



दस्तावेज क्रमांक व वर्ष: 5482/2005

Friday, September 16, 2005

11:13:21 AM

दुय्यम निबंधक: ठाणे 1

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : चितळसर मानपाडा

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते समूद करावे) मोबदला रु. 2,000,000.00
बा.भा. रु. 1,892,800.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(1) गट क्र.: 58 वर्णन: विभागाचे नाव - गावाचे नाव : चितळसर मानपाडा (ठाणे महानगरपालिका), उपविभागाचे नाव - 7/31 - 3ई-3) चितळसर मानपाडा गावातील उपविभाग "ब" व "क" वगळता इतर सर्व सर्व नंबर/सिटीएस नंबर (गावठाण) शीट क्रमांक 1. रो हाऊस क्र. 78, हिलगार्डन रोज को हौ सो लि., चि.मानपाडा, ठाणे.

(3) क्षेत्रफळ

(1) मिळकतीचे एकूण क्षेत्रफळ 111.34 चौ.मी. आहे, व बांधकामाचे एकूण क्षेत्रफळ 111.34 चौ.मी. आहे.

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)-

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) भारती श्रीधर कामत; घर/फ्लॉट नं: रो हाऊस नं. 78; गल्ली/रस्ता: -; ईमारतीचे नाव: हिल गार्डन रोज को हौ सो; ईमारत नं: -; पेठ/वसाहत: चि. मानपाडा; शहर/गाव: ठाणे; तालुका: -; पिन: -; पॅन नम्बर: -.

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

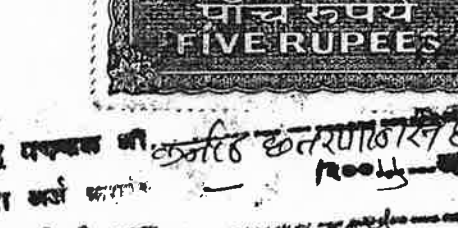
(2) श्रीधर दयानंद कामत; घर/फ्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(7) दिनांक करून दिल्याचा 16/09/2005
(8) नोंदणीचा 16/09/2005
(9) अनुक्रमांक, खंड व पृष्ठ 5482 /2005

(1) कर्नल छतरपाल सिंह वडैच -; घर/फ्लॉट नं: रो हाऊस नं. 36; गल्ली/रस्ता: -; ईमारतीचे नाव: हिल गार्डन व्ह्यू को हौ सो; ईमारत नं: -; पेठ/वसाहत: चि.मानपाडा; शहर/गाव: ठाणे; तालुका: -; पिन: -; पॅन नम्बर: -.

(2) प्रीतपाल कौर वडैच -; घर/फ्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -;

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 83750.00
(11) बाजारभावाप्रमाणे नोंदणी रु 20000.00
(12) शेर



मी नकल
मी शाचळी
मी रुजूवात
मी नकल



दुय्यम निबंधक ठाणे १

दुय्यम निबंधक ठाणे १

१६/०९/२००५



Friday, September 16, 2005
11:10 35 AM

Original

नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 5642

गावाचे नाव चिरातरार मानपाडा

दिनांक 16/09/2005

दस्तऐवजाचा अनुक्रमांक टनन1 - 05482 - 2005

दस्ता ऐवजाचा प्रकार कशरनामा

सादर करणाराचे नाव:कर्नल छतरपाल सिंह वडैच

नोंदणी फी	20000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (32)	640.00
एकूण रु.	20640.00

आपणारा हा दस्त अंदाजे 11:25AM ह्या वेळेस मिळेल

दुय्यम निबंधक
ठाणे 1

बाजार मूल्य: 1892800 रु. मोबदला: 2000000 रु.
भरलेले मुद्रांक शुल्क: 83750 रु.

देयकाचा प्रकार :डीडी/घनाकर्षाद्वारे:

कोचे नाव व पत्ता: एरा बी आय ठाणे:

डीडीघनाकर्षे क्रमांक: 456801; रकम: 20000 रु.; दिनांक: 12/09/2005

9E 9 4
BARIT & REPORTS VERSION 5.2.8

राज्यसूचक
THE THANE JANATA SAHAKARI BANK LTD.

SCHEDULED BANK

Thane दिनांक / Date 11-9-05

मुद्रांक शुल्क / Stamp Duty रु. / Rs. 83750/-

सेवा आकारणी शुल्क / रु.

Service Charges / Rs. 10/-

No. of Documents 1

एकूण / Total रु. / Rs. 83760/-

अक्षरी रूपये / Amount in Words Eighty Three

Thousand Seven Hundred

Sixty only

मुद्रांक शुल्क प्रणायाचे नाव / Name of stamp duty

paying party

CEI (E) Chhatra fall Singh

warajcha

वन नं. / Pan No. AAADW 4952 H

पत्ता / Address & Tel. No.

Row House No. 36 Hill Garden

Chitlars Manpada, Thane. 7

समीरच्या पसंकाराचे नाव / Name of counter party

Dr. (Mrs.) Anuraj S. Kamadh

व्यवहाराच्या उद्देशाचे कारण / Purpose of

transaction Stamp duty

बनादेश / वे ऑर्डर ज्या बँकेचा काळजा सोडल्या बँकेचे नाव व शाखा /

Name of the Drawee Bank & Branch

ड्राई व ऑर्डर क्रमांक

D.D. Cheque No. if any

RECEIVED CASH

SAHAKARI BANK

THANE

RECEIVED CASH

SAHAKARI BANK

THANE

RECEIVED CASH

SAHAKARI BANK

THANE

RECEIVED CASH

SAHAKARI BANK

THANE

RECEIVED CASH

SAHAKARI BANK

THANE

[Handwritten signature]

SALE DEED

Sr. No. (VF-5)-8
 Name Of Purchaser Manjha
 Address Of Purchaser Manjha
 Authorised Signatory Manjha

This Agreement is made and entered into at Thane on this 16th day of September 2005, between **DR. (MRS.) BHARATI SHRIDHAR KAMATH**, age 55 yrs., (PAN: AAHPK 2462A) and **MR. SHRIDHAR DAYANAND KAMATH**, age 55 yrs., (PAN: AADPK 4560 C), both Indian Inhabitants, residing at Row House No. 78, Hill Garden Rows Co-operative Housing Society Ltd., Near Tikujini Wadi, Chitlars, Manpada, Thane (West) - 400 607, hereinafter called the "VENDORS/TRANSFERORS" (Which expression shall unless it be repugnant to the context or contrary to the meaning thereof shall mean and include their legal heirs, executors and administrators) of the one part;



दनन-१
 ४४८२/२००५
 २/३२

[Handwritten signatures]

(Fifty three thousand seven hundred fifty only)
 BANK LTD. MAIN BRANCH
 MADHUMATI, VILVA PATH
 JAMBHALLI, NAKA
 THANE-400601.
 D-5/STP(V)/C.R. 1019/01/05/61
 to 64
 190272
 SEP 12 2005
 R.0083750/- PB5198
 12:29

AND COL(RETD.) CHHATTAR PALL SINGH WARAICH, age 67 yrs., (PAN: AAPW 4952 H) and MRS. PRITPAL KAUR WARAICH , age 64 yrs., (PAN : AAJPW 1261 E) , both Indian Inhabitants, Residing at Row House No. 36, Hill Garden View Co-operative Housing Society Ltd., Near Tikujini Wadi, Chitalsar, Manpada, Thane (West) – 400 607, hereinafter called the "PURCHASERS/ TRANSFEREES " (Which expression shall unless it be repugnant to the context or contrary to the meaning thereof shall mean and include their legal heirs, executors, administrator and assigns) of the other part;

WHEREAS BY and Agreement dated 12th Day of July 1989, entered into between M/S. DESMUKH BUILDERS, A Partnership Firm, duly registered under the Partnership Act 1932 and having its registered office at 3/2, Bina Shopping Centre, 164 Sir M.V. Road, Andheri (E), Bombay – 400 069, therein referred to as the DEVELOPERS of the One Part and the Vendors/Transferors herein was the Purchasers/Transferees therein of the other part latter agreed to acquire and/or Purchase the Row House No. 78, Hill Garden Rows Co-operative Housing Society Ltd., Near Tikujini Wadi, Chitalsar Manpada Road, Thane (West)-400 607, (hereinafter called the " SAID ROW HOUSE ") from the said DEVELOPERS and paid full price or consideration therefore and took the possession thereof and are in use and occupation of the same till date of this agreement.

