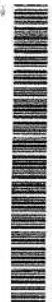


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Thursday, January 14, 2010  
10:42:18 AM

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Original

नोंदणी 39 म.  
Regn. 39 M

पावती क्र. : 674

दिनांक 14/01/2010

मावाचे नाव आगाशी वसई3 - 00658 - 2010

दस्ताऐवजाचा अनुक्रमांक वसई3 - 00658 - 2010

176  
Market  
Company

दस्ताऐवजाचा प्रकार करारनामा

सादर करणाऱ्याचे नाव: काशिनाथ रामचंद्र कोकाटे - -

नोंदणी फी	:-	13500.00
नकल (अ. 11(1)), पृष्ठांकनाची नकल (अ. 11(2)),	:-	720.00
रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (36)	एकूण	14220.00

Registration charge

आपणास हा दस्त अंदाजे 10:56AM हा वेळस मिळेल

NRV

दुय्यम निबंधक

वसई 3

बाजार मूल्य: 445500 रु. मोबदला: 1350000रु.

भरलेले मुद्रांक शुल्क: 50100 रु.

दस्ताकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: कॅनरा बँक, आगाशी;

डीडी/धनाकर्ष क्रमांक: 175466; रकम: 13500 रु.; दिनांक: 13/01/2010

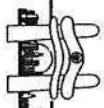
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दस्ताऐवजा परत दिवा

दस्ताऐवजा परत दिवा

126





वर्ग-३

दफ्त. क्र. ८३८/१०१०

०२/१०२०१३

**WHEREAS**

a) Shri Narayan Prabhakar Ranade was the original owner of property bearing Pardi No. 1, Plot No. 2, having area 581 sq. metres and adjoining gavthan land having area 119.27 sq. metres total area 700.27 sq. metres which is lying being and situated at the Village Agashi, Taluka Vasai, Dist. Thane, within the jurisdiction of Sub-Registrar Office at Vasai No. 3 (hereinafter for brevity's sake referred to in the Schedule "A" of the property).

b) The said Shri Narayan Prabhakar Ranade had sold the said property to Shri Ramchandra Dhondu Gokhale by registered Sale Deed dated 29-2-1944 and said Ramchandra Dhandu Gokhale subsequently sold the said property to Shri Satyajit Suresh Talawalkar by registered Sale Deed dated 12-5-1995.

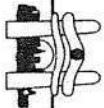
c) Shri Satyajit Suresh Talawalkar sold the Schedule "A" property to present owners M/s. HARIDWAR CONSTRUCTION COMPANY, a partnership firm by registered sale deed bearing its registration No. 008890/2004 dated 28-12-2004.

d) Shri Prabhakar Ganesh Joshi was the original owner of the property bearing its Pardi No. 80, area 300 sq. metres and adjoining Gavthan land having area 675 sq. metres, total area 1005 sq metres which is lying being and situated at Village Agashi, within the limits of Agashi Gram Panchayat, Taluka Vasai, Dist. Thane, within the jurisdiction of Sub-Registrar Office at Vasai No. 3 (herein after referred the schedule "B" property).

e) The said Shri prabhakar Ganesh Joshi had sold the said property to shri Ramchandra Dhondu Gokhale by registered Sale Deed dated 10-7-1945 and the said Ramchandra Dhodu Gokhale subsequently sold the said property to Shri Suresh Dattatraya Talawalkar by registered sale deed dated 12-5-1995.

f) The said Suresh Dattatraya Talawalkar sold the Scheduled "B" property to present owners M/s HARIDWAR CONSTRUCTION COMPANY, a partnership firm by registered Sale Deed bearing its Registration No. 08889/2004 dated 28-12-2004

*Signature*  
*Prabhakar*



पार्श्व-३
दस्तावेज नं. ४३५/२०१०
०३/०३८

g) By sale deeds dated 28-12-2004 M/s HARIDWAR CONSTRUCTION COMPANY, hereinafter called THE BUILDER became absolute owners and in possession of the Schedule "A" and "B" properties.

h) The said properties had been converted into N. A. by the office of Deputy Collector, Bhiwandi Prant, Thane vide its Order No. B-D / N.A.P. / SR / 173 dated 7-4-1980

i) Development permission & Commencement Certificate is granted to construct the building on the said property by the City and Industrial Development Corporation of Maharashtra Ltd., vide its letter bearing No. CIDCO / WSR / CC / BP-3793 / W / 2268 / dated 2-9-2005 and amended plan No. CIDCO / WSR / AM / BP - 3793 / W / 1186 dated 03-11-2006. and Amended Plan No. CIDCO/WSR/AM/BP-3793/W/4174

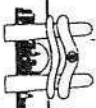
J) The said Building permission is Ground + 4 storey and the said permission is valid and subsisting and Builder herein has right to commence development in the said property as per sanctioned plans and specification.

The Builder herein now constructing a Residential Complex on the said land with a view to sell the flats on what is known as OWNERSHIP BASIS as per the sanctioned plans stated hereinabove with such variations and modifications which may be permitted and which the builder may consider necessary and desirable hereinafter.

The said property is free hold and free from all encumbrances and from reasonable doubts and owners' title to the said property is clear and marketable and free from all encumbrance and in view of sale deeds executed in favour of the builders by original owners The title Certificate issued by Advocate Shri J. R. Thakur, certifying the Owners title to be clear and marketable attached herewith.

The purchaser has taken inspection of the Title Deeds, documents, papers, sanctioned plans and Title Certificates before recited and has acquainted and satisfied himself / herself with all

*Signature*  
*Signature*



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terms and conditions and covenants therein contained and also other documents such as plans, designs, specifications of the said Building proposed to be constructed and / or under construction.

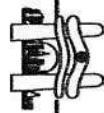
The Builder has Supplied to the Purchaser such other documents mentioned in Rule of Maharashtra Flat Ownership Rules 1964 (hereinafter called "The Said Rules") as demanded by the Purchaser. The Builder is entering into separate Agreements similar to this Agreement with such modifications and variations as may be necessary with various persons in respect of the other flats and other rights in the said Building, the said land.

The Purchaser is satisfied about the title of the said property.

The Purchaser has agreed to acquire Flat No. 404 in wing C- on the FOURTH floor in the Building proposed to be name "HARIDWAR GANGA" being constructed on the said land (more particularly described in the Schedule "A" & "B" hereunder written and hereinafter referred to as SAID FLAT for brevity's sake) with full notice and knowledge of the several facts covenants on the terms and conditions hereinbefore appearing. The Purchaser prior to execution of these presents has satisfied himself ~~himself~~ about the title of the Builder to the said land described in the Schedule hereunder written and he/she shall not be entitled to further investigate the title of the Builders to the said land. Similarly the Purchaser has inspected the site of the said Building and has approved the same.

NOW, THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BETWEEN THE PARTIES HERETO AS UNDER :

- 1) The Purchaser hereby agrees to purchase and acquire Flat No. 404 Wing C- on the FOURTH floor area 52.11 sq. metres (Built-up / Carpet) which is inclusive of the balconies (which shall hereinafter be called the SAID FLAT in the said Agreement) and as per the Plan and Specifications seen and approved by him / her and also agreed that the Builder may make such variations and modifications therein as may be necessary and required to be done by the Government or CIDCO authority or any other local authority.



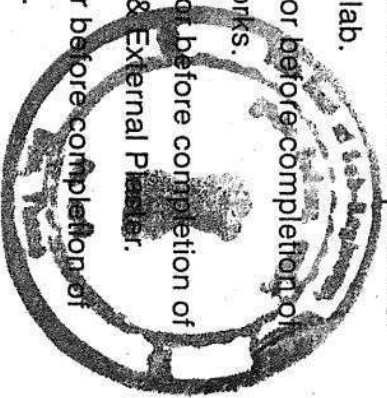
प्लान नं. 3
दस्तावेज नं. 404/12020
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*Sum*  
*Ravate*

*Sum*  
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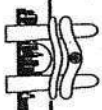
2) The Purchaser hereby agrees to purchase the Flat No. 404 on the FOURTH floor Wing C in the Building known as "HARIDWAR GANGA", Building No. \_\_\_\_\_ as per plans and specifications seen and approved by him / her at or for the total consideration amount of Rs. 13,50,000/- (Rupees Thirteen Lakhs Fifty Thousand only) \_\_\_\_\_ and shall make payment in the following manner, Time being essence of this Agreement.

