

WARD , VILLAGE-WALIV

AGREEMENT FOR RE-SALE

FLAT No.104, NARMADA HOUSE, BLDG. No.01

प्रावती

पावती

Original/Duplicate

Tuesday, January 22, 2013

नोंदणी क्र.: 39म

4:08 PM

Regn.: 39M

पावती क्र.: 759 दिनांक: 22/01/2013

गावाचे नाव: वालीव

दस्तऐवजाचा अनुक्रमांक: वसइ2-756-2013

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: भंवरलाल आर. लोहार

नोंदणी फी

रु. 9000.00

दस्त हाताळणी फी

रु. 640.00

पृष्ठांची संख्या: 32

एकूण:

रु. 9640.00

आपणास हा दस्तऐवज अंदाजे 4:28 PM ह्या वेळेस मिळेल आणि सोबत यंत्रनेल प्रत व CD घ्यावी.

Sub Registrar Vasai 2

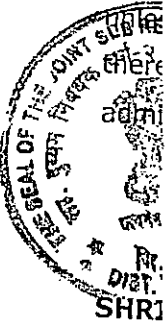
वाजार मुल्य: रु.877000/-

मोबदला: रु.900000/-

भरलेले मुद्रांक शुल्क : रु. 10500/-

- 1) देयकाचा प्रकार: By Demand Draft रकम: रु.9000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 008645 दिनांक: 26/12/2012
बँकेचे नाव व पत्ता: The Kapol Co-Op bank Ltd.
- 2) देयकाचा प्रकार: By Cash रकम: रु 640/-
मुद्रांक शुल्क माफी असल्यास तपशिल :-
1) गृह कर्ज : नोट - दि. 6/7/10

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दस्तावा नोंदणीक तपसिल (Registration Details) If Registrable Name of S.R.O.	1
दस्तावा युनिक नंबर (Frinking Unique No.)	VASAI-2 07534
मिळकतीचे थोडक्यात वर्णन (Property Discription in Brief)	104, Narmada House Village. Waliv, Tal. Vasai
मोबदला रक्कम (Consideration Amount)	RS. 900000/2
मुद्रांक खरेदीकाराचे पक्षकार-२ नांव (Stamp Purchasers Name)	BHANWARLAL R LOHAR
दस्तातील दुसऱ्या पक्षकाराचे नांव (Name of the Other Party)	FOUDARAM MITHALAL MALI
हसे असल्यास नांव व पत्ता (If Through Name & Address)	Adv. M. R. Acharya
मुद्रांक शुल्काचे रकम (Stamp Duty Amt.) अक्षरी (In words)	RS. 10500/2
मालक अधिकारधारी हसे खाशेली मालक Authorised Person's Full Signature & Stamp	

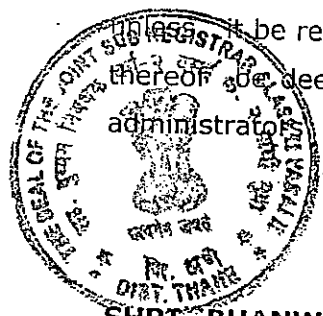
For THE KAPOL CO-OP. BANK LTD.

 Authorised Signatory

उपर मुद्रांक कॅम्पिअन अल्हा कायदेत कॅम्प काली वपारते व एच.एम.एस. क्षेत्रीक
 प्रसिक्त अधिकार्याशी दुसऱ्यावला संकई सापुन मेल वनेवा आदकुन जाल्ले
 साह/दुसऱ्या मिल्कक

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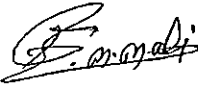
AGREEMENT FOR RE-SALE

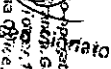
THE ARTICLES OF THIS AGREEMENT is made & entered in to at Bhayandar on this 30TH day of DECEMBER 2012, BY AND BETWEEN:-**SHRI FOU DARAM MITHALAL MALI**, Indian Inhabitant, resident of Flat No. 104, first floor, Narmada House, Bldg.No.01, Village Waliv, Taluka Vasai, Dist.Thane, hereinafter called and referred to as the "VENDOR" (which expression shall be repugnant to the context or contrary to the meaning thereof be deemed to mean & include. his legal heirs, executors, administrators & assigns) of the PARTY OF THE ONE PART.



A N D

SHRI BHANWARLAL R. LOHAR, adult, Indian Inhabitant, residing at A/104, Ayodhya Niwas, Goddev Naka, Bhayandar (East) Dist. Thane, hereinafter called and referred to as the "PURCHASER" (which expression shall unless it be repugnant to the context or contrary to the meaning thereof be deemed to mean and include his legal heirs, executors, administrators & assigns) of the PARTY OF THE OTHER PART.

X (4135121M) 
 2012/12/30

For THE KAPOL CO-OP. BANK LTD.
 The KAPOL Cooperative Bank Ltd.
 Bhamburda Road, Goddho Naha,
 Taluka Vasai, Dist. Thane, Maharashtra
 Branch Office: Thane-401 105
 Branch Office: Vasai-401 2012
 Authorised Signatory

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WHEREAS the Vendor is the absolute owner and has exclusive possession and or otherwise well and sufficiently entitled to the Flat premises bearing No.104, on first Floor, having Built up area of 43.37 sq.Mts., in the building known as NARMADA HOUSE, Building No.01, at VILLAGE WALIV, Taluka Vasai, Dist.Thane, Bhayandar (E)., Tal.& Dist. Thane (more particularly described in the schedule given hereunder) hereafter referred to as the "SAID FLAT".

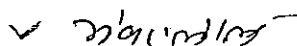
AND WHEREAS vide under Agreement For Sale dated: 24/05/2012 between SHRI RAJU RAMSAWAJI PUROHIT (HUF) as the Builder therein of the One Part, and present Vendor as the Purchaser therein of the Other Part, had purchased the said flat on OWNERSHIP BASIS and paid entire consideration therein and took the possession of the said flat premises thereof.

AND WHEREAS above referred Agreement For Sale dated:24/05/2012 has been properly stamped & registered bearing Regd. Document No.VASAI3-06622-2012, Dtd:24/05/2012, Regn. Receipt No.6743 in respect of the said Flat premises.

AND WHEREAS the Vendor has agreed to sell and transfer the said flat with clear and marketable title free from all encumbrances and reasonable doubts, and the Purchaser has agreed to purchase & acquire the same from the Vendor herein.

Hence the parties have hereby mutually agreed upon certain terms, conditions, stipulations and covenants as hereinafter contained :-

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has exclusive
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Schedule given

NOW THESE PRESENTS WITNESSETH AS FOLLOWS:

Sale dated:
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For Sale
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2012, Regn.

transfer the
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1. That the Vendor shall sell and transfer the said Flat to the Purchaser at or for the lump sum consideration of Rs.9,00,000/- (RUPEES NINE LAKHS ONLY), being the FULL & FINAL agreed sale consideration in respect of the said FLAT premises referred to above and which the Purchaser has paid to the Vendor on or before the execution of these presents, the receipt whereof the Vendor do hereby admit, confirm and acknowledge of having received the same of and from the Purchaser herein.

2. That the Vendor shall handover quiet, vacant and peaceful physical possession of the said Flat to the Purchaser after receipt of the Full & Final agreed Sale consideration as aforesaid, as per these presents.

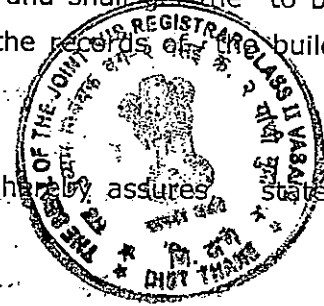
3. The Vendor has agreed to handover to the Purchaser all agreements, receipts, writings and papers pertaining to the said Flat and incidental rights thereto and shall get the to be transferred in favour of the Purchaser in the records of the builder or proposed society.

4. The Vendor doth hereby assures, states, declares and covenants:-

a) that, the said Flat premises is free from all encumbrances, liabilities and claims etc. or demands of any nature whatsoever including lis-pendence.

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b) That the Vendor assure the Purchaser that the said Flat and every portion of the said Flat premises is free from all kinds of encumbrances such as prior Sale, Gift, Mortgage, Will, Trust, Exchange, Lease, legal flaw, claims, prior Agreement to Sell, Loan, Surety, Security, lien, court injunction, litigation, stay order, notices, charges, family or religious dispute, acquisition, attachment in the decree of any court, hypothecation, Income Tax or Wealth Tax attachment or any other registered or unregistered encumbrances whatsoever, and if it is ever proved otherwise, or if the whole or any part of the said portion of the said property is ever taken away or goes out from the possession of the Purchaser on account of any legal defect in the ownership and title of the Vendor then the Vendor will be liable and responsible to make good the loss suffered by the Purchaser and keep the Purchaser saved, harmless and indemnified against all such losses and damages suffered by the Purchaser.

c) that, the Vendor has not received any notice in respect of the said Flat including notice of lis-pendence, requisitions or attachment pending or subsisting in respect of the said flat, and further the Vendor has not created any charge, lien, mortgage or in any way encumbered or alienated rights, title or interest in respect of the said Flat, where the Vendor are prevented or prohibited to enter in to this agreement.

d) that, the Vendor has not entered into any agreement or documents for sale, transfer, lease, mortgage or charge of the said Flat to any other person or party.

e) that, after payment of Full & final agreed sale consideration as per these presents, the Purchaser shall be entitled to hold, possess, occupy and enjoy the said flat without any interruption, interferences from the Vendor herein.

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said Flat and all kinds of Will, Trust, Sell, Loan, order, notices, document in the Wealth Tax encumbrances whole or any taken away or account of any Vendor then the good the loss purchaser saved, and damages

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5. The Vendor further agrees and undertakes to pay all the municipal taxes, electricity charges, rates, water charges, Maintenance charges etc., and other incidental outgoing charges, levied by the said proposed society or Builder for the said Flat up to the date of handing over actual and physical possession of the said Flat to the Purchaser, and the same shall be borne & paid by the Purchaser thereafter.

6. The Vendor doth hereby declare and covenant with the Purchaser that the Vendor and other concerned parties have complied with terms and conditions of the above referred agreements, and the same are legal and valid, and there is no dispute or difference whereby the right of OWNERSHIP of the said flat of the Vendor had been affected.