AND WHEREAS the said Agreement for Sale dated 12/07/1989 executed between M/S. DESMUKH BUILDERS, the Developers and DR. (MRS.) BHARATI SHRIDHAR KAMATH and MR. SHRIDHAR DAYANAND KAMATH, as purchasers therein



[Handwritten signatures]

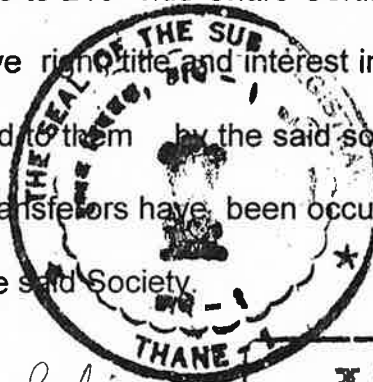
ट न न - १
पत्र क्रमांक ५४८२/२००५
३ / ३२

lodged for registration on 15/09/89 vide Registration Acknowledgement No. 5150/1989 with the Sub Registrar of Assurances, Thane .

AND WHEREAS the Vendors/Transferors are the member of the Hill Garden Rows Co-operative Housing Society Ltd., a Society Registered under the provisions of the Maharashtra Co-operative Societies Act., vide Registration No. TNA(TNA)/HSG/T.C/5666/1992-93 dated 06/03/1993 having its registered office at Hill Garden Rows Co-operative Housing Society Ltd., Near Tikujini Wadi, Chitalsar, Manpada , Thane (West)-400 607 ,(Hereinafter called the " SAID SOCIETY ").

AND WHEREAS the Vendors/Transferors as a member of the said society have been occupying a Row House No. 78, admesuring about 998 sq. ft. carpet area which is inclusive of 226 Sq. Ft. Carpet area of the Balconies at Hill Garden Row Co-operative Housing Society Ltd., Near Tikujini Wadi, Chitalsar , Manpada, Thane (West)- 400 607, what is known as Ownership basis, which belongs to and is owned by the said Society.

AND WHEREAS the Vendors/Transferors as a member of the said society have been allotted five shares of the said Society bearing distinctive Nos 206 to 210 vide Share Certificate No. 42 and the Vendors/Transferors have right, title and interest in the said Row House and in the shares issued to them by the said society and as incidental thereto the Vendors/Transferors have been occupying the said Row House as a members of the said Society.



[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

टनन-१
विवरण ४६२/२००५
४ / ३२

AND WHEREAS on the basis of the inspection of the document, Shares Certificate, Agreement for Sale entered between the Builder and the Vendors/Transferors herein, as aforesaid the Purchasers/Transferees are satisfied that the Vendors/Transferors are the absolute Owner of the "SAID ROW HOUSE " and have agreed to purchase the said Row House and said Shares of the said Society .

AND WHEREAS the Vendors/Transferors have agreed to sell and/or transfer their right, title and interest in the said Row House and Shares of the said Society, including the amenities and fixtures therein, alongwith the deposits or any other amounts standing in the record of the society, viz. Thane Municipal Corporation, M.S.E.B, etc., to the Purchasers/Transferees and the Purchasers/Transferees have agreed to purchase and/or acquire the said Row House including the amenities and fixtures therein and Shares of the said Society , alongwith the deposits or any other amounts standing in the records of the Society, Thane Municipal Corporation, M.S.E.B etc., after taking inspection thereof for the total price or consideration of **RS. 20,00,000/- (RUPEES TWENTY LAKH ONLY)** and upon the term and conditions hereinafter appearing ;

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

1. The Vendors/Transferors have agreed to sell and/or transfer the said Row House , including amenities and fixtures therein and the Shares of the Society, alongwith the deposits or any other





दस्तावेज क्र. - १
दिनांक २६/१२/२००६
५ / ३२

amounts standing in the records of the society, Thane Municipal Corporation, M.S.E.B, etc., to the Purchasers/Transferees and the Purchasers/Transferees have agreed to purchase and/or acquire from the vendors/transfersors their right, title and interest in respect of the said Row House, including the amenities and fixtures therein and in the Shares of the said Society, alongwith the deposits or any other amounts standing in the records of the society, Thane Municipal Corporation, M.S.E.B. etc., for the total price or consideration of Rs. 20,00,000/- (RUPEES TWENTY LAKH ONLY) as aforesaid.

2. The Vendors/transfersors have received a sum of Rs. 20,00,000/- (RUPEES TWENTY LAKH ONLY), at the time of Registration, vide D.D No. 147520 dtd. 13-09-2005 drawn on I C I C I, Bank, Branch Thane, being FULL & FINAL price or consideration, from the Purchasers/Transferees (a receipt whereof the vendors/transfersors doth hereby admit and acknowledge and of and from the same and every part thereof forever acquit, releases and discharges Purchasers/Transferees).

3. In pursuance of the said Agreement and in consideration of the price when fully paid by the Purchasers/Transferees, the Vendors/Transfersors undertake to hand over to the Purchasers/Transferees the vacant and peaceful possession of the said Row House immediately.

After receiving the said amount the Vendors/Transfersors, doth hereby acquits release and discharge every part thereof to the Purchasers/transferees, and the



[Signature]

[Signature] Pali

दस्तावेज-१
क्रमांक १४७५२०/२००५
८ / ३२

[Signature]
Pali

Purchasers/Transferees have right title and interest in respect of the said Row House including all deposits in respect of the said Row House including sinking fund and other fixed deposit to the credit of the Vendors/Transferors with the said Society.

4. It is agreed by and between the parties hereto that on the execution hereof the Vendors/Transferors shall also handover to the Purchasers/Transferees an application for the transfer of the said Row House duly executed by the vendors/Transferors to submit the same to the said Society together with the application for the transfer of the Shares of the said Society and the amount and deposits, if any, paid by the Vendors/Transferors to the said Society, in favour of the Purchasers/Transferees.

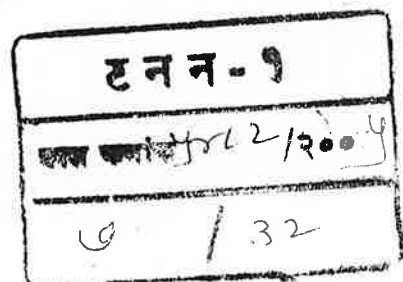
5. The Vendors /Transferors have paying to the said society the dues in respect of the said Row House including the amount of the periodical municipal taxes, property tax, electricity charges, water charges, maintenance Charges and other outgoings and the Vendors/Transferors have agreed to pay all the dues upto the date of handing over the possession of the said Row House to the Purchasers/transferees and the Purchasers/Transferees hereby give the undertaking that on taking over of the possession of the said Row House they shall continue to pay the same and shall not withhold the same for any reasons whatsoever.

6. The Vendors/Transferors declare that :

a) There are no suits, litigation, either Civil or Criminal or



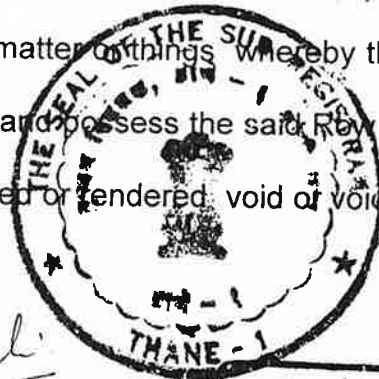
[Handwritten signatures]



other proceedings pendings against the Vendors/Transferors personally affecting the said Row House .

b) There are no attachments or prohibitory orders as against or affecting the said Row House and the said Row House is free from all encumbrances or charges and nor is subject matter to any lispendences or easement or attachments either before or after the judgement. The Vendors/Transferors have not received any notice either from the Government, Semi - Gcvernment or Municipal Corporation, regarding any of the proceedings in respect of the said Row House .

c) The Vendors /Transferors have acquired the said Row House in the said Society out of the monies belonging to them and, it is their self acquired property and that no other member/s of their family have any right, Title and/or interest therein and, in case if at any time any of their heirs or any one member of their family claims any share, right, title or interest or otherwise for the said Row House and the Shares , the Vendors/Transferors shall indemnify and keep indemnified the Purchasers/transferees for the same . The Vendors/Transferors have good Faith, full power and absolute authority to sell and/or transfer the said Row House and the Shares of the said Society and that they have not done or omitted or committed to do any act, deed, matter or things whereby the said shares or their right to own ,occupy and possess the said Row House is or can be forfeited , extinguished or rendered void or voidable.



[Handwritten signatures]

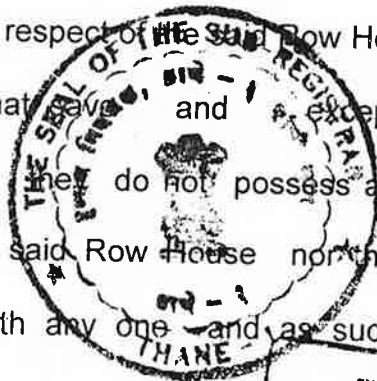
टनन - १
क्या क्यां ५०२/२००५
६ / ३२

d) That they have not mortgaged, charged, or otherwise encumbered in any manner the said Row House or any part thereof or the Shares nor has done or committed to do anything whereby the said Row House and Shares hereby sold and/or transferred or any part thereof, may, in any manner, be prejudicially affected.

