

AGREEMENT FOR SALE

20/10/2008

SHANTI GARDENS

MIRA ROAD (E)

Sector - 6

M.V. 23,04,000/-
A.V. 33,00,000/-
S.P. 1,98,000/-
A.F. 30,000/-
2,28,000/-

Flat / Shop No. 300 on 3rd Floor
in Bldg. No. 3 of Sector No. 6

Developers

RAM NAGAR
DEVELOPMENT CORPORATION

811, Embassy Centre, Nariman Point, Mumbai - 400 021

24250

3200 - (6)



Customer's Copy	
CITIZEN CREDIT CO-OPERATIVE BANK LTD. Lic # D-51STP(M)/C.R. 1009/02/2005/2005-203	
Br. Mira Road	Date 25/9/09
Pay to Acct Stamp Duty Thane	
Fr. 24930	Rs. 100
Service Chgs (Rs. 10 per doc)	Rs. 24330
TOTAL	
Name of the stamp duty paying Party Anchal Arora	
Signature of Cashier Anchal Arora	
Stamp Duty Receipt MIRA ROAD	
CASH RECEIVED	
(For Banks Use)	
Tran ID	Officer
Fr. 2662-63	Cashier



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ARTICLES OF AGREEMENT made and entered into at Mumbai this 25th day of Sep 2009

Between

M/S. RAM NAGAR DEVELOPMENT CORPORATION a partnership firm registered under the Indian Partnership Act, 1932 having its office at 811 Embassy Centre, Nariman Point, Mumbai - 400 021 hereinafter called "the Builders" (which expression shall unless it be repugnant to the context or meaning there of mean and include the partners for the time being of the firm the survivors or survivor of them and the heirs, executors and administrators of the last such survivor and his/her/their successors in interest and assigns) of the One Part

AND

MR./MRS./MS. Anchal Arora

residing at 402/B-13, Sector-7, Shanti Nagar, Mira Road (East)

hereinafter called "the Purchaser/s" (which expression shall unless repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators and permitted assigns) of the Other Part

For CITIZEN CREDIT CO-OP. BANK LTD.

Authorized Signatory

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Citizen Credit Co-op. Bank Ltd.,
Shop Nos. 34-41, Geeta Arcade-1,
Station Road Mira Road (East),
Thane-401107.
D-51STP(M)/C.R. 1009/02/2005/2005-203

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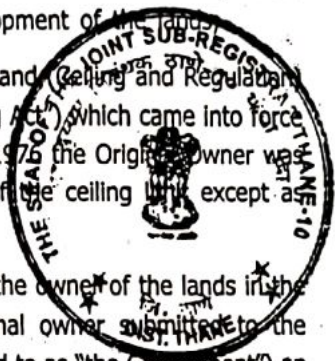
WHEREAS the trustees of the Ram Mandir Devasthan Trust (hereinafter referred to as "the Original Owner") as the owner of the lands bearing Mira Old Survey Nos. 146, 147, 148, 149, 150, 151 and 152/1, New Survey No. 17, 18, 19, 20, 21, 22, 23/1 executed an Agreement for Sale dated 4th March, 1979 in respect of the lands in favour of Shri Dalchand Girdharilal Chowdhary and Shri Mukesh Dalchand Chowdhary, both protected agricultural tenants of the lands, for the consideration and on the terms and conditions therein contained;

AND WHEREAS the said protected tenants gave the benefit of the said Agreement to the Builders herein of which they are partners and at their request the Original Owner agreed to hand over possession of the said lands to the Builders and to grant to the Builders right of development of the lands subject to the requisite permission from the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976 and also subject to grant of permission by the Charity Commissioner;

AND WHEREAS the Charity Commissioner granted the permission vide order No. J/4-233-80/16233 dated 20th June, 1981;

AND WHEREAS the Builders made full payment of the consideration amount to the Original Owner and the Original Owner also executed in favour of the nominees of the Builders a General Power of Attorney to do all acts, deeds and things necessary for development of the lands;

AND WHEREAS as a result of the Urban Land (Ceiling and Regulation) Act, 1976 (hereinafter referred to as "the Ceiling Act") which came into force in the State of Maharashtra on 17th February, 1976 the Original Owner was not entitled to develop lands held in excess of the ceiling limit except as otherwise provided in the Ceiling Act;



AND WHEREAS having been shown to be the owner of the lands in the Government and Revenue Records, the Original owner submitted to the Government of Maharashtra (hereinafter referred to as "the Government") an application in their name under section 20 (1) (a) of the Ceiling Act for exemption of the lands from the provisions of the Ceiling Act;

AND WHEREAS the Government of Maharashtra, Housing and Special Assistance Department by Order No. SSS/THA/1087(37) /D-XV dated 4th November, 1989 made under section 20(1) (a) of the Ceiling Act allowed the Original Owner/its nominees to develop the vacant lands specified in the Schedule to the Order for construction subject to the terms and conditions contained in the Order;

AND WHEREAS, as a result, the lands set out in the Schedule to the hereinbefore recited Government Order stand exempted by the Government

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subject to the terms and conditions contained in the Order (hereinafter referred to as the Exemption Order);

AND WHEREAS as per the Exemption Order and as a result of the hereinbefore recited Development Agreements the Builders are entitled and enjoined upon to construct various buildings on the exempted lands in accordance with the said Exemption Order);

AND WHEREAS the Builders are developing in phase wise housing project known as SHANTI GARDENS by utilizing land F.S.I. and also outside T.D.R. on the said property on the exempted lands on a portion thereof, as more particularly described in the Schedule hereunder written, hereinafter referred to as "the said land", the Builders are constructing various buildings sector by sector in phasewise including the Building No. 3 of Sector No. 6 hereinafter referred to as the said building forming part of the housing project known as SHANTI GARDENS.

AND WHEREAS the Builders have entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the agreement prescribed by the Council of Architects and whereas the Builders have appointed Structural Engineer for preparation of the structural designs and drawings of the said building and the Builders accept the professional supervision of the Architect and the Structural Engineer till completion of the said building;

AND WHEREAS the Builders are not the agents of the Original Owner for the purpose of construction of the said building and the sale of the premises therein;

AND WHEREAS by virtue of the hereinbefore recited Agreements and Exemption Order the Builders alone have the sole and exclusive right at their own risk and cost to sell the premises in the said building to be constructed by the Builders on the said land and also at their own risk and cost to enter into Agreements with the purchasers of such premises and to receive the sale price in respect thereof;

AND WHEREAS the Purchaser demanded from the Builders and the Builders gave inspection to the Purchaser of all the documents of title relating to the said land including the Exemption Order/Development Agreement/ power of Attorney, Extracts of Village Form VII and XII in respect of the said land and the plans, designs and specifications prepared by the Builders' Architects as specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the said Act") and the Rules made thereunder;



Transfer Act, 1963
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AND WHEREAS copy of the Certificate of Title of the Advocate of the Builders and Extracts of Village Form VII and XII showing the nature of the title of the Original Owner to the said land on which the premises are to be constructed has been annexed hereto.

AND WHEREAS the Builders have got approved from the concerned authority the plans, specifications, elevations, sections and details of the said building;

AND WHEREAS while sanctioning the said plans the concerned local authority and/or Government has laid down certain terms and conditions to be performed by the Builders while constructing the said building and upon due observance and performance of which only the Occupation Certificate in respect of the building shall be granted by the local authority;

AND WHEREAS the Builders have accordingly commenced construction of the said Building in accordance with the said plans;

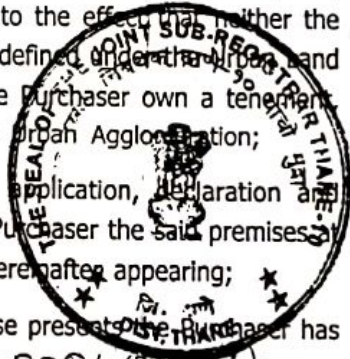
AND WHEREAS the Purchaser has applied to the Builders for allotment to the Purchaser of Shop/Flat No. 304 on the 3rd floor of the Building No. 3 of Sector No. 6 on the said land forming part of the Housing Project of the Builders known as SHANTI GARDENS.

AND WHEREAS prior to making application as aforesaid, as required by the provisions of the Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act No. XXIV of 1960) and the Urban Land (Ceiling and Regulation) Act, 1976 the Purchaser had made a declaration to the effect that neither the Purchaser nor the members of the family (as defined under the Urban Land (Ceiling and Regulation) Act No. 1976) of the Purchaser own a tenement house or building within the limits of Thane Urban Agglomeration;

AND WHEREAS relying upon the said application, Declaration and agreement the Builders agreed to sell to the Purchaser the said premises at the price and on the terms and conditions hereinafter appearing;

AND WHEREAS prior to execution of these presents the Purchaser has paid to the Builders a sum of Rs. 1,49,000/- (Rupees One Lac forty Nine Thousand only) being earnest money of the sale price of the said premises agreed to be sold by the Builders to the Purchaser as advance payment or deposit (the payment and receipt whereof the Builders do hereby admit and acknowledge) and the Purchaser has agreed to pay to the Builders balance of the sale price in the manner 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 premises to the Purchaser



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being in fact these presents and also to register the said Agreement under the Registration Act;

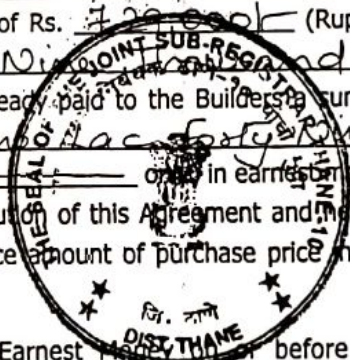
NOW THIS AGREEMENT WITNESSETH AND IT IS HERBY AGREED BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Builders shall construct the said Building being Building No. 3 of Sector No. 6 consisting of ground / stilts and six/seven upper floors on the said land more particularly described in the Schedule hereunder written and forming part of the said housing project of the Builders known as SHANTI GARDENS in accordance with plans designs and specifications approved by the concerned local authority and which have been seen and approved by the Purchaser, with only such modifications as the Builders may consider necessary or as may be required by the local authority and / or the Government to be made therein:

Provided that the builders shall have to obtain prior consent in writing of the Purchaser in respect of such variations or modifications which may adversely affect the said premises of the Purchaser.

2. The Purchaser hereby agrees to purchase from the Builders and the Builders hereby agree to sell to the Purchaser Shop/Flat No. 304 of area admeasuring 266.50 sq. ft. carpet, 319.80 sq.ft. Built up equivalent to 24.77 sq.mt. carpet, 29.72 sq.mtr. Built up on the 3rd floor as shown on the floor plan thereof hereto annexed (hereinafter referred to as "the said premises" a description whereof is hereto annexed) in Building No. 3 of Sector No. 6 on the said land and forming part of SHANTI GARDENS for the price of Rs. 7,20,000/- (Rupees Seven lac Twenty Nine thousand only). The Purchaser has already paid to the Builders a sum of Rs. 1,49,000/- (Rupees One lac forty nine thousand) in earnest money of the purchase price on or before execution of this Agreement and hereby agrees to pay to the Builders the balance amount of purchase price in the following manner:-

- 1) Rs. as Earnest Money before the execution of this Agreement.
- 2) Rs. 98000/- on or before completion of Plinth.
- 3) Rs. 44000/- on or before completion of 1st Slab
- 4) Rs. 44000/- on or before completion of 2nd Slab
- 5) Rs. 44000/- on or before completion of 3rd Slab



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- 6) Rs. 44000/- on or before completion of 4th Slab
- 7) Rs. 44000/- on or before completion of 5th Slab
- 8) Rs. 44000/- on or before completion of 6th Slab
- 9) Rs. 44000/- on or before completion of 7th Slab
- 10) Rs. 44000/- on or before completion of 8th Slab
- 11) Rs. 29000/- on or before completion of Masonary work.
- 12) Rs. 29000/- on or before completion of Plastering
- 13) Rs. 29000/- on or before completion of Flooring
- 14) Rs. 29000/- on or before completion of Plumbing
- 15) Rs. 14000/- at the time of Possession.

It is expressly agreed that time for payment of each Installment shall always be essence of contract.

3. The Builders hereby agree to observe, perform and comply with all the terms conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the said premises to the Purchaser, obtain from the concerned local authority occupation certificate in respect of the said premises.

4. The Builders hereby declare that the floor space index approved and availed in respect of the said land out of the total F.S.I. of the layout of SHANTI GARDENS and that no part of the said floor space index has been utilised by the Builders elsewhere for any purpose whatsoever. The Builders further declare that with the permission of the concerned authorities they will be entitled to utilise any floor space index of any other land or property by way of floating floor space index or TDR while developing the said land and the purchaser hereby grant his/her/their irrevocable consent for the same.

5. The Builders hereby agree that they shall, before handing over possession of the said premises to the Purchaser and in any event before execution of conveyance of the land in favour of a corporate body to be formed by all the societies of the Purchasers of all the flats/shops/offices/showrooms/godowns/garages /open parking spaces in all the buildings of all sectors/phases to be constructed on the said land (hereinafter referred to as "the Societies / Limited Company/Body Corporate") make full and true disclosure of the nature of their title to the said land as well as encumbrances including any right, title, interest or claim of any party in or over the said



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land, and shall as far as practicable, ensure that the said land is free from all encumbrances and that the Original Owner has absolute, clear and marketable title to the said land so as to enable the Original Owner to convey to the said Societies/ Limited Company/Body Corporate such absolute clear and marketable title on the execution of conveyance of the said land in favour of the said Societies / Limited Company/Body Corporate.

6. 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 Builder Interest at the rate of 21% per annum on all amounts due under this Agreement if such amounts remain unpaid for seven days or more after becoming due.

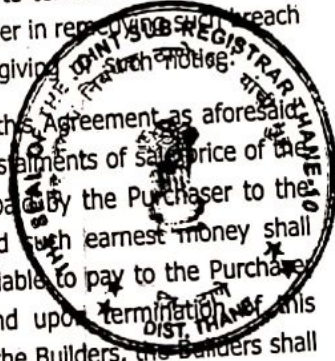
7. On the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Builders under this Agreement (including his/her proportionate share of taxes levied by the concerned local authority and other outgoings) and on the Purchaser committing breach of any of the terms and conditions herein contained the Builders shall be entitled at their own option to terminate this agreement:

Provided always that the power of termination hereinbefore contained shall not be exercised by the Builders unless and until the Builders shall have given to the Purchaser fifteen days prior notice in writing of their intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and default shall have been made by the Purchaser in respect of such breach or breaches within the said 15 days after the giving of such notice.

Provided further that upon termination of this Agreement as aforesaid the Builders shall refund to the Purchaser the instalments of sale price of the said premises which may till then have been paid by the Purchaser to the Builders excluding earnest money amount and such earnest money shall stand forfeited, but the Builders shall not be liable to pay to the Purchaser any interest on the amount so refunded and upon termination of this agreement and refund of aforesaid amount by the Builders, the Builders shall be at liberty to dispose of and sell the said premises to such person and at such price as the Builders may in their absolute discretion think fit.

8. The fixtures, fixtures and amenities to be provided by the Builders, in the said premises and the said building are those that are set out in Annexure annexed hereto.