- a) As earnest Money on or before 15% the execution of this Agreement   Rs. 202500/-
- b) 15% on or before completion of Plinth work.                                   Rs. 202500/-
- c) 10% on or before completion of First slab.                                       Rs. 135000/-
- d) 10% on or before completion of Second slab.                                    Rs. 135000/-
- e) 10% on or before completion of Third slab.                                      Rs. 135000/-
- f) 10% on or before completion of Fourth slab.                                     Rs. 135000/-
- g) 10% on or before completion of Brick works.                                    Rs. 135000/-
- h) 10% on or before completion of Internal & External Plaster.                Rs. 135000/-
- i) 5% on or before completion of Flooring.   Rs. 67500/-
- j) 5% on or before completion of possession of the said to the Purchaser.                                 Rs. 67500/-



TOTAL RUPEES 13,50,000/-

*Sum*  
*Ravate*



वसई-३
वसई क्र. 45/1/2020
05/03/20

3) The Builder agrees to hand over the possession of the said flat to the Purchaser within 15 month from the date of registration of flat subject however to availability of cement, steel and other Building materials and subject to any act of God, such as Earthquake, Flood or any other natural calamity, act of enmity. War or any other terms and conditions herein contained and also subject to payment of all the amounts dues and duties payable to by the Purchaser under this agreement and under such similar agreements with other Purchasers indue time.

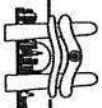
4) In consideration of his / her covenant in clause 2 herein above contained, the Purchaser do hereby agrees and covenants with the Builder that within 15 days from the date of posting of the intimation, the Purchaser shall pay from time to time to the Builder hereinafter referred to the proportionate share of the Purchaser of the Purchaser of the taxes, rates, assessments, duties, impositions and outgoings or land from time to time or which may hereafter be imposed by the Municipal authority or the Gram Panchayat or the Government and / or Local authority and (b) the proportionate share of the Purchaser of other outgoings and of maintenance charges, (c) Security Deposits as security for the due payment by the Purchaser of the said local and / or Government taxes and other outgoings and maintenance charges until the execution of transfer in favour of a Co-operative Society. The Purchaser shall occupy the said flat subject to the terms and conditions herein contained.

5) The Purchaser shall take possession of the said flat premises within 15 days from written intimation from the Builder and after execution of all necessary papers and documents required for the registration of a Co-operative Society and on payment of all balance of the amounts then due under this agreements to the Builder and upon delivery of such possession of the Purchaser shall be entitled to use and occupy the said flat without hindrance or without any further claims as to any item of work or possession etc. against the Builder.

6) The Purchaser shall on or before the execution of this Agreement pay a sum of stamp duty and its Registration fees chargeable by the Government and its incidental costs for flat at the prevailing rate as applicable from time to time.

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वर्ष २०२३

दस्ता क्र. ६३६/२०२०

०८/०३/२३

7) The Purchaser shall on or before the delivery of possession of flat / shop premises keep deposited Rs. \_\_\_\_\_ with Builder Regarding Legal Fees, Share Money, Formation, Registration of Society & Local Taxes in respect of said flat.

8) The Purchaser shall maintain at his / her own cost the said flat agreed to be acquired by him / her in the same conditions, state and order in which it is delivered to him / her and shall abide by all the bye laws and regulations of the Government, Gram Panchayat and other authorities from time to time and at all times in force and shall also attend, answer and be responsible for all the notices or violations or any conditions contained by in these presents and it is expressly agreed that the Purchaser has agreed to acquire the said flat subject to the terms and conditions contained in these presents.

9) The Builder, without effecting or prejudicing the right or interest of the purchaser created in respect of the said flat under this Agreement, shall be at liberty to sell, assign, and / or otherwise deal with their interest in the aforesaid land and building or any part thereof.

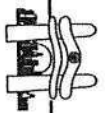
10) If hereinafter any charges are levied by or payment required to be made to any Government authorities or local body either on the Builders or otherwise the Purchaser on being called upon by the Builder his / her share thereof at or before or after taking possession of the same flat as may be required or demanded by the Builder.

11) The Builder shall in respect of any amount liable to be paid by the Purchaser under the terms and conditions of this Agreement have a first lien and charges on the said flat to be acquired by the Purchaser till all the amounts due and payable by Purchaser under this Agreement are paid to the Builder, he / she shall have no interest and / or right of whatsoever nature and the Purchaser shall not let, sub-let, sell, transfer, assign, convey, mortgage, charge or in any way encumber or deal with or dispose of or assign under let or part with the possession of the said flat or any part thereof acquired under the said agreement shall not assign, mortgage, charges or in any way encumber or deal with in any manner

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पन्ना-३
पान नं. ६७८/२०१०
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whatsoever his / her rights, benefit of this Agreement or any part thereof until the Purchaser obtained previous consent in writing of the Builder or the Co-operative society which may be formed as the case may be.

12)The Purchaser shall not be entitled to claim partition of his / her share in the said land and / or the said Building and the same shall always remain undivided and in partible.

13)The Purchaser shall not and hereby agrees not to use the said flat for any purpose whatsoever nature other than for the purpose for which the same is acquired. It is specifically agreed that the Purchaser shall take up or keep the said flat in such complete condition as the Builder or the Co-operative Society as the case may be determined.

14)The Purchaser hereby covenants with the Builder to pay all the amount to be paid by the Purchaser and reserved under the Agreement and to observe and perform all the covenants and conditions of this Agreement and keep the Builder indemnified against the said payment and observances and performances of the said covenants and conditions, except so far as the same ought to be observed and performed by the Builder.

15)The said Building shall always be known as "HARIDWAR GANGA" and this name shall not be changed at any time for any reason whatsoever.

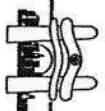
16)The Builder agrees to transfer the said land described in schedule hereunder written with the Building to be constructed by the Builder on the said land to the Registered Co-operative Housing Society.



17)The Purchaser shall along with rest of the acquirers of all the flats in the said Building when called upon by the Builder to form a Co-operative Society under the name and style of "HARIDWAR GANGA" (hereinafter called "The Society") as may be approved by the Registrar of Co-operative Societies, join and become member of the said society with usual prescribed

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पृष्ठ-३

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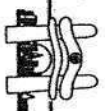
०२/०३/११

byelaws and with such conditions and modifications as may be necessary according to the provisions of law for the time being in force and on such registration of the Society forthwith inform the Builder in writing about the date of Registration of the Society and produce all documents in respect of such registration for inspection of the Builder. The builder shall transfer their interest in the said Building and / or on the said land to and in favour of the said Cooperative Society but however without prejudice to the right of the Builder to dispose of the remaining flat and to utilise balance F.S.I. & T.D.R., as may be permissible by the authorities. The Purchaser hereby agrees to join the holders of other flat in the said building in forming the Co-operative Society and that at no time hereafter he / she shall have a right to repudiate the allotment of the said shares. The agreement also shall be treated as an irrevocable application and consent by the Purchaser for the allotment of shares of the said society to him / her. The Purchaser also agrees to observe and perform all the rules and regulations which the Society may adopt or pass at its inception and from time to time and at all times thereafter.

18) In the event of the society being formed and registered before sale and disposal of all the flats or before utilisation of the full F.S.I. & T.D.R. in the said Building by the Builder, as aforesaid, the Powers and authority or the society so formed of the Purchaser and other purchasers of the flat shall be subject to the over all authority and control of the Builder over all or any of the matters concerning the said Building, the construction and completion thereof and all amenities pertaining to the same and in particular but without prejudice generally of the foregoing, the Builder shall have absolute authority and control as regards the unsold flats in the said Building and the disposal thereof and also be entitled to utilise the balance of the F.S.I. & T.D.R.

19) The Builder shall have a right to make additions raise storey to part up additional structure in the said Building or in the open space as may be permitted by the Government or Competent authority and such addition structure will be the sole property of the Builder and the Builder shall be entitled to dispose off such additional storey and structures put up by him in any way he choose to the same. The open ground spaces, wall, garden, common

*Signature*  
*P. K. Verma*



पन्ना-३

दस्तावेज, २३/१/२०१०

१०/०३/१८

amenities, terrace or the Building, the Compound walls in the said property and also the outer walls of all the flat shall be the property of the Builder and this Agreement with the purchaser and all other persons and purchasers of flat in the said building shall be subject to the aforesaid right of the Builder. The Builder shall always be entitled to use the said terrace and compound walls and outer walls of the building for any purpose including the display of advertisement and sign board and the Purchaser shall not be entitled to raise any objection, or to any compensation or damages on the ground of inconvenience or any other ground whatsoever.

20) The Purchaser shall have no claim save and except in respect of the particular flat hereby agreed to be acquired, i. e. all the open spaces, wall, garden parking spaces, stilt, lobbies, staircases, terraces etc. will remain the property of the Builder until the land is transferred to the Co-operative Society.