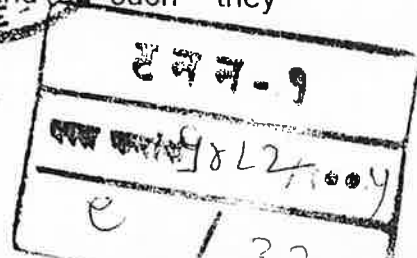
e) The Vendors/Transferors doth covenant with the Purchasers/Transferees that the Purchasers/Transferees shall as from the date of transfer of right, title and interest, and shall quietly and peacefully possess and enjoy said Row House without any hindrance, denial, demand, interruption or ejection by the Vendors/Transferors or any other person/s Lawfully, equitable claiming through under or in trust for the Vendors/transferors .

f) That the Vendors/Transferors have not received any token money, earnest money or any amount whatsoever in respect of the said Row House nor have entered into any agreement orally or in writing to sell, transfer, alienate or encumber the said Row House and/or any part thereof to or in favour of any other person/s.

7. The Vendors/Transferors doth hereby handover to the Purchasers/Transferees all the Original Agreement, Share Certificate, Documents, Papers, receipts, etc. in respect of the said Row House and the Vendors/ Transferors states that ~~they~~ and except the aforesaid documents and papers, ~~they~~ do not possess any other document of title in respect of the said Row House nor they have deposited or pledged the same with any one and as such they



[Handwritten signatures]



undertake to indemnify and keep indemnified the Purchasers and Transferees.

8. The Purchasers/Transferees shall abide the bye-laws rules and regulation of the said society and shall pay and discharge all dues and contribution in respect of the said Row House from the date of possession .

9. The Vendors/Transferors hereby further covenant With the Purchasers/Transferees that the Vendors/Transferors shall from time to time and at all time whenever called upon by the Purchasers/Transferees or their advocate or attorney do and execute or cause to be done or executed all such legitimate, lawful and legal acts, deeds, things whatsoever for more perfectly securing the interest of the Purchasers/Transferees in the said Row House hereby sold, upto and to the use of the Purchasers/Transferees as may be reasonably required, but at the cost of the Purchasers/Transferees.

10. Transfer charges or Premium payable to the said society , shall be paid by both the parties equally and the Stamp Duty, Registration Charges, Advocate fees and other Legal expenses shall be borne and paid by the Purchasers/Transferees

11. The Row House is constructed in the year 1989 , hence the 20% concession is claimed on the market rate and Stamp Duty is paid Accordingly.



[Handwritten signatures]
Pali

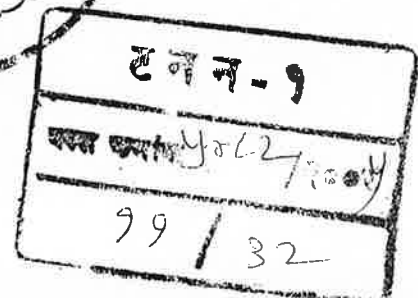
टनन-१
वसु कार्यालय १०/३२
१० / ३२

12. This Agreement shall always be subject to the Provision contained in the Maharashtra Ownership Flats Act, 1963 and Maharashtra Ownership Flat Rules, 1964 or any other Provisions of the Law applicable.

SCHEDULE OF PROPERTY

Row House No. 78 admeasuring about total area 998 sq. ft. Carpet area which is inclusive of 226 sq.ft. carpet area of the Balconies at Hill Garden Rows Co-operative Housing Society Ltd., Near Tikujini Wadi, Chitalsar, Manpada, Thane (West), situate lying and being at Survey No. 53, New Gut No. 58/1, 58/2, Village Chitalsar Manpada, Taluka and District - Thane, in the Registration District & Sub - District Thane.

BB *SR* *Sup* *Pali*



IN WITNESS WHEREOF THE PARTIES HERETO HAVE
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS
THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

SIGNED SEALED AND DELIVERED BY)
The withinnamed VENDORS/TRANSFERORS)
DR. (MRS.) BHARATI SHRIDHAR KAMATH and)
MR. SHRIDHAR DAYANAND KAMATH)
In the Presence of _____)

[Handwritten signatures]

- 1. Indra Narayan Sha
- 2. चकार-स अफा

[Handwritten signatures]
P.C. Gadh.

SIGNED SEALED AND DELIVERED BY)
The withinnamed PURCHASERS/TRANSFEREES)
COL(RETD.) CHHATTAR PALL SINGH WARAICH)
and MRS. PRITPAL KAUR WARAICH)
In the Presence of _____)

[Handwritten signature]
Pali Waraich

- 1. Indra Narayan Sha
- 2. चकार-स अफा

[Handwritten signatures]
P.C. Gadh.



दस्तावेज-१
१२ / ३२


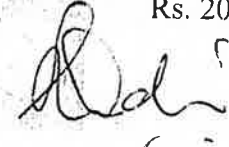
RECEIPT

Received by Demand Draft of Rs. 20,00,000/- (RUPEES TWENTY LAKH ONLY), as per the details herein being FULL & FINAL price or consideration for the sale of Plot No. 78, admeasuring 998 sq ft. which is inclusive of 226 sq. ft. (carpet) area of the balconies at Hill Garden Rows Co-operative Housing Society Ltd., Near Tikujini Wadi, Chitalsar, Manpada, Thane (West)-400 607, and for the transfer of shares of the said society to the purchasers/transferees, COL(RETD.) CHHATTAR PAUL SINGH WARAICH, and MRS. PRITPAL KAUR WARAICH.

DATE	NAME OF THE BANK	NO.	AMOUNT
13/09/2005	KCBI Bank	147520	20,00,000.00


20,00,000.00

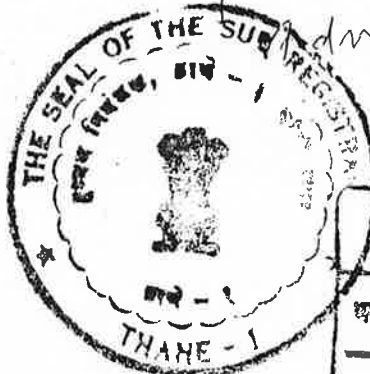
We say Received
Rs. 20,00,000/-



 16/9/05

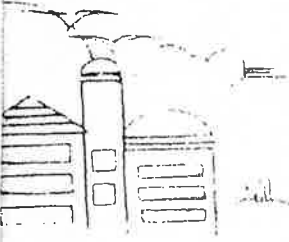
(MRS.) BHARATI S. KAMATH & MR. SHRIDHAR D. KAMATH

Witnesses :

- 
 (Indra Narayan Thar)
- 
 (Sayal D. Kadam)



एन न - १
१४७२ / २००५
१३ / ३२



Hill Garden Rows Co-Op. Hsg. Soc. Ltd.

Chitalsar, Manpada, Thane - 400 607.
(Regd. No. TNA(TNA)/HSG/(T.C.)/5666/1992-93 Dt. 06.03.1993.)

ate : 8th Sept. 2005

TO WHOMSOEVER IT MAY CONCERN
NO OBJECTION CERTIFICATE

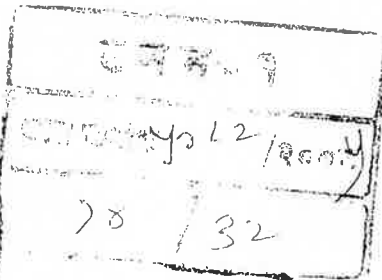
This is to certify that **Dr.(Mrs.) Bharati S. Kamath** owner of **Row House No. 78, Hill Garden Rows Co-op Housing Society Ltd, Chitalsar, Manpada, Thane (West) 400 610.**, is holding the shares (five) of **Rs. 50/-** each fully paid.

The Society has no objection in transferring the above shares of the **Row House No. 78, Hill Garden Rows Co-op Housing Society Ltd.** We have received society maintenance dues & development fund till month of August 2005 thanking you,

For & On behalf of
For Hill Garden Co-op Housing Society Ltd,

Hon. Chairman

Hon. Secretary



HILL GARDEN ROWS

CO-OPERATIVE SOCIETY

HOUSING SOCIETY LIMITED

(Registered under the Maharashtra Co-operative Societies Act, 1960.)

