



Wednesday, December 23, 2009

5:59:54 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 9698

दिनांक 23/12/2009

गावाचे नाव खारी

दस्तऐवजाचा अनुक्रमांक टनन4 - 09699 - 2009

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: बुधिराम के. गुप्ता - -

नोंदणी फी

: - 5470.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

: - 1220.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (61)

एकूण रु. 6690.00

आपणास हा दस्त अंदाजे 6:14PM ह्या वेळेस मिळेल

दुय्यम निबंधक
टाणे 4

बाजार मूल्य: 546350 रु.

मोबदला: 500000 रु.

भरलेले मुद्रांक शुल्क: 27350 रु.

सह दुय्यम निबंधक वर्ग-२

टाणे क्र. ४

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: इंडियन बँक - भाईदर सदर डिडी/पेऑर्डर रोखीकरण होण्याच्या अधिन राहून हि पावती निर्गमित केली.

डीडी/धनाकर्ष क्रमांक: 613113; रक्कम: 5470 रु.; दिनांक: 22/12/2009

बुधिराम गुप्ता

सूची क्र. दोन INDEX NO. II

गावाचे नाव : खारी

नोंदणी 63 म.

Regn. 63 m.e.

विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
वा बाजारभाव (भाडेपट्ट्याच्या

बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रू. 500,000.00
बा.भा. रू. 546,350.00

भू-मापन, पोटहिस्सा व घरक्रमांक
असल्यास)

(1) सर्वे क्र.: 46/4पार्ट/-/- वर्णन: विभागाचे नाव - मौजे [गांव] खारी क्रमांक 2 (मिरा भाईदर
महानगरपालिका), उपविभागाचे नाव - 2/15 - के) भू- विभाग खारी गावातील नवघर रोडचे
उत्तरेकडे खाडी पर्यंतच्या भागातील नवघर रोडवर दर्शनी भाग असलेल्या मिळकती वगळता इतर
मिळकती सर्वे क्रमांक. सदर मिळकत सर्वे. नंबर - 46 मध्ये आहे. दुकान
नं.13-अ,तळमजला,विंग/ए,आराधना अपार्ट,नवघर रोड,भाईदर पू.
(1)11.15 चौ.मी. बि.अप

(1)-

(1) मॅ. अंगद असोसिएट्स चे प्रोप्रा. हेमंत एस. जैन तर्फे कु.मु.म्हणून दिलीप जी. कोठारी - -;
घर/फ्लॅट नं: 6; गल्ली/रस्ता: -; ईमारतीचे नाव: जोनस अपार्ट; ईमारत नं: -; पेट/वसाहत:
60 फुट रोड; शहर/गाव: भाईदर प; तालुका: -; पिन: -; पॅन नम्बर: फॉर्म 60.

(1) बुधिराम के. गुप्ता - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: टागोर नगर;
ईमारत नं: -; पेट/वसाहत: गुप नं:3; शहर/गाव: विक्रोली पू; तालुका: -;पिन: -; पॅन नम्बर:
AIMPG8864A.

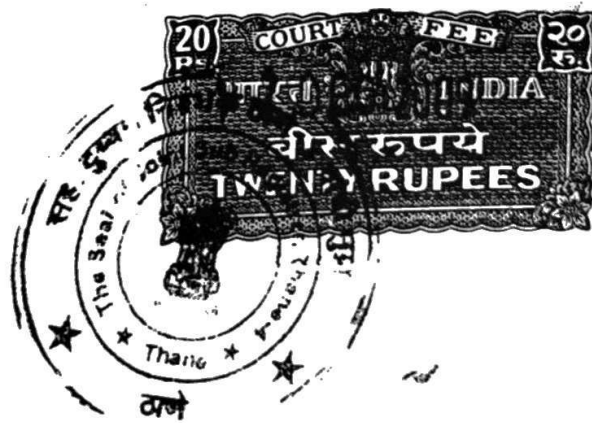
कारणी किंवा जुडी देण्यात
जसेल तेव्हा

दस्तऐवज करून देण्या-या
पक्षकाराचे व संपूर्ण पत्ता नाव किंवा
टिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, प्रतिवादीचे
नाव व संपूर्ण पत्ता

दस्तऐवज करून घेण्या-या
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा
टिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, वादीचे नाव
व संपूर्ण पत्ता

दिनांक	करून दिल्याचा	22/12/2009
	नोंदणीचा	23/12/2009
अनुक्रमांक, खंड व पृष्ठ		9699 /2009
बाजारभावाप्रमाणे मुद्रांक शुल्क		रू 27325.00
बाजारभावाप्रमाणे नोंदणी		रू 5470.00

शेरा



सह दुय्यम निबंधक वर्ग-
ठाणे क्र. ४

LEAVE AND LICENCE AGREEMENT

ARTICLES OF AGREEMENT is made and entered into at

_____ on this _____ day of _____ /20 _____

BETWEEN

Mr./Mrs. _____

an adult, Indian inhabitant/s, Residing at _____

(hereinafter called & referred to as "the LICENSOR/ S" of the ONE PART

AND

Mr./Mrs. _____

an adult, Indian inhabitant/s, Residing at _____

(hereinafter called & referred to as "the LICENSEE/ S" of the OTHER
PART.

WHEREAS the Licensor/s is/are the lawful owner/s of the Flat/Shop Room/ Ind. Gala premises bearing No. _____ on the _____ Floor, in the Building/ Estate known as _____ having an area of _____ Sq. Ft. or thereabouts. (hereinafter referred to as "THE SAID PREMISES").

AND WHEREAS the licensee/s approached the Licensor/s and made a request to allow him/them to use and occupy the said premises on "LEAVE AND LICENCE" basis for the period of _____ months.

AND WHEREAS the Licensor/s allowed the Licensee/s the use and occupy the said premises for a period of _____ months on the terms and conditions hereinafter mentioned.

NOW THIS PRESENTS WITNESS as follows :-

1. The Licensor/s hereby grant "LEAVE AND LICENCE" to the Licensee/s for the use and occupation of the said premises for a period of _____ MONTHS commencing from _____ till _____ (both days inclusive).
2. The Leave and License hereby granted is for a period of _____ MONTHS only as aforesaid, in the first instance, with an option to the Licensee/s for extension for a further period of Eleven Months, in which case, a separate "LEAVE AND LICENCE" agreement shall have to be executed.
3. The Licensee/s has/have paid a sum of Rs. _____/- (Rupees _____) by cash to the Licensor/s as a SECURITY DEPOSIT, free from interest, towards due observance and performance of the terms, conditions and covenants of this agreement (the payment and receipt whereof the Licensor/s hereby admit and acknowledge of and from the Licensee/s).

Handwritten signature

The Licensee(s) shall pay the monthly compensation/rent as mutually agreed upon and fixed at Rs. _____ (Rupees _____ only) towards the use and occupation of the said premises, fittings and fixtures therein, in advance, on or before the 10th of each month. The said Compensation /rent as is exclusive of Electricity, Water & Maintenance charges and outgoings, if any.

OR

It has been mutually decided by and between the parties hereto that the Licensee on payment of Heavy Security Deposit of Rs. _____/- (Rupees _____ only) shall not pay any monthly Rent towards the use and occupation of the said premises, fittings and fixtures therein. The monthly maintenance bill of the society and the electricity bill of the said flat will be paid by Licensee during the terms of the said Agreement. On completion of the agreement period, the Licensee/s shall receive back the Security deposit without any interest thereon, after deduction of maintenance or/and electric bill's amount if any.

5. It has been mutually agreed upon by and between the parties hereto that Licensee(s) shall be liable to pay the compensation /rent as for the entire period of _____ months irrespective of the use and occupation of the said premises and/or earlier vacation thereof.
6. An earlier vacation thereof due to unavoidable circumstances, a one month notice served by either party, after six months stay, otherwise a month's extra compensation /rent as to be borne by the Licensee(s).
7. It has further mutually agreed upon by and between the parties here to that:
 - (a) In case, the Licensee(s) commits default in payment of the monthly compensation /rent as aforesaid or commits breach of any of the terms, conditions and covenants of agreement the Licensor(s) shall be entitled to revoke forthwith this **"LEAVE AND LICENCE"**.
 - (b) At all times, the ownership and possession of the said premises shall be that of the Licensor(s) and with all items as fitted in the said premises.
 - (c) The Licensee(s) shall not and occupy the said premises as **"LICENSEES(S)"** and shall not claim any interest of any nature, whatsoever in the said premises, Licensor or his Representative shall be liberty to enter the said premises for inspection in any doubt, at any reasonable time.
8. The Licensee(s) don't/do hereby agree and assure:
 - (a) to pay the Electricity, Water and Maintenance charges and other outgoings, if any by the due date without fail and
 - b) to take reasonable care of all singular the **"SAID PREMISES"** and shall indemnify the Licensor(s) from and against any damage and/or loss

9 The Licensee(s) shall, on expiry of the period of this Agreement or an earlier revocation and/or vacation of the said premises, remove himself/themselves together with all his/their articles and things and handover the possession of the premises, fittings and fixtures therein, peacefully and without any late or hindrance

10 On taking over the possession of the said premises, the Licensor(s) shall immediately return the Security Deposit to the Licensee(s), after deducting there from the amount of outstanding compensations/rent as, if any, besides the loss in terms of money, suffered by them on account of damage to the said premises fitting and fixtures therein and the Licensee shall accept the same without any dispute.

