

Vara Hills  
8291931857

Mitesh B Purohit

8/7

09/1/24

Form No- 459091

Urgent

Melan

Advieson

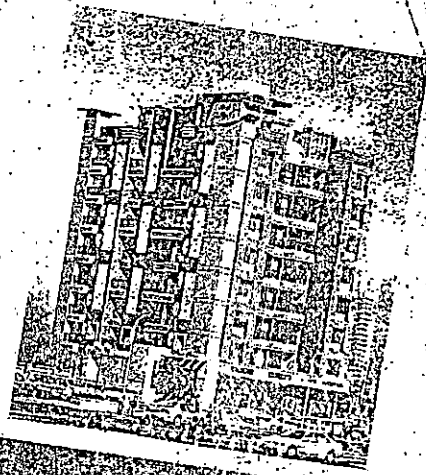
APR

Chandabank  
Prayagpuri

2/0-3/2/23

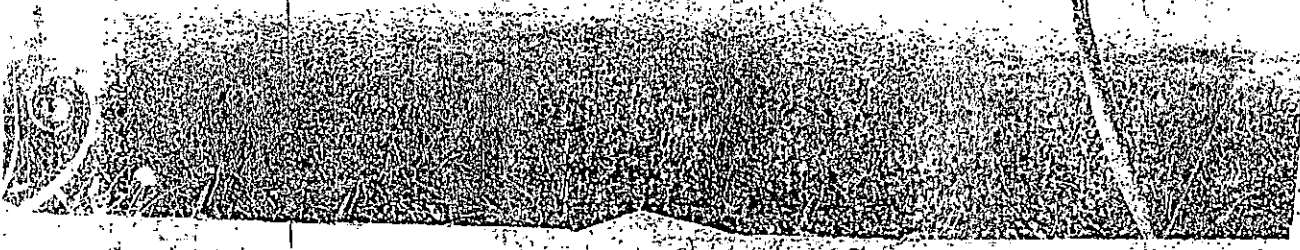
Ritu's

Ritu's



FOR SALE

Project by



(वि. नि. नमूना क्र. १) (PRINTED)

फॉर्म क्र. २००००००

मूल प्रत

ORIGINAL COPY

[अहस्तांतरणीय] [NON TRANSFERABLE] क्र. १०९५००१

शासनास केलेल्या प्रदानाची पावती  
RECEIPT FOR PAYMENT TO GOVERNMENT क्र. क्र. २३५६०००१

ठिकाण/Place..... ठाणे १३ दिनांक/Date..... १२.११.१९३३ वांच्याकडून

Received from..... डि. वि. प्र. नि. नि.

रु./Rs..... २३५६०००१  
(रुपये) Rupets..... १५६०१ वाकरिता मिळाले

on account of..... २५३००१

रोखपाल-चा लेखापाल  
Cashier or Accountant. १४.११.१९३३

Signature  
(पदनाम Designation)

वे. क्रमांक-१०,०००-५ (२०० गावी) १९०२-३-१९३३ (एच) ३०४

**INDIA NON JUDICIAL**  
**Government of Maharashtra**

**e-Stamp**

Issued by: *Maha*  
 Stock Holding Corporation of India Ltd.  
 Location: BORIVALI  
 Signature: *[Signature]*  
 Details can be verified at: [www.shcisstamp.com](http://www.shcisstamp.com)

Certificate No.	IN-MH20948498821228L
Certificate Issued Date	25 Jun 2013 12:09 PM
Account Reference	SHCIL/FI/Amshcil01/BORIVALI/MH-MSU
Unique Doc. Reference	SUBIN:MHMHSHCIL0121947217950619L
Purchased by	HITESH BHAGAWATILAL PUROHIT
Description of Document	Article 25(b) to (d) Conveyance
Property Description	FLT NO 306 RITUS GLORY RITU PARADISE, G C C RD, NEXT TO HARIADREAM PARK, MIRA RD, E THANE 401107
Consideration Price (Rs.)	23,76,000 (Twenty Three Lakh Seventy Six Thousand only)
First Party	HITESH BHAGAWATILAL PUROHIT
Second Party	MESSRS LANDMARK REALTY THRU PARTNER MIHIR R SHAH
Stamp Duty Paid By	HITESH BHAGAWATILAL PUROHIT
Stamp Duty Amount (Rs.)	1,42,560 (One Lakh Forty Two Thousand Five Hundred And Sixty only)



Please write or type below the line  
*Agreement for Sale*  
*Date 25/06/2013*

*Hitesh Purohit*

**ट न न १२**  
 दस की १०२२०००१२५३१००

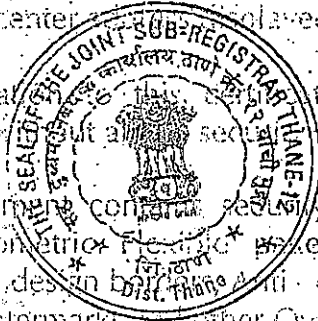
**Statutory Alert:**  
 1. The authenticity of this Stamp Certificate should be verified at [www.shcisstamp.com](http://www.shcisstamp.com). Any discrepancy in the details on the Certificate and is available on the website renders it invalid.  
 2. The onus of checking the legitimacy is on the users of the certificate.  
 3. In case of any discrepancy please inform the Competent Authority.

Warning

The contents of this certificate can be verified and authenticated world-wide by any members of the public at [www.shcilestamp.com](http://www.shcilestamp.com) or at any Authorised collector center involved at [www.shcilestamp.com](http://www.shcilestamp.com) free of cost.

