

605

A PROJECT BY



## AGREEMENT FOR SALE



Basera  
HEIGHTS

Space that Fills Life with Happiness

Receipt (part)

76/14617

पावती

Original/Duplicate

Monday, August 14, 2023

नोंदणी क्र. :39म

9:36 AM

Regn.:39M

पावती क्र.: 16502 दिनांक: 14/08/2023

गावाचे नाव: नवघर

दस्तऐवजाचा अनुक्रमांक: टनन4-14617-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: विनोद कृष्णा तांबे --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1800.00

पृष्ठांची संख्या: 90

एकूण:

रु. 31800.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
9:56 AM ह्या वेळेस मिळेल.

  
Joint Sub Registrar, Thane 4

बाजार मूल्य: रु.3662472.66 /-

सोबदला रु.3664000/-

भरलेले मुद्रांक शुल्क : रु. 256500/-

सह. दुय्यम निबंधक वर्ग-२  
ठाणे. क्र. ४

1) देयकाचा प्रकार: DHC रकम: रु.1800/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0823135803659 दिनांक: 14/08/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006432106202324R दिनांक: 14/08/2023

बँकेचे नाव व पत्ता: Panjab National Bank



मुळ दस्तऐवज परत मिळाला



CHALLAN  
MTR Form Number-6



GRN	MH006432106202324R	BARCODE			Date	09/08/2023-13:02:07	Form ID	B25
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Bank Portal - Simple Receipt			TAX ID / TAN (If Any)				
Office Name	THN4_THANE NO 4 JOINT SUB REGISTRAR			PAN No.(If Applicable)	ACCPS1868A			
Location	THANE			Full Name	SIDDIQUE GROUP Prop KAMRUDDHIN H SIDDIQUE			
Year	2023-2024 One Time			Flat/Block No.	Flat No. 605,BASERA HEIGHTS,Indralok Phase 3,			
Account Head Details		Amount In Rs.		Premises/Building				
0030046401 Stamp Duty(Bank Portal)		256500.00		Road/Street				
0030063301 Registration Fee		30000.00		Area/Locality	BHAYANDAR East,District Thane,Maha			
				Town/City/District	rashtra			
				PIN	4 0 1 1 0 5			
				Remarks (If Any)	<p>Prop mvblty=Immovable-Prop Area=3664000.00-Prop area=37.66-Prop area UOM=Sq.Meter-oth Prop ID=PAN-AFFPT2168A-oth Prop Name=VINOD KRISHNA TAMBE</p>			
				Amount In	Two Lakh Eighty Six Thousand Five Hundred Rupees O			
Total			2,86,500.00	Words	nly			
Payment Details				FOR USE IN RECEIVING BANK				
PUNJAB NATIONAL BANK				Bank CIN	Ref. No.	03006172023080950006		090823M195747
Cheque/DD Details				Bank Date	RBI Date	09/08/2023-11:08:12		Not Verified with RBI
Name of Bank				Bank-Branch		PUNJAB NATIONAL BANK		
Name of Branch				Scroll No. , Date		1 , 10/08/2023		

Department ID :

Mobile No. : 9821122123

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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दस्ता क्र. १०८९०/२०२३	
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**AGREEMENT FOR SALE OF FLAT**

THIS AGREEMENT is made at BHAYANDER this <sup>14<sup>th</sup></sup> day of <sup>Aug.</sup> in the year Two Thousand and <sup>Twenty Three</sup> between M/s. SIDDIQUE GROUP, a proprietorship firm, through its proprietor SHRI KAMRUDDIN H. SIDDIQUE, an adult, Indian Inhabitant, residing at 203, Almas Apt., Near Madina Manzil, S. V. Road, Goregaon (W), Mumbai-400104, hereinafter called as "THE PROMOTER/S" (which expression shall unless repugnant to the context or meaning thereof be deemed to include its proprietor, his heirs, executors, administrators and assigns) **of the ONE PART:**

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✓ *Shive*

AND

*Bodiam*

Mr./Mrs./M/s. VINOD KRISHNA TAMBE And,  
 Mr./Mrs./M/s. SARITA VINOD TAMBE  
 an adult Indian Inhabitant, presently residing at  
303, Trigebra Apt., B.P. Cross Road.  
Bhayandar (East) Dist. Thane 401105

Hereinafter called as "THE ALLOTTEE/S" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators and assigns or partners) **of the OTHER PART.**

**WHEREAS:-**

**SUMMARY:**

- i. The Promoters M/s. SIDDIQUE GROUP by virtue of separate conveyances mentioned hereunder executed by the then owners respectively to and in favour of the Promoters in respect of their properties described herein:

Properties	Old Survey No.	New Survey No.	Hissa No.	Land adm. in Sq. Meters	Erstwhile owners
1 <sup>st</sup> property	222	190	1	275	Gujarat Construction
2 <sup>nd</sup> property	223	191	5	1010	Zone Properties Pvt. Ltd.

All of Revenue Village NAVGHAR, Taluka & District THANE, lying, being and situate at Bhayandar (E), within the limits of Mira Bhayandar Municipal Corporation, as more particularly described in the Schedule hereunder written, hereinafter collectively referred to as "THE SAID ENTIRE PROPERTIES" and thereby the erstwhile owners had sold, assigned, transferred, conveyed and handover the possession of their

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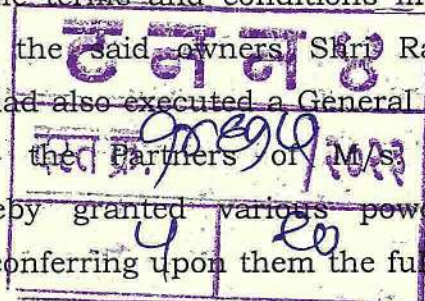
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respective properties to M/s. SIDDIQUE GROUP for the considerations mentioned therein.

- ii. The Promoters are seized, possessed and/or well and sufficiently entitled for the said properties as owners, free from all encumbrances, claims and demands.

1<sup>st</sup> Property:

- iii. The pieces or parcels of lands bearing Old Survey No. 222, corresponding New Survey No. 190, Hissa No. 1, admeasuring 16.9 guntha, that is to say 1690 Sq. Meters, of Revenue Village Navghar, Taluka & District THANE, lying, being and situate at Bhayander (E), within the limits of Mira-Bhayander Municipal Corporation, Registration district and sub district at Thane, hereinafter referred to as "The said 1<sup>st</sup> entire Lands/Property" which originally belonged to SHRI RAMAKANT SHANKAR PATIL & OTHERS by way of inheritance, free from all encumbrances and accordingly their names appeared in the Land Records including 7/12 extract of the said 1<sup>st</sup> entire property as owners.
- iv. The said owners Shri Ramakant Shankar Patil & Others, by an Agreement for Sale cum development dated 27<sup>th</sup> September 2003, agreed to sell, assign and transfer the said 1<sup>st</sup> entire property to M/s. GUJARAT CONSTRUCTION for the considerations and on the terms and conditions mentioned therein. Simultaneously the said owners Shri Ramakant Shankar Patil & Others had also executed a General Power of Attorney in favour of the Partners of M/s. Gujarat Construction and thereby granted various powers and authorities to them and conferring upon them the full powers to deal with the said 1<sup>st</sup> entire property. The said owners have handed over the peaceful and vacant possession of the said 1<sup>st</sup> entire property to them absolutely, free from all encumbrances.



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- v. In part performance of the said Agreement the said owners Shri Ramakant Shankar Patil & Others has executed a Conveyance dated 19/09/2006 duly registered under Doc. No. TNN-4/05508/2006 dated 20/06/2006 and thereby sold, assigned, transferred and conveyed the said 1<sup>st</sup> entire property in favour of M/s. GUJARAT CONSTRUCTION for the considerations mentioned therein. Accordingly the said 1<sup>st</sup> entire property stands in their names in the Record of Rights including 7 x 12 extract (Form No. VII) Maintained by Talathi - Navghar, Taluka & District Thane.
- vi. This is to place on record that the said 1<sup>st</sup> entire property is the large plot of lands and falls under different reservation under the Development Plan of Mira Bhayander and the land admeasuring 1152.04 Sq. Meters reserved for School Reservation, the land area admeasuring 262.96 Sq. Meters is reserved for D. P. Road Reservation and the balance part of the said entire property admeasuring 275.00 Sq. Meters falls under Residential Zone.
- vii. The balance area admeasuring 275.00 Sq Meters out of the said 1<sup>st</sup> entire property are falling under R/Zone i.e. Residential Zone, hereinafter referred to as "THE SAID 1<sup>st</sup> PROPERTY", as more particularly described in the **First Schedule** hereunder written.
- viii. Pursuant to the above mentioned conveyance executed by the then owners, The Estate Investment Co. Pvt. Ltd. who are at present declared to be the superior holders of the lands and as accordingly their names are appearing in the Record of Rights i.e. 7/12 extract of the said entire property, have by NOC No. EI/NOC/424/2011 dated 18/02/2011 and also by a Release Deed dated 15/03/2011 released and relinquished their all rights, title and interests or claims in respect of the said entire property in favour of the M/s. GUJARAT CONSTRUCTION absolutely, forever and free from all encumbrances.

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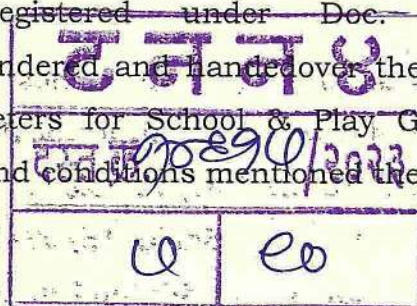
- ix. The said M/s. GUJARAT CONSTRUCTION by a Conveyance dated 26/04/2013 registered under Doc. No. TNN-7/3264/2013 sold, assigned, transferred and conveyed the said 1<sup>st</sup> property i.e. the pieces and parcels of R/Zone lands admeasuring 275 Sq. Meters out of lands property bearing Old Survey No. 222, corresponding New Survey No. 190, Hissa No. 1, admeasuring 16.9 guntha, that is to say 1690 Sq. Meters, of Revenue Village NAVGHAR, Taluka & district Thane, lying, being and situate at Bhayander (E), within the limits of Mira Bhayander Municipal Corporation, as more particularly described in the **First Schedule** hereunder written, to M/s. SIDDIQUE GROUP, i.e. the Promoters abovenamed at the consideration price mentioned therein and thereby also handed over the peaceful and vacant possession of the said property to M/s. SIDDIQUE GROUP free from all encumbrances as owner of the said 1<sup>st</sup> property and the name of the owner M/s. Siddique Group through its proprietor Shri Kamruddin H. Siddique appears in the Land Records including 7/12 extract of the said 1<sup>st</sup> property as owner under Mutation Entry No.3288.
- x. The said Owner M/s. SIDDIQUE GROUP by an Agreement dated 08/06/2021 duly registered under Doc. No.TNN-4/8070/2021 read alongwith Deed of Rectification dated 06/02/2023 duly Registered under Doc. No.TNN-4/2096/2023 had surrendered and handed over the reserved land adm.56.66 Sq. Meters for School & Play Grounds to MBMC upon the terms and conditions mentioned therein

2<sup>nd</sup> Property:

- xi. The pieces or parcels of the lands property bearing Old Survey No. 223, corresponding New Survey No. 191, Hissa No. 5, admeasuring 10.1 Guntha or 1010 sq. Meters, of Revenue Village NAVGHAR, Taluka & District THANE, lying, being and

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situate at Bhayander (E), within the limits of Mira Bhayander Municipal Corporation, Registration sub District at Thane, as more particularly described in the First Schedule hereunder written, hereinafter referred to as "the said 2<sup>nd</sup> entire lands/property", which belonged to SHRI LAXMAN NARAYAN PATIL, SHRI PANDURANG NARAYAN PATIL and SHRI HARISCHANDRA NARAYAN PATIL absolutely as co-owners of the said 2<sup>nd</sup> entire property and accordingly their names appeared in the Land Record i.e. 7/12 extract of the said 2<sup>nd</sup> entire property at the relevant time. SHRI BALARAM GANPAT PATIL aka BALARAM NARAYAN PATIL had been the real brother of the co-owners above named.

xii. The said one of the Co-owner SHRI BALARAM GANPAT PATIL died in the year 1962 leaving behind him 6 daughters namely; (1) Mrs. Hemlata Uday Patil, (2) Mrs Rekha Madhukar Patil, (3) Mrs. Mangla Ramanand Gawand, (4) Mrs. Sangeeta Arun Mahtre (5) Mrs. Vandana Jagannath Patil and (6) Smt. Madhuri Hansraj Patil. The names of all the 6 daughters are appearing in the Land Records pertaining to all the properties including the said 2<sup>nd</sup> entire property.

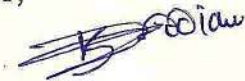
xiii. The Co-owner SHRI PANDURANG NARAYAN PATIL died leaving behind him his widow SMT. LAXMIBAI P. PATIL who also died on 12/05/2006 and his legal heirs Shri Hemant Pandurang Patil, Shri Nitin Pandurang Patil, Shri Jitendra Pandurang Patil, entitled for the estates of the deceased and accordingly their names appear in the Land Record of the said 2<sup>nd</sup> entire property.

xiv. The co-owners abovementioned for self and/or through their heirs sold, assigned, transferred and conveyed their respective shares in the said 2<sup>nd</sup> entire property to M/s. ZONE PROPERTIES PVT. LTD. in the following manner;

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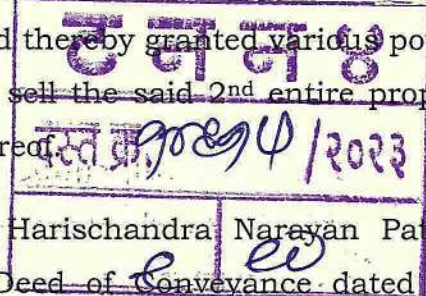
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(i) The said Shri Hemant Pandurang Patil & Others alongwith their next of kin by a Deed of Conveyance dated 19/10/2010, duly registered under Doc. No. TNN-03/6943/2010, dated 19/10/2010, sold, assigned, transferred and conveyed their all rights title and interests in respect of the said 2<sup>nd</sup> entire property to and in favour M/s. Zone Properties Pvt. Ltd. at the considerations as mentioned therein. They have handed over the peaceful and vacant possession of the said 2<sup>nd</sup> entire property unto the M/s. Zone Properties Pvt. Ltd.

(ii) The co-owner Shri Harischandra Narayan Patil & Others alongwith Smt. Shilpa Sadashiv Gawand & Smt. Swapna Suhas Mhatre executed a Development Agreement dated 27/12/2006, duly registered under Doc.No.TNN4-10884/2006 dated 28/12/2006 and thereby agreed to sell, assign and transfer their all undivided rights, title and interests in the said 2<sup>nd</sup> entire property in favour of M/s. ZONE PROPERTIES PVT. LTD. at the consideration price and on the terms and conditions mentioned therein. Simultaneously the said co-owner had also executed a General Power of Attorney in favour of the Directors of M/s. Zone Properties Pvt. Ltd. and thereby granted various powers and authorities interalia to sell the said 2<sup>nd</sup> entire property and execute conveyance thereof.

(iii) The said co-owners Shri Harischandra Narayan Patil & Others as Vendors by a Deed of Conveyance dated 13<sup>th</sup> December, 2011, registered in the office of Sub-Registrar of Assurances at Thane under Sr. No. TNN-7/08987/2011, dated 13<sup>th</sup> December, 2011 sold, assigned, transferred and conveyed their all rights title and interests in respect of the said 2<sup>nd</sup> entire property to and in favour M/s. ZONE PROPERTIES PVT. LTD. at the consideration price as



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mentioned therein. Simultaneously handed over the peaceful and vacant possession to M/s. Zone Properties Pvt. Ltd.

(iv) The said Co-owners Shri Laxman Narayan Patil died leaving being him his widow Smt. Hirabai Laxman Patil, 2 sons namely; Shri Balwant Laxman Patil, Shri Ranjan Laxman Patil and 2 married daughters namely; Smt. Shilpa Sadashiv Gawand, Smt. Swapna Suhas Mhatre who are all entitled equally for the estates of the deceased including the said 2<sup>nd</sup> entire property. The said Smt Hirabai Laxman Patil & Others i.e. her sons as mentioned above having executed the conveyance as mentioned hereinabove, her 2 married daughters namely; Smt. Shilpa Sadashiv Gawand and Smt. Swapna Suhas Mhatre by a Deed of Conveyance dated 19<sup>th</sup> October, 2011, registered in the office of Sub-Registrar of Assurances at Thane under Sr. No. TNN-7/07585/2011, dated 19<sup>th</sup> October, 2011 sold, assigned, transferred and conveyed their all rights title and interests in respect of the said 2<sup>nd</sup> entire property to and in favour of M/s. ZONE PROPERTIES PVT. LTD. at the consideration price as mentioned therein and has also handed over the peaceful vacant possession of the said 2<sup>nd</sup> entire property unto them.

(v) The said co-owner Mrs. Rekha Madhukar Patil, Mrs. Sangeeta Arun Mahtre and Mrs. Vandana Jagannath Patil i.e. the legal heirs of late Shri Balaram Ganpat Patil, collectively by a Conveyance dated 31/12/2010, registered under Doc. No. TNN REG/10823/2010 dated 31/12/2010 sold, assigned, transferred and conveyed their undivided rights, title and interests in respect of the said 2<sup>nd</sup> entire property to M/s. ZONE PROPERTIES PVT. LTD. at the consideration price mentioned therein.

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(vi) The said co-owner MRS. MANGLA RAMANAND GAWAND i.e. the another legal heir of late Shri Balaram Ganpat Patil as

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mentioned above by a Conveyance dated 11/10/2011, registered under Doc. No.TNN-7/07300/2011 dated 11/10/2011 and thereby sold, assigned, transferred and conveyed their undivided rights, title and interests in respect of the said 2<sup>nd</sup> entire property to M/s. ZONE PROPERTIES PVT. LTD. at the consideration price mentioned therein.

(vii) The said co-owner MRS. HEMLATA UDAY PATIL i.e. the another legal heir of late Shri Balaram Ganpat Patil as mentioned above by a Conveyance dated 13/12/2012, registered under Doc. No.TNN-7/8512/2012 dated 14/12/2012 and thereby sold, assigned, transferred and conveyed their undivided rights, title and interests in respect of the said 2<sup>nd</sup> entire property to M/s. Zone Properties Pvt. Ltd. at the consideration price mentioned therein.