11 The Licensor and the Licensee both are liable to pay the brokerage to their respective Estate Agent viz. _____

after execution/signing of this Agreement and after completion of every 11 months or after every renewal of this agreement as the case may be.

IN WITNESS WHEREOF, the parties have to hereunto set and subscribed their respective hands the day and year first hereinabove written.

RECEIPT

RECEIVED of and from within named Licensee/s the sum of Rs. _____/-
(Rupees _____ only)
being the Heavy Security Deposit free from interest hereinabove mentioned by cash / cheque No. _____ Dated _____ drawn on the _____ payable by him to us/me.

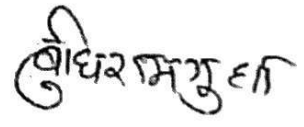
WITNESSES.

I/We SAY RECEIVED

- 1.
- 2.


LICENSOR/S

SIGNED AND DELIVERED by the
Within named Licensor/s
SHRI./Smt./M/s.



in the Presence of :

- 1.
- 2.

SIGNED AND DELIVERED by the
Within named Licensee/s
Shri./Smt./M/s.

in the Presence of :

- 1.
- 2.

REFUND RECEIPT

Received of and from within named Licensor the sum of
 Rs. _____ (Rupees _____
 _____ only) being the refund of Security Deposit after
 adjustment of all dues payable by me/us to the Licensor as agreed in the
 Agreement of Lease and License dated _____ 20____ entered in
 to between us. In respect of Shop / Flat No. _____ as
 _____ C.H.S. Ltd.
 Having address at _____

I/We further state that I/We don't have any claim against the said
 Shop/ Flat of the owner. Licensor and have handed over the peaceful
 possession of the said Flat / Shop to the Licensor on _____
 20____ after complete him of period of eleven months.

I/We Say Received
 Rs. _____

 (_____)
Licensee

Sr. No	Date of Payment	Amount paid Rs.	Mode of payment Cash / Cheque	Signature of Owner /Agent
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				

Annexure of the Agreement

The Licensee will not claim any right, title or interest and/or tenancy right in the said premises.

The Licensee will not use the said premises for any illegal or immoral purpose. If the Licensee is found in running any illegal activity, the Licensee will be asked to leave a premise forthwith.

The Licensee will be responsible for any damages done to premises and licensor will recover the loss from the Licensee.

If the Licensee commits any default in payment of compensation, or any other terms of Agreement, the Agreement will be automatically cancelled.

The Licensee will not be allowed to store any illegal or contraband goods in premises.

If the Licensee Purchase the said premises after the period of Agreement, both the Licensor and Licensee will require to pay brokerage @ 2 % of total value of Flat/shop.

The Licensee will not give the said premises to any other person/persons without written permission of the Licensor.

If Leave & License Agreement is renewed for further period. Other than the mentioned in this Agreement, the Estate Agent is entitled to brokerage as may be mutually agreed by the parties.

The said Agreement will be governed by Government Rules & Regulation.
(LICENSOR) (LICENSEE)

9/12/2025

Sr. No	Date of Payment	Amount paid Rs.	Mode of payment Cash / Cheque	Signature of Owner /Agent
1.				
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				

6002/11

Aradhana Co-op. Hsg. Society Ltd.

143, Navghar Road, Bhayandar (East), Dist. Thane, Pin.:401105.
(Regn. No. TNA(TNA) HSG/(TC)4430 91-92)

Date: 23/04/2015

To
Shri/Smt. Budhisam K. Gupta
Flat/shop no. 134



This is to put your notice as per our record we have found that Property/House Tax has been not levied on your flat/shop. We further inform you that we have initiated the process of revise of tax rates. There for we advice you kindly contact the builder/ seller of your shop/flat regarding the property tax and obtain the tax bill of your shop/flat and submit the tax paid receipt copy with the society.

Kindly note that in case of failure from your end, the society will not co-operate with you in future. Your early action behalf of this is highly appreciated.

Thank You


For

Aradhana co-op.Hsg. Soc. Ltd.

For Aradhana Co-op. Hsg. Soc. Ltd.


Chairman


Secretary


Treasurer

Aradhana Co-op. Hsg. Society Ltd.

143, Navghar Road, Bhayandar (East), Dist. Thane, Pin.:401105.
(Regn. No. TNA(TNA) HSG/(TC)4430 91-92)

Date: 23/04/2015

To
Shri/smt. Budhisam K. Gupta
Flat/shop no. 13A



This is to put your notice as per our record we have found that Property/House Tax has been not levied on your flat/shop. We further inform you that we have initiated the process of revise of tax rates. Here for we advice you kindly contact the builder/ seller of your shop/flat regarding the property tax and obtain the tax bill of your shop/flat and submit tax paid receipt copy with the society.

Kindly note that in case of failure from your side, the society will not co-operate with you in future. Your early action behalf of this is highly appreciated.

Thank You

For

Aradhana co-op.Hsg. Soc. Ltd.

For Aradhana Co-op. Hsg. Soc. Ltd.

[Signature]
Chairman

[Signature]
Secretary

[Signature]
Treasurer

मिग भाईदा महानगरपालिका

मिग भाईदा महानगरपालिका
मिग भाईदा महानगरपालिका

014

Certificate No.

Member's Register No.

128

RADHANA CO-OPERATIVE HSG. SOCIETY LTD.

(Registered under Maharashtra Co Operative Society's Act, 1960)

(Reg. No.: TNA (TNA) / HSG / (TC) / 4430 / 1991-92)

143, Navghar Road, Bhayandar (East), Dist. Thane, Pin - 401 105.

This is to Certify that Shri / Smt. Budhiram K. Gupta

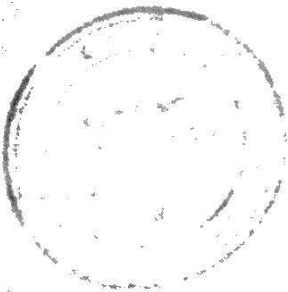
_____ of Flat / Shop No. 13-A is/are

Registered Holder(s) of **Five** Fully paid up Equity Shares of Rs. Fifty each
numbered from 641 to 645 (both inclusive) in

RADHANA CO-OPERATIVE HSG. SOCIETY LTD.

Bhayandar (E) Dist. Thane 401 105. Subject to the provision of Bye - laws of the said
Society and that the sum of Rupees Fifty has been paid upon each of the Shares.

Given under the Common seal of the said Society at Bhayandar
6th Day of June 2011



[Signature]
Chairman

[Signature]
Hon. Secretary

[Signature]
Committee Member

22/04/2016

मिग भाईदा
कर निर्धारक व संकलक

मिग भाईदा महानगरपालिका

मिरा भाईंदर महानगरपालिका

मुद्रा प्रमाणित करवारी विभागाचे कार्यालय मिरा भाईंदर (प) क. वि. नं. ४११/२०१५/२२२२/२३२३

भाषा: मराठी / हिंदी / इंग्रजी / सिमा १० क.नं. १
(दिनांक: २२/०४/२०१६)

दिनांक: 4733082
 विभाग क्र.: H
 मालकी क्र.: H020039419131
 मालकी/पट्टिका क्र.: 13/A
 मालकाचे नाव: BUDHIRAM GUPTA

दिनांक: 22/04/2016
 विभाग क्र.: 02
 एकूण क्षेत्रफळ (चौ.फुट): 100.000
 वापराचा प्रकार: Non Residential
 वार्षिक करयोग्य मूल्य रु.: 2592.00

पत्ता: ARADHANA CO.OP.HSG, Navghar Road, Near Station, Bhaindar East.

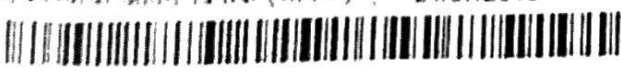
कराचे तपसिल (1)	संकेतांक (2)	मागील बाकी (3)	चालू रक्कम		एकूण रक्कम =(2)+(4)+(5)
			भाग-१ (4)	भाग-२ (5)	
House Tax (30%) / घरपट्टी	910	3838	389	389	4616
Tree Tax (1%) / वृक्ष कर	948	130	13	13	156
Education Cess Non Residential (8%) / शिक्षण कर	981	1040	104	104	1248
Employment Guaranty Cess (2%) / रोजगार हमी	982	260	26	26	312
Shikshan Kar Mahanagar Palika (2%) / शिक्षण कर (मनपा)	947	234	26	26	286
Agnishaman Kar Mahanagar Palika (1%) / अग्निशमन कर (मनपा)	916	130	13	13	156
Sewage Facility Tax (8%) / मलप्रवाह सुविधा लाभ	950	832	104	104	1040
BPMC Sec 267A - Shashti (60%) / शास्ती	996	7780	778	778	9336
Notice Fee (%) / नोटीस फी	992	0	0	0	0
Interest (%) / व्याज	991	0	0	0	0
Penalty (%) / दंड	994	0	0	0	0
एकूण		14244	1453	1453	17150
Excess / Advance Amount					0
Payment After 31st March					0
एकूण देयक रक्कम					17150

Note: If the tax amount of part-I is not paid before 1st Dec 2015 and part-II is not paid before 1st Jan 2016, MBMC will charge 2% in addition to the amount of such tax or part thereof per month as penalty until the full amount of tax is paid as per Rule-41, Chapter-VIII (Taxation Rules) of Maharashtra. Part-I Bill Period [1 Apr 2015 - 30 Sep 2015], Part-II Bill Period [1 Oct 2015 - 31 Mar 2016].