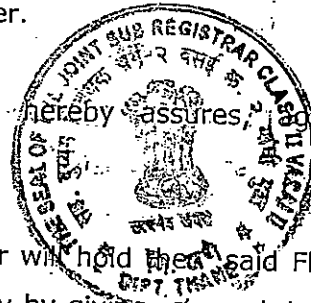
7. The Vendor further agrees and undertakes to obtain all the necessary sanctions, permissions, consent and/or no objection from the Builders or proposed society or concerned person or persons and to sign on all such documents and papers including forms, declaration, affidavit etc. and to do or cause to be done all such further acts, deeds, matters and things as may be necessary and expedient for absolutely and effectively transferring the said Flat in favour of the Purchaser.

8. The Purchaser hereby assures, agrees, undertakes and covenants that :-

a) The Purchaser will hold the said Flat and co-operate to form the proposed society by giving sign, statement on such forms, declaration as may be reasonably required by the proposed society, from time to time.

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b) that the Purchaser shall pay on due dates the Maintenance charges, water charges, electricity charges, municipal tax and other outgoing levied by the said proposed society, Reliance Energy, and/or Municipal Corporation, from time to time.

9. The Purchaser shall bear and pay the charges towards the Stamp-duty as per the Bombay Stamp Act, and Registration charges, and thereafter lodge this agreement before the concerned Sub-Registrar of Assurances at Thane, within the stipulated time Limit and the Vendor has agreed to attend and to admit the execution thereof.

10. If the transaction is not completed on account of wilful default on the part of the Vendor herein, the Purchaser shall be entitled to require specific performance of this agreement as well as damages, without prejudice to other rights and remedies available in law.

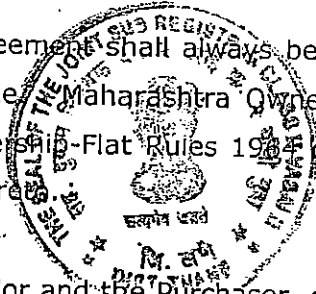
11. If the transaction is not completed on account of wilful default on the part of the Purchaser herein, the Vendor shall be entitled to require specific performance of this agreement without prejudice to other rights and remedies available in law.

12. This agreement shall always be subject to the provisions contained in the Maharashtra Ownership-Flat Act 1963 and the Maharashtra Ownership-Flat Rules 1964 or any other provisions of law applicable hereon.

13. The Vendor and the Purchaser do hereby further confirm, covenant and declare that they have entered into this agreement after going through the terms, conditions and contents and with full knowledge and have fully understood the same in letter and spirit.

(प्रा.सि.सि.) *[Signature]*

[Signature]



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14. The Vendor and the Purchaser doth hereby agree, undertake and covenant with each other that they shall extend full help and co-operation to each other towards discharge of their reciprocal express and/or implied obligations under or pursuant to the terms and conditions of these presents, read together with the laws in force and as the facts/circumstances may require, either suo-moto or upon reasonable request and/or demand made by each other or by their respective counsel-in-law.

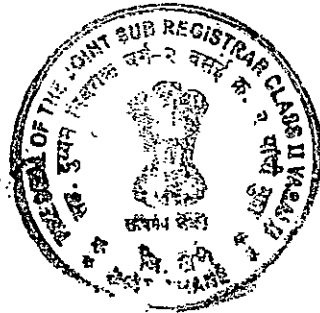
15. The Vendor is the Investor Party and the said property has been purchased by the Vendor from the Builder SHRI RAJU RAMSAWAJI PUROHIT(HUF) as per Registered Agreement For Sale dated:24/05/2012, bearing Regn. Receipt No.6743, Document No.VSAI3-06622-2012, Dtd: 24/05/2012 and the stamp duty paid in the previous document is adjusted with this document as per provision provided in the article No.5(ga) (ii) of schedule I of Bombay Stamp Act 1958 and this privilege is entertained within limit of 1 year as per provision.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT Flat premises bearing No.104, on the first Floor, Building No.01, having Built up area of 43.37 Sq. Mts., in the building known as NARMADA HOUSE Constructed on the plot of land bearing Survey No.1, Hissa No.3pt., Plot No.4, at **VILLAGE WALIV**, Taluka Vasai, Dist.Thane.

(41331212)

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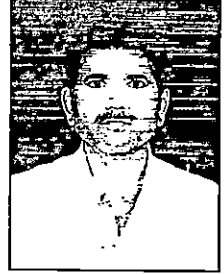
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८/१५२

IN WITNESS WHEREOF the parties herein put their respective hands and seal on the day and year hereinabove written.

SIGNED SEALED & DELIVERED

BY WITHINNAMED VENDOR

SHRI FUDARAM MITHALAL MALI



(मिथलाल माली)

F. M. Mali

In the presence of...

1. *[Signature]*
2. *[Signature]*

SIGNED SEALED & DELIVERED

BY WITHINNAMED PURCHASER

SHRI BHANWARLAL R. LOHAR

[Signature]



In the presence of...

1. *[Signature]*
2. *[Signature]*



pective hands

RECEIPT

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R E C E I V E D of and from the Withinnamed Purchaser the sum of Rs.9,00,000/= (RUPEES NINE LAKHS ONLY), being the FULL & FINAL agreed Sale Consideration in respect of the said Flat Premises, as per these presents.



B. Mali

DATE	CASH/CHQ. No.	AMOUNT	BANK
12/12/12	014180	1,50,000/-	THE BHARAT CO-OP. BANK BHAY-BR.
25/12/12	100001	100,000/-	THE KAPAL CO-OP BANK BHAY-BR.
20/12/12	085026	100,000/-	HDFC BANK BHAY-BR.
28/12/12	276477	75000/-	VASAH JANTA SAHAKARI BANK BHAY-BR. C.A.
5/1/13	cheque	75000/-	
	cash	400000/-	
	Total	900000/-	



(Cheques are Subject to Realization).

WITNESSES:-

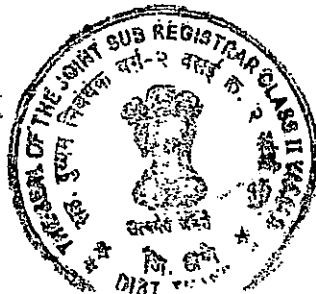
1. *(Signature)*

I SAY RECEIVED AS ABOVE

2. *(Signature)*

(Signature) B. Mali

VENDOR



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POSSESSION LETTER

As per the terms conditions of the Agreement for Re-Sale dated 30/12/2012 the Vendor has handed over to the Purchaser the quiet, vacant, peaceful physical possession of the Flat Premises Bearing No.104, in the Building known as NARMADA HOUSE Bldg. No.01, at Village Waliv, Taluka Vasai, Dist.Thane.

HANDED OVER QUIET
VACANT & PEACEFUL
POSSESSION

TAKEN OVER QUIET
VACANT & PEACEFUL
POSSESSION

(Handwritten signature)

(Handwritten signature)

VENDOR

PURCHASER

WITNESSES:-

1. *(Handwritten signature)*

2. *(Handwritten signature)*

DATE:

Customer's Copy	
THE KAPOL CO-OP. BANK LTD. FRANKING DEPOSIT SLIP	
Branch :	26932
Pay to : Acct. Stamp Duty	Date : 26/12/12
Franking Value	Rs. 10500
Service Charges	Rs.
TOTAL	Rs. 10500
Name & Address of the Stamp duty paying party	
BHANWARLAL R. LOKAR	
M/4, Byachhyani was	
Garden Naka, Chhaparalis (G)	
Tel./ Mobile No.	
Desc. of the Document	
DD/Cheque No.:	
Drawn on Bank:	
(For Bank's Use Only)	
Tran ID	A254 Rs.
Franking Sr. No.	PL-546 Rs.
Cashier	Officer



(Handwritten stamp)
26 DEC 2012

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Re-Sale dated
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Bank's Copy
 OP. BANK LTD.
 DEPOSIT SLIP

Date: 26/12/12

Rs. 10500

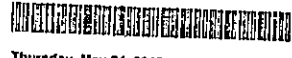
Rs. 10500

Imp duty paying party
 R. LOHAR

Use Only

26 DEC 2012

Officer



Thursday, May 24, 2012
 1:24:67 PM

Original
 नोंदणी ३९ म.
 Regn. ३९ M

पावती

पावती क्र. : 6743
 दिनांक 24/05/2012

भावाचे नांव चालीव
 वसई - 06622 2012

दस्ताऐवजाचा अनुक्रमांक
 दस्ताऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: फाउंडर: गिठालाल माती

नोंदणी फी 8770.00
 नक्कल (अ. 11(1)), प्लॅटानाची नक्कल (आ. 11(2)),
 रुज्यात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (46) 920.00

एकूण रु. 9690.00

आपणास हा दस्ता अंदाजे 1:39PM हा वेळेस मिळेल

दुय्यम निबंधक
 वसई ३

बाजार मूल्य: 877000 रु. भोवदला: 876500 रु.
 भरलेले मुद्रांक शुल्क: 52620 रु.
 देयकाचा प्रकार : डीडी/धनाकर्पाहारे;
 देणेचे नाव व पत्ता: पी एम सी बँक, चालासोपाना ;
 डीडी/धनाकर्पा क्रमांक: 029157; रक्कम: 8770 रु.; दिनांक: 23/05/2012

(Handwritten signature)



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वसई
 वसई क्र. ९
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 (अधिकार अभिलेख)

गाव नमुना बारा

(महाराष्ट्र जमीन अधिकार अभिलेख अधिनियम (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१-यातील नियम ३, ५, ६ आणि ७)

गाव: वालीव

तहसिल: वसई

भूमापन क्रमांक	भूमापन प्रामाणिकता उपदिग्धान	भूधारका पत्तली	भोगवटदाराचे नांव	उत्तरे प्रमाण
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शेताचे स्थानिक नांव			शत्रु रामदासजी पुरोहित	
लागवडीयोग्य क्षेत्र			१२०९	
घो. नं.	घोरत मिस्त्र नं. ५			
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पोटखराब (लागवडी योग्य नसलेले)				
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एकूण				
आकारणी जुडी किंवा विशेष आकारणी			रुपये ०-४०	

गाव नमुना बारा (पिकांची नोंदवडी)

(महाराष्ट्र जमीन मुहसूल अधिकार अभिलेख व नोंदवडी (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)

पिकाखालील क्षेत्राचा तपशील

वर्ष	उंठगाम	मिश्र पिकाखालील क्षेत्र					निर्भेद पिकाखालील क्षेत्र		लागवडीसाठी उपलब्ध नसिलेली जमीन क्षेत्र	जल सिंचनाचे साधन	जमीन शक्यतांच वर्ग
		मिश्रणाचा संकेत क्रमांक	जल सिंचन	अजरा सिंचन	पिकाचे नाव	जल सिंचित	अंजल सिंचित	पिकाचे नाव			
२००९											
२०१०											

(अस्तित्वात भरदुकूम नसत)

दिनांक १९ NOV २००९



तलाठी सजा व तालुका-वसाई, जि.