Any alteration or tampering with the certificate renders it invalid. Use of an altered certificate with a security features could constitute a criminal offence.

This document contains security features like coloured background with fancy Geometric Patterns and Subtle Logo images, Complex ornamental design with anti-copy text, the appearance of micro printing, artificial watermarks and other Open and Covert features.



टनन १२	
दस्तावेज क्र. २७३५	२०१३
२	६८

# SHCIL- MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012

Tel : 022-61778151

E-mail :

Mode of Receipt

Id mhshcil01

Receipt Id RECIN-MHMHSHCIL0120864046870236L

Name SHCIL- MAHARASHTRA

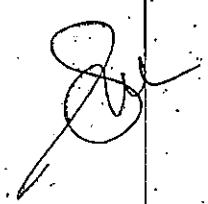
Receipt Date 27-JUN-2013

Received From HITESH BHAGAWATILAL PUROHIT	Pay To
Payment Type CASH	Instrument Date
Payment Number	Instrument Amount 142560 ( One Lakh Forty Two Thousand Five Hundred And Sixty only )
Bank Details	
Bank Name	Branch Name
Pocket Expenses 0.0 ( )	

  
27/6/13

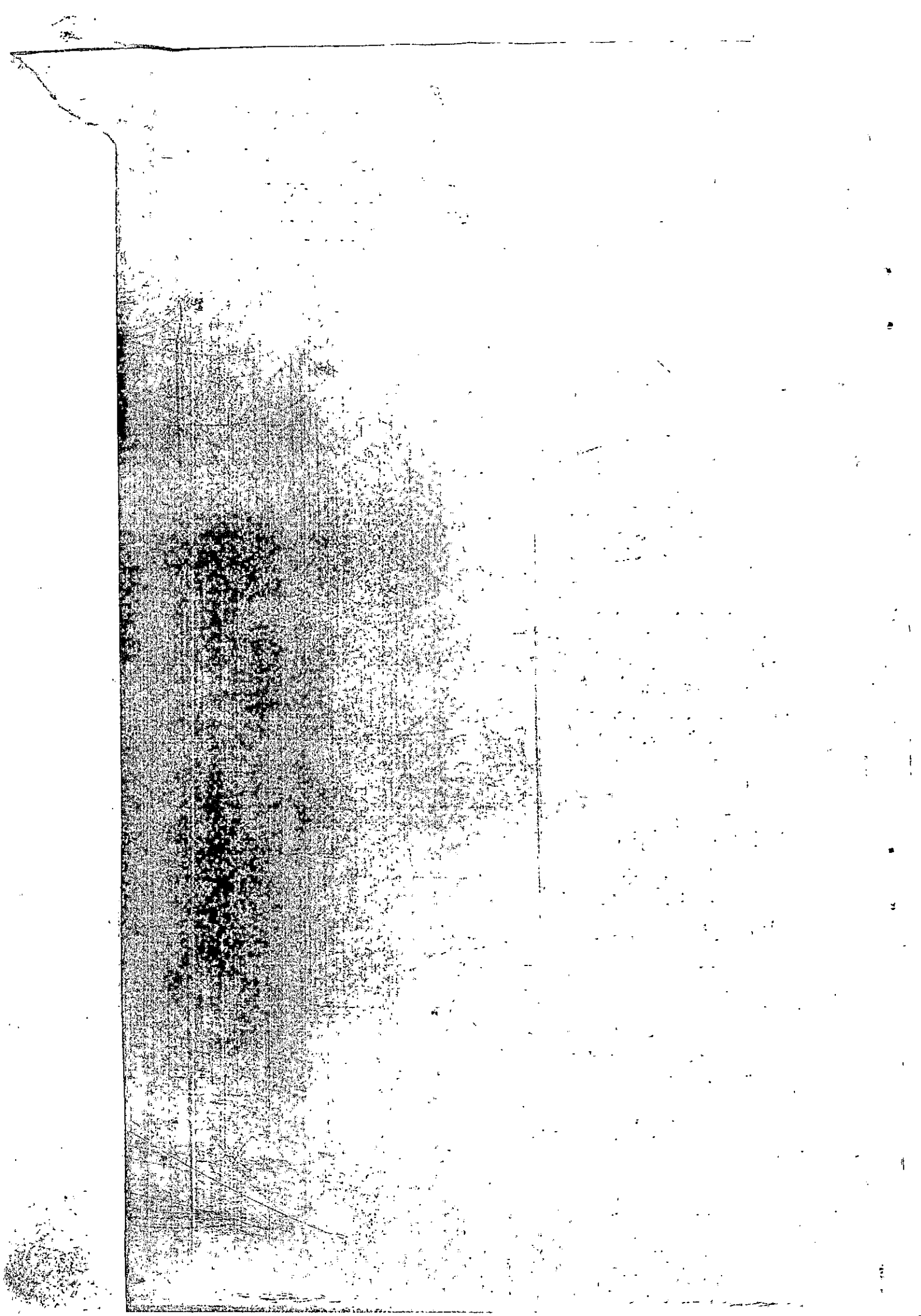


Hitesh Purohit



टन न १२  
दस्ता क्र २७३३ २०१३  
३ ६८

6/27/2013





**SHCIL E-Stamping**

Receipt

Stamp Duty Purchased By	HITESH B. PUROHIT	Stamp Duty Paid by	<input checked="" type="checkbox"/> 1st Party <input type="checkbox"/> 2nd Party
Stamp Duty Amount	₹ 1,42,560	Type of Stamp	Cash <input type="checkbox"/> Cheque <input type="checkbox"/> CD <input type="checkbox"/> Pay-Order <input type="checkbox"/> NEFT RTGS <input type="checkbox"/> Account to Account Transfer
Cheque/ DD/ PO/ UTR/ REF/ Account No.		Date	27/06/2013
Bank Name		Branch Name	
Counter Signature with Seal			

**AGREEMENT FOR SALE**

ARTICLES OF AGREEMENT made and entered into at Bhayandar, this 27<sup>th</sup> day of June, 2013.