दरमिती रक्कम : Rupees Seventeen Thousand One Hundred and Fifty Only

दिने प्रतियेक :
 एक निकासण्याची सही :
 एक भरण्याचा अंतिम दिनांक (भाग-१) : 21/07/2016
 एक भरण्याचा अंतिम दिनांक (भाग-२) : 21/07/2016

(Signature)
 स्वाती देशपांडे
 कर निर्धारक व संकलक



22/04/2016

कृपया मागील सूचना पहाव्यात

इमारतीचे नाव :

ARADHANA CO.OP.HSG

पावती क्र. :

05072016/23/4918127

भरणा दिनांक :

05/07/2016

बँक :

BANK OF INDIA

पेमेंट (र./-):

Rupees Seventeen Thousand Seven Hundred and Nine and Zero paise only

मासमत्ता क्रमांक :

H020039413131/1/15/A

पावती बुक क्र. :

भरणा क्र. :

पेमेंट मोड :

Cheque

पेमेंट (र./-):

17709.00

चेक / डिपॉजिट क्र. :

339335

Bhayander(East)

SrNo.	Ref./Bill No	Date	Description	Arrears	Current		Total
					Part-I	Part-II	
1	4733076	22/04/2016	House Tax	4616.0	0.0	0.0	4616.0
2	4733075	22/04/2016	Tree Tax	156.0	0.0	0.0	156.0
3	4733079	22/04/2016	Education Cess Non Residential	1248.0	0.0	0.0	1248.0
4	4733081	22/04/2016	Shikshan Kar Mahanagar Palika	286.0	0.0	0.0	286.0
5	4733077	22/04/2016	Agnishaman Kar MahanagarPalika	156.0	0.0	0.0	156.0
6	4733097	22/04/2016	Sewage Facility Tax	1040.0	0.0	0.0	1040.0
7	4733078	22/04/2016	Employment Guaranty Cess	312.0	0.0	0.0	312.0
8			BPMC Sec 267A - Shashti	9336.0	0.0	0.0	9336.0
9			Interest	559.0	0.0	0.0	559.0
10			Total	17709.0	0.0	0.0	17709.0

12

120 Build up shop.

90

9699

9167178821

Ashok K. Gupta

59 x 2 = 61

13 - A.

Mr. Buchinam K. Gupta

11000

39000

120

95

11.15

5,46,500/- MLV

27350/- 810

5470/- Pet.



Customer's Copy	
THE KAPOL CO-OP. BANK LTD. FRANKING DEPOSIT SLIP	
Branch : BHAYANDAR	Date: 22/12/09
Pay to : Acct. Stamp Duty	12250
Franking Value	Rs. 27350/-
Service Charges	Rs. /
TOTAL	Rs. /
Name & Address of the Stamp duty paying party	
B. K. Gupta	
Aradhana	
Bhayandar (East)	
Tel./Mobile No.	
Desc. of the Document	
DD/Cheque No.:	
Drawn on Bank:	
(For Bank's Use only)	
Tran ID	A254 Rs
Franking Sr. No.	PL-546 Rs
Cashier	

AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT made and entered into at _____ this 22nd day of Dec in the Christian Year A.D. 2009

BETWEEN

M/s. **ANGAD ASSOCIATES** a Proprietorship Firm of Builders, Developers and /or Contractors by its **Mr. HEMANT S. JAIN** Proprietor aged 54 years, Indian Inhabitants, having their office at "**ARADHANA APT.**" Navghar Road, Bhayandar (East), hereinafter referred to as the "**THE BUILDERS**" (which expression shall unless it be repugnant to the context or contrary to the meaning thereof be deemed to mean and include the said partners, Survivors or Administrators and Assigns) of their respective Legal heirs, Executors, Administrators and Assigns) of the **FIRST PART.**

For THE KAPOL CO-OP. BANK LTD.
 The Kapol Co-operative Bank Ltd.
 Bhayandar Branch, Goddoo
 Tulsi Prasad Chowk, 1st Flr
 Opp. Shivaji Park, Off. No. 105
 Bhayandar (E), Thane-401005
 D-55720/C.R.No.1265/2009-2010

शिफ्ट 16144
 158481
 R. 00273501-PB5497
 10:40
 SPECIAL THEFT
 DEC 22 2009
 INDIA STAMP DUTY MAHARASHTRA

(Signature)

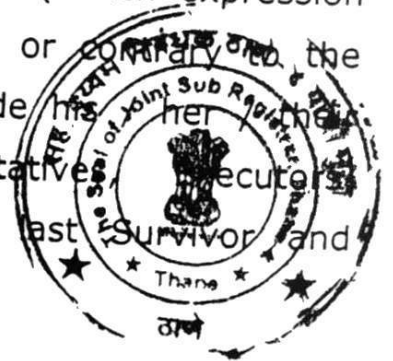
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AND

Mr./Mrs./M/s BUDHIRAM K. GUPTA

Aged _____ & _____ Years _____ Indian inhabitants
having office / residing at _____

hereinafter referred to as "THE PURCHASERS" (Which expression shall, unless it be repugnant to the context or ~~contrary to~~ the meaning thereof deemed to mean and include his/her respective Legal heirs, Legal Representatives, Administrators Successor-in-interest, till the last Survivor and permitted Assigns) of the **SECOND PART**.



WHEREAS the Builders / Developers and /or Contractors hereto SOLE OWNERS and fully seized and possessed shop/ ~~office/ flat/~~ Room No. 13-A on Ground floor A-wing, situated, lying and being in the Revenue Village of Khari Taluka & Dist Bhayandar (East) (M.S.) bearing Old Survey No. 143 Hissa No. 4 PK corresponding new Survey No. 46, Hissa No. 4 PK containing by admeasurements Sq.yds., of thereabouts equivalent to Sq.mtrs. or thereabouts, more particularly described in the First Schedule hereunder written.

AND WHEREAS the Builders / Developers and /or Contractors hereto propose to sell and transfer Shop/ Office/ Flat/ ~~Room~~ in the building known as "**ARADHANA APT.**" a Ground plus Storey building on ownership basis.

Room No. <u>13-A</u> दरत क्रमांक <u>2189</u>
<u>2189</u>

AND WHEREAS the Purchaser has / have agreed to acquire a Shop/ Office/ ~~Flat/ Room~~ premises bearing No. 13-A on the Ground floor A- wing in the building known as "**ARADHANA APT.**"

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having a area of _____ sq.ft. Super Built up or thereabouts
120 Sq.ft. built up i.e. equivalent to
_____ sq.ft. carpet, consisting of _____ Rooms and a
Kitchen on the Terms Conditions and Obligation hereinafter referred
to as "THE SAID UNIT"

AND WHEREAS, the Purchaser has / have taken inspection of the
Title relation to the said property and the plans and approved by the
purchaser and is / are fully satisfied with the same.

AND WHEREAS, the Builders / Developers and / or Contractors will
be Executing Separate Agreements with Several Persons and Parties
for Sale of Flats/ Room/ Shop/Office and other premises Terms and
Conditions of the essential recited Documents imposed hereafter by
the District Collector / commissioner and other Authorities
Concerned and also subject to the Variations and / or Modifications
as may be agreed upon by the Developers with the Original Owners
or the Mira Bhayander Corporation, Or any other Concerned
Authorities.



AND WHEREAS, the Purchasers has / have agree / agrees to acquire
a Unit as per the particulars set out hereinafter in the Building to be
Constructed on this Plot of Land properly more particularly described
in the First Schedule hereunder written at the Price and on the
Terms and Conditions as set out hereir after.

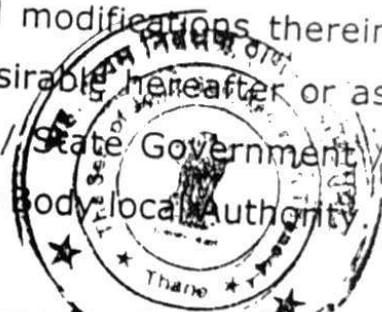
AND WHEREAS On demand purchasers shall be provided with
Additional Amenities in the Flats/ Room/ Shop/Office premises by
the Builders / Developers and /or Contractors on the condition that
purchasers shall agree to pay Additional Cost. A Separate
Agreement for extra Amenities shall be Executed Between Among
Purchasers & Builders and Contractors.

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दस्तावेज क्रमांक
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AND WHEREAS, the Purchasers has / haves before entering into this
Agreement, read this Agreement, and had understood the contents
and also gone through all the Documents and Orders required for
the construction of the Project and after having understood the
contents thereof, has executed THIS AGREEMENT.

