

ASHU ENTERPRISES

R.K.MISHRA-9004030992

LEAVE AND LICENSE AGREEMENT

Licensor---- Mr Indulkar Meghnath N

Licensee---- Mr Raju Vishwakarma

PROPERTY ADD:-

Flat No. 604
Navgrah Chs Ltd Building No-J-58
Poonam Sagar Complex
Mira Road East-401107
Period 08/08/2023 to 07/07/2024

Agent Details / एजन्टची माहिती

Mira Road East 9004030992

Note / टीप:

1. The homeowner's address and the leased property address should not be same. / घरमालकाचा पत्ता व भाडे तत्वावर दिलेल्या मातमतेचा पत्ता हा एकच देऊ नये.
2. If the concerned police need to verify the information in the application, applicant/ property owner should visit the police station accordingly. / अर्जा मधील माहितीचे पडताळणी करिता संबंधित पोलीस ठाण्यास आवश्यकता वाटल्यास स्वाग्रामणे अर्जदार / घरमालक यांना पोलीस ठाण्यास भेट द्यावी लागेल.
3. If there is a discrepancy in the information in the application, legal action can be taken against the applicant / homeowner. / अर्जामधील माहिती मध्ये तफावत आढळल्यास संबंधित अर्जदारावर घरमालकावर कायदेशीर कार्यवाही केली जाऊ शकते.

Disclaimer / अस्वीकरण:

1. This application is for providing information about renting a house / place within the jurisdiction of Mira-Bhayandar, Vasai-Virar only is to inform Mumbai Police. / फक्त मीरा भायंदर वसई विरारच्या हद्दीमध्ये घर/जागा भाड्याने देण्याबाबतची माहिती मुंबई पोलिसांना देण्याकरिता येथे भेट द्या.
2. House/Property Owner and Tenant should confirm that above mentioned information is True. / येथे पुरविलेली माहिती सत्य असल्याबाबत जागा/घर मालक आणि भाडेकरूने खात्री करावी.
3. False report to Police is a punishable offence. / पोलिसांना खोटी माहिती पुरविणे हा दंडनीय अपराध आहे.

Signature Valid
Authorised Signatory :Police Inspector, Special Branch.
Reason: On behalf of Mira-Bhayandar, Vasai-Virar.
Location: CP Office, Mira-Bhayandar, Vasai-Virar.

Issued By: Mira-Bhayandar, Vasai-Virar Police

LEAVE AND LICENSE AGREEMENT

Particulars	Amount Paid	GRN/Transaction Id	Date
Stamp Duty	Rs. 443.20/-	MH006581238202324E	11/08/2023
Document Handling	Rs. 300/-	0823110315347	11/08/2023
Registration Fee	Rs. 1000/-	MH006581238202324E	11/08/2023

LEAVE AND LICENSE AGREEMENT

This agreement is made and executed on 11/08/2023 at Mira Road East
Between,

1) Name: Mr. Indulkar Meghnath N, Age : About 45 Years, PAN : AALPI5248R Residing at: Flat No:290, Floor No:2, Building Name:Meghdeep Sakai Nagar, Block Sector:Vasai Road, Road:Umela Behind Ganpati Temple, Vasai, Palghar, Maharashtra, 401202

HEREINAFTER called 'the Licensor (which expression shall mean and include the Licensor above named and also his/her/their respective heirs, successors, assigns, executors and administrators)

AND

1) Name: Mr. Raju Vishwakarma, Age : About 42 Years, PAN : AFZPV3338N Residing at: Flat No:A-603, Floor No:6, Building Name:Vaishali Apartment, Block Sector:Near Allahabad Bank, Road:Poonam Sagar Complex, Mira Road East, Thane, Maharashtra, 401107

HEREINAFTER called 'the Licensee' (which expression shall mean and include only Licensee above named).

WHEREAS the Licensor is absolutely seized and possessed of and or otherwise well and sufficiently entitled to all that constructed portion being unit described in Schedule I hereunder written and are hereafter for the sake of brevity called or referred to as Licensed Premises and is/are desirous of giving the said premises on Leave and License basis under Section 24 of the Maharashtra Rent Control Act, 1999.

AND WHEREAS the Licensee herein is in need of temporary premises for Residential use has/have approached the Licensor with a request to allow the Licensee herein to use and occupy the said premises on Leave and License basis for a period of 11 Months commencing from 08/08/2023 and ending on 07/07/2024, on terms and subject to conditions hereafter appearing.

AND WHEREAS the Licensor have agreed to allow the Licensee herein to use and occupy the said Licensed premises for his aforesaid Residential purposes only, on Leave and License basis for above mentioned period, on terms and subject to conditions hereafter appearing;

NOW THEREFORE IT IS HEREBY AGREED TO, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-





Mira-Bhayandar, Vasai-Virar Police

Tenant Information / भाडेकरूची माहिती:

Register Id.:109349/2023

Police Station / पोलीस ठाणे: Nayanagar

Date:22/08/2023 07:49:07

Owner Details / जागा मालकाचे तपशील:-

Owner Name / पूर्ण नाव :Mr Indulkar Meghnath N
Owner Mobile / भ्रमणधनी क्रमांक :9819326838
Owner Email / ई-मेल आयडी :indulkar.meghnath@gmail.com
Owner Address / पत्ता :Flat No:290, Floor No:2, Building Name:Meghdeep Sakai Nagar, BlockSector:Vasai Road, Road:Umela Behind Ganpati Temple, Vasai...401202
Owner City/District / शहर/जिल्हा :Palghar
Owner State / राज्य :Maharashtra

Rented Property Details / भाड्याने दिलेल्या जागेचा तपशील:-

Address of Rented Property / भाड्याने दिलेल्या मालमतेचा पत्ता :Flat No. 604 Navgrah Chs Ltd Building No-J-58 Poonam Sagar Complex Mira Road East
Rented Property Pin code / पिनकोड :401107
Rented Property Agreement Start Date / करार प्रारंभ तारीख :08/08/2023
Agreement End Date / करार शेवटची तारीख :07/07/2024