(viii) The said co-owner SMT MADHURI HANSRAJ PATIL i.e. the another legal heir of late Shri Balaram Ganpat Patil as mentioned above by a Conveyance dated 31/10/2013, registered under Doc. No.TNN-7/8255/2013 dated 31/10/2013 and thereby sold, assigned, transferred and conveyed their undivided rights, title and interests in respect of the said 2<sup>nd</sup> entire property to M/s. ZONE PROPERTIES PVT. LTD. at the consideration price mentioned therein.

(ix) The said SHRI BALWANT LAXMAN PATIL & Others alongwith their next of kin by a Conveyance dated 06/09/2012, registered under Doc. No.TNN-7/06260/2012 dated 06/09/2012 and thereby sold, assigned, transferred and conveyed their all undivided rights, title and interests in respect of the said 2<sup>nd</sup> entire property to M/s. ZONE PROPERTIES PVT. LTD. at the consideration price mentioned therein.

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(x) In addition to the above mentioned conveyances executed by the then owners, The Estate Investment Co. Pvt. Ltd. who

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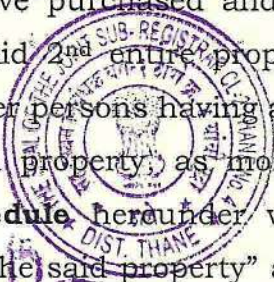
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are at present declared to be the superior holders of the lands and as accordingly their names are appearing in the Record of Rights i.e. 7/12 extract of the said property, have by NOC No.EI/NOC/803/2013 dated 11/01/2013 released and relinquished their all rights, title and interests or claims in respect of the said property in favour of the M/s. Zone Properties Pvt. Ltd. absolutely, forever and free from all encumbrances.


- xv. The said M/s. ZONE PROPERTIES PVT. LTD. after purchasing and acquiring the said 2<sup>nd</sup> entire property from the owners' abovenamed became owner of the said entire property and its name appeared in the Land Records including 7/12 extract of the said 2<sup>nd</sup> entire property. In turn the said M/s. Zone Properties Pvt. Ltd. by a Conveyance dated 26/04/2013 registered under Doc. No. TNN-7/3262/2013 and a Conveyance dated 10/12/2013 registered under Doc. No. TNN-7/680/2014 dated 24/01/2014 sold, assigned, transferred and conveyed the said 2<sup>nd</sup> entire property to M/s. SIDDIQUE GROUP i.e. the Promoters above named at the consideration price mentioned therein and thereby also handed over the peaceful and vacant possession of the said properties to M/s. SIDDIQUE GROUP free from all encumbrances as owner of the said 2<sup>nd</sup> entire property.

- xvi. In the manner aforesaid the Promoters M/s. SIDDIQUE GROUP have purchased and acquired the said 1<sup>st</sup> property and the said 2<sup>nd</sup> entire property from its respective owners and all other persons having any right and interests in respect of the said property, as more particularly described in the **First Schedule** hereunder written, herein after collectively called as "the said property" and the name of the owner M/s. Siddique Group through its proprietor Shri Kamruddin H. Siddique appears in the Land Records including 7/12 extract

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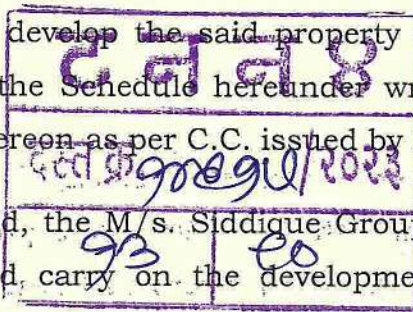


  
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of the said 2<sup>nd</sup> property as owner under Mutation Entry No.3288.

- xvii. The Promoters have amalgamated the said property and prepared a development plan of the said property for construction of building and accordingly through its Architect submitted the same to Mira Bhayander Municipal Corporation (MBMC) for obtaining the sanctions and approvals for development and construction of the building on the said property. The Mira Bhayander Municipal Corporation has approved the development plan and granted its sanctions and approvals for construction of building under Commencement Certificate vide No.MB/MNP/NR/5494/2019-20 dated 01/02/2020 AND revised Commencement Certificate vide No.MNP/NR/271/2023-2024 dated 21/04/2023. The said M/s. SIDDIQUE GROUP has also obtained the various permissions for development of the said property from the concerned Authorities i.e. No Objection from Fire Brigade vide No.MNP/Fire/433/2019-20 dated 29/07/2019 and revised Fire NOC vide No.MNP/Fire/287/2021-22 dated 20/05/2021.
- xviii. In the premises recited hereinabove, the said M/s. Siddique Group is fully entitled to develop the said property as more particularly described in the Schedule hereunder written by constructing a building thereon as per C.C. issued by MBMC
- xix. In the manner as aforesaid, the M/s. Siddique Group is also entitled to commence and carry on the development work upon the said property as more particularly described in the Schedule hereunder written and construct the building/s as per plan sanctioned by the Mira Bhayander Municipal Corporation, and they are also entitled to all the benefits in respect of the said property and building/s constructed thereon and further entitled to sell the flats and other units to prospective buyers.

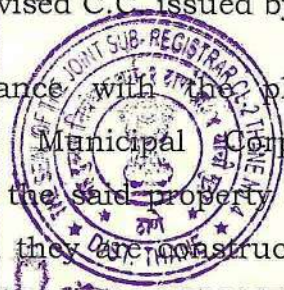


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- xx. The Promoters i.e. M/s. Siddique Group is fully entitled to develop the said property and construct building/s thereon in accordance with the plans sanctioned by the Mira Bhayander Municipal Corporation. The Promoters have got approved from the concerned local authority the plans, the specifications, elevations, sections and details of the said building to be constructed on the said property.
- xxi. The Promoters have obtained the following sanctions and approvals: (a) Approval of Building plan. (b) N. A. Order issued from the Collector at Thane. (c) Building Permission & Commencement Certificate from Mira Bhayander Municipal Corporation and (d) NOC of the Fire Department. The copies of the above mentioned orders, sanctions and approvals are attached herewith forming the part of Annexure.
- xxii. Mira Bhayander Municipal Corporation have sanctioned and approved the plan and issued the revised C.C. (Commencement Certificate) Part Ground + 16<sup>th</sup> part upper floor for carrying out the construction in respect of the said property on the basis of the plan submitted by the Promoter and it is the further proposal of the Promoter to expand the construction by using additional FSI/TDR and for that they will submit their plan for construction of the said building and in accordance therewith the Promoter shall apply for and obtain a revised C.C. issued by MBMC.

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xxiii. In accordance with the plans sanctioned by the Mira Bhayander Municipal Corporation, the Promoters are developing the said property described in the First Schedule hereto and they are constructing thereon the Building to be known as "BASERA HEIGHTS".

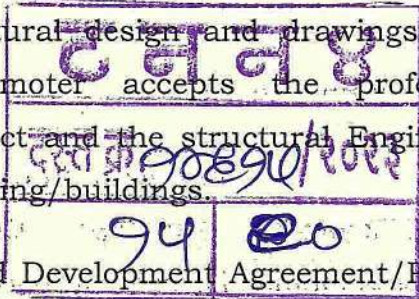
- xxiv. The Promoter is entitled and enjoined upon to construct buildings on the project land in accordance with the recitals hereinabove;

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- xxv. The Promoter is in possession of the project land.
- xxvi. The Promoter has proposed to construct 'The Project' (means the FSI admeasuring 4066.75 Sq. Meters (the area of FSI subject to revision from time to time as may be sanctioned) to be consumed for the construction of the Building to be known of "**BASERA HEIGHTS**" on the part of the said land.
- xxvii. The Allottee is offered a Flat bearing Number 605 on the 6<sup>th</sup> floor, (herein after referred to as the said "flat") in the Building to be known as "**BASERA HEIGHTS**" (hereinafter referred to as the said "Building") being constructed by the Promoter.
- xxviii. The Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;
- xxix. The Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai bearing No.**P51700025078**; authenticated copy is attached in **Annexure 'F'**;
- xxx. The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.
- xxxi. By virtue of above referred Development Agreement/Power of Attorney the Promoter has sole and exclusive right to sell the Flats in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the Allottee(s)/s of the Flats to receive the sale consideration in respect thereof;



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- xxxii. On demand from the Allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;
- xxxiii. The authenticated copies of Certificate of Title issued by the attorney at Law or Advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Flats are constructed or are to be constructed have been annexed hereto and marked as **Annexure 'A' and 'B'**, respectively.
- xxxiv. The authenticated copies of the plans of the Layout as approved by the concerned Local Authority i.e. Mira Bhayander Municipal Corporation (MBMC) have been annexed hereto and marked as **Annexure C-1**.
- xxxv. The authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as **Annexure C-2**,

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- xxxvi. The authenticated copies of the plans and specifications of the Flat agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as **Annexure D**.

- xxxvii. The Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall

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obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

xxxviii. While sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

xxxix. The Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

xl. The Allottee has applied to the Promoter for allotment of a Flat No. 605 on 6<sup>th</sup> floor in the Building to be known as "BASERA HEIGHTS" being constructed on the said property. The Promoter has narrated the facts to the Allottee that as per new DCPR 2034 the FSI of the said plot has increased due to which the carpet area of the flat mentioned herein may increase after obtaining the final revised C.C. from the Municipal Corporation. The Allottee has given his/their consent to the Promoter and agreed to accept the increased area of the said flat upon payment of the additional consideration to the Promoter subject to the terms of these presents.

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xli. The carpet area of the said Flat is 37.66 Square Meters and "carpet area" means the net usable floor area of a flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Flat for

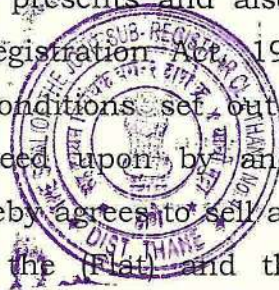
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exclusive use of the Allottee, but includes the area covered by the internal partition walls of the flat.

- xlii. The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
- xliii. Prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs. 3,00,000...../- (Rupees Three lakhs only.....only), being part payment of the sale consideration of the flat agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.
- xliv. The Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at MUMBAI bearing Certificate No. P51700025078;
- xlvi. U/s.13 of the said Act the Promoter is required to execute a written Agreement for sale of said Flat with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the (Flat) and the garage/covered parking(if applicable).

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**NOW THEREFOR, THIS AGREEMENT WITNESSETH AND IT  
IS HEREBY AGREED BY AND BETWEEN THE PARTIES  
HERETO AS FOLLOWS:-**

1. The Promoter shall construct the said building/s consisting ground/ stilt, and 16 upper floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Flat of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

1.a (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Flat No. 605 of carpet area admeasuring 37.66 Sq. Meters on 6<sup>th</sup> floor in the Building to be known as "**BASERA HEIGHTS**" (hereinafter referred to as "the Flat") as shown in the Floor plan thereof hereto annexed and marked **Annexures C-1** and **C-2** for the considerations of Rs. 36,64,000/- (Rupees Thirty Six thousand Sixty Four thousand only Only) being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the **Second Schedule** Annexed herewith. (The price of the Flat including the proportionate price of the common areas and facilities and parking spaces should be shown separately)

(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee parking spaces bearing Nos — situated at — Ground/stilt and being constructed in the layout for the consideration of Rs. — /- (Rupees — Only).

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1(b) The total aggregate consideration amount for the flat including stilt parking spaces is thus Rs. 36,64,000 /- (Rupees Thirty six lakh Sixty Four thousand Only).

1(c) The Allottee has paid on or before execution of this agreement a sum of Rs 3,66,400 /- (Rupees Three lakh Sixty Six thousand four hundred only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs. 32,97,600 /- (Rupees Thirty two thousand Ninety Seven thousand Six hundred Only) in the following manner :-

i. Amount of Rs 7,32,800 /- (Rupees Seven lakh thirty two thousand Eight hundred only Only) (not exceeding 30% of the total consideration) to be paid to the Promoter after the execution of Agreement.

ii. Amount of Rs 5,49,600 /- (Rupees Five lakh Forty Nine thousand Six hundred only Only) (not exceeding 45% of the total consideration) to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Flat is located.

iii. Amount of Rs 9,16,000 /- (Rupees Nine lakh Sixteen thousand only Only) (not exceeding 70% of the total consideration) to be paid to the Promoter on completion of the slabs including podiums and stilts of the building or wing in which the said Flat is located.

iv. Amount of Rs 1,83,200 /- (Rupees one lakh Eighty three thousand two hundred Only) (not exceeding 75% of the total consideration) to be paid to the Promoter on completion of the walls, internal plaster, floorings doors and windows of the said Flat.

Amount of Rs 11,83,200 /- ((Rupees one lakh Eighty three thousand two hundred Only) (not exceeding 80% of the total consideration) to be paid to the

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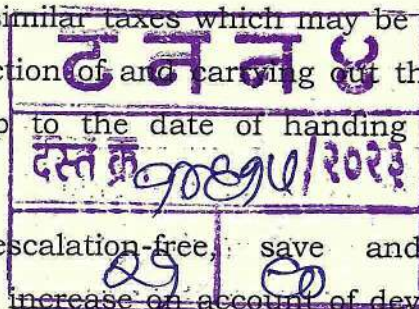
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Promoter on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Flat.

- vi. Amount of Rs 1,83,200 /- (Rupees One lakh Eighty three thousand two hundred Only) (not exceeding 85% of the total consideration) to be paid to the Promoter on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Flat is located.
- vii. Amount of Rs 3,66,400 /- (Rupees Three lakh Sixty six thousand Four hundred Only) (not exceeding 95% of the total consideration) to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Flat is located.
- viii. Balance Amount of Rs 1,83,200 /- (Rupees one lakh Eighty three thousand two hundred Only) against and at the time of handing over of the possession of the Flat to the Allottee on or after receipt of occupancy certificate or completion certificate.

1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST, Value Added Tax, Service Tax, and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter up to the date of handing over the possession of the Flat.

1(e) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies



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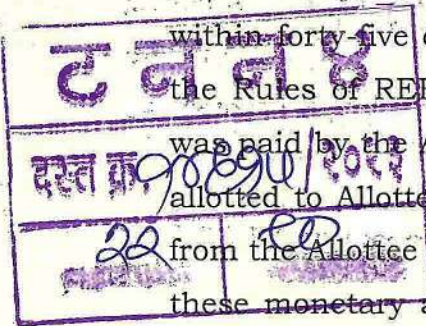
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imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee by discounting such early payments @----- % per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.

1(g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent, however the Allottee has agreed to pay the additional considerations to the Promoter for the increased carpet area of flats at rate mentioned hereinabove and accordingly a deed of rectification shall be executed by the Promoters at the entire costs and expenses of the Allottee. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee

within forty five days with annual interest at the rate specified in the Rules of RERA from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.



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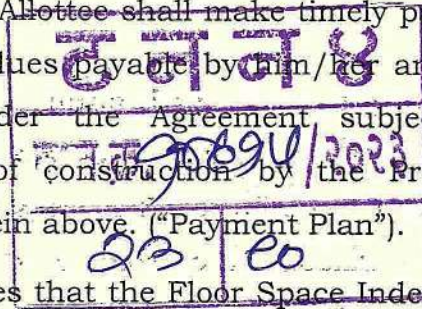
1(h) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

**Note:** Each of the installment mentioned in the sub clause (ii) and (iii) shall be further subdivided into multiple installments linked to number of basements/podiums/floors in case of multi-storied building /wing.

2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Flat to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Flat.

2.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Flat to the Allottee and the common areas to the association of the Allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in Clause 1 (c) herein above. ("Payment Plan").

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 4070.85 square meters only and Promoter has planned to utilize Floor Space Index of 4066.75 Sq. Meters by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development



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Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations or as per DCPR, 2034, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 4066.75 Sq. Meters as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Flat based on the proposed construction and sale of flats to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the said flat to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this agreement from the date the said amount is payable by the Allottee(s) to the Promoter.

4.2 Without prejudice to the right of Promoter to charge interest in terms of Sub Clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee committing three defaults

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of payment of instalments, the Promoter shall at his own option, may terminate this Agreement, provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the Allottee and mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches

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mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this agreement. Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoter) within a period of thirty days of the termination, the installments of sale consideration of the Flat which may till then have been paid by the Allottee to the Promoter.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Flat as are set out in **Annexure 'F'**, annexed hereto.
6. The Promoter shall give possession of the Flat to the Allottee on or before 30<sup>th</sup> day of 03 2024. If the Promoter fails or neglects to give possession of the Flat to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Flat with interest at the same rate as may mentioned in the Clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoter shall be entitled to reasonable extension of time for giving delivery of Flat on the aforesaid date, if the completion of building in which the Flat is to be situated is delayed on account of -

- (i) war, civil commotion or act of God;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.



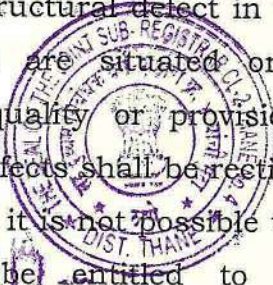
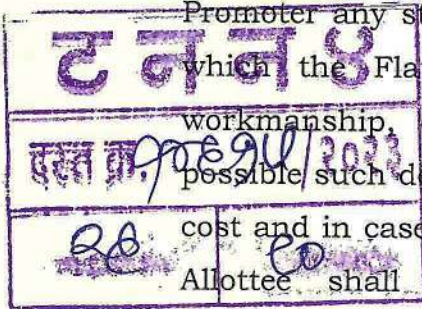

- 7.1 **Procedure for taking possession** - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the said flat, to the Allottee in terms of

this Agreement to be taken within 3 (three months from the date of issue of such notice and the Promoter shall give possession of the said Flat to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of Allottees, as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.

7.2 The Allottee shall take possession of the Flat within 15 days of the written notice from the Promoter to the Allottee intimating that the said Flats are ready for use and occupancy:

7.3 **Failure of Allottee to take Possession of Flat:** Upon receiving a written intimation from the Promoter as per Clause 7.1, the Allottee shall take possession of the Flat from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the said Flat to the Allottee. In case the Allottee fails to take possession within the time provided in Clause 7.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.

7.4 In case within a period of five years from the date of handing over the Flat to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the said Flat or the building in which the Flat are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible, such defects shall be rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.



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- 8. The Allottee shall use the Flat or any part thereof or permit the same to be used only for purpose of \*residence/office for carrying on any business. He shall use the stilt parking space only for purpose of keeping or parking his respective vehicle.
- 9. The Allottee along with other Allottee(s) of Flats in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organization of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

9.1 The Promoter shall, within three months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or ~~Limited Company~~ all the right, title and the interest of the Vendor/~~Original Owner/Promoter~~ and/or the owners in the said structure of the Building or wing in which the said Flat is situated.