वसई						
वस्त क्र. ६४						
२६						
(आधिकार अधिकारीचे पत्र)						
तहसिल: वसई						
प्रांत						
वर्ग						
धकार - तुकडा						
दि गृहापन दिन्डे :-						
१९७९ यांतील नियम २९)						
<table border="1"> <tr> <th>मिस्त्राची मूल्य</th> <th>जल सिंचनाचे साधन</th> <th>कमीत करणाऱ्याचे मूल्य</th> </tr> <tr> <td>१०००</td> <td>०</td> <td>२५००</td> </tr> </table>	मिस्त्राची मूल्य	जल सिंचनाचे साधन	कमीत करणाऱ्याचे मूल्य	१०००	०	२५००
मिस्त्राची मूल्य	जल सिंचनाचे साधन	कमीत करणाऱ्याचे मूल्य				
१०००	०	२५००				
तलाठी सजा वा तालुका-वराडे, जि.						

वसई - २
७५६ / २०१३
०३ १३

वस्त क्र. ६६२५
सिडको
शहराचे शिल्पका

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

ऑफिस कार्यालय कॉम्प्लेक्स, दूसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. : CIDCO/VSR/CC/BP-4629/E/473

दिनांक : ३१/०५/२०१०

To,
Mr. Raju Ramsawaji Purohit (HUF),
Mamata Estate, Shop No. 14,
Waliv fata, Waliv.Vasai(E),
DIST : THANE.

Sub: Commencement Certificate for the proposed layout of Residential Buildings on Plot No.4, S.No.1, H.No.3/pt of Village Waliv, Taluq Vasal, Dist. Thane.

- Ref:
1. NA order No.REV/DESK-1/T-VII/NAP/SR-108 dated 22/08/1983. from the Collector, Thane.
 2. TILR M.R. No.378/86 dated 26/05/2003 for measurement.
 3. NOC for construction work from waliv Grampanchayt vide letter dated 04/07/2009.
 4. Water assurance letter from GSDA No.LGW 10-2009/CN 157/ 101/ 987/2009. dated 11/12/2009.
 5. EE(VV & BP)'s reports dated 27/04/2010.
 6. Your Licensed Surveyor's letter dated 28/04/2010.

Sir / Madam,

Development permission is hereby granted for the proposed layout for Residential Buildings under sec.45 of Maharashtra Regional and Town Planning Act,1966 (Mah.XXVII of 1966) to Mr.Raju Ramsawaji Purohit (HUF).

It is conditions mentioned in the letter No.CIDCO/VSR/CC/BP-4629/E/473 dated 31/05/2010. The detail of the conditions are given below :

1. Location Plot No.4, S.No.1, H.No.3pt of Village .Waliv
2. Gross Plot Area(7/12) : 2093.72 sq.m
3. Plot in possession : 1320.00 sq.m.
4. Less: DP Road Area : 389 sq.m.
5. Balance plot Area : 996.11 sq.m.
6. Permissible FSI : 1.00
7. Permissible Built up Area : 996.11 sq.m.
8. Proposed Built up Area : 990.31 sq.m.
9. No. of Buildings : 2 Nos.



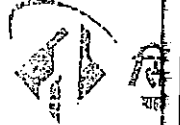
The commencement certificate shall remain valid for a period of one year for the particular building in reference from the date of its issue (as per section 48 of MR & TP Act, 1966 and clause 2.42 & 2.6.9 of sanctioned DCR 2001).

Contd...2

नोंदणीकृत कार्यालय : 'गिर्मल' इंधन पत्राला, नरमिन् पोस्ट, मुंबई - ४०० ०२१. दूरध्वनी ६६५० ०९०० फॅक्स : ००-९१-२२-२२०२ २५०९
मुख्य कार्यालय : सिडको भवन, सी. ३, डी. बेलारि, नवी मुंबई - ४०० ६१४. दूरध्वनी : ६७९१ ८१०० फॅक्स : ००-९१-२२-६७९२८१६६



वसई - २
 ९९६ १२०२३
 ९० १३२



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिकार कार्यालय कॉम्प्लेक्स, दारा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
 दूरध्वनी : (फोन-९५२५०) २३९०४७७ फॅक्स : (फोन-९५२५०) २३९०४६६

संदर्भ क्र. : CIDCO/VVSR/CC/BP-4629/E/ 475

दिनांक : ३१/०५/२०१०

To,
 Mr. Raju Ramsawaji Purohit (HUF),
 Mamatr. Estate, Shop No. 14,
 Waliv fata, Waliv.Vasai(E),
DIST : THANE.

वसई - २
 दस्त क्र. ९६४०
 ३१/५

Sub: Commencement Certificate for the proposed Residential Building No. 1 on Plot No.4, S.No.1, H.No.3 pt of Village Waliv, Taluka Vasai, Dist. Thane.

- Ref: 1. NA order No.REV/DESK-1/T-VII/NAP/SR-108 dated 22/08/1983. from the Collector, Thane.
 2. TILR M.R. No.378/86 dated 26/05/2003 for measurement.
 3. NOC for construction work from waliv Grampanchayt vide letter dated 04/07/2009.
 4. Water assurance letter from GSDA No.LGW 10-2009/CN 157/ 10 987/2009. dated 11/12/2009.
 5. EE(VV & BP)'s reports dated 27/04/2010.
 6. Your Licensed Surveyors letter dated 28/04/2010.

Sir / Madam,

Development permission is hereby granted for the proposed layout for Residential building No. 1 under section 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah.XXVII of 1966) to Mr.Raju Ramsawaji Purohit (HUF).

This drawing shall be read with the layout plan approved vide letter No.CIDCO/VVSR/CC/BP-4629/E/ 473 dated 31/05/2010 and the conditions mentioned in the letter No.CIDCO/VVSR/CC/BP-4629/E/ 472, dt. 31/05/2010. The detail of the building are given below :

Sr. No.	Predominant Use	Bldg. No.	No. of Floors	No. of Flats	Total B.U.A. (in Sq.m.)
1.	Residential	1	SI/Gr.+3	1	579.13

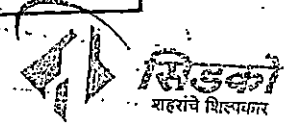
The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 44 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations 2001).

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नोंदणीकृत अधिकाऱ्यांचे कार्यालय, दारा मजला, वसई - ४०० ०२१. दूरध्वनी : ९५५० ०९०० फॅक्स : ००-९१-२३-२२०२ २५०९
 मुख्याधिकार्यांचे कार्यालय, सी. पी. रोड, वसई - ४०० ६९४. दूरध्वनी : ६७९९ ८९०० फॅक्स : ००-९१-२३-६७९९ ८९६६

नोंदणीकृत
 मुख्य कार्यालय

वसई - २
 ८९६ / २०१३
 १५ / ३२



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

ऑफिस : अन्वयित कार्यालय, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
 दूरध्वनी : (फोन - १५२५०) २३९०४८७ फॅक्स : (फोन-१५२५०) २३९०४६६

संदर्भ क्र. : CIDCO/VVSR/COA/HP-1629/E/ 475

..... 2

दिनांक : ३१/०५/२०१०

You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupation certificate of next building as per the format finalised by CIDCO.

You shall construct cupboard if any, as per sanctioned D.C. Regulations.

Yours faithfully,

Handwritten Signature
 ASSOCIATE PLANNER/IATPC (VV)

Encl.: a/a.

c.c. to:

M/s. En-Con Project & Architectural Consultants
 G-7/8, Wing - D, Sethi Palace
 Ambadi Road, Vasai
 Vasal (W), Taluka Vasai,
 DIST.: THANE.

वसई - ३
 दस्त क्र. ६६२/२०१२
 ३३



मर्यादित

११०
 ०४६६

गंक : ३१/०५/२०१०

वसई - ३
 दस्त क्र. ९६२/१२
 ३३

Residential Building No.
 Taluka Vasai, Dist.

dated 22/08/1983.

Measurement.
 Panchayat vide letter

D-2009/CN 157/ 101

0.

Layout for Residential
 in Planning Act, 1968

Approved vide letter
 and the conditions
 of dt. 31/05/2010.

Total B.U.A. (In Sq.m.)	579.13
----------------------------	--------

of one year for the
 As per Section 44 of
 D.C. Regulations.

Contd.....2

२२-२२०२ २५०९
 २२-६७९९८१६६

नोंदणीकृत कार्यालय : 'निर्मल', दुसरा मजला, नवीमन चौड, मुंबई - ४०० ०२१. दूरध्वनी ६६५० ०९०० फॅक्स : ००-११-२२-२२०२ २५०९
 मुख्य कार्यालय : सिडको भवन, सी. डी. को. वेलापूर, नवी मुंबई - ४०० ६१४. दूरध्वनी : ६७९९ ८१०० फॅक्स : ००-११-२२-६७९९८१६६

वसई - २
७५६ १२०१३
१६ १८२

वसई - २
वसत क्र. ६६२५
सिडको
शहरांचे शिल्प

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिका कमर्शियल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
दूरधनी : (कोड-१५२५०) २३१०४८७ फॅक्स : (कोड-१५२५०) २३१०४६६

संका क्र. : CIDCO/VVSR/CC/BP-4629/EI/473

दिनांक : 31/05/2010

The amount of Rs.15,000/- (Rupees fifteen thousand only) deposited vide ch. No.28818 dated 22/05/2010 with CIDCO as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building Control Regulation & Conditions attached to the permission coverd by the Commencement certificate. Such forfeiture shall be without prejudice to any of remedial right of the Corporation.