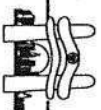
21) The transfer deed and / or the conveyance and all other documents shall be prepared by the Advocate and Solicitor of the Builder and shall contain the covenants and conditions contained in this Agreement with such modifications, alterations and additions therein as the Builder deems fit and proper and other clause which may think necessary and desirable.

22) Until the transfer as aforesaid, the Purchaser shall hold the said flat subject to the same obligations and conditions and provisions contained in the Agreement and the Purchaser shall pay to the Builder his / her proportionate share of all the existing future assessments, taxes and outgoings of every description for the time being payable by the landlord or tenant or by the occupiers in respect of the said land and the Building therein and the premises and anything for the time being thereon.

23) The Purchaser hereby agree that in the event of the amount by way of betterment charges or development tax or any other tax or payment a similar nature becoming payable by the Builder, the same shall be reimbursed by the Purchaser to the Builder in proportion of the area of the flat agreed to be acquired by the Purchaser and in determining the amount, the decision of the Builder shall be conclusive and binding on the Purchaser.

*Signature*

*Signature*



वसई-३

दस्ता क्र. ६३५/२०१०

११/१०/३६

24) Until such time, the transfer is executed as aforesaid, the Purchaser agrees to abide by all the rules and regulations framed or to be framed by the Builder at any time and from time to time and at all times and generally to do all and every reasonable act that the Builder may call upon the Purchaser to do in the interest of said property and the holders of other flat.

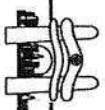
25) The Purchaser shall sign all papers and documents and do all other things that the Builder may deem necessary and reasonable for carrying out the purposes of this Agreement from time to time.

26) The cost, charges and expenses in connection with the formation of the society as well as the costs of preparing, engrossing and stamp duty on conveyance, assignment or transfer Deed and registration charges of the same and of all the agreements, writings, transfer and all other documents required to be made and executed by the Builder, as well as the professional costs payable by the Builder on preparing and approving all such documents shall be borne and paid by the Purchaser along with other occupiers in the said society. The builder shall not be liable to contribute any thing towards any of the aforesaid expenses. The proportionate share of the said expenses payable by the Purchaser shall be paid by him / her to the Builder whenever called upon either before or after delivery of possession of the said flat. The costs of this agreement including the stamp duty and registration shall be borne and paid by the Purchaser alone.

27) The Purchaser shall also pay his / her proportionate share of Insurance premium to keep the Building in the said property insured against loss or damages by fire and to get any capital redemption policy in sum equivalent to total price of all the flats in the said Building on a company to be approved by the Builder. All the money as and when received by virtue of any such insurance shall be spent in re-building or repairing the premises whenever during the said terms and said Building or any portion and any reason whatsoever the Purchaser shall pay his / her proportionate share for reinstating and repairing the same. The purchaser shall pay all the betterment and / or development charges that may be levied by the Government or any public body or authority. The purchaser shall also pay his / her proportionate share of expenses

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दस्तावेज-३

दस्तावेज क्र. ६७५/२०१०

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for repairs and for keeping the said building in good conditions to the satisfaction of the Builder.

28)The Purchaser shall at no time demolish or cause to be demolished or make additions and alterations in the said flat or make or cause to be made therein any new construction or extension of any nature whatsoever in the said flat or the building without the prior consent in writing of the Builder till the Builder has transferred the said property in favour of the Society, after the said transfer.

29)The Purchaser shall not any time or cause to be done of permitted to do any nuisance of annoyance in or upon the premises or anything which shall cause unnecessary annoyance, inconvenience, hindrance or disturbance to the holders of other flat and / or the property in the neighborhood.

30)The Builder shall not be responsible to the purchaser in any manner whatsoever if the Purchaser of flat to co-operate to form a society as hereinabove mentioned.

31)The Purchaser agrees to pay all the amounts payable under the terms and conditions of this Agreement and as and when due time in this respect of this Agreement being the essence of the contract. The Builder shall not be bound to give any notice of payment of the amounts due under this Agreement and the absence of notice shall not be taken as an excuse for non-payment of any amounts on due dated The Builder will not be responsible for the delay in the completion of the building and possession of the flat caused due to the delayed payment of the Purchaser.

32)The interest at the rate of 18 % p.a. shall be paid by the purchaser to the Builder on all amounts which remain unpaid for more than 30 days by him / her under this Agreement and on all taxes and other out goings from the due date of payment till the amounts are duly paid even if possession is delayed. This provision is without prejudice to the rights of the Builder to forthwith terminate this agreement and their other rights as provided in clause 34 hereinafter.

*[Signature]*

*[Signature]*

*[Signature]*

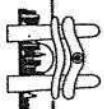
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वसई-३

वसई-३

दस्ता क्र. ८७५/१०१०

१३/०३/८८



33) The Builder shall have full right to sell, let put or allot open ground space adjoining the flat space below the staircase, still, Mezzanine floors, parking space, terrace, falling adjoining to the concerned flat loading un-loading platform to any purchaser and purchaser shall have no objection of any nature whatsoever in respect thereof.

34) If the Purchaser shall neglect, until or fail omit for any reason whatsoever to pay and deliver to the Builder any of the amounts or dues payable by the purchaser under the terms and conditions of this agreement including those referred to hereinabove, whether before or after occupation of the said flat within the time being herein provided or if the Purchaser in any other way shall fail to perform and / or observe any of the stipulations on his / her part to be performed or observed herein contained, the Builder shall be entitled to rescind this Agreement and on such recession by the Builder, this Agreement shall cease and stand terminated and determined and the amount already paid by the Purchaser shall absolutely be forfeited to the Builder and the Purchaser shall have no claim for refund or repayment of the said earnest money and / or other amount already paid up by the Purchaser or any part thereof and the Purchaser hereby agrees to loose and forfeit all his / her benefits under this Agreement and to all the amounts already paid and shall be liable to immediate adjustment from the said flat and it is expressly agreed that the rights given by this clause to the Builder shall be without prejudice to any other right remedies and claims whatsoever of the Builder against the purchaser.

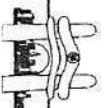
35) Under no circumstances possession of the said flat shall be given to the Purchaser until and unless all documents and all monies including costs of extra work if any required to be paid under this agreement have been paid by the Purchaser to the Builder.

36) The purchaser agrees that he / she shall not hold the Builder liable for any additions or improvements that they may be made in the Original plans which the Builder may make, provided that such additions or improvements shall not materially affect the position or dimensions of the flat agreed to be acquired by the Purchaser.

37) In case any security Deposit is demanded by the Government, local body or Electricity supply company or other authorities

*Signature*

*Signature*



वर्ष-३
दस्तावेज नं. ८७८/२०१०
१५/०५३८

43) The lump sum cost of purchase of this flat as agreed to be purchased by the Purchaser does not include sales tax / service tax and same if determined to be payable on this transaction at any later date by the concerned authorities the same shall become payable by the purchaser along with other Purchasers on demand at any time, Similarly any additional statutory levies imposed by Government which may affect deal shall also be fully recovered by the Builders from the Purchaser.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to these presents on the day and year first above written.

### SCHEDULES "A" & "B" THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Gavthan land bearing Pardi No. 1, Plot No. 2 having area 581 sq. mts and 119.27 sq. mts Gavthan area total 700.27 sq. mts. and Pardi No. 30 area 330 sq. mts. and Gavthan area 675.00 sq. mts. Total area 1005.00 sq. mts. Total area of A & B property is 1705.27 sq. mts. which is lying being and situated at Village Agashi, within the limits of Gram Panchayat Agashi, Taluka Vasai, Dist. Thane. within the jurisdiction of Sub-Registrar Vasai - III and bounded as follows :-

ON THE EAST : GAVTHAN LAND  
ON THE WEST : BHAN BANDAR ROAD  
ON THE NORTH : LAND BELONGS TO CHOTU NAIK  
ON THE SOUTH : LANE

### SCHEDULE "C" ABOVE REFERRED TO

ALL THAT Flat premises bearing Flat No. 404  
Admeasuring 52.11 sq. mts (Built up / Carpet) on  
FOURTH floor C wings in the building known as  
HARIDWAR GANGA which is lying being and situated at village Agashi,  
within the limits of Agashi Gram Panchayat and Panchayat Samiti Vasai,  
Taluka Vasai, Dist. Thane constructed on Schedule "A & B" Property.  
Within the jurisdiction of Sub - Registrar Vasai - II (Nalaspapara).

*Chauhan*

*Rekate*

*Chauhan*

*Rekate*

**SCHEDULE "D"**  
TITLE CERTIFICATE

**SCHEDULE "E"**

Gavthan Extract, 7/12 Extract and CIDCO Permission.