9. The Builders shall give possession of the said premises to the Purchaser on or before the 30th day of Sept. 2009. If the Builders fail or neglect to give possession of the said premises to the Purchaser on



30th day of Sept. 2009. If the Builders fail or neglect to give possession of the said premises to the Purchaser on 30/09/2009

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account of reasons beyond their control and/or of their agents as per the provisions of Sections 8 of the Maharashtra Ownership Flats Act, by the aforesaid date or the date or dates prescribed in Section 8 of the said Act, then the Builders shall be liable on demand to refund to the Purchaser the amounts already received by them in respect of the said premises with simple interest at nine per cent, per annum from the date the Builders received the sum till the date the amounts and interest thereon are repaid, provided that by mutual consent it is agreed that dispute whether the stipulations specified in Section 8 have been satisfied or not will be referred to the Competent Authority who will act as an Arbitrator. Till the entire amount and interest thereon is refunded by the Builders to the Purchaser they shall, subject to prior encumbrances, if any, be a charge on the said land as well as the construction or building in which the said premises are situated or were to be situated:

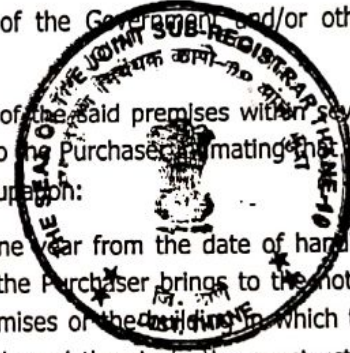
Provided that the Builders shall be entitled to reasonable extension of time for giving delivery of the said premises on the aforesaid date, if the completion of building in which the said premises is to be situated is delayed on account of-

- i) non-availability of steel, cement, other building material, water or electric supply.
- ii) war, civil commotion or act of God and/or force major and/or any circumstances beyond the control of the Builders.
- iii) any notice, order, rule, notification of the Government and/or other public or competent authority.

10. The Purchaser shall take possession of the said premises within seven days of the Builders giving written notice to the Purchaser intimating that the said premises are ready for use and occupation:

Provided that if within a period of one year from the date of handing over the said premises to the Purchaser, the Purchaser brings to the notice of the Builders any defect in the said premises or the building in which the said premises are situated or the material used therein in the construction of the said building, then, wherever possible, such defects shall be rectified by the Builders at their own cost and in case it is not possible to rectify such defects, then the Purchaser shall be entitled to receive from the Builders reasonable compensation for such defects.

11. The Purchaser shall use the said premises or any part thereof or permit the same to be used only for purpose of residence/shop/office/showroom/



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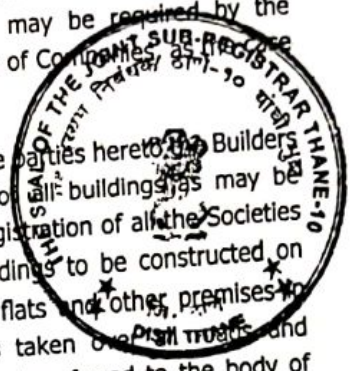
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godown, as the case may be, and shall use the garage or parking space only for purpose of keeping or parking the Purchaser's own vehicle.

12. The Purchaser along with other purchasers of flats/shops/offices/showrooms/godowns/garages/parking spaces in the buildings in the said sector shall join in forming and registering the Society or a Limited Company as per phasewise development to be known by such name as the Purchasers may decide: Provided that the name "SHANTI GARDENS" shall always form part of the name of the Society/Limited Company. The Purchaser for the purpose of formation and registration of the Society/Limited Company shall also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the Society or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Builders within two days of the same being forwarded by the Builders to the Purchaser, so as to enable Builders to register the organisation of the purchasers. No objection shall be taken by the Purchaser if any changes or modifications are made in the draft bye-laws or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies.

13. Unless it is otherwise to by and between the parties hereto, the Builders shall, after utilizing all F.S.I. and constructions of all buildings, as may be permitted from time to time by local authority, registration of all the Societies or Limited Company as aforesaid of all the Buildings to be constructed on the said lands, the sale and disposal of all the flats and other premises in all the Buildings, after the local authority has taken over the same and common spaces, whichever is later, cause to be transferred to the body of such Societies or Limited Company all the right, title and the interest of Original Owner/Builders in the said lands together with the buildings by obtaining or executing the necessary conveyance, (to the extent as may be permitted by the authorities) and transfer of all the said buildings in favour of such Societies or apex body of such Societies. Such conveyance and transfer of buildings shall be in keeping with the terms and provisions of this Agreement. It is further agreed and the Purchaser herein is aware that the said lands more particularly described in the Schedule hereunder written is vast piece of lands and the same is being developed by the Builder in a phased manner and as lay out. The constructions of buildings on the said lands are Phasewise/Sectorwise as also the Phasewise infrastructures of the lay-out. It is specifically agreed that the Builder shall be entitled at their option to form society either building/s wise and/or sectorwise on the buildings to be constructed on the said lands. The Conveyance of the said buildings shall

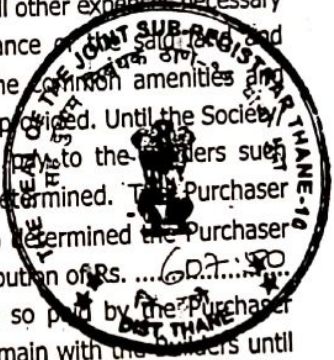


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however, be executed therefore only after the said lands described in the Schedule hereunder written is fully and entirely developed in all respect (i.e. all the buildings as may be permitted from time to time by the concerned authorities shall have been fully constructed on the said lands) all the benefits, advantages and F.S.I. in any form thereon including TDR are fully utilized and the Builders shall have sold all the premises in all the buildings on the said lands and received fully the consideration amounts from various purchasers of all the premises in the said buildings on the entire lands. Separate Conveyance for individual building/s shall not be executed. The entire project is being constructed in phase wise and as phase programme and only after completion of the entire project in all respect is fully developed and completed the conveyance of the said lands described in the Schedule hereunder written shall be executed in favour of apex body of all societies. The Purchaser has agreed to purchase the said Premises with the express knowledge of and conditions as the aforesaid.

14. Commencing a week after notice in writing is given by the Builders to the Purchaser that the said premises are ready for use and occupation, the Purchaser shall be liable to bear and pay the proportionate share (as per rates applicable in accordance with permitted users and in accordance with law) all outgoings in respect of the said land and building namely betterment charges or such other levies by the concerned local authority and /or Government, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said Buildings and building and management and maintenance of the common amenities and facilities in the said exempted lands as hereinafter provided. Until the Society/Limited Company is formed, the Purchaser shall pay to the Builders such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined the Purchaser shall pay to the Builders provisional monthly contribution of Rs. ... 607 ... per month towards the outgoings. The amounts so paid by the Purchaser to the Builders shall not carry any interest and remain with the Builders until society or limited company of the said Buildings is registered. On such society/limited company being registered, the aforesaid deposits (less deductions provided for in this Agreement) shall be paid over by the Builders to the Society or the Limited Company, as the case may be. The Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly by the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever. The outgoings payable by the Purchaser are more particularly set out in the list of outgoings annexed hereto. The list is not exhaustive.



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15. The purchaser shall on or before delivery of possession of the said premises keep deposited with the Builders the following amounts :

- i) Rs.1000/- for legal charges
- ii) Rs.350/- for share money, application/entrance fee of the Society or Limited Company.
- iii) Rs.750/- for formation and registration of the Society or Limited Company.
- iv) Rs.14580/- for proportionate share of outgoings.
- v) Rs.1500/- for electric cable, water meter and electric meter
- Rs.18180/- Total

16. The Builders shall utilise the sums at items (i) and (iii) paid by the Purchaser to the Builders for meeting all legal costs, charges and expenses, including professional costs of the Advocates of the Builders in connection with formation of the Society/Limited Company, preparing its rules, regulations and bye-laws or the Memorandum and Articles of Association as the case may be, and the cost of preparing and engrossing this Agreement for which the builders shall not be liable to render any accounts.

17. At the time of registration the Purchaser shall contribute his share of stamp duty and registration charges payable, if any, by the said Societies/ Limited Company/Body Corporate on any document or instrument of transfer in respect of the said land and the building to be executed in favour of the Society or Limited Company.

18. The Purchaser himself/herself/themselves with intent to bring his persons, into whosoever hands the said premises may come doth hereby covenant with the Builders as follows :-

- a) To maintain the said premises at Purchaser's own cost in good tenantable repair and condition from the date possession of the said premises is taken and not to do or suffer to be done anything in or to the building in which the said premises is situate which may be against the rules, regulations or bye-laws of the concerned local or any other authority or change alter or make additions in or to the building in which the premises is situated and the said premises itself or any part thereof.
- b) Not to store in the said premises any goods which are of hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the building in which the said

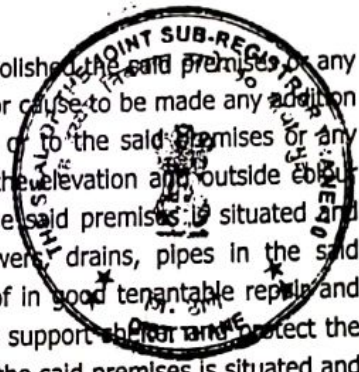


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premises is situated or storing of which goods is objected by the concerned local or other authority and shall not carry or cause to be carried heavy packages to the upper floors which may damage or are likely to damage the staircases, common passages or any other structure of the building in which the said premises is situated, including entrances of the building in which the said premises is situated or the said premises on account of negligence or default of the Purchaser in this behalf. The Purchaser shall be liable for the consequences of the breach.

- c) To carry out at his/her/their own cost, all internal repairs to the said premises and maintain the said premises in the same condition, state and order in which it was delivered by the Builders to the Purchaser and not to do or suffer to be done anything in or to the building in which the said premises is situated or the said premises which may be against the rules, regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser committing any act in contravention of the above provisions, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- d) Not to demolish or cause to be demolished the said premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said premises or any part thereof, nor any alteration in the elevation and outside of the scheme of the building in which the said premises is situated and shall keep the partition walls, sewers, drains, pipes in the said premises and appurtenances thereof in good tenable repair and condition, and in particular so as to support and protect the other parts of the building in which the said premises is situated and shall not chisel or in any other manner damage the columns, beams, walls, slabs or R. C. C. Partis or other structural members in the said premises without the written permission of the Builders and / or the Society or the Limited Company.
- e) Not to do or permit to be done any act or thing which may render void or voidable any Insurance of the said land and the building in which the said premises is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- f) Not to throw dirt, rubbish, garbage or other refuse or permit the same to be thrown from the said premises in the compound



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of the said premises in the Building and shall pay and contribute regularly and punctually towards the taxes expenses or other outgoings in accordance with the terms of this Agreement.

. k) The purchaser shall permit the Builders and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land and buildings or any part thereof to view and examine the state and condition thereof.

19. The Builders shall maintain a separate account in respect of sums received by the Builders from the Purchaser as advance or deposit, on account of the share capital for the promotion of the Co-operative Society or a Company or towards the outgoings and shall utilise the amounts only for the purposes for which they have been received.

20. The Builders have informed the Purchaser that the housing project comprises of construction of several buildings and that there will be common, access and internal roads, central recreation spaces, common electric and telephone cables, water lines, drainage lines and other common amenities in the exempted lands and the Builders shall be entitled at all times to lay such pipe lines, underground electric and telephone cables, water lines, drainage lines, sewage lines etc. through any part of the said land and building irrespective of whether the conveyance is executed in favour of the said incorporated body of purchasers or not. It shall be the primary responsibility of the Purchaser and the incorporated bodies of purchasers in the housing scheme to form an Apex Body, federation or association or a Committee of their representatives for maintaining the common services and facilities aforesaid in any part of the exempted lands in accordance with the directions, instructions and guidance as may be given by the Builders from time to time and as they may in their sole discretion deem fit. The Purchaser or purchasers of premises in the building on the said land or any of the said incorporated bodies of purchasers or an apex body, federation, association, committee or other body of purchasers formed or to be formed shall not be entitled to raise any objection and shall allow free access to the Builders, their servants and agents through any part of the said land and building for the purposes aforesaid irrespective of whether the said land is transferred to the incorporated body of purchasers or not.

21. It is expressly agreed and understood that the purchasers as also the said incorporated body of purchasers along with the occupants of the other buildings of the said scheme will contribute their share of maintenance of the internal access roads, common spaces, and all the common amenities of the said housing scheme and for the purpose of such maintenance the

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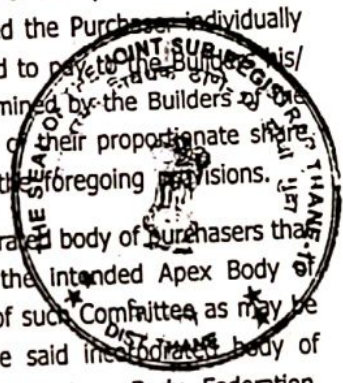
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Purchaser shall pay to the builder a sum of Rs. 12150/- as advance towards such expanses.

22. The Purchaser hereby agrees and consents to the formation of such Apex Body, Federation, Association or a Committee of representatives and agrees to pay from time to time his/ her/their proportionate share of such amounts as may be payable in respect of the aforesaid layout common amenities as also the maintenance charges in respect thereof or such amounts as may be determined from time to time by the Builders or the said Incorporated body of purchasers or the said Apex Body, Federation, Association or Committee, as the case may be. The Purchaser shall make such payments irrespective of whether the said incorporated body of purchasers is formed or not and the Purchaser agrees to pay to the Builders on demand or at the time of possession such amounts as may be determined by the Builders as advance for such payments. An account of such payments made to the builders shall be transferred to the apex body on completion of the project.

23. The Builders may make such arrangements as they may in their sole discretion deem fit and proper for the maintenance of the common amenities and facilities and for that purpose may appoint such agencies on such terms and conditions as they may deem fit and proper. The Builders may appoint separate agencies for different works, The Purchasers and each incorporated body of purchasers in the housing project as also any apex body shall be bound by all the terms and conditions of such contracts as may be entered into by the Builders in this respect. In the event of the apex body not being formed and in any case till such body is formed the Purchaser, individually and jointly with other purchasers shall be bound to pay to the Builders his/ her/their proportionate shares as may be determined by the Builders of remuneration payable to such agencies as part of their proportionate share of outgoings payable by him/her/them under the foregoing provisions.

24. It is expressly agreed that the said incorporated body of purchasers that may be formed shall join as a member of the Intended Apex Body of Federation or Association or in the alternative of such Committee, as may be formed of the representatives of each of the said incorporated body of purchasers on the said exempted lands and such Apex Body, Federation, Association or Committee, as the case may be, (hereinafter referred to as "the Apex Body") shall after completion of the project be in charge of maintenance of access roads; common recreation spaces, and all other common amenities in the said exempted lands and each of the said incorporated bodies of purchasers shall if already formed and otherwise each of the purchasers of premises shall contribute a share towards the formation of such Apex Body and towards the costs, charges, and expenses of maintenance, repair and



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reconstruction of the internal and access roads, open recreation spaces, and all the common amenities as may be necessary from time to time and in case of non payment by the purchasers individually or jointly with others, the Builders shall not be responsible for any consequences thereof. Any representation to the Builders in respect of common amenities shall be made only by the Apex Body and not by purchasers or individual societies. All decisions of the Apex Body shall be binding on all the purchasers / societies.

25. The Purchaser has prior to the execution of this agreement satisfied himself/herself/themselves about the marketable title of the said land and he/she/they shall not be entitled to investigate the title or make any requisitions thereon.

26. It is hereby expressly agreed between the parties hereto that the Builders shall be entitled to borrow construction loan from any person or party including financial institutions and for that purpose to create any mortgage or lien on the said land and/or the entire construction work put up thereon or any part thereof.

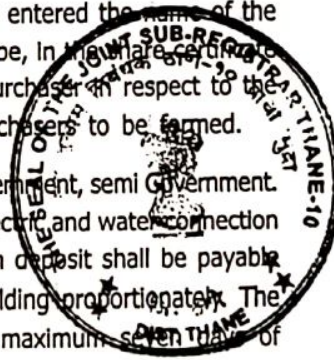
27. If the Purchaser obtains any loan for purchase of the said premises from any employer or any financing institution and it becomes necessary for the Builders to give any commitments or undertakings to do or not to do any acts, deeds or things in respect of the said premises than in that event it shall be the responsibility of the Purchaser from time to time to get such acts, deeds and things done by the Builders and also to furnish to the incorporated body of the Purchasers to be formed as hereinafter set out all necessary details of any loan obtained and any mortgage, charge or lien created in respect of the said premises and also cause to be entered the name of the employer or financing institution, as the case may be, in the share certificate or any other documents to be obtained by the Purchaser in respect of the said premises from the incorporated body of Purchasers to be formed.