You have to fix a board of public notice regarding unauthorized covering of marginal of spaces before applying for occupancy certificate of next building as per the form finalized by CIDCO.

You shall abide by the conditions as mentioned by EE(VV)'s in Engineering Report.



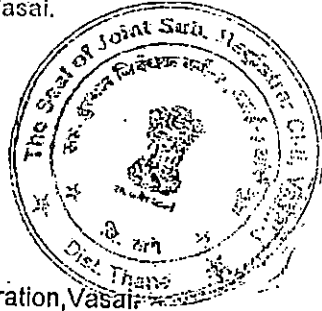
Yours faithfully,

Encl : a/a

ASSOCIATE PLANNER/ ADDL.TPO (VV)

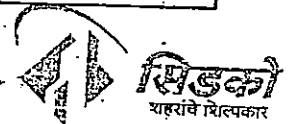
c.c. to :

1. M/s En-Con, Project Consultants,
G-7,8, D-Wing, Sethi Palce,
Ambadi Road, Vasai (W); Tal. Vasai.
Dist. Thane
2. The Collector,
Office of the Collector, Thane.
3. The Tahasildar
Office of the Tahasildar, Vasai.
4. Dy Commissioner,
Vasai Virar City Municipal Corporation, Vasai.
5. CUC (VV).



वसई - ३
 वसत क्र. ६६२२

वसई - ३
 वसत क्र. ६६२२ / २०१३
 १०२ १३२



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अंधिका कागशिंयल कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
 दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड-९५२५०) २३९०४६६

संदर्भ क्र. : CIDCO/VVSR/CC/BP-4629/EI-477

दिनांक : 31/05/2010

To,
 Mr. Raju Ramsawaji Purohit (HUF),
 Mamata Estate, Shop No. 14,
 Waliv fata, Waliv.Vasai(E),
DIST : THANE.

वसई - ३
 वसत क्र. ६६२२/२०१२
 [Signature]

Sub: Commencement Certificate for the proposed Residential Building No.2 on Plot No.4, S.No.1, H.No.3 pt of Village Waliv, Taluka Vasai, Dist. Thane.

- Ref: 1. NA order No.REV/DESK-1/T-VII/NAP/SR-108 dated 22/08/1983. from the Collector, Thane.
 2. TILR M.R. No:378/86 dated 26/05/2003 for measurement.
 3. NOC for construction work from waliv Grampanchayt vide letter dated 04/07/2009.
 4. Water assurance letter from GSDA No.LGW 10-2009/CN 157/ 101/ 987/2009. dated 11/12/2009.
 5. EE(VV & BP)'s reports dated 27/04/2010.
 6. Your licensed surveyor's letter dated 28/04/2010.

Sir / Madam,

Development permission is hereby granted for the proposed layout for Residential Building No. 2 under sec.45 of Maharashtra Regional and Town Planning Act,1966 (Mah.XXVII of 1966) to Mr.Raju.Ramsawaji Purohit (HUF).

This drawing shall be read with the layout plan approved vide let. No.CIDCO/VVSR/CC/BP-4629/EI-473 dated 31/05/2010, and the conditions mentioned in the letter No.CIDCO/VVSR/CC/BP-4629/EI-472, dt. 31/05/2010. The detail of the building are given below :

Sr. No.	Predominant Use	Bldg. No.	No. of Floors	No. of Flats	Total B.U.A. (In Sq.m.)
1.	Residential	2	SV/Gr.+3	11	411.18

The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Sentic. 44 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

Contd.....2:

deposited vide chaff security deposit shall be Corporation for breas the permission cover out prejudice to any oth

covering of marginal op ding as per the form

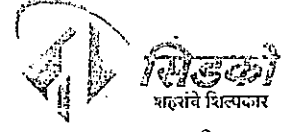
Engineering Report.

ADDL.TPO (VV)

२-२२०२ २५०९
 २-६७९९८९६६

नेदणीकृत कार्यालय : 'मिर्मल', दुसरा मजला, नवीमन चौड, मुंबई - ४०० ०२१. दूरध्वनी ६६५० ०९०० फॅक्स : ००-९१-२२-२२०२ २५०९
 मुख्य कार्यालय : रिडको भवन, सी. बी. डी. नेलापूर, नवी मुंबई - ४०० ६१४. दूरध्वनी : ६७९९ ८१०० फॅक्स : ००-९१-२२-६७९९८१६६

वसई - २
03E 12023
१८ 102



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) भव्यदित

अभियंता कार्यालय कॉम्प्लेक्स, दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड - ९५२५०) २३९०४८७ फॅक्स : (कोड - ९५२५०) २३९०४६६

संदर्भ क्र. : CIDCOM/SR/CC/BP-4629/E/ 477

दिनांक : ३१/०५/२०१०

..... 2

You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalised by CIDCO.

You shall construct cupboard if any, as per sanctioned D.C. Regulations.

Yours faithfully,

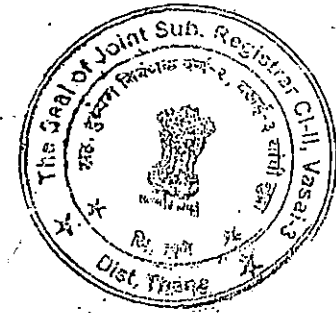
Neeraj
ASSOCIATE PLANNER/ATPO (VV)

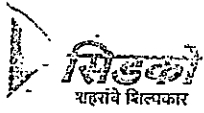
Encl.: a/a.

c.c. to:

M/s. En-Con Project & Architectural Consultants
G-7/8, Wing - D, Sethi Palace
Ambadi Road, Vasai
Vasai (W), Taluka Vasai,
DIST : THANE.

वसई - ३
दस्त क्र. ९६२२
३५ M





महानगरपालिका

६६

31/05/2010

authorised covering of
of next building as

regulations.

Yours faithfully,

ANER/ATPO (VV)

वसई - २

दस्त क्र. ६६२२/२

३५/४



२-२२०२ २५०९
२-६७९९८९६६

मुख्य कार्यालय, विरार
विरार (ए.ए.ई.)
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



WCMCMVSR/P.C.C./BP- 4629/E/००६५

To,
Mr. Raju Ramsawaji Purohit (HUF)
Mamata Estate , Shop No.14,
Waliv fata, Waliv Vasai (E),
DIST-THANE.

Sub: Plinth Completion Certificate for proposed Residential Building No.1 & 2 on land bearing Plot No. 4, S.No. 1 , H.No.3 /pt. of Village -Waliv, Taluka Vasai ,Dist.Thane.

- Ref: 1) Commencement Certificate No. CIDCOMVSR/CC/BP-4629/E/473 dated 31/05/2010.
2) Your licensed surveyor's letter dated 06/12/2010.

Sir/ Madam,

This has reference to your intimation letter dated 06/12/2010 from your licensed surveyor regarding completion of construction work upto Plinth level in Residential Building No.1 & 2 on land bearing Plot No. 4, S.No. 1 , H.No.3 /pt. of Village -Waliv, Taluka Vasai, Dist.Thane. I have to inform you that Plinth Completion Certificate for the same has been granted. The further work may be proceeded with as per the sanctioned plan, subject to the conditions of Commencement Certificate.

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

Please note that if Balcony is required to be enclosed in future the outer face should have full opening of at least 1.8 mtr. length in the form of windows.

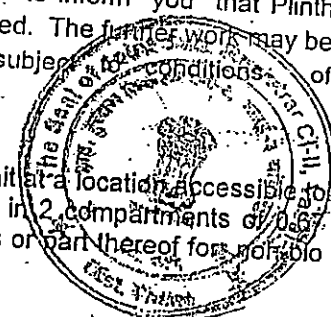
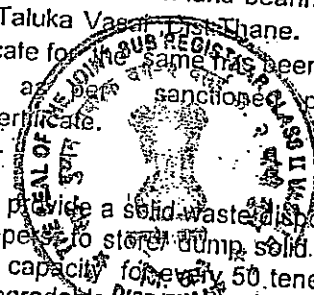
You are required to submit revised DILR map showing the roads, R.G. amenity plot, D.P. road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 7/12 extracts showing these components before approaching for the O.C.C. of the last building

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दूरधनी : ०२५०-२५२५१०१/०२/०३/०४/१५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasalvirarcorporation@yshoo.com

जा.क्र. : व.वि.श.म/भरत/००६८/१६/२०१०
दिनांक : २३/५/२०१०

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ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



ई-मेल : www.narmadacorporation@yahoo.com

जा.क्र. : व.वि.श.म.
 दिनांक :

VCMC/VSR/P.C.C./BP-4629/E/

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: 2 :

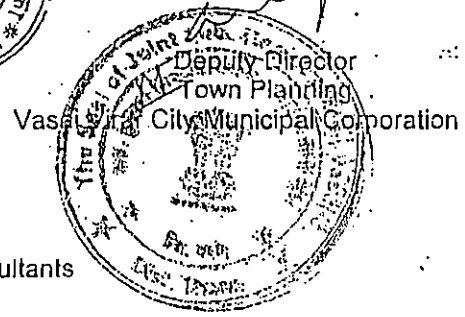
You shall obtain mosquito proof treatment certificate from the concerned Public Health Department. of this Municipal Corporation before applying for occupancy certificate.

You shall implement rain water harvesting scheme at site and Submit Photographs of same and inform for verification of the same before applying for final occupancy certificate.

Plantation of trees at site as per C.C. conditions to be certified by owner as well as engineer / architect before applying for final occupancy certificate.