9.2 Within 15 days after notice in writing is given by the Promoter to the Allottee that the Flat is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Flat) of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority

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and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoter provisional monthly contribution of Rs. 2500 /- Rupees Two thousand five hundred only. Only) per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

10. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts :-

(i) Rs. 300 /- for share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.

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for formation and registration of the Society or Limited Company/Federation/ Apex body.

(iii) Rs. २१ /- for proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body.

(iv) Rs. 30,000 /- for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body.

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*Shree*

- (v) Rs. \_\_\_\_\_/- For Deposit towards Water, Electric, and other utility and services connection charges &
- (vi) Rs. \_\_\_\_\_/- for deposits of electrical receiving and Sub Station provided in Layout.

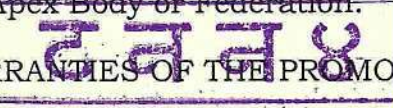
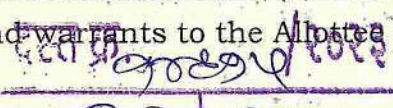
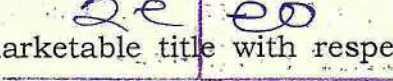
11. The Allottee shall pay to the Promoter a sum of Rs. \_\_\_\_\_/- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

12. At the time of registration of conveyance of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottee as follows:

- i. The Promoter has clear and marketable title with respect to the project land; as declare in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;

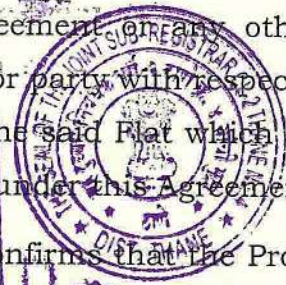





- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or development, agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Flat which will, in any manner, affect the rights of Allottee under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Flat to the Allottee in the manner contemplated in this Agreement;

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*Paul*  
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- ix. At the time of execution of the conveyance deed of the structure to the association of Allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;
- x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.
14. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Flat may come, hereby covenants with the Promoter as follows :-
- i. To maintain the Flat at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Flat is taken and shall not do or suffer to be done anything in or to the building in which the Flat is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Flat is situated and the Flat itself or any part thereof without the consent of the local authorities, if required.
- ii. Not to store in the Flat any goods which are of hazardous combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which

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the Flat is situated, including entrances of the building in which the Flat is situated and in case any damage is caused to the building in which the Flat is situated or the Flat on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

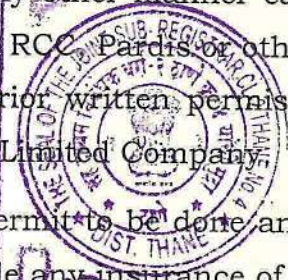
iii. To carry out at his own cost all internal repairs to the said Flat and maintain the Flat in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Flat is situated or the Flat which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

iv. Not to demolish or cause to be demolished the Flat or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat is situated and shall keep the portion, sewers, drains and pipes in the Flat and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat is situated and shall not

chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Flat without the prior written permission of the Promoter and/or the Society of the Limited Company

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

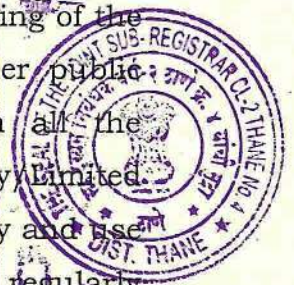
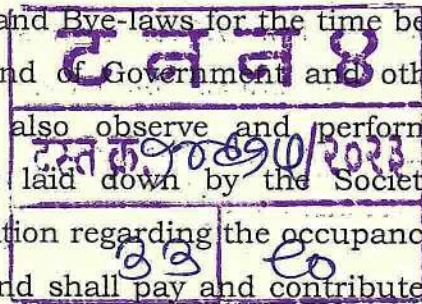
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- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the project land and the building in which the Flat is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Flat is situated.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat by the Allottee for any purposes other than for purpose for which it is sold.
- ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.
- x. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flats 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 Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Flat in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.



*Done*  
*Same*

*[Signature]*

- xi. Till a conveyance of the structure of the building in which Flat is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
- xii. Till a conveyance of the project land on which the building in which Flat is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.
15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the formation of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flats or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the

building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Promoter executes this Agreement he shall not mortgage or create a charge on the said Flat and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such

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mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Flat.

18. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub- Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

19. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said flat/plot/building as the case may be.

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20. RIGHT TO AMEND

This Agreement may only be amended through written consent of the Parties.

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21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE /SUBSEQUENT ALLOTTEES

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the said Flat, in case of a transfer, as the said obligations go along with the said Flat for all intents and purposes.

22. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

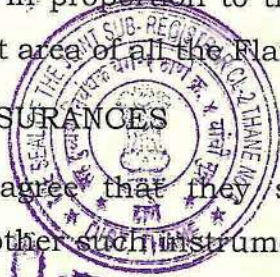
23. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the said Flat to the total carpet area of all the Flats in the Project.

24. FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated

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herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

## 25. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Registrar and Sub-Registrar at Thane. Hence this Agreement shall be deemed to have been executed at Bhayader/Mira Road.

26. The Allottee and/or Promoter shall present this Agreement as well as the conveyance at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

27. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Name of Allottee: Vinod Krishna Tambe, & Sarita Vinod Tambe,

(Allottee's Address): 303, Tripetra Apt, B.P. Cross Rd,

Bhayandor (East) Dist. Thane 401105 Notified Email

ID: \_\_\_\_\_ Contact No. 9029609744

M/s Promoter name: M/s. SIDDIQUE GROUP

(Promoter Address): 203, Almas Apt., Near Madina Manzil, S. V. Road, Goregaon (W), Mumbai-400104

Notified Email ID: siddique.group@yahoo.com

Contact No.+91 8976040475

*[Handwritten Signature]*  
Siddique

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It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

#### 28. JOINT ALLOTTEES

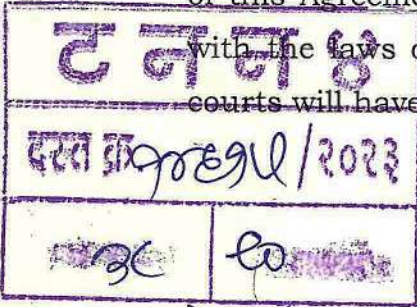
That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

29. Stamp Duty and Registration: - The charges towards stamp duty, Registration fees and other pocket expenses for registration of this Agreement shall be borne by the Allottee/Promoters.

30. Dispute Resolution: - Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the MAHARERA as per the provisions of the Maharashtra Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

#### 31. GOVERNING LAW

That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Thane courts will have the jurisdiction for this Agreement.



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THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT the pieces or parcels of lands properties described in Table below;

Properties	Old Survey No.	New Survey No.	Hissa No.	Land adm. in Sq. Meters
1 <sup>st</sup> property	222	190	1	275
2 <sup>nd</sup> property	223	191	5	1010

All of Revenue Village NAVGHAR, Taluka & District THANE, lying, being and situate at Bhayander (E), within the limits of Mira Bhayander Municipal Corporation, Registration District and sub-District of THANE, and bounded as follows:

On or towards the East: By Survey No.

On or towards the West: By Survey No.

On or towards the North: By Survey No.

On or towards the South: By Survey No.

THE SECOND SCHEDULE ABOVE REFERRED TO:

A FLAT/SHOP No. 605 admeasuring 37.66 Square Meters carpet on the 6<sup>th</sup> floor in the Building to be known as "BASERA HEIGHTS" to be constructed in the layout of the properties described in the first schedule hereinabove written.

IN WITNESS WHEREOF the parties hereto have hereunto set subscribed their respective hands and seals the days and year first herein above written.

*Paul*  
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SIGNED, SEALED & DELIVERED )

By the within named "PROMOTERS")

  
Signature



M/s. SIDDIQUE GROUP )

in the presence of WITNESSES: )

1. Name

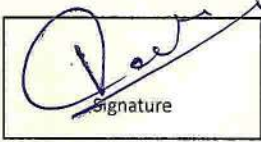
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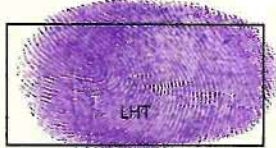
2. Name

Signature 

SIGNED, SEALED & DELIVERED )

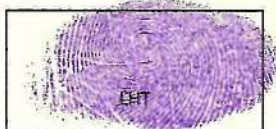
By the within named "ALLOTTEE/S")

  
Signature



Mr/Mrs. Vinod Krishna Tambe )

  
Signature



Mr/Mrs. Sarika Vinod Tambe )

in the presence of WITNESSES: )

1. Name

Signature श्रीमती र. लरे.

2. Name

Signature 

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RECEIPT

RECEIVED the day AND year first hereinabove )  
 Written from the within named PURCHASER/S )  
 a sum of RS. 3,00,000 /-(Rupees Three )  
lacs only. Only )  
 as part payment towards the purchase of flat )  
 as within mentioned to be paid by him/her to us )  
 by ~~Cash~~/Cheque No. 000007 )  
 Dated 10/7/23 Drawn on the HDFC Bank )  
 \_\_\_\_\_ )

**WE SAY RECEIVED**RS. 3,00,000 /-

  
 Proprietor

For M/s. SIDDIQUE GROUP

Witnesses:1. श्रीमान् र. तरे.2. 

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## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

#### FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P51700025078**

Project: **BASERA HEIGHTS**, Plot Bearing / CTS / Survey / Final Plot No.: **OLD SNO 223/5 221/1 NEW SNO 191/5 190/1** at **Mira-Bhayandar (M Corp.), Thane, Thane, 401105;**

1. Mr./Ms. **Kamruddin Hasmullah Siddique** son/daughter of Mr./Ms. **HASMULLAH** Tehsil: **Thane, District: Thane, Pin: 401104**, situated in State of Maharashtra.
2. This registration is granted subject to the following conditions, namely:-
  - ◊ The promoter shall enter into an agreement for sale with the allottees;
  - ◊ The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - ◊ The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - ◊ The Registration shall be valid for a period commencing from **18/03/2020** and ending with **30/03/2024** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - ◊ The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - ◊ That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

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Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 08-09-2021 15:11:45

Dated: 08/09/2021  
Place: Mumbai

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

Flat No. B/204,  
Ram-Isha Apartment,  
Vandralok, Phase - 1,  
Bhayander (E) - 401 105.  
Tel.: 022-35581100  
Cell : 98217 10565  
98706 87378

**S. P. SINGH**  
**VIKAS SINGH**  
**V. P. SINGH**  
**ADVOCATES HIGH COURT**

Markande Niwas, H. T. Road,  
Kajupada, Borivali (E),  
Mumbai - 400 066.  
vedprakashsingh7@yahoo.com

TITLE CERTIFICATE

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY THAT we have taken the search and investigated the title in respect of the lands property described in Table below:

Properties	Old Survey No.	New Survey No.	Hissa No.	Subject Land adm. in Sq. Meters
1 <sup>st</sup> property	222	190	1	275
2 <sup>nd</sup> property	223	191	5	1010

All of Revenue Village NAVGHAR, Taluka & District THANE, lying, being and situate at Bhayander (E), within the limits of Mira Bhayander Municipal Corporation, hereinafter collectively referred to as "THE SAID PROPERTIES".

The said 1<sup>st</sup> entire Property:

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- i. That the pieces or parcels of lands bearing Old Survey No. 222, corresponding New Survey No. 190, Hissa No. 1, admeasuring 16.9 guntha, that is to say 1690 Sq. Meters, of Revenue Village Navghar, Taluka & District THANE, lying, being and situate at Bhayander (E), within the limits of Mira-Bhayander Municipal Corporation, Registration district and sub district at Thane, hereinafter referred to as "The said 1<sup>st</sup> entire Lands/Property" which originally belonged to SHRI RAMAKANT SHANKAR PATIL & OTHERS by way of inheritance, free from all encumbrances.
- ii. THE SAID Shri Ramakant Shankar Patil & Others, by an Agreement for Sale cum development dated 27<sup>th</sup> September 2003, agreed to

Flat No. B/204,  
Ram-Isha Apartment,  
Indralok, Phase - 1,  
Bhayander (E) - 401 105.  
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**ADVOCATES HIGH COURT**

Markande Niwas, H. T. Road,  
Kajupada, Borivali (E),  
Mumbai - 400 066.  
vedprakashsingh7@yahoo.com

sell, assign and transfer the said entire lands to M/s. GUJARAT CONSTRUCTION and simultaneously the said owners Shri Ramakant Shankar Patil & Others had also executed a General Power of Attorney in favour of the Partners of M/s. Gujarat Construction and thereby granted various powers and authorities to them and conferring upon them the full powers to deal with the said 1<sup>st</sup> entire property. The said owners have handed over the peaceful and vacant possession of the said 1<sup>st</sup> entire property to them absolutely, free from all encumbrances.

iii. FURTHER the said owners Shri Ramakant Shankar Patil & Others in part performance of the said Agreement has executed a Conveyance dated 19/09/2006 duly registered under Doc. No. TNN-4/05508/2006 dated 20/06/2006 and thereby sold, assigned, transferred and conveyed the said entire property in favour of M/s. GUJARAT CONSTRUCTION, accordingly the said 1<sup>st</sup> entire property stands in their names in the Record of Rights including 7 x 12 extract (Form No. VII) Maintained by Talathi - Navghar, Taluka & District Thane.

iv. THAT the said 1<sup>st</sup> entire property is the large plot of lands and falls under different reservation under the Development Plan of Mira Bhayander and the land admeasuring 1152.04 Sq. Meters reserved for School Reservation, the land area admeasuring 262.96 Sq. Meters is reserved for D. P. Road Reservation and the balance part of the said entire property admeasuring 275.00 Sq. Meters falls under Residential Zone.

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Flat No. B/204,  
Rami-Isha Apartment,  
Indralok, Phase - 1,  
Bhayander (E) - 401 105.  
Tel.: 022-35581100  
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**S. P. SINGH**  
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Kajupada, Borivali (E),  
Mumbai - 400 066.  
vedprakashsingh7@yahoo.com

under R/Zone i.e. Residential Zone, hereinafter referred to as  
"THE SAID PROPERTY".

IN ADDITION to the above mentioned conveyances executed by the then owners, The Estate Investment Co. Pvt. Ltd. who are at present declared to be the superior holders of the lands and as accordingly their names are appearing in the Record of Rights i.e. 7/12 extract of the said property, have by NOC No.EI/NOC/424/2011 dated 18/02/2011 and also by a Release Deed dated 15/03/2011 released and relinquished their all rights, title and interests or claims in respect of the said property in favour of the M/s. GUJARAT CONSTRUCTION absolutely, forever and free from all encumbrances.

THIS IS TO CERTIFY THAT the said M/s. GUJARAT CONSTRUCTION by a Conveyance dated 26/04/2013 registered under Doc. No. TNN-7/3264/2013 sold, assigned, transferred and conveyed the said property to M/s. SIDDIQUE GROUP, a proprietorship firm, through its proprietor SHRI KAMRUDDIN H. SIDDIQUE, at the consideration price mentioned therein and thereby also handed over the peaceful and vacant possession of the said property to M/s. SIDDIQUE GROUP free from all encumbrances as owner of the said property and the name of the owner M/s. Siddique Group through its proprietor Shri Kamruddin H. Siddique appears in the Land Records including 7/12 extract of the said property as owner under Mutation Entry No.3288.

THAT the said Owner M/s. SIDDIQUE GROUP by an Agreement dated 08/06/2021 duly registered under Doc. No. TNN-4/8070/2021 alongwith Deed of Rectification dated 06/02/2023 duly Registered under Doc. No. TNN-4/2096/2023 had surrendered and handed over the reserved land adm.56.66 Sq. Meters for School & Play Ground to MBMC upon the terms and conditions mentioned therein.

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Tel.: 022-35581100  
Cell : 98217 10565  
98706 87378

**S. P. SINGH**  
**VIKAS SINGH**  
**V. P. SINGH**  
**ADVOCATES HIGH COURT**

Markande Niwas, H. T. Road,  
Kajupada, Borivali (E),  
Mumbai - 400 066.  
vedprakashsingh7@yahoo.com

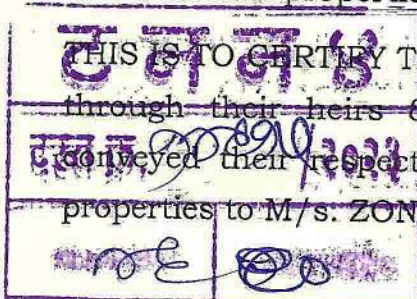
**The said 2<sup>nd</sup> Property:**

bearing Old Survey No. 223, corresponding New Survey No. 191, Hissa No. 5, admeasuring 10.1 Guntha or 1010 Sq. Meters, of Revenue Village NAVGHAR, Taluka & District THANE, lying, being and situate at Bhayander (E), within the limits of Mira Bhayander Municipal Corporation, Registration sub District at Thane, hereinafter referred to as "the said properties", which belonged to SHRI LAXMAN NARAYAN PATIL, SHRI PANDURANG NARAYAN PATIL and SHRI HARISCHANDRA NARAYAN PATIL absolutely as co-owners of the said property and accordingly their names appeared in the Land Record i.e. 7/12 extract of the said property at the relevant time. SHRI BALARAM GANPAT PATIL aka BALARAM NARAYAN PATIL had been the real brother of the co-owners above named.

THAT the said one of the Co-owner SHRI BALARAM GANPAT PATIL died in the year 1962 leaving behind him 6 daughters namely; (1) Mrs. Hemlata Uday Patil, (2) Mrs Rekha Madhukar Patil, (3) Mrs. Mangla Ramanand Gawand, (4) Mrs. Sangeeta Arun Mahtre (5) Mrs. Vandana Jagannath Patil and (6) Smt. Madhuri Hansraj Patil. The names of all the 6 daughters are appearing in the Land Records pertaining to all the properties devolved upon them by way of inheritance.

THAT the Co-owner SHRI PANDURANG NARAYAN PATIL died leaving behind him his widow SMT. LAXMIBAI P. PATIL who also died on 12/05/2006 and his legal heirs Shri Hemant Pandurang Patil, Shri Nitin Pandurang Patil, Shri Jitendra Pandurang Patil, entitled for the estates of the deceased and accordingly their names appear in the Land Record of the various properties including the said property.