28. If any security deposit is demanded by any Government, semi Government, Public or local authority for the purpose of giving electric and water connection to the said building or for any other purpose such deposit shall be payable by all the purchasers of premises in the said building proportionately. The Purchaser agrees to pay to the Builders within maximum seven days of demand his/her/their share of deposit.

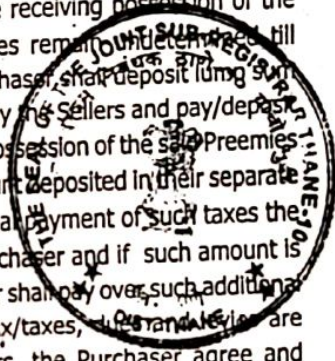
29. Any development and /or betterment charges or other levy by the local authority, Government and/or any other public authority in respect of the said land and/or buildings and/or infrastructure of layout shall be borne and paid by all the purchasers of premises in the building in proportion to the floor space area of their respective premises.

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29-A. The lump sum cost of purchase of the said Premises as agreed to be purchased by the Purchaser does not include sales tax, service tax, Value Added Tax (VAT) and/or any other Government tax, levies and same if determined to be payable either by Sellers or by Purchasers on this transaction either as on date or at any later date by concerned authorities the same shall become payable by the Purchaser on demand at any time and in any event before receiving possession of the said Premises Similarly, any additional statutory levies imposed by Government which may affect this deal shall also be paid by the Purchaser herein and shall be fully recoverable by the Sellers from the Purchaser and purchaser agree to pay the same. The consideration / purchase price of the said premises mention in this agreement agreed and decided taking into account that the purchaser shall pay/reimburse the Service Tax, Value Added Tax (VAT), Sales Tax and/or any other tax payable to Government and/or any public authority. The Purchaser also have agreed that at any stage if Service Tax, VAT, Sales Tax and/or any other Government tax is made/ applicable, the same shall be paid by the Purchaser to the Sellers within a period of 7 days on receipt of such intimation. The Purchaser herein expressly agree that any Value Added Tax (VAT), Service Tax and/or such other taxes and statutory charges, dues or levies which may be payable on these presents and/or sale of the said Premises and/or transaction contemplated under this Agreement to the Government authorities at any time before or after possession of the said Premises is handed over to the Purchaser, all such tax/taxes, dues and levies shall be borne and paid by the Purchaser herein and Purchaser expressly agree and undertake to pay the same before receiving possession of the said Premises. The Sellers shall not be responsible to pay the same. The Purchaser agree and undertake to pay all such tax/taxes, dues and levies before receiving possession of the said Premises from the Sellers and if such taxes remain undetermined till possession by the concerned authorities, the Purchaser shall deposit lump sum amount or such other amount as will be decided by the Sellers and pay/deposit such amount to/with the Sellers before receiving possession of the said Premises and in such event the Sellers shall keep such amount deposited in their separate bank account and if such amount exceed to actual payment of such taxes the Sellers shall refund the excess amount to the Purchaser and if such amount is less than the actual payable amount, the Purchaser shall pay over such additional amount to the Sellers. In the event of such tax/taxes, dues and levies are recovered by any authority/ies from the Sellers, the Purchaser agree and undertake to reimburse the same without raising of objection/dispute of any nature whatsoever. The consideration for sale of the said Premises does not include such tax/taxes, dues and levies and it is expressly agreed and understood by the Purchaser that such tax/ taxes, dues and levies shall be paid by the Purchaser in addition to the lump sum cost of the said Premises mentioned in these presents.



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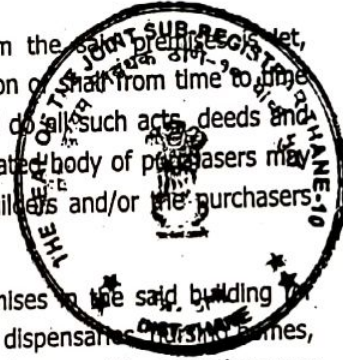
30. The stamp duty and registration charges payable on this Agreement shall be borne and paid by the Purchaser alone. The Purchaser shall also bear a proportionate share of stamp duty and registration charges payable on any document or instrument of transfer of land and building to the incorporated body of purchasers.

31. It is expressly understood that if any deposit given to the Builders by the purchaser for any purpose is found to be less than the amount required for the purpose and the purchaser is required by the Builders to pay the amount of difference the Purchaser shall not be entitled to refuse such payment on the ground that other deposits remain unexpended with the Builders. In cases of maintaining common areas referred to in clause (21) above deposits for which the Builders are expected to render accounts such accounts shall be given only to the incorporated body of purchasers in a consolidated manner after transfer of the said land and the said building in its favour and not to purchasers individually and any excess lying with the builders shall be passed on to such incorporated body of purchasers.

32. The Builders or any person or agents nominated by the Builders shall have the absolute and exclusive right to display or cause to be displayed any posters, hoardings, advertisements or neon signs, on any part of the building till the execution of the conveyance in favour of the incorporated body of purchasers and any part of the said exempted lands including the D.P. Roads and Internal Roads till the completion of the project in all respects and the purchasers or any incorporated body of purchasers or any apex body shall not be entitled to raise any objection on any ground whatsoever in this respect.

33. The Purchaser and the persons to whom the premises are let, sub-let, transferred, assigned or given possession or shall from time to time sign all applications papers and documents and do all such acts, deeds and things as the Builders and /or the said incorporated body of purchasers may require for safeguarding the interest of the Builders and/or the purchasers in the said building.

34. The Builders shall be entitled to sell premises in the said building for the purpose of using the same as guest houses, dispensaries, nursing homes, maternity homes or for residential or commercial user and/or any other user that may be permitted by the local authority and other authorities in that behalf and the Purchaser or his assignee or assignees shall not object at any time in future to such user of the premises by the respective purchasers thereof or assignee or assignees.



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35. After the possession of the said premises are handed over to the purchasers in the building, if any additions or alterations in relation to the said building are required to be carried out by the Government, local authority or any other statutory body the same shall be carried out by the purchasers in the building at their own cost and the Builders shall not be in any way or manner liable or responsible for the same.

36. The purchaser shall not do any act deed or thing which is likely to cause nuisance or annoyance to occupiers of the other premises in the said building and in particular the Purchaser shall not use or permit or cause to be used any terraces or common or open spaces, garage or parking place for slaughter or sacrifice of any creature fowl bird or animal.

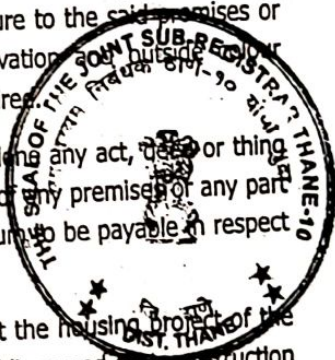
37. No purchaser shall without the prior permission in writing of the Builders grow any trees or plants in the land appurtenant to the building or keep any flower pots or other plants in the passages, staircases, common terraces and other open spaces of the building or on balcony projections or hanging on balconies and all flowers, fruits and other products of any such trees, plants or pots if put up unauthorisedly shall belong to the Builders and thereafter to the said incorporated body purchasers and no individual purchaser shall have any right over such trees, plants, pots or the produce thereof.

38. The Purchaser without the prior written permission of the Builders shall not at any time demolish or cause to be demolished the said premises or any part thereof agreed to be acquired nor shall enclose or cause to be opened up any door in any ground floor premises or make or cause to be made any addition or alternation of whatever nature to the said premises or any part thereof, nor any alteration in the elevation or outside of the said premises or scheme of the said premises agreed to be acquired.

39. The Purchaser shall not do or permit to be done any act, deed or thing which may render void or voidable any insurance of any premises or any part of the said building or cause any increased premium to be payable in respect thereof.

40. The Purchaser is informed and is aware that the housing project of the Builders comprises of construction of several buildings and that construction will continue for a number of years in the vicinity and the purchaser covenants and agrees not to make any complaints to the Builders or any other authorities of the usual inconveniences incidental to such construction.

41. In the event of the incorporated body of purchasers being formed and registered before the sale and disposal by the Builders of all the premises in the said building the power and the authority of the incorporated body of purchasers shall be subject to the overall authority and control of the



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Builders over any or all the matter/s concerning the said building the construction and the completion thereof and all amenities appertaining to the same and in particular the Builders shall have absolute authority and control as regards the unsold premises and the disposal thereof and no demand shall be made by the society for admission of the purchaser of such premises as member of the society.

42. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said premises or of the said land and building or any part thereof. The Purchaser shall have no claim save and except in respect of the said premises hereby agreed to be sold and all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces etc. will remain the property of the Builders until the said land and building/s are transferred as mentioned in this Agreement.

43. Any delay tolerated or indulgence shown by the Builders in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser by the Builders shall not be construed as a waiver on the part of the Builders of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Builders.

44. The Purchaser shall present this Agreement at the proper registration office for registration within the time limit prescribed by the Registration Act and the Builders will attend such office and admit execution thereof.

45. All notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser by Registered Post A. D. / under Certificate of Posting to his/her address specified below:

Viz Ms. Anchal Arora
402/B-13, Sector - 7, Shanti Nagar
Mira Road (East)



46. In case of any change in address the Purchaser shall forthwith notify the same to the Builders and if the Purchaser commits default in communicating the new address the Purchaser alone will be responsible for non receipt of any communication from the Builders and any such communication shall be deemed to be received by the Purchaser.

47. IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES hereto that the terrace space in front of or adjacent to a terrace flat in the said building if any, shall belong exclusively to the respective

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purchasers of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace flat purchaser. The said terrace shall not be enclosed by the purchaser till the permission in writing is obtained from the concerned local authority and the Builders or from the Society or the Limited Company, as the case may be.

48. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats Act, 1963 and the rules made thereunder,

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of leasehold land or ground situate lying and being at Village Mira in Taluka Thane of District Thane within the limits of Mira-Bhayandar Municipal Council and in the Registration Sub-District and District of Thane containing by admeasurement 25 acres and 31 gunthas bearing Survey Nos. 146, 147, 148, 149, 150, 151, 152/1. New Survey No. 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

IN WITNESS WHEREOF the parties hereto have hereunto set and sub-scribed their respective hands the day and year first hereinabove written.



SIGNED AND DELIVERED

by the withinnamed Builders
M/s. RAM NAGAR DEVELOPMENT CORPORATION

) For RAM NAGAR DEVELOPMENT CORPORATION



In the presence of _____)

Handwritten signature

AUTHORISED SIGNATORY

SIGNED AND DELIVERED

by the withinnamed Purchaser
Ms. Anchal Asara.....)

) *Handwritten signature*

.....)
In the presence of.....)

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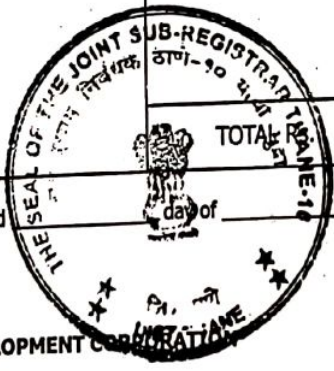


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RECEIPT

RECEIVED of and from the withinnamed PURCHASER/S a sum of Rs. 1,49,000/- (Rupees One lac forty Nine Thousand Only only) as and by way of part payment of Total sale consideration herein above mentioned by following details.

Receipt. No.	Dated	Cheque No.	Drawn on	Amount (Rs.)
	9.9.09	102434	Bank of India	1,49,000/-
TOTAL				1,49,000/-



Subject to realisation Dated _____ day of _____ 200__

I / WE SAY RECEIVED FOR RAM NAGAR DEVELOPMENT CORPORATION

[Signature]
AUTHORISED SIGNATORY

WITNESS :
1. _____
2. _____

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AMENITIES

- FLOORING : Good quality flooring in living room, bed room, kitchen with skirting.
- WINDOWS : Powder coated aluminium slding windows with marble cill.
- KITCHEN : Granite kitchen platform with stainless steel sink & good quality tiles dado above platform upto beam level.
- BATHROOM : Good quality flooring in bathroom with full height tiles dado.
- ELECTRIFICATION : Concealed copper wiring with adequate points with good quality fittings.
- PLUMBING : Concealed plumbing good quality fittings / fixtures & sanitary wares.
- W.C. : Orissa pan with good quality flooring & full height tiles dado.
- PAINTING : Oil bound distemper in the Entire flat & exterior will be superior quality paint.
- ESSENTIALS : Attractive entrance foyer, Telephone & cable T.V. line points in living room & bed room, lift of reputed company.



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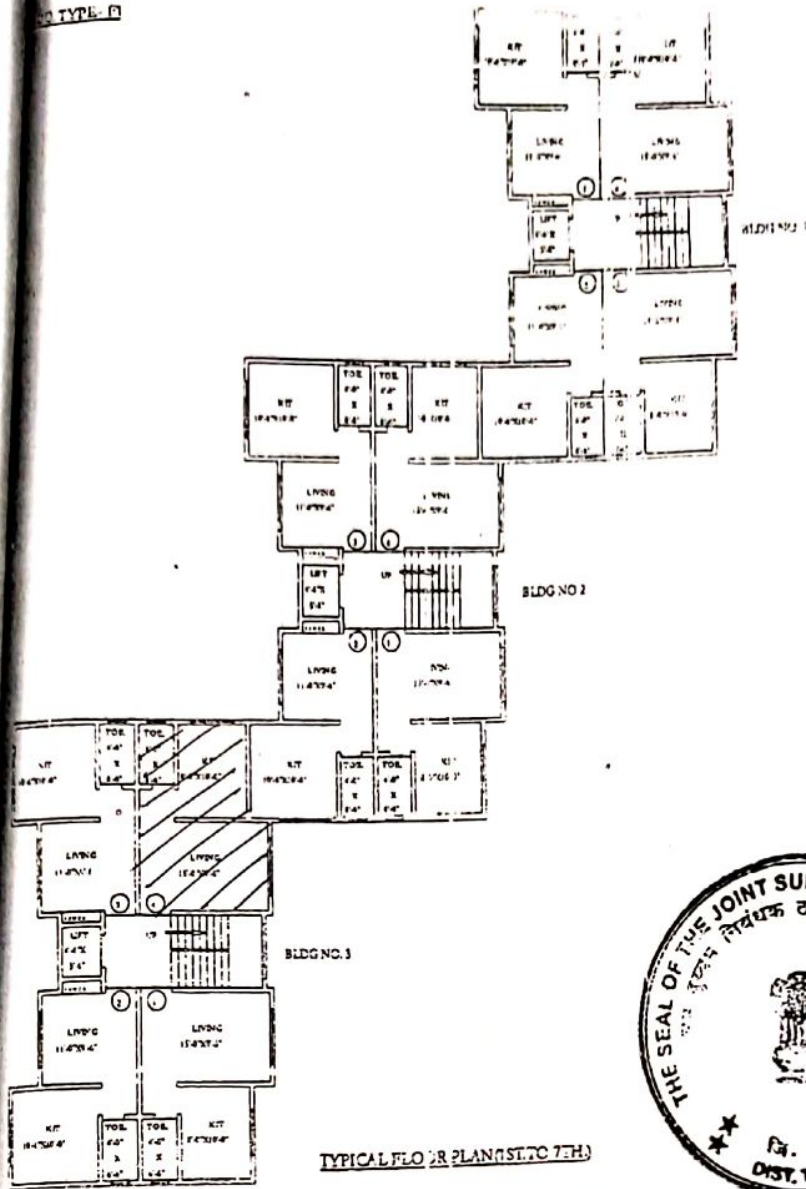
LIST OF OUTGOINGS

1. The expenses of maintaining, repairing, redecorating etc., of the main structure and in particular the roof, gutters and rain water pipes of the building, water pipes and electric wires in under or upon the building and enjoyed or used by the Purchaser in common with occupiers of other premises and the main entrance, passages, landings and staircase of the building enjoyed by the Purchaser or used by him/her/ them in common as aforesaid and the boundary walls of the buildings, compounds, terraces etc.
2. The cost of cleaning and lighting the passages, landings, staircase and other parts of the building enjoyed or used by the Purchaser in common as aforesaid.
3. The cost of decorating the exterior of the building.
4. The costs of the salaries of clerks, bill collectors, chowkidars, sweepers etc.
5. Local and other taxes.
6. Insurance of the building.
7. Rent and cost of water meter or electric meters and/or any deposit for water or electricity.
8. Proportionate share as may be fixed by the Builders towards contribution to be made by the Incorporated Body of purchasers to the Builders or to the Apex Body to be formed for maintenance, reconstruction, repairs re-building of the Internal roads, recreation ground and other facilities and amenities of a common nature to be provided in the entire layout of the land.
9. Such other expenses as are necessary or incidental for the maintenance and up keep of the building.



