्या अन्वये गांजे- पांचपाडाडी ता. ताणो येथील जमिन श. नं. १४६/१फे, १४७फे, १४९/१फे, १४९/३फे, १५०फे व १५२फे एकूण क्षेत्र ५०, ८८२-०० चौ. मी. येथील क्षेत्र १, १०४६-३७ चौ. मी. जागेचा निवाशी प्रयोजनासाठी वापर करण्याकरिता या क्षेत्र २९८२६-६३ चौ. मी. जागेचा औद्योगिक प्रयोजनासाठी वापर करण्याकरिता परवानगी मिळण्यासाठी विनंती केलेली आहे.

उपर जिल्हाधिकारी व सक्षम प्राधिकारी ताणो नागरी संकुलन ताणो यांचेकडिल आदेश क्र. ताणो/एमआर-२६०/ दि. २४/५/२४ अन्वये कंपनीने वापरण-केलेल्या क्षेत्रावरील बांधकामाखालील क्षेत्र १५, २६९-०० चौ. मी. व १५२फे एकूण क्षेत्र ५०, ८८२-०० चौ. मी. क्षेत्र १, १०४६-३७ चौ. मी. व ३०५-०० चौ. मी. जमिन कंपनीकडे ठेवून १६१७-०० चौ. मी. जमिन अतिरिक्त जागेची केलेली आहे व क्षेत्र २५२५-०० चौ. मी. डी. एन. रोड बांधित गंतवळ रोडखाली असून क्षेत्र २५००.०० चौ. मी. जमिन मनोरंजनासाठी सोडण्यात आले आहे असे आदेश पारित केलेले आहेत.

अर्जदार यांनी यापूर्वी औद्योगिक प्रयोजनासाठी विनयवृत्तीकडे पत्र सोडल्या जमिनीवरील क्षेत्र २१०४६-३७ चौ. मी. जमिनीचा वापर औद्योगिक प्रयोजनाकडून निवाशी प्रयोजनाकडे करून मिळण्यासाठी विनंती केलेली आहे.



वितरणापत्र धारकाने
 ठेविलेले क्षेत्र १००-०० चौ. मी.
 १००
 ७/५/२७

त्यासाठी औद्योगिक प्रयोजनांसाठी सध्याचे असलेली बांधकामे पुढे करण्याचे अर्जदार यांनी मान्य केलेले आहे.

अपर जिल्हाधिकारी व सक्षम प्राधिकारी ठाणे यांनी त्यांचेकडिलेला पत्र क्र. मुएनसी/अडि/८-१/धर्मी-८१ दि. १/४/९० अन्वये अर्जदार यांना त्यांचे पत्रात मान्य केलेल्या अटीत अधिनियम १९६६ व अकृषिक वापर करणाऱ्या परवानगी देण्यास हरकत मान्यतेने अधिपत्रात दिलेले आहेत.

ज्याअर्शी, महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४४ प्रमाणे अकृषिक जमिनीचा अकृषिक प्रयोजनासाठी वापर करणे व अकृषिक जमिनीचे एका प्रयोजनाकडून दुसऱ्या प्रयोजनाकडे सांत्तर करण्याचे परवानगा देण्याचे अधिकार माफोकरे मिळीत करण्यात आलेले आहेत त्याअर्शी, आता महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये मान्य असलेल्या अधिकाऱ्यांचा वापर करून ही बाबतचे दोस्त कोरस इंडिया लिमिटेड ठाणे ता. ठाणे यांना ठाणे तालुक्यातील मोठे- पांचपाखाडी क्षेत्रात म. नं. १५२/१०, १५०/१०, व १४९/२० मधील क्षेत्र २१०४-२७ चौ. मी. या जमिनीपैकी डि. पी. रोड खालील १५.७५ चौ. मी. आरक्षणाखालील २४००-०० चौ. मी. रिजर्व्ड ग्राउंडखालील क्षेत्र २७९४-६० चौ. मी. गंत्यीत रस्त्याखालील क्षेत्र २३७-७५ चौ. मी. असे एकूण क्षेत्र ६१४८-१० चौ. मी. व्याप्त क्षेत्र १४८९८-२७ चौ. मी. जोणेचे औद्योगिक प्रयोजनाकडून निवासी प्रयोजनाकडे अकृषिक वापर करण्यासाठी पुढील शर्तीवर आज्ञा [परमिशन] देत आहे.

त्या शर्ती अर्थात -

१] ही परवानगी महाराष्ट्र जमिन महसूल अधिनियम १९६६ खालील केलेले नियम यांना अधिनियम १९६६ परवानगी देण्यात देत आहे.

२] या कायद्याचे आदेश क्रमांक आरबी/एनएपी/एसआर/२९०२/दिनांक १४.०१.१९६२ मधील सर्व अटी व शर्ती परवानगाधारक यांचेवर बंधनकारक राहतील.

३] सध्या अस्तित्वात असलेली बांधकामे ही औद्योगिक प्रयोजनाची असल्याने अर्शी बांधकामे पाडाव्याची असल्यास उद्योग विभागाकडिलेले संबंधित प्राधिकार्यांची अनुमती घ्यावी लागेल म्हणून अर्जदार कंपनीने राहिल्यात कारणांसाठी वापर करण्यापूर्वी नागरी जमिन कमाळ धारणा अधिनियम १९७६ चे कलम २२ नुसार अपर जिल्हाधिकारी व सक्षम प्राधिकारी ठाणे नागरी संकुलन ठाणे यांचेकडून आवश्यक ती पूर्व परवानगी घेणे तांचेवर बंधनकारक राहिले.