Yours faithfully,



C.C. to:

M/s. En-Con Project & Architectural Consultants
 G-7/8, Wing -D, Sethi Palace
 Ambadi Road, Vasai (W), Tal.Vasai
 DIST: THANE

BUILDERS:
 ** NACTAC REALTIES DEVELOPERS **
 MAIN PHASE, NARMADA ESTATE

PROPOSED RESIDENTIAL BUILDING
 ** NARMADA HOME (A) **

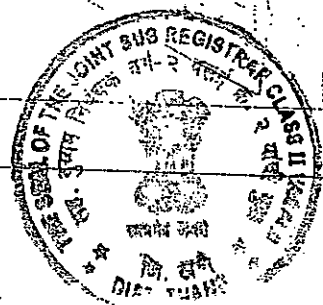
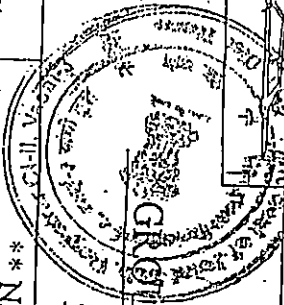
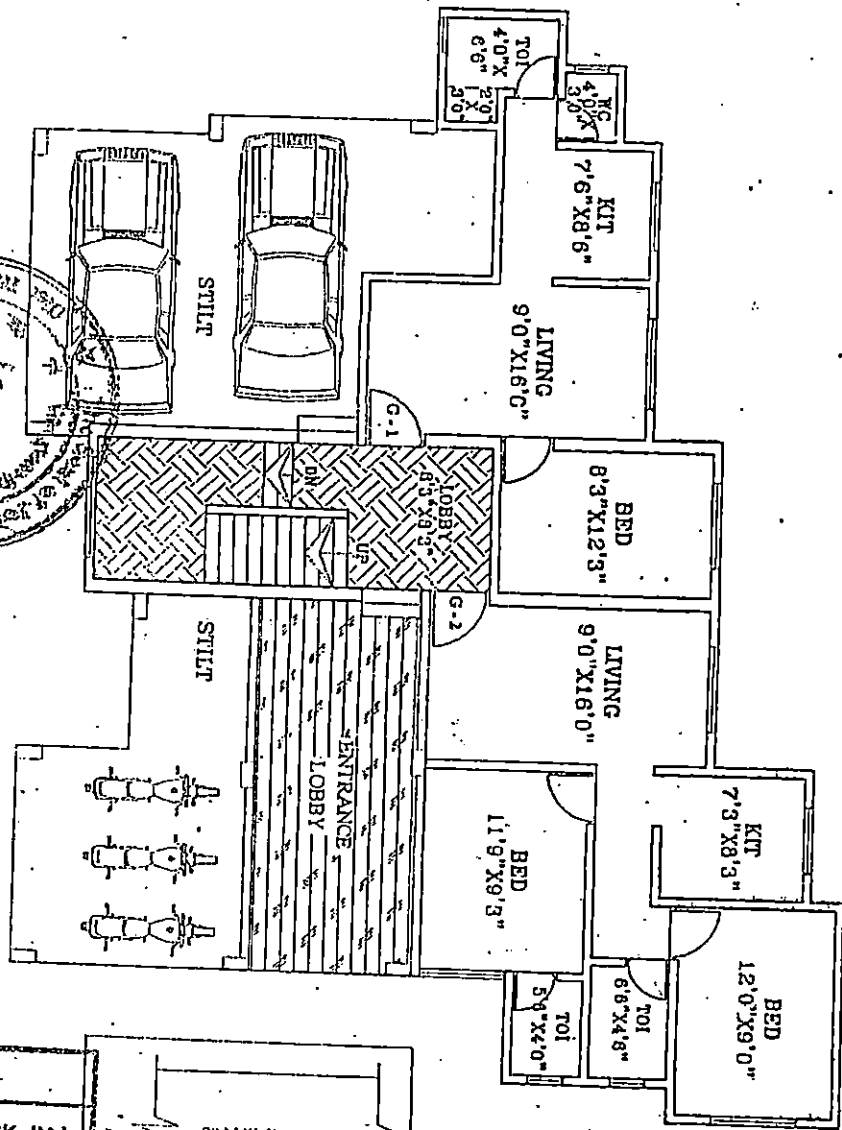
EN-CON
 Architectural & Structural Engineers
 Project Consultants
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BUILDERS.
 ** MACTAC REALTORS DEVELOPERS **
 WAINI PRATAP, NARMADA, BHAVANI

** NARMADA HOME (A) **
 PROPOSED RESIDENTIAL BUILDING

GROUND FLOOR PLAN
 (BLDG.NO. 1)

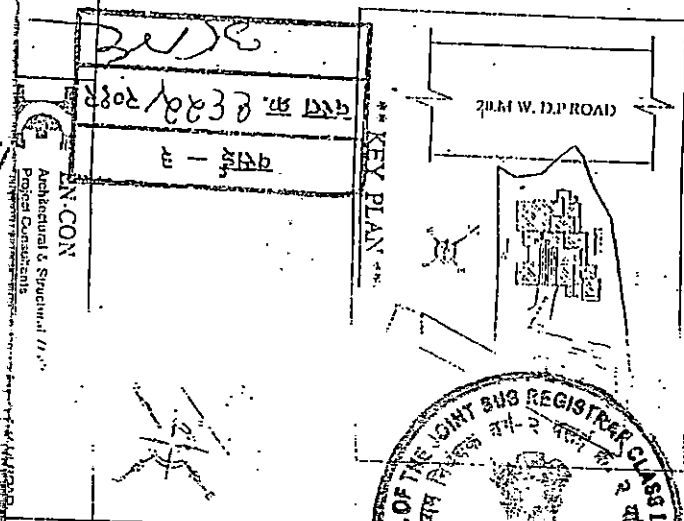


poration@yahoo.com

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concerned
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 ner as well

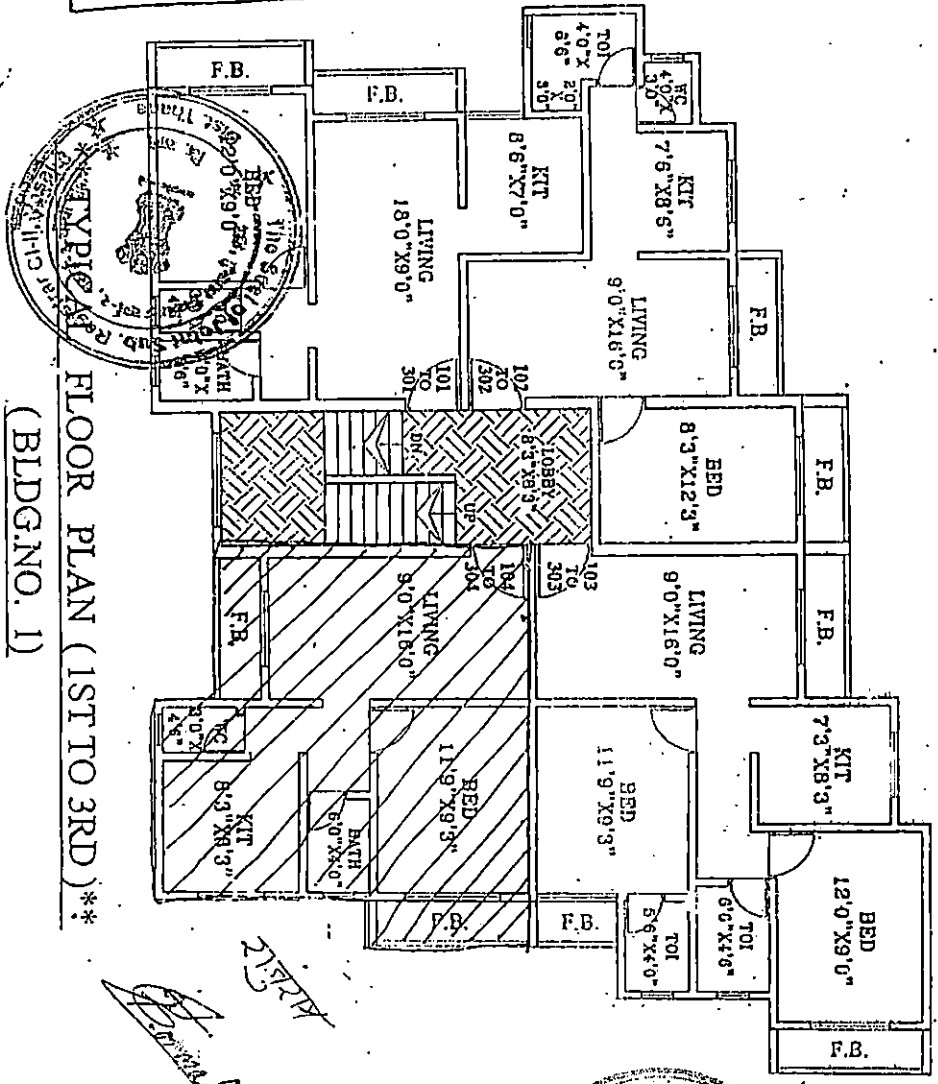
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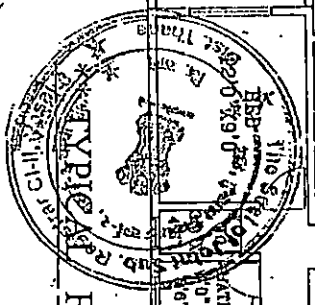
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 Architectural & Structural
 Project Consultants

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FLOOR PLAN (1ST TO 3RD) **
 (BIDG.NO. 1)