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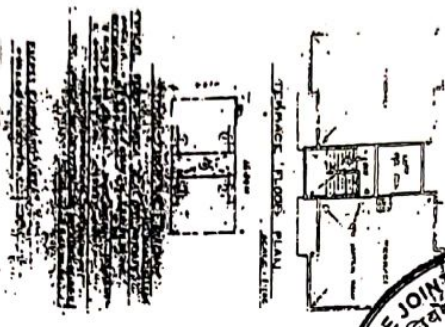
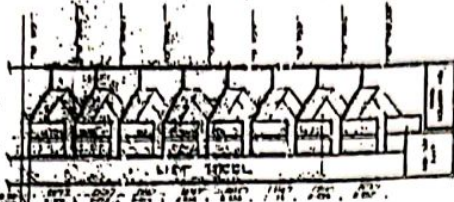
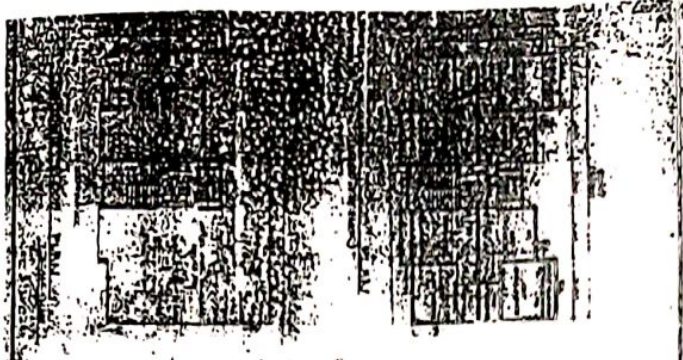


: 304
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 : 6
 : 266.50 Sq.ft (Carpet)

Builders Sign: Abhijit

Purchaser's Sign: [Signature]

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25/12



Sl. No.	Particulars	Area	Remarks
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PROPOSER : ...
DATE : ...
ADDRESS : ...
REMARKS : ...
APPROVED BY : ...
DATE : ...
OFFICE : ...
THANE

टनन-९०
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SHTARAM & CO.
ADVOCATES & SOLICITORS

SHANT KRISHNARAM KAPADIA

Telephones :
Office : 265 4340
265 3556
Residence :
Tel. Add. : 805 7.41

OFFICE :
19, "ALLI CHAMBERS", 2ND FLOOR,
NAGINDAS MASTER ROAD,
BOMBAY-400 023.

RESI. :
"RASH DEEP", 9TH ROAD,
DAULAT NAGAR, BORIVLI (EAST),
BOMBAY-400 088.

Ref. No. 323/93

Date : 16th September, 1993

M/s, Ramnagar Development Corporation,

Re : Immoveable property situated at Village
Mira, Taluka Vasal, District Thane,
containing by admeasurement 25 acres and
31 gunthas bearing Survey Nos. 146, 147,
148, 149, 150, 151 & 152/1.

Dear Sirs,

On your behalf, we have investigated the title of
Shree Ram Mandir Devasthan Trust to the above property,
and considering all aspects, mentioned hereinbelow, the
title of Shree Ram Mandir Devasthan Trust to the above
property is marketable and free from encumbrances.

By a Deed of Trust dated 2nd August, 1958, the
said property which was purchased by four individuals
in the year 1910 was transferred to Shree Ram Mandir
Devasthan Trust, registered under the Bombay Public
Trust Act, 1950, on 10th December, 1958, under Registration
No. A-387, Thane. All the 7/12 extracts from 1958 onwards
stood in the name of the Trustees of Shree Ram Mandir
Devasthan Trust.

On 8th March, 1979, the said property was agreed
to be sold by the said Trust to Mr. Dalchand Girdharilal
Chowdhary and Mr. Mukesh Dalchand Chowdhary and since
then the names of Mr. Dalchand Girdharilal Chowdhary
and Mr. Mukesh Dalchand Chowdhary appears on the
7/12 extracts.

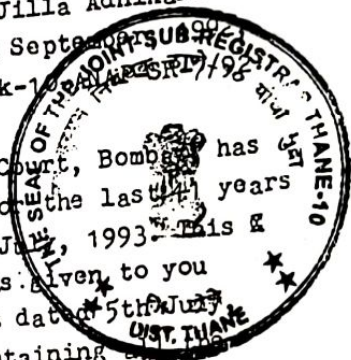
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Permission to sell under the Bombay Public Trust Act, 1950, by the Charity Commissioner, Maharashtra State, Bombay, was granted by the Charity Commissioner on 20th June, 1981. Thereafter as the said Mr. Dalchand Girdharilal Chowdhary and Mr. Mukesh Dalchand Chowdhary gave the Development Rights of the said property to you. The said permission dated 20th June, 1981, was modified by the learned Charity Commissioner by his Order dated 7th July, 1981, sanctioning the said property for being developed by you.

Permission under Section 20(1) (a) of the Urban Land (Ceiling & Regulation) Act, 1976, was granted by the under Secretary to the Government, Housing and Special Assistance Department, Mantralaya, Bombay-400 032, by his Order dated 4th November, 1989, bearing Reference No.SSS/THA/1087/(37)/IV-XV.

N. A. Permission was granted by Jilla Adhikari ~~62528~~, Thane, by his Order dated 9th September 1990 bearing Ref. No.Revenue/Section-1-Desk-10

Mr. P. M. Vakil, Advocate, High Court, Bombay has taken a search of the said property for the last 24 years and he has made his Report dated 5th July, 1993. This Certificate in the form of a letter is given to you after perusing the said Search Report dated 5th July 1993, and after perusing the file containing papers and documents and Orders including 7/12 extracts for the period 1910 to 1993.



Yours truly,
for Jeshtaram & Co.

Dhimi K.
PROPRIETOR

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09/08/2009
SL/EL

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव मिरे
तालुका ठाणे

क्र.स. (१४९)

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूमापना पदवी	भोगवटादातले गांव
२०	-	NA	(३३०) (४५०)
मितीचे स्थानिक नांव	हेक्टर	आर	श्रीराम देवस्थान गांधी व्यवस्थापक मंदलाल लामदुराम आग्रवाल मालचंद चंगुलाल (११०५)
तागवडी घोच क्षेत्र	१-८७-९		
जो.छ. (तागवडी घोच पल्लेले)	१-८७-९		
वर्ग (अ)	०.१०४		
वर्ग (ब)	०.१०४		
आकारणी	१९००		

कुलाचे नांव

इतर अधिकार
(३२५) (५६३) (३५६)
(१५०) (५०५)
(१२५)

तिमा आणि भूमापन विन्दे

गांव नमुना बारा (अधिकार अभिलेख पत्रक)														
पिका खालील क्षेत्राचा तपविहीन पत्रक वा कोणत्याही उपलब्ध प्रतिलिपि प्रयोग														
विश्व पिका खालील क्षेत्र				निर्भर पिका खालील क्षेत्र										
क्र.	हंगुळ	पिकाचा संकेत क्रमांक	पिकेचे नाव	अजल स्थिति	पटक पिके व प्रत्येक खालील क्षेत्र		पिकाचे नाव	पिकेचे नाव	पिकेचे नाव	पिकेचे नाव	पिकेचे नाव	पिकेचे नाव	पिकेचे नाव	पिकेचे नाव
२००३			हे.आर.	हे.आर.			हे.आर.	हे.आर.						
२००४														

दालचंद गिरहाजराव
मुकेश दालचंद चौधरी

वर्ग-१०
१२/००९
२००९

अन्यतः परतून दिलेले नसल्याने दिती असे.

२००४

No.SSS/THA/1087/(37)/D-XV
Housing and Special Assistance
Department,
Mantralaya, Bombay-400 032.

Dated the 4 NOV 1989



Order under section 20(1) (a) of the Urban Land
(Ceiling and Regulation) Act, 1976.

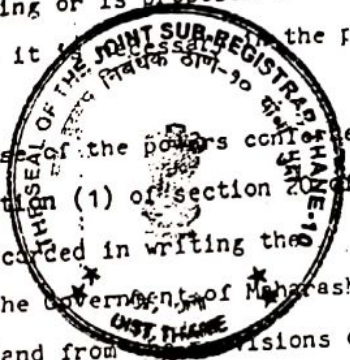
WHEREAS Shri Rammandir Devasthan Trust, Bhayanda
a public charitable trust registered with the Charity
Commissioner under No. A-387 Thana holds vacant land in
excess of the ceiling limit in the 8 kms. Peripheral Area
of Gr. Bombay Urban Agglomeration the details of which are
given in the schedule appended to this order;

AND WHEREAS the said Trust has applied to Govern-
ment on 1/11/1987 for exemption under section 20 of the Urban
Land (Ceiling and Regulation) Act, 1976 (33 of 1976) here-
after referred to as the said Act).

AND WHEREAS the Government of Maharashtra, is sat-
isfied that, having regard to the location of the land, the
purpose for which the land is being or is proposed to be
used and other relevant factors, it is in the public
interest so to do;

NOW, THEREFORE, in exercise of the powers conferred
upon it by clause (a) of sub section (1) of section 20 of
the said Act and after having recorded in writing the
reasons for making this order, the Government of Maharashtra
hereby exempts the said vacant land from the provisions of
Chapter-III of the said Act, subject to following conditions
namely:-

- 1) The land exempted under this exemption order shall
be developed by the Shri Rammandir Devasthan Trust, Bhaya-
nda or its nominees for construction of residential flats to be



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sold to members of the public in order to augment the financial resources of the Trust. The Trust shall develop the exempted land for construction of residential tenements in accordance with the terms and conditions of this exempt order. Any change made in the user of the land shall amount to a breach of these conditions.

Development of the exempted land by itself or through an agency nominated by the Trust shall be subject to obtaining necessary approval from the Charity Commission, Bombay.

2. The Trust/its nominees shall make full utilisation of the land so exempted, for the aforesaid purpose, by constructing tenements on the said land in the following manner:-

<u>Area of exempted land</u>	<u>Tenements</u>
a) First 4000 sq.mtrs.	Upto 40 sq.mtrs. plinth area
b) Remaining exempted land to be used as under	
i) 30% (14,024.16 sq.mtrs.)	Upto 25 sq.mtrs. plinth area
ii) 35% (16,361.53 sq.mtrs.)	Upto 40 sq.mtrs. plinth area
iii) 35% (16,361.53 sq.mtrs.)	Upto 80 sq.mtrs. plinth area

The areas as mentioned in this order shall be subject to change on final measurement.

3. The Trust shall first handover 30% of buildable area after excluding first 4000 sq.mtrs. i.e. approximately 20,034.52 sq.mtrs. free of cost and possession to Government before commencing construction of tenement on the exempted land. The 30% area of the land surrendered to Government shall be comparable to the 70% land permitted to be retained by the Trust in all respects such as access, frontage etc. In the event of any dispute, Government's decision in this regard shall be binding on the developer.

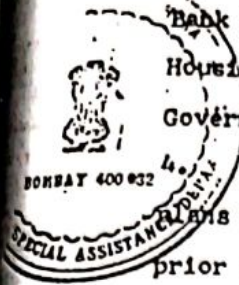


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Vice President and Chief Executive Officer, Maharashtra Housing and Area Development Authority shall arrange to demarcate a plot admeasuring approximately 20,034.52 sq. which is suitable for Maharashtra Housing and Area Development Authority's public housing programme or the World Bank Project. Formal allotment order in favour of Maharashtra Housing and Area Development Authority shall be issued by Government separately.

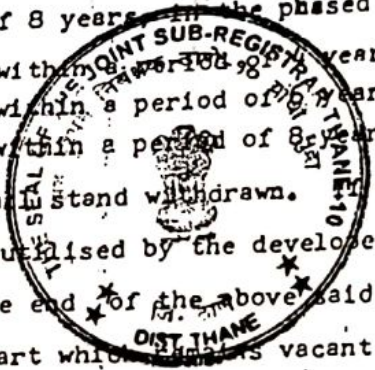


The Trust/its nominees shall get the layout/building plan approved from the Mira-Bhayandar Municipal Council prior to the commencement of the construction work. The actual construction shall be subject to the Building Regulation of the Mira-Bhayandar Municipal Council and subject to such other conditions as may be imposed by the Mira-Bhayandar Municipal Council, Town Planning Authorities and other statutory bodies.

5. The Trust/its nominees shall commence construction of the tenements within a period of 1 1/2 years from the date of this exemption order and shall complete the construction work within a further period of 8 years in the phased manner as stated below:

- 30% tenements within a period of 1 1/2 years
- 70% tenements within a period of 2 1/2 years
- 100% tenements within a period of 8 years

falling which the exemption shall stand withdrawn. If a part of the exempted land is utilised by the developers and a part remains vacant at the end of the above said period, the exemption for the part which remains vacant on which the buildings are at an incomplete stage at the end of the above period shall be liable to be withdrawn, upon which the vacant land or land with in-complete structure and land appurtenant thereto shall be liable to be acquired as per the provisions of Chapter-III of the said Act.

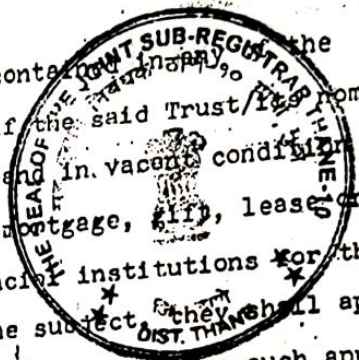
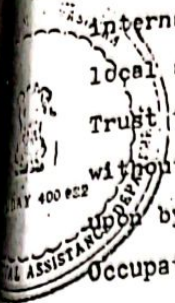


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6. All the land (whether vacant or non-vacant) from the total holding of the trust falling under Development Plan Reservations, D.P. Dood approx 33524.52 sq.mtrs, or the reservations prescribed by the Planning Authority in a layout for various public amenities as well as the internal roads (wherever these are to be transferred by the local authorities rules) shall be transferred by the Trust to State Government/Mira-Bhayandar Municipal Council without charging any monetary consideration, whenever called upon by Government to do so and in any case before obtaining Occupation Certificate for the last building in the project. Internal roads shall be brought upto the standards laid down by the Mira-Bhayandar Municipal Council before they are transferred.

7. The Trust/its nominees shall not transfer the exempted land (with or without buildings thereon) or any part thereof to any other person by way of sale, mortgage, gift, lease or otherwise, except for the purpose of mortgage in favour of any financial institution as specified in sub-section(1) of section 19 of the said Act.

