

Index-

64658

26/07



Friday, July 26, 2013
2:40 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

गावाचे नाव: टेमघर

पावती क्र.: 6691

दिनांक: 26/07/2013

दस्तऐवजाचा अनुक्रमांक: बवड1-6465-2013

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: योगेश एस. कुलकर्णी

नोंदणी फी

रु. 20680.00

दस्त हाताळणी फी

रु. 1700.00

पृष्ठांची संख्या: 85

एकूण:

रु. 22380.00

आपणास मूळ दस्त, थंबनेल प्रिंट व सीडी अंदाजे 2:59 PM ह्या वेळेस मिळेल.

Sub Registrar Bhivandi 1

सह दुय्यम निबंधक, भिवंडी-१

बाजार मुल्य: रु. 2067560/-

मोबदला: रु. 2067560/-

भरलेले मुद्रांक शुल्क: रु. 124080/-

- 1) देयकाचा प्रकार: By Demand Draft रक्कम: रु. 20680/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 632708 दिनांक: 09/07/2013
बँकेचे नाव व पत्ता: Bank of Maharashtra
- 2) देयकाचा प्रकार: By Cash रक्कम: रु. 1700/-

646581
26/07.2013

सूची क्र.2

दुय्यम निबंधक : द.नि. भिवंडी 1

दस्त क्रमांक : 6465/2013

नोंदणी :

Regn:63m

गावाचे नाव : 1) टेमघर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2067560
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2067560
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: भिवंडी-निजामपूर मनपडतर वर्णन : इतर माहिती: मीजे टेमघर, तालुका भिवंडी, जिल्हा ठाणे येथील सर्व्हे नं. 69/1 पैकी, सर्व्हे नं. 67/4 पैकी, सर्व्हे नं. 81 पैकी, सर्व्हे नं. 80/1 पैकी, 2 पैकी, सर्व्हे नं. 83 या जागेवरील अंटलांटा इडेन वर्ल्ड मधील टॉवर नं. 9 मधील आठवा मजला, सदनिका नं. 803, क्षेत्र 457.00 चौ. फुट., कारपेट((Survey Number : म. नं. 69/1 पैकी व इतर ;))
(5) क्षेत्रफळ	1) 457.00 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:-साई बालाजी डेव्हलपर्स तर्फे भागीदार मनोज अशोक हिरानंदाती यांचे तर्फे क. ज. देणार संकेत अरविंद जाधव वय:-23; पत्ता:-प्लॉट नं: एस-9, माळा नं: 2 रा मजला, इमारतीचे नाव: इंटरनिटी मॉल, ब्लॉक नं: तीन हात नाका, ठाणे प, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-400604 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-योगेश एस. कुलकर्णी वय:-37; पत्ता:-प्लॉट नं: डी-1203, माळा नं: -, इमारतीचे नाव: हार्मोनी होरीझोन, महिंद्रा शोरूम समोर, ब्लॉक नं: ओवळा, ठाणे प, रोड नं: जी. बी. रोड, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-BAVPK2146M 2): नाव:-शरणदिप योगेश कुलकर्णी वय:-36; पत्ता:-प्लॉट नं: डी-1203, माळा नं: -, इमारतीचे नाव: हार्मोनी होरीझोन, महिंद्रा शोरूम समोर, ब्लॉक नं: ओवळा, ठाणे प, रोड नं: जी. बी. रोड, महाराष्ट्र, ठाणे. पिन कोड:-400607 पॅन नं:-BAVPK2146M
(9) दस्तऐवज करून दिल्याचा दिनांक	26/07/2013
(10) दस्त नोंदणी केल्याचा दिनांक	26/07/2013
(11) अनुक्रमांक, खंड व पृष्ठ	6465/2013
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	124080
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	20680
(14) शेरा	



सह दुय्यम निबंधक, भिवंडी-१

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

ब व ड-१
 द.क्र.१६६५ / २०१३
 पाने ३१५

A. G. Batre

183

81878-181688

Property Description in brief: 2067560T

Purchasers Name: Yogesh S. Kulkarni, Sharandeep Y. Kulkarni

Stamp: Sai Balaji Developer

Deepak R. Munde

124080

BOMBAY MERCANTILE CO-OPERATIVE BANK LTD

BOMBAY MERCANTILE CO-OPERATIVE BANK LTD

AUTHORISED SIGNATORY
 BHIVANDI BRANCH

मुद्रक (Authorised Person's Seal)
 तपासले अधिकार्योशी मेळ बरोबर आढळून आला.

AUTHORISED SIGNATORY
 BHIVANDI BRANCH

(Handwritten mark)

सह, दुय्यम त्रिबंधक भिवंडी-
THIS AGREEMENT made at Bhiwandi this 26th day of July 2013

between **Sai Balaji Developer** a partnership firm registered under the Indian Partnership Act 1932 having their principal office at S-9 Second Floor Eternity Mall Teen Hath Naka Thane (West) hereinafter referred to as the 'Promoters' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners for the time being of the Firm, their survivors or survivor the heirs executors and administrators of such last survivor) of the one part and **Mr/Mrs/Messrs**

Mr. Yogesh S. Kulkarni Age: 37
Mrs. Sharandeep Y. Kulkarni Age-36 of _____ Indian

Inhabitant(s)/a firm registered under the Indian Partnership Act 1932 /a Company registered under the Companies Act 1956 having his/her/their/its address at **Harmony Horizon, opp Mahindra showroom, D-1203, Owala, Thane (W), 23024400** hereinafter referred to as the 'Purchaser' (which

expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs executors administrators and perm assigns/the partners for the time being of the said Firm their survivor or survivors and the heirs executors and administrators of such last survivor/its successors and assigns) of the other part

WHEREAS

MAM



Bombay Mercantile Co-operative Bank Ltd., Bhiwandi Branch, 38, Koterigate, Bhiwandi-421 302.
 D-5/STP(W)/C.R.1056/97/05
 1728-31/05

भारत 81878
 181688
 SPECIA ADHESIVE JUL 17 2013
 R. 01240801-PB5452
 12:37

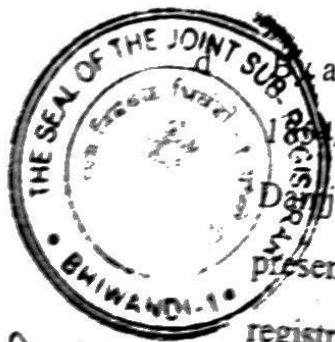
ब व ड-१ a
द.क्र. ६०५
पाने ७५

By the Development Agreement dated 22nd December 2010 registered under no 08724 of 2010 on the same day with the Sub-registrar at Bhiwandi (1) Barkubai Balaram Gulvi (2) Prakash Kondu Gulvi (3) Shatrughna Kondu Gulvi (4) Barkubai Balaram Gulvi (5) Naresh Balaram Gulvi (6) Mukta Balaram Gulvi (7) Laxmi Arjun Patil and (8) Kamla Sudam Kene (hereinafter referred to as the 'First Owners') granted unto the Promoters the rights to develop the plot of land presently situate at Pipe Line Road in the revenue village of Temghar taluka and registration sub-district of Bhiwandi District Thane within the limits of Bhiwandi Nizampur Nagarpalika Parishad bearing S no 69 H no 1 admeasuring about 4,350 sq mts (hereinafter referred to as the 'Plot A') for the consideration and on the terms and conditions therein mentioned. Upon the full consideration being paid by the said Promoters, the said First Owners handedover the possession of the said Plot A to the said Promoters;

b By its Order no BD/KUV/VP/SH.Shi/Bhiwandi/SR/219/2012 dated 28th August 2012 the Sub-Divisional Officer Bhiwandi granted the permission for sale and transfer of the said Plot A;

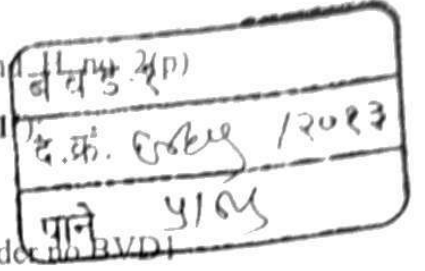
c By an Agreement for Sale dated 30th March 2011 registered under no BVD-1/2742 of 2011 on 6th April 2011 with the Sub Registrar at Bhiwandi readwith a Deed of Conveyance dated 11th March 2013 registered under no BVD1-2059/2013 on the same day with the Sub-registrar at Bhiwandi, Prabhudas Madan Naik sold assigned and transferred unto the said Promoters the plot of land presently situate at Pipe Line Road in the revenue village of Temghar taluka and registration sub-district of Bhiwandi District Thane within the limits of Bhiwandi Nizampur Nagarpalika Parishad bearing (i) S no 80(p) H no 2(p) admeasuring about 3,153.78 sq mts and (ii) S no 80(p) H no 2(p) admeasuring about 746.12 sq mts in aggregate admeasuring about 3,899.9 sq mts (hereinafter referred to as the 'Plot B') for the consideration and on the terms and conditions therein mentioned. Upon the full consideration being paid by the said Promoters, the said Prabhudas Madan Naik handedover the possession of the said Plot B to the said Promoters;