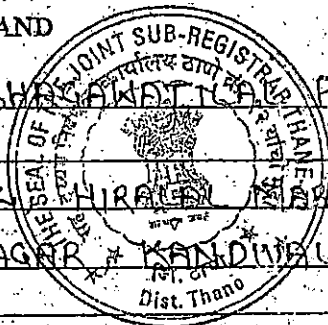
: BETWEEN:

M/S. LANDMARK REALTY, a partnership firm, having its office at F-004, Ground Floor, Ritu Paradise Phase-I, G.C.C. Road, Next to Haria Park, Mira Road (East), Thane 401107, hereinafter referred to as the "BUILDER/PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include the said firm and its partner or partners from time to time and their respective heirs, executors, administrators and assigns) of the ONE PART.

AND

SHRI/SMT./M/S HITESH BHASKAR KOTIALE PUROHIT

having address at ROOM NO. 4, CHIRALEL MARWADI CHAWL, M D ROAD, RAM NAGAR, KANDIVALI - EAST



hereinafter referred to as "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators, successors and assigns) of the OTHER PART.

*[Handwritten signature]*

Hitesh Perahat

८ न न ११	
दस्ता. नं. 2633	२०१३
०	६

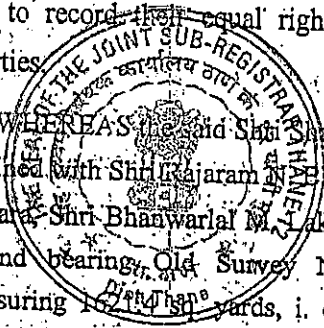
WHEREAS Mr. Glen John D'souza, Mrs. Ellina Allwyn D'souza, Mr. Bruno John D'souza and Mr. Trevor John D'souza, are absolutely seized and possessed off and/or otherwise well and sufficiently entitled to land bearing Old Survey No.466, New Survey No.146, Hissa No.4, admeasuring 1621.4 sq. yards, i. e. equivalent to 1340 sq. meters, Old Survey No.465, New Survey No.141, Hissa No.1, admeasuring 2202.2 sq. yards, i. e. equivalent to 1820 sq. meters and Old Survey No.463, New Survey No.139, admeasuring 9329.1 sq. yards, i. e. equivalent to 7710 sq. meters, situate, lying and being at Village Navghar, Bhayandar Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation, (hereinafter referred to as 'the Said Entire Properties').

AND WHEREAS by an Agreement for Sale Cum Development, dated 13<sup>th</sup> April, 2004, the said Mr. Glen John D'souza, Mrs. Ellina Allwyn D'souza, Mr. Bruno John D'souza and Mr. Trevor John D'souza agreed to sell the said entire properties to Shri Shailesh S. Shah, at the price and on the terms and conditions therein contained.

AND WHEREAS in pursuance to the said Agreement for Sale cum Development, dated 13<sup>th</sup> April, 2004, the said Mr. Glen John D'souza, Mrs. Ellina Allwyn D'souza, Mr. Bruno John D'souza and Mr. Trevor John D'souza had also executed an Irrevocable General Power of Attorney, in favour of the said Shri Shailesh S. Shah, conferring upon him several powers inter-alia power to develop the said entire properties by constructing buildings thereon.

AND WHEREAS Shri Ramesh H. Jain has also contributed 50% of the total consideration for purchasing the said entire properties from the said Mr. Glen John D'souza and others and having regard to the said fact, Shri Shailesh S. Shah and the said Shri Ramesh H. Jain, had entered into an Agreement, dated 24<sup>th</sup> May, 2004, to record their equal right, title, interest and share in the said entire properties.

AND WHEREAS the said Shri Shailesh S. Shah and the said Shri Ramesh H. Jain had joined with Shri Rajaram N. Bhati, Shri Ratanlal S. Mehta, Shri Tansukhlal L. Kachhara, Shri Bhanwarlal M. Lakhera and Shri Bhanwarlal N. Bhati to develop the land bearing Old Survey No.466, New Survey No.146, Hissa No.4, admeasuring 1621.4 sq. yards, i. e. equivalent to 1340 sq. meters, Old Survey No.463, New Survey No.139, admeasuring 9329.1 sq. yards, i. e. equivalent to 7710 sq. meters and an area admeasuring 992.2 sq. yards, i. e. equivalent to 820 sq. meters, forming the portion of land bearing Old Survey No.465, New Survey



*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

<b>ट न न १२</b>	
दस्त क्र. २७३३	२०१३
५	७८



No.141, Hissa No.1, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation, more particularly described in the First Schedule hereunder written, (hereinafter referred to as 'the Said property') in joint venture and accordingly, a Joint Venture Agreement, dated 31<sup>st</sup> may, 2004, came to be executed by and between Shri Shailesh S. Shah and Shri Ramesh H. Jain as the Venturer of the one part and the said Shri Rajaram N. Bhati, Shri Ratanlal S. Mehta, Shri Tansukhlal L. Kachhara, Shri Bhanwarlal M. Lakhera and Shri Bhanwarlal N. Bhati as the Co-Venturer of the other part, in the name and style of M/s. S.R. Developers.