NOW THESE PRESENTS WITNESSETH as follows :

1. The Builders / Developers and /or Contractors are Constructing the said Building on the said plot in accordance with the plans and specifications kept on the site approved by the Purchaser more particularly described in the first Schedule hereunder written and the same have been kept at the Site of the Building for Inspection and which the purchasers has / have seen and approved and has / have expressly agreed the Builders may make such variations and modifications therein as they may consider necessary and desirable hereafter or as may be required to be done by Central / State Government / the Municipal Corporation or other public Body local Authority.
2. The Purchaser hereby agree / agrees acquire ~~Shop/ Office/~~ ~~Elat/~~ Room No. 13-A on the floor 6rd-A Wing in the building "**ARADHANA APT.**" having a Area of Sq.ft. Super Built-up or thereabouts 120 Sq.ft. built up, i.e. equivalent to Sq.ft. carpet, consisting of Rooms and a Kitchen on the Terms Conditions and Obligation hereinafter referred to as "the said unit" as per the plans and specifications seen and approved by him/ her/them for a lumpsum consideration price of Rs. 5,00,000/- (Rupees Five Lakhs only only)
3. The Purchaser has / have inspection of all the documents and documents relating to the tiles of the said property. The Purchaser hereby accepts the Builders / Developers and /or Contractors Right to modify any of the terms and condition of the said Agreements, Documents, and Requisite Orders of the Concerned Authorities and agreed to abide, Observe and perform the same as far as they are applicable to relate to the said unit and the building. The purchasers hereby accepts the Title of the said Property, Original Owners and that of the



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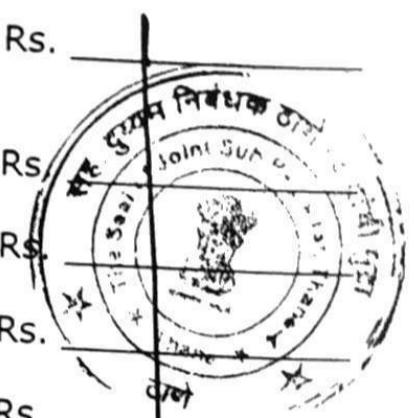
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Builders / Developers and /or Contractors herein in the said Property and shall not be entitled to raise any Requisition or Objection in connection therewith.

4. It has been mutually agreed upon by the parties hereto that the Purchasers shall pay the entire Sale Consideration of the Shop/ Office/ Flat/ Room in installments, in the manner specified hereunder :-

- a) As Earnest Money on the Execution of this Agreement (10%) Rs. _____
- b) On Completion of Plinth work (10%) Rs. _____
- c) On Completion of 1st Slab work (10%) Rs. _____
- d) On Completion of 2nd Slab work (10%) Rs. _____
- e) On Completion of 3rd Slab work (10%) Rs. _____
- f) On Completion of 4th Slab work (10%) Rs. _____
- g) On Completion of 5th Slab work (10%) Rs. _____
- h) On Completion of Brick work & Plaster (10%) Rs. _____
- i) On Completion of laying Flooring & Ceramic Tiles / laying of Kitchen Platform & Plumbing (10%) Rs. _____
- j) On Completion of Builders / Developers and /or Contractors to be paid on or before taking the possession and towards extra cost as provided in Clause 24 (a), (b) & (c) below :- (10%) Rs. _____



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5. The Purchasers herein has ~~not~~ have paid the above given sale consideration in installment as under .

i) Rs. 87000/- (Rupees Eighty Seven Thousand Only), paid on _____ by _____
only No. _____ Drawn on _____

ii) Rs. 90,000/- (Rupees Ninety Thousand Only), paid on _____ by _____
only No. _____ Drawn on _____
CASH.

[Signature]

[Signature]

iii) Rs. 90,000/- (Rupees Ninety Thousand Only), paid on only by CASH
No. _____ Drawn on _____

iv) Rs. 1,33,000/- (Rupees one lakh thirty Only), paid on Three thousand by CASH
No. _____ Drawn on _____

v) Rs. 50,000/- (Rupees Fifty Thousand Only), paid on only by _____
No. _____ Drawn on _____

vi) Rs. 1,50,000/- (Rupees one lakh fifty thousand Only), paid on only by _____
No. _____ Drawn on full and final payment serial

6.a) it has been EXPRESSLY AGREED that the above given mutually agreed instalments will be strictly Governed by Time period and TIME WILL BE ESSENCE OF THE CONTRACT for the above payments and for the payments as given Clause 2 & 3 shall duly paid on time without any delay.



b) PROVIDED FURTHER THAT upon termination of this Agreement as aforesaid, the Builders / Developers and /or Contractors shall Refund to the purchasers the installments of Sale Price excluding the Earnest Money which may till then have paid by the Shop/ Office/ Flat/ Room Purchasers to the Builders / Developers and /or Contractors who shall not be liable of pay to the purchaser any interest on the amount so Refunded any upon Termination of this Agreement, the Builders shall be at Liberty to dispose off and sell the Unit to such person and on such terms as the Builders / Developers and /or Contractors may in his absolute discretion think fit.

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c) On the Purchasers committing any Default in Payment on due date of any amount due and payable by the Purchaser to the Builders / Developers and /or Contractors under this

Agreement (including his / her / their proportionate share of Taxes Levied by the Concerned Local Authority and other outgoings) on the Purchasers coming Breach of any of the Terms and Conditions herein Contained, the Builders / Developers and or Contractors shall be entitled at their own Options to TERMINATE this Agreement, and in such Event, the purchasers shall have no right of any nature whatsoever either against the such shop/ office/ flat/ Room or against the building.

- d) The Builders / Developers and /or Contractors shall inspect of any amount remaining Unpaid by the Purchasers under the terms and conditions of this Agreement shall have **FIRST LIEN & CHARGE** on the said premises agreed to be purchased by the Purchasers herein.
- e) The Purchasers agrees to pay to the Builders / Developers and /or Contractors interest at 24% per annum on all documents which become Due and Payable by the Purchasers to the Builders / Developers and or Contractors under the Terms and Conditions of this Agreement from the date the said amount is payable by the Purchaser to the Builders Builders / Developers and /or Contractors However, this will be without PREJUDICE to the Right of the Builders / Developers and /or Contractors.
- f) The Builders / Developers and /or Contractors are NOT BOUND TO GIVE any type of Notice for requiring such payments and failure thereof, shall not be pleaded as and excuse for Non-payment of the amounts on the respective due date.
- 7) The Purchasers admit have taken inspection of all the Documents required to be given by the Builders / Developers and /or Contractors under the Provisions of the MAHARASHTRA OWNERSHIP FLAT/SHOP/OFFICE/ROOM ACT and Rules framed



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thereunder and hereby Agrees and Confirm that the Builders / Developers and or Contractors shall have IRREVOCABLE UNFATTERRED RIGHTS for the purpose set out herein below and the Builders / Developers and /or Contractors shall be entitled to exercise the same as if the Purchasers had given the written prior consent to the Builders / Developers and or Contractors as required under the said Act and without prejudice to remove any doubts the purchasers hereby confers upon the Builders / Developers and /or Contractors the Right and Authority for the purpose set out below.

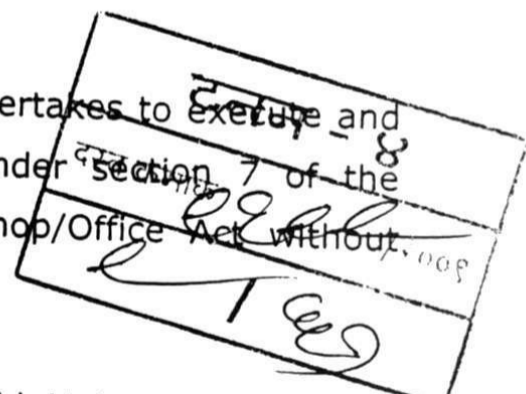
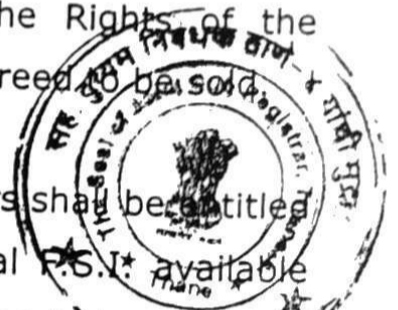


- a) The Builders / Developers and /or Contractors shall be entitled to consume such F.S.I. as may be available in respect of the said property at any part thereof or otherwise on the said Property at any present or in future prior to Conveyance with the society and for the purpose of consuming such balance and / or Additional F.S.I. to construct Extension and / or Additional floors as the Builders / Developers and /or Contractors may think fit and proper, under the guide lines of Competent Authority.
- b) The Structure which may be put up for consuming the Balance and /or Additional F.S.I. or the F.S.I. available by demolition of the existing structure or otherwise shall always be deemed to be a part of the existing structure or as if the said Plans were seen and approved by the Purchasers even though such plans may be sanctioned in future.
- c) The Builders / Developers and /or Contractors shall be entitled after consuming Balance and / or Additional F.S.I. by constructing tenements to sell such tenements for such permissible user as the Builders / Developers and /or Contractors may think fit and proper to any person or persons

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for such consideration as the Builders / Developers and /or Contractors may in their absolute discretion deem fit and proper.

- d) The Purchasers of the Unit herein and all other Purchasers of the Units in the said Building shall not have any Rights, Title and Interest or claim in respect of the Open spaces, inclusive of the common Garden area and that the Rights of the purchasers are confirmed only to the Unit agreed to be sold.
- e) The Builders / Developers and /or Contractors shall be entitled after consuming Balance and / or Additional F.S.I. available under D.C. Rule of by any Special concession being granted by the Municipal Council / Corporation or any other Authorities including the F.S.I. available in Lien of the Road widening set - back Reservation, etc.
- f) The Purchasers and / or the Society or Association of the purchasers of all the units shall not raise any objection or any ground as the Builders / Developers and /or Contractors Rights reserve herein hereunder.
- g) The Purchasers hereby agrees and undertakes to execute and deliver a letter according Consent under Section 7 of the Maharashtra Ownership Flats/Room/Shop/Office Act without raising any objections.
- h) Without Modifying the Plan of the said Unit the Builders / Developers and /or Contractors shall be entitled to Amend, Modify and / or Vary the Building plans and / or the Layout and / or Sub-division plan and also the Specification in respect thereof.