(Registration No. TNA(TNA)/HSG/(TC)/5666/92-93

Date 06.03.1993)

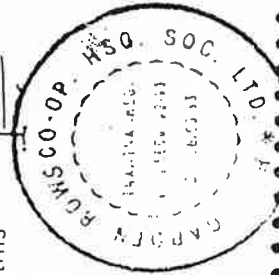
No 42

Authorised Share Capital Rs. 250 Divided into Five Shares each of Rs. 50/- only
Member's Registration No. 42

THIS IS TO CERTIFY that Shri/Smt. DR.(MRS)BHARATI S. KAMATH &
MR. SHRIDHAR DAYANAND KAMATH,
of Row House No. 78 ^{are} the Registered Holders of Five Shares No. from 206
to 210 of Rs. 50/- (Rupees FIFTY EACH)

HILL GARDEN ROWS CO-OPERATIVE HOUSING SOCIETY
LIMITED, Chitalnar, Mompada, Thane (W) subject to the Bye-laws of the said Society
and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at THANE (W) 400607
this 1st Day of October, 1994



Chairman
Joint Secretary
Member of the Committee

P. T. O.



CITY OF THANE

Occupation Certificate No. V. P. 87069 Date 27.7.1949
 Bombay Provincial Municipal Corporation Act. 1949.

2075

REFERENCE NO. :- 1) Building Permit and Commencement granted under No. V. P. 87069 Dated 6/10/87 & 21/1/89
 2) Plinth Certificate for the Construction granted under No. V. P. 87069 Dated 6/3/90 & 16/3/90
 3) O. C. required above existing..... floor vide V. P. No. _____ Dated _____ 19 ____
 4) O. C. Previously granted for..... floor Vide V. P. No. _____ Dated _____ 19 ____

Occupation Certificate No. V. P. 87069 Date 27.7.1949 is hereby granted Partly/fully, for the building mentioned Below under the Provisions of Section 263 of the
 Act. 1949.

BUILDING NO. 1 & 2 [FOR EACH BUILDING]		FIRST AND SECOND FLOOR [ONE EACH FLOOR]
GROUND FLOOR		
1) LIV - 4 NOS X 11'-6" X 9'-0"	17) BATH - 4 NOS X 4'-0" X 6'-0"	1) LIVING - 4 NOS X 11'-6" X 9'-0"
2) LIV - 8 NOS X 14'-3" X 9'-0"	18) BATH - 2 NOS X 7'-0" X 4'-0"	2) " - 8 NOS X 14'-3" X 9'-0"
3) LIV - 4 NOS X 12'-0" X 9'-6"	19) TOILET - 4 NOS X 8'-0" X 4'-0"	3) " - 4 NOS X 12'-0" X 9'-6"
4) LIV - 2 NOS X 10'-6" X 9'-0"	20) TOILET - 4 NOS X 4'-0" X 9'-6"	4) " - 2 NOS X 10'-6" X 9'-0"
5) LIV - 2 NOS X 15'-0" X 9'-0"	21) W.C. - 18 NOS X 3'-0" X 4'-0"	5) " - 2 NOS X 15'-0" X 9'-0"
6) LIV - 2 NOS X 10'-3" X 9'-0"	22) PASSAGE - 4 NOS X 7'-6" X 3'-6"	6) " - 2 NOS X 10'-3" X 9'-0"
7) LIV - 2 NOS X 4'-6" X 5'-6"	23) " - 4 NOS X 2'-0" X 4'-0"	7) KIT - 4 NOS X 12'-0" X 9'-0"
8) KIT - 4 NOS X 12'-0" X 9'-6"	24) " - 6 NOS X 3'-6" X 6'-6"	8) " - 3 NOS X 9'-6" X 10'-6"
9) " - 3 NOS X 9'-6" X 10'-6"	25) " - 8 NOS X 3'-0" X 2'-6"	9) " - 1 NO X 6'-0" X 10'-6"
10) " - 6 NOS X 10'-0" X 6'-0"	26) " - 4 NOS X 4'-6" X 2'-6"	10) " - 8 NOS X 16'-5" X 6'-6"
11) " - 11 NOS X 6'-0" X 10'-4" (AVG)	27) " - 4 NOS X 3'-6" X 6'-6"	11) " - 2 NOS X 10'-5" X 9'-0"
12) " - 2 NOS X 7'-0" X 11'-0"	28) " - 4 NOS X 9'-0" X 7'-0"	12) " - 3 NOS X 11'-0" X 11'-0"
13) " - 4 NOS X 10'-3" X 9'-0"	29) " - 4 NOS X 7'-6" X 7'-0"	13) BED - 3 NOS X 11'-0" X 11'-0"
14) " - 11 NOS X 3'-0" X 2'-6"	30) OTALA - 4 NOS X 10'-3" X 4'-0"	14) " - 3 NOS X 11'-0" X 11'-0"
15) " - 8 NOS X 11'-0" X 9'-0"	31) " - 3 NOS X 10'-0" X 4'-0"	15) BATH - 4 NOS X 6'-0" X 7'-0"
16) " - 6 NOS X 10'-0" X 6'-0"	32) " - 2 NOS X 9'-3" X 4'-0"	16) " - 12 NOS X 7'-0" X 7'-0"
	33) " - 3 NOS X 4'-9" X 4'-0"	17) W.C. - 18 NOS X 3'-0" X 4'-0"
	34) " - 1 NO X 10'-5" X 3'-6"	

Architect's Name & Address :
 SRI. SHASHIKANT Y. DESHMUKH
 MADHURAN APARTMENT,
 RAMMARUTI ROAD, NAUPADA,
 THANE.

Reference No. _____
 Date _____
 Name & Address :
 MS. VEENA TRADING CORPO-
 RATION, CHILSAR MANPADA,
 THANE.

Occupation Certificate No. V. P. 87069
 Date 27.7.1949
 Sheet No. 58/2
 CHILSAR MANPADA
 THANE.

1) Building Permit and Commencement granted under No. V. P. 87069 Dated 6/10/87 & 21/1/89
 2) Plinth Certificate for the Construction granted under No. V. P. 87069 Dated 6/3/90 & 16/3/90
 3) O. C. required above existing..... floor vide V. P. No. _____ Dated _____ 19 ____
 4) O. C. Previously granted for..... floor Vide V. P. No. _____ Dated _____ 19 ____

Occupation Certificate No. V. P. 87069 Date 27.7.1949 is hereby granted Partly/fully, for the building mentioned Below under the Provisions of Section 263 of the
 Act. 1949.

REFERENCE NO. :- 1) Building Permit and Commencement granted under No. V. P. 87069 Dated 6/10/87 & 21/1/89
 2) Plinth Certificate for the Construction granted under No. V. P. 87069 Dated 6/3/90 & 16/3/90
 3) O. C. required above existing..... floor vide V. P. No. _____ Dated _____ 19 ____
 4) O. C. Previously granted for..... floor Vide V. P. No. _____ Dated _____ 19 ____

Occupation Certificate No. V. P. 87069 Date 27.7.1949 is hereby granted Partly/fully, for the building mentioned Below under the Provisions of Section 263 of the
 Act. 1949.

REFERENCE NO. :- 1) Building Permit and Commencement granted under No. V. P. 87069 Dated 6/10/87 & 21/1/89
 2) Plinth Certificate for the Construction granted under No. V. P. 87069 Dated 6/3/90 & 16/3/90
 3) O. C. required above existing..... floor vide V. P. No. _____ Dated _____ 19 ____
 4) O. C. Previously granted for..... floor Vide V. P. No. _____ Dated _____ 19 ____

Occupation Certificate No. V. P. 87069 Date 27.7.1949 is hereby granted Partly/fully, for the building mentioned Below under the Provisions of Section 263 of the
 Act. 1949.

REFERENCE NO. :- 1) Building Permit and Commencement granted under No. V. P. 87069 Dated 6/10/87 & 21/1/89
 2) Plinth Certificate for the Construction granted under No. V. P. 87069 Dated 6/3/90 & 16/3/90
 3) O. C. required above existing..... floor vide V. P. No. _____ Dated _____ 19 ____
 4) O. C. Previously granted for..... floor Vide V. P. No. _____ Dated _____ 19 ____

Occupation Certificate No. V. P. 87069 Date 27.7.1949 is hereby granted Partly/fully, for the building mentioned Below under the Provisions of Section 263 of the
 Act. 1949.

REFERENCE NO. :- 1) Building Permit and Commencement granted under No. V. P. 87069 Dated 6/10/87 & 21/1/89
 2) Plinth Certificate for the Construction granted under No. V. P. 87069 Dated 6/3/90 & 16/3/90
 3) O. C. required above existing..... floor vide V. P. No. _____ Dated _____ 19 ____
 4) O. C. Previously granted for..... floor Vide V. P. No. _____ Dated _____ 19 ____

Occupation Certificate No. V. P. 87069 Date 27.7.1949 is hereby granted Partly/fully, for the building mentioned Below under the Provisions of Section 263 of the
 Act. 1949.

REFERENCE NO. :- 1) Building Permit and Commencement granted under No. V. P. 87069 Dated 6/10/87 & 21/1/89
 2) Plinth Certificate for the Construction granted under No. V. P. 87069 Dated 6/3/90 & 16/3/90
 3) O. C. required above existing..... floor vide V. P. No. _____ Dated _____ 19 ____
 4) O. C. Previously granted for..... floor Vide V. P. No. _____ Dated _____ 19 ____

Occupation Certificate No. V. P. 87069 Date 27.7.1949 is hereby granted Partly/fully, for the building mentioned Below under the Provisions of Section 263 of the
 Act. 1949.