By a Deed of Conveyance dated 31st December 2012 registered under no BVD1-186/2013 on 19th March 2013 with the Sub-registrar at Bhiwandi the said Kalpesh Daji Gala sold conveyed and transferred unto the Promoters the plot of land presently situate at Pipe Line Road in the revenue village of Temghar taluka and registration sub-district of hiwandi District Thane within the limits of Bhiwandi



MAN

Nizampur Nagarpalika Parishad bearing S no 80(p) S no 81 and admeasuring about 1,980 sq mts (hereinafter referred to as the 'Plot C1')

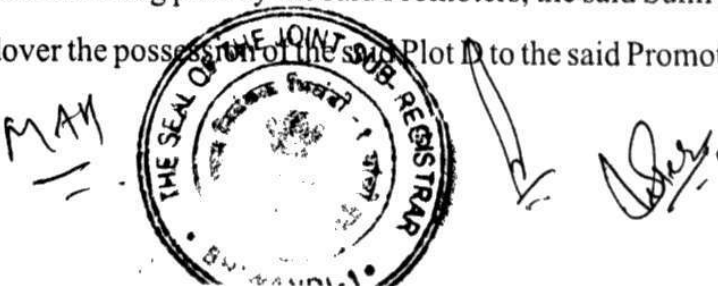


e By the Deed of Conveyance dated 31st December 2012 registered under no BVDI-1853/2013 with the Sub-registrar at Bhiwandi the said Kalpesh Damji Gala sold conveyed and transferred unto the Promoters the plot of land presently situate at Pipe Line Road in the revenue village of Temghar taluka and registration sub-district of hiwandi District Thane within the limits of Bhiwandi Nizampur Nagarpalika Parishad(i) bearing S no 80(p) S no 81(p) and H no 2(p) admeasuring about 7,210 sq mts and (ii) bearing S no 80(p) S no 81(p) and H no 2(p) admeasuring about 3,670 sq mts (hereinafter referred to as the 'Plot C2');

f By a Deed of Conveyance dated 31st December 2012 registered under no BVDI-1852 - 2013 on 19th March 2013 with the Sub-registrar at Bhiwandi the said Kalpesh Damji Gala sold conveyed and transferred unto the Promoters the plot of land presently situate at Pipe Line Road in the revenue village of Temghar taluka and registration sub-district of hiwandi District Thane within the limits of Bhiwandi Nizampur Nagarpalika Parishad (i) bearing S no 67(p) and 80(p) H no 1(p) 4(p) admeasuring about 1,155 sq mts (hereinafter referred to as the 'Plot C3');

g Upon the full consideration being paid by the said Promoters, the said Kalpesh Damji Gala handedover the possession of the said Plots No C1 C2 and C3 to the said Promoters;

h By an Agreement to Develop dated 21st December 2010 registered under no 8697 of 2010 on same day with the Sub-Registrar at Bhiwandi, (1) Sunil Krishna Joshi (2) Anil Krishna Joshi (3) Shashikant Krishna Joshi (4) Abhay Bhagwan Joshi (5) Pravin Bhagwan Joshi (6) Tukaram Shanvar Joshi (7) Jitendra Ramchandra Joshi (8) Rajendra Ramchandra Joshi and (9) Jayesh Dinesh Joshi granted unto the Promoters their respective rights to develop the plot of land presently situate at Pipe Line Road in the revenue village of Temghar taluka and registration sub-district of hiwandi District Thane within the limits of Bhiwandi Nizampur Nagarpalika Parishad(i) bearing S no 80(p) H no 1(p) and S no 67 H no 4(p) admeasuring 7,030 sq mts and (ii) bearing S no 83 admeasuring 200 sq mts (hereinafter referred to as the 'Plot D') for the consideration and on the terms and conditions therein mentioned. Upon the full consideration being paid by the said Promoters, the said Sunil Krishna Joshi and Ors handedover the possession of the said Plot D to the said Promoters;

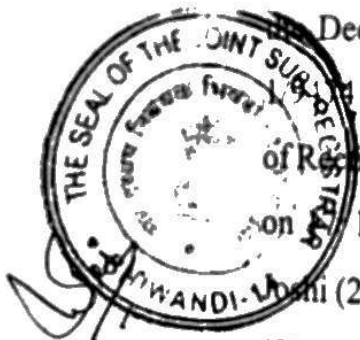


ब. नं. १
द. क. ६२५ / २०१३
पाने ६/२५

Development Agreement to Develop dated 25th November 2010 registered under no 8697 of BVD-1/565 of 2012 on 17th January 2012, the said Khandu Ganpat Joshi granted unto the said Promoters the rights to develop the plot of land presently situate at Pipe Line Road in the revenue village of Temghar taluka and registration sub-district of Bhiwandi District Thane within the limits of Bhiwandi Nizampur Nagarpalika Parishad (i) bearing S no 80(p) H no 1(p) admeasuring 2,150 sq mts and (ii) bearing S no 67 H no 4(p) admeasuring 3,800 sq mts (hereinafter referred to as the 'Plot E') for the consideration and on the terms and conditions therein mentioned. Upon the full consideration being paid by the said Promoters, the said Khandu Ganpat Joshi handedover the possession of the said Plot E to the said Promoters;

j By a Deed of Conveyance dated 11th March 2013 registered under no BVD1-2060/2013 on the same day with the Sub-registrar at Bhiwandi (1) Sunil Krishna Joshi (2) Anil Krishna Joshi (3) Shashikant Krishna Joshi (4) Abhay Bhagwan Joshi (5) Pravin Bhagwan Joshi (6) Tukaram Shanvar Joshi (7) Sakharam Bandu Joshi (8) Parshuram Bandu Joshi (9) Rajaram Bandu Joshi (10) Ganpat Bandu Joshi (11) Maruti Bandu Joshi (12) Dinkar Bandu Joshi (13) Raibai Shivram Patil (14) Salubai Eknath Patil (15) Gita Sanjay Mhaske and (16) Kavita Aatish Mhatre (17) Khandu Ganpat Joshi (18) Jitendra Ramchandra Joshi (19) Rajendra Ramchandra Joshi and (20) Jayesh Dinesh Joshi sold conveyed and transferred unto the said Promoters their respective right title and interest in the plot of land presently situate at Pipe Line Road in the revenue village of Temghar taluka and registration sub-district of Bhiwandi District Thane within the limits of Bhiwandi Nizampur Nagarpalika Parishad(i) bearing S no 80(p) H no 1(p) admeasuring 4,000 sq mts (hereinafter referred to as the 'Plot F'). Upon the full consideration being paid by the said Promoters, the said Sunil Krishna Joshi and Ors handedover the possession of the said Plot F to the said Promoters;

k By the Development Agreement dated 31st December 2010 registered under no BVD-1/00091 of 2011 on 5th January 2011 with the Sub-Registrar at Bhiwandi readwith Deed of Confirmation dated 12th December 2011 registered under no BVD-1/00091 of 2011 on 17th December 2011 with the Sub Registrar at Bhiwandi, and Deed of Confirmation dated 12th December 2011 registered under no BVD-1/9475 of 2011 on 17th December 2011 with the Sub-Registrar at Bhiwandi (1) Sakharam Bandu Joshi (2) Parshuram Bandu Joshi (3) Rajaram Bandu Joshi (4) Ganpat Bandu Joshi (5) Maruti Bandu Joshi (6) Dinkar Bandu Joshi (7) Raibai Shivram Patil (8) Salubai



MAH

ब व ड-१
 द.क्र. ७७६५ / २०१३
 पाने Archana ७१७

Eknath Patil (9) Gita Sanjay Mhaske and (10) Kavita Aatish Mhatre (11) Ganesh Joshi (12) Bhushan Ganesh Joshi (13) Gaurav Ganesh Joshi (14) Tushar Avinash Joshi (15) Mayur Avinash Joshi and (16) Harshali Avinash Joshi granted unto the Promoters their respective rights to develop the plot of land presently situate at Pipe Line Road in the revenue village of Temghar taluka and registration sub-district of hiwandi District Thane within the limits of Bhiwandi Nizampur Nagarpalika Parishad (i) bearing S no 80(p) H no 1(p) admeasuring 3,000 sq mts and (ii) S no 67 H no 4(p) admeasuring 3,215 sq mts in aggregate admeasuring 6,215 sq mts (hereinafter referred to as the 'Plot G'). Upon the full consideration being paid by the said Promoters, the said Sakharam Bandu Joshi and Ors handedover the possession of the said Plot G to the said Promoters;