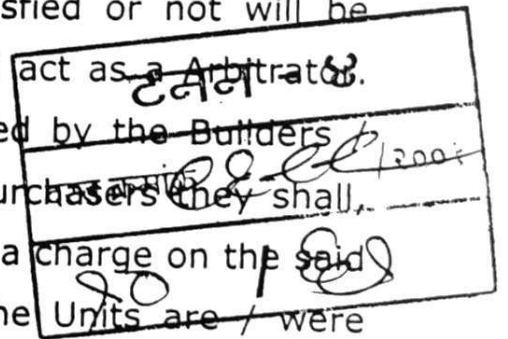
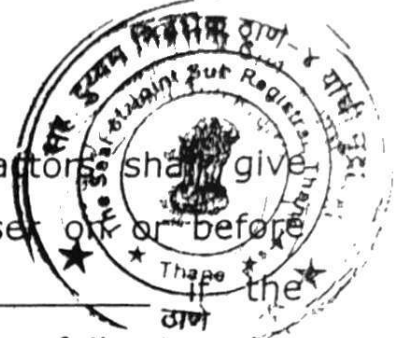


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i) The Rights under this Clause and / or under this Agreement reserved for the Builders / Developers and /or Contractors for exploiting the potentially of the Property described in the First Schedule hereunder shall continue to vest in the Builders / Developers and or Contractors till the Deed of Conveyance, Reserving such right in the said Property in favour of the Builders / Developers and or Contractors as may be outstanding.

8) The Builders / Developers and /or Contractors shall give Possession of the said Unit of the Purchaser on or before _____ day of _____, _____ if the Builders / Developers and /or Contractors fails to give Possession of the Unit to the Purchasers on account of reasons beyond the Control and their Agents as per the Provisions of Section 8 of MAHARASHTRA OWNERSHIP FLAT ACTS, by the aforesaid date or dates prescribed in Section 8 of the said Act, the Purchasers shall be at Liberty to Demand from the Builders the amounts already received paid by him/ her/ them in respect of the said unit without interest and from Builders / Developers and /or Contractors till the date the amounts thereon is repaid PROVIDED THAT BY Mutual Consent it is agreed that dispute whether the stipulation specification in Section 8 has been satisfied or not will be referred to Competent Authority who will act as a Arbitrator. Till the entire amount thereon is refunded by the Builders / Developers and /or Contractors to the purchasers they shall, Subject to prior Encumbrances, if any, be a charge on the said Land as well as the Building in which the Units are / were situated PROVIDED THAT the Construction or Builders / Developers and /or Contractors shall be Entitled to reasonable extension of time for giving delivery of Unit on the aforesaid date, if the Completion of Building in which the Unit is to be situated is delayed on account of:-



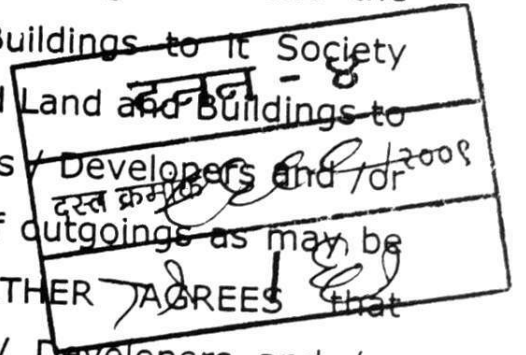
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- i) Non availability of Steel, Cement, other Building material, Water or Electricity supply, & Labourers.
- ii) War, Civil commotion, of Act of God, such as Earthquake, Flood, Cyclone & any other natural calamity, act of Enemy of any other causes beyond the control of the Builders / Developers and or Contractors.
- iii) Any Notice, Order, Rule Notification of the Central / State Government and / or other Public body or Competent Authority.
- iv) Or any other reasons beyond control of their agents during the Construction of the said Project.



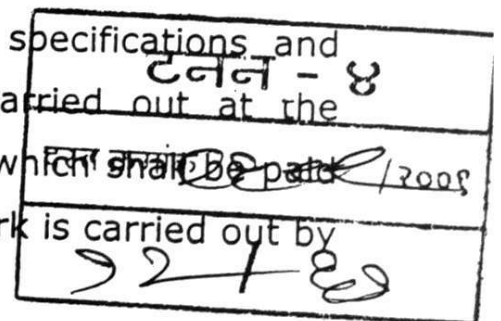
9. Commencing a Week after Notice in Writing is given by the Builders / Developers and /or Contractors to the Purchasers that the Use and Occupation, the Purchasers shall be liable to bear and pay the proportionate share (i.e. proportion to the Floor area of the Unit) of outgoings in respect of the said Land and Building namely Local Taxes, Betterment Charges or such other charges Levies by the concerned Local Authority and or Government, Water charges, Insurance, Common lights, Repairs and Salaries of Clerks, Watchmen, Sweepers, and all Other expenses and incidental to the Management and the maintenance of the said Land and Buildings to it Society Limited Company is formed and the said Land and Buildings to it the purchaser shall pay to the Builders / Developers and /or Contractors such proportionate share of outgoings as may be determined. The Purchasers FURTHER AGREES that Purchasers shall pay to the Builders / Developers and /or Contractors Provisional Monthly Contribution of Rs. 500/- per month towards the outgoings maintenance and repair of his / her / their Unit. The amounts



so paid by the Purchasers to the Builders / Developers and /or Contractors SHALL NOT CARRY ANY INTEREST and remain with the Builders / Developers and or Contractors until a Conveyance being Executed in favour of the Society / Limited Company as aforesaid, subject to the Provisions of section 6 of the said Act, in such Conveyance being Executed, the aforesaid deposits (less deductions provided in this Agreement) shall be paid over by the Builders to the Society or the Limited Company as the case may be. The Purchasers UNDERTAKE to pay such Provisional regularly on the 5th day each of Month and every month in Advance and shall not withhold the same for any reason whatsoever.



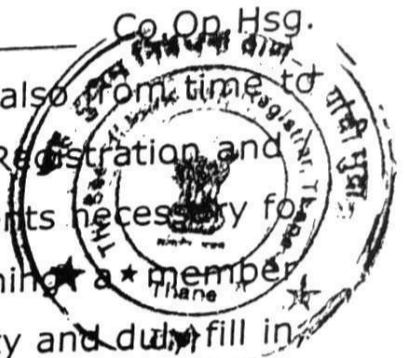
10. The Purchasers of the Flats/Room/Shop/Office shall take possession of the said Unit within 15 days of the Builders / Developers and /or Contractors giving written NOTICE to the Purchasers intimating that the said Units are / were ready for use and occupation, PROVIDED THAT if within reasonable period from the date of handing over the Unit to the Purchasers, the Purchasers bring to the Notice of the Building any defect in that Unit or the Building in which the said unit is situated or the material used therein.
11. Any request for carrying out Additions and Alternation in the said Premises and /or in respect of the specifications and Amenities, by the Purchasers shall be carried out at the purchasers risk and extra cost of the work which shall be paid in advance by the Purchasers before the work is carried out by the Promoters / Contractors.
12. All Notices to be served on the Purchasers as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchasers by Under Certificate of Posting at his / her / their address specified below :-



MR./MRS./M/S. Mr. Balaiah K. Gupta,

13. The Purchasers alongwith other purchasers of Shop/ Office/ Flat/ Room shall Join in Forming and Registering the Society or a Limited Company to be known as"

Society Ltd./ Company Ltd. for this purpose also from time to time to sign and execute the Application for Registration and or Membership and other Papers and Documents necessary for the Society/Company Ltd. and for becoming a member including the Bye-laws of the Proposed Society and duly fill in Sign and return to the Builders / Developers and or Contractors to the Purchasers so as to enable. Builders / Developers and /or Contractors to Register to Organisation of the Purchasers under the Provisions of the Maharashtra Ownership Shop/ Office/ Flat/ Room (Regulation for) Rules, 1964, NO OBJECTION shall be taken by the Purchasers if any, Changes or Modifications are made in the Draft, Bye-laws or the Memorandums and / or Articles of Association as may be required by the Registrar of Co-operation / Co-operative Societies of the Registrar of Companies, as the case may be able to or any other Competent Authority. The Purchasers shall be bound from time to time to sign, all Papers and Documents and to do all other things as may be required from time to time for safe guarding the Interest of the Builders / Developers and /or Contractors and other Purchaser of Shop/ Office/ Flat/ Room in the said Building, failure in company with the Provisions of this Clause will render this Agreement Ipsofacto to come to an End.



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under this Agreement
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14. The Builders / Developers and /or Contractors will have exclusive Right over the Unsold Shop/ Office/ Flat/ Room and on the Agreements which are cancelled at any stage of time

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even after Registration of the Society or event after execution of Conveyance in favour of the Society. The Purchasers of such Shop/ Office/ Flat/ Room will be admitted to the Society without charging any premium except for the entrance for share money.