THIS IS TO CERTIFY THAT all the co-owners abovenamed for self and/or through their heirs & next of kin, sold, assigned, transferred and conveyed their respective shares in the said property alongwith other properties to M/s. ZONE PROPERTY PVT. LTD. in the following manner;





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ALL THE OWNERS THROUGH THEIR RESPECTIVE CONVEYANCES i.e. (1) the co-owners Shri Hemant Pandurang Patil & Others alongwith their next of kin by a Deed of Conveyance dated 19/10/2010, duly registered under Doc. No. TNN-03/6943/2010, dated 19/10/2010, (2) the co-owners Shri Harischandra Narayan Patil & Others alongwith SMT. Shilpa Sadashiv Gawand & Smt. Swapna Suhas Mhatre executed a Development Agreement dated 27/12/2006, duly registered under Doc.No.TNN4-10884/2006 dated 28/12/2006, (3) the co-owners Shri Harischandra Narayan Patil & Others by a Deed of Conveyance dated 13<sup>th</sup> December, 2011, registered in the office of Sub-Registrar of Assurances at Thane under Sr. No. TNN-7/08987/2011, dated 13<sup>th</sup> December, 2011, (4) the co-owners Smt. Shilpa Sadashiv Gawand and Smt. Swapna Suhas Mhatre by a Deed of Conveyance dated 19/10/2011, registered under Sr. No. TNN-7/07585/2011, dated 19/10/2011, (5) the co-owners Mrs. Rekha Madhukar Patil, Mrs. Sangeeta Arun Mahtre and Mrs. Vandana Jagannath Patil i.e. the legal heirs of late Shri Balaram Ganpat Patil, collectively by a Conveyance dated 31/12/2010, registered under Doc. No.TNN-7/10823/2010 dated 31/12/2010 (6) the said Co-owners Mrs. Mangla Ramanand Gawand i.e. the another legal heir of late Shri Balaram Ganpat Patil as mentioned above by a Conveyance dated 11/10/2011, registered under Doc. No.TNN-7/07300/2011 dated 11/10/2011, (7) the said co-owners Mrs. Hemlata Uday Patil i.e. the another legal heir of late Shri Balaram Ganpat Patil as mentioned above by a Conveyance dated 13/12/2012, registered under Doc. No.TNN-7/8512/2012 dated 14/12/2012 (8) the said co-owner Smt Madhuri Hansraj Patil i.e. the another legal heir of late Shri Balaram Ganpat Patil as mentioned above by a Conveyance dated 31/10/2013, registered under Doc. No.TNN-7/8255/2013 dated 31/10/2013, (9) the co-owners Shri Balwant Laxman Patil & Others alongwith their next of kin by a Conveyance dated 06/09/2012, registered under Doc. No.TNN-7/06260/2012, dated 06/09/2012 and accordingly M/s. Zone Properties Pvt. Ltd. became owner of the said property and (10) THAT One M/s. Seven Eleven Construction Pvt. Ltd.

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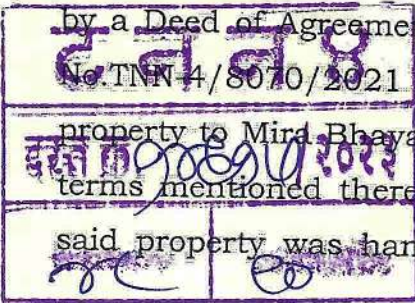
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Mumbai - 400 066.  
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had instituted a Spl. Civil Suit No.309/2010 in respect of various properties including the said property against some of the Co-owners Mrs. Hemlatat Uday Patil & Others, M/s. Zone Properties Pvt. Ltd. and M/s. Siddique Group, however the Plaintiff M/s. Seven Eleven Construction Pvt. Ltd. has settled its claim in the said suit and filed Consent Terms with the parties to the suit and as per the terms of the Consent Terms M/s. Siddique Group has become absolute owner of the said property..

IN THE MANNER aforesaid M/s. Zone Properties Pvt. Ltd. after purchasing and acquiring the said properties from its various co-owners as mentioned above and accordingly their names entered into the Land Records i.e. 7/12 extract of the said properties free from all encumbrances, claims and demands as owners of the said properties.

THIS IS TO CERTIFY THAT the said M/s. ZONE PROPERTIES PVT. LTD. by a Conveyance dated 26/04/2013 registered under Doc. No. TNN-7/3262/2013 and a Conveyance dated 10/12/2013 registered under Doc. No. TNN-7/680/2014 dated 24/01/2014 sold, assigned, transferred and conveyed the said properties to M/s. SIDDIQUE GROUP, a proprietorship firm, through its proprietor SHRI KAMRUDDIN H. SIDDIQUE, at the consideration price mentioned therein and thereby also handed over the peaceful and vacant possession of the said properties to M/s. SIDDIQUE GROUP free from all encumbrances as owner of the said properties.

THIS IS TO PLACE ON RECORD that the owners M/s. Siddique Group after purchasing and acquiring the said properties M/s. Siddique Group by a Deed of Agreement dated 08/06/2021 duly registered under Doc. No. TNN-4/8070/2021 have surrendered the Reserved land out of the said property to Mira Bhayander Municipal Corporation (MBMC) and per the terms mentioned therein and accordingly the reserved land out of the said property was handed over and surrendered to MBMC under the



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provision of the DC Rules and accordingly the M/s. Siddique Group is entitled for additional benefits under per the DC Rules. Accordingly the names of M/s. Siddique Group through its proprietor SHRI KAMRUDDIN H. SIDDIQUE appears in the Land Records including the 7/12 extract of the said property under Mutation Entry No.3288.

THAT IN THE MANNER the M/s. Siddique Group through its proprietor Shri Kamruddin H. Siddique had amalgamated the said 1<sup>st</sup> property and the said 2<sup>nd</sup> property, hereinafter collectively called as "the said properties" and prepared a development plan of the said properties and submitted to Mira Bhayander Municipal Corporation and accordingly Mira Bhayander Municipal Corporation has sanctioned the plan and granted permission and approvals for construction of buildings under revised Commencement Certificate vide No.MNP/NR/271/2023-2024 dated 21/04/2023.

FROM the Revenue records, searches and documents placed before us and duly verified, examined and investigated by us, we hereby CERTIFY that prior to execution of conveyance as mentioned above the title of the Owners as named hereinabove in respect of the said properties were clear, marketable and free from all encumbrances.

THUS pursuant to the execution of conveyances as referred above in favour of M/s. SIDDIQUE GROUP as within mentioned, the said M/s. SIDDIQUE GROUP are the absolute owner of the said properties with freehold rights, free from all encumbrances and they have absolute right to use, enjoy and deal with the said properties.

Place: BHAYANDER

DATE: 17.06.2023

V. P. Singh

Advocate, High Court



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- नवघर (१४३८७८)

तालुका :- ठाणे

जिल्हा :- ठाणे



ULPIN : 34199385770

भुमापन क्रमांक व उपविभाग १९०/१

34199385770

मुधारणा पद्धती भोगवटादार वर्ग-१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	४३१	मे गुजरात कन्स्ट्रक्शनचे भागीदार गोपालजी के दिवेदी				(२६८५)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र		जतिंदरसिंह एच मसीन				(२६८५)	इतर अधिकार
जिरायत ०.१५.७०		नितेश बी हेडपारा				(२६८५)	तुकडा
पगायत -		नवीन डी पाटील				(२६८५)	तुकडा (१०८)
एकुण		दि.इस्टेट इन्व्हेस्टमेंट कं.प्रा.लि.				(२६८५)	इतर
ला.यो. क्षेत्र ०.१५.७०		-----सामाईक क्षेत्र-----	०.०१४३	०.११	०.०१२०		कंपनीचे नियमा नुसार भाडे देण्यास पात्र (१२७२)
ब) पोटखराब क्षेत्र (लागवड अयोग्य)	७४६	मिरा भाईदर महानगर पालिका	०.१२.०९	०.९७		(३२८८)	प्रलंबित फेरफार : नाही.
वर्ग (अ) ०.०१.२०	१६५२	मे.सिद्दीकी ग्रुपचे प्रोप्रायटर	०.०२.१८	०.१७		(३२८८)	शेवटचा फेरफार क्रमांक : ३२८८ व दिनांक :
वर्ग (ब) -		कमरुद्दीन एच. सिद्दीकी				(३२८८)	२१/०३/२०२३
एकुण							
पो.ख.क्षेत्र ०.०१.२०							
एकुण क्षेत्र (अ+ब)	०.१६.९०						
आकारणी १.२५							
बुडी किंवा विशेष आकारणी							
जुने फेरफार क्र : (१६६) (२७४) (२७५) (३१८) (७०८) (८५९) (९३९) (१०८९) (११९१) (१४९१) (२२७१) (२३७०) (२६८५) (२७८०) (४५१२)							सीमा आणि भुमापन चिन्हे

भूमिअभिलेख निर्माण  
ई महा भूमि

ट न न ४  
ट न क्र. १०६१५/२०२३  
५० ६०



हा गाव नमुना क्रमांक ७ दिनांक २१/०३/२०२३ ०१:३६ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.  
७/१२ डाउनलोड दि.: १७/०६/२०२३ : ११:१३:३८ AM. वैधता पडताळणीसाठी <https://digitalsatara.mahabhumi.gov.in/dsr/> या संकेत स्थळावर जाऊन 2109100001176042 हा क्रमांक वापरावा.

पृष्ठ क्र. १/२

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गाव नमुना बारा (पिकांची नोंदवही)

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९ ]

गाव :- नवघर (१४३८७८)

तालुका :- ठाणे

जिल्हा :- ठाणे

भुमापन क्रमांक व उपविभाग १९०/१

वर्ष	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०२२	संपूर्ण वर्ष	७४६*						क्रिडांगण	०.११५२	

टीप : \*\* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे



ट न न ४	
दस्त क्र. १४०९५/२०२३	
५९	९०



गाव :- नवघर (१४३८७८)

तालुका :- ठाणे

जिल्हा :- ठाणे

भुधारणा पद्धती भोगवटादार वर्ग -१

शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	३०९	[ दि इस्टेट इन्व्हेस्टमेंट कंपनी प्रा लि ]				(२८०१)	कुळाचे नाव व खंड
अ) लागवड योग्य क्षेत्र		[ हेमलता उदय पाटील ]	०.००४२	०.०५		(२८०१)	इतर अधिकार
जिरायत ०.१०.१०		-----सामाईक क्षेत्र-----	०	०			तुकडा
बागायत -	१३७९	[ जतिंदरसिंह एच भसिन ]	०.०९६८	०.१६८		(२७७२)	तुकडा (१०८)
एकुण		[ जितेंद्र पि पाटील ]				(२७७२)	इतर
ला.यो. क्षेत्र ०.१०.१०		[ नवीन डी पाटील ]				(२७७२)	कंपनीचे नियमा नुसार भाडे देण्यास पात्र (१२७२)
		[ नितेश बी हेडपारा ]				(२७७२)	इतर
ब) पोटखराब क्षेत्र (लागवड अयोग्य)		[ मे. झोन प्रोपर्टीज प्रा लि चे. डायरेक्टर ]				(२७७२)	अनाधिकृत गौण खनिज माती भरावाचा रक्कम
वर्ग (अ) -		[ इशिका बी अग्रवाल ]				(२७७२)	रुपये ३४,४९,६०२ (१८०७)
वर्ग (ब) -		[ इंद्रजितसिंह ए चड्डा ]				(२७७२)	[ इतर ] (२७५५)
एकुण		[ गोपालजी के दिवेदी ]				(२७७२)	[ मा सिव्हील जज एस डी ठाणे यांचेकडील स्पेशल सिव्हील सूट नंबर ३०९/२०१० नुसार दावा दाखल ]
पो.ख.क्षेत्र ०.००.००	१६५२	[ कमरुद्दीन एच सिदिकी ]				(२८६७)	[ (२७५५) ]
एकुण क्षेत्र ०.१०.१०		[ मे. सिदिकी ग्रुपचे प्रोप्रायटर ]	०.०९६८	०.१६८		(२८६७)	[ मा सिव्हील जज एस डी ठाणे यांचेकडील स्पेशल सिव्हील सूट नं ३०९/२०१० अन्वये ]
(अ+ब)	१६८९	[ जतिंदरसिंह एच भसिन ]				(२८६७)	न्यायप्रविष्ट ] (२७५५)
		[ जितेंद्र पी पाटील ]				(२८६७)	
आकारणी ०.८९		[ दि इस्टेट इन्व्हेस्टमेंट कंपनी प्रा लि ]				(२८६७)	प्रलंबित फेरफार : नाही.
		[ नवीन डी पाटील ]				(२८६७)	
जुडी किंवा विशेष आकारणी		[ नितेश बी हेडपारा ]				(२८६७)	शेवटचा फेरफार क्रमांक : ३२८८ व दिनांक : २९/०३/२०२३
		[ इंद्रजितसिंह ए चड्डा ]				(२८६७)	
		[ इशिका बी अग्रवाल ]				(२८६७)	
		[ मे. झोन प्रोपर्टीज प्रा लि चे. डायरेक्टर ]	०.००४२	०.०५		(२८६७)	
		[ गोपालजी के दिवेदी ]				(२८६७)	
		-----सामाईक क्षेत्र-----	०	०			
	१७१८	मे. सिदिकी ग्रुपचे प्रोप्रायटर कमरुद्दीन एच. सिदिकी				(३२८८)	
		दि. इस्टेट इन्व्हेस्टमेंट कंपनी प्रा. लि.				(३२८८)	
		-----सामाईक क्षेत्र-----	०.०८२२	०.६६			

जुने फेरफार क्र : (१) (३१) (६६) (४४८) (८२८) (१३४०) (१३४३) (१३४४) (१३४५) (१३४६) (१३४७) (१३४८) (१३४९) (१३५०) (१४०४) (१५६०) (१७२४) (१७६३) (२१४७) (२३१९) (२३४१) (२३४२) (२३४३) (२३४४) (२३४५) (२३४६) (२३४७) (२३४८) (२३४९) (२३५०) (२४६७) (२९३६)	सीमा आणि भुमापन चिन्हे
-----सामाईक क्षेत्र-----	०.०९८८

**ट न न ४**

दस्त क्र. १०४९१०/२०२३

५२ ६०



हा गाव नमूना क्रमांक ७ दिनांक २९/०३/२०२३ १५:५०:४० PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमूना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अगिलेखावर वर कोणत्याही सडी विचिन्त्याची आवश्यकता नाही.

७/१२ डाउनलोड दि. : १७/०६/२०२३ : ११:१२:२१ AM. वैधता पडताळणीसाठी <https://digitalsatbera.mahabhumini.gov.in/dslr/> या संकेत स्थळावर जाऊन 2109100001176043 हा क्रमांक वापरावा.

पृष्ठ क्र. २/३

Digitally signed

गाव नमुना बारा (पिकांची नोंदवही)

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९ ]

गाव :- नवघर (९४३८७८)

तालुका :- ठाणे

जिल्हा :- ठाणे

भुमापन क्रमांक व उपविभाग १९१/५

वर्षे	हंगाम	खाते क्रमांक	पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०१८	संपूर्ण वर्ष							पडीत	०.१०१०	
२०१९	संपूर्ण वर्ष							पडीत	०.१०१०	
२०२०	संपूर्ण वर्ष							गवत पड	०.१०१०	

टीप : \*\* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे



ट न न ४	
दस्ता क्र १०४१०/२०२३	
५३	२०





# मिरा भाईंदर महानगरपालिका

## नगररचना विभाग

स्वामी विवेकानंद भवन, आरबीके स्कूलच्या बाजूला, कनाकिया, मिरारोड (पूर्व).

जि. ठाणे - 401 107, दूरध्वनी : 022-28121455, \* E-mail Id : tp@mbmc.gov.in



जा.क्र :- मनपा/नर/ 209/ 2023 - 2028

दिनांक :- 29/8/2023

प्रति,

अधिकार पत्रधारक - मे.सिद्दीकी गृपचे प्रोपायटर श्री. कमरुद्दीन सिद्दीकी, (विकासक)

द्वारा, सल्लागार अभियंता - मे.बी.ए.सी.प्लॅनर्स अँड इंजिनिअर्स,



विषय :- मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - नवघर

सर्वे क्र./हिस्सा क्र. (जुना) 223/5, 222/1 (नविन) सर्वे क्र./हिस्सा क्र 191/5, 190/1 या जागेसाठी UDCPR नुसार नियोजित बांधकामास सुधारीत बांधकाम प्रारंभपत्र देणेबाबत.

- 1) आपला दि.23/03/2023चा अर्ज.
- 2) मे. सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचेकडील अधिनियम 1976 चे कलम 20/21 अंतर्गत योजना कलम 8(4) चे आदेश पारित केल्याचे अथवा कलम 10(3) 10(5) अन्वये कार्यवाही करण्यात आल्याचे दिसून येत नसल्याबाबत दि.13/09/2021 रोजीचे पत्र व कलम 10(3) 10(5) अन्वये दुर्बल घटक योजनेची कार्यवाही झालेली नसलेबाबत विकासकाने रु. 300/- च्या स्टॅम्प पेपरवर दिलेले दि.28/02/2023 रोजीचे शपथपत्र व बंधपत्र.
- 3) मा. जिल्हाधिकारी ठाणे यांचेकडील अकृषिक परवानगी आदेश क्र. महसुल/क-1/टे-2/कावि-10654/एसआर-106/2019/589, दि.13/08/2019.
- 4) दि इस्टेट इन्व्हेस्टमेंट कंपनी प्रा.लि., यांचेकडील पत्र क्र. EI/NOC/803/2013, दि.11/01/2013, RE/445, दि.30/12/2003 व EI/NOC/424/DRC/2011, दि.18/02/2011 अन्वये नाहरकत दाखला.
- 5) महानगरपालिकेच्या अग्निशमन विभागाकडील पत्र क्र. मनपा/अग्नि/287/2021-22, दि.20/05/2021 अन्वयेचा तात्पुरता नाहरकत दाखला.
- 6) या कार्यालयाकडील पत्र क्र. मनपा/नर/5494/2019-20, दि.01/02/2020 अन्वये सुधारीत नकाशे मंजूरीसह बांधकाम परवानगी.

**-: सुधारीत बांधकाम प्रारंभपत्र :-** (सुधारीत नकाशे मंजूरीसह)

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 च्या कलम 44, 45 अन्वये व महाराष्ट्र महानगरपालिका अधिनियम, 1949 चे कलम 253 ते 269 विकासकार्य करणेसाठी / बांधकाम प्रारंभपत्र

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दस्त क्र. १०६९७/२०२३	
५०	६०







# मिरा भाईदर महानगरपालिका

## नगररचना विभाग

स्वामी विवेकानंद भवन आरबीकेस्कूलच्या बाजूला कनाकिया, मिरारोड (पूर्व).