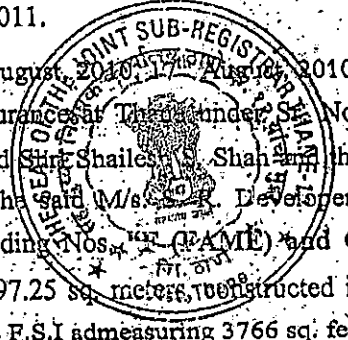
AND WHEREAS Addl. Collector and Competent Authority, Thane has granted permission under Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 to develop the said property vide an Order No. ULC/TA/WSHS-20.SR-494, dated 18<sup>th</sup> September, 1993, ULC/TA/Bhayandar/SR-163, dated 6<sup>th</sup> February, 1995 and the validity period of the said order had been got extended further vide Order No. ULV/TA/ATP/Section-20/SR-494, dated 25<sup>th</sup> October, 2007.

AND WHEREAS the Mira Bhayandar Municipal Corporation had sanctioned the plan of the building to be constructed in the layout comprising the said property vide its Letter No. MB/MNP/NR/2761/2007-2008, dated 16<sup>th</sup> November, 2007.

AND WHEREAS the Collector of Thane has also granted N.A. Permission in respect of the said property vide an Order No. Revenue/K-1/T-1/NAP/SR-326/6502/1994-95, dated 18<sup>th</sup> February, 1995.

AND WHEREAS the Mira Bhayandar Municipal Corporation has also granted Commencement Certificate to commence with the work of construction of the buildings in the layout of the said property vide its Letter No. MB/MNP/NR/3733/2010-11, dated 12<sup>th</sup> January, 2011.

AND WHEREAS by an Agreement, dated 17<sup>th</sup> August, 2010, registered in the office of Sub-Registrar of Assurances at Thane under S. No. TNN04/07849/2010, dated 17<sup>th</sup> August, 2010, said Shri Shailesh S. Shah and the said Shri Ramesh H. Jain with the consent of the said M/s. S.R. Developers agreed to assign the development rights of Building Nos. "A (GLORY)" and G (GLORY)", together with plinth admeasuring 297.25 sq. meters, constructed in the layout of the said entire property including the F.S.I admeasuring 3766 sq. feet (Built-up) (FSI includes the Sanctioned F.S.I. area covered under Staircase, Balcony, C.B., Lift, Common Passage and also FSI to be loaded by availing TDR) to be constructed in the layout of the said property, more particularly described in



*[Handwritten signature]*

*Shailesh Ramesh*

2033		2010
6	C	

the Second Schedule hereunder written and shown and surrounded by RED Colour boundary line on the sanctioned layout plan annexed hereto (hereinafter referred to as "the Said Buildings") to the Builder/Promoter herein, at the price and on the terms and conditions stipulated therein.

AND WHEREAS in the premises aforesaid, the Builder/Promoter herein became entitled to construct the Building Nos. " F (FAME) and G (GLORY) " in the layout, of the said property, more particularly described in the First Schedule hereunder written, as per the permissions and sanctions granted by the authorities concerned.

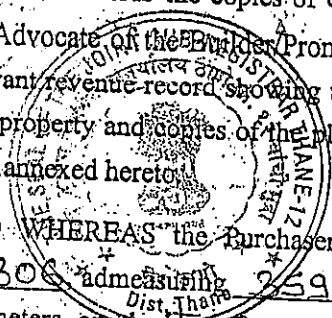
AND WHEREAS the Builder /Promoter has undertaken the work of construction of the said Building Nos. " F (FAME) and G (GLORY) " in the complex known as "RITU's PARADISE" in the layout of the said property, more particularly described in the First Schedule hereunder written, (hereinafter referred to as "the Said Building") :

AND WHEREAS in the premises aforesaid, the Builder/Promoter alone has the sole and exclusive right to sell the Flats / Shops in the said Building Nos. "F (FAME) and G (GLORY)" and to enter into Agreement for Sale with the Purchaser/s of the flats in the said buildings and to receive the sale price from the prospective purchaser/s thereof.

AND WHEREAS the Flat Purchaser/s demanded from the Builder/Promoter and the Builder/Promoter has given inspection to the Purchaser/s of all the documents of title relating to the said property, the said orders and permissions granted by the authorities concerned and also approved building plans, designs and specifications and of such other documents as are specified under the provisions of Maharashtra Ownership Flats (Regulation of Construction, Sale Management and Transfer Act), 1963 (hereinafter referred to as the said "Act") and the rules made thereunder.

AND WHEREAS the copies of Certificate of title to the said property issued by the Advocate of the Builder/Promoter, copies of VI or VII and XII or any other relevant revenue record showing the nature of title of the Builder/Promoter to the said property and copies of the plans approved by the concerned authorities have been annexed hereto.

AND WHEREAS the Purchaser/s has/have agreed to purchase Flat / Shop No. 306 measuring 259 Sq. Feet (Carpet) i. e. equivalent to 23.35 sq. meters on the THIRD floor of the said Building " F (FAME) / G (GLORY) " , more particularly described in the First Schedule hereunder written,



*[Handwritten signature]*

*Aakash Parakh*

<b>एन एन ३३</b>	
दस्ता. क्र. 2633	2013
6	65

(hereinafter referred to as "the Said Premises") from the Builder/Promoter and the Builder/Promoter agreed to sell the said premises, more particularly described in the Third Schedule hereunder written, to the Purchaser/s, at the price and on the terms and conditions mutually agreed upon by and between the parties hereto as hereinafter appearing;

AND WHEREAS under section 4 of the Maharashtra Ownership Flats (Regulation of Construction, Sale Management and Transfer Act), 1963, Agreement for Sale of the said premises is required to be executed by the Builder/Promoter in favour of the Purchaser/s being in fact these presents and also to register these presents under the Indian Registration Act, subject to the payment of requisite stamp duty, registration fee and all incidental fees/charges, etc. by the flat Purchaser/s to that effect.