8. Notwithstanding anything contained in any of the preceding clauses of this order, if the said Trust/its nominees desire to transfer the exempted land in vacant condition to any other person by way of sale, mortgage, gift, lease or otherwise, except to public financial institutions for the purpose of raising finance for the subject, they shall apply to the State Government for prior permission for such application shall contain such particulars as the State Government may require. On receipt of such application, the State Government may require. On receipt of such application, the State Government may, after holding such enquiry as it may



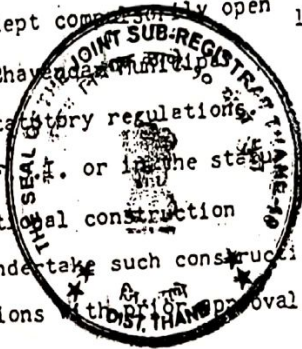
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deem fit, grant the necessary permission, subject to such conditions as the State Government may deem fit to impose, including a condition that the transferor shall deposit with the State Government the difference between the market price at which it would normally have been acquired under the said Act and such other conditions as may be prescribed. The State Government's determination of the market price of the land at the time of transfer and the price at which the land would have been acquired under the Act, shall be final. However, this restriction shall cease to apply once the vacant land has been exempted upon in accordance with the terms and conditions of this exemption order. It shall then be lawful for the landholders to transfer either the whole or some part of the built up properties constructed on the exempted land. The landholders may also then transfer the non-vacant land along with the buildings to the purchasers without having to obtain the State Government's permission.

9. The following part of the exempted land shall always, be kept vacant, namely:-

The area which is required to be kept completely open as per building Regulations of the Mira-Bhayandar Municipal Council, Town Planning Rules and other statutory regulations. If there is a change in the permissible Floor Area Ratio or in the statutory Regulations in future, whereby additional construction becomes possible, the developers shall undertake such construction strictly in conformity with such regulations with the approval of Government.

10. If at any time the State Government is satisfied that there has been a breach of any of the conditions mentioned in this order, it shall be competent for the State Government by



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order to withdraw the exemption from the date specified in the order.

Provided that, before making such order, the State Government shall give a reasonable opportunity to the person whose land is exempted of making representation against the proposed withdrawal.

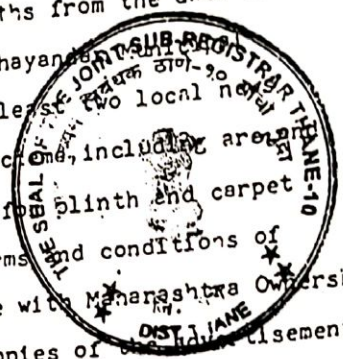
When an exemption is withdrawn or deemed to be withdrawn under these conditions, the provisions of Chapter-III of the land said Act shall apply to the lands as if the land had not been exempted under this order.

Government reserves the right to alter any of the conditions prescribed herein if it considers it necessary in the public interest so to do.

12. It would be open to Government to revoke the exemption order in respect of any part of the exempted land that is required for a public purpose at any time before physical construction commences on the land.

13. The holders shall advertise the entire scheme within six months from the date of the exemption order issued by the State Government or within three months from the date of sanction of Building Plans by Mira-Bhayana Municipal Council, whichever is later, in at least two local newspapers, giving full details of the scheme, including area, final selling prices for tenements (for plinth and carpet area), specifications, location, terms and conditions of allotment of tenements in accordance with Maharashtra Ownership Flats Act, 1965. They shall send copies of advertisement to the Deputy Collector and Competent Authority (Urban Land Ceiling) Urban Agglomeration, Thane within one week from the date of publication of the advertisements; If the scheme is proposed to be implemented in phases (within the total period

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in a phased manner as prescribed herein) the first advertisement should be in respect of all the dwelling units, indicating the phases of construction. Attention is invited to condition number 16 and other relevant conditions prescribed under the guidelines issued on 22nd August, 1986. Any violation of the stipulation will be considered to be a breach of the conditions.



H-26
(S.V. Yadkikar)
Under Secretary to Government.

THE SCHEDULE

Details regarding applicant and the vacant land possessed by them for which exemption is sought and hereby granted under section 20 (1) (a) of the Urban Land (Ceiling and Regulation) Act, 1976.

1. Name of the person holding the lands : Shri Rammandir Devasthan Trust, Bhayandar.
2. Status of the person : Public Charitable Trust.
3. No. and date of application. : 1/11/87
4. Name of Urban Agglomeration in which land for which exemption is sought is situated. : 8 kms. Peripheral Area of Gr. Bombay Urban Agglomeration.
5. Description of property for which exemption is sought.
 - i) District, Taluka, Village : S.No. 146 151 & 152/2
Sr.No./CKS No. etc. Village M... Taluke. Vasai
Dist. Thane
 - ii) Total area of the holding. : 1,04,306.27 sq. mtrs.
 - iii) Land to be used for housing : 50,747.23 sq. mtrs.
 - iv) Land to be handed over : 20,084.52 sq. mtrs.
free of cost to Govt.



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- v) Area exempted under this order : 50,747.23 sq.mtrs.
vi) Land under Reservations to be surrendered free of cost to Government/ Mrs Bhayandar Municipal Council. : 33524.52 sq.mtrs.

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



J. V. Yadkikar
(S.V. Yadkikar)
Under Secretary to Government.

Shri Rammandir Devasthan Trust,
C/o M/s. Rajiv Harmalkar & Associates,
23/A, A-Mistry Niwas,
Senapati Bapat Marg,
Opp. Dadar(West), Station,
Bombay-400 028.

Copy forwarded for necessary action to:-

- 1) The Deputy Collector and Competent Authority, Thana
- 2) The Administrator, Mira-Bhayandar Municipal Council, Bhay
- 3) The Sub-Registrar, Collectorate, Thana
- 4) Charity Commissioner, Maharashtra State, Bombay, 83, Dr. Annie Resent Road, Worli, Bombay-400 018.
- 5) Vice President, Maharashtra Housing and Area Development Authority, Griha Nirman Bhavan, Bandra(E), Bombay.
- 6) Director, World Bank Project, Griha Nirman Bhavan, Bandra(E), Bombay.
- 7) Select file. Desk- XV
- 8) M/s. Ram Nagar Development Corporation, 12, All Chamber Fort, Bombay-23.



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svs./-

क्र.महसुल/क-१/टे-१/एमपी/एमआर-८६,१७
जिल्हाधिकारी कार्यालय ठाणे
दिनांक: १७/१२/२००२

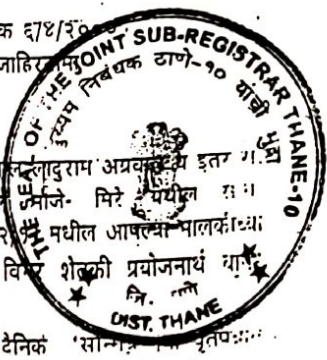
बाबले :-

- १) श्रीराम देवस्थान भाईदर व्यवस्थापक श्री. नंदलाल लादुराम अग्रवाल व इतर यांचे कु.सु. मंजूर व लालचंद चौधरी रा. मिरा, ता. ठाणे यांचा दि. २७/३/१९९७ रोजीचा अर्ज.
- २) तहसिलदार ठाणे यांचेकडील चौकशी अहवाल क्र.महसुल/क-१/टे-१/एमआर-१७ दि. १/३/१९९७
- ३) लागत पत्र क्र. जमिनवांचे/२/वशी-३२९६ दि. १६/४/२००१
- ४) उप विभागीय अधिकारी, ठाणे विभाग, ठाणे यांचा अहवाल क्र. टीडी/२/जमीनवाच/स्थनि/एमआर-८२/९७ दि. २२/९/१९९८
- ५) शासनाचे गृहनिर्माण व विशेष सहाय्य विभाग यांचे कडील आदेश क्र. एमआर/१९९८/१०८७/(३७) डी-१५ दि. १४/११/१९८९
- ६) जिल्हाधिकारी ठाणे यांच्याकडील आदेश क्र. महसुल/क-१/मंज-७/एमपी/ एमआर-७/९२ दि. १/९/९२
- ७) अपर जिल्हाधिकारी व सक्षम प्राधिकारी ठाणे नागरी संकलन ठाणे यांचे कडील आदेश क्र. गुणवत्ता/टीए/एम/ए-२०/एमआर ७६ दि. १६/११/१९९४ व क्र.गुणवत्ता/डब्ल्यू/एमआर/२०/एमआर-७५ दि. ११/१०/१९९५
- ८) मिराभाईदर नगरपालिका यांचेकडील यांच्याकडून परवानगी क्र नपा/नर/५०५/९५-९६ दि. २१/६/००
- ९) क्र नपा/नर/१७४७/९३४२/२००१-२००२ दि. २५/१/२००२.
- १०) निर्मलाय आयुक्त, महाराष्ट्र राज्य, मुंबई यांचे कडील आदेश क्र. जे/४-२३३-८०/१६२३३ दि. २०/६/८९ दि. १/७/८९
- ११) सामान्य शाखा (भूसंपादन) यांचे कडील पत्र क्र. सामान्य/कार्या-४/टे-३/भूसं/कावि-१०७१/९७ दि. १/१/२०००
- १२) मुख्यधिकारी मिरा भाईदर नगरपालिका यांचे कडील पत्र क्र. नपा/सीओ/वशी-६३१/२००१-२००२ दि.८/८/२००१
- १३) शासनाचे पत्र क्र. एनएपी/२७९९/१९९२/ प्र क्र ९५/ल-२ दिनांक ६/४/२००१
- १४) दि. २९/०३/२००१ रोजीच्या दैनिक ' सन्नित्र ' च्या अंकातील जाहिरात
- १५) अर्जदार यांचे दि. २९/१/२००२ रोजीचे हमीपत्र

आदेश :-

ज्या अर्था, श्रीराम देवस्थान भाईदर व्यवस्थापक श्री. नंदलाल लादुराम अग्रवाल व इतर यांचे कु.सु. मंजूर व लालचंद चौधरी रा. मिरा, ता. ठाणे यांचे ठाणे जिल्ह्यातील ठाणे तालुक्यातील मंजूर मिरा येथील स.नं. १७,१८,१९,२०,२१,२२, २३/१ (जुना स.नं. १४६ ते १५१ व १५२) मधील आपल्या मालकीच्या जमीनीतील क्षेत्र ३२,०९९-५२ चौ.मी. एवढ्या जागेचा रक्कम या विंगट शेतकी प्रयोजनाय या करणाची परवानगी मिळण्या वाचून उर्ज केलेला आहे.

आणि ज्या अर्थी दि.२९/३/२००१ रोजी अर्जदार यांनी दैनिक 'सन्नित्र' मध्ये जाहिरात दिलेली होती त्यावर मुदतीत कोणतीही हरकत/तक्रार या कार्यालयाकडे प्राप्त झालेली नाही त्या अर्था आता महाराष्ट्र जमीन महसुल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी याद्वारे, श्रीराम देवस्थान भाईदर व्यवस्थापक श्री. नंदलाल लादुराम अग्रवाल व लालचंद चंदुलाल रा. मिरा ता.जि. ठाणे यांना ठाणे तालुक्यातील मंजूर-मिरा येथील स.नं.१७,१८,१९,२०,२१,२२, २३/१ (जुना स.नं. १४६ ते १५१ व १५२/१) मधील क्षेत्र ३२,०९९-५२ चौ.मी क्षेत्राची रक्कम या विंगट शेतकी प्रयोजनाय वापर करण्या वाचना मधील अर्जावर अनुज्ञा (परवानगी) देण्यांत येत असून मिरा भाईदर



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Signature and date: 17/12/02

जिल्हाधिकारी यांना दिवेश देणे विधी रांगेत आणले. तसेच ठाण्याच्या जिल्हाधिकारी यांना इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घ्यायला किंवा त्या

प्रीत्यर्थ आलंला खर्च अनुज्ञाप्राही व्यक्तीकडून जमीन महमुलाची थक्याकी म्हणून वसूल वसूल घेण्याचा अधिकार असेल.

१९. दिलेली ही परवानगी मुंबई कुळवठियाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ.सारख्या त्या वेळी अंमलात असलेल्या

इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील. त्या उपबंधाच्या अधिन असेल.

२०. अनुज्ञाप्राही यांनी विगरशेतकी आकारणीच्या प्राचपट रक्कम रु. ८०,४९५/- (अशी रु. एंश्री हजार चारशे पंचान्नव मात्र) रुपांतरीत कर (कन्व्हर्शन टॅक्स) म्हणून तलाठी मज्जा मिरे यांचे कडील पावती क्र. ०८०६३५२ दि. १७/१०/२००२ अन्वये सरकार जमा घ्यावी आहे.

२१. अनुज्ञाप्राही यांनी मिरा भाईदर नगरपालिका यांचे कडील मंजूर नकाशावर कुठल्या बांधकाम केले पाहिजे.

२२. अनुज्ञाप्राही यांनी मिरा भाईदर नगरपालिका यांचे कडिल बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामा मध्ये बदल करून जादा घटईक्षेत्र निर्देशांक वापरल्यास अनुज्ञाप्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरुपाचा गुन्हा दाखल करण्यास पात्र रहातील व असे जादा बांधकाम दूर करण्यास पात्र राहील.

२३. शासनाचे गृहनिर्माण व सहाय्य विभाग यांचेकडील आदेश क्र. एसएसएस/टीएम/१०८७/(३७)/डी-१५ दि. १४/११/१९८९ व अपर जिल्हाधिकारी व सक्षम प्राधिकारी यांनी नागरी संकुलन ठाणे यांचेकडील आदेश क्र. युएलसी/टीएम/कलम. २०/एसआर-७६ दि. १४/११/१९९४ अन्वये प्रश्नाधिन जागमध्ये नागरी कमाल जमिनी धारणा कायदा १९७६ चे कलम २० प्रमाणे योजना मंजूर केलेली अगुन सदर आदेशामध्ये नमूद बांधकाम करताना

मापाच्या सदनिका बांधणे हे परवानगीधारक यांचेवर बांधकाम करताना यापार मुदतवाढ शासनाकडून घेतल्याशिवाय अनुज्ञाप्राही यांना जागेवर बांधकाम करता येणार नाही. आदेशाची मुदतवाढ घेणे अनुज्ञाप्राही यांचेवर बांधकाम करताना यापार

२४. या प्रकरणात पिण्याच्या पाण्याची सोय करण्याची जबाबदारी अनुज्ञाप्राही यांचेवर आहे. आणि पिण्याच्या पाण्याची सोय झाली आहे किंवा नाही याबाबत खात्री करून घ्यावी. भाईदर नगरपालिकेने संबंधितांस विकासकास यापर परवाना देऊन



(आय.एस.)
जिल्हाधिकारी ठाणे

प्रति,

श्रीराम देवस्थान भाईदर व्यवस्थापक श्री. नंदमाल लादुगाम आग्रवाल व इतर

रा. मिरे ना.जि. ठाणे



Signature/Date

ट न न - १०
७९६९ /२००९
४२ /६२

मिरा भाईदर महानगरपालिका

मुख्य कार्यालय, भाईदर (प.),
छत्रपती शिवाजी महाराज मार्ग, ता. जि. ठाणे - ४०१ २०१. ★



जा. क्र. मि.भा./मनपा/नर/---१२६५---/---०६०५
प्रति,

दिनांक :- २८/३/२००७

जमीन/जागामालक - मे. श्रीराम देवस्थान नंदलाल लादुराम व भालचंद्र चंदलाल कामठिया
अधिकार पत्रधारक - मे. रामनगर डेव्हलपर्स कार्पो.
द्वारा - वास्तुविशारद - मे. अविनाश म्हात्रे अॅन्ड असो.

विषय :- मिरा भाईदर महानगरपालिका क्षेत्रातील मोजे - मिरा
सर्वे क्र./ हिस्सा क्र. नवीन १७, १८, १९, २०, २१, २२, २३/१
जुना १४६, १४७, १४८, १४९, १५०, १५१, १५२/१
या जागेत नियोजित बांधकामास बांधकाम प्रारंभपत्र
मिळणेबाबत.