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, \* E-mail Id : tp@mbmc.gov.in



जा.क्र :- मनपा/नर/ 2091 2023 - 2028

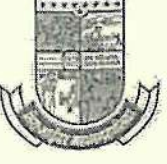
दिनांक :- 29/8/2023

मिळणेसाठी आपण विनंती केलेनुसार मिरा भाईदर महानगरपालिका क्षेत्रातील मौजे - नवघर, सर्व क्र./हिस्सा क्र (जुना) 223/5, 222/1 (नविन) सर्वे क्र./हिस्सा क्र 191/5, 190/1 या जागेतील रेखांकन, इमारतीचे बांधकाम नकाशांस आपणांकडून खालील अटी व शर्तीचे अनुपालन होण्याच्या अधिन राहून ही मंजूरी देण्यात येत आहे.

- 1) सदर भूखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या रहिवास + वाणिज्य वापरासाठीच करण्याचा आहे.
- 2) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर कोणतेही बांधकाम करता येणार नाही.
- 3) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्यांची उप-अधीक्षक, भूमी अभिलेख, ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखार्थ दोन प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.
- 4) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगी शिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विकसित करण्यासाठी इतर / दुस-या विकासकास अधिकार दिल्यास / विकासासाठी प्राधिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम नकाशे व चटईक्षेत्राचे व परवानगीत नमुद अटी व शर्तीचे उल्लंघन केल्यास / पालन न केल्यास, या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.
- 5) या जागेच्या आजूबाजूला जे पूर्वीचे नकाशे मंजूर झाले आहेत, त्याचे रस्ते हे सदर नकाशातील रस्त्याशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावीत होणा-या बांधकामास रस्ते संलग्नित ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक / वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकांची कोणताही हरकत असणार नाही.
- 6) नागरी जमीन धारणा कायदा 1976 चे तरतुदीना व महाराष्ट्र जमीन महसूल अधिनियमाच्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये, व या दोन्ही कायद्यान्वये पारित झालेल्या व यापुढे वेळोवेळी होणा-या सर्व आदेशाची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहिल.

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दिनांक 29/8/2023	
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# मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पूर्व).

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, \* E-mail Id : tp@mbmc.gov.in



जा.क्र :- मनपा/नर/ 209 | 2023 - 2024

दिनांक :- 29/8/2023

- 7) रेखांकनात / बांधकाम नकाशात इमारतीचे समोर दर्शविण्यात / प्रस्तावित करण्यात आलेली सामासिक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहिल, व या जागेचा वापर सार्वजनिक रस्त्यासाठी / रस्ता रुंदीकरणासाठी करण्यात येईल. याबाबत अर्जदार व विकासक व इतर धारकांचा कोणताही कायदेशीर हक्क असणार नाही.
- 8) मालकी हक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक व संबंधित व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पोहोच मार्ग उपलब्ध असल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. यामध्ये तफावत निर्माण झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे.
- 9) मंजूर रेखांकनातील रस्ते, ड्रेनेज, गटारे व खुली जागा (आर.जी.) अर्जदाराने / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वरूपी खुली ठेवणे बंधनकारक राहिल.
- 10) इमारतीचे उद्वाहन, अग्निशमन तरतुद, पाण्याची जमिनीवरील व इमारतीवरील अशा दोन टाक्या, दोन इलेक्ट्रीक पंपसेटसह तरतुद केलेली असली पाहिजे.
- 11) महानगरपालिका आपणास बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाणी पुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक / धारक यांची राहिल. तसेच सांडपाण्याची सोय व मलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकाची / धारकाची राहिल. तसेच बांधकाम सुरु करतवेळी बांधकाम संपेपर्यंत तेथील बांधकाम कामगारांसाठी आवश्यकतेप्रमाणे पुरेशा शौचालयाची व पाळणाघराची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- 12) अर्जदाराने मौजे, सर्वे क्रमांक, हिस्सा क्रमांक, महानगरपालिका मंजूरी, बिल्डरचे नाव, आर्किटेक्टचे नाव, अकृषिक मंजूरी व इतर मंजूरीचा तपशील दर्शविणारा फलक प्रत्यक्ष जागेवर लावण्यात आल्यानंतरच इतर विकास कामास सुरुवात करणे बंधनकारक राहिल. तसेच सर्व मंजूरीचे मुळ कागदपत्र तपासणीसाठी / निरीक्षणासाठी जागेवर सर्व कालावधीसाठी उपलब्ध करून ठेवणे ही वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.
- 13) मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारात घेऊन (Specifically

<b>ढ न न ४</b>	
दस्त क्र. १०९५/२०२३	
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# मिरा भाईंदर महानगरपालिका

## नगररचना विभाग

स्वामी विवेकानंद भवन, आरबीके स्कूलच्या बाजूला, कनाकिया, मिरारोड (पूर्व).

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, \* E-mail Id : tp@mbmc.gov.in



जा.क्र :- मनपा/नर/ 209 | 2023 - 2024

दिनांक :- 29/8/2023

earthquake of highest intensity in seismic zone should be considered) आर.सी.सी.

डिझाईन तयार करून संबंधित सक्षम अधिका-यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्निशमन व्यवस्था याबाबत नॅशनल बिल्डींग कोड प्रमाणे तरतुदी करून कार्यान्वीत करणे तसेच बांधकाम चालू असतांना तांत्रिक व अतांत्रिक कार्यवाही पूर्ण करून त्याची पालन करण्याची जबाबदारी अर्जदार, विकासक, स्ट्रक्चरल अभियंता, वास्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहिल.

- 14) रेखांकनातील जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची पूर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत वृक्षारोपण करण्यात यावे.
- 15) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार त्वरीत सुधारीत बांधकाम नकाशांना मंजूरी घेणे बंधनकारक आहे अन्यथा हे बांधकाम मंजूर विकास नियंत्रण नियमावलीनुसार अनाधिकृत ठरते त्यानुसार उक्त अनाधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.
- 16) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठिकाणी ठेवता येणार नाही. याबाबतचे उल्लंघन झाल्यास महानगरपालिकेकडून आपणाविरुद्ध दंडात्मक कार्यवाही करण्यात येईल.
- 17) महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभपत्र रद्द करण्याची कार्यवाही खालील बाबतीत करण्यात येईल, व महाराष्ट्र महानगरपालिका अधिनियम, 1949 व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, 1966 च्या तरतुदीनुसार संबंधिताविरुद्ध विहित कार्यवाही करण्यात येईल.
  - 1) मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास.
  - 2) मंजूर बांधकाम नकाशे व प्रारंभपत्रातील नमुद सर्व अटी व शर्तीचे पालन होत नसल्याचे निदर्शनास आल्यास.
  - 3) प्रस्तावित जागेचे वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 व इतर अधिनियमान्वये प्रस्तावाखालील जागेच्या वापरात बदल होत असल्यास अथवा वापरात बदल करण्याचे नियोजित केल्यास.
  - 4) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात चुकीची माहिती व विधी ग्राह्यता नसलेली कागदपत्रे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेची दिशाभूल केल्याचे निदर्शनास आल्यास या अधिनियमाचे कलम 29C अन्वये कार्यवाही करण्यात येईल.

<b>ट न न ४</b>	
दस्तावेज क्र. २०९/२०२३	
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# मिरा भाईंदर महानगरपालिका

## नगररचना विभाग

स्वामी विवेकानंद भवन.आरबीके.स्कूलच्या बाजूला.कनाकिया, मिरारोड (पूर्व).

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, \* E-mail Id : tp@mbmc.gov.in



जा.क्र :- मनपा/नर/ 209 | 2023 - 2028

दिनांक :- 29/8/2023

- 18) प्रस्तावित इमारतीमध्ये तळ मजल्यावर स्टिल्ट (Stillt) प्रस्तावित केले असल्यास स्टिल्टची उंची मंजूर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी, व या जागेचा वापर वाहनतळासाठीच करण्यात यावा.
- 19) मंजूर विकास योजनेत विकास योजना रस्त्याने / रस्ता रुंदीकरणाने बाधित होणारे क्षेत्र 188.14 चौ.मी. महानगरपालिकेकडे हस्तांतर केले असल्याने व ह्या हस्तांतर केलेल्या जागेच्या मोबदल्यात आपणास अतिरिक्त चटईक्षेत्रांचा लाभ / मंजूरी देण्यात आली असल्याने सदरचे क्षेत्र कायमस्वरूपाची खुले, मोकळे, अतिक्रमण विरहित ठेवण्याची जबाबदारी विकासकाची राहिल. तसेच या जागेचा मालकीहक्क इतरांकडे केणत्याही परिस्थितीत व केव्हाही वर्ग करता येणार नाही. तसेच या क्षेत्राचा इतरांकडून मोबदला आपणास इतर संबंधितास व धारकास स्विकारता येणार नाही.
- 20) मंजूर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावित केले असल्यास विद्यमान बांधकाम क्षेत्र महानगरपालिकेकडून प्रमाणीत करून घेतल्यानंतर विद्यमान इमारत तोडून नविन बांधकामास प्रारंभ करणे बंधनकारक आहे.
- 21) प्रस्तावातील इमारतीचे बांधकाम पूर्ण झाल्यानंतर नियमाप्रमाणे पूर्ण झालेल्या इमारतीस प्रथम वापर परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा वापरासाठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर चालू असल्याचे निदर्शनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तिशः कायदेशीर कार्यवाही करण्यात येईल.
- 22) या मंजूरीची मुदत चार वर्षांपर्यंत राहिल. तथापि एका वर्षात काम सुरु न केल्यास एकत्रिकृत विकास नियंत्रण प्रोत्साहन नियमावली मधील विनियम 2.71 नुसार परवानगी नुतनीकरण करण्याची जबाबदारी विकासकाची राहिल. अन्यथा सदरची मंजूरी कायदेशीररित्या आपोआप रद्द होईल.
- 23) सदरच्या आदेशातील अटी व शर्तीचे पालन करणेची जबाबदारी अधिकारपत्रधारक, बांधकाम पर्यवेक्षक, वास्तुविशारद, स्ट्रक्चरल अभियंता व धारक यांची राहिल.
- 24) सदर जागेच्या मालकीबाबत व न्यायालयात दावा प्रलंबित नसल्याबाबत आपण प्रतिज्ञापत्र दि.17/03/2023 रोजी दिलेले आहे. याबाबत काहीही विसंगती आढळून आल्यास दिलेली परवानगी रद्द करण्यात येईल.
- 25) सदर जागेच्या मालकी हक्काबाबत जागेच्या हद्दीबाबत मा. न्यायालयीन दाव्याबाबत व पोहोच रस्त्याबाबत सर्वस्वी जबाबदारी विकासकाची राहणार असून त्याबाबत महानगरपालिका जबाबदार राहणार नाही. तसेच याबाबत कोणत्याही प्रकारची विसंगती आढळल्यास सदर परवानगी रद्द समजणेत येईल.

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# मिरा भाईंदर महानगरपालिका

## नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पूर्व).

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, \* E-mail Id : tp@mbmc.gov.in



जा.क्र :- मनपा/नर/ 2091 2023 - 2028

दिनांक :- 29/8/2023

26) यासोबतच्या मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे मर्यादीत ठेवून त्यानुसार कार्यान्वीत करणे बंधनकारक राहिल.

अ.क्र.	इमारतीचे नांव / प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र (चौ.मी.)
1	प्रस्तावित इमारत	1	पार्ट तळ + 1 ते 12 + Recreation floor (13) + 14, 15 + 16 पार्ट	4066.75
एकूण बांधकाम क्षेत्र				4066.75 चौ.मी.

27) यापूर्वी पत्र क्र.मिभा/मनपा/नर/5494/2019-20, दि.01/02/2020 अन्वये देण्यात आलेली मंजूरी रद्द करण्यात येत आहे.

28) जागेवर रेन वॉटर हार्वेस्टिंगची व्यवस्था करणे तसेच त्याबाबतची यंत्रणा स्वतंत्र ओव्हरटॅक व प्लंबिंग लाईनसह कार्यान्वीत ठेवणे व त्याबाबत पाणीपुरवठा विभागाकडील प्रमाणपत्र सादर करणे बंधनकारक राहिल.

29) रेखांकनातील जागेत सेप्टिक टँकचे बांधकाम IS-2470 च्या मानकानुसार बांधणे आवश्यक राहिल.

30) प्रस्तावित इमारतीसाठी भोगवटा दाखल्यापूर्वी प्रती सदनिका 100 लिटर या क्षमतेची सौर उर्जा वरिल पाणी गरम करण्याची व्यवस्था (सोलार वॉटर हीटिंग सिस्टीम) किंवा UDCPR Regulation No. 13.2 अन्वये Roof Top Photovoltaic (RTPV) System बसवून कार्यान्वीत करणे व त्याबाबत सार्वजनिक बांधकाम विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.

31) भोगवटा दाखल्यापूर्वी सदर वृक्ष प्राधिकरणाच्या सल्ल्याप्रमाणे भूखंडामध्ये प्रती 100.00 चौ.मी. करिता दोन झाडे याप्रमाणे तसेच आर.जी. च्या भूखंडामध्ये प्रती 100 चौ.मी. करिता पाच झाडांची लागवड करून त्याबाबत वृक्ष प्राधिकरण विभागाकडील नाहरकत दाखला सादर करणे बंधनकारक राहिल.

32) भोगवटा दाखल्यापूर्वी अग्निशमन विभागाकडील तात्पूरता नाहरकत दाखल्यामधील अटीशर्तीची पूर्तता करून अंतिम नाहरकत दाखला सादर करणे बंधनकारक राहिल.

33) विषयांकित जागेसाठी रुपांतरीत कराचा भरणा करणेसह सदर जागेसाठीची सनद सादर करणे व सदर सनद मधील अटीशर्तीची व अकृषिक परवानगीच्या आदेशामधील अटीशर्तीची पूर्तता करणे आपणावर बंधनकारक राहिल.

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दस्त क्र. ७७७७/२०२३	
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# मिरा भाईंदर महानगरपालिका

## नगररचना विभाग

स्वामी विवेकानंद भवन.आरबीकेस्कूलच्या बाजूला.कनाकिया, मिरारोड (पूर्व).

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, \* E-mail Id : ip@mbmc.gov.in



जा.क्र :- मनपा/नर/ 2091 2023 - 2028

दिनांक :- 29/8/2023

- 34) महाराष्ट्र महानगरपालिका अधिनियम 1949 चे कलम 263 अन्वये भोगवटा दाखला घेणे आपणावर बंधनकारक राहिल.
- 35) सदरच्या जागेवर बांधकामासाठी 200 पेक्षा जास्त बांधकाम कामगार असल्यास काम करणा-या बांधकाम कामगारांसाठी महाराष्ट्र इमारत व इतर बांधकाम कामगार कल्याणकारी मंडळ यांचेमार्फत राबविण्यात येणा-या योजना, त्यासाठीचे अर्ज, त्यासंबंधी इतर आवश्यक माहिती तसेच पात्र बांधकाम कामगारांची नोंदणी करिता आवश्यक प्रक्रिया नोंदणी, नुतनीकरण, बांधकाम कामगारांचे बँक खाते उघडणे इत्यादी सर्व प्रकारची संबंधित कामे करणेसाठी Facilitation Centre उभारणे बंधनकारक राहिल.
- 36) इमारत पूर्ण झाल्यानंतर बांधकाम परवानगी मधील नमूद अटी व शर्तीचे पालन केल्याशिवाय बांधकाम पूर्णत्वाचे प्रमाणपत्र व भोगवटा दाखला देण्यात येणार नाही. अटीची पूर्तता न केल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 व महाराष्ट्र महानगरपालिका अधिनियम 1949 अन्वये विकासकावर गुन्हा नोंद करून पुढील कार्यवाही करण्यात येईल.
- 37) सदर जागेमध्ये इमारतीचे बांधकाम सुरु करतांना बांधकामाच्या अनुषंगीक कामामुळे सभोवतालच्या इमारतींना / बांधकामांना / रहिवाश्यांना त्रास होणार नाही किंवा जिवीत वा वित्त हानी होणार नाही याची खबरदारी घेणेची सर्वस्वी जबाबदारी विकासक / वास्तुविशारद, स्ट्रक्चरल इंजिनिअर / साईट सुपरव्हाईजर यांची राहणार असून त्यासाठी महानगरपालिका जबाबदार राहणार नाही.
- 38) सदर गृहसंकुलातील रहिवाश्यांसाठी आवश्यक क्षमतेचा जैविक खत निर्मिती प्रकल्प उभारून कार्यान्वीत करणे आपणावर बंधनकारक राहिल.
- 39) रेखांकनातील प्रस्तावित वाहनतळामध्ये इलेक्ट्रीक वाहनांकरीता मान्यताप्राप्त संस्थेकडून इलेक्ट्रीक चार्जिंग पॉईंट लावणे व त्याबाबतचा दाखला इमारतीच्या भोगवटा दाखल्यापूर्वी सादर करणे प्रस्तावाचे विकासक यांचेवर बंधनकारक राहिल.
- 40) शासनास हस्तांतरीत करावयाच्या सदनिका शासनास हस्तांतरीत करून त्याबाबतच्या नाहरकत दाखल्यासह शासनाच्या इतर विभागाकडील आवश्यक नाहरकत दाखले / परवानग्या प्राप्त करून घेणेची सर्वस्वी जबाबदारी विकासक व वास्तुविशारद यांची राहिल.
- 41) सदर जागेमध्ये माती भरणी किंवा खोदकाम करणेसाठी संबंधित महसूल प्राधिकरणाकडून परवानगी घेणे व त्याअनुषंगीक आवश्यक शुल्काचा भरणा करणे बंधनकारक राहिल.
- 42) सदर जागेबाबत शासन निर्देशाप्रमाणे आवश्यक असणा-या परवानग्या / नाहरकत दाखले प्राप्त करून घेणेची जबाबदारी विकासकाची राहिल.