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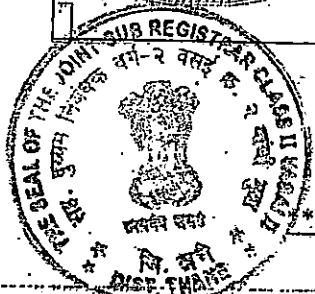
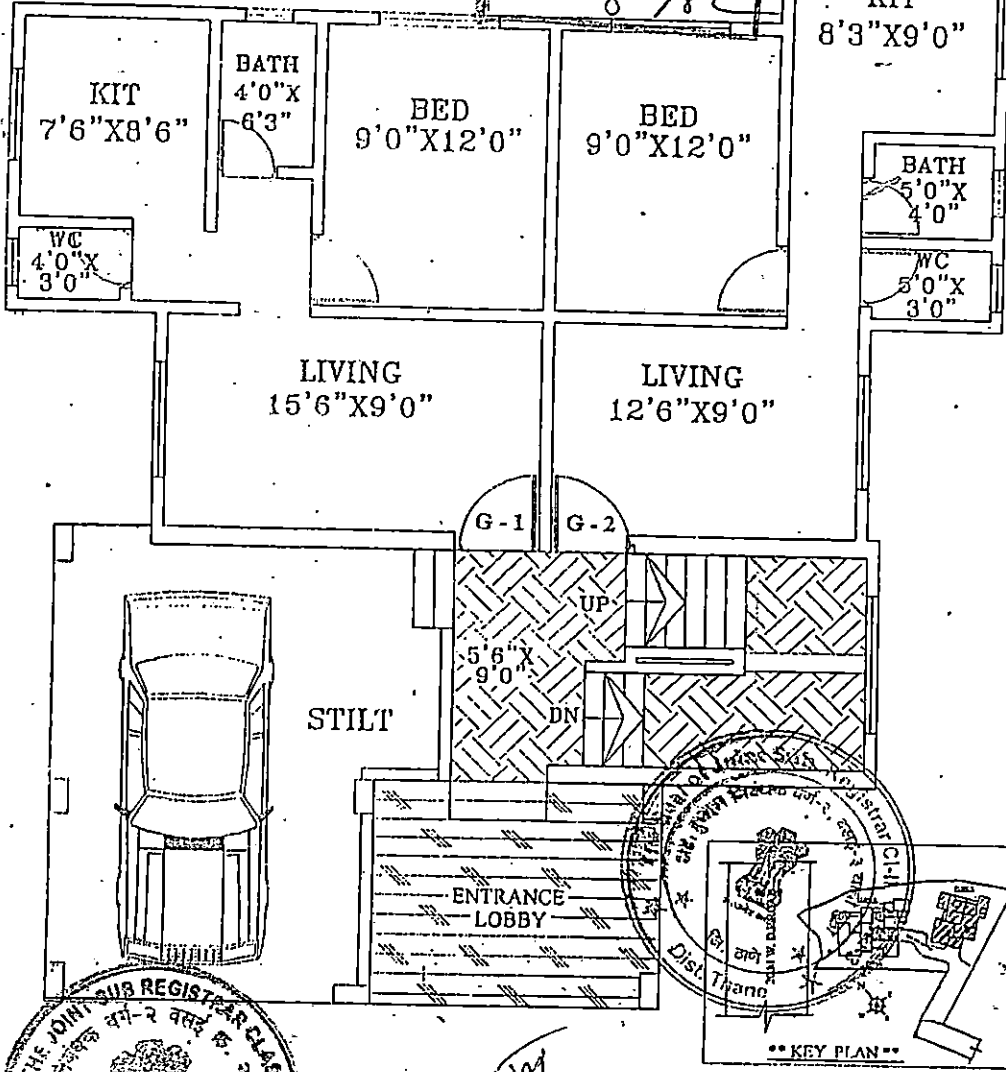
BUILDERS.
 ** MACTAG REALTORS DEVELOPERS **
 WAIWY PLATE, NAYFA ESTATE
 SHOP NO. 14,
 MUMBAI 400 001

** NARMADA HOME (A) **
 PROPOSED RESIDENTIAL BUILDING
 ON LAND BEARING PLOT NO. 4, S.NO 1, H.NO. 7 (PT)
 AT VILLAGER WAIWY, TAL VASAI, DIST THANE

EN-CON
 Architectural & Structural Works
 Project Consultants
 G 7/2 D WING, SETHI PALACE, AMBARI ROAD,
 VASAI ROAD, WEST, 401 202
 PHONE: 238513, 238504
 E-mail: encon1@rediffmail.com

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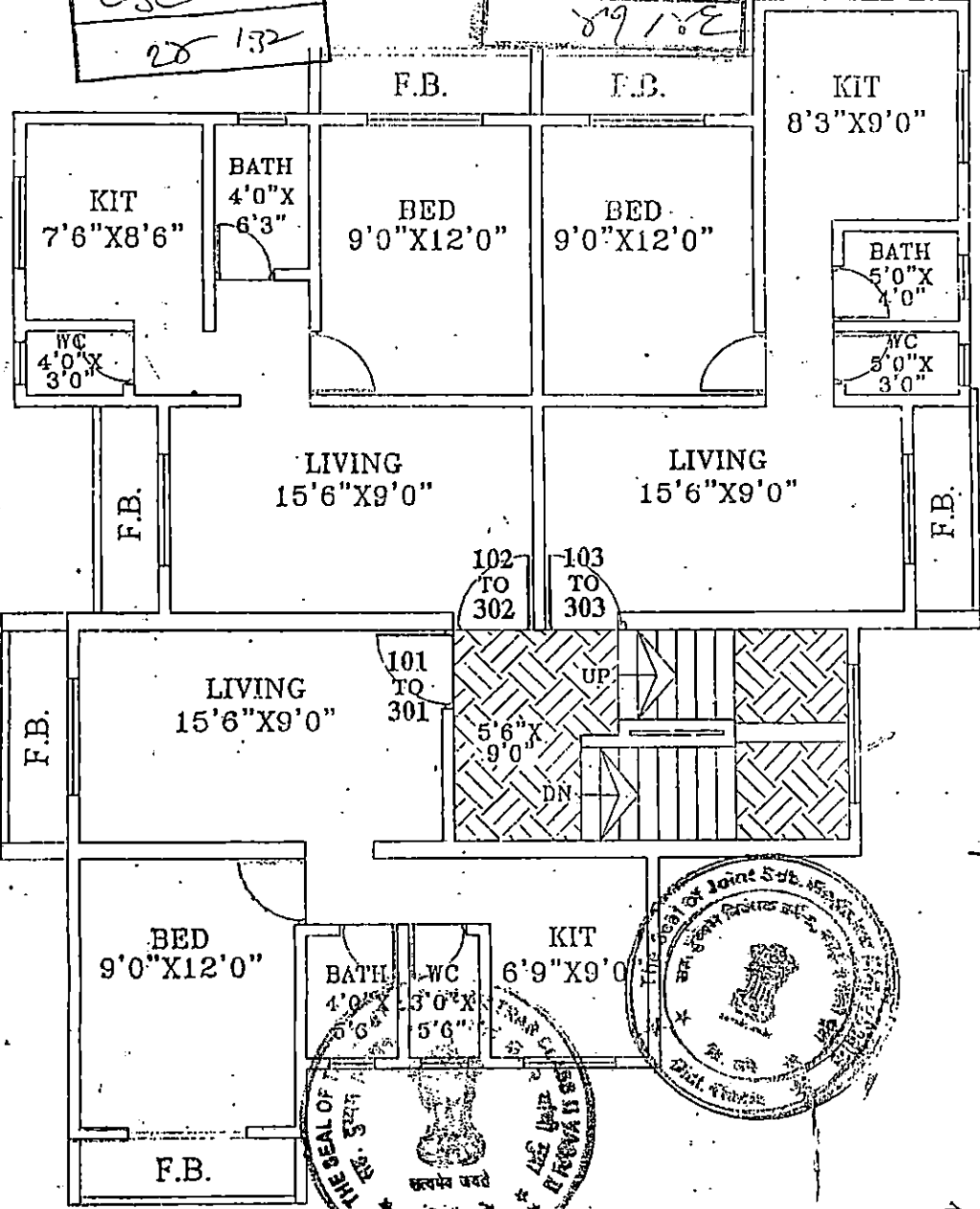
*** GROUND FLOOR PLAN ***
(BLDG. NO. 2)

<p>PROJESHA -- BHAYATIA BHAYATIA ARCHITECTS -- WALIV, THANE, DIST. THANE PIN - 401 114 TEL. NO. 9121211114</p>	<p>PROPOSED RESIDENTIAL BUILDING ON LAND BEARING PLOT NO. 4, S.NO 1, H.NO.3(P.T) AT VILLAGE, WALIV, TAL. VASAI, DIST. THANE</p>	<p>EN-CON Architects & Structural Works Enr. Cons. Enr. 87A, V.V. ROAD, BEHA JALAZAR, LADY ROAD, VASAI ROAD (WEST), 401 202 PHONE: 2335319, 2332484 E-mail: encon1@gmail.com</p>
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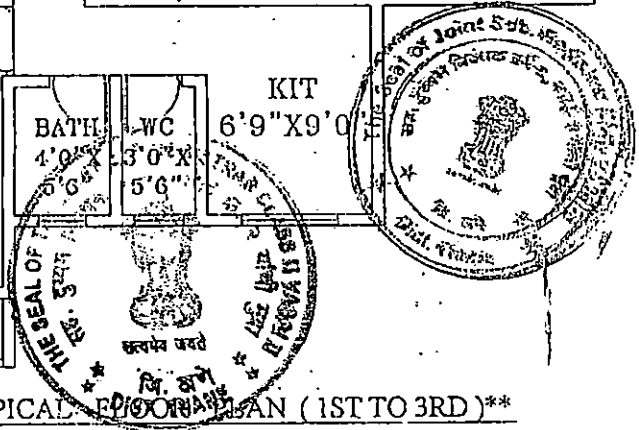


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**** TYPICAL FLOOR PLAN (1ST TO 3RD) ****
 (BLDG.NO. 2)



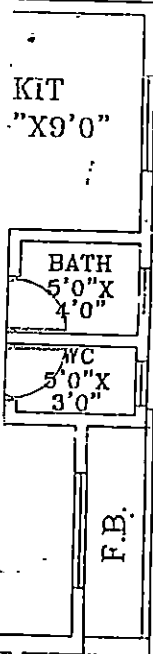
BUILDERS MACTAC REALTORS DEVELOPERS WALIV PLATK, BANGTA BHAYLI 400/101/16 41/1/1/1/1/1/1	PROPOSED RESIDENTIAL BUILDING ON LAND BEARING PLOT NO. 4, S.NO 1, H.NO.3(P/T) AT VILLAGE, WALIV, TAL VASAI, DIST THANE	EN-CON Architectural & Structural Works Project Consultants G/8, 0' WING, STH PALACE JAMNADI ROAD VASAI ROAD (W/211), 421 702 PHONE: 333518, 3335401 Email: encon1@rediffmail.com
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NAME
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 NOR1



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 २६/३२



PROPOSAL II
CONTENTS OF SHEET
 1. THE PLAN, THE TO AND FROM BEING THROUGH THE PLAN, ALL NECESSARY DETAILS,
 2. PARKING AREA STATEMENT, TOTAL LIGHT UP AREA UTILITY, DESCRIPTION OF PLATS, PERMITS CALCULATION

CERTIFICATE OF AREA

WHEREAS THE PLAN UNDER REFERENCE WAS SUBMITTED BY ME ON 23.02.2010 AND THE DIMENSIONS OF THE SITE AND OF THE PLATS OF THE PLAN ARE AS MENTIONED ON SITE AND THE AREA WORKED OUT TAKING INTO ACCOUNT THE AREA MENTIONED IN THE DOCUMENTS OF OWNERSHIP IN THE PUBLIC RECORD LAND RECORDS DEPTT. CITY SURVEY RECORD

THIS PLAN SHALL NOT BE CONSIDERED AS A PROOF OF OWNERSHIP, FOR ANY PURPOSES.