**SCHEDULE "F"**

**LIST OF AMENITIES TO FLAT AND BUILDING**

SIGNED SEALED AND DELIVERED )  
BY THE WITHIN NAMED BUILDER )  
M/S. HARIDWAR CONSTRUCTIONS )  
A PARTNERSHIP FIRM )  
**MR. GANESH M. HIRE**..... )  
in the presence of..... )



1. **SRHIL**  
Name : **SANDAY GANPAT PATIL**  
Address :

2. **Sandeep Sharma**  
Name : **Sandeep Sharma**  
Address :

SIGNED SEALED AND DELIVERED )  
BY THE WITHIN NAMED PURCHASER )  
**MR. KAS HINATH. RAM CHANDRA** )  
in the presence of..... **KOKKATE**..... )



1. **SRHIL**  
2. **Sandeep Sharma**

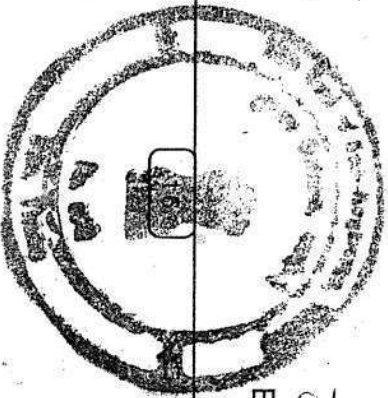
RECEIVED of and from the within named )  
purchaser a sum of Rs. **5000/-**..... )  
(Rupees **Five thousand only**..... )  
..... )  
in cash / cheque as part payment / full )  
purchase price of the said flat. )

WITNESSES :

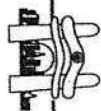
- 1. **SRHIL**
- 2. **Sandeep Sharma**

Rs. **5000/-**  
WE SAY WE HAVE RECEIVED.

**BUILDERS.**  
**HARIDWAR GANGA**







दस्तावेज-३

दस्तावेज क्र. २०१/२०१०

१२/०३/३६

**SCHEDULE "F"**  
**LIST OF AMENITIES TO FLAT / SHOP AND BUILDING**

- STRUCTURE** : R.C.C. Framed Structure
- FLOORING** : Design ceramic spartex flooring in flat.
- KITCHEN** : Kitchen Granite Platform with stainless steel sink, ceramic dado & Kitchen Cabinets.
- BATHROOM & W.C.** : Ceramic floor with designer concept dado
- DOORS** : Designed main door with brass fitting & other flush door.
- WINDOWS** : Powder Coated Aluminium sliding window with marble frames & M. S. Grills.
- WALL FINISH** : Sandfaced plaster with water proof cement paint for external surface, internal acrylic distemper painting.
- ELECTRICAL** : Concealed electric fitting with standard material.
- PLUMBING** : Concealed plumbing with high quality C. P. fitting & premium sanitary wares.
- SPECIAL FEATURES**
- Located at the heart of Agashi Village.
  - Aesthetic Elevation.
  - Garden & Children Park
  - 24 hours water supply.
  - Telephone / Cable point in every Flat / Shop.



*Signature*

*Private*

**J. R. THAKUR**  
B.A., LL.B.  
Advocate High Court

Resi.: 'Ramliia' A. W. Thakur Marg,  
Girji, Tal. & Post - Vasai, Vasai (W),  
Dist. Thane - 401 201.

Ref. No.: \_\_\_\_\_

Date : 02/02/ 2005

TO WHOMSOEVER IT MAY CONCERN

वर्ष-३

TITLE CERTIFICATE

दस्ता क्र. ६७५१०१०

१०/१०३६
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RE : In the matter of Title Certificate in respect of property which is lying being and situate at Village Agashi, Taluka Vasai, Dist. Thane, within the limits of Agashi Gram Panchayat and within the jurisdiction of Sub-Registrar Office at Vasai No. III, land bearing Pardi No.1, Plot No. 2, area 581 sq. metres and Eastern side adjoining Gavthan Land having area 119.27 sq. metres and Pardi No. 30, area 330 sq. metres and adjoining Gavthan Land having area 675 sq. metres (HEREINAFTER REFERRED TO AS THE SAID PROPERTY FOR THE SAKE OF BREVITY).

OWNER : M/S. HARIDWAR CONSTRUCTION COMPANY;  
a Partnership firm and its Partner.

=====

THIS IS TO CERTIFY that I have taken steps in respect of the aforesaid property and also I have investigated the title of the said property in the office of the Sub-Registrar Vasai vide Receipt No. 27/05 dated 5/1/2005 for the period of 30 years. I HEREBY CERTIFY that the title of Haridwar construction Company and its partner in respect of the said property is clear, marketable and free from encumbrances.

(J. R. THAKUR)  
ADVOCATE



वसई-३

दस्ता क्र. ६७७/१२०१०

२०/१०/२३

विनशेती गांव नमुना सात (अधिकार अभिलेख प्रयत्न)

(महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवहा (तयार करणें व सुविधता)

डेंवणे) नियम १९७९ - यातील नियम ३, ५, ६ आणि ७ )

खाते क्रमांक : ७५२६

कुळाचे नांव :

श्री. हरिवंदार कंनरदवशांश

कृष्णनाथ आजीदार

अभिजात सुरजीधर हिरे

शरदाशिय सुरजीधर हिरे

श्रीजाणेश सुरजीधर हिरे

धरमेश प्रतापर हिरे

१६१६७

३६७८५

इतर अधिकार :

सीमा आणि भूमापन विन्हे :

लागावडी योप्य क्षेत्र	हेक्टर	आर	प्रति
	७	०२-८	
पोटखराबा (लागावडी योप्य नसलेले)	वर्ग (अ)	०	५
	वर्ग (ब)	०	५
एकूण	रुपये	०	५
आकारणी जुडी किंवा विशेष आकारणी		०-१	१२

गांव नमुना १२ (पिकांची नोंदवही)

(महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवहा (तयार करणें व सुविधता) (डेंवणे) नियम १९७९ - यातील नियम ३९ )

वर्ष	पिकांखालील क्षेत्र						पडीत व पिकांस नुकपयानी अथवा जमीनीचा तपशिल	जमीन मालकाचे नांव	शेरा	
	हंगाम	मिश्रपिकांचे एकूण क्षेत्र	घटक पिके व प्रत्येक पिकाचे क्षेत्र	निर्घोळ पिकाचे क्षेत्र	पिकाचे नांव	जलसिंचन				
१		मिश्रपिकांचा संकेतांक	जलसिंचन	अजल सिंचन	पिकाचे नांव	जलसिंचन	२२	२३	२४	२५
२			४	५	६	७	८	९	१०	११
३			१२	१३	१४	१५	१६	१७	१८	१९
४			२०	२१	२२	२३	२४	२५	२६	२७
५			२८	२९	३०	३१	३२	३३	३४	३५
६			३६	३७	३८	३९	४०	४१	४२	४३
७			४४	४५	४६	४७	४८	४९	५०	५१
८			५२	५३	५४	५५	५६	५७	५८	५९
९			६०	६१	६२	६३	६४	६५	६६	६७
१०			६८	६९	७०	७१	७२	७३	७४	७५
११			७६	७७	७८	७९	८०	८१	८२	८३
१२			८४	८५	८६	८७	८८	८९	९०	९१
१३			९२	९३	९४	९५	९६	९७	९८	९९
१४			१००	१०१	१०२	१०३	१०४	१०५	१०६	१०७
१५			१०८	१०९	११०	१११	११२	११३	११४	११५
१६			११६	११७	११८	११९	१२०	१२१	१२२	१२३
१७			१२४	१२५	१२६	१२७	१२८	१२९	१३०	१३१
१८			१३२	१३३	१३४	१३५	१३६	१३७	१३८	१३९
१९			१४०	१४१	१४२	१४३	१४४	१४५	१४६	१४७
२०			१४८	१४९	१५०	१५१	१५२	१५३	१५४	१५५
२१			१५६	१५७	१५८	१५९	१६०	१६१	१६२	१६३
२२			१६४	१६५	१६६	१६७	१६८	१६९	१७०	१७१
२३			१७२	१७३	१७४	१७५	१७६	१७७	१७८	१७९
२४			१८०	१८१	१८२	१८३	१८४	१८५	१८६	१८७
२५			१८८	१८९	१९०	१९१	१९२	१९३	१९४	१९५
२६			१९६	१९७	१९८	१९९	२००	२०१	२०२	२०३
२७			२०४	२०५	२०६	२०७	२०८	२०९	२१०	२११
२८			२१२	२१३	२१४	२१५	२१६	२१७	२१८	२१९
२९			२२०	२२१	२२२	२२३	२२४	२२५	२२६	२२७
३०			२२८	२२९	२३०	२३१	२३२	२३३	२३४	२३५