Tenant Details / भाडेकरूचा तपशील:-

Tenant's Name / पूर्ण नाव :Mr Raju Vishwakarma
Tenant Permanent Address / कायमचा पत्ता :Flat No:A-603, Floor No:5, Building Name:Vaishali Apartment, Block Sector:NearAllahabad Bank, Road:Poonam Sagar Complex, Mira Road East
Tenant City/District / शहर/जिल्हा :Thane
Tenant State / राज्य :Maharashtra
Pin code / पिनकोड :401107
Identity Proof of Tenant / भाडेकरू ओळख पुरावा :PAN Card
Tenant's Identity Proof no / भाडेकरूचे ओळखपत्र क्रमांक :AFZPV3338N
No.of Male / पुरुष संख्या :2
No of Female / स्त्री संख्या :1
No.of Child / लहान मुले संख्या :2

Tenants Work Place Details / भाडेकरूचा कामाचे ठिकाण:-

Tenants Occupation / भाडेकरूचा व्यवसाय :Business
Tenants Mobile Number / भाडेकरूचा मोबाइल क्रमांक :7039626472
Tenants email id / भाडेकरूची ई-मेल आयडी :rajuvishwakarma00@gmail.com
Address of Tenant Place Of Work / भाडेकरूची कामाचे ठिकाण :Mira Road

Persons Knowing Tenant / भाडेकरूला ओळखणारे लोक:-

Person 1 Name / प्रथम व्यक्तीचे नाव :Ramkrishan Mishra
Contact number1 / संपर्क क्रमांक १ :9004030992
Person 2 Name / दुसऱ्या व्यक्तीचे नाव :Shrikrishna Mishra
Contact number2 / संपर्क क्रमांक २ :9224230451
Agent Name / एजन्टचे नाव :R K Mishra

Raju Vishwakarma

LEAVE AND LICENSE AGREEMENT

10) **Cancellation:** That, Subject to the condition of lock in period (if any), if the Licensee commits default in regular and punctual payments of monthly compensation as herein before mentioned or commit/s breach of any of the terms, covenants and conditions of this agreement or if any legislation prohibiting the Leave and License is imposed, the Licensor shall be entitled to revoke and / or cancel the License hereby granted, by giving notice in writing of one month and the Licensee too will have the right to vacate the said premises by giving a notice in writing of one month to the Licensor as mentioned earlier.

11) **Possession:** That the immediately at on the expiration or termination or cancellation of this agreement the Licensee shall vacate the said premises without delay with all his goods and belongings. In the event of the Licensee failing and / or neglecting to remove himself and / or his articles from the said premises on expiry or sooner determination of this Agreement, the Licensor shall be entitled to recover damages at the rate of double the daily amount of compensation per day and or alternatively the Licensor shall be entitled to remove the Licensee and his belongings from the Licensed premises, without recourse to the Court of Law.

12) **Miscellaneous:** One month prior notice is compulsory from both parties to vacate the premises..

13) **Registration:** This Agreement is to be registered and the expenditure of Stamp duty and registration fees and incidental charges, if any, shall be borne by the Licensee and Licensor equally .

SCHEDULE I

(Being the correct description of premise Apartment/Flat which is the subject matter of these presents)

All that constructed portion being Residential unit bearing Apartment/Flat No. J-58/604, Built-up :550 Square Feet, situated on the 6 Floor of a Building known as 'Navgrah Chs Ltd Building No-J-57/58' standing on the plot of land bearing Survey Number :-,Road: Poonam Sagar Complex, Location: Mira Road East-401107, of Village:Penakarpada, situated within the revenue limits of Tehsil Thane and Dist Thane and situated within the limits of Mira-Bhayander Municipal Corporation.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective signatures by way of putting thumb impression electronic signature hereto in the presence of witness, who are identifying the executants, on the day, month and year first above written.



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दिनांक 18/07/2006

मावाचे नाव पेणकरपाडा

दस्तऐवजाचा अनुक्रमांक टनन10 - 05733 - 2006

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: अशोककुमार जानकीप्रसाद सिंह

नोंदणी फी

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

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बाजार मूल्य: 482900 रु. मोबदला: 255000 रु.

भरलेले मुद्रांक शुल्क: 24200 रु.

देयकाचा प्रकार : चलनामे;

घलन क्रमांक: Q3/302336; रक्कम: 4840 रु.; दिनांक: 18/07/2006

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LEAVE AND LICENSE AGREEMENT

- 1) **Period:** That the Licensor hereby grants to the Licensee herein a revocable leave and license, to occupy the Licensed Premises, described in Schedule I hereunder written without creating any tenancy rights or any other rights, title and interest in favour of the Licensee for a period of 11 Months commencing from 08/08/2023 and ending on 07/07/2024
- 2) **License Fee & Deposit:** That the Licensee shall pay to the Licensor License fee at the rate of Rs. 15700(Fifteen Thousand Seven Hundred Only) per month towards the compensation and Rs. 50000(Fifty Thousand Only) interest free refundable deposit, for the use of the said Licensed premises. The amount of monthly compensation License fee shall be payable within first five days of the concerned month of Leave and License.
- 3) **Payment of Deposit:** That the Licensee have paid / shall pay the above mentioned deposit/premium as mentioned above by Cheque/NEFT/RTGS No. 986268, dated – 12/10/2021, drawn on the Licensee's Banking Account with Indian bank Bank, Mira Road Branch. Amount Rs. 50000/- (Fifty Thousand Only)
- 4) **Maintenance Charges:** That the all outgoing including all rates, taxes, levies, assessment, maintenance charges, non occupancy charges, etc. in respect of the said premises shall be paid by the Licensor.
- 5) **Electricity Charges:** The licensee herein shall pay the electricity bills directly for energy consumed on the licensed premises and should submit original receipts to Licensor indicating that the electricity bills are paid.
- 6) **Use:** That the Licensed premises shall only be used by the Licensee for Residential purpose. The Licensee shall maintain the said premises in its existing condition and damage, if any, caused to the said premises, the same shall be repaired by the Licensee at its own cost subject to normal wear and tear. The Licensee shall not do anything in the said premises which is or is likely to cause a nuisance to the other occupants of the said building or to the prejudice in any manner to the rights of Licensor in respect of said premises or shall not do any unlawful activities prohibited by State or Central Government .
- 7) **Alteration:** That the Licensee shall not make or permit to do any alteration or addition to the construction or arrangements (internal or external) to the Licensed premises without previous consent in writing from the Licensor..
- 8) **No Tenancy:** That the Licensee shall not claim any tenancy right and shall not have any right to transfer, assign, and sublet or grant any license or sub-license in respect of the Licensed Premises or any part thereof and also shall not mortgage or raise any loan against the said premises.
- 9) **Inspection:** That, the Licensor shall on reasonable notice given by the Licensor to the Licensee shall have a right of access either by himself / herself / themselves or through authorized representative to enter, view and inspect the Licensed premises at reasonable intervals.