Sanjay Narayan
 Signature of Licensed Surveyor/Engineer
 Structural Engineer / Supervisor

STAMP OF DATE OF RECEIPT OF STAMP OF APPROVAL OF PLANS

Approved as amended in
 Subject to the Conditions mentioned
 in the Order Letter No. *CL/CC/2010/100/2010*
 Dated 23/02/2010
Sanjay Narayan
 ASSOCIATE PLANNER (VEN)
 CIVIL ENGINEER
 AND ARCHITECTURE
 SECOND FLOOR, VASAI (WEST),
 DIST. THANE

REVISIONS

DATE SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON LAND BEARING PLAT NO. 100/2010 AT VILLAGE VADLI, TAL VASAI, DIST THANE, H.NO. 30PT

NAME OF OWNER
 MR. RAJU RAMRAJJI PURSOT (HUF)

SIGNATURE OF APPLICANT
Sanjay Narayan

ROLL NO. DATE
 FILE NO. 1402 10/05/2010
 HP NO. 4070
 DRAWING NO. SCALE
 S1 OF S3 AS SHOWN
 NORTH LINE DRAWN BY
 YASHWANTRAO
 CHECKED BY

EN-CON
 Architectural & Structural Project Consultants
 SANJAY S. NARAYAN
 LICENSED SURVEYOR
 REG. NO. 11111/11
 1/2 WING, 25TH PALACE, AMBADI ROAD,
 VASAI ROAD (WEST) 401 202
 PH. 02250-2332318, 2333404
 Email: encon1@rediffmail.com

THE SEAL OF THE JOINT SUB REGISTRAR, VASAI
 DIST. THANE

EN-CON
 Architectural & Structural Works
 Project Consultants
 1/2 WING, 25TH PALACE, AMBADI ROAD,
 VASAI ROAD (WEST) 401 202
 PH. 2332318, 2333404
 Email: encon1@rediffmail.com

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PROFORMA II

CONTENTS OF SHEET

PLAN, INT TO ORD FLR PLANS, TERRACE FLR PLAN, ARCHITECTURAL DETAILS,
 PAIING AREA STATEMENT, TOTAL BUILT UP AREA STATEMENT, DESCRIPTION OF FLATS, PREMIUM CALCULATION.

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 23.07.2003 AND THE DIMENSIONS OF THE SIDE
 THE PLOT STATED ON THE PLANS ARE AS EXAMINED ON SITE AND THE AREA WORKED OUT TALLIES WITH THE AREA OF
 THE DOCUMENTS OF OWNERSHIP / T.P. RECORD LAND RECORDS DEPTT. CITY SURVEY RECORD

**THIS PLAN SHALL NOT BE
 CONSIDERED AS A PROOF
 OF OWNERSHIP, FOR ANY
 DISPUTE IN ANY COURT OF
 LAW.**

Sanjay B. Nari
 Signature of Licensed Surveyor/Engn
 Structural Engineer / Supervisor

STAMP OF DATE OF RECEIPT OF PLANS NAME OF APPROVAL OF PLANS

Approved as amended in.....
 Subject to the Conditions mentioned
 In this Office Letter No. GEN/CC/CP-4629/E/478
 Dated: 31/05/2010
Sanjay B. Nari
 ASSOCIATE PLANNER (VSN)
 CIVIL ENGINEER
 CIVIL ENGINEERING COMPLEX,
 10/10, 10/11, 10/12, 10/13, 10/14, 10/15, 10/16, 10/17, 10/18, 10/19, 10/20, 10/21, 10/22, 10/23, 10/24, 10/25, 10/26, 10/27, 10/28, 10/29, 10/30, 10/31, 10/32, 10/33, 10/34, 10/35, 10/36, 10/37, 10/38, 10/39, 10/40, 10/41, 10/42, 10/43, 10/44, 10/45, 10/46, 10/47, 10/48, 10/49, 10/50, 10/51, 10/52, 10/53, 10/54, 10/55, 10/56, 10/57, 10/58, 10/59, 10/60, 10/61, 10/62, 10/63, 10/64, 10/65, 10/66, 10/67, 10/68, 10/69, 10/70, 10/71, 10/72, 10/73, 10/74, 10/75, 10/76, 10/77, 10/78, 10/79, 10/80, 10/81, 10/82, 10/83, 10/84, 10/85, 10/86, 10/87, 10/88, 10/89, 10/90, 10/91, 10/92, 10/93, 10/94, 10/95, 10/96, 10/97, 10/98, 10/99, 10/100

REVISIONS

DATE SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON LAND DRAWING PLOT NO. 4, R.NO 1, R.NO.5 (PT)
 AT VILLAGE, VAHV, TAL. VAHAV, DIST. THANE

NAME OF OWNER

SIGNATURE OF APPLIC.

MR. RAJ RAMRAJJI PURBHIT (HUF)

Sanjay B. Nari

JOB NO. DATE
 FILE NO-1402 0. 19/05/2010
 TP.NO-4629
 DRAWING NO. SCALE
 52 OF 53 AS SHOWN
 NORTH LINE DRAWN BY
 YASHWANTH MON
 CHECKED BY



EN CON
 The Architecture & Structure
 Project Consultants

Sanjay B. Nari
SANJAY B. NARI
 LICENSED SURVEYOR
 REG. NO. 1111/L

67/B D WING, 5ETH PALACE, AMBADI ROAD
 VAHAV ROAD (W/1), 401 202
 PHONE: 93200-2330316, 2333404
 E-mail: sanon1@rediffmail.com



APPROVAL OF THE JOINT SUB-REGISTRAR, THANE, NO. 1, R. NO. 5 (PT) VAHAV

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घोषणा पत्र/शपथपत्र

खालील सही करणार असे घोषित करतो की, सदर नोंदणीचा दस्त नोंदविण्यापूर्वी आमची जबाबदारी नुसार आम्ही दस्तातील मिळकतीचे मालक/वारस/हक्क हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलामुखत्यारधारक (P.A.Holder) लिहून देणार हे ह्यात आहेत. व कुलामुखत्यारपत्र आदयापही रद झालेले नाही आजही सदरचे मुखत्यारपत्र अस्तीत्वात आहे यांची आम्ही खात्री देत आहोत. तसेच मिळकतीचे इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे व मुखत्यारधारकांनी केलेले व्यवहाराच्या आधिन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण केला आहे.

त्यामुळे नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत हि फसवणुकी दवारे दुबारा विक्री होत नाही. याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणार/मुखत्यारधारक हे खरे असून यांची आम्ही स्वतः खात्री करून या दस्तासोबत दोन ओळखीचे इसम स्वाक्षरी साठी घेऊन आलो. पूर्ण व्यवहार करतेवेळी पुरावा कायदानुसार दस्तावर साक्षीदार त्यांचा स्वाक्ष या घेण्यात आल्या तसेच या दस्तासोबत जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत तसेच मिळकतीचा हस्तांतरणबाबत कोणत्याही मा. न्यायालयाची अथवा शासनाचा मनाई हुकुम नाही. याचीही खात्री देत आहोत. याबाबी आमचे कायदेशीर सल्लागार/वकील यांना दाखवून त्यांच्या सल्ल्यानुसार आपल्या कार्यालयात दस्तऐवज नोंदणी साठी सादर करण्यात येत आहे.

मिळकतीची मालकी तपासणे/ठरविणे साठी सक्षम तलाठी व भुमी अभिलेख कार्यालय व मा. न्यायालय यांना अधिकार आहेत. त्या मुळे नोंदणी कायदा १९०८ चे कलम ४४ या वेळोवेळी मा. उच्च न्यायालयाने दिलेला निर्णय नुसार दस्तामधील मिळकतीचे मालक/मुखत्यारधारक, खरेपणा ठरविणे व दस्तातील वैदयता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही. यांची आम्हास जाणीव आहे.

तरी मिळकती विषयी सदर होत असलेली फसवणूक व त्या अनुषंगाने पोलीस चौकीत दाखल होत असलेले गुन्हे हे माझ्या दस्तातील मिळकती विषयी होणार नाही म्हणून आम्ही घोषणापत्र/शपथपत्र लिहून देत आहोत. भविष्यात मी नोंदविण्यात आलेल्या व्यवहारांत मुद्रांक कायदानुसार मुद्रांक कमी लावला गेल्यास अथवा नोंदणी कायदानुसार कोणताही कायदेशीर प्रश्न उद्भवल्यास मी स्वतः व दस्तातील सर्व निष्पादक जबाबदार राहणार आहोत. तसेच भा.द. सहिता १८६० मधील नमूद असलेल्या शीक्षेस पात्र राहणार आहोत. याची मला/आम्हाला पूर्ण जाणीव आहे. त्या मुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडलेले आहेत.



लिहून देणार

लिहून घेणार

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ULATION.

DIMENSIONS OF THE SIDE
WITH THE AREA OF
IN

[Signature]
Licensed Surveyor/Engineer
Engineer / Supervisor

OF PLANS

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OF APPLIC.