- l In the circumstances as aforesaid, the said Promoters became entitled to develop the said Plots A, B, C1, C2, C3, D, E, F and G in aggregate admeasuring 45,659.90 sq mts ('Entire Plot');
- m By an Order bearing No Revenue/C-1/TE-8/NAP/Temghar - Bhiwandi/ SR – (85/2012)135/12 dated 11th January 2013 the Collector of Thane granted the permission to change the user of a portion admeasuring 45,459.90 sq mts (hereinafter referred to as the 'Larger Plot') of the said Entire Plot to Non Agricultural Residential use, out of which 43,160.76 sq mts has been permitted for residential use and remaining that is 2,299.14 sq mts has been permitted for commercial use;
- n Various portions of the said Larger Plot are earmarked for the following purposes under the provisions of the Maharashtra Regional Town Planning Act 1966:

Type of use	Area (sq mts)
D P reservations:	
i) D P Road	1,396.44
ii) Housing for Dishoused	1,010.37
iii) Recreation Ground (15% open space)	6,457.96

- o The Promoters intend to develop the residual portion admeasuring about 34,442.48 sq mts of the said Larger Plot (excluding portions thereof being agricultural land and other portions reserved for public purposes as aforesaid) shown by black colour



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द. क्र. ६०६११ / १९६२
पाने ८८५

on the plan annexed as 'Annexure I' and more particularly described in the First Schedule hereunder written (hereinafter referred to as the 'Plot'),

- p The Promoters intend to construct 27 and more residential towers in two Phases Phase I shall consist of fifteen (15) Buildings known as 'Towers 1 to 15' - each of stilt and twelve upper floors (hereinafter referred to as the 'Phase I Buildings') Phase II shall consist of twelve and more Buildings known as 'Towers 16 to 27' - each of stilt/podium upper floors (hereinafter referred to as the 'Phase II Buildings'). The Phase I and Phase II Buildings shall hereinafter collectively be referred to as 'Buildings'. The entire project consisting of the said Buildings shall be known as 'Atlanta - Eden World';
- q The services of Messrs Navrachna Architects have been engaged for preparing the plans designs and drawings and to supervise the construction of various buildings on the said Plot;
- r The plans for construction of twenty (20) buildings have been sanctioned by the Bhiwandi Nizampur City Municipal Corporation under Building Permission bearing no 460 dated 31 May 2012. The Commencement Certificate dated 14 February 2013 has been granted by the Bhiwandi Nizampur City Municipal Corporation for commencement and construction of the Building No A1, A2, A3, A4, B1, B2, B3, B4, B5, B6 of the said Buildings
- s The Promoters shall construct the Phase I Buildings in accordance with the sanctioned Buildings plans and will be entitled to make such variations or amendments thereto as the Promoters may in their absolute discretion deem fit and proper, Over and above and in addition to the basic originating FSI in respect of the said Plot, the Promoters intent to use utilize and consume in the construction of the said Buildings the external FSI credit by way of Transferable Development Rights ('TDR') as also other further and/or future and/or increased FSI/TDR/any other development potential or any other advantage benefit profit or privilege arising out of and/or in respect of the said Plot. Such other further future FSI/TDR etc shall be utilized in the construction of Towers no 16 to 27 and more buildings of Phase II or otherwise on the said Plot.

The Promoters are entitled to sell and/or allot the flats tenements premises open stilt car parking spaces podium car parking spaces and other premises in the said



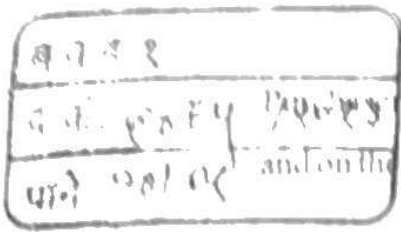
Buildings and to enter into agreements with the purchasers of such premises tenements etc and to receive the consideration in respect thereof.

द.क. एम्.ए. 12023
पाने एम्

- ii At the request of the Purchaser the Promoters have given inspection to the Purchaser of all the documents relating to the said Plot including the sanctioned plans designs and specifications prepared by the architects and such other documents as are specified in the Maharashtra Ownership Flats (Regulation of Promotion and Construction Sale Management and Transfer) Act 1963 (hereinafter referred to as the 'Act') and in the rules made thereunder. The Purchaser has perused the aforesaid documents and has entered into this agreement knowing fully well and understanding the contents and the implications thereof;
- v The Purchaser has satisfied himself about the title of the Promoters to the said Plot and shall not make any further investigation of title and no requisition or objection shall be raised on any matter relating thereto and that the Purchaser hereby accepts the Promoters' title to the same;
- w The photocopies of: (1) the certificate of title in respect of the said Plot issued by Messrs L D Shah & Company Advocates & Solicitors (2) the 7x12 Extracts (3) the plans of the Premises to be purchased by the Purchaser (4) the block plan of the said Plot (5) IOD/Building Permission dated 31st May 2012 and (6) the Commencement Certificate dated 14th February 2013 are annexed hereto as **Annexures '1 to 6'** respectively;
- x The Promoters declare that the Floor Space Index (FSI) at present available in respect of the said Plot is about 71037.60 sq mts. Such available FSI shall be utilized in the construction of the said Buildings as per the sanctioned Buildings plans on the said Plot;
- y The Purchaser has offered to purchase from the Promoters the Flat no 803 admeasuring about 457.00 sq ft (carpet area) on the 8th floor of Tower 9 of Phase I of the said Buildings to be known as '**Atlanta Eden World**' shown by red colour outline on the plan annexed hereto as **Annexure - '3'** more particularly described in the Second Schedule hereunder written (hereinafter referred to as the '**Premises**');)
- z Relying upon such offer and application the Promoters have agreed to sell to the



7
[Signature]



the said Premises for the lumpsum consideration of Rs 2067560 and on the terms and conditions hereinafter appearing.

aa On or before the execution of these presents the Purchaser has paid to the Promoters a sum of Rs 2,27,622 - as earnest money for the said Premises (the payment and receipt whereof the Promoters do hereby admit and acknowledge) leaving a sum of Rs 1839938 - being the consideration to be paid in the manner hereinafter appearing;

ab In the foregoing agreement the term 'Premises' shall include the residential flats tenements premises open/stilt/car parking spaces and any other premises hereby agreed to be sold. The term 'Purchaser' shall include purchaser of residential flats tenements premises or purchasers of any other premises hereby agreed to be sold and shall also include the plural and feminine gender of the term 'Purchaser'.

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

- 1 The Purchaser hereby agrees to purchase from the Promoters and the Promoters hereby agree to sell to the Purchaser the Flat no 803 admeasuring 457.00 sq ft (carpet area) on the 8th floor of the Tower 9 of Phase I Wing of the said Buildings to be known as 'Atlanta-Eden World' shown by red colour outline on the plan annexed hereto as Annexure '3' and more particularly described in the Second Schedule hereunder written (hereinafter referred to as the 'Premises') to be constructed on a part of the the said Plot situate at Pipeline Road Bhiwandi in the revenue village of Temghar in the taluka registration sub-district Bhiwandi and district Thane within the limits of Bhiwandi Nizampur City Municipal Corporation bearing S no 67 H no 1 (p) 4 (p), S no 81 (p), S no 80 H no 1 (p) 2 (p) and S no 83 for the lumpsum consideration of Rs 2067560/- (Rupees Twenty lakh sixty seven thousand only) five hundred sixty only which will be paid by the Purchaser to the Promoters in the manner as follows:



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being 20% percent paid on or before execution hereof as earnest money (the payment and receipt whereof the Promoters do hereby admit and acknowledge);

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ii Rs 310134 /- being 15% percent on casting of the plinth of the Tower 9, where the said Premises are situate;

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पाने ९९१८५

iii Rs 10,75,131 /- being 52% percent proportionately payable on casting of each slab of Tower 9, where the said Premises are situate;

iv Rs 103378 /- being 5% percent on walls of the said Premises being constructed;

v Rs 103378 /- being 5% percent on the plaster (internal and external) being done to the said Premises;

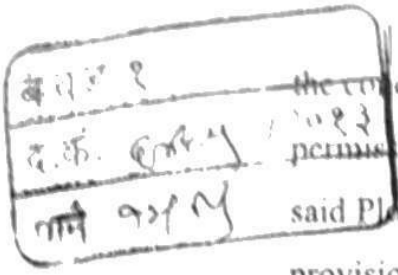
vi Rs 62027 /- being 3% percent against possession of the said Premises being handedover;