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AND WHEREAS after getting the sale permission vide no. SR/16/2002 and consequent sale deed date 24th January 2003 vide document no. 478/2002, executed in the office of the sub-registrar, Thane, the said Shri Ravindra Gopal Mali & others in the capacity of owners of the said property agreed to grant development rights of several properties inter-alia the said property to Shri Harshad Poonamchand Doshi. Shri Harshad Poonamchand Doshi has entered into the joint venture dated 6/03/2004 for development of this land as per terms & conditions mentioned therein.

AND WHEREAS the Dy. Collector and the Competent Authority, Thane had granted permission to develop the said property under the provisions of Urban Land (Ceiling and Regulation) Act, 1976 vide an Order No.ULC/TA/T-4/MIRA/BHAYANDER/SR-173 to 179 & 183 & 184, dated 27th July, 2000.

AND WHEREAS the Collector of Thane by his Order No. Revenue/K-1/T-1/NAP/SR-140/2002 dated 11/06/2003 granted N.A. permission in respect of the said property u/s.44 of the Maharashtra Land Revenue Code.

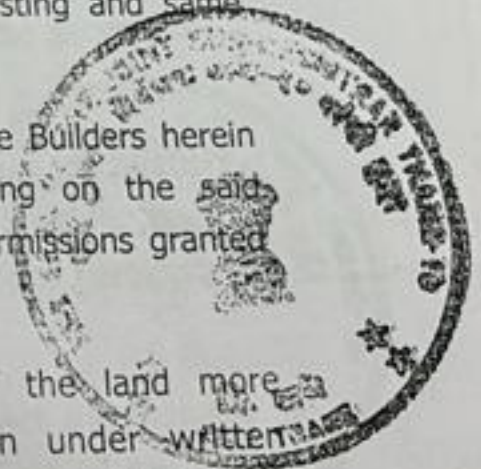
AND WHEREAS the Mira Bhayandar Municipal Corporation, by its Letter No. MB/MNP/NR/286/3654/2003-04 dated 19/07/2003 /20-03-2004 has sanctioned the plan of the buildings to be constructed on the said property.

AND WHEREAS the Builders hereby represent that the document cited hereinabove are valid, legal, subsisting and same are in full force and effect.

AND WHEREAS under premises aforesaid, the Builders herein are entitled to develop and to construct building on the said property in accordance with the said order and permissions granted by the concerned authorities.

AND WHEREAS on the part portion of the land more particularly described in the Schedule herein under written (hereinafter referred to as the 'SAID LAND') as per the plans approved by the Mira Bhayander Municipal Corporation the builders are developing multi storied residential and commercial buildings having ground + seven upper floors bearing no. 7.59/60 (herein after referred to as the said buildings) in the propose project known as "POONAM SAGAR COMPLEX".

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CITIZEN CREDIT CO-OPERATIVE BANK LTD. Lic # D-5/STP(V)/C.R. 1009/02/2005/200-203 Br. Mira Road Date 15/07/06 Pay to : Acct Stamp Duty Thane	
Franking Value	Rs. 24300-100
Service Chgs (Rs.10 per doc)	Rs. 100
TOTAL	Rs. 24300
Name of the stamp duty paying party A. J. Singh	
DD / Cheque No. <u>Cash</u> Drawn on Bank	
(for Banks Use Only)	
Tran ID	
Franking Sr. No.	911-912
Cashier	Officer

AGREEMENT FOR SALE

ARTICLE OF AGREEMENT made and entered into at Mira Road, on this 17 day of JULY, 2006 BETWEEN :
M/s. SHANTI CONSTRUCTION, Joint Venture firm, having its Office at I-43/44, Poonam Sagar Complex, Ground Floor, Opp. Sector No. 9/10, Shanti Nagar, Mira Road (E), Thane - 401 107 hereinafter called as **"THE BUILDERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the said firm, from time to time and its respective heirs, executors, administrators and assigns of the part)
 AND Mr. / Mrs. / Miss. ASHOK KUMAR JANKINMADA SINGH
 hereinafter called as **"THE PURCHASER/S"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their respective heirs, executors, administrators and assigns) of THE PART

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Signature of Ashok Kumar Jankinmada Singh
 Ashok Kumar Jankinmada Singh
 Citizen Credit Co-op Bank Ltd.
 Shop Nos. 34-41, Geeta Arcade-1,
 Station Road Mira Road (East),
 Thane-401107
 D-5/STP(V)/C.R. 1009/02/2005/200-203

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WHEREAS originally Shri Gajanan Ganpat Mhatre & others were the owners of several properties inter-alia land bearing Old Survey No. 201 (PART) New Survey No. 33 Part admeasuring 12500 sq.mt. situate, lying and being at Village Penkarpada, Mira Taluka & District Thane and in the Registration District and Sub-District of Thane, more particularly described in the Schedule hereunder written, (hereinafter referred to as the "SAID PROPERTY")

AND WHEREAS after getting the sale permission vide no. SR/15/2002 and consequent sale deed date 24th January 2003 vide document no. 477/2003, executed in the office of the sub-registrar, Thane, the said Shri Gajanan Ganpat Mhatre & others in the capacity of owners of the said property agreed to grant development rights of several properties inter-alia the said property to Shri Harshad Poonamchand Doshi. Shri Harshad Poonamchand Doshi has entered into the joint venture dated 06/03/2004 for development of this land as per terms & conditions mentioned therein.