3/3/12

[Signature]
ANJAY S. NARI
LICENSED SURVEYOR
ENCL. No. N/111/11

LACI. AMBADI ROAD
L. N. NO. (PT) SUBMISSED

SELLER/S * TRANSFEROR/S * VENDOR/S * BUILDER/S

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स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAOPM0896L

नाम /NAME
FAUDARAM MITHALAL MALI

पिता का नाम /FATHER'S NAME
METHALAL MALI

जन्म तिथि /DATE OF BIRTH
01-03-1972

हस्ताक्षर /SIGNATURE

आयकर आयुक्त (कम्प्यूटर केंद्र)
Commissioner of Income-tax (Computer Operations)

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यसा-यानुसार
मिळकतीचा प्रि
मीटर मूल्यदर

मुख्य मि
मूल्य

PURCHESER/S * TRANSFEREE/S

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAEPL0317G

नाम /NAME
BHANWARLAL RAMRAJI LOHAR

पिता का नाम /FATHER'S NAME
RAMRAJI LOHAR

जन्म तिथि /DATE OF BIRTH
10-05-1957

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, पुणे
Commissioner of Income-tax I, Pune



WITNESS NO.1

WITNESS NO.2

आयकर विभाग
INCOME TAX DEPARTMENT
CHETAN N JARIWALA
N.M. JARIWALA
01/09/1977
Permanent Account Number
AFCP00816N
Signature

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJESH CHHAGANLAL RATHOD
CHHAGANLAL KHUSHAL RATHOD
05/05/1974
Permanent Account Number
AGJPR5055R
Signature

Flat No. A/205, Prakash Kungath,
B.P. Road, Coolden Naka
Bhayandare (E)
Dist. Thane - 401105

101, Rohini CHS Ltd,
Nr. Ashwari Hospital
Coolden Naka
Naghar Phatak Rd
Bhayandare (E)
Dist. Thane - 401105

क्र. 2012
ठाणे
290-गावाचे नांव - मौजे याळीव (69) (वसई विरार शहर महानगरपालिका)
4-विकसित/विकसन क्षमता असलेल्या जमिनी
A Class Palika
सटर्क नंबर-1

वसई - २
७५६ / २०१३
२२ १३२

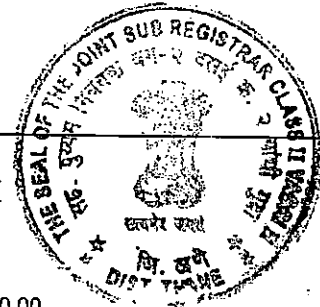
एक मूल्य दर तक्त्यानुसार जमिनीचा दर

बुली जमीन 800.00	निवासी सदन 20200.00	कार्य 27600.00	दुकान 30000.00	औद्योग 27600.00
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मिळकतीचे क्षेत्र 43.37	बांधकामाचे व निवासी सदनिका	उद्दयाहन सुव बांधकामाचा दर मजला	1-आर सी सी - First
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घसा-यानुसार
मिळकतीचा प्रति चौ.
मीटर मूल्यदर = (वाषिक * घसा-यानुसार) * मजला निहाय
मूल्यदर = (20200.00 * 100 / 100) * (100.00 / 100)
= 20200.00

मुख्य मिळकतीचे
मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर *
मिळकतीचे क्षेत्र
= 20200.00 * 43.37
= 876074.00



= अंतिम मूल्य दर + तळघराचे मूल्य + पाटमाळ्याचे मूल्य +
खुल्या जमिनीवरील वाहन तळाचे मूल्य + बदिस्त वाहन तळाचे मूल्य +
सगतच्या गचचीचे मूल्य + वरील गचचीचे मूल्य + इमारती भोवतीच्या
= A + B + C + D + E + F + G + H
= 876,074.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00
= 876,074.00 /-

NO.2

भारत सरकार
GOVT. OF INDIA



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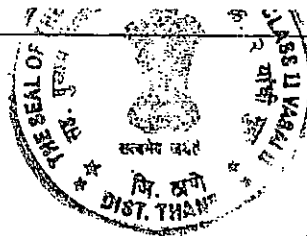
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सह मुख्यम निबंधक वर्ग ६
वसई २ (विरार)

Sub Registrar vasai 2

वापरात करण्यात येत का
वसाहत बंधुण 32... वामे आहेत

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मुख्य निबंधक, वर्ग-२



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वसई - २
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B. P. Road, Coolden NAKA
Bhayandare (E)
DIST. Thane - 401105

Mt. Ashwini Hospital
Coolden NAKA
Nayghar Phatak Rd
Bhayandare (E)
DIST. Thane - 401105

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मंगळवार, 22 जानेवारी 2013 4:12 म.नं.

दस्त गोपवारा भाग-1

वसई 2 39132
दस्त क्रमांक: 756/2013

दस्त क्रमांक: वसई 2 /756/2013

वाजार मुल्य: रु. 8,77,000/- मोवदला: रु. 9,00,000/-

भरलेले मुद्रांक शुल्क: रु. 10,500/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) गृह कर्ज : नोट - दि. 6/7/10

दु. नि. सह. दु. नि. वसई 2 यांचे कार्यालयात

पावती: 759

पावती दिनांक: 22/01/2013

अ. क्र. 756 वर दि. 22-01-2013

सादरकरणाराचे नाव: भंवरलाल आर. लोहार

रोजी 4:07 म.नं. वा. हजर केला.

नोंदणी फी रु. 9000.00

दस्त हाताळणी फी रु. 640.00

पृष्ठांची संख्या: 32

दस्त हजर करणाऱ्याची सही:

एकुण: 9640.00

Sub Registrar Vasai 2

Sub Registrar Vasai 2

दस्ताचा प्रकार: करारनामा

सह-व्ययम-निबंधक यंत्र
वसई 2 (विरार)

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

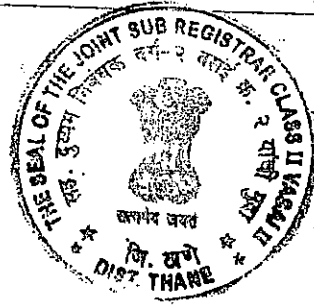
शिक्षा क्र. 1 22 / 01 / 2013 04 : 06 : 42 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 22 / 01 / 2013 04 : 08 : 25 PM ची वेळ: (फी)

दस्त देणारा याची सही करणेसाठी या दस्तानाम्यावर
मुद्रांक शुल्क भरण्यात येऊन घ्याव्यात
या दस्तानाम्यावर उपकरणाची साहिल.

4/13/2013

लिहून देणार
सही



iSarita v1.0

Sub Registrar Vasai 2

वाज्यात करव्यात दस्त का
वज्यात वसई 2 यांचे आहेत

सह-व्ययम-निबंधक यंत्र



iSarita v1.0

756 /2013

B.P. Road, Cooldau NAKA
Bhayandare (E)
DIST Thane - 401105

Nr. Ashwini Hospital
Cooldau NAKA
Naughar Phatak Rd
Bhayandare (E)
DIST. Thane - 401105

Summary-2(दस्त गोषवारा भाग - २)

22/01/2013 4 11:40 PM

दस्त गोषवारा भाग-2

वसई 32132
दस्त क्रमांक:756/2013

दस्त क्रमांक :वसई2/756/2013
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:भंवरलाल आर. लोहार पत्ता:प्लॉट नं: सदनिका क्र.A/104 , माळा नं: पहिला, इमारतीचे नाव: अयोध्या निवास , ब्लॉक नं: गोदडेव नाका , रोड नं: पॅन नंबर:AAFPL0317C	लिहून देणार वय :-55 स्वाक्षरी:- <i>[Signature]</i>		
2	नाव:फाउंडाराम मिठालाल माली पत्ता:प्लॉट नं: सदनिका क्र.104 , माळा नं: पहिला, इमारतीचे नाव: नर्मदा हाउस वील्डिंग. क्र.1 , ब्लॉक नं: गाव वालीव, रोड नं: पॅन नंबर:AAOPM0896L	लिहून देणार वय :-41 स्वाक्षरी:- <i>[Signature]</i>		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:22 / 01 / 2013 04 : 09 : 46 PM

ओळखे:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:चेतन एन. जरीवाला वय:35 पत्ता:205,प्रकाश कुन्ज,वी.पी.रोड, भायंदर(पु). पिन कोड:401105	स्वाक्षरी <i>[Signature]</i>	
2	नाव:राजेश सी. राठोड वय:38 पत्ता:101,रोहिणी अपार्टमेंट.,गोडहेव नाका, भायंदर(पु). पिन कोड:401105	स्वाक्षरी <i>[Signature]</i>	

शिक्का क्र.4 ची वेळ:22 / 01 / 2013 04 : 11 : 34 PM

Sub Registrar Vasai 2

पत्त्यास करण्यास दस्त का
वनाक पडण. 32...पाने आहेत

दुय्यम निबंधक, वसई-२
वसई



दस्त क्रमांक एक व...
...क्रमांकावर

दुय्यम निबंधक, वसई

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756 /2013

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22/01/2013

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. वसई 2

दस्त क्रमांक : 756/2013

नोदणी :

Regn:63m

गावाचे नाव : 1) वालीव

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	900000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	877000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :- इतर माहिती: विभाग क्र.4, मीजे वालीव, सदनिका क्र.104, पहिला मजला, विल्डिंग नं.1, नर्मदा हाउस, वालीव, वसई (पु).
(5) क्षेत्रफळ	1) 43.37 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-फाउडाराम मिठालाल माली वय:-41; पत्ता:-प्लॉट नं: सदनिका क्र.104, माळा नं: पहिला, इमारतीचे नाव: नर्मदा हाउस वील्डिंग. क्र.1, ब्लॉक नं: गाव वालीव, रोड नं: ... पिन कोड:-401208 पॅन नं:-AAOPM0896L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-भंवरलाल आर. लोहार वय:-55; पत्ता:-प्लॉट नं: सदनिका क्र.A/104, माळा नं: पहिला, इमारतीचे नाव: अयोध्या निवास, ब्लॉक नं: गोदडेव नाका, रोड नं: ... पिन कोड:-401105 पॅन नं:-AAFPL0317C
(9) दस्तऐवज करून दिल्याचा दिनांक	30/12/2012
(10) दस्त नोंदणी केल्याचा दिनांक	22/01/2013
(11) अनुक्रमांक, खंड व पृष्ठ	756/2013
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	10500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	9000
(14) शेर	

हारी प्रत

सह दुय्यम निबंधक वर्ग 2
वसई 2 (बिशरी)



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

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