- a) After the Structures that may be Constructed by the Builders / Developers and or Contractors on the said Property and Complete and Ready and Fit for Occupation and after the Society or the Limited Company as aforesaid is Registered and only after all the Premises in all the Structures that may be constructed have been Sold and Disposed off by the Builders / Developers and or Contractors and the Builders / Developers and /or Contractors have received all Dues payable to them under the Terms of the Agreement with various Purchasers of Premises the Builders shall execute for and/or cause to be executed by the persons concerned Conveyance and all respect of the said property and all the Structure constructed therein in favour of the said Society or Limited Company to executed or cause to be executed separate Deed or Agreement in respect of each Premises, as hereinabove provided, until the execution of the Conveyance the Possession of the said Property all the structure thereon shall be deemed to be of the Builders / Developers and /or Contractors



- b) The Builders / Developers and /or Contractors shall Cause the said Property Conveyed to the Society at the cost of the purchasers of the various Units to be formed the buyer shall Insure and keep their said Shop/ Office/ Flat/ Room Insured against loss of damage by Fire in full value thereto in the joint names of the Builders / Developers and /or Contractors and the purchasers herein with such Insurance company as the

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दस्त क्रमांक <i>[Signature]</i> / २००९
<i>[Signature]</i>

Builders / Developers and /or Contractors shall determine and whenever required to produce to the Builders / Developers and /or Contractors the Policy or Policies of such and in the event of the said Shop/ Office/ Flat/ Room premises being damaged or destroyed by the then the purchasers shall layout the Insurance money in the repair, Re-Building or Re-Instalment or the said Shop/ Office/ Flat/ Room Premises in the event of the Building being insured by the Builders / Developers and /or Contractors the Buyer agrees in Reimburse the Builders / Developers and /or Contractors with the proportionate share of the Insurance premium. The buyer shall not cause to be done any act or thing which may render void, or voidable any increase in the Premium payable in respect thereof



17. The Purchasers himself/herself/themselves with intention to bring all the persons into whomsoever hands the Units may come, doth/do hereby convenient with the Builders / Developers and or Contractors as follows:-

a) NOT TO DO or permit to be done any act or thing which may render void or voidable any insurance of the said Land and the Building in which the said Unit is situated or any part thereof or whereby any increase Premium shall become payable in respect of the insurance.

b) To bear and pay increase in Local Taxes, Water charges, Insurances and such other levies if any which are imposed by the concerned Local Authority and/or Governments and/or other Public Authority, on account of change of user of the said Unit by the Purchasers viz. user for any purposes other than for Residential/or permitted purpose.

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c) NOT TO throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Unit in the compound or any portion of the said LAND and the Building in which the Premises is situated.

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- d) Pay to Builders WITHIN FIFTEEN DAYS of the demand by the Builders his contribution towards Security deposit, Share money, Legal charges, etc. as Provided in Clause No. 25 of this Agreement.
- e) The Purchasers shall observe and perform all the Rules and Regulations which the Society or the Limited company may adopt at its inception and the additions, alterations or amendment thereof that may be made from time to time for protection and maintenance of the said Building and the Unit therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned Local Authority and of Government and other Public bodies. The Purchasers shall also observe and perform all the Stipulation and Conditions laid down by the society Limited company regarding the Occupation of the said Unit in the Building accordingly and shall pay and contribute regularly and punctually towards the Taxes, Expenses or other Outgoings in Accordance with Terms of this Agreement.
- f) The Purchasers in the interest to Long life of the Building hereby agree: not to use subject Premises/Unit in any abuse manner and will maintain the said Unit/Premises in good Conditions, State and other in which it is delivered to him. The buyer shall timely maintain at his/her/their own cost the said Unit and also collectively alongwith other buyers/member shall maintain entire Building in General and all Common Facilities/Amenities such as Staircase, Steps, Landings, Common passages, Lifts, Common terrace, Septic tank, Sock pit, Overhead tank, Suction Tank alongwith Pump room and set of pumps, Compound ground, Compound lighting etc. and also will maintain common services of Electricity & Water supply, Drainages and other such Network and also will carry out Painting work of the entire Building atleast on Alternate year from the Date of Occupation.



Unit - 8
दस्तावेज क्रमांक
2008
2008

IN WITNESS WHEREOF, the Parties hereto have hereunto Set and Subscribed their respective Hands and Seal, at Bhayandar (East), Dist. Thane, (M.S) - 401 105. The Day, Month and Year first hereinabove written.

SIGNED SEALED AND DELIVERED
By THE WITHINNAMED Builders /
Developers and /or Contractors

M/S. ANGAD ASSOCIATES by its.
Proprietor MR HEMANT S. JAIN

IN THE PRESENCE OF _____

1. MR. Mr. Gupta.

2. MR. रामजन्म गुडा

For **ANGAD ASSOCIATES**

Proprietor / (P.O.A.)



SIGNED SEALED AND DELIVERED
BY THE WITHINNAMED "PURCHASERS"

MR Budhigam K. Gupta.

IN THE PRESENCE OF _____

1. MR. Mr. Gupta.

2. MR. रामजन्म गुडा

बुधगम गुडा

टनन - ४
दस्त क्रमांक 201/20 2008
201/20

RECEIVED of and from the within named "PURCHASER"

Shri/Smt. Budhinaran K. Gupta.

the sum of Rs. 87,000/-
(Rupees Eighty Seven Thousand
only. Only)

as a PART / ~~FULL~~ / ~~TOKEN~~ PAYMENT of sale consideration price herein above mentioned, by Cash Cheque/ Demand Drafts / Pay Order bearing No. _____

Paid on / between _____
& _____ Drawn on _____



Payment made by Cheque / D.D/ P.O. are acknowledged subject to realization at Mumbai Jurisdiction.

Rs. 87000/-

WITNESSES

- Mr. Gupta.
- श्रीमन्मन गुप्त

I, WE SAY RECEIVED

For ANGAD ASSOCIATES

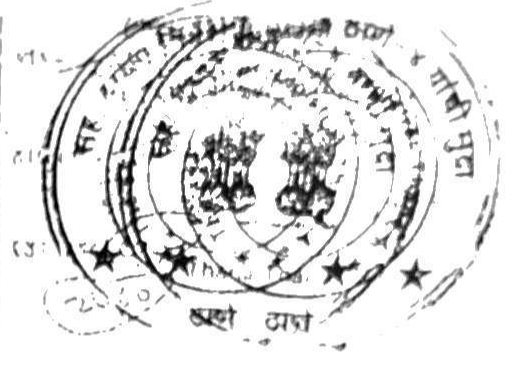
[Signature]
Proprietor / (P.O.A.)

टनल - ४
दस्तावेज क्रमांक <u>११११११११</u>
<u>२५ / १२</u>

श्री. ल. ल. उ. उ. अ. व. १२

कम	म	म	म	म
-	-	-	-	-
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-	-	-	-	-

संख्या-
 १) दत्तनाथ स्वामी जी
 २) अनामिका स्वामी जी
 ३) शिवाजी स्वामी जी
 ४) प्रमोद स्वामी जी
 ५) शिव स्वामी जी
 (३-१०-४)



उपरोक्त स्वामीजी का	दि	दि	दि
५	२५	३	



दस्तावेज - ४
 ११९६



दस्तावेज - ४
 दस्ता क्रमांक १२६४
 ३०/९६

दस्ता क्रमांक १२६४
 SHREE VAMANA SPECIAL EXECUTIVE OFFICE
 Shreeji Center, Bhayander (W),
 Phone - 401 101

SHREE VAMANA SPECIAL EXECUTIVE OFFICE
 Shreeji Center, Bhayander (W),
 Phone - 401 101

राजवसुना दान :-

अकृषिक महसुलादी जोदवही

गाव - रवावरी
 तालुका - तापे
 जिल्हा - कोयंबे

भाग (ब) मानक माहिती (क)

क्र.सं.	अपीयने वर्ग	फ्लॉ	भूतपत्र/पुस्तक/नवीन/प्राचिन	सोळादा	वापिक		मालक		मालकी क्रमांक	मालकी भाग	मालकी भाग
					प्राचिन	मालक	प्राचिन	मालक			
१		३	नवीन/पुस्तक	सोळादा	प्राचिन	मालक	मालकी क्रमांक	मालकी भाग	मालकी भाग	मालकी भाग	मालकी भाग
२		३	प्राचिन	सोळादा	प्राचिन	मालक	मालकी क्रमांक	मालकी भाग	मालकी भाग	मालकी भाग	मालकी भाग

१३२ (१४३/१६)
 ३२६०-११११
 नवीन/पुस्तक
 ३३९९-

दस्तावेज क्रमांक
 २१६०



मालकी नवीन/पुस्तक
 भाईर (पूर्व) का. जि. कोयंबे

गांव नमुना दोन - अकृषिक म. नोंदवही

गांव -
 तालुका -
 जिल्हा -

(चार) महसुलाचा प्रदानाव्यतिरिक्त, भाग (अ) (दर) कमी केलेल्या किंवा कमीविलेल्या दराने इतर कोणत्याही प्रयोजनाकरिता

अनु क्रमांक	जमिनीचे वर्णन	क्षेत्र	अकृषिक परवा- नदीचे/मुप्रदानाचे स्वरूप व अटी	वर्षिक महसुल	मुदत	अधिकार	तालुका नमुना क्र. दोन भरिलेला नोंद क्र.	पहिल्या भागवटा- दाराचे नाव	क्षेत्र
३३२	(अ) नं. ३३३ (ब) <u> </u>	३	४	५	६(अ) ६(ब)	७	८	९	१०
			अहिलारा	३६६/७५	३६/७५ ते ३७/७५	३५ नं. RB/IV/NAP		हरिचंद्र नारायण पाटील	
					३७/७५ ते ३८/७५			त. इतर	



पान - ४
 दस्त क्रमांक
 /

गा. नं. ३३३ (ब)

मिरा भाईदर महानगरपालिका

मुख्य कार्यालय, भाईदर (प.)