Total Rs 2067560 /- (Rupees Twenty lakh sixty seven thousand five hundred sixty only)

2 The Promoters intend to construct on the said Plot, twenty seven or more residential/commercial towers of two Phases. Phase I shall consist of fifteen (15) Buildings known as 'Towers 1 to 15' - each of stilt and twelve upper (12) floors hereinafter referred to as the '**Phase I Buildings**', and Phase II shall consist of twelve (12) or more Buildings known as 'Towers 16 to 27' or more each of stilt/podium upper floors (hereinafter referred to as the '**Phase II Buildings**'). The Phase I and Phase II Buildings shall hereinafter collectively be referred to as '**Buildings**'. The said Buildings shall be known as '**Atlanta - Eden World**'. The said Premises are situate in the Building to be known as 'Tower 9' (hereinafter referred to as '**Building**'). The said Building shall be constructed in accordance with the building plans and designs approved by the concerned local authority and the specifications drawn by the Promoters which have been seen and approved by the Purchaser with the amendments variations and modifications that may be made by the Promoters from time to time to the same. The Promoters shall observe perform and comply with all the terms conditions stipulations and restrictions if any subject to which the concerned local authorities have sanctioned the plans/layout plans etc. The Promoters are entitled to make such variations and modifications to such sanctioned Buildings plans as the Promoters may deem fit or as may be required by

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the concerned local authority. The Purchaser does hereby further grant his express permission consent and approval to the Promoter to amend the layout plans of the said Plot as also the building plans of the Building to give effect to the foregoing provisions. This Agreement itself will operate as the Purchasers express consent and permission in that behalf.

- 3 The Promoters shall construct the said Premises as per the sanctioned building plans by the local authority which may be amended or modified as the Promoters may require. The Promoters shall provide in the said Premises the amenities and specifications the list whereof is set out in the Third Schedule hereunder written. The Purchaser hereby agrees declares and confirms that save and except the specifications and/or amenities as set out in the Third Schedule hereunder written, the Promoters shall not be liable, required and/or obligated to provide any other specifications fixtures fittings and/or amenities in the said Premises or in the said Building. The Purchaser agrees and undertakes not to raise any question dispute objection or the like in that behalf.
- 4 The Promoters have expressly informed the Purchaser and the Purchaser has clearly understood that the Promoters shall amend or change the layout of the said Plot and construct the said Building thereon as the Promoters may deem fit and other structures thereon. The consent hereinafter set out shall not be construed as a blanket consent and that the same has been granted after duly and fully seeing and understanding the plans and the implications thereof as aforesaid. The Purchaser hereby expressly agrees confirms and declares as follows:

- (i) the Promoters will always be entitled to use utilize consume or assign the unutilized FSI or balance FSI if any or any other development potential or any advantage benefit profit or privilege which is now available or which may become available in respect of the said Plot on account of relaxations modifications or amendments to the Buildings regulations or as a result of any special concession that may be granted by the Bhiwandi Nizampur City Municipal Corporation and/or State of Maharashtra or otherwise howsoever. The Promoters will be entitled to procure the FSI credit by way of Transferable Development Rights (TDR) in respect of any other plot of land and load and utilize the same on the said Plot to the maximum extent possible;



- (ii) The Promoters or their assigns or nominees will be entitled to use utilize

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consume or assign such unutilized or balance FSI if any or the additional
or TDR or any other such development potential or any advantage
profit or privilege in respect of or arising out of the said Plot or any part or
portion thereof by constructing the said Buildings or other or further buildings
anywhere on the said Plot. It is the express intent of the Promoters to fully use
and utilize all the present and future development rights of the said Plot for
such and other planning purposes, the Promoters are hereby expressly and
irrevocably authorised to construct other/further buildings on the said Plot
(hereinafter referred to as the 'Additional Buildings').

(iii) The Purchaser does hereby agree and undertake to render all necessary facilities assistance and co-operation to the Promoters to enable them to construct the said Building and the said Additional Buildings in accordance with the amended or modified plans layout and Buildings plans that shall be sanctioned by the Municipal authorities. The Purchaser hereby further agrees and undertakes that after the proposed Organisation (as hereinafter stated) is registered the Purchaser as a member of such Organisation, will accord his consent to such Organisation giving to the Promoters full facility assistance and co-operation to enable the Promoters to enter upon the said Plot and the said Building and construct any part or portion thereof and also change the user thereof and also for the aforesaid purposes to shift the water tanks etc on upper floors or floor when so constructed;

(iv) The Purchaser alongwith the purchasers of the other flats tenements premises etc in the said Building will be entitled to use the common passages water tanks pump rooms open areas lifts staircases lobbies landings and other areas of the said Building as also the common access roads recreational grounds and other areas on the said Plot more particularly described in the Fourth Schedule hereunder written (hereinafter referred to as the 'Common Areas'). Unless and until the Promoters expressly sell assign transfer or in any manner grant any rights to use utilize enjoy or occupy the overhead terraces pocket terraces appurtenant or adjoining to any premises flats shops or tenements parapets or external walls blank walls and other walls amenity open spaces gardens open/stilt car parking spaces or any other areas compounds stilt or portions of the said Buildings and the said Plot which are more particularly setout in the Sixth Schedule hereunder written (hereinafter referred to as the 'Restricted Areas'), the same will be deemed to be in the possession of the Promoters

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 पाने २९५



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
 मुल्यांकन अध्याय सन २०१३

१. दस्त्याचा प्रकार :- करारनामा अनुषंग क्रमांक २५
२. सादरकर्त्याचे नांव :- वीमोबा पुस्त कुलकुली
३. तालुका :- सिबंदी
४. गावाचे नांव :- डेमघर
५. नगरभूभाषण क्रमांक / सर्व्हे क्र. / अंतिम भूखंड क्रमांक :- ६६१९५
६. मूल्य दरविभाग (झोन) :- उपविभाग —
७. मिल्कतीचा प्रकार :- खुली जीमन निवासी कार्यालय दुकान औद्योगिक
 प्रति चौ.मी. दर :- — — — — —
८. दस्त्यात नमुद केलेल्या मिल्कतीचे क्षेत्रफळ :- ३०० चौ.फूट कोरपेट / — चौ.मी. चौकट / फूट
९. कारपार्किंग :- — गाची :- — पोटमाळा :- —
१०. मजला क्रमांक :- ३/३० उदवाहन सुविधा — आहे / नाही
११. बांधकाम वर्ष :- — घसारा :- —
१२. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
१३. बाजारमुल्यदर तयारकीतील मार्गदर्शक सुचना क्र. :- — ज्यामध्ये दिलेली घट / वाढ
१४. लिख अॅण्ड लायसन्सचा दस्ता :- १. प्रतिमाह भाडे रक्कम :- —
 निवासी / अनिवासी २. अनामत रक्कम / आगावू भाडे :- —
 ३) कालावधी :- —
१५. निर्धारित केलेले बाजारमुल्य :- २०६०००/-
१६. दस्त्यामध्ये दर्शविलेली मोबदला :- २०६०००/-
१७. देय मुद्रांक शुल्क :- १२००००/- भरलेले मुद्रांक शुल्क १२००००/-
१८. देय नोंदणी फी :- २०६०००/-

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लिपीक

सह सुप्यमनिताधिकारी

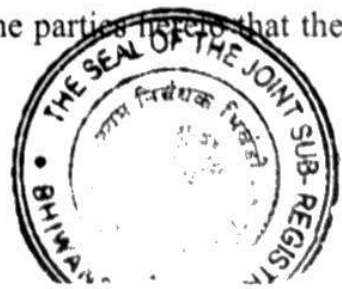


The further development thereof will be in Phase II and so on. The Promoters will always be absolutely entitled to use utilize FSI (Floor Space Index) (Transferable Development Rights) and all other advantages benefits development potential in respect of the said Plot. The Promoters intend to construct the internal roads, develop the other areas of the said Plot and handover the reserved portions thereof to the local authority. All the compensation development benefits TDR and other advantages received in respect of such reserved portions will always belong to the Promoters. The Promoters will always be entitled to use utilize enjoy transfer assign deal with or dispose off the said Entire Plot or such parts portions thereof or such FSI TDR development potential or any advantage profit privilege arising thereof.