REFERENCE NO. :- 1) Building Permit and Commencement granted under No. V. P. 87069 Dated 6/10/87 & 21/1/89
 2) Plinth Certificate for the Construction granted under No. V. P. 87069 Dated 6/3/90 & 16/3/90
 3) O. C. required above existing..... floor vide V. P. No. _____ Dated _____ 19 ____
 4) O. C. Previously granted for..... floor Vide V. P. No. _____ Dated _____ 19 ____

Occupation Certificate No. V. P. 87069 Date 27.7.1949 is hereby granted Partly/fully, for the building mentioned Below under the Provisions of Section 263 of the
 Act. 1949.

REFERENCE NO. :- 1) Building Permit and Commencement granted under No. V. P. 87069 Dated 6/10/87 & 21/1/89
 2) Plinth Certificate for the Construction granted under No. V. P. 87069 Dated 6/3/90 & 16/3/90
 3) O. C. required above existing..... floor vide V. P. No. _____ Dated _____ 19 ____
 4) O. C. Previously granted for..... floor Vide V. P. No. _____ Dated _____ 19 ____

Occupation Certificate No. V. P. 87069 Date 27.7.1949 is hereby granted Partly/fully, for the building mentioned Below under the Provisions of Section 263 of the
 Act. 1949.

REFERENCE NO. :- 1) Building Permit and Commencement granted under No. V. P. 87069 Dated 6/10/87 & 21/1/89
 2) Plinth Certificate for the Construction granted under No. V. P. 87069 Dated 6/3/90 & 16/3/90
 3) O. C. required above existing..... floor vide V. P. No. _____ Dated _____ 19 ____
 4) O. C. Previously granted for..... floor Vide V. P. No. _____ Dated _____ 19 ____

Occupation Certificate No. V. P. 87069 Date 27.7.1949 is hereby granted Partly/fully, for the building mentioned Below under the Provisions of Section 263 of the
 Act. 1949.

REFERENCE NO. :- 1) Building Permit and Commencement granted under No. V. P. 87069 Dated 6/10/87 & 21/1/89
 2) Plinth Certificate for the Construction granted under No. V. P. 87069 Dated 6/3/90 & 16/3/90
 3) O. C. required above existing..... floor vide V. P. No. _____ Dated _____ 19 ____
 4) O. C. Previously granted for..... floor Vide V. P. No. _____ Dated _____ 19 ____



98/32

CONTINUE ON PAGE NO. 2076

hill garden

NO. :- 1) Building Permit and Commencement granted under No. V. P. 87069 Dated: 6/10/87 2) Plinth Certificate for the Construction granted under No. V. P. 87069 Dated: 21/1/89
 3) O. C. required above existing floor vide V. P. No. 87069 Dated: 6/3/19 4) O. C. Previously granted for floor vide V. P. No. 87069 Dated: 19



Architect's Name & Address :

SHRI. S. V. DESHMUKH
 RAM MARDTI ROAD
 MANPADA, THANE.

Licence No.

Owner's Name & Address :

MIS. VEENA TRANTIC MANA
 RATTON, CHITALSAR -
 MANPADA, THANE.

Locality THANE.

Village CHITALSAR, MANPADA.

Sheet No. 58/1 & 58/2

Name of the Road CHITALSAR MANPADA, THANE.

- Note : 1) Permission is hereby granted to occupy the Building Partly/fully as mentioned above
 2) Property tax will be paid from the date of actual occupation or from the date on which of occupation certificate is granted whichever is earlier.
 3) Total floor area at each floor.

BUILDING NO. 1	DISCRIPTION
SIXTH FLOOR	
1) BED. ROOM - 4 NOS X 11'-6" X 9'-0"	
2) BALCONY - 4 NOS X 4'-0" X 4'-4"	
SEVENTH FLOOR [FOR BUILDING No. 192]	
1) LIV/ DIN. ROOM - 2 NOS X 18'-0" X 9'-0" X 2 Bldg.	
2) LIV. ROOM - 4 NOS X 11'-6" X 9'-0" X 11 - (AVG.)	
3) DIN. ROOM - 2 NOS X 9'-0" X 18'-0" X 11 - (AVG.)	
4) BED. ROOM EXT. - 8 NOS X 7'-6" X 4'-0"	
5) TOILET (EXT) - 4 NOS X 3'-6" X 4'-0"	
6) PASSAGE - 4 NOS X 3'-6" X 6'-6"	
7) " - 4 NOS X 3'-6" X 6'-6"	
8) " - 2 NOS X 1/2 X 5'-0" X 6'-6"	
9) BALCONY - 4 NOS X 4'-6" X 4'-0"	
10) BALCONY - 4 NOS X 3'-5" X 4'-0"	
11) BALCONY - 8 NOS X 4'-9" X 4'-0"	
12) OPEN TERRACE - 2 NOS X 10'-6" X 6'-0"	
13) OPEN TERRACE - 2 NOS X 15'-6" X 9'-0"	



28/132

Commissioner
 Municipal Corporation of the City

Assistant Director of Town Planning
 Municipal Corporation of the City of Thane

Occupation Certificate No. V. P. 87069 Date 19 2077
 Mumbai Provincial Municipal Corporation Act. 1949. is Hereby Granted Party/Entirely for the building mentioned Below under the Provisions of Section 233
 REFERENCE NO. :- 1) Building Permit and Commencement granted under No. V. P. 87069 Dated 19
 2) Plinth Certificate for the Construction granted under No. V. P. CONTINUE FROM PAGE No. 207
 3) O. C. required above existing floor vide V. P. No. 19
 4) O. C. Previously granted for floor vide V. P. No. 19

Architect's Name & Address :

SHRI. SHASHIKANT Y. DESHMUKH
MADHUBAN APARTMENT,
RAMABAI ROAD, MANPADA, THANE.

Licence No. _____
 Name & Address :
M/S. VEENA TRADING CORPORATION
PHATALSAR MANPADA,
THANE,

Cs/C.T.S./guy/S. No. _____ Tika No. _____
 Name of the Road _____ Sheet No. _____

Note : 1) Permission is hereby granted to occupy the Building Party/Entirely as OVER HEAD TANK mentioned above
 2) Property tax will be levied from the date of actual occupation or from the date on which of occupation certificate is granted whichever is earlier.
 3) Total floor area at each floor. GNF ✓