- संदर्भ :- १) आपला दि.१३/०२/२००७ चा अर्ज.
२) मे. सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचेकडील आदेश क्र.
पू.एल.सी./टी.ए/डब्ल्यू.एस.एच.एस.-२०/एस.आर-७५, दि.११/१०/९९
ची मंजूरी.
३) मा. जिल्हाधिकारी ठाणे यांचेकडील अकृषिक परवानगी
आदेश क्र. महसूल/क-१/टे-१/एनएपी/एसआर-८२/९७,
दि.१७/१०/२००२.
४) अग्निशमन विभागाकडील पत्र क्र. मनपा/अग्नि/३९०/०६-०७,
दि.१८/०१/२००७ अन्वये तात्पुरता नाहरकत दाखला.
५) या कार्यालयाचे पत्र क्र. मिभा/मनपा/नर/२०१४/२००४-०५,
दि.३१/०१/२००५ अन्वये सुधारीत बांधकाम परवानगी.

-: सुधारीत बांधकाम प्रारंभपत्र :- (इमारत क्र. एफ-३, जी.सि.सी.च्या मर्यादित क्षेत्रात)
(फक्त जोत्यापर्यंत)

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ४५ अन्वये व मुंबई
प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३, २५४ (प्रकरण १२ सह)
विकास कार्य करण्यासाठी / बांधकाम प्रारंभपत्र मिळण्यासाठी अप्रमण विनंती केल्या
नुसार मिरा भाईदर महानगरपालिका क्षेत्रातील मोजे - मिरा सि.सी.सी./सर्वे क्र. नवीन
क्र. नवीन वरील प्रमाणे जुना वरील प्रमाणे या जागेतील रेखांकन, इमारतीचे बांधकाम
नकाशांस खालील अटी व शर्तीचे अनुपालन आपणाकडून होण्याच्या अधीन राहून
ही मंजूरी देण्यात येत आहे.

- १) सदर भूखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या रहिवास + वाणिज्य
वापरासाठीच करण्याचा आहे.
२) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर
कोणतेही बांधकाम करता येणार नाही.



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- ३) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्यांची तालुका निरीक्षक भूमि अभिलेख ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखाध्यक्ष दोन प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.
- ४) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगीशिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विकसीत करण्यासाठी इतर विकासकास अधिकार दिल्यास / विकासासाठी प्रधिकृत केल्यास दुय्यम / तिसऱ्या विकासाकाने मंजूर बांधकाम नकाशे व चटई क्षेत्राचे व परवानगीत नमूद व शर्तीचे उल्लंघन केल्यास/पालन न केल्यास या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.
- ५) या जागेच्या आजुबाजुला जे पुर्वीचे नकाशे मंजूर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्याशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावीत होणा-या बांधकामास रस्ते संलग्नित ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक/ वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकाची कोणतीही हरकत असणार नाही.
- ६) नागरी जमीन धारणा कायदा १९७६ चे तरतुदीना व महाराष्ट्र जमीन महसुल अधिनियम च्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये व या दोन्ही कायद्यान्वये पारित झालेल्या व यापुढे वेळोवेळी होणा-या सर्व आदेशाची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहिल.
- ७) रेखांकनात /बांधकाम नकाशात इमारतीचे समोर दर्शविण्यात / प्रस्तावीत करण्यात आलेली सामासीक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहिल व या जागेचा वापर सार्वजनिक रस्त्यासाठी /रस्ता स्वीकरणासाठी करण्यात येईल. याबाबत अर्जदार व विकासक व इतर धारकांचा कोणताही कायदेशीर हक्क असणार नाही.
- ८) मालकी हक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक व संबंधीत व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पोच मार्ग उपलब्ध असल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. यामध्ये तफावत निर्माण झाल्यास सुधारित मंजूरी घेणे क्रमप्राप्त आहे.
- ९) मंजूर रेखांकनातील रस्ते, ड्रेनेज, गटारे व खुली जागा (अंग्रेजी) अर्जदाराने / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वस्थी खुली ठेवणे बंधनकारक राहिल.
- १०) मंजूर रेखांकनातील इमारतीचे नियमावलीनुसार जोत्याचे प्रमाणपत्र प्राप्त केल्याशिवाय उर्वरित बांधकाम करण्यात येऊ नये.
- ११) इमारतीस उदवाहन, अग्निशामक तरतुद, पाण्याची जमिनीवरील व इतर अशा दोन टाक्या, दोन इलेक्ट्रीक पंपसेट सह तरतुद केलेली असली पाहिजे.
- १२) महानगरपालिका आपणांस बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाणी पुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक/धारक यांची राहिल. तसेच सांडपाण्याची सोय व मेलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकाची/ धारकाची राहिल.



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१३) अर्जदाराने स.नं., हि.नं., मोजे, महानगरपालिका मंजूरी, बिल्डरचे नांव, ऑफिटेटचे नाव, अकृषिक मंजूरी व इतर मंजूरींचा तपशील दर्शविणारा फलक प्रत्यक्ष जागेवर लावण्यात आल्यानंतरच इतर विकास कामास सुरुवात करणे बंधनकारक राहिल. तसेच सर्व मंजूरीचे मुळ कागदपत्र प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.

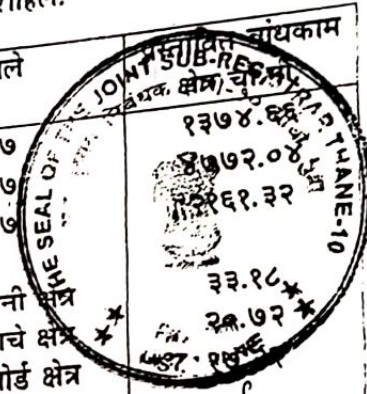
१४) मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारात घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) आर.सी.सी. डिझाईन तयार करून संबंधीत सक्षम अधिका-यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल बिल्डींग कोड प्रमाणे तरतुदी करून कार्यान्वीत करणे तसेच बांधकाम चालू असतांना तांत्रिक व अंतांत्रिक कार्यवाही पूर्ण करून त्याची पालन करण्याची जबाबदारी अर्जदार, विकासक, स्ट्रक्चरल अभियंता, वास्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहिल.

१५) रेखांकनातील जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची पूर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत वृक्षारोपण करण्यात यावे.

१६) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार त्वरीत सुधारीत बांधकाम नकाशांना मंजूरी घेणे बंधनकारक आहे अन्यथा हे बांधकाम मंजूर विकास नियंत्रण नियमावलीनुसार अनधिकृत ठरते त्यानुसार उक्त अनधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.

१७) यापूर्वी पत्र क्र. दि..... अन्वये /यासोबतच्या मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे मर्यादित ठेवून त्यानुसार कार्यान्वीत करणे बंधनकारक राहिल.

अ.क्र.	इमारतीचे नांव/प्रकार	संख्या	तळ + मजले
१	एफ-३	२	स्टिल्ट + ७
२	डी-२	२	स्टिल्ट + ७
३	जी	१	स्टिल्ट + ७
			जास्तीचे बाल्कनी क्षेत्र जास्तीचे जिऱ्याचे क्षेत्र जास्तीचे कप बोर्ड क्षेत्र
एकूण			८३७९.१४ चौ.मी.



टनन - ९०
०५०८/२००७
२५/१२

- ८) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठि काणी ठे वता येणार नाही. याबाबतचे उत्तंचन झाल्यास महानगरपालिकेकडून आपणावित्त्व वंडात्मक कार्यवाही करण्यात येईल.
- १) इमारतीचे बांधकामाबाबत व पूर्णत्वाबाबत नियमावलीतील बाब क्रं. ४३ ते ४६ ची काटेकोरपणे अंमलबजावणी करण्याची संपूर्ण जबाबदारी विकासक, वास्तुविशारद/स्ट्रुचरल अभियंता, बांधकाम पर्यवेक्षक व धारक यांची राहिल.
- २) महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभ पत्रातील बाबतीत करण्यात येईल व मंजूर महानगरपालिका अधिनियम १९४९ व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार संबंधितावित्त्व विहित कार्यवाही करण्यात येईल.
- १) मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास.
- २) मंजूर बांधकाम नकाशे व प्रारंभ पत्रातील नमुद सर्व अटी व शर्तीचे पालन होत नसल्याचे निदर्शनास आल्यास.
- ३) प्रस्तावित जागेचे वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ व इतर अधिनियमान्वये प्रस्तावाखालील जागेच्या वापरात बदल होत असल्यास अथवा वापरात बदल करण्याचे नियोजित केल्यास.
- ४) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात चुकीची माहिती व विधी प्राहयता नसलेली कागदपत्रे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेची दिशाभूल केल्याचे निदर्शनास आल्यास या अधिनियमाचे कलम २५८ अन्वये कार्यवाही करण्यात येईल.
- २१) प्रस्तावीत इमारतीमध्ये तळमजल्यावर स्टिल्ट (Stilt) प्रस्तावीत केले असल्यास स्टिल्टची उंची मंजूर बांधकाम नकाशाप्रमाणे ठे वण्यात यावी व या जागेचा वापर वाहनतळासाठीच करण्यात यावा.
- २२) मंजूर विकास योजनेत विकास योजना रस्त्याने / रस्ता रंदीकरणाने बाधित होणारे क्षेत्र २८२.०० चौ.मी. महानगरपालिकेकडे हस्तांतर केले असल्याने व हया हस्तांतर केलेल्या जागेच्या मोबदल्यात आपणांस अतिरिक्त चटई क्षेत्रांचा लाभ/ मंजूरी देण्यात आली असल्याने सदरचे क्षेत्र कायमस्वरुपी खुले, मोकळे, अतिक्रमणविरहीत ठे वण्याची जबाबदारी विकासकाची राहिल. तसेच या जागेचा मालकी हक्क इतरांकडे कोणत्याही परिस्थितीत व केव्हाही वर्ग करता येणार नाही या क्षेत्राचा इतरांकडून मोबदला आपणांस इतर संबंधितास व धारक वित्तकोरडु राहिल नाही.
- २३) मंजूर बांधकाम नकाशातील १५.० मी. पेक्षा जास्त उंचीचे इमारतीचे अधिगमन व्यत्येबाबत सक्षम अधिका-याचे 'ना हरकत प्रमाणपत्र' सादर करणे बंधनकारक आहे.
- २४) मंजूर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावीत केले असल्यास विद्यमान बांधकामक्षेत्र महानगरपालिकेकडून प्रमाणीत करून घेतल्यानंतर विद्यमान इमारत तोडून नवीन बांधकामास प्रारंभ करणे बंधनकारक आहे.
- २५) प्रस्तावातील इमारतीचे बांधकाम पूर्ण झाल्यानंतर नियमाप्रमाणे पूर्ण झालेल्या इमारतीस प्रथम वापर परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा वापरासाठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर चालू असल्याचे निदर्शनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तीशः कायदेशीर कार्यवाही करण्यात येईल.



ट न न - १०
०९०८/२००९
०६ / १६२

- २६) पुर्नधिकसीत / नव्याने पुर्ण होणा-या इमारतीमध्ये विद्यमान रहिवाशांना सामावून घेण्याची कायदेशीर जबाबदारी वास्तुविशारद, विकासक व धारक यांची राहिल. याबाबतची सर्व कायदेशीर पुर्तता (विकासकाने रहिवाशांसोबत करावयाचा करारनामा व इतर बाबी) विकासकाने / धारकाने करणे बंधनकारक राहिल. या मंजूरीची मुदत दि.२८/३/०७ पासून दि.२७/३/०८ पर्यंत राहिल. तदनंतर महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे तरतुदीनुसार विहित कालावधीसाठी नूतनीकरण करण्यात येईल अन्यथा सावरची मंजूरी कायदेशीररीत्या आपोआप रद्द होईल.
- संघटनेच्या आदेशातील नमुद अटी व शर्तीचे पालन करण्याची जबाबदारी अर्जदार, वास्तुविशारद, विकासक, अधिकार पत्रधारक, बांधकामपर्यवेक्षक स्ट्रक्चरल अभियंता व धारक यांची राहिल.
- २९) जागेवर रेन वॉटर हार्वेस्टिंगची व्यवस्था करणे तसेच अग्निशमन व्यवस्था करणे व त्याबाबत महानगरपालिकेचे अग्निशमन विभागाकडील नाहरकत दाखला सावर करणे आपणावर बंधनकारक राहिल.
- ३०) प्रस्तावित इमारतीसाठी भोगवटा दाखल्यापूर्वी सौर उर्जा वरिल पाणी गरम करण्याची व्यवस्था (सोलार वॉटर हिटिंग सिस्टीम) बसवून कार्यान्वीत करणे आपणावर बंधनकारक राहिल.
- ३१) यु.एल.सी. आदेशात नमुद केल्याप्रमाणे विकास योजना आरक्षणामधील रेखांकनातील शाळा व खेळाचे मैदानाची जागा त्वरीत महानगरपालिकेकडे विनामुल्य हस्तांतर करणे आपणावर बंधनकारक राहिल.
- ३२) रेखांकनातील प्रस्तावित "अॅमिनिटी ओपन स्पेस" या जागेचे चटईक्षेत्र हे हस्तांतरणाची प्रक्रिया पूर्ण झाल्यानंतरच मंजूर करण्यात येईल.

मनपा/नर/ ४२६७/ ०६ / ०७



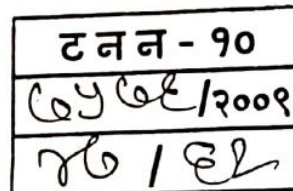
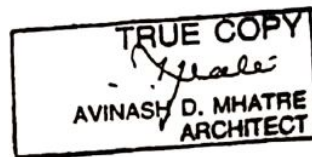
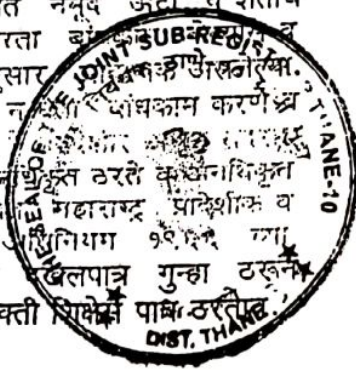
दि. २८/३/२००७

(Signature)
आयुक्त

मिरा भाईदर महानगरपालिका

- सातधान -

"मंजूर बांधकाम नकाशे व पारंभ पत्रात नमुद अटी व शर्तीचे पालन न करता बांधकाम करणे निवृत्तानुसार बांधकाम करणे परवानग्या न देणे बांधकाम करणे वापर करणे बांधकाम अर्जावरून ठरलेल्या बांधकामाबाबत महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार खिलपात्र गुन्हा ठरुने संबंधीत व्यक्ती शिक्षेस पात्र ठरतील."





मिरा भाईदर महानगरपालिका.

मुख्य कार्यालय, भाईदर (प.),
छत्रपती शिवाजी महाराज मार्ग, ता. जि. ठाणे - ४०१ १०१.

क्र. मि.भा./मनपा/नर/...२०८५.../२००४...)

दिनांक :- ३१/११/२००५

नवीन/जागामालक श्री. मे. श्रीराम देवस्थान नंदलाल लादुराम व भालचंद्र चंदुलाल कामठि या
अधिकार पत्रधारक श्री./मेसर्स रामनगर डेव्हलपर्स कार्पो.
ता - वास्तुविशारद मेसर्स मे.अविनाश म्हात्रे अॅन्ड असो.

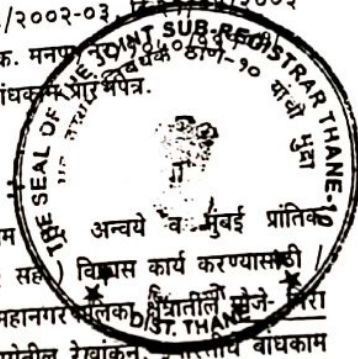
विषय :- मिरा भाईदर महानगरपालिका क्षेत्रातील मौजे - मिरा
सर्वे क्र./ हिस्सा क्र.नवीन १७, १८, १९, २०, २१, २२, २३/१,
जुना १४६, १४७, १४८, १४९, १५०, १५१, १५२/१ या जागेत नियोजित
बांधकामास बांधकाम प्रारंभपत्र मिळणेबाबत.