अभिलेख बरतुक्रम नक्कल खरी असे. तारीख : २४ JAN 2006

महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवहा (तयार करणें व सुविधता) (डेंवणे) नियम १९७९ - यातील नियम ३९ )

वसई-३

दस्ता क्र. ८२५/२०१०

२१/१२/२००५

वेधाल

हकाचे पत्रक (गां.न.नं. ६) मीने उभावाशि

नोंदीवा  
अनुक्रम  
नंबर

हकाचे स्वरूप

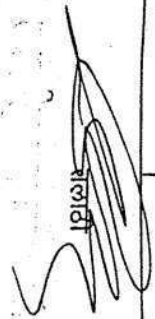
फेरफार झालेले  
सर्व्हे नंबर  
आणि पोट हिस्से

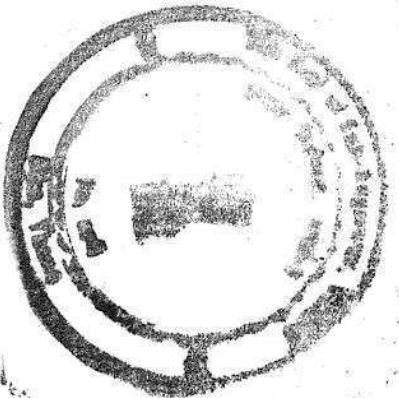
तपासणी अंमलदाराची  
सही किंवा शेर

१६५६

<p>तारीख ११/१२/२००५ रविवारी वाजुका दरवाळी केलेल्या विनशेची पत्रि नंबरसही जमिनी व त्याच लागून असलेले जावणी कळ्याची जाणिने हे हरिहर के. रू. कळ्याची पत्रि नं. जावादार १) सा. मीना पुरळीदार हिरे २) स. दगाळ्या पुरळीदार हिरे ३) सा. जाण पुरळीदार हिरे ४) सा. मेशा मजो हर हिरे याची सा. सत्यजिग कुरेशा मळककर सा. जेरेडाण पत्राई चाज पाश्चा तारीख २१/१२/२००५ २००५ साजा रक्षण करणे ३,५०,०००/- रक्षण मीन काय पळारत जाय माण कोप्रगिरी कायना रवेरीने वेगळे सा. रवाळीने मशागा. <u>जे</u> पत्रि. नं. <u>५८१</u> चा. मीटर व १ मर्क्याड. नं. २ <u>जावणी</u> कळ्याची त्याच लागून असलेली जावणी आशी ११९-२७ चा. मीटर चा. जमिनी आशी तुळी जमिनी क्षेत्र ७००-२७ चा. मीटर जा. रजि. द. द. ७५. चार्ड ३. ०८८१०-२००५ दिनांक २१/१२/२००५ प्रवेग देवनाळ.</p>	<p>विनशेची पत्रि. नं. १ मर्क्याड नं. २</p>	<p>सा. जाण चा. शे. फळार रजिस्टर्ड दसा रक्षण मीन पहिली सा. मीटर २०/११/०५</p>
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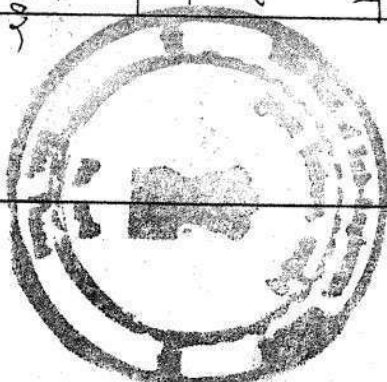
असल वरुक्रम खरी नकल खू. असे ता. ० JAN 2005

  
वेधाल




वसई-३  
दस्ता क्र. ६७५/२०१०  
२२/१०/३६-५

हकाचे पत्रक (गं.नं. ६) मध्ये प्रजावाषि  
ता. वसई शेथल

नोंदीचा अनुक्रम नंबर	हकाचे स्वरूप	केरफार शालेले सर्व्हे नंबर आणि पोट हिस्से	तपासणी अंमलदाराची सही किंवा शेरा
७६७२५	<p>ता. १२/०२/२०१५ रोजी बाजुस दारवाळ केल्ल्या मंजूर. आवाषि केवळ विनशेची पडी नंतर व त्या मजगती जावळण जमिन गे. हरिकार कडूकशान्स कंपनीक आवाषि १) सौ. मिना सुरजीधर हिचे २) सौ. रमाका सुरजीधर हिचे ३) सौ. गणेशा सुरजीधर हिचे ४) सौ. रमेशा मजरेर हिचे आवाषि सौ. सुरेश दामोदर नळकरकर सा. गोरेवाण मुंबई या जावळण गिरि २६/१२/२००९ रोजी रकम कपडे. ५,५०,०००/- अर्जास जपने पंचनाम पत्रास जोडत मज रकमेत जावण रपदेशीने विकत घेतली सी रजिस्ट्रि मजणे पडी नंतर कोठ ३० पो. र. ०-०२-६ ०-०२-५ ०-०३-३</p>	<p>विनशेची पडी. नं. ३०</p>	<p>गो. भाव गि. शे. पंडार रजिस्टर्ड द्या शुद्धि नळकर पाठिली गो. र. मंजूर सही २०/१०/१५</p>
	<p>एका ०-०३-३ आरंभ प्रवेशी क्षेत्र ३३०-ची मिरर त्या मजणे प्रस्ता पडी नंतरचे जावळण एड. २७९, २७५, २७६, २७७ या घराचे गीयकाभास ए जावण क्षेत्र ६७५-ची मिरर-ची मजकी असलेली बावळा जमिनी या मज एड. १००५-ची मी. जमिनी गो. र. से. २७. वसई ३-०८८८८९-२०१५ दि. २०/१०/०९</p>		

असल बाहुकुम घरी नकल रू. असे ता.

20 JAN 2005

  
 वसई-३  
 दस्ता क्र. ६७५/२०१०

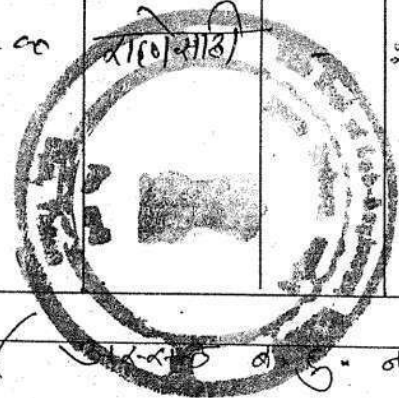
गाव नमुना दोन (अकृषिक महसूलची नोंदवही

गाव - आमाशी ती - वसई

भाग (ब) गावठाणा बाहेरील

निवास विषयक प्रयोजनाकरिता वापर केलेल्या जापिनी

अ. क्र.	जापिनीचे वॉन	क्षेत्र (चौ. मी)	अकृषिक परवानगीचे श्रुप्रदानाचे स्वरूप/ ठावी.	शेजवटा हक्काची स्थिति प्रसन्नता	वाषिके मल्लूळ	मुदत		प्राधिकार	तालुका वगुळा २ मधील नोंद क्रमांक	परिच्छा शेजवटादरमेल नाव
						पासून	पर्यंत			
१	२	३	४	५	६	७(अ)	७(ब)	८	९	१०
१९	पडो नंबर १ फ्लो नं. २ फ्लो नं. ३ पडो नंबर ३०	३९९९-००	राणेसाडी		३९१-२५	७/४/१९८०	-	मि० उ० वि० आधिकारी शिवाजी यांचा आदेश क्र०/वि०डी०/मि०.उ. पी०/मुसं.आर १५३ दि० ७/४/१९८०	-	रामचंद्र धोंडू गोखले



(सहायक वसई - वसई) दिनांक 24 JAN 2006

सहायक सजा-आमाशी क्र. ९  
तहसील - वसई.

वसई-३
दस्ता क्र. ९३५/२०१०
२३/१२/३३

वसई-३
दस्ता क्र. ६७८/२०३०
२४/१०-२६

वाचा :- मा. जिल्हाधिकारी ठाणे यांचेकडील पत्र क्र. महसुल  
कक्ष-१/ट-७/सलबीबी/कावि/१३२० दिनांक ३-१०-२००६

वाच्ये- सौ. मीना मुरलीधर हिरे व इतर रा. आगाशी त. वसई

यांचा दिनांक २८-४-२००५ रोजीचा विनंती अर्ज.

२] ग्रामसेवक ग्रामपंचायत आगाशी यांचेकडील असेसमेंट लिस्टचा उत्तरात.