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(viii) The Promoters have expressly informed the Purchaser and the Purchaser is aware that the Promoters intend and will be absolutely entitled to either retain unto themselves or to sell lease sub-lease let out or in any manner grant rights to any other third party to use utilize enjoy occupy all or any part or portion of the said Restricted Areas forming a part of the said Plot the said Buildings and/or the said Special Amenities. The Promoters or their assigns or nominees or such other third party will be entitled to run operate conduct from the said Restricted Areas and the Special Amenities or any part or portion thereof or that of the said Plot such activity or activities as the Promoters or their assigns or nominees or such other third party may desire on professional and/or commercial basis or any other basis. The Promoters or their assigns or nominees or any other third parties as aforesaid will be entitled to allow any outsiders (persons not owning any premises in the said Buildings, to use and enjoy the facilities amenities to be provided in any of the said Restricted Areas or forming a part of the said Plot or the said Buildings or any part thereof. The Promoters or their assigns or nominees or such third parties as aforesaid will be entitled to make stipulate and enforce such rules regulations byelaws and directions for the use enjoyment of such Restricted Areas and Special Amenities or any part thereof and to receive recover and appropriate unto themselves the charges fees deposits and subscription for such use enjoyment of the said Restricted Areas and Special Amenities as aforesaid and that the Purchaser or the Organisation as hereinafter provided or any of them will not be entitled to any reimbursement of such fees charges deposits or any other receipts on any account whatsoever. IT IS FURTHER CLARIFIED and expressly agreed and understood by and between the parties hereto that the

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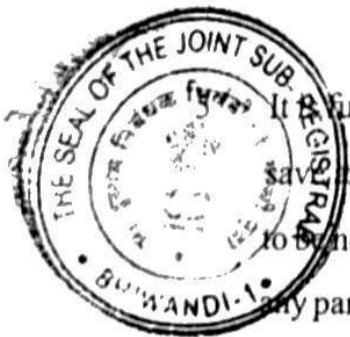


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Promoters or their assigns or nominees or such third parties will always be entitled to the said Restricted Areas and Special Amenities including the rights to own manage run conduct transfer or assign the benefits thereof and receive recover and appropriate the consideration received therefrom including from the day to day business thereof and the Purchaser will have no right thereto either in his individual capacity or through the Organisations as hereinafter mentioned;

- (ix) The Promoters will be entitled to transfer/assign all or any of the aforesaid rights hereby retained and reserved by them to any other third party person or persons for such consideration and on such terms as it may deem fit and the Purchaser or the said Organisation shall not object to the same. Such transferee/assignee will be entitled to all or any of the aforesaid rights without any contribution or any kind of payment and without any objection or obstruction from the purchasers of other premises in the said Buildings or the Organisations as the case may be.

The Purchaser has clearly understood and accepted the implications of the above provisions and does hereby expressly agreed ratified and confirmed the same. The aforesaid conditions are of the essence of this contract. Only upon the Purchaser agreeing to the aforesaid conditions as a condition precedent, the Promoters have agreed to sell the said Premises to the Purchaser. The Purchaser shall not be entitled to object to any of the aforesaid provisions rights and authorities hereby granted to the Promoters or claim any reduction in price of the said Premises on such or other grounds like damage hardship or inconvenience or obstruction of air light or otherwise in respect of the said Premises or any portion of the said Plot. The Purchaser does hereby agree not to directly or indirectly do or cause to be done or omit or cause to be omitted any act deed matter or thing and/or adopt any legal or quasi legal proceedings or actions whereby the further development of the said Plot with the said Buildings by the Promoters or others is in any manner hindered hampered or obstructed.



It is further expressly agreed and understood by and between the parties hereto that and except the said Premises, nothing contained in this agreement is intended to or shall be construed as a grant demise or assignment in law of the said Plot or any part thereof or the said Buildings thereon or any part thereof or the said Common Areas or the said Restricted Areas the said Special Amenities thereof. Unless expressly sold/allotted by the Promoters all the unutilized FSI or additional FSI or

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पाने १०/१५

TDR or any other benefit privilege advantage or development potential that may hereafter become available in respect of the said Plot or the said Common Areas the said Restricted Areas or the said Special Amenities thereof will always remain the property of the Promoters. The Promoters will always be entitled to and the Purchaser does hereby grant his unconditional and irrevocable consent to the Promoters to sell dispose of allot or create any third party rights in favour of such persons or person body corporate bank financial institution or otherwise any concern or body for such consideration and on such terms and conditions as they may deem fit and proper in their absolute discretion, any part or portion of the said Plot or the said Buildings or the said Common Areas the said Restricted Areas or the said Special Amenities thereof or any part thereof , including the unutilized FSI or additional FSI or TDR or any other benefit privilege advantage or development potential as aforesaid .Upon the said Plot and the said Buildings being transferred to the Organisations as are hereinafter stated, the Deed of Lease will contain the necessary covenants reserving to the Promoters the aforesaid rights or such of them as the Promoters may deem fit and proper.

6 The Purchaser in his own personal capacity or in his capacity as the member of and the Organizations as hereinafter set out will not obstruct hinder hamper object question challenge or dispute the development of the said Plot by construction of the said Buildings or the Additional Buildings or the extensions/annexes to them and under any circumstances whatsoever whether on the ground of nuisance disturbance or inconvenience or any other reasons whatsoever. At their sole discretion the Promoters and/or their nominees/assigns/joint venture partners etc may commence or postpone the aforesaid development and constructions as they may deem fit in one or more phases or otherwise howsoever.

7 The Promoters will sell/allot all the flats tenements premises open stilt car parking spaces terraces and allot the said Restricted Areas or any part thereof in the said Building on ownership basis with a view ultimately that at the absolute and sole discretion of the Promoters, the Purchaser and other purchasers of all such flats tenements etc as aforesaid should form themselves into a co-operative Society to be registered under the Maharashtra Co-operative Societies Act 1960 or a limited liability company under the Companies Act 1956 or a Condominium under the Maharashtra Apartment Ownership Act 1970 themselves being its only members (hereinafter referred to as the 'Organization'). Similarly upon completion of sale/allotment of all the flats tenements premises etc in the residual of the buildings

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पाने २१९

Additional Buildings (as the case may be), the Promoters shall cause the purchasers of the flats tenements premises etc in each of the respective buildings to form a separate co-operative society under the Maharashtra Co-operative Societies Act 1960 or a limited liability company under the Companies Act 1956 or a condominium under the Maharashtra Apartment Ownership Act, (hereinafter referred to as the 'Other Organizations'). The said Organization and the said Other Organizations shall hereinafter collectively be referred to as 'Organisations'.

- 8 Upon each of the purchasers of the flats tenements premises etc paying in full the amounts payable by them for purchase of their respective premises and otherwise observing all the terms and conditions to be observed and performed by each of such purchasers, the Promoters shall at their own option grant a separate and perpetual lease in respect of the said Building alongwith the rights of way as may be the land underneath and land appurtenant thereto alongwith the rights of way as may be appropriated in favour of the said Organization and upon the terms and covenants as the Promoters may deem fit and proper. Subject to the aforesaid, the Promoters shall grant similar separate leases in respect of each of the residual/other said Buildings and Additional Buildings in favour of each of the said Other Organizations.

- 9 The said Organizations formed in respect of the said Buildings (including the said Organization in respect of the said Building) shall form and register an apex body/association/federation to be registered under the Societies Registration Act (hereinafter referred to as the 'Apex Body'). Upon the joint request and the cost of the said Organizations and the said Apex Body the Promoters shall execute in favour of the said Apex Body in the manner as they may deem fit the Deed of Conveyance in respect of the said Plot alongwith the said Buildings thereon subject to the Deed(s) of Leases granted in favour of the said Other Organizations as aforesaid. The Deed of Conveyance as aforesaid shall contain the terms and conditions as setout in clause 5 hereof. Messrs L D Shah and Company Advocates of the Promoters will prepare the Deeds of Lease and Deed of Conveyance and all other documents to be executed in pursuance of these presents as also the Bye-Memorandum and Articles of Association of the said Organizations as the case may be. All the amounts payments premia contributions unearned income increased ground rent etc (by whatever terminology called) payable to the Government of Maharashtra or any statutory or other authority for grant of the Leases or the Conveyance as aforesaid shall be borne and paid by the said Apex Body or the Organisations or such of them as the case may be. The Purchaser shall pay and



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contribute in that behalf. It is clarified that the Promoters shall not be liable to pay any amounts costs charges or expenses in that behalf under any circumstance and for any reason whatsoever. All costs charges and expenses including professional fees stamp duty registration charges and other expenses in connection with the preparation and execution of the aforesaid and other documents will be borne and paid by the Purchaser alongwith the purchasers of the other flats tenements premises etc in the said Buildings in proportion to the area of their respective premises.

10 The Purchaser alongwith the purchasers/allotees of the other flats tenements premises open/stilt car parking spaces terraces etc in the said Building shall join in the formation and registration of the said Organisations to be known by such name as the Promoters may decide. The Purchaser will sign and execute the application for registration application for membership bye-laws and other papers and documents and do all other acts deeds matters and things as may be directed by the Promoters for the formation and registration of the said Organisation as the case may be. The Purchaser shall not have any objection to any change or modification if any made by the Promoters in the usual model bye-laws or the Memorandum and Articles of Association or the Declaration as the case may be of the said Organization. However the Purchaser and the purchasers shall not be entitled to call upon the Promoters to form such Organisations before the complete development of the said Plot.