DESCRIPTION	Area	Dated
1) LITTY 2 NOS X 12'-0" X 9'-6"	230.00	19
2) PASSAGE 10 NOS X 3'-6" X 6'-6"	230.00	19
3) KIT 2 NOS X 10'-6" X 9'-6"	230.00	19
4) W.C. 2 NOS X 7'-0" X 1'-6"	230.00	19
5) BATH 2 NOS X 12'-0" X 9'-6"	230.00	19
6) W.C. 2 NOS X 6'-0" X 4'-0"	230.00	19
7) PASSAGE 2 NOS X 10'-0" X 6'-0"	230.00	19
8) KIT 2 NOS X 10'-0" X 9'-6"	230.00	19
9) W.C. 2 NOS X 7'-0" X 1'-6"	230.00	19
10) BATH 2 NOS X 12'-0" X 9'-6"	230.00	19
11) W.C. 2 NOS X 6'-0" X 4'-0"	230.00	19
12) PASSAGE 2 NOS X 10'-0" X 6'-0"	230.00	19
13) KIT 2 NOS X 10'-0" X 9'-6"	230.00	19
14) W.C. 2 NOS X 7'-0" X 1'-6"	230.00	19
15) BATH 2 NOS X 12'-0" X 9'-6"	230.00	19
16) W.C. 2 NOS X 6'-0" X 4'-0"	230.00	19
17) PASSAGE 2 NOS X 10'-0" X 6'-0"	230.00	19
18) KIT 2 NOS X 10'-0" X 9'-6"	230.00	19
19) W.C. 2 NOS X 7'-0" X 1'-6"	230.00	19
20) PASSAGE 10 NOS X 3'-6" X 6'-6"	230.00	19
21) KIT 2 NOS X 10'-6" X 9'-6"	230.00	19
22) W.C. 2 NOS X 7'-0" X 1'-6"	230.00	19
23) BATH 2 NOS X 12'-0" X 9'-6"	230.00	19
24) W.C. 2 NOS X 6'-0" X 4'-0"	230.00	19
25) PASSAGE 2 NOS X 10'-0" X 6'-0"	230.00	19
26) KIT 2 NOS X 10'-0" X 9'-6"	230.00	19
27) W.C. 2 NOS X 7'-0" X 1'-6"	230.00	19
28) BATH 2 NOS X 12'-0" X 9'-6"	230.00	19
29) W.C. 2 NOS X 6'-0" X 4'-0"	230.00	19
30) PASSAGE 2 NOS X 10'-0" X 6'-0"	230.00	19
31) KIT 2 NOS X 10'-0" X 9'-6"	230.00	19
32) W.C. 2 NOS X 7'-0" X 1'-6"	230.00	19
33) BATH 2 NOS X 12'-0" X 9'-6"	230.00	19
34) W.C. 2 NOS X 6'-0" X 4'-0"	230.00	19
35) PASSAGE 2 NOS X 10'-0" X 6'-0"	230.00	19
36) KIT 2 NOS X 10'-0" X 9'-6"	230.00	19
37) W.C. 2 NOS X 7'-0" X 1'-6"	230.00	19
38) BATH 2 NOS X 12'-0" X 9'-6"	230.00	19
39) W.C. 2 NOS X 6'-0" X 4'-0"	230.00	19
40) PASSAGE 2 NOS X 10'-0" X 6'-0"	230.00	19
41) KIT 2 NOS X 10'-0" X 9'-6"	230.00	19
42) W.C. 2 NOS X 7'-0" X 1'-6"	230.00	19
43) BATH 2 NOS X 12'-0" X 9'-6"	230.00	19
44) W.C. 2 NOS X 6'-0" X 4'-0"	230.00	19
45) PASSAGE 2 NOS X 10'-0" X 6'-0"	230.00	19
46) KIT 2 NOS X 10'-0" X 9'-6"	230.00	19
47) W.C. 2 NOS X 7'-0" X 1'-6"	230.00	19
48) BATH 2 NOS X 12'-0" X 9'-6"	230.00	19
49) W.C. 2 NOS X 6'-0" X 4'-0"	230.00	19
50) PASSAGE 2 NOS X 10'-0" X 6'-0"	230.00	19
51) KIT 2 NOS X 10'-0" X 9'-6"	230.00	19
52) W.C. 2 NOS X 7'-0" X 1'-6"	230.00	19
53) BATH 2 NOS X 12'-0" X 9'-6"	230.00	19
54) W.C. 2 NOS X 6'-0" X 4'-0"	230.00	19
55) PASSAGE 2 NOS X 10'-0" X 6'-0"	230.00	19
56) KIT 2 NOS X 10'-0" X 9'-6"	230.00	19
57) W.C. 2 NOS X 7'-0" X 1'-6"	230.00	19
58) BATH 2 NOS X 12'-0" X 9'-6"	230.00	19
59) W.C. 2 NOS X 6'-0" X 4'-0"	230.00	19
60) PASSAGE 2 NOS X 10'-0" X 6'-0"	230.00	19
61) KIT 2 NOS X 10'-0" X 9'-6"	230.00	19
62) W.C. 2 NOS X 7'-0" X 1'-6"	230.00	19
63) BATH 2 NOS X 12'-0" X 9'-6"	230.00	19
64) W.C. 2 NOS X 6'-0" X 4'-0"	230.00	19
65) PASSAGE 2 NOS X 10'-0" X 6'-0"	230.00	19
66) KIT 2 NOS X 10'-0" X 9'-6"	230.00	19
67) W.C. 2 NOS X 7'-0" X 1'-6"	230.00	19
68) BATH 2 NOS X 12'-0" X 9'-6"	230.00	19
69) W.C. 2 NOS X 6'-0" X 4'-0"	230.00	19
70) PASSAGE 2 NOS X 10'-0" X 6'-0"	230.00	19
71) KIT 2 NOS X 10'-0" X 9'-6"	230.00	19
72) W.C. 2 NOS X 7'-0" X 1'-6"	230.00	19
73) BATH 2 NOS X 12'-0" X 9'-6"	230.00	19
74) W.C. 2 NOS X 6'-0" X 4'-0"	230.00	19
75) PASSAGE 2 NOS X 10'-0" X 6'-0"	230.00	19
76) KIT 2 NOS X 10'-0" X 9'-6"	230.00	19
77) W.C. 2 NOS X 7'-0" X 1'-6"	230.00	19
78) BATH 2 NOS X 12'-0" X 9'-6"	230.00	19
79) W.C. 2 NOS X 6'-0" X 4'-0"	230.00	19
80) PASSAGE 2 NOS X 10'-0" X 6'-0"	230.00	19
81) KIT 2 NOS X 10'-0" X 9'-6"	230.00	19
82) W.C. 2 NOS X 7'-0" X 1'-6"	230.00	19
83) BATH 2 NOS X 12'-0" X 9'-6"	230.00	19
84) W.C. 2 NOS X 6'-0" X 4'-0"	230.00	19
85) PASSAGE 2 NOS X 10'-0" X 6'-0"	230.00	19
86) KIT 2 NOS X 10'-0" X 9'-6"	230.00	19
87) W.C. 2 NOS X 7'-0" X 1'-6"	230.00	19
88) BATH 2 NOS X 12'-0" X 9'-6"	230.00	19
89) W.C. 2 NOS X 6'-0" X 4'-0"	230.00	19
90) PASSAGE 2 NOS X 10'-0" X 6'-0"	230.00	19
91) KIT 2 NOS X 10'-0" X 9'-6"	230.00	19
92) W.C. 2 NOS X 7'-0" X 1'-6"	230.00	19
93) BATH 2 NOS X 12'-0" X 9'-6"	230.00	19
94) W.C. 2 NOS X 6'-0" X 4'-0"	230.00	19
95) PASSAGE 2 NOS X 10'-0" X 6'-0"	230.00	19
96) KIT 2 NOS X 10'-0" X 9'-6"	230.00	19
97) W.C. 2 NOS X 7'-0" X 1'-6"	230.00	19
98) BATH 2 NOS X 12'-0" X 9'-6"	230.00	19
99) W.C. 2 NOS X 6'-0" X 4'-0"	230.00	19
100) PASSAGE 2 NOS X 10'-0" X 6'-0"	230.00	19



90/32

Handwritten signature and notes at the bottom right of the page.

THE EIGHT SCHEDULE ABOVE REFERRED TO.

Annexure 'A'

Case No. ULC/TA/F-62/SR-10
Office of the Collector and
Competent Authority No. 3,
Urban Agglomeration, Thane,
Dated :- 10-10-1979.

Read:- 1) The scheme approved by the Collector and the Authority specified by the State Government vide the Collector's order No.ULC/TA/F-62/11 dated. 13-2-1979.

2) The declaration filed by M/s. Usha Trading Company under section 21(1) of the Urban Land (Ceiling & Regulation) Act, 1976.

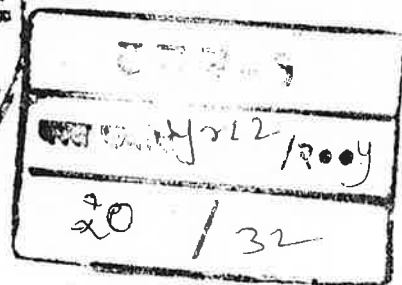
ORDER

DECLARATION UNDER SECTION 21(1) OF THE
URBAN LAND(CEILING & REGULATION) ACT, 1976.

WHEREAS M/s. Usha Trading company hold vacant land in excess of the ceiling limit in Thane Urban Agglomeration, the details of which are given in the Schedule I, hereto appended;

AND WHEREAS the said person has applied to hold the said land in excess of the ceiling limit for undertaking construction of houses for weaker section of the Society under section 21(1) of the Urban Land (Ceiling and Regulation) Act, 1976;

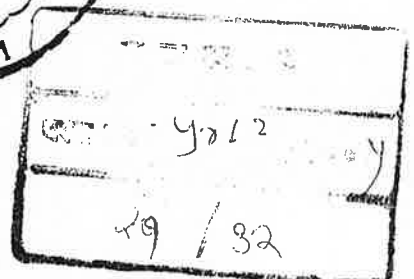
AND WHEREAS, the Competent Authority is satisfied that having regard to the location of the Land the purpose for which the land is proposed to be used;



AND WHEREAS the Competent Authority is satisfied that the scheme contained in this declaration for construction of houses for weaker section of the Society by M/s. Usha Trading Company is in conformity with the scheme approved by the Authority specified in this regard by the State Government:

NOW, THEREFORE, in exercise of the Powers conferred by sub-section (1) of section 21 of the Act, after having recorded in writing the reasons for making this order, the Competent Authority, hereby allows the said person to continue to hold the vacant land in excess of the ceiling limit for construction of houses for weaker sections of the society, as specified in Schedule - I, subject to the following terms and conditions:

- 1) Any Construction of tenements for weaker section of the Society under the scheme by the said person shall necessarily be in accordance with the prevailing Municipal Regulations, Town planning requirements and such other statutory regulations. In case land development is necessary before construction, it shall be carried out by the said person at his own cost. The vacant plots for school, shopping centre, dispensary, recreation ground etc shall be provided in the lay out by the said person if such reservations area per Town Planning Regulations. Internal roads as provided in the lay out shall be constructed by the said person.
- 2) The said person shall utilise at least 33% of the permissible built-up area as per density regulations under this scheme.
- 3) The land allowed to be retained in excess of the ceiling limit under this order shall be fully utilised by the said person for the purpose of construction of 240 tenements of the plinth area not exceeding 40 sq. mtrs. and 196 tenements having plinth area less than 80 sq. mtrs. in S.NO. 58/1 & 58/2 at village Chital-sar-manpada, Tal. Thane, as shown in the Schedule 'I'.
- 4) The said person, or receipt of exemption shall commence construction within a period of one year and shall complete the project within a period of five years.
- 5) The said person shall reserve 10% of the dwelling unit for the sale to the allottees nominated by the Government of Maharashtra.
- 6) In the case of dwelling unit sold or otherwise transferred, its re-sell or transfer shall not be permitted for a period of 5 years from the date of completion of the dwelling unit.
- 7) The said person shall not sell or otherwise transfer the dwelling unit to a person if he or member of his family also owns dwelling unit in the same urban agglomeration and he shall obtain from the intending purchasers of dwelling units, an affidavit to this effect.