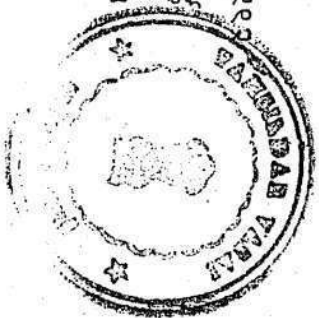
३] मंडळ अधिकारी आगाशी यांनी त्यांचेकडील पत्र ज. क्र/म. अ. आ. / २६५/२००५ दिनांक ३-५-२००५ अन्वये सादर केलेला अहवाल.

दा ख ल

दाखला देण्यात येतो की माझे आगाशी त. वसई येथील ग्रामपंचायत आगाशी हद्दीतील घर नंबर. २७४ व २७५ ही मिळकत ग्रामपंचायत आगाशी यांचेकडील असेसमेंट लिस्टच्या उत्तरात सौ. मीना मुरलीधर हिरे व इतर यांचे नावे दाखल असून सादरची मिळकत गावठणात असल्याबाबत माझे अधिकारी आगाशी यांनी अहवाल सादर केल्यावरून माझे आगाशी येथील ग्रामपंचायत हद्दीतील घर नंबर. २७४ व २७५ ही मिळकत गावठणात असल्याबाबत दाखला देण्यात येत आहे.

सादरचा दाखला दुरुपम निबंधक यांचेकडील द्या तेथेच नोंद घ्याव्यात  
मार्गदर्शित राहिल.

क्रमांक/जमिन्बाब/कावि/१९९९  
तहसिलदार कार्यालय वसई  
दिनांक :- १०/१६/२००५



तहसिलदार वसई  
१०/१६/२००५



वसई-३

दस्तावेज क्र.

२५/०२/०५

०२/०९/२००५

CIDCO

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

PHONES : (Code -95250) 2390486 / 2390487 • FAX : (Code - 95250) 2390466

Ref. No. : CIDCO/VVSR/CC/BP-3793/W/2268

Date : 02/09/2005

To,  
✓ M/s. Haridwar Construction Co. thro'  
P.A. Holder Shri Murlidhar Gangadhar Hire,  
Vaishali Apt., Chawlpath, Agashi,  
Virar(W), Tal. Vasai,  
Dist. Thane.

Sub: Commencement Certificate for the proposed Residential Building in Gaotthan Plot bearing Pardi No.1, Plot No.2 & Pardi No.30, Village Agashi, Tal. Vasai, Dist. Thane.

- Ref: 1) Letter from the Tahsilidar, Vasai dt.10/06/2005 stating that land under reference is in Gaotthan.  
2) TILR sketh dated 17/01/1976 & Circle Officer, Agashi certified site plan dated 19/01/2005.  
3) GSDA letter dated 14/06/2005 for availability of potabl water.  
4) NOC for construction work from Grampanchayat Agashi vide letter dated 9/02/2005.  
5) EE(BP-VV)'s Report dated 4/04/2005.  
6) Your Architect's letter dated 30/08/2005.

Sir/Madam,

Development Permission is hereby granted under Sec. 45 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXV:1 of 1966) to M/s. Haridwar Construction Co. through P.A. Holder Shri Murlidhar Gangadhar Hire.

It is subject to the conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-3793/W/2268 dated 02/09/2005. The detail of the building are given below :

- |    |                  |   |  |
|----|------------------|---|--|
| 1) | Location         | : | Pardi No.1, Plot No. 1, Village Agashi, Pardi No.30, |
| 2) | No. of floors    | : | G + 3.   |
| 3) | Use              | : | Residential.   |
| 4) | No. of tenements | : | 32 Flats.  |
| 5) | Built-up area    | : | 1233.48 sq.m.  |

This order is to be read along with the accompanying drawings with this letter. This certificate shall be in valid for a period of one year commencing from the date of issue.

Contd. 2/

वर्ग-३

दफा क्र.

६५१३००

CIDCO

**CITY AND INDUSTRIAL DEVELOPMENT**

**CORPORATION OF MAHARASHTRA LIMITED**

Ambika Commercial Complex, Second Floor, Vasai (East), District Thane, 401 210.  
PHONES : (Code - 95250) 2390486 / 2390487 • FAX : (Code - 95250) 2390466

Ref. No. :

...2...

Date :

The amount of this Rs.15,375/- (Rupees Fifteen thousand three hundred seventy five only) deposited vide challan No.3058, dated 30/08/2005 with CIDCO as interest free Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building Control Regulations & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

You shall give a copy of the approved plan to the housing society after its formation under intimation to CIDCO.

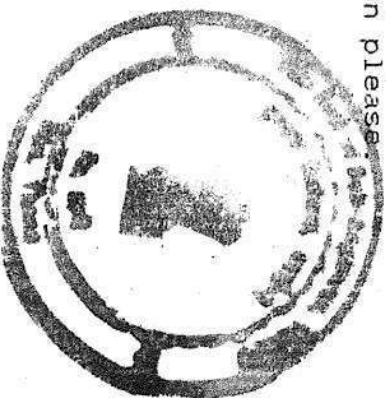
Encl: a/a.

Yours faithfully,

ASSOCIATE PLANNER/ADDL. IFO (VV)

c.c. to:

1. M/s. Crea Arch Associates, Architects  
232, Chhota Parivar, 1<sup>st</sup> floor,  
Navghar, Vasai Road(W), Tal. Vasai,  
Dist: Thane.
2. The Collector,  
Office of the Collector, Thane.
3. The Tahasildar  
Office of the Tahasildar, Vasai.
4. CUC (VV) .... For information please



REGD. OFFICE : 'NIRMAL', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 2202 9197 • Fax : 00-91-22-2202 2509  
HEAD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai - 400 614. Phone : 5591 8100 • Fax : 00-91-22-5591 8166

वसई-३
दस्ता क्र. ६७५/२०१०

२६/१०/२६

## शहर व औद्योगिक विकास महासंडळ (महाराष्ट्र) मर्यादित

अधिकार कमिश्नर कोमलेका, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०  
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. : CIDCO/VVSR/AM/BP-3793/W/ HISS 6

दिनांक : ०३/११/२००६

1. Haridwar Construction Co. thro'  
P. A. holder Shri Murlidhar Gangadhar Hire,  
Vishali Apt., Chawlpath, Agashi,  
Vasai(W), Tal. Vasai,  
Dist. Thane.

2. Amended Plan approval for the proposed Residential Building in Gaotthan Plot bearing Pardi No.1, Plot No.2 & Pardi No.30, Village Agashi, Tal. Vasai, Dist. Thane.

- 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-3793/L W/2268, dated 2/09/2005.
- 2) GSDA revalidation letter No. LGW 10-2006/CN 64/55/L 1509/2006, dated 26/09/2006.
- 3) Garpanch, Grampanchayat Agashi letter No.259/05, dated 11/11/2005.
- 4) Your Architect's letter dated 1/11/2006.

31 / Madam,

With reference to your architect's letter referred above, please find enclosed herewith approved amended plans for Residential Building in Gaotthan Plot bearing Pardi No.1, Plot No.2 & Pardi No.30, Village Agashi, Tal. Vasai, Dist. Thane, as per the following details:

Sl. No.	PREDOMINANT USE	NO. OF FLOORS.	NO. OF TENEMENTS	B. U. A. (in sq. mt)
1.	Residential	Gr. 1-4	50 Flats.	2031.475
		Wing-A, B & C (Plan)		2031.475

The amended plan duly approved herewith supersedes all the earlier approved plans. The conditions of commencement Certificate granted vide the office letter No. CIDCO/VVSR/CC/BP-3793/W/2266, dated 2/09/2005 stands applicable to this approval of amended plans alongwith the following conditions.

- 1) This amended plan is valid for one year from the date of issue of commencement certificate for each building as distinctively. The revalidation shall be obtained as per section 43 of MRTP Act, distinctively for each building.

Contd...2/-

वसई-३
दस्ता क्र. ६७५/२०१०
२६/१०३६

शुद्धिपत्र

## शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अबिका कमर्शियल कॉम्प्लेक्स, दूसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०  
दूरध्वनी : (फोन) - ९५२२५०) २३९०४८७ (फॅक्स) : (फोन) - ९५२२५०) २३९०४६६

संदर्भ क्र. :

दिनांक :


1) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.

2) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.

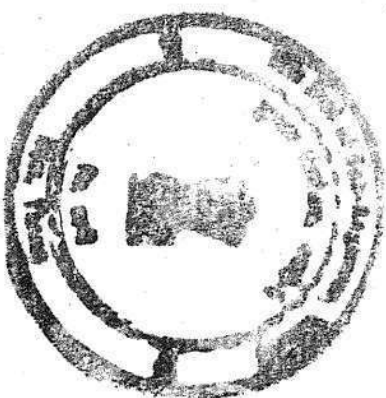
3) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.