11 The Promoters shall execute the Deed of Conveyance in respect of said Plot with the said Buildings thereon in favour of the said Apex Body upon (i) all the flat premises parking spaces terraces etc in the said Buildings being sold, (ii) each of the purchaser/s thereof paying in full the amounts payable by them for purchase of such premises and otherwise observing all the terms and conditions to be observed and performed by each of such Purchaser/s and (iii) the Organisations comprising of the Purchaser/s of the said Buildings being formed as aforesaid, on such terms and covenants as the Promoters may deem fit and proper. Messrs L D Shah and Company the Advocates of the Promoters will prepare the Deed of Conveyance and all other documents to be executed in pursuance of these presents as aforesaid. All costs charges and expenses including professional fees stamp duty registration charges and other expenses in connection with the preparation and execution of the aforesaid Deed of Conveyance and other documents will be borne and paid by the Purchaser alongwith the purchasers of the other flats tenements premises etc in the said Buildings in proportion to the area of their respective premises.

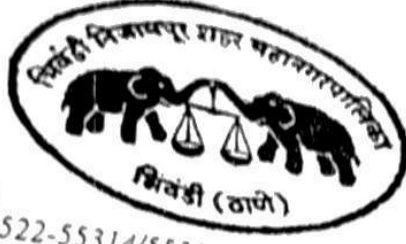
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Signature



BHIWANDI NIZAMPUR
CITY MUNICIPAL
CORPORATION
BHIWANDI (Dist. Thane)
MAHARASHTRA
OLD S.E. STAND, KAP-ALI,
BHIWANDI - 421 302, DIST. THANE.



TEL : 02522-55314/55315, FAX : 02522-52074

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द.क्र. ६७५५ / २०१३

पाने-५३१५

भिवंडी निजामपूर शहर महानगरपालिक
भिवंडी, जि.ठाणे
महाराष्ट्र,

जुना एस.टी.स्टॅण्ड, कापआळी,
भिवंडी - ४२१ ३०२, जि.ठाणे.

बा.प्र.क्र./०९/२०१२-२०१३

जा.क्र.न.र.वि./२९३६

दिनांक:- १५.२.१३

प्रति,

श्री. खंडू गणपत जोशी, श्री. राजाराम खंडू जोशी व इतर-९, श्रीमती अर्चना गणेश जोशी व इतर-५
श्री. सुनील कृष्णा जोशी व इतर-२, श्री. अजय भगवान जोशी व इतर-१, श्री. तुकाराम शनवार जोशी
श्री. जितेंद्र रामचंद्र जोशी व इतर-१, श्री. जयेश दिनेश जोशी, श्रीमती बारकुबाई बाळाराम गुळवी व इतर-२,
श्री. तानार्जा कोंडू गुळवी व इतर-१, श्रीमती लक्ष्मी अर्जुन पाटील, श्रीमती कमला सुदाम केणे, श्री. शत्रुघ्न कोंडू गुळवी
श्री. सखाराम खंडू जोशी व इतर-५, श्री. प्रविण भगवान जोशी व इतर-१ व श्री. प्रभुदास मदन नाईक यांचे तर्फे
विकासक मे. साई बालाजी डेव्हलपर्स तर्फे श्री. कल्पेश डी. गाला
द्वारा- आर. के. व असो.
१०१/ए, श्वेता अपार्टमेंट, कासारआळी, भिवंडी.

विषय :- बांधकाम प्रारंभ प्रमाणपत्र मिळणेबाबत.

मौजे- टेमघर येथील स.न. ६७/४पै., ६९/१, ८०/१पै., ८०/२पै. व ८१पै.

(इमारत प्रकार ए-१, ए-२, ए-३, ए-४ व इमारत प्रकार बी-१, बी-२, बी-३,
बी-४, बी-५ व बी-६ एकूण क्षेत्र- १८४३८.३० चौ.मी.)

संदर्भ :- १) हया कार्यालयाकडील बांधकाम परवानगी क्र.न.र.वि./४६०
दि.३१/०५/२०१२.

२) आपला दि.०५/०२/२०१३ रोजीचा अर्ज.

महोदय,

उपरोक्त विषयांकीत जागेमध्ये आपणांस बांधकाम परवानगी संदर्भ क्र. १ अन्वये मंजूर करणेत आली आहे. त्या अनुषंगाने आपण बांधकाम प्रारंभ प्रमाणपत्र संदर्भ क्र. २ मधील अर्जान्वये अपेक्षिले आहे.

सबब आपणांस कळविण्यांत येते की आपण बरील मंजूर परवानगीनुसार आणि खालील अतिरीक्त अटी व शर्तीची पूर्तता करणेच्या अधिन राहुन केवळ पायापर्यंत बांधकाम पूर्ण करावे व त्यानंतर पायातपासणी प्रमाणपत्र मिळणेसाठी विकास नियंत्रण नियमावलीतील अपेंडीक्स "XII" नुसार अर्ज करावा व अपेंडीक्स "XII" नुसार पायातपासणी प्रमाणपत्र प्राप्त केल्यानंतरच पायावरील पुढील बांधकामास सुरुवात करावी.

१) परवानगीपत्रातील शर्त क्र. १८ नुसार पर्यावरण विभाग, महाराष्ट्र शासन, मुंबई यांचेकडील ना-हरकत दाखला हा पाया तपासणी प्रमाणपत्रापूर्वी सादर करणे आपणांवर बंधनकारक राहिल. तसेच पर्यावरण विभागाने काही बदल सूचविल्यास त्याबाबतची पूर्तता करणे आपणांवर बंधनकारक राहिल.

२) उपरोक्त विषयात नमूद केलेल्या इमारत प्रकार ए-१, ए-२, ए-३, ए-४ व इमारत प्रकार बी-१, बी-२, बी-३, बी-४, बी-५ व बी-६ एकूण क्षेत्र- १८४३८.३० चौ.मी. पेक्षा जास्त बांधकाम होणार नाही याची आपण दक्षता घ्यावी.

३) प्रकल्पाच्या ठिकाणी काम करणाऱ्या कामगारांच्या पात्र शाळाबाह्य मुलांसाठी शिक्षणाची सोय करणे आपणांवर बंधनकारक राहिल.

२/....



द.क्र. ९६६५ / २०१३

पाने ५४७५

...२...

- ४) इमारतीच्या पाया उत्खननासाठी आवश्यक असलेल्या गौणखनिजाचे स्वामित्वधन जिल्हाधिकारी यांचेकडे भरले असल्याचा दाखला, पायातपासणी अर्जाच्या वेळी सादर करणे आपणांवर बंधनकारक राहिल.
- ५) प्रस्तुत इमारतीस महानगरपालिकेकडून पाण्याची व्यवस्था करणे शक्य नसल्याबाबत महानगरपालिकेच्या पाणी पुरवठा विभागाने दि.१४/०६/२०१२ रोजीच्या पत्रान्वये कळविलेले असल्याने सदर इमारतीस नागणान्या पाणीची व्यवस्था ही आपलेस्तरावर करणे आपणांवर बंधनकारक राहिल.

आपणा,



आयुक्त

भिवंडी-निजामपूर शहर महानगरपालिका
भिवंडी

प्रत: प्रभाग अधिकारी, प्रभाग क्र. २ यांना माहितीसाठी रवाना.



ब न ड १

द.क्र. ६४५ / २०१३

पाने ५५/१५

भिवंडी निजामती परवानगी पालिका, भिवंडी जि.ठाणे.



बां.प्र.क्र./०९/२०१२-२०१३

जा.क्र.न.र.वि./ ५६०

दिनांक: ३१.५.२०१२

विकास/बांधकाम मंजूरी

(बांधकाम प्रारंभा पूर्विका व विगर विनशोती प्रकरणांसाठी)

(म.प्रा.व.न.र.अधि.१९६६ चे कलम ४५ (१) व मु.प्रा.म.न.पा.अधि.१९४९ चे कलम २५३ नुसार)

बति.