- संदर्भ :- १) आपला दि.१४/०१/२००५ चा अर्ज.
२) मे. सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचेकडील आदेश क्र.
यू.एल.सी./टी.ए/डब्ल्यू.एस.एस.एच. २०/एस.आर - ७५
दिनांक ११/१०/९९ ची मंजूरी.
३) मा. जिल्हाधिकारी ठाणे यांचेकडील अकृषिक परवानगी
आदेश क्र. महसुल/क-१/टे-१/एनएपी/एसआर-८२/१७, दि.१७/१०/२००२
४) या पुर्वीचे पत्र क्र. मनपा/नर/७०६/१०४१८/२००२-०३, दि.११/१०/२००३
अन्वये सुधारीत बांधकाम परवानगी व पत्र क्र. मनपा/नर/७०६/१०४१८/२००२-०३, दि.२८/०१/२००४ अन्वये बांधकाम प्रारंभपत्र.

सुधारीत :- बांधकाम प्रारंभपत्र

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम १९४९ चे कलम २५३, २५४ (प्रकरण १२ सह) विभागास कार्य करण्यासाठी /
महानगरपालिका अधिनियम १९४९ चे कलम २५३, २५४ (प्रकरण १२ सह) विभागास कार्य करण्यासाठी /
बांधकाम प्रारंभपत्र मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईदर महानगरपालिका क्षेत्रातील मौजे - मिरा
मि.स.नं./सर्वे क्र./हिस्सा क्र. नवीन वरील प्रमाणे जुना वरील प्रमाणे का-जागेतील रेखांकन, नकाशा व बांधकाम
नकाशांस हिरव्या रंगाने दुरुस्ती दर्शविल्याप्रमाणे खालील अटी व शर्तीचे अनुपालन आपणाकडून
होण्याच्या अधीन राहून ही मंजूरी देण्यात येत आहे.

- १) सदर भुखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या वापरासाठीच करण्याचा आहे.
२) सदरची बांधकाम परवानगी आपणास आपल्या हक्कात नसलेल्या जागेवर कोणतेही
बांधकाम करता येणार नाही.



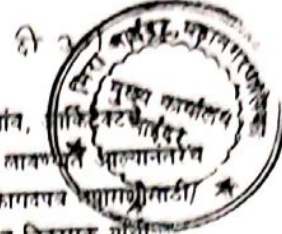
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४८/८२

- 3) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्यांनी जिल्हा निरीक्षक भूमि अभिलेख ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखार्थ दोन प्रतीमध्ये पाठविणेची आहे व त्याम मंजूरी घेणे आवश्यक आहे.
- 4) मंदर भूखंडाची उपविभागणी नगर परिषदेच्या पूर्वपरवानगीशिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विकसीत करण्यासाठी इतर/दुम-या विकासकाम अधिकार दिल्याम / विकामासाठी अधिकृत केल्याम दुय्यम / दुम-या विकासकाने मंजूर बांधकाम नकाशे व घटई क्षेत्राचे व परवानगीत नमूद अटी व शर्तीचे उल्लंघन केल्याम / पालन न केल्याम या सर्व कृतीम मुळ विकासक धारक व वास्तुविशारद जबाबदार राहिल.
- 5) या जागेच्या आजुबाजुला जे पूर्वीचे नकाशे मंजूर झाले आहेत त्याचे रस्ते हे मंदर नकाशातील रस्त्याशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी मुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावीत होणा-या बांधकामाम रस्ते संलग्नित ठेवणे व सार्वजनिक वापरामाठी खुले ठेवणेची जबाबदारी विकासक/ वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकाची कोणतेही हरकत असणार नाही.
- 6) नागरी जमीन धारणा कायदा १९७६ चे तरतुदीना व महाराष्ट्र जमीन महसुल अधिनियम च्या तरतुदीम कोणत्याही प्रकारची बाधा येता कामा नये व या दोन्ही कायदयान्वये पारित झालेल्या व यापुढे वेळोवेळी होणा-या सर्व आदेशाची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहिल.
- 7) रेखांकनात /बांधकाम नकाशात इमारतीचे समोर दर्शविण्यात / प्रस्तावीत करण्यात आलेली सामामीक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहिल व या जागेचा वापर सार्वजनिक रस्त्यासाठी /रस्ता रुंदीकरणासाठी करण्यात येईल. याबाबत अर्जदार व विकासक व इतर धारकांचा कोणताही कायदेशीर हक्क असणार नाही.
- 8) मालकी हक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक व संबंधीत व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पोच मार्ग उपलब्ध असल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. यामध्ये तफावत निर्माण झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे.
- 9) मंजूर रेखांकनातील रस्ते ड्रेनेज व गटारे व खुली जागा (आर.जी.) अर्जदारास/विकासकास नगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरामाठी कायम स्वरुपे खुली ठेवणे बंधनकारक राहिल.
- 10) मंजूर रेखांकनातील इमारतीचे नियमावलीनुसार जोत्याचे प्रमाण पूर्ण केलेल्याशिवाय उर्वरित बांधकाम करण्यात येऊ नये.
- 11) इमारतीस उदवाहन, अग्निशामक, तरतुद, पाण्याची जमिनीवरील अर्जदारास/विकासकास इमारतीवरील अशा देन टाकण्या दोन इलेक्ट्रीक पंपसेटसह तरतुद केलेली असली पाहिजे.
- 12) महानगरपालिका आपणांस बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाणी पुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक/धारक यांची राहिल. काही महत्त्वाच्या मोय व मेलविसर्जनाची व्यवस्था काण्याची जबाबदारी विकासकाची/ धारकाची राहिल.



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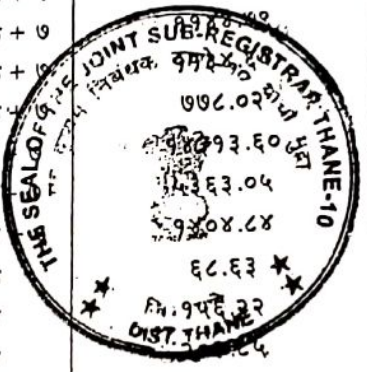
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अर्जदाराने स.नं., हि.नं., मोजे, नगरपालिका/ महानगरपालिका मंजूरी, विल्डरचे नांव, अकृषिक मंजूरी व इतर मंजूरीचा तपशील दर्शविणारा फलक प्रत्यक्ष जागेवर लावण्यात यावे. इतर विकास कामास मुरुवात करणे बंधनकारक राहिल. तसेच सर्व मंजूरीचे मूळ कागदपत्रे जागोजागी माती/ निरीक्षणासाठी जागेवर सर्व कालालधीमाठी उपलब्ध करून देवणे ही वास्तुविशारद व विकासक यांचा संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल. मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारात घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) आर.मी.मी. डिझाईन तयार करून संबंधीत सक्षम अधिका-यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू राहिल्याचा दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल विल्डींग कोड प्रमाणे तरतुदी करून कार्यान्वीन करणे तसेच बांधकाम चालू असतांना तांत्रिक व अंतांत्रिक कार्यवाही पूर्ण करून त्याची पालन करण्याची जबाबदारी अर्जदार/ विकासक/ स्ट्रक्चरल अभियंता/ वास्तुविशारद/ बांधकाम पर्यवेक्षक/ धारक संयुक्तपणे राहिल.

- 1) रेखांकनातील जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची पूर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत वृक्षारोपण करण्यात यावे.
- 2) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार त्वरीत मुधारीत बांधकाम नकाशे मंजूर घेणे बंधनकारक आहे अन्यथा हे बांधकाम मंजूर विकास नियंत्रण नियमावलीनुसार अनधिकृत ठरते त्यानुसार उक्त अनधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.
- 3) यापूर्वी पत्र क्रं. वि. अन्वये /यासोबतच्या मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे मर्यादित ठेवून त्यानुसार कार्यन्वीत करणे बंधनकारक राहिल.

क्र.क.	इमारती नांव/प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र चौ.मी.
१	सी	१	पार्ट तळ + ७	३१०४.६२
२	डी	५	पार्ट तळ + ७	१३४५१.१०
३	डी-१	१	पार्ट तळ + ७	२६६१.१४
४	इ	४	पार्ट तळ + ७	८१०८.१२
५	इ-२	१	पार्ट तळ + ७	७७८.०२
६	इ-३	१	पार्ट तळ + ७	७७८.०२
७	एफ	१	पार्ट तळ + ७	७७८.०२
८	एफ-१	२०	स्टिल्ट	१३३३.६०
९	एफ-२	७	स्टिल्ट	१३३३.०५
१०	जी	१	पार्ट तळ	१३३३.०५
११	एस-१	१	तळ	६८.६३
१२	एस-२	१	तळ	६८.६३
१३	एस-३	१	तळ	६८.६३
१४	एस-४	१	तळ	६२.६४
१५	एस-५	४	तळ	१२६.८८
एकूण				५३६१०.५०



पूर्वीच्या मंजूरीप्रमाणे अस्तित्वातील क्षेत्र एकूण १४३९८.११ चौ.मी.

ट न न ६८९००.६९ चौ.मी.
७५७६/२००२
५०/६२

- पुनर्विकसित / नव्याने पुर्ण होणा-या इमारतीमध्ये विद्यमान रहिवाशांना सामावून घेण्याची जबाबदारी वास्तुविशारद, विकासक व धारक यांची राहिल. याबाबतची सर्व कायदेशीर पुर्तता रहिवाशांसोबत करावयाचा करारनामा व इतर बाबी) विकासकाने / धारकाने करणे बंधनकारक राहिल.
- या मंजूरीची मुदत दि.३७.१२.०५... पासून दि.३१.१२.०६ पर्यंत राहिल. तदनंतर महाराष्ट्र प्रदेशीक व नगररचना अधिनियम १९६६ चे तरतुदीनुसार विहित कालावधीसाठी नुतनीकरण करण्यात येईल अन्यथा सदरची मंजूरी कायदेशीररीत्या आपोआप रद्द होईल.
- या पुर्वीचे पत्र क्र. मनपा/नर/७०६/१०४१८/२००२-०३, दि.२१/०१/२००३ अन्वयेची सुधारीत.बांधकाम परवानगी व पत्र क्र. मनपा/नर/१०५०/१११०७/२००३-०४, दि.२८/०१/२००४ अन्वये देण्यात आलेली बांधकाम परवानगी रद्द करण्यात येत आहे.
- सदरच्या आदेशातील नमूद अटी व शर्तीचे पालन करण्याची जबाबदारी अर्जदार, वास्तुविशारद, विकासक, अधिकार पत्रधारक, बांधकामपर्यवेक्षक स्ट्रक्चरल अभियंता व धारक यांची राहिल.
- यु.एल.सी. आदेशात नमूद केल्याप्रमाणे विकास योजना आरक्षणामधील रेखांकनातील शाळा व खेळाचे मैदानाची जागा त्वरीत महानगरपालिकेकडे विनामुल्य हस्तांतर करणे आपणावर बंधनकारक राहिल.
- रेखांकनातील प्रस्तावीत 'अॅमेनिटी ओपन स्पेस' या जागेचे चटई क्षेत्र हे हस्तांतरणाची प्रकिया पुर्ण झाल्यानंतरच मंजूर करण्यात येईल.

मनपा/नर/२०९४/२००४/०५

दि. ३७/१२/२००५

'सावधान'

मंजूर बांधकाम नकाशे व प्रारंभ पत्रात नमूद अटी व शर्तीचे पालन न करता बांधकाम केल्यास व नियमावलीनुसार आवश्यक असलेल्या परवानग्या न घेता बांधकाम करणे व वापर करणे बेकायदेशीर असून सदरहू बांधकाम अनधिकृत बांधकामाबाबत अधिनियम १९६६ व मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ च्या तरतुदीनुसार दखलपात्र गुन्हा ठरून संबंधीत व्यक्ती शिक्षेस पात्र ठरतात.

आपला,

(Handwritten Signature)

आयुक्त,

मिरा भाईंदर महानगरपालिका



ट न न - १०
०५/०८/२००९
५२/१९

(फि. रि. फु. 1) (Fin. R. Form No. 1)

नं. 111 नं.
Gen 113 no.

मूल प्रत
ORIGINAL COPY (असहजतीय)
[NON TRANSFERABLE]

Cash

सामग्री को देकर प्रदाता की वापसी
RECEIPT FOR PAYMENT TO GOVERNMENT

स्थान/Place... Thane तिथि/Date... 13/9/09

Received from... M/s Ram Nagesh Development Corporation
र./रि... 100/- (रुपये/रुpees) One hundred only

on account of...

सिग्नेचर या सेल प्रत
Casher or Accountant

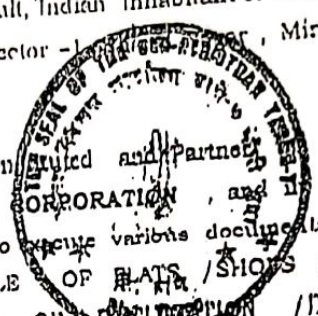
(हस्ताक्षर/Signature)
व्यक्ति/Declaration
सत्यम निबंधक टाणे की.

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I Mr. Mukesh Dalchand Chowdhary adult, Indian Inhabitant of Thane, Having Address Admn. Office Sector - 1, Mira Road (W) Thane

Whereas As I am a proprietor and partner in M/a RAM NAGAR DEVELOPMENT CORPORATION, and in course of business I am required to execute various documents including AGREEMENT) FOR SALE OF PLATS / SHOWS DEED OF CONFIRMATION / DEED OF CANCELLATION for Old Survey No 13819 Hissa No 13819 DHAM at village MIRA Taluka Thane Dist. Thane I have executed documents.

AND WHEREAS certain documents are required to be registered at the office of the office of the Sub Registrar of Assurances.



टन न - ७
प्रति वापसी १३/९/२००९
१/९

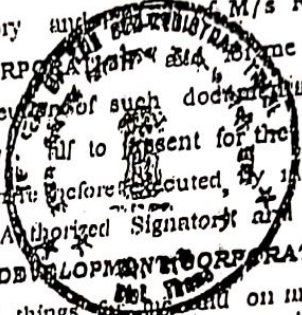
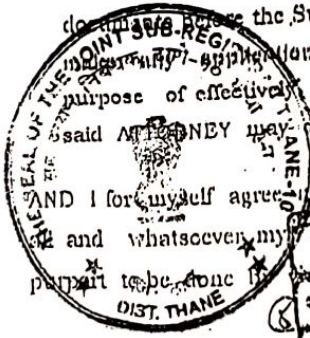
Proprietor Officer,
Sub Registrar, Thane
टन न - ९०
०९/०९/२००९
१३/९

And Whereas I am desirous of appointing to MR. DINESH BHATT Indian Inhabitant of Mumbai / Thane Address at Pali Nagar, Borivli (W) Mumbai & MR. SHEKHAR CHANDRAKANT TALEKAR adult, Indian Inhabitant of Mumbai Address at B 102, Gyaneshwari Co op Hsg, Perti Baug, Aarey Road, Goregaon (E) Mumbai - 63 as my true and lawful Attorney for the purpose of registration of all such documents.

Know Now Ye And These Presents Witness That I, Mukesh Dalchand Chowdhary Partner Of M/s RAM NAGAR DEVELOPMENT CORPORATION do hereby appoint, nominate constitute the to Mr. Dinesh Bhatt & Mr. Shekhar Chandrakant Talekar as my true and lawful ATTORNEY to do the following Flats acts, deeds and things :

1. To appear before the Sub- Registrar of Assurance concerned in respect of any documents here before executed by me or be executed by me hereafter as Authorized Signatory and on my behalf to admit execution of such documents by me and on my behalf to present for the Registration any documents here before executed by me or to be executed by me as Authorized Signatory and / or Partner M/s RAM NAGAR DEVELOPMENT CORPORATION To do all acts, deeds and things and on my behalf to cause the attendance of any executing parties to any documents before the Sub-Registrar of Assurances and to sign or submit in writing for the purpose of effectively registering any documents as my said ATTORNEY may deem fit and proper.