4) The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.

Yours faithfully,

  
ASSOCIATE PLANNER / ATPO (W)

M/s. Great-Arch, Architects  
212, Chhota Parivar, 2nd Floor,  
Behind S.T. Depot, Navghar,  
Vasai Road(W), Tal. Vasai,  
Dist. Thane.



संपर्क-सूचना : निर्मल, दुयारा मजला, नरीमन पॉइंट, मुंबई - ४०० ०२१, दूरध्वनी ५६५००९०० फॅक्स : ००-९१-२२-२२०२ २५०९  
सिडको भवन, सी. सी. डी. बेलपुर, नवी मुंबई - ४०० ०६१४. दूरध्वनी : ५५९१९ ८१०० फॅक्स : ००-९१-२२-५५९१९८१६६



दस्ता गोषवारा भाग-1

वसई 3  
दस्ता क्र 658/2010  
39/28

14/01/2010 दृष्यम निबंधक:  
10:43:11 am वसई 3

दस्ता क्रमांक : 658/2010  
दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा रसा

1 नाव: कारिनाथ रामचंद्र कोकाट - -  
पत्ता: घर/प्लॉट नं. -

विहून घेणार

वय 34

सही



गल्ली/रस्ता: -

ईमारतीचे नाव: -

पेट/वसाहत: -

शहर/गाव: विरार प

तालुका: वसई

पिन नंबर: BICPK 4357 G

2 नाव: हेरदार करंदरान चे भागीदार गणेश मुरलीधर  
पत्ता: घर/प्लॉट नं. -

विहून घेणार

वय 29

सही



गल्ली/रस्ता: -

ईमारतीचे नाव: -

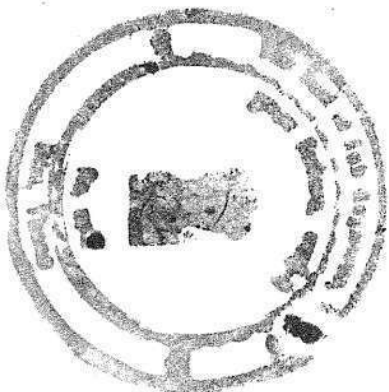
पेट/वसाहत: आगाशी

शहर/गाव: विरार प

तालुका: वसई

पिन: -

सहदृष्यम निबंधक, कॉन्स्ट्र  
वसई क्र. ३



वसई-३
दस्ता क्र ८८७/२०१०
२०१०/३६

**प्रिन्सिपल**

## शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिकार कर्मशिष्यल कॉम्प्लेक्स, दूरसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०  
दूरध्वनी : (कोड - १५२५०) २३१०४८७ फॅक्स : (कोड-१५२५०) २३१०४६६

संदर्भ क्र. CIDCO/VVSR/AM/BP-3793/W/4174

दिनांक : २०/०९/२००७

TO,  
M/s. Haridwar Constructin C. thro',  
P.A. Holder Shri Murlidhar Gangadhar Hire,  
Viashali Apt., Chawlpeth, Agashi,  
Virar(W), Tal. Vasai,  
Dist. Thane.

Sub: Amended Plan approval for the proposed Residential Building in Gaathan plot bearing Pardi No.1, Plot No.2 & Pardi No.30, Village Agashi, Tal. Vasai, Dist. Thane.

- Ref: 1) Commencement Certificate No. CIDCO/VVSR/CC/BP-3793/W/2268, dated 2/09/2005.  
2) Amended plan approved vide letter No. CIDCO/VVSR/AM/BP-3793/W/1186, dated 3/11/2006.  
3) Your Architect's letter dated 26/07/2007.

Sir / Madam,

With reference to your Architect's letter referred above, please find enclosed herewith approved amended plans for Residential Building in Gaathan plot bearing Pardi No.1, Plot No.2 & Pardi No.30, Village Agashi, Tal. Vasai, Dist. Thane, as per the following details :

Sr. No.	PREDOMINANT USE	NO. OF SHOPS.	NO. OF TENEMENTS.	B.U.A. (in sq.mt)
1.	Residential	Gr + 4. Wing-A, B & C	21 PLATS.	2611.4575

Total BUA= 2611.4575

The amended plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide this office letter No. CIDCO/VVSR/CC/BP-3793/W/2266, dated 2/09/2005 stands applicable to this approval of amended plans alongwith the following conditions.  
Contd...2

नोंदणीकृत कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२९. दूरध्वनी ५६५००१०० फॅक्स : ००-१९-२२-२२०२ २५०९  
मुख्य कार्यालय : सिडको भवन, सी. बी. डी. बेलापूर, नवी मुंबई - ४०० ०६१४. दूरध्वनी : ५५९९ ८९०० फॅक्स : ००-१९-२२-५५९९८९६६

वसई-३
दस्ता क्र. ६०५/२०१०
३०/०३६

शहर व औद्योगिक विकास महासंडळ (महाराष्ट्र) मयादित

## शहर व औद्योगिक विकास महासंडळ (महाराष्ट्र) मयादित

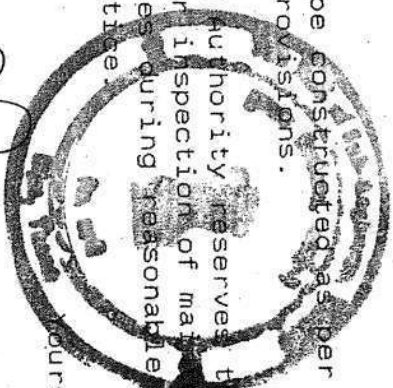
अबिका कमशियल कॉम्प्लेक्स, दूसा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०  
दूरध्वनी : (कोड - १५२५०) २३९०४८७ फॅक्स : (कोड-१५२५०) २३९०४६६

संदर्भ क्र. :

...2...

दिनांक :

- 1) This amended plan is valid for one year from the date of issue of commencement certificate for each building distinctly. The revalidation shall be obtained as per section 48 of MRTP Act, distinctly for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
- 5) Cupboard, if any, to be constructed as per Development Control Regulations provisions.
- 6) The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of the frastructure facilities during reasonable hours of the day and with prior notice.



Yours faithfully,



ASSOCIATE PLANNER / ATPD (W)

C.C. to :-

M/s. Crea-Arch, Architects  
232, Chhota Parivar, 2nd Floor,  
Behind S.T. Depot, Navghar,  
Vasai Road(W), Tal. Vasai,  
Dist. Thane.

नोंदणीकृत कार्यालय : 'निर्मल', दुसा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२१, दूरध्वनी ५६५००९०० फॅक्स : ००-१५-२२-२२०२ २५०९  
मुख्य कार्यालय : सिडको भवन, सी. बी. डी. वेल्फेअर, नवी मुंबई - ४०० ०६१४, दूरध्वनी : ५५९१ ८१०० फॅक्स : ००-१५-२२-५५९१८१६६

HARIDWAR CONSTRUCTIONS,  
 DATTATRAYA MANDIR, DEV MALL,  
 AGASHI, VIRAR WEST,  
 TEL. 9850043118.

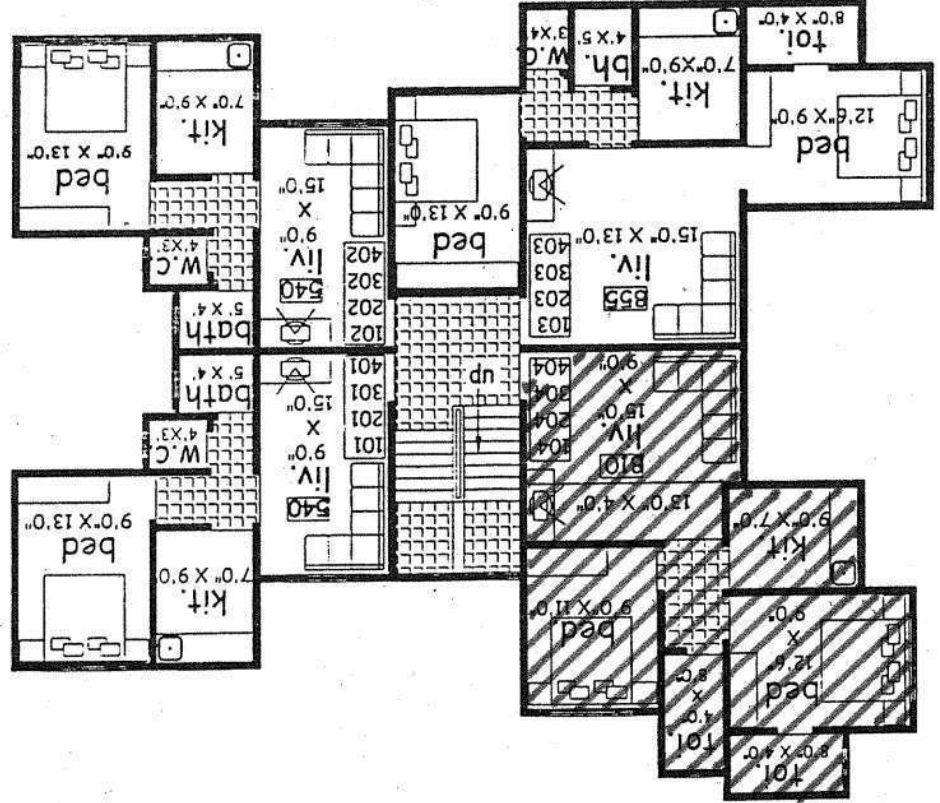
**HARIDWAR GANGA**  
 ON GAOTHAN & PARDI NOS. 1 & 30, PLOT NO. 2 AT AGASHI,  
 TALUKA - VASAI, DISTRICT - THANE.