<b>ट न न ४</b>	
दस्त क्र. ७९०/२०२३	
६०	६०





# मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन.आर.बी.के.स्कूलच्या बाजूला.कनाकिया, मिरारोड (पूर्व).

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, \* E-mail Id : tp@mbmc.gov.in



जा.क्र. :- मनपा/नर/ 209/ 2023 - 2028

दिनांक :- 29/8/2023

- 43) मोकळ्या जागेच्या कराचा भरणा प्रत्येक वर्षाच्या आर्थिक वर्षामध्ये भोगवटा दाखला प्राप्त दिनांकापर्यंत भरणा करणे आपणावर बंधनकारक राहिल. कराचा भरणा न केल्यास आपणावर पुढील कायदेशीर कार्यवाही करण्यात येईल.
- 44) भोगवटा दाखल्यापुर्वी शासन अधिसूचना क्र. टिपीएस-1218/2710/प्र.क्र.117/18, नवि-12, दि.06/10/2018 प्रमाणे सदर जागेमध्ये आवश्यक क्षमतेचा सांडपाणी प्रक्रिया व पुर्नवापरासाठीचा प्रकल्प उभारून कार्यान्वीत करणे बंधनकारक राहिल.
- 45) प्रस्तावित जागेतील बांधकाम सुरु केल्यापासून ते बांधकाम पूर्ण होईपर्यंतच्या कालावधीमध्ये सुरक्षीतेच्या दृष्टीने बांधकाम क्षेत्र तळापासून ते बांधकामाच्या उंचीपर्यंत ग्रीन नेट (Green Net) ने झाकणे अत्यावश्यक व बंधनकारक आहे, यामध्ये काही कसूर झाल्यास संबंधित विकासक/ वास्तुविशारद/सल्लागार अभियंता यांचेवर नियमानुसार कारवाई करण्यात येईल.
- 46) आपण सादर केलेल्या दि.01/03/2023 रोजीच्या हमीपत्रानुसार 90 दिवसाच्या आत 7/12 उतान्यावरील इतर हक्कातील गौण खनिजाचा बोजा कमी करून तसा अदयावत व निर्विवाद 7/12 उतारा सादर करणे आपणांवर बंधनकारक राहिल.
- 47) प्रस्तावित इमारतीसाठी सार्वजनिक बांधकाम विभागाने निश्चित केलेल्या बॅचमार्क क्र.20(TBM) RL-5.004 मी., बाळासाहेब ठाकरे गार्डन, इंद्रलोक फेज-3, प्रमोद महाजन हॉल समोर, मिरारोड (पूर्व.) नुसार इमारतीची Plinth Level ठेवणे विकासक / वास्तुविशारद / सल्लागार अभियंता यांचेवर बंधनकारक राहिल.

जा.क्र. मनपा/नर/ 209/ 2023 - 2028

दिनांक :- 29/8/2023

(मा. आयुक्त तथा प्रशासक सो., यांचे मान्यतेने)



(केशव शिंदे)

सहाय्यक संचालक, नगररचना  
मिरा भाईंदर महानगरपालिका

प्रत माहितीस्तव व पुढील कार्यवाहीस्तव :-

- 1) विभाग प्रमुख,  
अतिक्रमण तथा अनाधिकृत बांधकाम निर्मुलन विभाग,
- 2) कर निर्धारक व संकलक अधिकारी,  
कर विभाग, मिरा भाईंदर महानगरपालिका.







**PROGAMAL AREA STATEMENT**  
 Approved as per drawings of 20/11/2023 at  
 8:33/10533 and as per  
 stamp of APPROVAL OF PLANS.

Stamp of APPROVAL OF PLANS

Stamp of APPROVAL OF PLANS

**MS. SIKKAR CHARTERED ENGINEERS & ARCHITECTS**  
 For SIKKAR GROUP  
 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

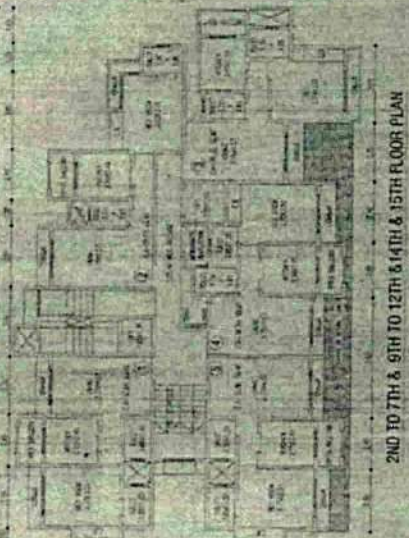
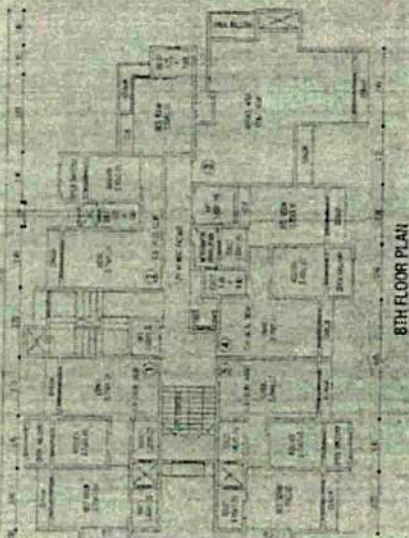
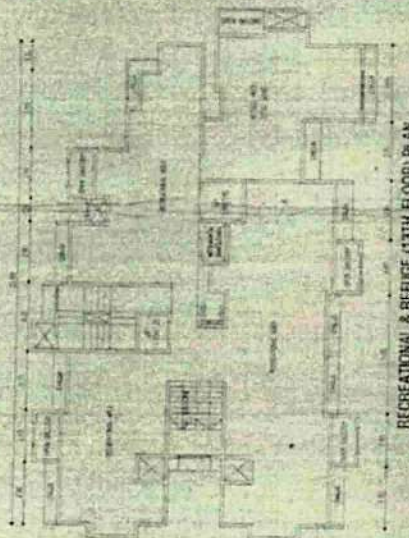
**BUILT UP AREA CALCULATION**

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**BUILT UP AREA CALCULATION**

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**टन न ४**  
 दस्त क्र. १४८९/२०२३  
 ६९ २०



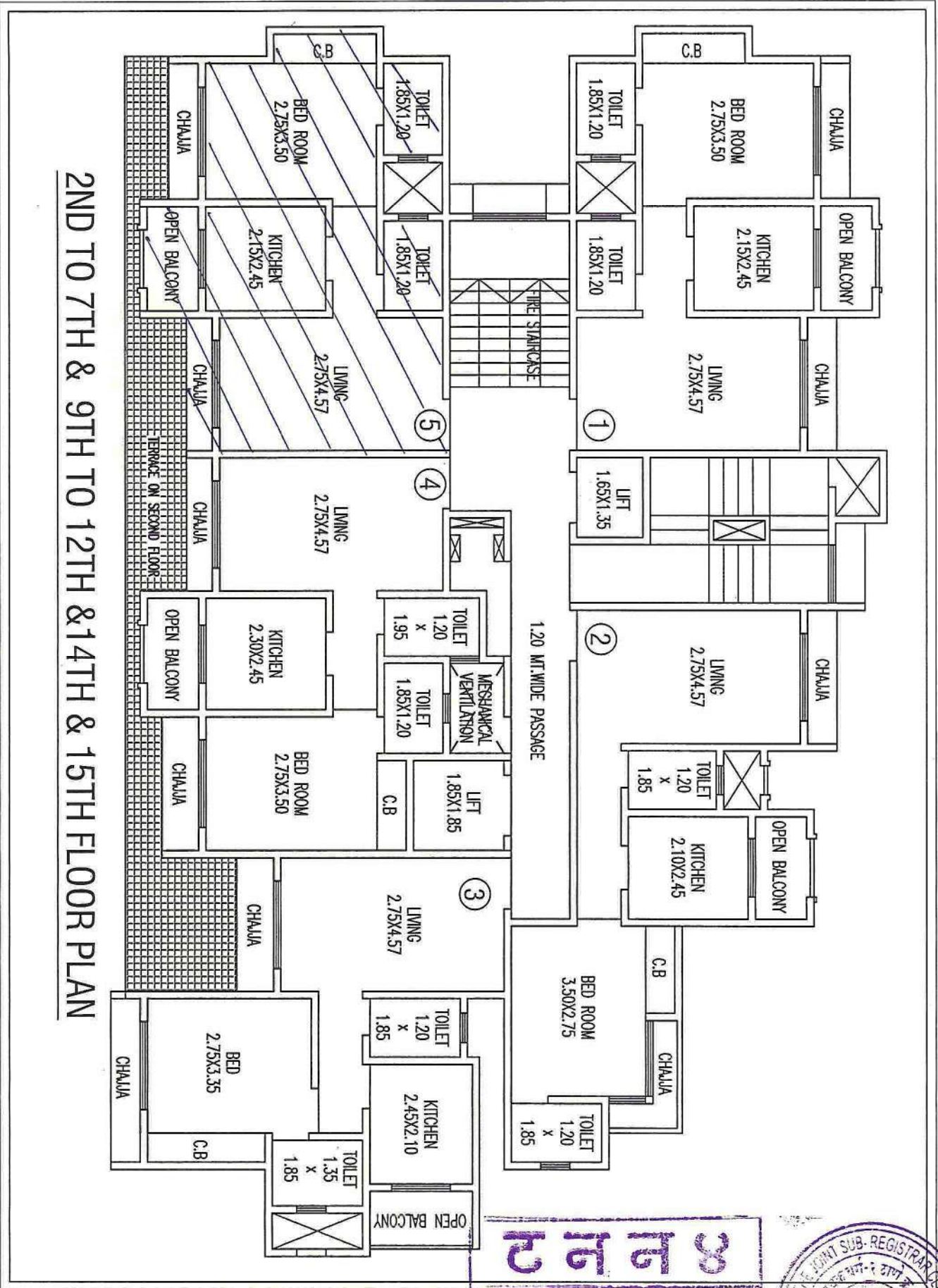


FLAT NO. 605

*Devi*

*Shera*

2ND TO 7TH & 9TH TO 12TH & 14TH & 15TH FLOOR PLAN



ट न न ४

दस्त क्र ४७७०/२०२३

Ep

EO

*Siddiqui*



तहसीलदार ठाणे

तहसीलदार कार्यालय ठाणे, ठाणे स्टेशन रोड, ठाणे (पश्चिम), तालुका ठाणे, जि.ठाणे  
पिन कोड : ४०० ६०१ दुरध्वनी क्रमांक : ०२२ २५३३१६४

क्र.महसूल/क-१/टे-२/कावि-१०६५४/sr-१०६/२०१९ / १४९

दिनांक : १३/०८/२०१९

प्रति,  
मे. सिद्दीकी ग्रुपचे प्रोप्रायटर,  
श्री. कमरुद्दीन एच.सिद्दीकी

विषय : रुपांतरित कर भरुन घेणेबाबत.

मौजे नवघर येथील स.नं.१९०/१, १९१/५

संदर्भ : १). आपला दिनांक ०५/०८/२०१९ रोजीचा अर्ज.

२.) महाराष्ट्र शासन, महसूल व वन विभाग यांचेकडील महाराष्ट्र  
जमिन महसूल संहिता (सुधारणा) अध्यादेश २०१७, अधिसूचना  
दि.०५/०१/२०१७.

उपरोक्त विषयाबाबत संदर्भिय अर्जान्वये आपण मौजे नवघर ता.जि.ठाणे येथील स.नं.१९०/१,१९१/५,  
एकुण क्षेत्र १२८५.०० चौ.मी. या भोगवटादार वर्ग -१ च्या जमिनीस अकृषिक कारणाकरीता अकृषिक  
आकारणी व रुपांतरित कर भरुन घेणेकामी या कार्यालयात विनंती अर्ज सादर केलेला आहे.

मा. आयुक्त, मिरा भाईंदर महानगरपालिका यांचेकडील मंजुर विकास योजनेनुसार विषयांकित जागा  
रहिवास विभागात समाविष्ट होत आहे.

शासन महसूल व वन विभाग यांचेकडील सन २०१७ चा महाराष्ट्र अध्यादेश क्रमांक दि.०५/०१/२०१७  
(महाराष्ट्र जमिन महसूल संहिता १९६६ यात आणखी सुधारणा करण्यासाठी अध्यादेश) जारी करणेत येऊन  
उक्त संहिता कलम ४२अ नंतर ४२ब, ४२क हे नव्याने समाविष्ट करणेत येऊन सुधारणा करणेत आलेली  
आहे.

या अधिसूचनेनुसार या क्षेत्रात रुपांतरित कर भरुन घेणे व अकृषिक आकारणी निश्चित करणे  
आवश्यक आहे. त्यानुसार मौजे नवघर येथील स.नं.१९०/१, १९१/५ क्षेत्र १२८५.०० चौ.मी. या जागेकरीता  
रहिवास प्रयोजनार्थ रुपांतरित कराची आकारणी व सन २०१९-२० या वर्षाची अकृषिक आकारणी  
खालीलप्रमाणे

मौजे नवघर गावाकरीता सन २०१९-२० चा बिनशेती आकारणी दर ४.०५ प्र.प्रति चौ.मि.  
अकृषिक आकारणी (रहिवास प्रयोजनार्थ) = बिनशेती दर X क्षेत्र = ४.०५ X १२८५.०० = ५२०४  
रुपांतरित कर = अकृषिक कर X ५ = ५२०४ X ५ = २६०२०  
एकुण = अकृषिक आकारणी + रुपांतरित कर = ५२०४ + २६०२० = ३१२२४/-

दस्त क्र. १०२०/२०१९



अशाप्रकारे वरीलप्रमाणे अकृषिक कर व रुपांतरित कर किळूण होणारी एकुण रक्कम रुपये ३१२२४/-  
मात्र या कार्यालयात चलनाद्वारे (SBI GOVT E- COLLECTION A/C NO.) शासनजमा केलेंनंतर, सदर  
मिळकतीबाबत नियोजन प्राधिकारी यांचे विकास नियंत्रक नियमावलीनुसार व अंतिम विकास आराखड्यातील  
मंजुर आरक्षणानुसार संबंधित नियोजन प्राधिकारी यांचेकडुन बांधकामाबाबत (IOD /CC) परवानगी प्राप्त  
करुन घेणे संबंधितांस बंधनकारक राहिल.

(अधिक पाटोल)  
तहसीलदार ठाणे

## The Estate Investment Co. Private Ltd.

SEKSARIA CHAMBERS,  
139, NAGINDAS MASTER ROAD  
MUMBAI 400 001.

RE/445

30th December 2003

To  
The Collector, Thane,  
Dist. Thane.


Sir,

We have no objection if N.A. Permission is granted and building plans are duly approved by your goodself or any other Competent Authority in respect of the land admeasuring about 263 sq. mtrs. out of total area of 1690 sq.mtrs. (approx.), more particularly as described below and shown on the plan annexed.

Village	Old. S.No.	Hissa No.	Area for NOC given in sq. mtrs.	Total area of S.No. in sq. mtrs.
Bhayandar (Navghar)	*222*	*1*	*263*	*1690*

Thanking you,

Yours faithfully,  
For THE ESTATE INVESTMENT CO.PVT.LTD.,

  
Constituted Attorney.

Encl: as above

mys:tg

TEL. 2267 3561.

FAX: 2267 7468.

GRAMS: FAIRTRADE

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दस्ता क्र १०८९५/२०२३	
सु	००





# The Estate Investment Co. Private Ltd.

SEKSARIA CHAMBERS,  
139, NAGINDAS MASTER ROAD,  
MUMBAI - 400 001.  
HAND DELIVERY

EI/NOC/424/DRC/2011

18<sup>th</sup> February, 2011

To  
The Commissioner,  
Mira-Bhayandar Municipal Corporation  
Ch. Shivaji Maharaj Marg,  
Bhayandar (W),  
Dist. Thane.

Re: 1427 Sq.Mtrs. of Development Right Area (DRC) of Land bearing Old Survey No.222  
New Survey No.190 Hissa No.1pt of Village Navghar.

Sir,

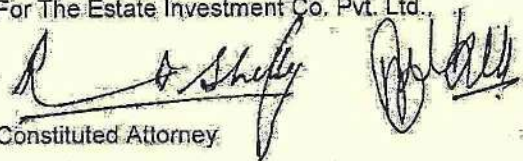
At the request of Gujarat Construction contending to be Constituted Attorney of our tenant Smt. Padubai Shankar Patil & Oths (Old Survey No.222 New Survey No.190 Hissa No.1pt) of village Navghar in whose favour a DRC for 1427 sq.mtrs. is to be issued. We say that we have no objection if transfer of 1427 sq.mtrs. of Development Right is granted by your goodself or any other Competent Authorities, only in respect of 1427 sq.mtrs. to be utilised entirely at the risk and cost of said Tenant and / or Constituted Attorney abovenamed and subject to liability of said Tenant / Constituted Attorney to bear and pay the N.A. Assessment as applicable and all arrears of land revenue for above plot with penalty etc., as applicable.

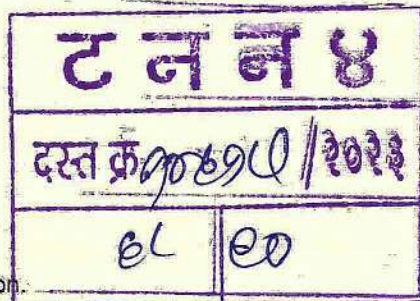
We are once again giving below details of 1427 Sq.Mtrs. (DRC).

Village : Navghar  
Old Survey No. : \*222\*[Two Hundred Twenty Two]  
New Survey No. : \*190\*[One Hundred Ninety]  
Hissa No. : \*1pt\*[One Part]  
Area : \*1427 Sq.Mtrs.\* [One Thousand Four Hundred Twenty Seven Approx.]

Thanking you,

Yours faithfully,  
For The Estate Investment Co. Pvt. Ltd.

  
Constituted Attorney



c.c.: [1] Asst. Director, Town Planning,  
Mira Bhayander Municipal Corporation.

[2] The Office of the Collector Thane

[3] C/A. Gujarat Construction

KRB/apj



TEL: 2264 3344.

FAX: 2264 3377.



## The Estate Investment Co. Private Ltd.

SEKSARIA CHAMBERS,  
139, NAGINDAS MASTER ROAD,  
MUMBAI - 400 001.

EI/NOC/803/2013

HAND DELIVERY

11<sup>th</sup> January, 2013

The Office of the Collector,  
Thane  
Dist. Thane.

Re: Land bearing Old Survey No.223 New Survey No.191 Hissa No.5 admeasuring 1010 sq. mtrs. approx. of Village Navghar.

Sir,

At the request of M/s.Zone Properties Pvt. Ltd. contending to be Constituted Attorney of our tenant Smt.Hemlata Laxman Patil & Ors. (in respect of the above plot), we say that we have no objection if N.A. and / or Development permission is granted by your goodself or any other Competent Authorities only in respect of the above mentioned property identified on location plan thereof annexed hereto as bounded in Red colour, entirely at the risk and cost of said Tenant and / or Constituted Attorney abovenamed and subject to liability of said Tenant / Constituted Attorney to bear and pay the N.A. Assessment as applicable and all arrears of land revenue for above plot with penalty etc., as applicable.

Village : Navghar  
Old Survey No. : \*223\*[Two Hundred Twenty Three]  
New Survey No. : \*191\*[One Hundred Ninety One]  
Hissa No. : \*5\*[Five]  
Area : \*1010 sq. mtrs.\*[One Thousand Ten Approx.]