४] औद्योगिक प्रयोजनाकडून निवासी प्रयोजनाकडे सांत्तर करण्यासाठी उद्योग संचालनालयाकडून आवश्यक ते ग्राहकता पत्र निवासी कारणांसाठी अकृषिक वापर पुढे करण्यापूर्वी प्राप्त करून घेणे परवानगाधारक यांचेवर बंधनकारक राहिले.

५] औद्योगिक प्रयोजनाकडून निवासी प्रयोजनाकडे सांत्तर [बदल] करण्यापूर्वी अथवा बदल आल्यानंतर नागरी जमिन कमाळ धारणा अधिनियम १९७६ या कायद्याचे अर्जदारी होता कामा नसे.

६] ठाणे महानगरपालिकेकडिलेले मंजूरी आतिरिक्त अन्य ठिकाणी बांधकाम करण्यात येऊ नसे. करण्यात येणारे बांधकाम ठाणे महानगरपालिकेकडिलेले मंजूर नकाशाप्रमाणेच करणे परवानगाधारक यांचेवर बंधनकारक राहिले.

७] सध्या जमिनीचा निवासी प्रयोजनाकडे वापर केल्याच्या दिनांकापासून दर चौ. मी. मान्य ०.७९.६ रुपये या दराने निवासी प्रयोजनाची विगारणीतकी



Handwritten signature and date '20/1/90' in the bottom left corner.

Handwritten notes and initials on the right margin, including '12' and 'D/e'.

आकारणी विधी पाहिले.

९] दिनांक ३१/१०/१९९१ रोजी अस्तित्वात असलेल्या दराने अकृषिक आकारणी सदरचे आदेशांमध्ये करण्यात आलेली अन्वये तरी महाराष्ट्र जमिन महसूल अधिनियम १९६६ मधील तरतुदीनुसार आणि त्या अनुषंगाने देऊन दिलेले आदेशांमध्ये करण्यात आलेल्या प्रचलित विभागांनुसार दि. १/८/१९९१ पासून अकृषिकआकारणीचे अे सुधारित प्रमाणे दर अंमलात येतील त्या दरानुसार आकारणीची रक्कम मरणे परवानगीपारकावर बंधनकारक राहिल तरी दिनांक १/८/१९९१ पासून विधीत केलेल्या आदेशांमध्ये जरी सुधार दराने अकृषिक आकारणीचे दर नमुद केले असल्यास जुने दर व नवीन अस्तित्वात येणाऱे दर समधील परकाची रक्कम मरणे परवानगीपारकावर बंधनकारक राहिल त्याप्रमाणे खासरीत करावे परकाची रक्कम मरणे हे देखील अनुशासनाची पावेपर बंधनकारक राहिल.

१०] अनुशासनाची पावेनी ठाणे महानगरपालिका अधिकृत बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामांमध्ये बदल करून जादा वटईसत्र निर्देशांक वापरल्यास अनुशासनाची हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कला ५२ अन्वये कौबदारी स्वरुपाचा गुन्हा दाखल करण्यास पात्र राहतील व अे जादा बांधकाम दूर करण्यास पात्र राहिल.

१०] या आदेशात आणि सनदीमध्ये नमुद केलेला शर्तविकी कोणत्याही शर्तवये अनुशासनाची व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधां- न्वये अशा अनुशासनाची जम कोणत्याही शास्त्रीय पात्र ठरेल त्या शास्त्रीय बाधा न घेऊ देता ठाण्याच्या जिल्हाधिकारी-यास जो निर्दिष्ट करेल अशा व्हंड आणि आकारणी भरल्यानंतर उक्त जमिन किंवा भूखंड अर्जदारांच्या ताब्यात राहू देण्याचा अधिकार अेल.

सदि/-

[उच्चवल ओ]

जिल्हाधिकारी ठाणे.

प्रति,
कोरम इंडिया लिमिटेड
ठाणे, ता. ठाणे.



(Handwritten signature)

जिल्हाधिकारी ठाणे करिता.

ट न न - १
२००९

अनुक्रम नंबर ३८२
 सन २००९ चे मास
 १५ तारखेस १ व २
 चे दरम्यान ठाणे, १ चे
 दुय्यम निबंधक यांचे कचेरीत आणुन
 दिला.

खालील प्रमाणे
 फी घेतली रु.
 नोंदणी फी
 नकल फी १२९००
 (फोलीओ / पाने) १५
 शेरे नकल फी
 रुजवात फी
 फाईलींग फी
 टपाल फी
 एकुण १२९१५/-
 दुय्यम निबंधक ठाणे क्र. १

[Signature]
 दुय्यम निबंधक ठाणे क्र. १

१७ मे कोरस इंध्याळि.
 लुई श्री जाधव
 वसतान, व्यवसाय, बाणे
 श्री राजन (म. दळवी)
 श्री मेधा. भा. दळवी.
 पोखरी सुधान, नोकरी,
 रा. बाणे
 दस्तऐवज करून देणार

दिपक बी. यंत्रे
 नवरंग सो. बाणे

असे निवेदन करित आहेत की,
 दस्तऐवज करून देणा-या उपर
 निर्दिष्ट इसमास व्यक्तीशः ओळखतात
 व त्याची ओळख पटवितात.

[Signature]

दिनांक १५ माहेमास २००९

तथाकथित ... कार. रा. रा. रा.
 दस्तऐवज करून दिल्याचे कबुल
 करतात.

[Signature]
 दुय्यम निबंधक ठाणे क्र. १

Bahar

जिवा पुस्तकधर्माद रु. २३७३ बा. मा. १५ ते २०८
 इच्छा ११०८ रु. मा. मा. नोंद
 करित. १५/३/२००९
 इच्छा निबंधक. ठाणे-१

[Signature]
 mes M. R. Doly