8) The said person shall make a statement on the basis of outright purchase and in such case the selling price shall not exceed Rs. 849-10 per sq. mtrs. i.e. Rs. 78-92 per sq. ft. for the plinth area.

9) The said person shall convey the land under the building and land to be kept open as per Building Regulations to the buyers of the tenements as and when they form a co-operative housing society.

10) The said person shall transfer only tenements constructed under this scheme or building alongwith the land appurtenant and vacant land to the extent necessary to be kept unbuilt as per the Municipal Regulations and other statutory requirements. If in the lay out for the scheme the concerned Municipal Authority has stipulated certain reservations for various public amenities such land, as well as the internal roads of the lay out, shall be transferred by the said person to the concerned Municipal Authority without charging any consideration. Internal roads shall be brought up to standard laid down by the Municipal Authority before they are transferred.

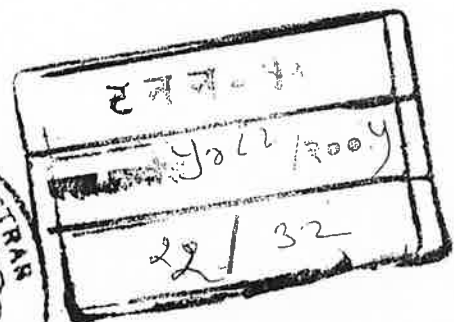
11) The entire construction programme shall be regulated by the Maharashtra Ownership Flats (Regulation of the promotion of construction, sale, management and transfer) Act, 1960, if the said person collects advances to finance the scheme from the prospective occupants.

12) In case of non-residential use if permissible as per Municipal regulations, ground floor only of the building shall be used by the said person for non-residential use. The area to be used for such non-residential use by the said person shall not exceed half of the total built-up area on the ground floor. The non-residential use shall be permitted if full FSI of the land is proposed to be utilised by the said person. If full FSI is not utilised by him, the area permitted for non-residential use shall be proportionately reduced. He shall start the construction for non-residential use on completion of tenements for residential use. The disposal of non-residential premises including shops shall be done by the said person as per the terms and conditions to be prescribed by the State Government.

13) The area required to be kept open according to the building regulations of Municipal Councils/Corporation, Town planning Rules and other statutory regulations shall always be kept open. This part of the land shall not be used for any construction whatsoever, even if there is a change in FSI in future permitting additional construction.

14) The said person shall submit necessary returns from time to time to be prescribed by the State Government in order to indicate the progress of the work done by him.

15) If only a part of the land is utilised by the said person and a part remains vacant at the end of 5 years or the buildings are at incomplete stage at the end of 5 years the exemption for the part which remains vacant or where the buildings are incomplete for the land under such incomplete buildings and the land



lands and land with structures and land appurtenant shall be acquired as per Chapter - III of the Urban Land (Ceiling & Regulation) Act, 1976,

16) In case the said person fails to complete the housing scheme and give possession to the intending purchasers, to the extent it is not complied with, the exemption shall be deemed to be withdrawn and the land with structure shall be acquired under the Urban Land (Ceiling and Regulation) Act, 1976 as if it were vacant land.

17) If at any time Competent Authority is satisfied that there is breach of any of the conditions mentioned in this order, it shall be competent for the Competent Authority by order to withdraw the order from the date specified in the order.

Provided that before making any such order the Competent Authority shall give the reasonable opportunity to the person of making representation against the proposed withdrawal.

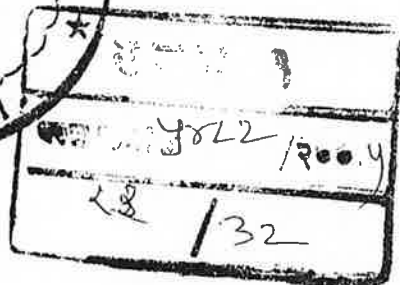
18) When order is withdrawn or is deemed to be withdrawn under these conditions the provisions of the Chapter- III of the said Act shall apply to the land as if the land had not been allowed to be retained in excess of the ceiling limit under this order.

19) It shall be lawful for the Competent Authority or any person specially authorised by the Competent Authority in this behalf to enter on the land so allowed to be retained for the purpose of construction of dwelling unit for the weaker sections of the Society to inspect and check development construction and disposal of tenements.

20) The plans should be approved from the appropriate Planning authority within a period of six months and the work shall not be started unless such a permission and any other permissions required to be obtained are obtained.

21) Due publicity should be given in local News papers before starting the booking of the flats.

Sd/-
(A. V. GOKAK)
Collector and Competent Authority No.3,
Urban Agglomeration, Thane.



Revision of selling prices of dwelling units constructed on land exempted u/s. 20 of the Urban Land Ceiling Act, 1976.

GOVERNMENT OF MAHARASHTRA,
Housing and Special Assistance Department
Circular No. SSS-1087/(2340)/D.XIII,
Mantralaya, Bombay- 400 032,

Dated the 19th July 1990.

C I R C U L A R

Government of Maharashtra had framed guidelines on 22/8/1986 for grant of exemption under section 20 of the Urban Land Ceiling Act 1976 in respect of landholders who wish to develop their surplus vacant land for housing purposes. The prices at which dwelling units constructed on such exempted land should be sold have been fixed by Government of Maharashtra on the basis of the recommendations of High-Powered Committee headed by the former Minister of State for Urban Land Ceiling vide G.R. No. ULO-1087/CSC-118/Desk-XIII dated 27th July 1987.

2. Government of Maharashtra has carefully considered the increase which has taken place in the cost of construction during the last 3 years and is pleased to revise the rates for dwelling units constructed on land exempted as per the 22/8/86 guidelines, as shown below:-

<u>Component - A</u>	<u>Rate per dwelling unit</u>
Sites and Services plot admeasuring 25 sq.mtrs. in Bombay, Thane, Ulhasnagar and Pune urban agglomerations and plots admeasuring upto 50 sq. mtrs. in Kolhapur, Solapur, Sangli, Nashik and Nagpur urban agglomerations.	Rs. 10,000/- (earlier rate Rs. 8,000/-)
Core house (i.e. constructed plinth admeasuring 25 sq. mtrs. on a plot admeasuring 25 sq.mtrs. for 25 sq.mtrs. on a plot admeasuring 50 sq.mtrs. in Kolhapur, Solapur, Sangli, Nashik & Nagpur Urban Agglomerations)	Rs. 17,500/- (earlier rate Rs. 14,000/-)



28/32

Fully constructed one-room tenement with a plinth area of 21 sq.mtrs. on a 25 sq.mtrs. plot. or 25 sq.mtrs. on a plot admeasuring 50 sq.mtrs. in Kolhapur, Solapur, Sangli, Nashik and Nagpur Urban Agglomerations. COMPONENT B and the first 4000 sq.mtrs. of surplus vacant land.