Thanking you,

Yours faithfully,

For The Estate Investment Co. Pvt. Ltd.,

  
CONSTITUTED ATTORNEY

ट न न ४	
दस्त क्र. १०८९५/२०१३	
el	eo



c.c.: [1] C/A M/s.Zone Properties Pvt. Ltd.

[2] The Commissioner, MBMC

[3] Addl. Director, Town Planning MBMC

KRB/msg



TEL.: 2264 3344

FAX : 2264 3377

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KAMRUDDIN HASMULLAH SIDDIQUE  
HASMULLAH ABDUL SIDDIQUE

08/07/1963  
Permanent Account Number

ACCPS1868A

  
Signature



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दस्ता क्र. १०८९५/२०२३	
६०	६०





76/4511

पावती

Original/Duplicate

Tuesday, March 16, 2021

नोंदणी क्र. :39म

12:23 PM

Regn.:39M

पावती क्र.: 5373 दिनांक: 16/03/2021

गावाचे नाव: नवघर

दस्तऐवजाचा अनुक्रमांक: टनन4-4511-2021

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: वितय सी. राऊत - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 240.00

पृष्ठांची संख्या: 12

एकूण:

रु. 340.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

12:40 PM ह्या वेळेस मिळेल.

Joint Sub-Registrar, Thane 4

सह. दुय्यम निबंधक वर्ग-२  
ठाणे. क्र. ४

बाजार मुल्य: रु.1/-

मोबदला रु.0/-

भरलेले मुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: By Cash रक्कम: रु 240/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

मुळ दस्तऐवज परत मिळाला

1/1

ट न न ४	
दस्त क्र. १०६९५/२०२३	
५९	९०



CHALLAN  
MTR Form Number-6



GRN	MH013216007202021E	BARCODE	Date 16/03/2021-05:40:03		Form ID	48(f)
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)				
	Registration Fee	PAN No.(If Applicable)	ACCPS1868A			
Office Name	THN4_THANE NO 4 JOINT SUB REGISTRAR		Full Name	SIDDIQUE GROUP through its Proprietor		
Location	THANE			KAMRUDDIN H SIDDIQUE		
Year	2020-2021 One Time		Flat/Block No.	POWER OF ATTORNEY		
Account Head Details	Amount In Rs.	Premises/Building				
0030046401 Stamp Duty	500.00	Road/Street	BASERA HEIGHTS Indralok Complex Indralok Phase III			
		Area/Locality	BHAYANDAR East			
		Town/City/District				
		PIN	4	0	1	1 0 5
		Remarks (If Any)	SecondPartyName=VINAY C RAUT-			
		Amount In	Five Hundred Rupees Only			
Total	500.00	Words				
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque-DD Details	Bank CIN	Ref. No.	69103332021031611052	2668489448		
Cheque/DD No.	Bank Date	RBI Date	16/03/2021-05:40:47	Not Verified with RBI		
Name of Bank	Bank-Branch		IDBI BANK			
Name of Branch	Scroll No. , Date		Not Verified with Scroll			

Department ID : Mobile No. : 9821122123  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे . नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही .

*Signature*

ट.न.न. - ४  
 दस्त क्रमांक ४५९९ / २०२१  
 १ / १२

ट न न ४  
 दस्त क्र. १०६५/२०२३  
 ०२ २०



## POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL, COME, I, **M/S. SIDDIQUE GROUP**, a proprietorship concern, through its proprietor: **MR. KAMRUDDIN H. SIDDIQUE**, an adult, Indian Inhabitant, residing at 203, Almas Apt., Near Madina Manjil, S. V. Road, Goregaon (W), Mumbai-400062, [hereinafter referred to as The **Executant**]. **SEND GREETINGS.**

**WHEREAS,**

i. I, M/S. SIDDIQUE GROUP is seized, possessed and/or well and sufficiently entitled for the known as "**BASERA HEIGHTS**", The Residential/Commercial Complex constructed on pieces of parcels of lands bearing Old Survey No. 222, New Survey No. 190, Hissa No. 1, And, Old Survey No. 223, New Survey No. 191, Hissa No. 5 both in the Revenue Village of NAVGHAR, Bhayandar [East] Taluka & District Thane within the limits of Mira Bhayandar Municipal Corporation and as more particularly described in the Schedule hereunder written, hereinafter referred to as "the said BUILDING"

ii. I due to my busy schedule and involvement of my proprietorship in various business activities I am unable to look after and manage be present before the Registrar of Assurance for admission of the documents for Registration and execution therefore I have decided to sign and execute the Agreement for Sale of flat/shop/units in favour of respective flat/shop/units purchasers in respect of the said building and handover the same to Mr. VINAY C. RAUT to whom I am appointing as my attorney to admit and execute the Agreement for Sale, Deed of Rectification, Cancellation



<b>ट.न.न. - ४</b>	
वस्तु क्रमांक ४५९९	॥ २०२१
2	/ 92

Deeds and Mortgage duly signed by me before the Registrar & Sub-Registrar at Thane/Bhayandar/Mira Road.

iii. I am unable to personally attend before the Sub-Registrar of Assurances for admitting execution of documents duly signed by me as proprietor of my proprietorship firm and authorized signatory abovenamed, I am wish to appoint **Mr. VINAY C. RAUT**, having address at 203, Kusum Chhaya, Navghar Road, Opp. NKGSB Bank, Bhayandar [East] Dist. Thane - 401 105 as my true and lawful attorney to attend the Office of the Sub-Registrar of Assurances to lodge and to admit execution in my name and on my behalf.



It is hereby placed on record that they are appointed to admit and execution before Sub-registrar of Assurances of the document duly signed and executed by me only.

NOW KNOW YE ALL BY THESE PRESENTS that I, **M/S. SIDDIQUE GROUP** through its proprietor: **MR. KAMRUDDIN H. SIDDIQUE** do hereby nominate, constitute and Appoint **MR. VIJAY C. RAUT** (hereinafter referred to as "the said ATTORNEY") and at law for me and in my/our names and on my behalf to act severally and to do all or any of the following acts, deeds, matters and things:

ट न न ४
दस्त क्र. १०६९७
३०



To present and lodge in the Office of Sub-Registrar of Assurances at Thane/Bhayandar/Mira Road and anywhere in Thane District and to appear before him and to admit in my name and on my behalf execution of the Agreement for Sale of Flat/s/Shops and other units in the said Building known as

ट.न.न. "BASERA HEIGHTS",
दस्त क्रमांक १५९९
३ / १२

The Residential/Commercial Complex executed by us in favour of the various Purchasers thereof and

*[Handwritten signature]*

to do all acts and things necessary for effectively registering the said deeds, documents and agreements.

2. To appear before the Sub-Registrar of Assurances Thane/ Bhayandar/Mira Road and anywhere in Thane District in respect of above said documents or any documents relating to Agreement, Cancellation, Rectification, Confirmation, other related documents and modification heretofore executed by me or to be executed by me and for me and on behalf of me to admit, execution of such documents executed by me.
3. For me and on my behalf to present for Registration any documents heretofore executed by me or to be executed by me as a proprietor of M/S. SIDDIQUE GROUP.
4. To do all acts, deeds and things for me and on my behalf to cause to attendance of me and executing parties to any documents before the Sub-Registrar of Assurances, Thane/ Bhayandar/Mira Road and anywhere in Thane District to make any application or submission in writing for the purpose of effectively registering any documents as my said Attorney may deem Fit and proper.

AND I myself agree to ratify and confirm all and whatsoever my said Attorney shall purpose to do or cause to be done by virtue of these presents.

M/S. SIDDIQUE GROUP

*[Signature]*

Attorney General

ट.न.न. - ४	
दस्त क्रमांक	४५९९ / २०२१
	४ / १२

ट न न ४	
दस्त क्र. ४५९९ / २०२१	
५५	१०



**THE SCHEDULE ABOVE REFERRED TO :**

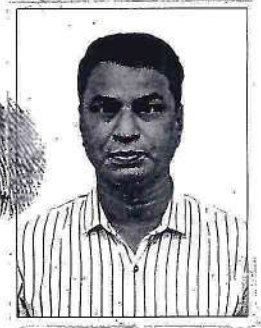
ALL THAT Pieces or parcels of lands bearing Old Survey No. 222, New Survey No. 190, Hissa No. 1, And, Old Survey No. 223, New Survey No. 191, Hissa No. 5 constructed building known as "**BASERA HEIGHTS**" at Indralok Complex, Indralok Phase - III, Bhayandar [East] Taluka & District Thane, The Residential Complex, in the Revenue Village of NAVGHAR, Bhayandar [East] Taluka & Dist. Thane and in the Registration District & Sub-District of Thane and within the Jurisdiction of Mira Bhayandar Municipal Corporation.

**IN WITNESS WHEREOF**, We have set our respective hands and seals to this writing on this 16<sup>th</sup> day of MARCH, 2021.



**Specimen Signature Of Power Of Attorney Holder**

*[Handwritten signature]*  
**[MR. VINAY C. RAUT]**



ट.न.न. - ४	
दस्त क्रमांक	SIGNED SEALED & DELIVERED by the
	with named "EXECUTANTS"
4	92

**M/S. SIDDIQUE GROUP**

through its proprietor

**MR. KAMRUDDIN H. SIDDIQUE**

in the presence of .....

**For SIDDIQUE GROUP**

*[Handwritten signature]*

**Authorised Signatory**

1.

2.

ट न न ४	
दस्त क्र. १०६१०/२०२१	
<i>[Handwritten signature]</i>	<i>[Handwritten signature]</i>



Franking



05/07/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 7

दस्त क्रमांक : 680/2014

नोंदणी :

गावाचे नाव : 1) नवघर

Regn:63m	
ट न न ४	
दस्त क्र. ७५७९ / २०२१	
७७	७०



- (1) विलेखाचा प्रकार अमिहस्तांतरणपत्र  
(2) मोबदला 950000  
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 853000

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) 1) पालिकेचे नाव: मिरा-भाईंदर मनपा इतर वर्णन : इतर माहिती: वार्ड क्र. W, विभाग क्र. 11/41, गाव गौजे नवघर, भाईंदर पू, तालुका जिल्हा ठाणे, जुना सर्वे क्र. 223, नवीन सर्वे क्र. 191, हिस्सा क्र. 5, एकूण क्षेत्र 1010 चौ. मी. पैकी क्षेत्र 42 चौ. मी. (( Survey Number : 191 ; HISSA NUMBER : 5 ; ))

(5) क्षेत्रफळ 1) 42 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात आसेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. 1): नाव:-मे झोन प्रोपर्टी प्रा. लि. तर्फे अधिकृत सही करणार डायरेक्टर्स १ गोपालजी के. दविवेदी, २ नितेश बी. हेडपरा, ३ जतिंदरसिंह एच. भसीन, ४ इंदरजितसिंह ए. चड्ढा, ५ नवीन डी. पाटील, ६ हरिष बी. अग्रवाल, अनु क्र १ ते ६ तर्फे कु. मु. म्हणून संतोष आर. शर्मा - - वय:-45; पत्ता:-प्लॉट नं: दुकान क्र 4, , माळा नं: -, इमारतीचे नाव: श्रद्धा भुवन, , ब्लॉक नं: -, रोड नं: दौलत नगर, रोड क्र 3, बोरीवली पू, मुंबई. . . पिन कोड:-400066 पॅन नं:-

2): नाव:-जितेंद्र पी पाटील - - वय:-45; पत्ता:-प्लॉट नं: दुकान क्र 4, , माळा नं: -, इमारतीचे नाव: श्रद्धा भुवन, , ब्लॉक नं: -, रोड नं: दौलत नगर, रोड क्र 3, बोरीवली पू, मुंबई, . . पिन कोड:-400066 पॅन नं:-

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता 1): नाव:-मे सिद्धिकी ग्रुप चे प्रोप्रायटर कमरुद्दीन एच. सिद्धिकी - - वय:-50; पत्ता:-203, -, अलमास अपार्ट, -, मदिना मंजिल जवळ, एस व्ही रोड, गोरगाव प, मुंबई, गोरगाव प, मुंबई, Maharashtra, Thane, Non-Government. पिन कोड:-400062 पॅन नं:-

(9) दस्तऐवज करून दिल्याचा दिनांक 10/12/2013

(10) दस्त नोंदणी केल्याचा दिनांक 24/01/2014

(11) अनुक्रमांक, खंड व पृष्ठ 680/2014

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 57000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 9500

(14) शेर



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

iSarita VI.6.0

७०४२०/२०१९  
५/७/२०१९



सत्यप्रत  
Anil  
अनिल वामन शिंदे  
विशेष कार्यकारी अधिकारी (S.E.O.)  
सरस्वती कुंज, E/106,  
सह. व्ही. रोड,

ट.न.न. - ४
दस्त क्रमांक ७५७९ / २०२१
E/92

05/07/2016

दस्त क्रमांक : 3262/2013

नोंदणी

गावाचे नाव : 1) नवघर

Reg  
**ट न न ४**  
दस्त क्रमांक ३२६२/२०१३  
७८ ९०



(1) विलेखाचा प्रकार अभिहस्तांतरणपत्र  
(2) मोबदला 8000000  
(3) बाजारभाव (भाडेपट्ट्याच्या नाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) 18700500

(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) 1) पालिकेचे नाव: मिरा-भाईदर मनपा इतर वर्णन : इतर माहिती: वार्ड क्र. W, विभाग क्र. 11/41, गाव मोजे नवघर, भाईदर (प), तालुका जिल्हा ठाणे, जुना सर्वे क्र. 223, नवीन सर्वे क्र. 191, हिस्सा क्र. 5, एकूण क्षेत्र 1010 चौ. मी. पैकी क्षेत्र 968 चौ. मी.  
( ( Survey Number : 191 ; HISSA NUMBER : 5 ; ) )

(5) क्षेत्रफळ 1) 968 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.  
1): नाव:-मे झोन प्रॉपर्टी प्रा लि तर्फे अधिकृत सही करणार डायरेक्टर १ गोपालजी के. द्वािवेदी, २ लितेश बी. हेडपरा, ३ जतिंदरसिंह एच. भसीन, ४ इंदरजितसिंह ए. चड्ढा, ५ नवीन डी. पाटील, ६ हरिष बी. अगरवाल, या सर्वा तर्फे कु. मु. म्हणून संतोष आर. - शर्मा वय:-44; पत्ता:-प्लॉट नं: ऑफिस न. 4, , माळा नं: -, इमारतीचे नाव: शाखा भुवन, ब्लॉक नं: -, रोड नं: दौलत नगर रोड न. 3, बोरीवली (प), मुंबई, . . . पिन कोड:-400066 पॅन नं:-AAACZ0157G  
2): नाव:-मे झोन प्रॉपर्टी प्रा लि तर्फे अधिकृत सही करणार डायरेक्टर जितेंद्र पी. पाटील, - वय:-48; पत्ता:-प्लॉट नं: ऑफिस न. 4, , माळा नं: -, इमारतीचे नाव: शाखा भुवन, ब्लॉक नं: -, रोड नं: दौलत नगर रोड न. 3, बोरीवली (प), मुंबई, . . . पिन कोड:-400066 पॅन नं:-AAACZ0157G

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता  
1): नाव:-मे सिद्धिकी ग्रुप चे प्रॉप्रायटर कमरुद्दीन एच. सिद्धिकी - - वय:-50; पत्ता:-प्लॉट नं: 203,, माळा नं: -, इमारतीचे नाव: अलमास अपार्ट, ब्लॉक नं: -, रोड नं: मदिना मंजिल जवळ, एस व्ही रोड, गोरेगाव (प), मुंबई, . . . पिन कोड:-400062 पॅन नं:-ACCPS1868A

(9) दस्तऐवज करून दिल्याचा दिनांक 26/04/2013  
(10) दस्त नोंदणी केल्याचा दिनांक 26/04/2013  
(11) अनुक्रमांक, खंड व पृष्ठ 3262/2013  
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 1122500  
(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000  
(14) शेर



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

२०४ ५०४  
९०४०४  
५१०४१९

२०१९  
७४९९ / २०१९  
७० / १२

**ट.न.न. - ४**  
दस्त क्रमांक ७४९९ / २०१९  
७० / १२

iSarita V1.6.0



हा प्रत  
Aamrind  
अशिल वामन शिंदे  
विशेष कार्यकारी अधिकारी (S.E.O.)  
सरस्वती कुंज, B/106,  
सुंदर नगर सभार, एस.व्ही.रोड,  
गोरेगाव (प), मुंबई-४०००६२



Franking



05/07/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 7

दस्त क्रमांक : 3264/2013

नोंदणी :

Regn 53m

गावाचे नाव : 1) नवघर

ट न न ४

दस्त क्रमांक ४५७९/२०२१

७७

७०



- (1) विलेखाचा प्रकार अभिहस्तांतरणपत्र  
(2) मोबदला 1500000  
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) 5582500  
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन :- इतर माहिती: वार्ड क्र. W, विभाग क्र. 11/41, गाव मौजे नवघर, भाईदर (पु), तालुका जिल्हा ठाणे, जुना सर्वे क्र. 222, नवीन सर्वे क्र. 190, हिस्सा क्र. 1, एकूण क्षेत्र 1690 चौ. मी. पैकी क्षेत्र 275 चौ. मी. ( ( Survey Number : 190 ; HISSA NUMBER : 1 ; ) )

(5) क्षेत्रफळ

1) 275 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1): नाव:-मे गुजरात कंस्ट्रक्शन चे पार्टनर १) गोपालजी के. द्विवेदी, २) जतिंदरसिंह एच. भसीन, ३) नितेश बी. हेडपरा, ४) नवीन डी. पाटील, या सर्वां तर्फे कु. मु. म्हणून संतोष आर. शर्मा - - वय:-44; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: 001, गोपाल दर्शन, इंद्रलोक फेस II, भाईदर (पु), तालुका जिल्हा ठाणे, . . पिन कोड:-401105 पॅन नं:-

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-मे सिद्धिकी ग्रुप चे प्रोग्रायटर कमरुद्दीन एच. सिद्धिकी - - वय:-50; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: भाईदर (पु), तालुका जिल्हा ठाणे, . . पिन कोड:-401105 पॅन नं:-ACCPS1868A

(9) दस्तऐवज करून दिल्याचा दिनांक 26/04/2013

(10) दस्त नोंदणी केल्याचा दिनांक 26/04/2013

(11) अनुक्रमांक, खंड व पृष्ठ 3264/2013

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 335000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

(14) शेरा



ट.न.न. - ४

दस्त क्रमांक ४५७९/२०२१

८/१२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

अनुच्छेद :- :