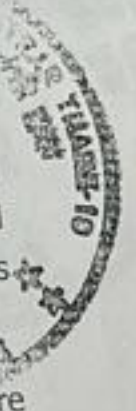
WHEREAS originally Smt. Mankubai Mukund Mahtre is the owners of several properties inter-alia land bearing Old Survey No. 201 (PART) New Survey No. 33 Part admeasuring 15680 sq.mt. situate, lying and being at Village Penkarpada, Mira Taluka & District Thane and in the Registration District and Sub-District of Thane, more particularly described in the Schedule hereunder written, (hereinafter referred to as the "SAID PROPERTY")

AND WHEREAS after getting the sale permission vide no. SR/84/2001 and consequent sale deed date 6th August 2001 vide document no. 809/2001, executed in the office of the sub-registrar, Thane, the said Smt. Mankubai Mukund Mhatre in the capacity of owners of the said property agreed to grant development rights of several properties inter-alia the said property to Shri Harshad Poonamchand Doshi. Shri Harshad Poonamchand Doshi has entered into the joint venture dated 06/03/2004 for development of this land as per terms & conditions mentioned therein.

WHEREAS originally Shri Ravindra Gopal Mali & others were the owners of several properties inter-alia land bearing Old Survey No. 202 (PART) New Survey No. 34 Part admeasuring 20640 sq.mt. situate, lying and being at Village Penkarpada, Mira Taluka & District Thane and in the Registration District and Sub-District of Thane, more particularly described in the Schedule hereunder written, (hereinafter referred to as the "SAID PROPERTY")

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1. The Builders shall construct the said building known as Poonam Sagar Complex Building No. 253/60 on the said property in accordance with plans, designs, specifications approved by the local authority which have been seen and approved by the Purchaser with only such variations and modifications as the Builders may consider necessary as may be required by the concerned local authority which the Purchaser hereby gives consent.

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A-801 The Purchaser hereby agrees to purchase and the Builders hereby agree to sell *13* of carpet area admeasuring 157.50 sq. feet on the 1st floor in building no. 253/60 known as Poonam Sagar Complex and more particularly described in the Schedule hereunder written, (hereinafter called "the said Premises").

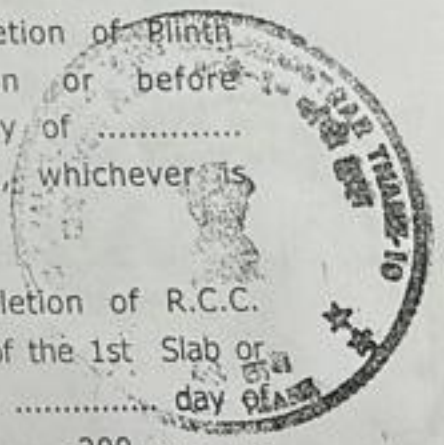
3. The Purchaser shall pay to the Builders a sum of Rs. 2,55,000/- (Rupees Two lacs fifty five thousand only) as the purchase price in respect of the said premises apart from the other payments to be made by the Purchaser under this agreement to the Builders. The Purchase price shall be paid by the purchaser to the Builders in the following manner.

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a) Rs. 2,55,000/- /- as Earnest Money on or before the execution of an Agreement.

b) Rs. 1/- /- On completion of Plinth work or on or before 200 day of 200 whichever is earlier.

c) Rs. 1/- /- On completion of R.C.C. frame work of the 1st Slab or on or before 200 day of 200 whichever is earlier.

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d) Rs. 1/- /- On completion of R.C.C. frame work of THE Slab or on or before the



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AND WHEREAS under the premises aforesaid, the Builders alone have the sole and exclusive right to sell the Flats/Shops in the said building to be constructed by the Builders on the said property and to enter into agreement with the Purchasers of the flats and shops and to receive the sale price in respect thereof.

AND WHEREAS the Flat/Shop Purchaser demanded from the Builders and the Builders have given inspection to the Flat/Shop Purchaser of all the documents of title relating to the said property, the said orders and permissions granted by the authorities concerned, and the Agreements and Irrevocable General Power of Attorney executed by and between the parties thereto and also building plans, designs and specifications and of such other documents as are specified under the Maharashtra Ownership Flats act (Regulation of Construction, Sale Management and Transfer Act, 1963 and hereinafter referred to as the said "Act") and the rules made thereunder.

AND WHEREAS the copies of Certificate of title issued by the Advocate of the Builders, copies of Village forms VI or VII and XII or any other relevant revenue record showing the nature of title of the Builders to the said property described in the Schedule hereunder written and copies of the said plans approved by the concerned authorities have been annexed hereto.

AND WHEREAS the Builders have accordingly commenced construction of the said building in accordance with the permission and orders granted by the authorities concerned.

AND WHEREAS relying upon the said application, declaration and agreement, the Builders agreed to sell to the Flat/Shop Purchaser a Flat/Shop at the price and on the terms and conditions hereinafter appearing.

AND WHEREAS under section 4 of the said Act the Builders are required to execute a written Agreement for Sale of the said Flat/Shop to the Flat/Shop Purchasers being in fact these present and also to register this agreement under the Registration Act.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as

follows:

A. Singh

टन न १०
पु ७७३ २००६
६/६८

Arbitrator and as per the direct
Affidavit and praying that the
Decree against the Opponents as

I say that the Disputant
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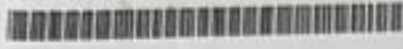
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दस्त गोपवारा भाग - 2

टनन10

दस्त क्रमांक (5733/2006)

ECIEC

दस्त क्र. [टनन10-5733-2006] चा गोपवारा
बाजार मूल्य : 482900 मोबदला 255000 भरलेले मुद्रांक शुल्क : 24200

पावती क्र.: 5734 दिनांक: 18/07/2006
पावतीचे वर्णन
नांव: अशोककुमार जागकीप्रसाद सिंह

दस्त हजर केल्याचा दिनांक : 18/07/2006 06:48 PM
निघादनाचा दिनांक : 17/07/2006
दस्त हजर करणा-याची सही :

4840 : नोंदणी फी
1360 : नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

6200: एकूण

दस्ताचा प्रकार : 25) करारनामा
शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 18/07/2006 06:48 PM
शिक्षा क्र. 2 ची वेळ : (फ्री) 18/07/2006 06:51 PM
शिक्षा क्र. 3 ची वेळ : (कडुली) 18/07/2006 06:51 PM
शिक्षा क्र. 4 ची वेळ : (ओळख) 18/07/2006 06:51 PM