छत्रपती शिवाजी महाराज मार्ग, ता. जि. ठाणे - ४०१ २०१



मनपा/नर/-१२-३८/२००६-०७

दिनांक :- २६/०४/२००६

प्रति,
जमीन/जागामालक - मे. आराधना को.ऑ.हौ.सो.लि.
अधिकार पत्रधारक - मे. आराधना को.ऑ.हौ.सो.लि.
द्वारा - वास्तुविशारद - मे. बॉम्बे आर्किटेक्चरल कन्सलटंट

विषय :- मिरा भाईदर महानगरपालिका क्षेत्रातील मौजे - खारी
सर्वे क्र./ हिस्सा क्र. नवीन ४६/४ जुना १४३/पै.
या जागेत नियोजित बांधकामास बांधकाम प्रारंभपत्र
मिळणेबाबत.

- संदर्भ :- १) आपला दि.१७/०३/२००६ चा अर्ज.
२) महानगरपालिकेचे पत्र क्र. मनपा/साबां/२३८७/२००६-०७,
दि.२७/०७/२००६ अन्वये मुंबई प्रांतिक महानगरपालिका
अधिनियम १९४९ चे कलम २६४(१)(२)(३) ची नोटीस.
४) या कार्यालयाचे पत्र क्र. मिभा/मनपा/नर/१५८/२००७-०८,
दि.१६/०४/२००७ अन्वये विद्यमान बांधकाम क्षेत्र दाखला.



-: बांधकाम प्रारंभपत्र :- (एन.बांधणी)
(फक्त जोत्यापर्यंत)

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ३५५ अन्वये व मुंबई
महानगरपालिका अधिनियम १९४९ चे कलम २५३, २५४ व २५५ प्रमाणे प्रारंभपत्र
कार्य करण्यासाठी / बांधकाम प्रारंभपत्र मिळण्यासाठी आपण विनंती केले
मिरा भाईदर महानगरपालिका क्षेत्रातील मौजे - खारी सि.स.नं./सर्वे क्र./हिस्सा
४६/४ जुना १४३/पै. या जागेतील रेखांकन, इमारतीचे बांधकाम नकाशां
अटी व शर्तीचे अनुपालन आपणाकडून होण्याच्या अधीन राहून ही मंजूरी
येत आहे.

भुखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या इतिहास व वाणिज्य

ीच करण्याचा आहे.

बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर

बांधकाम करता येणार नाही.

टक्कन - ४	
दस्त क्रमांक	१००१/२००६
२०	१६०



मिरा भाईंदर महानगरपालिका

मुख्य कार्यालय, भाईंदर (पश्चिम),
छत्रपती शिवाजी महाराज मार्ग, ता. जि. ठाणे. ४०१ १०१
दुरध्वनी क्रमांक :- २८१९२८२८

जा. क्र./मिभा/मनपा/नर/२५८०/०३०

दिनांक :- १०/११/०८

प्रति,

श्री./श्रीमं./मे. आरक्षणा को. लो. रो.
१४३, नवधर रोड, भाईंदर (पूर्व)

विषय :- रिपेअर करजागी मिळणेबाबत

संदर्भ :- आपला अर्ज दि. ०४/११/०८



महोदय/महोदया,

आपण मिरा भाईंदर महानगरपालिकाकडे रिपेअर करजागी
मिळणेबाबत

मिळणे बाबत अर्ज केला आहे. आपल्या अर्जा सोबत खालील कागदपत्रे वा त्यांच्या प्रती सादर केलेल्या नाहीत.

- १) मालकी हक्क कागदपत्र/मुळ सात बारा उत्तरा.
- २) सांसायटीचा बाहरकत दाखला.
- ३) चालू आर्थिक वर्षात नगरपरिषदेला भरलेल्या कराच्या पावतीची प्रत.
- ४) सदर इमारत/गाळा/घर अधिकृत असल्याचा दाखला.
- ५) संपूर्ण हिस्से दर्शविणारे मुळ गटवृक स्केल.
- ६) मे. तालुक्या निरीक्षक भूमी अभिलेख, ठाणे यांच्याकडील मोजणी नकाशा.
- ७) स्थळदर्शक नकाशा.
- ८) इमारतीचे/गाळ्याचे/घराचे फोटो.
- ९) दुरुस्तीचे स्वरूप.
- १०) घर/इमारत/गाळा पाडून नविन बांधावयाचे असल्यास वास्तुविशारद गकले सादर करावे.
- ११) कंपाउंड वॉल बांधकामाचे साविस्तर नकाशे.
- १२) ~~मुनिप्रकारण~~ ~~आरक्षणा~~ ~~करजागी~~ ~~मिळणेबाबत~~ ~~रिपेअर करजागी~~
- १३) ~~रिपेअर करजागी~~

टंक - ४
१०/११/०८
३८/१६

या कारणास्तव आपल्या बाहरकत पत्र वितरीत करिता येत नाही.

आपला अर्ज दप्तरी दाखल करण्यांत येत आहे.

सहाय्यक संचालक, नगरपालिका.

No. RE IX NAP/SR-10/74
Collector's Office, Thana.
Dated : 18-1-1975

- Read :- i) Application from Shri/ Mr. Hanumanth Malwan
Patil & others of Dated 10/1/1974
Bhayandur Ass't. Director, Town Planning Thana,
ii) Municipal Council's letter No. NAP/Bhayandur
Thana Dated 20/1/75
iii)

ORDER :

In exercise of the powers vested in him under section 42 read with section 44 of the Maharashtra Land Revenue Code, The Addl. Collector, Thana is hereby pleased to grant permission for non-agricultural use to Shri. Hanumanth Malwan (hereinafter said occupant) out of S. No. 143 (PE), Bissa No. Thana, area admeasuring 3950 sq. yds. of village (Bhayandur) for Residential purposes only subject to the relevant provisions of the M.D.R. Code 1966 and rules framed thereunder and of the Bombay Tenancy and Agricultural Lands Act of the following conditions.



- i) That the occupant will pay from the date of commencement of N.A. use a revised assessment at the rate of Rs. 50/- per sq. yds./Acre and will be entitled to 3/8th the concession if the land is used for non-commercial or non-industrial purposes. The occupant shall pay N.A. Assessment of Rs. 5/- which is guaranteed upto 31.7.75. The area and assessment mentioned above shall be liable to alteration in advance with the survey correction issued by the Survey Department.
- ii) that the occupant shall construct the building in accordance with approve plan sanctioned and attached herewith.
- iii) that the occupant shall keep 3 meters width and distance from the road strictly as per approved plan and shall not violate any building bye laws of Thana Dist.
- iv) that the privy shall be at the side or front of the main building and shall not be less than 3-5 meters. It shall be innocuous to the neighbour and screened from public view and it shall not be at a distance less than 3 meters from the well.
- v) that no cattle shall be kept in the premises.

2071 - 8
[Signature]
[Signature]

मिरा-भाईदर महानगरपालिका

मुख्य कार्यालय, छत्रपती शिवाजीमहाराज मार्ग, भाईदर (प), ना. जि. ठाणे
दुरध्वनी क्रमांक २८१८११८३, २८१९२८२८
//गार्वजनिक बांधकाम विभाग//



दिनांक :- २७/०७/०९

आयोजन क्र. १९४९ चे कलम २६४ (१) (३) (३) अन्वये नोटीस

आयोजन क्र. १९४९ चे कलम २६४ (१) (३) (३) अन्वये नोटीस

विषय :- धोकादायक इमारतीची तात्काळ दुरुस्ती/मजवुतीकरण करणेबाबत .

- संदर्भ :- १) नपा/सावां/३७४८/९३-९४ दि. १४/०६/१९९३ रोजीची धोकादायक इमारतीची नोटीस
२) नपा/सावां/५५९/२६४६/९८-९९ दि. ०२/०७/१९९८ रोजीची धोकादायक इमारतीची नोटीस
३) नपा/सावां/६३०/१३६२/९९-२००० दि. २१/०५/१९९९ रोजीची धोकादायक इमारतीची नोटीस
४) मनपा/सावां/५८४१/०२-०३ दि. १४/०३/२००३ रोजीची इमारत तात्काळ/मजवुतीकरण करणे बाबतची नोटीस
५) इकडील जा. क्र. मनपा/सावां/३०५६/०४ दि. ०२/०७/२००४ रोजीचे महानगरपालिकेमार्फत नॉन झीस्ट्रक्टिव टेरटिंग, हॅमटेस्टिंग अहवाल प्राप्त करून देण्याबाबत दिलेली नोटीस .
६) जा. क्र. मनपा/सावां/७००७ दि. ०७/०४/२००६ रोजीची इमारतीची नोटीस .



आपणांस वरील विषयान्वये व विषयात येते की, वरील अगनेली इमारतीचा तिनगा व दुसरा मजवुतीकरण नैलगेचा भाग दि. २५/०७/२००६ रोजी कोसळलेला भाग इ. इंजिनियर यांच्या देखरेखाखाली त्रितित दुरुस्ती करण्यात यावा . तसेच महानगरपालिकेमार्फत नॉन झीस्ट्रक्टिव टेरटिंग, हॅमटेस्टिंग अहवाल प्राप्त करून देण्याबाबत नोटीसी दिलेले आहेत . त्यानुसार इमारत त्रितित दुरुस्ती करण्यात यावी .