AND I for myself agree and undertake to ratify and confirm and whatsoever my said attorney shall lawfully do or permit to be done in pursuance of these powers



3/14

टनन - 90
 09/08/2009
 98/162

IN WITNESS WHEREOF I, Mr. Mukesh Dalchand Chowdhary
have here unto set and subscribed my hands on this 15th day
of SEP., 2004

Signed & Delivered by the

Withhanded

Mr. Mukesh Dalchand Chowdhary

In the presence of M/A RAM NAGAR DEVELOPMENT CORPORATION


.....


Partner

Specimen signature of attorney


(Dinesh Bhatt)


(Shekhar Chandrakant Talekar)

डन नं. ७
✓ पार मं. ७९२०/२००४
२ / ९



डन नं - ९०
७९२०/२००९
५५ / ९२

Tuesday, September 24, 2002
3:32:00 PM

नोंदणीपूर्व गोपयारा

- | | |
|---|-------------|
| (1) विमोचकाचा प्रकार | दुराकारनामा |
| (2) मोचदला | रु. 1.00 |
| (3) बाजारभाग (भाडेपट्ट्याच्या बाबतीत पट्टाकार आणि मालकी देणे वी पट्टेदार ती नमूद करावे) | रु. 1.00 |
| (4) बाजारभागाप्रमाणे शुद्धीकरण | रु. 100.00 |
| (5) बाजारभागाप्रमाणे नोंदणी फी | रु. 0.01 |
| (6) दस्त निष्पादित फेट्याचा | 15/09/2002 |

धुय्यम

1) ही माहिती पक्षकारांनी तक्रारित केलेल्या इनपुट ऑफिस अर्थात आहे.
 2) दस्तावी माहिती संगणकावर घेण्यात आली वान अर्थ दस्त नोंदणीसाठी स्वीकारता असा नोंदी, दुय्यम निबंधक दस्त मजूर. राज्यात किंवा नियमावलीत नोंदणी ती अन्य कार्यवाही करू न.
 3) दस्त/दुरुस्त्या कराव्यात.
 4) दस्त मजूर खोदना
 4) जमनात 1,2,3,4,5,6 मध्ये करत करता येतात. अती

- (7) दस्ताची संख्या 8
 (8) शु-भाषण, नोटिफिकेशन व धरणांना (अस्तित्वात) (1)
 (9) मालमत्तेचे इतर वर्गन (1) घटना गोलो विरा सा. नि. आणि येथील सर्व्हे नं 148 ते 151 व 162/1 मधील शांतीधाम प्रोजेक्ट बाबत.

- (10) क्षेत्रफळ (1)
 (11) आकारणी किंवा जुडी देण्यात आलेले क्षेत्र (1)
 (12) 'दस्तापेज करून देण्या-या पक्षकाराचे नाव किंवा विद्यापीठ न्यायालयाचा हुकुमनामा किंवा आंशिक अस्तित्वात, प्रतिबादीचे नाव व पत्ता (1)
 (13) 'दस्तापेज करून देण्या-या पक्षकाराचे नाव किंवा विद्यापीठ न्यायालयाचा हुकुमनामा किंवा आंशिक अस्तित्वात, बादीचे नाव व पत्ता (1)

गोपयारा

(1) मालक/पक्षकार (अधिकारी) कोणीही नसू शकतो. मुक्ता दस्तबंदी घेण्यासाठी नोंदणी करावी. नोंदणी फी: - 1.00 रु. / पत्रावरील. नोंदणी/पाव: - 1.00 रु. / पत्रावरील.
 गल्ली/रस्ता: - इमारतीचे नाव: - इमारतीचे नं: - इमारतीचे क्षेत्र: -
 शहर/पाव: - पोस्टाचे नाव: - पोस्टाचे नं: -
 (2) शहर पंधर्यात तळेकर; परगणे: - इमारतीचे क्षेत्र: - इमारतीचे नं: - इमारतीचे क्षेत्र: -
 पोस्टा; इमारतीचे नं: - गेट/पत्ता: - शहर/पाव: - पोस्टाचे नाव: - पोस्टाचे नं: -

JOINT SUB-REGISTRAR, DIST. THANE

नोंदणी गोपया-यामध्ये इनपुट कॉर्न प्रमाणे दस्त आढा रंढी करण्यात आली आहे.

टन न - 90
 4/9/2002
 8/8

पूर्व नोंदणी गोपयारा तपासून घ्याव्यात. तो वरीलर आहे/त्याच्यात नमूद केलेले दस्त/दुरुस्त्या कराव्यात.

(पक्षकाराची स्वाक्षरी)

डादा रंढी ऑपरेटर ची स्वाक्षरी)

नोंदणीपूर्व गोपयारा इनपुट कॉर्न प्रमाणे आहे. याचा मूळ दस्तापेज घेण्यात आला आहे. पक्षकाराने नमूद केलेले दस्त/दुरुस्त्या याचा समावेश करण्यात आला आहे.

(दुय्यम निबंधकाची स्वाक्षरी)

JOINT SUB-REGISTRAR, DIST. THANE

टन न - 90
 4/9/2002
 8/8

09/2004

दुय्यम विबंधका

दस्ता मोषयारा भाग-1

दस्ता

दस्ता नं 5627/2004

17:53 pm

ठाणे 7

518

स प्रतीक : 5627/2004

साधा प्रकार : गुळयारनामा

प्र. पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा छल
-----------------------------	-------------------	-----------	--------------

नाम : रामनगर डेव्हलपमेंट कॉरपोरेशन चे नागरिक
 मुळचा दस्ताचंद्र घोंघरी
 पत्ता : घर/प्लॉट नं. :
 गाव/रस्ता :
 इमारतीचे नाव :
 इमारत नं. :
 देव/पत्ताहस्ता : सी. 1, सोनीनगर
 शहर/गाव : मिर्जापूर
 तालुका :
 जिल्हा :
 दिन :
 वन नंबर :

सिद्ध देणार

वय 47

राही



नाम : विनायक भाट
 मुळचा घर/प्लॉट नं. :
 गाव/रस्ता :
 इमारतीचे नाव :
 इमारत नं. :
 देव/पत्ताहस्ता :
 शहर/गाव : गोरपती व
 तालुका :
 जिल्हा :
 दिन :
 वन नंबर :

सिद्ध देणार

वय 69

राही

Dhese



नाम : शेखर चंद्रकांत शंकर
 पत्ता : घर/प्लॉट नं. : 102
 गाव/रस्ता :
 इमारतीचे नाव : शानेश्वरी सोसा
 इमारत नं. :
 देव/पत्ताहस्ता :
 शहर/गाव : गोरपती
 तालुका :
 जिल्हा :
 दिन :
 वन नंबर :

सिद्ध देणार

वय 33

राही

Shankar



दस्ता-90
 6968/2009
 96/182

दस्ता गोपवारा भाग - 2

दस्ता

दस्ता क्रमांक (3827/2004)

६/६

दिनांक 28/09/2004

पारवी प्र. 18029

पारवीचे वर्ग

गोप: नं. दाखलार केवळारकेट कोणीवन हे भागीदार मुद्रण बालवीव चौधरी

100 भागीदारीची

120 एककत (अ. 11(1)), मुद्रणकाय

(अ. 11(2)).

सज्जात (अ. 12) व प्राचार्यव्रण (अ. 13)

एकत्रित प्री

220: एकूण

दु. निबंधकाची सही, टाणे 7

दस्ता क्र. (दस्ता 17-3827-2004) चा गोपवारा
दाखलार मुद्रण: 1 मोघदस्ता 1 भरलेले मुद्रण मुद्रण: 100

दस्ता हजर केल्याचा दिनांक: 28/09/2004 03:21 M

निष्पादनाचा दिनांक: 15/09/2004

दस्ता हजर प्रकरणा-भागी सही।

Ammit

दस्ताचा प्रकार: (48) मुद्रणनिष्पादना

शिफाचा क्र. 1 ची वेळ: (सादरीकरण) 28/09/2004 03:20 PM

शिफाचा क्र. 2 ची वेळ: (प्री) 28/09/2004 03:36 PM

शिफाचा क्र. 3 ची वेळ: (एकूणी) 28/09/2004 03:07 PM

शिफाचा क्र. 4 ची वेळ: (ओळख) 28/09/2004 03:37 PM

दस्ता नोंद केल्याचा दिनांक: 28/09/2004 03:37 PM

ओळख: खात्रीत मुद्रण असे निवेदीत धारतात प्री, ही वस्तुनिष्ठ कल्पने देणा-यांना व्यक्तींना ओळखतात, व त्यांची ओळख पटवितात.

1) रूपा - राहा, पर/फ्लॅट नं: 201

गल्ली/रस्ता:

ईमारतीचे नाव:

ईमारत नं: सी-39

पेट/वसाहत: से.5, शांतीनगर

शहर/गाव: मिरारोड

तालुका:

पिन:

2) अश्विनगाई- देसाई, पर/फ्लॅट नं:

गल्ली/रस्ता:

ईमारतीचे नाव:

ईमारत नं:

पेट/वसाहत: से.1, शांतीनगर

शहर/गाव: मिरारोड

तालुका:

पिन:

Ammit

Ammit



मुद्रण क्रमांक: ५६५५

Ammit (मिरारोड)

दिनांक: २८/०९/२००४

Ammit
दु. निबंधकाची सही
टाणे 7

समागीत करणेव देते की,
या दस्तामध्ये एका...
Ammit
मुद्रण निबंधक टाणे-९०

दस्ता - 90
6968/2004
५६५५

घोषणापत्र

मी... दिनेश... के... सदर... याद्वारे घोषित करतो कि दुय्यम
निबंधक १०..... यांचे कार्यालयात... करा... या
शिर्षकाचा वस्तु नोंदणीसाठी सादर करण्यात आला आहे. श्री...
... व इ. यांनी दि. २४.१०.०५..... रोजी मला दिलेल्या
कुलमुखत्यारपत्राच्या आधारे मी, सदर वस्तु नोंदणीत सादर केला आहे / निष्ठापित
करून कबुलीजवाब दिला आहे. सदर कुलमुखत्यारपत्र देणार यांनी
कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र रद्द केलेले नाही किंवा
कोणीही मयत झालेले नाही किंवा अशा प्रकारच्या कुलमुखत्यारपत्र
रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यापत्र पूर्णपणे वैध असून उपरोक्त कृती
कारण्यास मी पूर्णतः सक्षम आहे. सदरचे इथन चुकीचे ओढवून आल्यास, नोंदणी
अधिनियम 1908 चे कलम 82 अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव
आहे.



कुलमुखत्यारपत्रकारांचे नाव व सही

रतन - १०
७५७९ / २००९
५९ / ९२

जयभारत विमान
INCOME TAX DEPARTMENT
HARISH CHANDRA PATIL
LALIDAN PATIL
28/01/1988
AYM 1988-89

SCREEN

SEAL OF THE JOINT SUB-REGISTRAR THANE-10
जयभारत विमान-१०
२८/०१/१९८८

जयभारत विमान
INCOME TAX DEPARTMENT
MUNESH KEMURJI PATIL
KEMURJI PATIL
28/01/1988
AYM 1988-89

जयभारत - १०
२८/०१/१९८८
१०/१/८८

टनन10
दस्त क्र ७५७६/200९
६९/६२

क्रमांक : ७५७६/200९
चा प्रकार : करारनामा
पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार छायाचित्र अंगठ्याचा ठसा

नाव: आंचल झरेबा लिहून घेणार

पॅन नम्बर: ATAPA25897 वय (22)
पत्ता: 402, B-13, 210022-10
श्रीतीर्थ, मिरवाडवा



नाव: _____ लिहून घेणार

पॅन नम्बर: _____ वय

पत्ता: _____ सही

नाव: दीगमगर देवपपुंगे लिहून घेणार

पॅन नम्बर: AAAFER 9326E वय (40)
पत्ता: ६, पार्वती निकास
पंचगोर, श्रीपती



नाव: _____ लिहून घेणार

पॅन नम्बर: _____ वय

पत्ता: _____ सही

नाव: _____ लिहून घेणार

पॅन नम्बर: _____ वय

पत्ता: _____ सही

सह दुय्यम निबंधक ठाणे-१०



टनन10

दस्त क्र 0906/200९

९२/९२

दस्त क्र. [टनन10-0906-200९] चा गोपवारा

बाजार मूल्य :

0८,32,9६०/-

मोयदला / कर्जाची रक्कम :

0७,2९,०००/-

भरलेले मुद्रांक शुल्क : 2४230/-

दस्ताचा प्रकार :

करारनामा

दस्त हजर केल्याचा दिनांक :

2९/०९/०९

दस्त हजर केल्याची वेळ :

०५ ते ०६

दस्त हजर करणा-याची सही :

सह दु.नि.का-ठाणे 10

सह दुय्यम निबंधक ठाणे-१०

चलन/डी. डी. क्र./ 3४9309

पावती क्र 0922६०० दिनांक 2९/०९/200९

पावतीचे घर्णन

नांव: विनय शिरोडा

नोंदणी फी

८330/-

नक्कल (अ. 11(1)),

पृष्ठांकनाची नक्कल (आ. 11(2)),

रजवात (अ. 12) व छायाचित्रण

(अ. 13) -> एकत्रित फ्री

एकूण

९५००/-

शेख्य :

शालील इत्तम असे निवेदीत करताना की, ते दस्तऐवज करुन देणा-यांना शक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

नायक: श्रीश चटोपार (२९)

पत्ता: घर/फ्लॅट नं:

२1मनगर प्रथमपणे
मिथलड्या 610

Haw's



नायक: श्रीश चटोपार (२९)

पत्ता: घर/फ्लॅट नं:

मिथलड्या 610

Nopalida



द.नि.का-ठाणे 10

दुय्यम निबंधक ठाणे-१०

भ्रमणीत करणेत येते की
या दस्तास एकूण

९२ पावे आहेत.

सह दुय्यम निबंधक ठाणे-१०

पुस्तक क्रमांक

९२

९५०६ क्रमांकावर नोंदला

के. ए. मगर
सह. दुय्यम निबंधक, ठाणे-१०
तारीख २९ माहे ०९ सन २००९



SHANTI GARDENS SECTOR - 6 BLDG NO. 1 TO 5 CO-OP. HOUSING SOCIETY LTD.

REGD. NO. TNA / (T.N.A.) / HSG / TC / 22314 / 2010

MIRA VILLAGE, OPP SURYA SHOPPING CENTRE SAUSHTI, MIRA ROAD (E) THANE - 401 107

Date 4/01/17

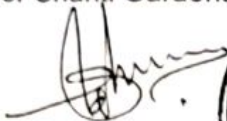
CERTIFICATE TO WHOMSOEVER IT MAY CONCERN

This is to certify that Shri/Smt Ragini Indradev Mishra
is a resident member of our society and holding flat no 303/304 & in
Building no. 3 as an owner member pursuant to duly registered
agreement dated 7th July 2016 under serial no. _____.

The said member along with family residing in our society since 7th July 2016
We have no objection if he/she applies for obtaining necessary public
documents/record in his/her or their family member/s name on the said flat and
address as per law.

This certificate is issued as per his/her request for submitting to all concerned
public department/office.

For Shanti Gardens Sec 6 Bldg No.1 to 5 CHS Ltd


Hon. Secretary



Note: This letter /NOC Certificate is issued without prejudice to the rights of society and
society holds no risk if the same is misused by the member or his/her family member/s
other than for the purpose of confirmation of membership of residence.