A. Singh

दु. निबंधकाची सही, सह दु.नि.का-ठाणे 10

दस्त नोंद केल्याचा दिनांक : 18/07/2006 06:51 PM

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

1) मुनित- पुत्रन, घर/फ्लॅट नं: 21
गल्ली/रस्ता:

ईमारतीचे नाव: क्रिस्टल प्लाझा

ईमारत नं: -

पेट/बसाहत: -

शहर/गाव: मिरारोड पु

तालुका: -

पिन: -

2) निबंध- धरोड, घर/फ्लॅट नं: वरील प्रमाणे

गल्ली/रस्ता:

ईमारतीचे नाव: -

ईमारत नं: -

पेट/बसाहत: -

शहर/गाव: -

तालुका: -

पिन: -



दु. निबंधकाची सही

सह दु.नि.का-ठाणे 10

प्रमाणित करणेत येते की
हा वस्तुतः मूळ... EC वाने जाहील:

दु. दुय्यम निबंधक ठाणे 10

पुस्तक क्रमांक 9 ७
4633 क्रमांकावर नोंदला

एल. वी. राजपुत
सह. दुय्यम निबंधक ठाणे क्र. १०
तारीख 9 माहे ०७ सन २००६

Arbitrator and as per the dir
Affidavit and praying that
Decree against the Oppone

Rajesh Sheth

From:
Sent:
To:
Cc:
Subject:

10. I say that the Di
submitted to the Hon'h



Thursday, December 21, 2006
8:52:43 PM

नोंदणीपूर्व गोपवारा

दुय्यम निबंधक: सह दु.नि.का-ठाणे 10

(1) विलेखाचा प्रकार	मुख्यवारनामा
(2) मोबदला	रु. 1.00
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार से नमूद करावे)	रु. 1.00
(4) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु 100.00
(5) बाजारभावाप्रमाणे नोंदणी फी	रु 0.01
(6) दस्त निश्चित केल्वाचा	21/12/2004

सूचना
1) ही माहिती पक्षकारांनी साक्षरित केलेल्या इनपुट फॉर्मवर आधारित आहे.
2) दस्ताची माहिती संगणकावर घेण्यात आली याचा अर्थ दस्त नोंदणीसाठी सवीकारला असा नाही. दुय्यम निबंधक दस्त माकल साकतात किंवा नियमानुसार योग्य ती अन्य कार्यवाही करू शकतात.
3) बदल/दुरुस्त्या कराव्यात.
नसलेला मजकूर खोड्या
4) क्रमांक 1,2,3,4,5,6 मध्ये बदल करता येणार नाही

- (7) पृष्ठांची संख्या 8
- (8) नू-मापन, घोटहिस्ता व घरकरमांक (असल्यास) (1)
- (9) मालमत्तेचे इतर वर्णन (1) वर्णना मोजे पेणकरपाडा मधील जुना स.न. 201६.202६ नवीन स.न.33६,34६
- (10) क्षेत्रफळ (1)-
- (11) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (12) *दस्तऐवज करून घेण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व पत्ता (1) मे.शांती केंद्र चे अधिकृत सही करणारे शरदचंद्र पुनमचंद - दोशी; घर/फ्लॅट नं: ९/8/00 गल्ली/रस्ता: -; ईमारतीचे नाव: शांती विहार; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: विरारोड; तालुका: -; पिन: -; पॅन नम्बर: -
- (13) *दस्तऐवज करून घेण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व पत्ता (1) मे.शांती केंद्र चे अधिकृत सही करणारे दिलेश सी. साह; घर/फ्लॅट नं: बरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -

टलन १०
७६४/९
९/८

पूर्व नोंदणी गोपवारा तपासून पाहिला
* तो बरोबर आहे/त्याच्यात नमूद केलेले
बदल/दुरुस्त्या कराव्यात.

नोंदणी गोपवा-यामध्ये इनपुट फॉर्म प्रमाणे
गटा एंट्री करण्यात आली आहे.

हम
गटा एंट्री ऑपरेटर ची स्वाक्षरी)

नोंदणीपूर्व गोपवारा इनपुट फॉर्म प्रमाणे आहे व याचा मेळ मुळ दस्तरी घेण्यात आला आहे. पक्षकाराने नमूद केलेले
बदल/दुरुस्त्या याचा समावेश करण्यात आला आहे.

दुय्यम निबंधकाची स्वाक्षरी)



टलन १० NON VERIFIED
५०९३ २००६
९९/१८५

(5733/2006)

IEC

दिनांक: 18/07/2006

नवीप्रसाद सिंह

11(1), पुणेकनापी

साक्षिपत्र (अ. 13)

सह दु.नि.का-ठाणे

Arbitrator and as per the
Affidavit and praying the
Decree against the Oppon

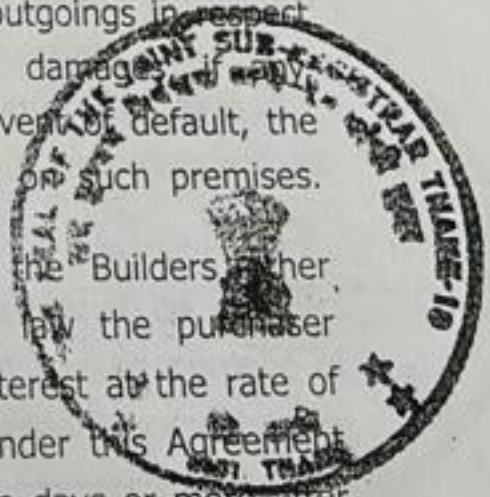
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- l) Rs. /-On completion of Plastering work or on or before..... day of200....., whichever is earlier.
- m) Rs. /-On completion of Flooring work or on or before day of200....., whichever is earlier.
- n) Rs. /-On completion of Plumbing work or on or before..... day of200....., whichever is earlier.
- o) Rs. /-On giving POSSESSION of the said premises.