Rs. 31,250/- (earlier rate Rs. 25,000/-)

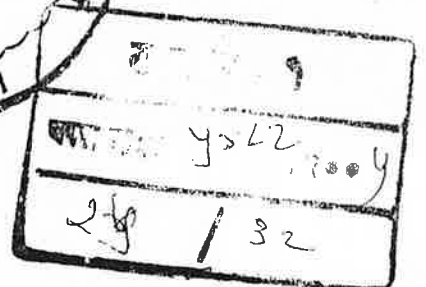
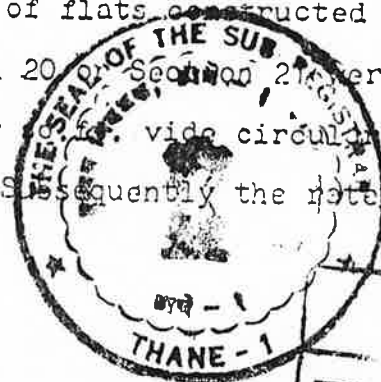
The maximum selling price of flats with a plinth area of 25, upto 40, upto 50 and upto 80 sq.mtrs. constructed by landholders on the first slab of 4,000 sq.mtrs. of surplus land and 50% of the surplus land beyond the 4,000 sq.mtrs. which is designated as Component B shall be as follows:-

Bombay, Pune, Thane and Ulhasnagar Urban Agglomerations:	Rs. 310/- per sq.ft. (earlier rate Rs. 248/- per sq.ft.)
Nasik Urban Agglomeration	: Rs. 281/- per sq.ft. (earlier rate Rs. 225/- per sq.ft.)
Kolhapur, Solapur and Sangli Urban Agglomerations.	: Rs. 265/- per sq.ft. (earlier rate Rs. 212/- per sq.ft.)
Nagpur Urban Agglomeration	: Rs. 265/- per sq.ft. (earlier rate Rs. 182/- per sq.ft.)

The landholders would also be entitled to get additional price to the extent of 5 times the compensation payable under Urban Land Ceiling Act for a particular piece of land.

3. The revised rates shall come into force with immediate effect and shall be applicable in all cases where landholders/developers have not entered into contractual obligations with purchasers of flats at the earlier rates. In case landholders/developers have signed agreements of sale at the earlier rates, the rates may be revised ONLY with the consent of the purchasers.

4. The maximum selling prices of flats constructed on land exempted under either Section 20 or Section 21 were revised to a level of Rs. 90/- per sq.ft. vide circular No. HWS-1081/D-XVI dated 4/2/81. Subsequently the rate



of Rs. 90/- per sq.ft. was revised vide circular No. 1088-1088/(2302)/D-XIII dated 22/8/1986 so as to bring the earlier rate on par with the rates approved by Government for schemes sanctioned as per 22/8/1986 guidelines. In all cases where the earlier rate of Rs. 90/- per sq.ft. has been revised by Government to the level approved for schemes sanctioned as per the 22/8/1986 guidelines, the general price revision contained in this circular shall also come into force with immediate effect.

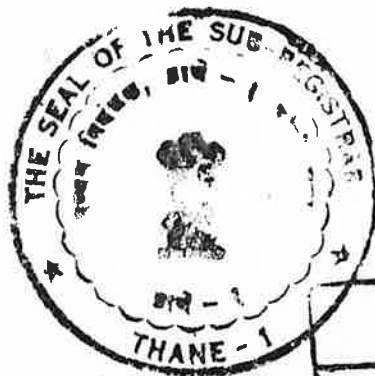
5. With a view to saving unnecessary correspondence between landholders/developers and the office of the Competent Authority it is hereby clarified that the revision of rates contained in this circular shall take effect without any further application by landholders/developers.

By order and in the name of the Governor of Maharashtra,

(S.V. Yedkikar)

Under Secretary to Government.

To,
All Competent Authorities,
Additional Commissioners, Bombay/Pune
Collectors of Thane/Ulhasnagar/Sangli/
Kolhapur/Solapur/Nasik/Nagpur
Municipal Corporations of Bombay/Thane/
Kalyan/Ulhasnagar/Pune/Solapur/
Kolhapur/Nasik/Nagpur
Municipal Councils of Mira-Bhayandar, Vasai,
Sangli
The Practising Engineers, Architects and Town
Planners' Association Bombay.
The Maharashtra Chamber of Housing Industry,
Bombay.



सुब-१
२९/१२/२००५
२९/३२

THE THIRD SCHEDULE ABOVE REFERRED TO F

गा. न. नं. ७, ७ अ व १२

अ. नं. ५५६, दिव्या नं. २.
 N.A.

वृत्त	हैमन्तर	वार	प्रथी	पु.	मु.
जावधी लाभक ...	०-११-२				
मो. लाखा ...	०-१-०				
एकूण ...	०-१५-४				

दाकार ...
 जुडी भयवा ...
 मोटा दाकार ...
 पाणी ...

कमिशनर - (१) ५५५/१२००
 (२) ५५५/१२००
 (३) ५५५/१२००
 (४) ५५५/१२००
 (५) ५५५/१२००

नाम - विठ्ठलराव
 जावधी - ५५५/१२००
 एकर हक्क (५५५/१२००)
 (५५५/१२००)
 (५५५/१२००)
 (५५५/१२००)
 (५५५/१२००)
 (५५५/१२००)

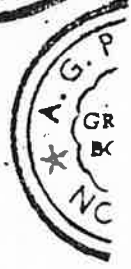
वर्ष	नामवर करणारांचे नांव	पेत्र	रोग	मिके जाणि लाभवर	लंघ	ठेरा
५५५/१२००	सुद	०-११-०				०-११-२३

असल वर सुकुम पारो मयकळ असे

गा. न. नं. ७



५४२२
 २६० / ३२



✓
 श्री. एम्. वेंकाय्यायारे दि. १०/११/१९०० को अंशिकत प्रीजे-
 तिनकर गामपाडा, तालुकाम ११०/१०/१००० को अंशिकत अंशिकत
 कायदापुस्तक नामकत.

गणना ५० रु.



अंक - १११०००

१११० १११० १११०
 १११० १११० १११०
 श्री. एम्. वेंकाय्यायारे
 १११० १११०

१११० १११० १११०
 १११० १११० १११०
 १११० १११० १११०
 १११० १११० १११०

श्री. एम्. वेंकाय्यायारे
 १११० १११० १११०
 १११० १११० १११०



4362 / 2004
 28 / 32



टनन1
दस्त क्र 5482/2005
३१-३२

09/2005 दुय्यम निबंधक:
12:44 am ठाणे 1

दस्त गोषवारा भाग-1

क्रमांक : 5482/2005

दस्ता प्रकार : करारनामा

क्र. पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
नाव: कनेल छतारपाल सिंह वडेच पत्ता: घर/फ्लॅट नं: रो हाऊस नं 36 गल्ली/रस्ता: - ईमारतीचे नाव: हिल गार्डन व्ह्यू को ऑ ही सो ईमारत नं: - पेठ/वसाहत: वि. मागपाडा शहर/गाव: ठाणे तालुका: -	लिहून घेणार वय 67 सही		
नाव: प्रीतपाल कौर वडेच - पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 64 सही		
नाव: भारती श्रीधर कामत पत्ता: घर/फ्लॅट नं: रो हाऊस नं. 78 गल्ली/रस्ता: - ईमारतीचे नाव: हिल गार्डन रॉज को ऑ ही सो ईमारत नं: - पेठ/वसाहत: वि. मागपाडा शहर/गाव: ठाणे तालुका: - पिन: -	लिहून घेणार वय 55 सही		
नाव: श्रीधर दयानंद कामत पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 55 सही		





दस्त गोषवारा भाग - 2

टनन1

दस्त क्रमांक (5482/2005)

३२-३२

दस्त क्र. [टनन1-5482-2005] या गोषवारा
बाजार मुल्य :1892800 मोबदला 2000000 भरलेले मुद्रांक शुल्क : 83750

पावती क्र.:5642 दिनांक:16/09/2005
पावतीचे वर्णन
नांव: कर्नल छतरपाल सिंह वडैच -

दस्त हजर केल्याचा दिनांक :16/09/2005 11:05 AM
निष्पादनाचा दिनांक : 16/09/2005
दस्त हजर करणा-याची सही :

20000 :नोंदणी फी
640 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

20640: एकूण

दु. निबंधकाची सही, ठाणे 1

दस्ताचा प्रकार :25) करार-नामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 16/09/2005 11:05 AM
शिकका क्र. 2 ची वेळ : (फी) 16/09/2005 11:10 AM
शिकका क्र. 3 ची वेळ : (कबुली) 16/09/2005 11:12 AM
शिकका क्र. 4 ची वेळ : (ओळख) 16/09/2005 11:12 AM

दस्त नोंद केल्याचा दिनांक : 16/09/2005 11:12 AM

ओळख :
दुय्यम निबंधक यांच्या ओळखीचे इंसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना
व्यक्तीशः ओळखतात. व त्यांची ओळख पटवितात.

1) अॅड. सुजाता- कदम, घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाम शिवाजी गा

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: ठाणे

तालुका: -

पिन: -

Subodh Adwani

दु. निबंधकाची सही
ठाणे 1

दस्तावेज अस्तित्वात आहे कि नाही हे ठरवण्यासाठी

दस्तावेज क्रमांक 32

दस्तावेज क्रमांक: 32

दस्तावेज क्रमांक 9 वर

...4852... दस्तावेज क्रमांक

दुय्यम निबंधक

जी एम एम (एन. निबंधक)

दस्तावेज क्रमांक 9 वर, दस्तावेज क्रमांक 32