इमारतीचे नाव	इमारतीचे स्वरूप	शेरा
आराधना को. ऑ. ही. गो. लि.	आर. सी. सी. तळ + चार (चौथा नंतर बांधण्यात आला)	रादर ३ मी. तादुरुस्त रिथतीत आहे . तरी इमारतीचा बांधकामाच्या तादुरुस्त आर. सी. सी. भागाचे (Cracked or damaged portion) तांत्रिक यत्नागाराच्या मार्गदर्शनाखाली त्रितित दुरुस्ती व मजवुतीकरण करण्यात यावे . बाहेरील भितीचे वाटपुफ प्लारटर रोमेंट पट्टे आणि बात्कनीचे त्रिक बॅट कांधा भागी मळती व विषयाकर्ता त्रितित करण्यात यावे . तसेच टोयलेट/बाथरूम सॅव दुरुस्ती करावी जेणेकरून हाणारी पाणी मळती थांबावी . जास्त आर्षा (Sagges/Cracked). विषयान्वये तादुरुस्ती नॉन बांधण्यात यावे .

दस्त क्रमांक २६५१२००९
४

मिरा भाईदर महानगरपालिका
 मुख्य कार्यालय, भाईदर
 नगररचना विभाग

जा.क्र. - अन्वय / मं. / २२ / १०
 दिनांक - ०८/०४/२००७

विद्यमान बांधकाम क्षेत्र दाखला

(मिरा भाईदर महानगरपालिका गंजूर विकारा नियंत्रण नियमावली नियम क्र. ३२(७) अन्वये)

- याचले - १) में निर्माण आर्किटेक्ट यांचा दि. ०६/०२/२००७ चा अर्ज.
 २) मिरा भाईदर महानगरपालिकेच्या सार्वजनिक बांधकाम विभागाकडील मुर्दई प्रांतिक अधिनियम १९४९ चे कलम २६४(१)(२)(३) अन्वये देण्यात आलेली नोटीस स्वाक्षित प्रमाणे
 ३) मिरा भाईदर महानगरपालिका कर विभागाकडील सन २००४-०५ मधील अरोरापेट उत्तारा क्र. ४३
 ४) वारसविशारद मे. निर्माण आर्किटेक्ट यांचा दि. ०७/०९/०६ रोजीच्या विद्यमान बांधकाम क्षेत्राची मकाशा व दाखला
 ५) दि. ०४/०४/२००७ रोजीचे हमीपत्र

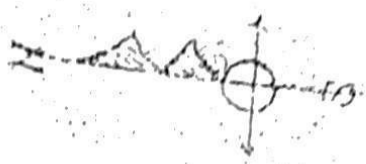
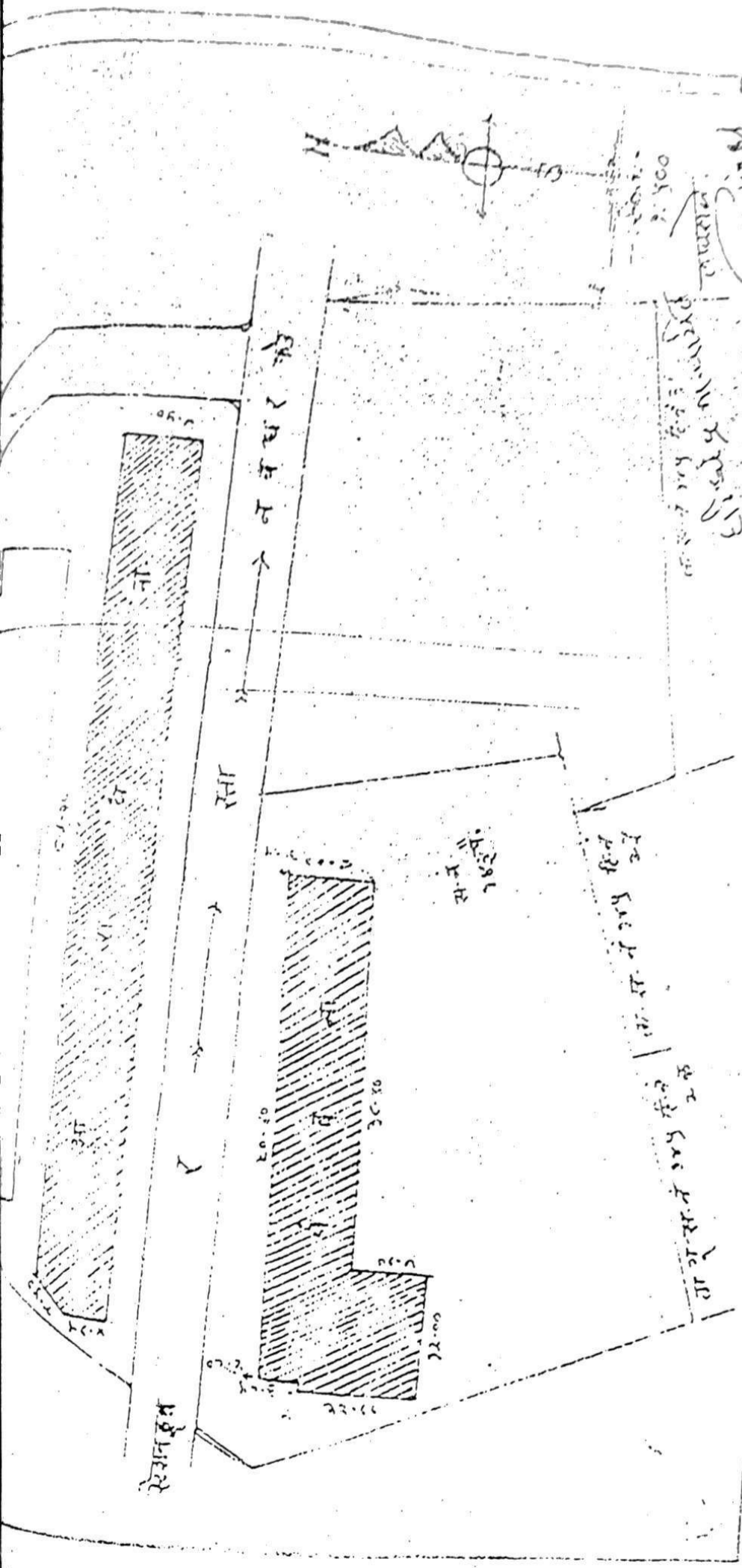


गौजे - खारी, स.क्र. १४३ या जागेतील आराधना को.ऑ.ही.सी. या विद्यमान इमारतीमधील संपत्तीचा रजिस्ट्रार क्र. ३ नुसार सादर केलेल्या अर्जासमवेत उक्त आनुसार संपत्तीला स्वाक्षित प्रमाणे

आराधना को.ऑ.ही.सोसायटी

अ. क्र.	मालमत्ता क्रमांक	मालकाचे नाव	भोगवट्या दाराचे नांव	जागा क्षेत्र
१	✓ एस - १	रामराज यादव	स्वतः	१८३
२	✓ एस - २	मे. पादव डेरी फार्म	-/-	२६४
३	✓ एस - ३	मे. बनारसी डेरी फार्म	-/-	२६४
४	✓ एस - ४	हसनमुखभाई मेहता	-/-	२६४
५	✓ एस - ५	मे. न्यु वे फॉर्जींग इंजि. वर्क	-/-	२६४
६	✓ एस - ६	हरेश पडवळ इले.	-/-	२६४
७	✓ एस - ७	बिहारालाल आर. जैन	-/-	२६४
८	✓ एस - ८	चुनीलाल गुप्ता	-/-	२६४
९	✓ एस - ९	मे. सरस्वती पॉ. स्टोर्स	-/-	२६४
१०	✓ एस - १०	लिनायती हिरालाल गुप्ता	-/-	२६४
११	✓ एस - ११	शक्ती पटेल	-/-	२६४
१२	✓ एस - १२	सतीश टी. हेगडे	-/-	२६४
१३	✓ एस - १३	मे. एम.एच. रटील ट्रेडर्स	-/-	२६४

टनन - ४
 दस्त क्रमांक *[Signature]*
 ०३ / ६९



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स.न. 182

स.न. 182



पल्ल - 8

दस्ता क्रमांक 2222/2008

40 180

दुय्यम निबंधक:

ठाणे 4

दस्त गोषवारा भाग-1

टनन4

दस्त क्र 9699/2009

२०१९

9699/2009

करारनामा

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

सुरेश के. गुप्ता - -
प्लेट नं: -
रस्ता -
पक्षे नाव: टागोर नगर
पुप नं: 3
विकोली पू

लिहून घेणार

वय 59

सही

सुरेश के. गुप्ता

छायाचित्र



अंगठ्याचा ठसा



AIMPG8864A

अमर असासिएट्स चे प्रोप्रा. हेमंत एस. जैन
प्लेट नं: 6
रस्ता: -
पक्षे नाव: जोनस अपार्ट
पुप नं: -
पत्ता: 60 फुट रोड

लिहून देणार

वय 46

सही

हेमंत एस. जैन



हेमंत देणार तथाकथीत [करारनामा] दस्तऐवज करून दिल्याचे कबूल करतात.