A. Singh

4. IT IS HEREBY EXPRESSLY AGREED that the time for payment of each of the aforesaid instalments of the purchase price shall be the essence of the contract. In the event of the Purchaser making any default in payment of any of the installments of the purchase price, the Builders will be entitled to terminate this Agreement and in that event to refund to the Purchaser all the money paid by the purchaser as purchase price hereunder without any interest; after the said premises is sold to another party as the Builders may determine and after the Builders shall have received the payment from the New Purchaser of such premises, and the Builders shall also be entitled to deduct outgoings in respect of the said premises and the loss or damage if any sustained by the Builders and in the event of default, the purchaser will have no right whatsoever on such premises.

5. Without, prejudice to the above and the Builders other rights under this agreement and/or in law the purchaser shall be liable to pay to the Builders interest at the rate of 18% per annum on all amounts due under this Agreement if such amounts remain unpaid for seven days or more after becoming due.



A. Singh

The Builders agree to give possession of the said premises to the Purchaser on or before the Ready day of ...

20/06/06
2006
1/8

Arbitrator and as per the dir
Affidavit and praying that
Decree against the Oppone

Rajesh Sheth

From:
Sent:
To:
Cc:
Subject:

10. I say that the Di
submitted to the Hon'b
Disputant Bank



दस्त गोपवारा भाग - 2

टनन10
दस्त क्रमांक (794/2004)
C/C

दस्त क्र. (टनन10-794-2004) चा गोपवारा
दस्त क्र. 1 मोबदला 1 भरलेले मुद्रांक शुल्क : 200

दस्त हजर केल्याचा दिनांक : 21/12/2004 05:46 PM
निष्काशाचा दिनांक : 21/12/2004
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार : 48) मुखत्यारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 21/12/2004 05:46 PM
शिकका क्र. 2 ची वेळ : (प्री) 21/12/2004 05:54 PM
शिकका क्र. 3 ची वेळ : (कबुली) 21/12/2004 05:58 PM
शिकका क्र. 4 ची वेळ : (ओळख) 21/12/2004 05:58 PM

दस्त नोंद केल्याचा दिनांक : 21/12/2004 05:58 PM

पावती क्र.: 795 दिनांक: 21/12/2004
पावतीचे वर्णन
नाम: हिमांगू उर्फ (हेमेल) - बह

100 : नोंदणी फी
160 : नक्कल (अ. 11(1)), पुढांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

260: एकूण

दु. निबंधकाची सही, सह दु.नि.का-टाणे 10

(5733/2006)

IEC

दिनांक: 18/07/2006

जानकीप्रसाद सिंह

श्री
(अ. 11(1)), पुढांकनाची
,
छायाचित्रण (अ. 13) ->

श्री, सह दु.नि.का-टाणे 10

ओळख :
खालील इतम असे निवेदीत करतात की, से दस्तऐवज करून देणा-यांना व्यक्तीशा ओळखतात,
व त्यांची ओळख पटवितात.

1) निखिल- ठक्कर, घर/प्लॅट नं. -

गल्ली/रस्ता : -
ईमारतीचे नाव : -
ईमारत नं. : -
पेट/वसाहत : -
शहर/गाव : मिरारोड

2) प्रकार- वैष्णव, घर/प्लॅट नं. वरीलप्रमाणे

गल्ली/रस्ता : -
ईमारतीचे नाव : -
ईमारत नं. : -
पेट/वसाहत : -
शहर/गाव : -
तालुका : -
पिन : -

प्रमाणीत करजेत येते ही
वा दस्तात एकूण पाने आहेत.

सह दु.नि.का-टाणे १०



दु. निबंधकाची सही
सह दु.नि.का-टाणे 10

पुस्तक नं. 9 ले
608 नोंदले.

सह दु.नि.का-टाणे १०

तारीख 29 आहे 92 सव 08

तारीख २९

टनन १०
५७०३ २००६
EM HR

Arbitrator and as per the die
Affidavit and praying that
Decree against the Oppone

Rajesh Sheth

From:
Sent:
To:
Cc:
Subject:

10. I say that the Di
submitted to the Hon'b
Disputant Res

- ५- श.महसुल/क-१/टे.१/एनएपी/एसआर-१४०/२००२

अनुज्ञासाठी गांभी मिरा भाईंदर महानगरपालिका यांचे कडील मंजूर नसणाऱ्या बांधकामाबाबत
अनुज्ञासाठी गांभी मिरा भाईंदर महानगरपालिका यांचे कडील बांधकाम नकाशा स्थितीत
बांधकाम केल्यास आगर बांधकामा मध्ये बदल करून जादा घट्टी क्षेत्र निर्देशांक वापरल्यास अनुज्ञासाठी
महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरूपाचा गुन्हा
बांधकाम पात्र राहतील व असे जादा बांधकाम दूर करण्यास पात्र राहिल.
या प्रकरणात पिंप्याच्या पाण्याची सोय करण्याची जबाबदारी अनुज्ञासाठी यांचेवर राहिल. गांभी
पिंप्याच्या पाण्याची सोय झाली आहे किंवा नसे या बाबत खात्री झाल्याशिवाय मिरा भाईंदर महानगर
पालिकेने संबंधित विकासकाम बांधकाम परवाना देऊ नये.

सही/-
(आय.एस.चहल)
जिल्हाधिकारी ठाणे

वति,
श्री. शंभुभाय पुनमचंद टोपी व इतर
ग. भाईंदर (पूर्व) ता.जि. ठाणे



जिल्हाधिकारी ठाणे करिता



C-1-190
५०९३ २००६
१६/१६

(5733/2006)
1EC
दिनांक: 18/07/2006
संश्लेषण दिनांक
अ. 11(1), पुणेकरणा
छायाचित्रण (अ. 13)
1. सह दु. नि. का-३

Arbitrator and as per the dis
Affidavit and praying that
Decree against the Oppone

Rajesh Sheth
From:
Sent:
To:
Cc:
Subject:

10. I say that the Di
submitted to the Hon'b
Disputant Bank

7/12/2004
5:58:17 pm
दुय्यम निबंधकः
सह दु.नि.का-ठाणे 10

दस्त गोषवारा भाग-1

दनन 10
दस्त क्र 794/2004
6/12

दस्ता क्रमांक : 794/2004
मुखत्यारनामा

पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1. नाव: किंगडु जके (हिमेंज) - मद्र पत्ता: घट/फ्लॉट नं: 8/501 मालकी/रस्ता: - ईमारतीचे नाव: माईल स्टॉन ईमारत नं: - वेड/वसाहत: आनंद नगर सह/गाव: दहिसर पु. तासुका: - पिन: - पॅन नम्बर: -	लिहून देणार वय 45 सही		
2. नाव: मे.शांती कंस्ट्रु घे अधिपूत सही करणारे शरदचंद्र दुय्यमंध - दोरी पत्ता: घट/फ्लॉट नं: 8/8/001 मालकी/रस्ता: - ईमारतीचे नाव: शांती विहार ईमारत नं: - वेड/वसाहत: - सह/गाव: मिरारोड तासुका: - पिन: - पॅन नम्बर: -	लिहून देणार वय 52 सही श. र. म. य. र. म. य.		
3. नाव: मे.शांती कंस्ट्रु घे अधिपूत सही करणारे दिलेश सी. शाह पत्ता: घट/फ्लॉट नं: वरीलप्रमाणे मालकी/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - वेड/वसाहत: - सह/गाव: - तासुका: - पिन: - पॅन नम्बर: -	लिहून देणार वय 30 सही		

(5733/2006)
1EC
दिनांक: 18/07/2006
तपकीप्रवाह विव
श. 11(1), पुढांकनापी
छायाचित्र (अ. 13)
सह दु.नि.का-ठाणे



दन न १०
7/12/2004
1 OF 1
6/12

दस्त देणार तथाकथीत [मुखत्यारनामा] दस्ताऐवज करुन दिल्याचे कबूल करतात.

Arbitrator and as per the dir
Affidavit and praying that
Decree against the Oppone

10. I say that the Di
submitted to the Hon'b
Disputant


From:
Sent:
To:
Cc:
Subject:

दुय्यम निबंधकः
सह पु.नि.का-काणे 10
5733/2006



दस्त गोषवारा भाग-1

टनन10
दस्त क्र 5733/2006
EWE

पक्षकाराचे नाव व पत्ता
पक्षकाराचा प्रकार : करारनामा
सह अशोककुमार जानकीप्रसाद सिंह
पत्ता: 40/असेट नं: 6
ईभारतीचे नाव: गणेश अपार्ट
ईभारत नं: -
पेट/वस्ताहत: -
शहर/ठाक: विहार पू ठाने
तारुका: -
पिन: -
वेब नंबर: BEOPS8049L

पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
लिहून देणार वय 40 सही A-Singh		

नाम: शे.शाही कस्तूर बे अधिकृत सही करणार शरधंद
पुणमचंद दोशी तर्फे कु.पु.महणून हेमेन - भट्ट
पता: भर/असेट नं:
मन्दीरस्ता:
ईभारतीचे नाव: शाही विहार
ईभारत नं: -
पेट/वस्ताहत: -
शहर/ठाक: -

लिहून देणार वय 47 सही		
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सहस्र करुन देणार तथाकथीत [करारनामा] दस्तऐवज करुन दिल्याचे कबूल करतात.

Case No : 005121

Case Status: Rate Verification Completed

**The Zoroastrian Co-operative Bank
Ltd**

Call

Branch

Borivali Branch

Credit Officer

Balchandra



दस्तावेजी : २८१९२८२८ / २८१९३०२८ / २८१८११८३ / २८१८१३५३ / २८१४५९८५
फैक्स : २८१९०६३६

मिरा भाईंदर महानगरपालिका

मुख्य कार्यालय भाईंदर

प्राणती शिवाजी महाराज मार्ग, भाईंदर (पश्चिम), ता. जि. ठाणे. ४०१ १०१

दिनांक १२/०१/०५

मनपा/नर/८६०/२००५-०६

- बबले :-
- १) मे अधिनाश माझे जॉइंट असो. यांचा दि.२२/०९/२००५ चा अर्ज.
 - २) उपर जिल्हाधिकारी व सहाय प्राधिकरण ठाणे भागरी संकुलन ठाणे यांचेकडील शुध्दीपत्रक आदेश क्र. यु.एल.सी./टीए/एटीपी.कलम-२०/एसआर-९५८/ठाणे/२०००, दि.०४/०९/२००० यु.एल.सी./टीए/एटीपी.कलम-२०/एसआर-९५८/ठाणे/२०००, दि.०४/०९/२००० व यु.एल.सी./टीए/एटीपी.कलम-२०/एसआर-९५८/ठाणे/२०००, दि.२७/०९/२०००.
 - ३) मा. जिल्हाधिकारी, ठाणे यांचे कडील अकृषिक परधानगी आदेश क्र. महसुल/क-९/टं ९/०-ठाणी/नर/अर-९९/०७, दि.०४/०९/२००० व एसआर-२८/२००३, दि.२६/०३/२००३, एसआर-१६००/२००३, दि.१९/०६/२००३ अन्वये अकृषिक मंजूरी.
 - ४) मिरा भाईंदर महानगरपालिका निमा/मनपा/नर/२८६/३६५४/२००३-०४, दि.१९/०९/२००३ अन्वये सुध्दारीत बांधकाम प्रारमपत्र.
 - ५) मे अधिनाश माझे जॉइंट असो. यांचा दि.२२/०९/२००५ अन्वये इमारत पूर्णत्वाचा दाखला.
 - ६) मे आर.जे. आशर यांचा दि.१९/०९/२००५ व दि.२२/०९/२००५ अन्वये इमारतीचे बांधकाम तीव्रक/४/४ या गोम्यते बाबतचा दाखला.
 - ७) श्री रमाकांत पाटील यांचा दि.२२/०९/२००५ अन्वये इमारतीच्या प्लॅनिंग बाबतचा दाखला.