श्री. खंडू गणपत जोशी, श्री. राजाराम बंदू जोशी व इतर-९, श्रीमती अर्चना गणेश जोशी व इतर-५,
 श्री. सुनील कृष्णा जोशी व इतर-२, श्री. अजय भगवान जोशी व इतर-१, श्री. तुकाराम शनवार जोशी,
 श्री. जिनैद रामचंद्र जोशी व इतर-१, श्री. जयेश दिनेश जोशी, श्रीमती बारकृबाई बाळाराम गुळवी व इतर-२,
 श्री. तानाजी कोडू गुळवी व इतर-१, श्रीमती लक्ष्मी अर्जुन पाटील, श्रीमती कमला सुदाम केणे, श्री. शत्रुघ्न कोडू
 गुळवी, श्री. सखाराम बंदू जोशी व इतर-५, श्री. प्रविण भगवान जोशी व इतर-१ व श्री. प्रभुदास मदन नाईक यांचे तर्फे
 विकासक मे. साई बालाजी डेव्हलपर्स तर्फे श्री. कल्पेश डी. गाला
 द्वारा :- आर.के. व असो.

१०९/ए, धेता अपार्टमेंट, कासारआळी, भिवंडी.

संदर्भ :- १) आपला दि.१९/०४/२०१२ चा अर्ज.

२) या कार्यालयाकडील पत्र जा.क्र.न.र.वि./३३५,३३६ व ३३७

दि.२९/०५/२०१२

आपण आमचेकडे दि. २८/०५/२०१२ रोजी विकास/बांधकामाचे परवानगीसाठी पूर्तता केली त्याचा
 विचार करता तुम्हास खाली नमुद करण्यांत आलेल्या अटी व शर्तीच्या अधिन राहून सोबतच्या मंजूर नकाशा प्रमाणे
 विकास/बांधकाम प्रस्तावास मंजूरी देण्यांत येत आहे.

जागा मीजे टेमघर येथील स.नं. ६७/४पै, ६९/१, ८०/१पै, ८०/२पै, ८१पै मधील ४३०५३.०९ चौ.मी.

बांधकामाचा वापर :- रहिवासी व पूरक वापरसाठी

बांधकामाचा तपशिल:- (मंजूर नकाशाप्रमाणे.)

अ.क्र.	इमारतीचे टाईप	संख्या	मजले	बांधकामक्षेत्र (चौ.मी.)
१	ए	१	तळमजला --- वाहनतळ(जिना) पहिला मजला --- रहिवासी दुसरा मजला --- रहिवासी तिसरा मजला --- रहिवासी चौथा मजला --- रहिवासी पाचवा मजला --- रहिवासी सहावा मजला --- रहिवासी सातवा मजला --- रहिवासी	४१.७५ X ९ = ३७५.७५ २५२.३४ X ९ = २२७१.०६ २५२.३४ X ९ = २२७१.०६ २५२.३४ X ९ = २२७१.०६ २५२.३४ X ९ = २२७१.०६ २५२.३४ X ९ = २२७१.०६ २५२.३४ X ९ = २२७१.०६ २५२.३४ X ९ = २२७१.०६ १८०८.१३ X ९ = १६२७३.१७
२	बी	११	तळमजला --- वाहनतळ(जिना) पहिला मजला --- रहिवासी दुसरा मजला --- रहिवासी तिसरा मजला --- रहिवासी चौथा मजला --- रहिवासी पाचवा मजला --- रहिवासी सहावा मजला --- रहिवासी सातवा मजला --- रहिवासी	४१.७५ X ११ = ४५९.२५ २१२.५९ X ११ = २३३८.४९ २१२.५९ X ११ = २३३८.४९ २१२.५९ X ११ = २३३८.४९ २१२.५९ X ११ = २३३८.४९ २१२.५९ X ११ = २३३८.४९ २१२.५९ X ११ = २३३८.४९ २१२.५९ X ११ = २३३८.४९ १५२९.८८ X ११ = १६८२८.६८



ब व ड-१
 द.क्र. ६७६५ / २०१३
 दिनांक ११/१/२०१३

NAP SR ६०११ Terghar १ महसूल/क-१/टे-८/एनएपी/टेमघर-भिवंडी/एसआर-(८५/२०१२)१३५/१२

जिल्हाधिकारी कार्यालय ठाणे
 दिनांक ११/१/२०१३
 11 JAN 2013

वाचले :-

- १) श्री साई बालाजी डेव्हलपर्स श्री कल्पेश दामजी गाला स्वतः व इतर यांचे कुळमुखत्यारधारक रा. इटरनिटी मॉल, एफ ७३, तीनहात नाका, ता य जि. ठाणे यांचा दिनांक २/६/२०१२ रोजीचा अर्ज व दिनांक १६/८/२०१२ रोजीचा फेरअर्ज.
- २) आयुक्त, भिवंडी निजामपूर शहर महानगरपालिका यांचेकडिल विकास / बांधकाम परवानगी, बां.प्र.क्र./०९/२०१२-२०१३/जा.क्र./ नरवि/४६० दि. ३१/५/२०१२
- ३) दैनिक महाराष्ट्र जनमुद्रा या वृत्तपत्रामध्ये दिनांक १३/६/२०१२ व साप्ताहिक बापाचा बाप या वृत्तपत्रामध्ये दि. १८/६/२०१२ रोजी प्रसिध्द केलेला जाहिरनामा.
- ४) उपजिल्हाधिकारी (भूसंपादन) मॅट्रासेटर-३ ठाणे यांचेकडील क्र भूसं/मे.सं.३/एसआर-६४१ दि. १९/६/०१२
- ५) उपजिल्हाधिकारी (भूसंपादन) उल्हासखोरे प्रकल्प ठाणे यांचेकडील क्र भूसंपादन /टे.न४/ सी-३०५८६ दि.२१/६/२०१२
- ६) उपजिल्हाधिकारी (भूसंपादन) लघुपाटबंधारे यांचेकडील क्र.भुस/लपा/टे-१/एस.आर.क्र. ६५४ दि. २९/६/२०१२
- ७) उपजिल्हाधिकारी (भूसंपादन) लघु पाटबंधारे ठाणे ५ व मजला क्र भूसंपादन/एसआर/टे-१/ वशि- ६१४ दि. २९/६/२०१२
- ८) प्र.भूमी संपादन विशेष अधिकारी (विशेष घटक) ठाणे यांचेकडील जा क्र भूसंविअ/नाहदा/ १११३ दि. १८/७/२०१२
- ९) उपविभागीय अधिकारी भिवंडी विभाग भिवंडी यांचेकडील क्र बिडी/महसूल/टे-३/ भुसं/ कावि-९८३७ दि. १८/७/२०१२
- १०) तहसिलदार भिवंडी यांचेकडील पत्र क्र. मशा/कक्ष-१/टे-१०/जमिनबाब/अ.प./ एसआर ६३/२०१२ दिनांक १६/७/२०१२.
- ११) अर्जदार यांनी सादर केलेले दिनांक ७/८/२०१२ रोजीचे हमीपत्र कम संमतीपत्र.
- १२) अर्जदार यांनी सादर केलेले दि. ७/८/२०१२ रोजीचे शपथपत्र व बंधपत्र
- १३) उपविभागीय अधिकारी भिवंडी विभाग भिवंडी यांचेकडील क्र. बीडी/कुव/ विप/ श.शि./ भिवंडी/एसआर-२१९/२०१२ दि. २८/८/२०१२



आदेश :-

ज्या अर्थी उपोद्घातातील अ.क्र. १ अन्वये ठाणे जिल्हयातील भिवंडी तालुक्यातील मौजे- टेमघर येथील स नं. ६७/४पै क्षेत्र ३८००.०० चौ.मी., स.नं. ६७/४पै क्षेत्र ४३७०.०० चौ.मी., स.नं. ६७/४ पै क्षेत्र ४७८०.०० चौ.मी., स.नं. ६९/१ क्षेत्र ४३५०.०० चौ.मी., स.नं. ८०/१ पै क्षेत्र २२५०.०० चौ.मी., स.नं. ८०/१पै क्षेत्र ३०००.०० चौ.मी., स.नं. ८०/१पै क्षेत्र ४०००.०० चौ.मी., स.नं. ८०/१पै क्षेत्र २१५०.०० चौ.मी., स.नं. ८०/२पै क्षेत्र ७४६.१२ चौ.मी., स.नं. ८०/२पै क्षेत्र ३१५३.७८ चौ.मी., स.नं. ८१पै क्षेत्र १०८८०.०० चौ.मी., स.नं. ८१पै क्षेत्र १९८०.०० चौ.मी. एकूण क्षेत्र ४५४५९.९० चौ.मी. एवढया जागेचा रहिवास व वाणिज्य या बिगरशेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्याबाबत अर्ज करणेत आलेला आहे.

ज्याअर्थी, या कार्यालयाने दिनांक १३/६/२०१२ च्या दैनिक महाराष्ट्र जनमुद्रा व दि. १८/६/२०१२ च्या साप्ताहिक बापाचा बाप या वृत्तपत्रात जाहिरात प्रसिध्द करण्यात आलेली होती. त्यावर मुदतीत कोणतीही हरकत/तक्रार उपलब्ध कागदपत्रे पाहता या कार्यालयाकडे प्राप्त झालेली दिसून येत नाही.