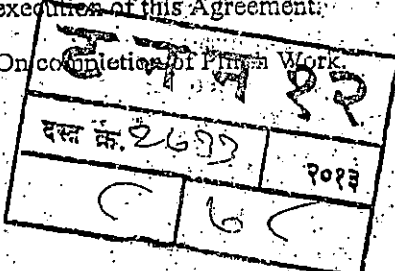
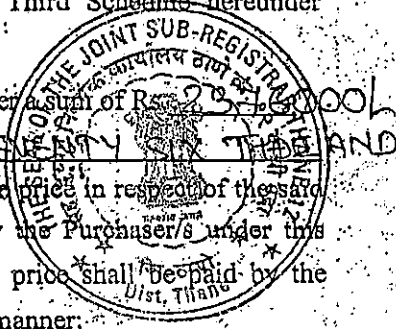
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Builder/Promoter shall construct the said building in the layout of the said property, in accordance with plans, designs, specifications approved by the local authority which have been seen and approved by the Purchaser/s with only such variations and modifications as the Builder/Promoter may consider necessary or as may be required by the concerned local authority for which the Purchaser/s hereby gives consent.

2. The Purchaser/s hereby agrees to purchase from the Builder/Promoter and Builder/Promoter hereby agree to sell to the Purchaser/s the said premises viz. Flat / Shop No. 306, admeasuring 359 Sq. Feet (Carpct) i. e. equivalent to 33.35 sq. meters on the THIRD floor of said Building Nos. "F (FAMEY) / G (GLORY)" more particularly described in the Third Schedule hereunder written.

3. The Purchaser/s shall pay to the Builder/Promoter a sum of Rs. 23,76,000 (Rupees TWENTY THREE LACS SEVENTY SIX THOUSAND ONLY Only) as the purchase price in respect of the said premises apart from other payments to be made by the Purchaser/s under this Agreement to the Builder/Promoter. The Purchase price shall be paid by the Purchaser/s to the Builder/Promoter in the following manner;

- a) Rs. 237600 /- as Earnest Money on or before the execution of this Agreement.
- b) Rs. 237600 /- On completion of Plinth Work.



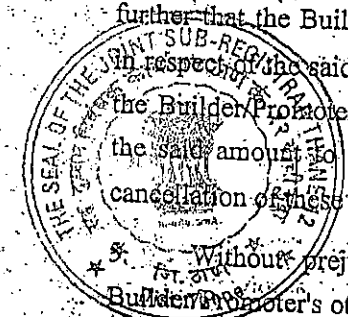
Hitesh Parohit

*[Handwritten signature]*

- c) Rs. 742560 /- On completion of the First Slab.
  - d) Rs. 742560 /- On completion of the Second Slab.
  - e) Rs. 742560 /- On completion of the Third Slab.
  - f) Rs. 742560 /- On completion of the Fourth Slab.
  - g) Rs. 742560 /- On completion of the Fifth Slab.
  - h) Rs. 742560 /- On completion of the Sixth Slab.
  - i) Rs. 742560 /- On completion of the Seventh Slab.
  - j) Rs. 742560 /- On completion of the Eighth Slab.
  - k) Rs. 766320 /- On completion of Bricks Work.
  - l) Rs. 237600 /- On completion of Plaster.
  - m) Rs. 237600 /- On completion of flooring.
  - n) Rs. 778800 /- On giving possession of the said premises.
- Rs. 2376000 /- Total

*[Handwritten Signature]*

4. IT IS HEREBY EXPRESSLY AGREED that the time for payment of each of the aforesaid installments of the purchase price shall be the essence of the contract. In the event of the Purchaser/s making any default in payment of any of the installments of the purchase price, the Builder/Promoter will be entitled to terminate this Agreement and in that event, the Builder/Promoter will refund to the Purchaser/s money paid by the Purchaser/s as purchase price till then without any interest thereon and the same shall be refunded by the Builder/Promoter to the Purchaser/s only after the said premises is sold to another person by the Builder/Promoter and that too after the receipt of sale proceeds by the Builder/Promoter from such intending Purchaser/s of the said premises. Provided further that the Builder/Promoter shall be entitled to deduct outgoings/brokerage in respect of the said premises and the loss or damages, if any, to be sustained by the Builder/Promoter on account of default committed by the Purchaser/s, from the said amount to be refunded by the Builder/Promoter to the Purchaser/s on cancellation of these presents.



Without prejudice to the above and also without prejudice to the Builder/Promoter's other rights under this agreement and/or in law the Purchaser/s shall be liable to pay to the Builder/Promoter interest at the rate of 21% per annum

*[Handwritten Signature]* Aadesh Parashar

ट न न १२	
दस्ता क्र. 2102	२०१३
e	65

on all amounts due under this Agreement if such amounts remain unpaid for seven days or more after becoming due.

6. Subject to the availability of cement, steel and water for construction or other buildings materials and subject to strike, civil commotion or any act of God such as Earthquake, flood or any other natural calamities and act of enemies or other causes beyond the control of the Builder/Promoter, the Builder/Promoter shall complete the construction of the said building and shall hand over the possession of the said premises to the Purchaser/s on or before \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_. However, the Builder/Promoter is not able to give possession of the said premises to the Purchaser/s owing to unavoidable circumstances, the Purchaser/s shall not be entitled to claim any damages whatsoever from the Builder/Promoter.