// भाग भोगवटा दाखला //

मिरा भाईंदर महानगरपालिका क्षेत्रातील मोजे - पेगकरपाडा, स.क्र. १९७, १९९, २००, २०१, २०२, २०३ व २०४ मधील प्रस्तावित "पुनर्माग" या संकुल प्रकल्पातील इमारत प्रकार "डी-१" प्रस्तावित इमारत क्र. ६९, १ "आय" प्रस्तावित इमारत क्र. ५९, ६० ह्या तर्फे (पार्ट) + १ या स्वरुपाचे बांधकाम पत्र क्र. निमा/मनपा/नर/२८६/३६५४/२००३-०४, दि.१९/०९/२००३ अन्वये मंजूर करण्यात आलेल्या नकाशा प्रमाणे पुर्ण झाल्या बाबतचा दाखला वास्तुविशारद मे अधिनाश माझे जॉइंट असो. यांनी सादर केला आहे. तसेच उक्त इमारतीचे बांधकाम तीव्रक/४/४ या गोम्यते बाबतचा दाखला मे आर.जे. आशर व श्री रमाकांत पाटील यांनी इमारतीच्या प्लॅनिंग बाबतचा दाखला सादर केला आहे. यासंबंधी सध्याचे बांधकाम पत्र क्र. "डी-१" प्रस्तावित इमारत क्र. ६९, १ "आय" प्रस्तावित इमारत क्र. ५९, ६० या वापर करणेस व सादर इमारतीस आवश्यक तसेच विद्युत पुरवठा संपर्का महानगरपालिकाची हरकत नाही. यासंबंधी पाणी टंचाई लक्षात घेता आपणास एक कॅव्हेशन निवेदन माली तमी महानगरपालिका देत नाही. याबाबतचा वापर करण्याची ही मंजूर नकाशा, अनुज्ञेय वापर व मंजूर क्षेत्राच्या मर्यादा आहे.



आयुक्त
मिरा भाईंदर महानगरपालिका
DIST. THANE

प्रत १) निकासक
२) नर विभाग

ट न न - १०
३६५४/२०१३
३३ - ३४

दूरध्वनी : २८१९२८२८ / २८१९३०२८ / २८१८११८३ / २८१८१३५३ / २८१४५९८५

फॅक्स : २८१९३०६३६

मिरा भाईंदर महानगरपालिका

मुख्य कार्यालय भाईंदर

छत्रपती शिवाजी महाराज मार्ग, भाईंदर (पश्चिम), ता. जि. ठाणे. ४०१ १०१

मनपा/नर/८६०/२००५-०६

दिनांक १२/०७/१०

- बाबत :-
- १) मे. अधिनाश मंत्रात्रे अॅन्ड असो. यांचा दि.२२/०९/२००५ चा अर्ज.
 - २) अपर जिल्हाधिकारी व राक्षम प्राधिकरण ठाणे भागरी संकुलन ठाणे यांचेकडील शुध्दीपत्रक आदेश क्र. यु.एल.सी./टीए/एटीपी.कलम-२०/एसआर-९५८/ठाणे/२०००, दि.०४/०९/२००० यु.एल.सी./टीए/एटीपी.कलम-२०/एसआर-९५९/ठाणे/२०००, दि.०४/०९/२००० व यु.एल.सी./टीए/टे.४/मिरा/भाईंदर/एकआर.९७३ ते ९७९, ९८३-९८४, दि.२७/०७/२०००.
 - ३) गा. जिल्हाधिकारी, ठाणे यांचे कडील अकृषिक परवानगी आदेश क्र. महसुल/क-९/टे.९/ए-एपी/एसआर-९७/०७, दि.०४/०७/२००० व एसआर-२८/२००३, दि.२६/०३/२००३, एसआर-१४०/२००२, दि.१९/०६/२००३ अन्यचे अकृषिक मंजूरी.
 - ४) मिरा भाईंदर महानगरपालिका मिमा/मनपा/नर/२८६/३६५४/२००३-०४, दि.१९/०७/२००३ अन्यचे सुध्दारीत बांधकाम प्रारंभपत्र.
 - ५) मे. अधिनाश मंत्रात्रे अॅन्ड असो. यांचा दि.२२/०९/२००५ अन्यचे इमारत पूर्णत्वाचा दाखला.
 - ६) मे. आर.जे. आशर यांचा दि.१९/०९/२००५ व दि.२२/०९/२००५ अन्यचे इमारतीचे बांधकाम तांत्रिकदृष्ट्या योग्यते बाबतचा दाखला.
 - ७) श्री. रमाकांत पाटील यांचा दि.२२/०९/२००५ अन्यचे इमारतीच्या प्लॅनिंग बाबतचा दाखला.

// भाग भोगवटा दाखला //

मिरा भाईंदर महानगरपालिका क्षेत्रातील मोजे - पेणकरपाडा, स.क्र. १९७, १९९, २००, २०१, २०२, २०३ व २०५ यांनी प्रस्तावित "पुनरासागर" या परकुल प्रकल्पातील इमारत प्रकार "डी-१" प्रस्तावित इमारत क्र. ६९, १ "आय" प्रस्तावित इमारत क्र. ५९, ६० हां तक्का (पार्ट) + ७ या स्वरुपाचे बांधकाम पत्र क्र. मिमा/मनपा/नर/२८६/३६५४/२००३-०४, दि.१९/०७/२००३ अन्यचे मंजूर करण्यात आलेल्या नकाशा प्रमाणे पुर्ण झाल्या बाबतचा दाखला वास्तुविशारद मे. अधिनाश मंत्रात्रे अॅन्ड असो. यांनी सादर केला आहे. तसेच उक्त इमारतीचे बांधकाम तांत्रिकदृष्ट्या योग्यते बाबतचा दाखला मे. आर.जे. आशर व श्री. रमाकांत पाटील यांनी इमारतीच्या प्लॅनिंग बाबतचा दाखला सादर केला आहे. यास्तव सदगीय क्र. ४ मधील अटीचे पालन करण्याच्या अटीवर उपरोक्त इमारत प्रकार "डी-१" प्रस्तावित इमारत क्र. ५९, ६० या वापर करणेस व सादर इमारतीस आवश्यक तेवढा विद्युत पुरवठा हाणेंत महानगरपालिकाची हरकत नाही. शहरातील पाणी टंचाई लक्षात घेता आपणास नळ काढवण मिल्कलच यांनी हमी महानगरपालिका देत नाही. शहराच्या वापर परध्यानी हा मंजूर नकाशा, अनुज्ञेय वापर व मंजूर क्षेत्राच्या मर्यादित आहे.



आयुक्त

मिरा भाईंदर महानगरपालिका

प्रत १) विकासक
२) नर विभाग

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३६५४/२०१३

२२ - ३३