१०४७०/२०१९  
५/७/२०१९

दुय्यम निबंधक ठाणे क्र. ७

iSarita VI.6.0



विशेष कार्यकारी अधिकारी (S.E.O.)  
सरस्वती कुंज, B/106,  
सुंदर नगर स्पोर, एम.डी.रोड,  
गमगांव (प), भवई-४०००६२

भारत निर्वाचन आयोग  
ELECTION COMMISSION OF INDIA  
भारत निर्वाचन आयोग - भारत निर्वाचन आयोग  
ELECTOR PHOTO IDENTITY CARD

XCE0041327  
MT/10/05/0360271

विनय चंद्रकांत राऊत  
Elector's Name Vinay Chandrakant Raut  
चंद्रकांत राऊत  
Father's Name Chandrakant Raut



आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

PRASHANT JAYWANT PATIL  
JAYWANT BABU PATIL  
04/02/1991  
Permanent Account Number  
EQGP0040B

*Patil*

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

KAMRUDDIN HASMULLAH SIDDIQUE  
HASMULLAH ABDUL SIDDIQUE  
08/07/1963  
Permanent Account Number  
ACCPS1868A

*Kamruddin*

ट न न ४  
दस्त क्रमांक ४५९९ / २०२१

भारत सरकार  
GOVT. OF INDIA

Anil Anant Chavan  
जन्म तारीख/DOB: 27/09/1985  
पुरुष/MALE

2186 4679 9673  
VID 9131 9311 3445 2727





माझे आधार, माझे भोवडे - ४
दस्त क्रमांक ४५९९ / २०२१
२ / १२

*Anant*



CHALLAN  
MTR Form Number-6



GRN	MH013216007202021E	BARCODE	[Barcode]		Date	16/03/2021-05:40:03	Form ID	48(f)	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)					
Office Name	THN4_THANE NO 4 JOINT SUB REGISTRAR			PAN No.(If Applicable)	ACCPS1868A				
Location	THANE			Full Name	SIDDIQUE GROUP through its Proprietor KAMRUDDIN H SIDDIQUE				
Year	2020-2021 One Time			Flat/Block No.	POWER OF ATTORNEY				
Account Head Details		Amount In Rs.		Premises/Building					
0030046401 Stamp Duty		500.00		Road/Street	BASERA HEIGHTS Indralok Complex Indralok Phase III				
				Area/Locality	BHAYANDAR East				
				Town/City/District					
				PIN	4	0	1	1	
				PIN				5	
				Remarks (If Any)	SecondPartyName=VINAY C BAUT				
				 					
				Amount In	Five Hundred Rupees Only				
				Words	५००				
Payment Details		IDBI BANK			FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN	Ref. No.	69103332021031611052	2668489448				
Cheque/DD No.		Bank Date	RBI Date	16/03/2021-05:40:47	Not Verified with RBI				
Name of Bank		Bank-Branch	IDBI BANK						
Name of Branch		Scroll No. , Date	Not Verified with Scroll						

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9821122123  
सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करतावयाच्या दस्तांसाठी खरेद चलन लागू नाही.

दस्तांसाठी  
१०/१२

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-76-4511	0006227719202021	16/03/2021-12:22:46	IGR116	500.00
Total Defacement Amount					500.00

3/16/2021

Summary 1 (Dastgoshwara bhag 1)

76/4511

मंगळवार, 16 मार्च 2021 12:22 म.नं.

दस्त गोषवारा भाग-1

टनन4

दस्त क्रमांक: 4511/2021

दस्त क्रमांक: टनन4 /4511/2021

बाजार मूल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. टनन4 यांचे कार्यालयात

अ. क्र. 4511 वर दि.16-03-2021

रोजी 12:19 म.नं. वा. हजर केला.

पावती:5373

पावती दिनांक: 16/03/2021

सादरकरणाराचे नाव: विनय सी. राऊत - -

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 240.00

पृथांची संख्या: 12

दस्त हजर करणाऱ्याची सही:

एकुण: 340.00

Joint Sub Registrar, Thane 4

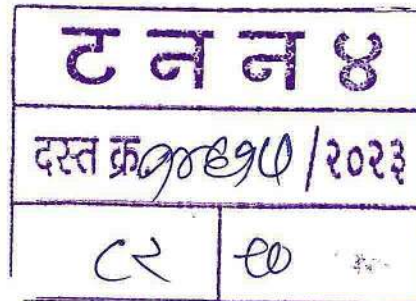
Joint Sub Registrar, Thane 4

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिलिखित देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 16 / 03 / 2021 12 : 19 : 21 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 16 / 03 / 2021 12 : 20 : 40 PM ची वेळ: (फी)





16/03/2021 1 50:28 PM

दस्त गोषवारा भाग-2

टनन4

92/92

दस्त क्रमांक:4511/2021

दस्त क्रमांक :टनन4/4511/2021

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विनय सी. राऊत -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 203, कुसुम छाया, एनकेजीएसबी बँक समोर, नवघर रोड, भाईदर पूर्व, जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :-50 स्वाक्षरी:-		
2	नाव:सिद्दिकि ग्रुप चे प्रोप्रायटर कमरुद्दीन एच. सिद्दिकी -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 203, अलमास अपार्ट., मदिना मंजिल जवळ, एस.व्ही. रोड, गोरेगाव पश्चिम, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, . पॅन नंबर:ACCPS1868A	कुलमुखत्यार देणार वय :-57 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:16 / 03 / 2021 01 : 43 : 55 PM

ओळख:-

जालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:प्रशांत पाटील -- वय:29 पत्ता:गोडदेव, भाईदर पूर्व, जिल्हा ठाणे पिन कोड:401105			
2	नाव:अनिल चव्हाण - वय:34 पत्ता:Bhaindar Purv,jilha Thane पिन कोड:401105			

शिक्का क्र.4 ची वेळ:16 / 03 / 2021 01 : 48 : 24 PM

शिक्का क्र.5 ची वेळ:16 / 03 / 2021 01 : 48 : 31 PM नोंदणी पुस्तक 4 मध्ये

Joint Sub Registrar, Thane 4

प्रमाणित करण्यात येते की,  
द. क्र.....२५९९...../२०२१ मध्ये  
.....९२.....पाने आहेत  
सदर दस्त पुस्तक.....२.....वर नोंदला

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	At	Deface Number	Deface Date
1	SIDDIQUE GROUP through its Proprietor KAMRUDDIN H SIDDIQUE	eChallan	69103332021031611052	MH013216007202021E	500.00	SD	0006227719202021	16/03/2021
2		By Cash						
3		By Cash			100	RF		

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

4511 /2021

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2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

आयकर विभाग  
INCOME TAX DEPARTMENT  
SARITA VINOD TAMBE

भारत सरकार  
GOVT. OF INDIA

DEVCHAND BHAGOTI SALVI

21/02/1983

Permanent Account Number  
ASDPT0363N

Signature

29022013

*Signature*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AFFPT2168A

नाम / Name  
VINOD KRISHNA TAMBE

पिता का नाम / Father's Name  
KRISHNA PANDURANG TAMBE

जन्म की तारीख /  
Date of Birth  
02/07/1962

हस्ताक्षर / Signature

27032023

*Signature*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

BHAVIN RAVINDRA TARE

RAVINDRA KASHINATH TARE

28/10/1995

Permanent Account Number  
AWOPT5126A

Signature

*Signature*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SHILPA RAVINDRA TARE  
LAXMAN SADU JADHAV

27/11/1975

Permanent Account Number  
AJGPT9012N

Signature

*शिल्पा र. तारे*

ट न न ४

दस्त क्र 9090/2023

५ ६

THE SEAL OF THE JOINT SUB-REGISTRAR (C-2) THANE  
जॉइंट सब-रेजिस्ट्रार कार्यालय-२ ठाणे ज. ५ प्रभाग  
ठाणे  
DIST. THANE

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ट न न ४	
दस्तावेज क्र. १०८९५/२०२३	
५५	६०



THE SEAL OF THE JOINT SUB-REGISTRAR, DIST. THANE  
जॉयंट सब-रेजिस्ट्रार, थाने जिल्हा  
DIST. THANE

# Data of Bank Receipt for GRN MH006432106202324R

## Bank - PUNJAB NATIONAL BANK

Bank/Branch :  
Pmt Txn id : 090823M195747 Simple Receipt  
Pmt DtTime : 09/08/2023 11:08:12 Print DtTime :  
ChallanIdNo : 03006172023080950006 GRAS GRN : MH006432106202324R  
District : 1201 / THANE GRN Date : 09/08/2023 13:02:07  
Office Name : IGR116 / THN4\_THANE NO 4 JOINT SUB REGISTRAR

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)  
StDuty Amt : Rs 2,56,500.00/- (Rs Two Lakh Fifty Six Thousand Five Hundred Rupees Only )

RgnFee Schm : 0030063301-70 / Registration Fee  
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification not to be printed and used

Article : B25  
Prop Mvblty : Immovable Consideration : 36,64,000.00/-  
Prop Descr : Flat No. 605,BASERA HEIGHTS,Indralok Phase 3, ,  
: BHAYANDAR East,District Thane,Maharashtra  
: 401105  
Duty Payer : PAN-ACCPS1868A SIDDIQUE GROUP Prop KAMRUDDHIN H SIDDIQUE  
her Party : PAN-AFFPT2168A VINOD KRISHNA TAMBE

Bank Scroll No : 1  
Bank Scroll Date : 10/08/2023  
RBI Credit Date : --  
Mobile Number : 9821122123



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-76-14617	0003436686202324	14/08/2023-09:36:32	IGR116	30000.00
2	(IS)-76-14617	0003436686202324	14/08/2023-09:36:32	IGR116	256500.00
Total Defacement Amount					2,86,500.00

ट न न ४  
दस्त क्र. १०९०/२०२३  
८९०





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ट न न ४  
बस क्र ०२९१५२०२३  
३३ ३०



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	20230814178	14 August 2023,09:02:50 AM			
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	11/41-डब्ल्यु) भु-विभाग नवघर गांवातील वरील विभाग " व्ही " मधील मिळकती वगळता उरलेल्या उत्तरेकडील सर्व मिळकती				
क्षेत्राचे नांव	Mira Bhandar Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :	सर्व्हे नंबर#190		
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
26920	84200	90000	105200	90000	चौ. मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र(Built Up)-	41.426चौ. मीटर	मिळकतीचा वापर-	निवासी सदानिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्दवाहन सुविधा -	आहे	मजला -	5th to 10th Floor	कार्पेट क्षेत्र-	37.66चौ. मीटर
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 105 / 100 Apply to Rate= Rs.88410/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर ) = (( (88410-26920) * (100 / 100 ) ) + 26920 ) = Rs.88410/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र  = 88410 * 41.426  = Rs.3662472.66/-			
Applicable Rules		= 3, 9, 18, 19			
<b>एकत्रित अंतिम मूल्य</b>		= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनार्ईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 3662472.66 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 =Rs.3662473/- = ₹ छत्तीस लाख बासठ हजार चार शे त्र्याहत्तर /-			

Home

Print

सह. दुय्यम निबधक वर्ग-२  
ठाणे. क्र. ४

ट न न ४  
दस्त क्र ०४९७/२०२३  
LC



76/14617

सोमवार, 14 ऑगस्ट 2023 9:36 म.पू.

दस्त गोषवारा भाग-1

टनन4

दस्त क्रमांक: 14617/2023

दस्त क्रमांक: टनन4 /14617/2023

बाजार मुल्य: रु. 36,62,473/-

मोबदला: रु. 36,64,000/-

भरलेले मुद्रांक शुल्क: रु.2,56,500/-

दु. नि. सह. दु. नि. टनन4 यांचे कार्यालयात

अ. क्र. 14617 वर दि.14-08-2023

रोजी 9:35 म.पू. वा. हजर केला.

पावती:16502

पावती दिनांक: 14/08/2023

सादरकरणाराचे नाव: विनोद कृष्णा तांबे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1800.00

पृथांची संख्या: 90

एकुण: 31800.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar, Thane 4

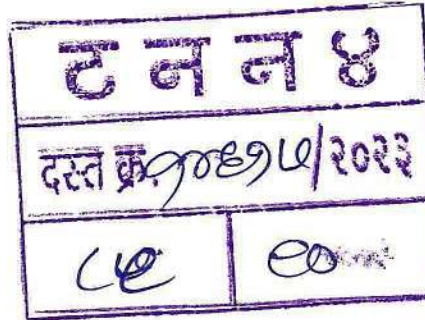
Joint Sub Registrar, Thane 4

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 14 / 08 / 2023 09 : 35 : 01 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 14 / 08 / 2023 09 : 36 : 54 AM ची वेळ: (फी)



दस्त गोषवारा भाग-2

टनन4

दस्त क्रमांक:14617/2023

14/08/2023 9 55:11 AM

दस्त क्रमांक :टनन4/14617/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मै. सिद्धिकी गुपचे प्रोप्रायटर कमरुद्दीन एच. सिद्धिकी तर्फे कु.मु. म्हणून वितय सी. राऊत -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 203, अलमास अपार्ट., मदिना मंझील जवळ, एस.व्ही. रोड, गोरेगाव पश्चिम, मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पॅन नंबर:ACCPS1868A	लिहून देणार वय :-51 स्वाक्षरी:-		
2	नाव:विनोद कृष्णा तांबे -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 303, त्रिनेत्रा अपार्टमेंट, वी.पी. क्रॉस रोड, भाईंदर पूर्व, जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AFFPT2168A	लिहून घेणार वय :-41 स्वाक्षरी:-		
3	नाव:सगिता विनोद तांबे -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: 303, त्रिनेत्रा अपार्टमेंट, वी.पी. क्रॉस रोड, भाईंदर पूर्व, जिल्हा ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:ASDPT0363N	लिहून घेणार वय :-40 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ:14 / 08 / 2023 09 : 54 : 36 AM

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:शिल्पा रविंद्र तरे -- वय:47 पत्ता:डी-502, आनंद पार्क, इंद्रलोक फेज 3, ओम शांती चौक जवळ, भाईंदर पूर्व, जिल्हा ठाणे पिन कोड:401105		
2	नाव:भाविन रविंद्र तरे -- वय:27 पत्ता:डी-502, आनंद पार्क, इंद्रलोक फेज 3, ओम शांती चौक जवळ, भाईंदर पूर्व, जिल्हा ठाणे पिन कोड:401105		

शिक्षा क्र.4 ची वेळ:14 / 08 / 2023 09 : 55 : 26 AM

शिक्षा क्र.5 ची वेळ:14 / 08 / 2023 09 : 55 : 37 AM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar,Thane 4

प्रमाणित करण्यात येते की  
दस्त क्र. 14617/2023 मध्ये  
पाने आहेत  
सदर दस्त पुस्तक क्र. 7 वर नोंदला

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SIDDIQUE GROUP Prop KAMRUDDHIN H SIDDIQUE	eSBTR Simple Receipt	03006172023080950006	MH066432106202324R	256500.00	SD	0003436686202324	14/08/2023
2		DHC		0823135803659	1800	RF	0823135803659D	14/08/2023
3	SIDDIQUE GROUP Prop KAMRUDDHIN H SIDDIQUE	eSBTR Simple Receipt		MH066432106202324R	30000	RF	0003436686202324	14/08/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

14617 /2023

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For feedback, please write to us at feedback.isarita@gmail.com



14/08/2023

## सूची क्र.2

दुय्यम निबंधक : सह.दु.नि. ठाणे 4

दस्त क्रमांक : 14617/2023

नोंदणी :

Regn:63m

## गावाचे नाव : नवघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3664000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3662472.66
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मिरा-भाईदर मनपा इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे नवघर, डब्लु वार्ड, विभाग क्र. 11/41 येथील जुना स.नं. 222, नविन स.नं. 190, हिस्सा नं. 1, आणि जुना स.नं. 223, नविन स.नं. 191, हिस्सा नं. 5 यावरील सदनिका क्र. 605,6वा मजला, बमेरा हार्डटम, इंद्रलोक फेज 3, भाईदर पूर्व, तालुका जिल्हा ठाणे, सदनिकेचे क्षेत्रफळ कारपेट 37.66 चौ.मीटर व इतर सदर दस्तामध्ये नमुद केल्याप्रमाणे. (( Survey Number : नविन स.नं. 190, हिस्सा नं. 1, नविन स.नं. 191, हिस्सा नं. 5 ; ))
(5) क्षेत्रफळ	1) 37.66 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मॅ. सिद्धिकि गुपचे प्रोप्रायटर कमरुद्दीन एच. सिद्धिकी तर्फे कु.सु. म्हणून विनय सी. राऊत -- वय:-51; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 203, अलमास अपार्ट., मदिना मंडील जवळ, एस.व्ही. रोड, गोरगाव पश्चिम, मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-ACCPS1868A
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- विनोद कृष्णा तांबे -- वय:-41; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 303, त्रिनेत्रा अपार्टमेंट, वी.पी. क्रॉस रोड, भाईदर पूर्व, जिल्हा ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-AFFPT2168A 2): नाव:- सरिता विनोद तांबे -- वय:-40; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: 303, त्रिनेत्रा अपार्टमेंट, वी.पी. क्रॉस रोड, भाईदर पूर्व, जिल्हा ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं:-ASDPT0363N
(9) दस्तऐवज करून दिल्याचा दिनांक	14/08/2023
(10) दस्त नोंदणी केल्याचा दिनांक	14/08/2023
(11) अनुक्रमांक, खंड व पृष्ठ	14617/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	256500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह. दुय्यम निबंधक वर्ग-२  
ठाणे. क्र. ४

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SIDDIQUE GROUP Prop KAMRUDDHIN H SIDDIQUE	eSBTR/Simple Receipt	03006172023080950006	MH006432106202324R	256500.00	SD	0003436686202324	14/08/2023
2		DHC		0823135803659	1800	RF	0823135803659D	14/08/2023
3	SIDDIQUE GROUP Prop KAMRUDDHIN H SIDDIQUE	eSBTR/SimpleReceipt		MH006432106202324R	30000	RF	0003436686202324	14/08/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



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... ..

# AGREEMENT FOR SALE

BETWEEN



BUILDERS & DEVELOPERS

B/102, Avadh Heights, Jari Mari Mandir Talao Road,  
Kashigaon, Mira Road (East), Thane-401107

AND

Shri / Smt./M/s. \_\_\_\_\_

Address : \_\_\_\_\_

(PURCHASER/S)

In Respect of

Flat No. \_\_\_\_\_ On \_\_\_\_\_ Floor \_\_\_\_\_ Wing

IN

**Basera**  
HEIGHTS

Site Add.: "Basera Heights", Om Shanti Chowk,  
Indralok Phase - III, Bhayander (East), Thane: 401105

LEGAL ADVISOR

S. P. SINGH