ज्याअर्थी, आयुक्त, भिवंडी-निजामपूर शहर महानगरपालीका यांनी त्यांचे बां.प्र.क्र./ ०९/२०१२-२०१३/जा.क्र./नरवि/४६० दि. ३१/५/२०१२ अन्वये प्रस्तावित जमिनी बाबत अर्जदार यांना रहिवास व पुरक वापर कारणासाठी विकास / बांधकाम परवानगी दिली आहे.



Summary-2(दस्त गोषवारा भाग - २)

26/07/2013 2:42:11 PM

दस्त गोषवारा भाग-2

खबड 1
दस्त क्रमांक: 6465/2013

दस्त क्रमांक: खबड1/6465/2013
दस्ताचा प्रकार: करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्रायाचित्र	अंगठ्याचा ठसा
1	नाव: योगेश एम कुलकर्णी पत्ता: प्लॉट नं: डी-1203, माळा नं: -, इमारतीचे नाव: हार्मोनी होंगीझोन, महिंद्रा शोरूम समोर, ब्लॉक नं: ओबळा, ठाणे प, रोड नं: जी. बी. रोड, महाराष्ट्र, ठाणे. पिन नंबर: BAVPK2146M	विहून देणार वय: -37 स्वाक्षरी:- <i>Luhanni</i>		
2	नाव: शरणदिप योगेश कुलकर्णी पत्ता: प्लॉट नं: डी-1203, माळा नं: -, इमारतीचे नाव: हार्मोनी होंगीझोन, महिंद्रा शोरूम समोर, ब्लॉक नं: ओबळा, ठाणे प, रोड नं: जी. बी. रोड, महाराष्ट्र, ठाणे. पिन नंबर: BAVPK2146M	विहून देणार वय: -36 स्वाक्षरी:- <i>Sharan</i>		
3	नाव: साई बालाजी डेव्हलपर्स तर्फे भागीदार मनोज अशोक हिरानंदाती यांचे तर्फे क. ज. देणार संकेत अरविंद जाधव पत्ता: प्लॉट नं: एस-9, माळा नं: 2रा मजला, इमारतीचे नाव: इंटर्नॅटी मॉल, ब्लॉक नं: तीन हात नाका, ठाणे प, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:	विहून देणार वय: -23 स्वाक्षरी:- <i>Manoj</i>		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ: 26 / 07 / 2013 02 : 40 : 06 PM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	द्रायाचित्र	अंगठ्याचा ठसा
1	नाव: प्रबोध बी पांडव वय: 29 पत्ता: नंदन आर्केड, स्टेट बँक ऑफ इंडिया जवळ, काप कणेरी, भिवंडी, ठाणे पिन कोड: 421302	स्वाक्षरी <i>Prabodh</i>		
2	नाव: अनुज डी शेते वय: 22 पत्ता: नंदन आर्केड, स्टेट बँक ऑफ इंडिया जवळ, काप कणेरी, भिवंडी, ठाणे पिन कोड: 421302 दस्ताऐवजासोबत जोडलेले कागदपत्रे, कुलमुखत्यार पत्रे, व्यक्ती इत्यादी, बनावट आढळून आल्यास त्याची जबाबदारी निष्पटकाची राहिल.	स्वाक्षरी <i>Anuj</i>		

शिक्रा क्र.4 ची वेळ: 26 / 07 / 2013 02 : 41 : 00 PM

शिक्रा क्र.5 ची वेळ: 26 / 07 / 2013 02 : 41 : 09 PM

Sub Registrar Bhivandi 1



प्रमाणित करण्यात येते की या दस्तामध्ये एकूण २ ते २५ पाने अगुन

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साहित्य बुकाने नंबरी नांदला.

सह. भिवंडी-१

दिनांक

२६ माहे ०७ सन २०१३/२०१३



अंशतः इमारत वापर दाखला

(इमारत प्रकार -बी-१, बी-२, बी-३, बी-७, बी-८, बी-९ व सी-१४, सी-१५)

प्रति.

श्री.खंडू गणपत जोशी, श्री. राजाराम बंडू जोशी व इतर-९, श्रीम.अर्चना गणेश जोशी व इतर-५
श्री.सुनील कृष्णा जोशी व इतर-२, श्री. अजय भगवान जोशी व इतर-१, श्री. तुकाराम शनवार
जोशी, श्री.जितेंद्र रामचंद्र जोशी व इतर-१, श्री.जयेश दिनेश जोशी, श्री.वारकूबाई बाळाराम गुळवी व
इतर-२, श्री.तानाजी कोंडू गुळवी व इतर-१, श्रीम.लक्ष्मी अर्जुन पाटील, श्रीम.कमला सुदाम केणे,
श्री. शत्रुघ्न कोंडू गुळवी, श्री. सखाराम बंडू जोशी व इतर-५, श्री.प्रविण भगवान जोशी व इतर-१ व
श्री. प्रभुदास मदन नाईक यांचे तर्फे विकासक मे. साई बालाजी डेव्हलपर्स तर्फे
श्री. कल्पेश डी. गाला

द्वारा :- आर.के. व असो.

१०१/ए, श्वेता अपार्टमेंट, कासारआळी, भिवंडी

संदर्भ:- १) या कार्यालयाकडील सुधारित बांधकाम परवानगी क्र.न.र.वि./२०१३

दि.३०/१०/२०१३

२) आपला दि. ०६/०१/२०१६ रोजीचा अर्ज.

महोदय,

मौजे टेमघर येथील स.नं.६७/४ पै, ६९/१, ८०/१ पै, ८०/२ पै, ८१ पै. मधील मंजूर २७ इमारतीचे बांधकामापैकी इमारत प्रकार -बी-१, बी-२, बी-३, बी-७, बी-८, बी-९ व सी-१४, सी-१५ एकूण ८ इमारतींचे तळ अधिक बारामजल्याचे विकासकाम /बांधकाम काम जे महानगरपालिका परवानाधारक आर्कीटेक्ट / इंजिनियर/स्ट्रक्चरल इंजिनियर /सुपरवायझर आर.के.व असो. इंजि. लायसन्स क्र.१५० हयांचे देखरेखीखाली पूर्ण केले असल्याचे महानगरपालिकेत कळविणेत आले आहे. त्या अनुषंगाने आवश्यक त्या बाबींची पूर्तता केलेली आहे. सदर बांधकामाचा वापर नकाशात हिरव्या रंगाने दर्शविलेल्या दुरुस्तीस व खालील शर्तींना अधिन राहून करणेस महानगरपालिकेची हरकत नाही.

१) भविष्यांत रस्तारुंदीकरणासाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतरामधुन महानगरपालिकेस विनाअडथळा हस्तांतरीत करावी लागेल.

२) भविष्यात देय गौण खनिजाचे स्वामित्वधनाची रक्कम निष्पन्न झाल्यास ती जिल्हाधिकारी, ठाणे कार्यालयाकडे जमा करणे आपणांवर बंधनकारक राहिल.

३) मंजूरी व्यतिरिक्त जागेवर कोणतेही वाढीव बांधकाम केल्याचे आढळल्यास किंवा इमारत वापर दाखल्यानंतर केल्यास ते पूर्वसूचना न देता तोडून टाकण्यांत येईल व त्याची सर्वस्वी जबाबदारी आपली राहिल.

४) प्रस्तुत प्रकरणी पत्र क्र. जा.क्र./न.र.वि./२६६५ दि.२९/०१/२०१६ अन्वये देण्यात आलेल्या उपकरासंबंधाचे नोटीसीमधील रक्कमेबाबत आपलेकडील दि. ०३/०२/२०१६ रोजी सादर केलेल्या पत्राच्या अनुषंगाने मनपास जमा केलेले आगाऊ तारखेचे धनादेश मार्च २०१६ अखेर वटून जमा करणेची जबाबदारी आपली राहिल.

५) सदर प्रकरणी आपल्या प्रकल्पांमध्ये सुरु असलेल्या इतर बांधकामाचे अनुषंगाने व जागेवरील सद्यस्थिती लक्षात घेवून, सुधारित बांधकाम परवानगी ही इतर इमारतीच्या प्लीथ या पुढील इमारतीच्या वापर दाखल्यापुर्वी घेणे आपणांवर बंधनकारक राहिल. त्याशिवाय यापुढील इमारतीस वापर दाखला प्रदान करणेत येणार नाही. याची नोंद घ्यावी.

६) आपण वापर दाखला मिळण्याचे अर्जासोबत सादर केलेल्या दिनांक ११/०१/२०१६, १३/०१/२०१६ व २२/०१/२०१६ रोजीच्या शपथपत्राप्रमाणे पूर्तता करणे बंधनकारक राहिल.