7. It is mutually agreed between the parties hereto that Builder/ Promoter shall have exclusive right to allot the parking lot to the Purchaser/s of flats in the said building as per its own discretion.

8. It is mutually agreed by and between the parties hereto that any Addition and alteration in the said premises and/or in respect of the specifications and amenities by the Purchaser/s, if agreed by the Builder/Promoter, shall be carried out at the risk and extra cost of the Purchaser/s which shall be paid in advance to the Builder/Promoter by the Purchaser/s.

9. The Purchaser/s hereby place on record that the Builder/Promoter shall be entitled to consume entire FSI of the said property by constructing buildings thereon and shall also be entitled to load additional FSI on the said property by way of TDR and as such, Builder/Promoter shall have right to amend the plan of the said building to which the Purchaser/s hereby accord his/her/their consent for the same and under no circumstances, the Purchaser/s shall be entitled to raise any objection either for amendment of plan of the said building or for loading additional F.S.I. on the said building by availing TDR.

10. The Builder/Promoter hereby represent that in addition to the said property, more particularly described in the First Schedule hereunder written, the Builder/Promoter has owned the property adjoining to the said property and the inspection of the documents pertaining to the said property adjoining to the property, more particularly described in the First Schedule hereunder written, has already been taken by the Purchaser/s prior to execution of these presents and as such, the Builder/Promoter shall develop the said property which is adjoining to the property, more particularly described in the First Schedule hereunder written.

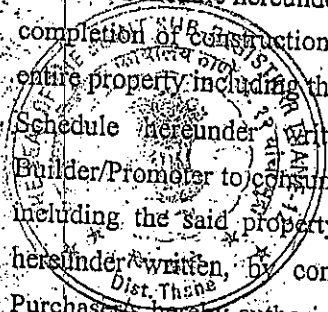


*[Handwritten signature]*

Hitesh Purakhil

दस्ता नं. 21633		२०१३
१०	६	

in phase wise and for the same the Builder/Promoter shall amalgamate the said property adjoining to the property, more particularly described in the First Schedule hereunder written and for the said purpose, the Builder/Promoter shall make the provisions of common infrastructures for the said property as well as the property, more particularly described in the First Schedule hereunder written and shall provide common amenities in the layout comprising the said property as well as the property, more particularly described in the Schedule hereunder written. The Builder/Promoter further represent that they are in the process of purchasing property adjoining to the said property, more particularly described in the First Schedule hereunder written and to develop the said entire property including the property, more particularly described in the First Schedule hereunder written, the Builders/Promoter shall take minimum ten years and not withstanding to the provisions contained in the Maharashtra Ownership Flats (Regulation of Construction, Sale Management and Transfer) Act 1963 and the Rules made thereunder. The Builder/Promoter shall convey the land and buildings to be constructed in the layout of the said entire property including the said property, more particularly described in the First Schedule hereunder written, either in favour of Apex Body of the society of each buildings in the layout of the said entire property or in favour of a Federation and that too after developing the said entire property. However, under no circumstances, the land and building will be conveyed in favour of individual society of the building to be constructed on the layout of the said entire property including the said property, more particularly described in the First Schedule hereunder written. The Purchaser/s hereby agree and confirm that the Builder/Promoter shall have exclusive right to exercise its right to develop the said entire property including the said property, more particularly described in the First Schedule hereunder written and to convey the land and buildings either in favour of Apex Body of the society in the layout of the said entire property including the said property, more particularly described in the First Schedule hereunder written or in favour of a Federation and that too after completion of construction of all the buildings in the layout comprising the said entire property including the said property, more particularly described in the First Schedule hereunder written. The Purchaser/s also hereby authorize the Builder/Promoter to consume the entire F.S.I. available in the said entire property including the said property, more particularly described in the First Schedule hereunder written, by constructing buildings thereon and for the same, the Purchaser/s hereby authorize the Builder/Promoter to amend the plan of the said building including the said building from time to time. The Purchaser/s hereby



*[Handwritten signature]*

Hitesh Parashid

८ न न १२	
दस्ता क्र २६३३	२०१२
११	६८

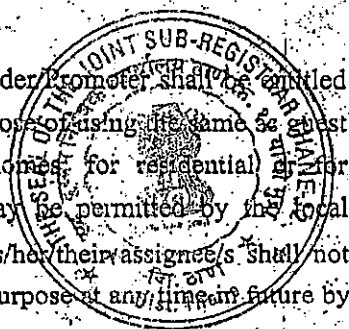
place on record that he/she/they shall not insist the Builder/Promoter to execute a Deed of Conveyance of the said property in favour of the society of the said building till the date, the Builder/Promoter develop the said entire property including the said property, more particularly described in the First Schedule hereunder written, by consuming entire FSI available thereon.

11. Nothing contained in this Agreement, shall be construed so as to confer upon the Purchaser/s any right, title or interest of any kind whatsoever into or over the said property or building or any part thereof, save and except the said premises agreed to be purchased by the Purchaser/s. Such conferment shall take place only on execution of conveyance in either in favour of Apex Body of the society or in favour of a Federation.