CREA ARCH ASSOCIATES  
 ARCHITECTS  
 ENGINEERS  
 DESIGNERS  
 222, Chhota Panwar building, Veer Savarkar Nagar, Behind  
 S. T. Depot (Nayagar, Vasai Road (West)) Tel.: 0250-34465.

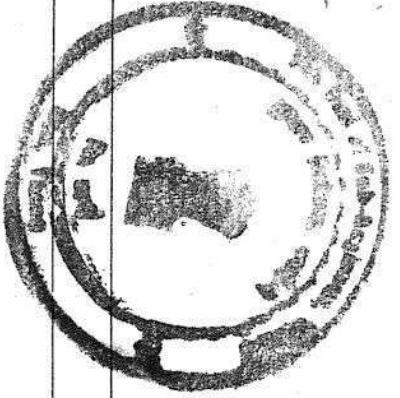
Client :-

Project :-

typ. 1st, 2nd, 3rd & 4th floor plan (Wing C)



*Handwritten signature and scribbles*



वर्ष-३  
 दसा क्र. १२१०  
 ३०/०३८





वर्ष-३
दस्ता क्र. ६७५१०१०
३३१३६

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 SANJAY GANPAT PAVIL  
 GANPAT SUSTU PAVIL  
 15/09/1970  
 Permit No. AC/01/1/11/1  
 AMQP/93218P  
 भारत सरकार  
 GOVT OF INDIA  
 भारत सरकार  
 भारत सरकार  
 Signature

Aarti Vaidya Nagar F-102,  
 Taluka - Vasoi DIST. Thane



वर्ष-३	/ २०२०
दस्ता क्र.	४९ / ४३.

वर्ष-३
दस्ता क्र. ४९ / २०२०
३४१३६

सार्वजनिक खातेची नोंद / PERMANENT ACCOUNT NUMBER  
 ANTPS2191Q

सार्वजनिक खातेची नोंद / सार्वजनिक खातेची नोंद  
 SANDEEP KRISHNA KUMAR SHARMA

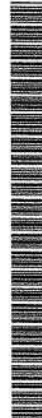
सार्वजनिक खातेची नोंद / सार्वजनिक खातेची नोंद  
 KRISHNA KUMAR SHARMA

सार्वजनिक खातेची नोंद / सार्वजनिक खातेची नोंद  
 18-09-1977

सार्वजनिक खातेची नोंद / सार्वजनिक खातेची नोंद  
 DIRECTOR OF RECORD MANAGEMENT

A/2/28, Mahesh Nagar  
 S.V. road, Goregaon (W).  
 Mumbai-400062





दस्ता गोषवारा भाग - 2

वसई 3

दस्ता क्रमांक (658/2010)

3813E

दस्ता क्र. [वसई3-658-2010] चा गोषवारा  
बाजार मुल्य : 445500 मोबदला 1350000 भरलेले मुद्रांक शुल्क : 50100

दस्ता हजर केल्याचा दिनांक : 14/01/2010 10:38 AM

निष्पादनाचा दिनांक : 14/01/2010

दस्ता हजर करणा-याची सही :

दस्ताचा प्रकार :25) करारनामा  
शिवका क्र. 1 ची वेळ : (सादरीकरण) 14/01/2010 10:38 AM

शिवका क्र. 2 ची वेळ : (फी) 14/01/2010 10:43 AM

शिवका क्र. 3 ची वेळ : (कबुली) 14/01/2010 10:43 AM

शिवका क्र. 4 ची वेळ : (ओळख) 14/01/2010 10:43 AM

दस्ता नोंद केल्याचा दिनांक : 14/01/2010 10:43 AM

सहस्रभियंकाची सही, वसई 3  
वसई क्र. 3

ओळख :

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

1) संजय गाणपत पाटील- - ,घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

पेट/वसाहत: अयोध्या नगर

शहर/गाव: आगाशी

तालुका: वसई

पिन: -

2) संदिप कृष्णा शर्मा- - ,घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

पेट/वसाहत: -

शहर/गाव: गोरगाव

तालुका: मुंबई

पिन: -



Sanjay Sharme



— KNNB

सहस्रभियंका निवेदनाची सही

वसई क्र. 3

पावती क्र. 674 दिनांक: 14/01/2010  
पावतीचे वर्णन  
नाव: काशिनाथ रामचंद्र कोकाटे - -

13500 : नोंदणी फी

720 : नक्कल (अ. 11(1)), पुस्तकांनाची नक्कल

(अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->

एकत्रित फी

14220: एकूण

— KNNB

सहस्रभियंकाची सही, वसई 3  
वसई क्र. 3

असाविता करतयात वेत की, सा दस्तऐवज  
बसवा..... पाणे आदेश.

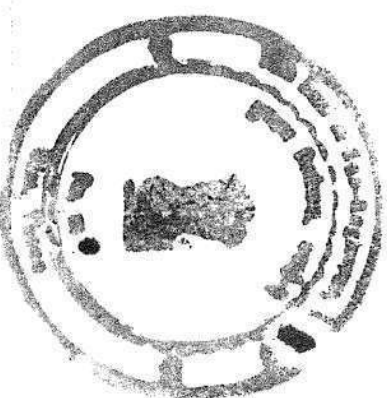
— KNNB

दुय्यम निवेदक, वसई 3  
वसई क्र. 3

दस्ता क्रमांक.....  
..... फाईलचा नोंदवे.

— KNNB

दुय्यम निवेदक, वसई 3  
वसई क्र. 3





दुयम निबंधक: वसई 3

दस्ताक्रमांक व वर्ष: 658/2010

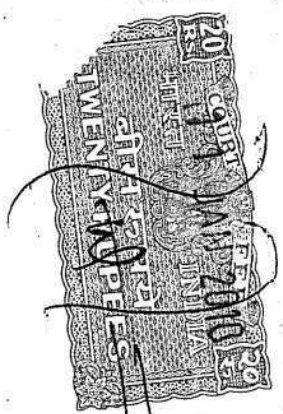
सूची क्र. दोन INDEX NO. II

Thursday, January 14, 2010  
11:41:12 AM

नॉदणी 63 न.  
Fagn 63 m.e

गावाचे नाव : आगाशी

- (1) विलेखावा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याचा बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,350,000.00  
वा.भा. रु. 445,500.00
- (2) भू-मापन, फोटोहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: पडो नं 1, प्लॉट नं 2, पडो नं 30, गावठाण जगागा, सदनिका क्र: सी/404, चौथा मजला, हरीद्वार गागा, आगाशी, विरार प (1)62.53 चौमी बिल्टअप
- (3) क्षेत्रफळ (1)62.53 चौमी बिल्टअप
- (4) आकारणी किंवा जुळी देण्यात आसेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मं हारद्वार फल्टरेशन चे भागीदार गणेश मुरलीधर हिरे - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: आगाशी; शाहर/गाव: विरार प; तालुका: वसई; पिन: -; पॅन नम्बर: AADFH 5436 J.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) काशिनाथ रामचंद्र कोकाटे - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: एम वी इस्टेट; पेठ/वसाहत: -; शाहर/गाव: विरार प; तालुका: वसई; पिन: -; पॅन नम्बर: BLCPK 4357 G.
- (7) दिनांक करून दिल्याचा नोंदणीचा 14/01/2010
- (8) नोंदणीचा 14/01/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 658 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 50100.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 13500.00
- (12) शेरा



स्वरूपप्रकार

MMR 9819/2090

सह सुचना क्र. 3  
वसई क्र. 3