12. The Purchaser/s shall have no claim or right save and except in respect of the premises agreed to be purchased by him/her/them. However, the Builder/Promoter has exclusive right to make use of the terrace of the said building for hording purpose or for installation of Antenna thereon and for any other purposes and as such whatever income arising out of the same shall be appropriated by the Builder/Promoter and under no circumstances, either the Purchasers of the flats in the said building or the society of the flat purchasers in the said building shall be entitled to lay their claim either on the terrace of the said building or to the income or benefit to be accrued out of the said hording or antenna and similarly, the Builder/Promoter shall not be liable to render the account of the same either to the society or any of the flat purchasers in the said building. All open spaces, Lobbies, terrace, etc. will remain the property of the Builder/Promoter until the said building is transferred to the Apex Body of the Society or Federation as hereinafter mentioned but subject to the rights of the Builder/Promoter as hereinafter stated.

13. IT IS EXPRESSLY AGREED that the Builder/Promoter shall be entitled to sell the premises in the said building for the purpose of using the same as guest house, dispensaries, nursing homes, maternity homes, for residential or for commercial user and/or for any other use as may be permitted by the local authority in that behalf and the Purchaser/s or his/her their assignee/s shall not object to the use of the premises for the aforesaid purpose at any time in future by the respective purchasers thereof.

14. The Purchaser/s has informed the Builder/Promoter that he/she desires to use the said premises for residential purposes. However, the Purchaser/s shall not



Hitesh Parahit

ट न न १२	
दस्त क्र 24037	२०१३
92	65

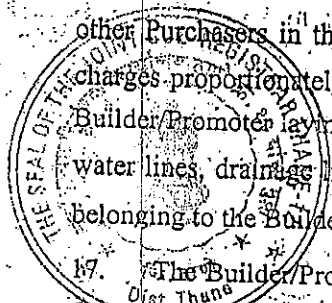


change the use of the premises without prior written permission of the Builder/Promoter.

15. IT IS HEREBY EXPRESSLY AGREED that the terrace on the said building shall always belong to the Builder/Promoter and they shall be entitled to deal with and dispose off the same in such manner as they may deem fit and proper. In the event of the Builder/Promoter obtaining permission from the local authority for constructing any type of premises on the terrace, or the open spaces then the Builder/Promoter shall be entitled to dispose off such premises constructed by them on the terrace with or without the terrace to such person and on such terms as the Builder/Promoter may deem fit. The Builder/Promoter shall be entitled in that event to allow the entire terrace to be used by the Purchasers of such premises constructed on the terrace and the terrace shall then be in exclusive possession of the Purchasers of such premises constructed on the terrace. The Society that may be formed by the Purchaser/s of premises in the said building shall admit the Purchaser/s of such premises that may be constructed on the terrace or on the open spaces as its member and shall allow to such Purchasers the premises that may have been constructed on the terrace along with the terrace. In the event of any water storage tank for the building being constructed on the terrace then the Society shall be entitled to depute its representative to go to the terrace for the regular check up and upkeep and for repairing the tank at all reasonable times and/or during such time as may be mutually agreed upon by the Purchaser/s of the premises on the terrace and the Society.

16. The Builder/Promoter has informed the Purchaser/s that there will be common access roads, passages, electric and telephone cables, water lines, drainage lines, Septic Tank and other common amenities in the layout of the property. The Builder/Promoter has further informed that all the maintenance charges of the aforesaid amenities will be common and the Purchaser/s along with other Purchasers in the building shall share such charges and also maintenance charges proportionately. None of the Purchasers shall be entitled to object to the Builder/Promoter laying such pipelines, underground electric and telephone cable, water lines, drainage lines, sewage lines etc. passing through any of the property belonging to the Builder/Promoter.

17. The Builder/Promoter shall have a right until the execution of the Deed of Conveyance in favour of the Apex Body of the Society or Federation to make additions or alteration or put up additional structures and stories on the said building which shall be the property of the Builder/Promoter and the



*Handwritten signature*  
Hitesh Purohit

ट न न १२	
दस. क्र. २६३	२०१३
१३	६८

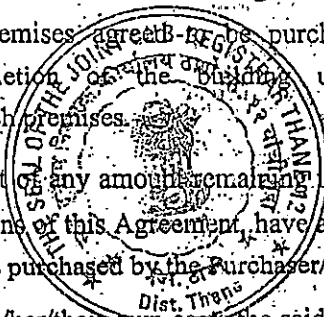
Builder/Promoter will be entitled to dispose off the same in such manner as they deem fit and the Purchaser/s shall have no objection against the same. If any additional F.S.I. is available to the Builder/Promoter before the execution of the conveyance in favour of the Apex Body of the society or Federation, the Builder/Promoter shall be entitled to utilise the same by constructing additional floors on the said building and also to sell and dispose off the premises that may be constructed by utilising such additional F.S.I. irrespective of the fact that the premises and/or the management of the said building has been handed over to or taken over by such co-operative Society or Ad-hoc Committee or any other Body of such Purchasers.

18. IT IS HEREBY EXPRESSLY AGREED AND PROVIDED THAT so long as it does not in any way effect or prejudice the rights hereunder granted in favour of the Purchaser/s in respect of the said premises agreed to be purchased by the Purchaser/s, the Builder/Promoter shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose off their right, title or interest in the said property and/or in building to be constructed by the Builder/Promoter or any part thereof in accordance with the provisions of law for the time being in force.

19. As soon as the building is notified by the Builder/Promoter as complete such of the Purchasers of the premises (Including the Purchaser/s herein) shall pay the respective outstanding arrears of the price payable by them within 7 days of such notice served individually or to be put up in any prominent place in the said building. If the Purchaser/s fails to pay the said arrears inspite of the notice served as aforesaid, the Builder/Promoter will be entitled to terminate this agreement and to refund to such Purchaser/s all the installments of purchase price paid by such Purchaser/s till then, but without interest thereon and after deducting therefrom the outgoings and dues in respect of the premises agreed to be purchased by him/her/they from the date of completion of the Building until the Builder/Promoter shall have disposed off such premises.

20. The Builder/Promoter shall in respect of any amount remaining unpaid by the Purchaser/s under the terms and conditions of this Agreement, have a first lien and charge on the said premises agreed to be purchased by the Purchaser/s.

21. The Purchaser/s shall maintain at his/her/their own costs the said premises agreed to be purchased by him/her/they in good condition, state and order in which it is delivered to him/her/ them, and shall abide by all orders, bye-laws, rules and regulations of the Government, and any other authorities and the Local Authority and shall attend or answer and be responsible for all actions and



*[Signature]*  
Hitesh Purakhia

ट न न १२	
दस्ता क्र. 2633	२०१३
१४	६८

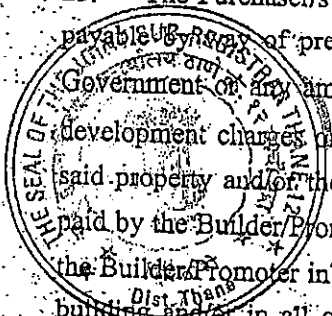
violations of any of the conditions or orders or rules or bye-laws and shall observe and perform all terms and conditions contained in this Agreement.

22. The Purchaser/s hereby agrees to pay all the amounts payable under the terms of this Agreement as and when they become due and payable, time in this respect being the essence of the contract. Further, the Builder/Promoter is not bound to give notice regarding such payment and the failure thereof shall not be pleaded as an excuse for non-payment of any amount or amounts on the respective due dates.

23. The Purchaser/s hereby covenants with the Builder/Promoter to pay amounts required to be paid by the Purchaser/s under this Agreement and to observe and perform the covenants and conditions contained in this Agreement and to keep the Builder/Promoter indemnified against the said payment and observance and performance of the said covenants and conditions.

24. The Purchaser/s hereby agrees and undertakes that the Purchaser/s shall become a member of the Co-operative Society in the manner hereinafter appearing and also from time to time sign and execute the application for the Registration and other papers and documents necessary for the incorporation and the registration of such Society including the bye-laws of the proposed Society. No objection shall be raised for changes/additions made to the draft bye-laws as may be required by the Registrar of Co-operative Societies or other competent authority. The Purchaser/s shall be bound from time to time to sign, all papers and documents and to do all other things as may be required from time to time for safeguarding the interest of the Building and other flat purchasers in the said building and failure to comply with the provisions of this clause will render this agreement ipso facto to come to an end.

25. The Purchaser/s hereby agrees that in the event of any amount becoming payable by way of premium to the concerned local authorities or to the State Government or any amount becoming payable by way of betterment charge or development charges or any other payment of a similar nature in respect of the said property and/or the structure or structures to be constructed thereon and if paid by the Builder/Promoter, the same shall be reimbursed by the Purchaser/s to the Builder/Promoter in the proportion to the area of the said premises in the said building and/or in all other structures in the said property as the case may be. Determination of such proportionate charges by the Builder/Promoter shall be final.



*[Signature]* Nitesh Pawahid

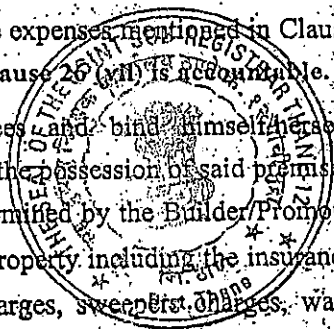
ट न न १२	
दस्ता नं २६३३	२०१९
१५	६८

26. The Purchaser/s hereby agrees to and shall pay to Builder/Promoter the following amounts within a period of seven days from the date of notice and in any event before taking possession of the said premises. The said amount are over and above the purchase price:-

- i) Rs. \_\_\_\_\_/- towards expenses for the present Agreement.
- ii) Rs. \_\_\_\_\_/- towards expenses for the formation of Co-operative Society.
- iii) Rs. \_\_\_\_\_/- towards contribution of share money and entrance fee.
- iv) Rs. \_\_\_\_\_/- towards expenses for installation of electric meter/water meter and electric connection/ water connection charges MBMC charges and any other charges.
- v) Rs. \_\_\_\_\_/- towards the corpus fund i.e. for maintenance of common amenities provided in the layout of the said property.
- vi) Rs. \_\_\_\_\_/- towards MBMC Development Charges.
- vii) Rs. \_\_\_\_\_/- towards 12 months Maintenance Charges for proportionate share of taxes and other outgoings.

In case there shall be deficit in the regard, the purchaser shall forthwith on demand pay to the Builder/Promoter his proportionate share to make up such deficit (the Purchaser/s is/are aware that out of the expenses mentioned in Clause 26 (i) to (vii), above, only the item shown under Clause 26 (vii) is accountable.

27. a) The Purchaser/s hereby further agrees and bind himself/herself/ themselves to pay from the date of the delivery of the possession of said premises, his/her/their proportionate share that may be determined by the Builder/Promoter from time to time as outgoings in respect of the property including the insurance, all taxes, water charges, common lights, lift charges, sweepers charges, water charges including water tanker charges, watchman and security service, sanitation, additions, and alterations, paintings, colour washing etc. and all other expenses incidental to the management of the property. Such payment shall be made by the Purchaser/s on or before 5th day of each and every calendar month in advance whether demand thereof is made or not.



*[Handwritten signature]*

*H. Hesh Punahit*

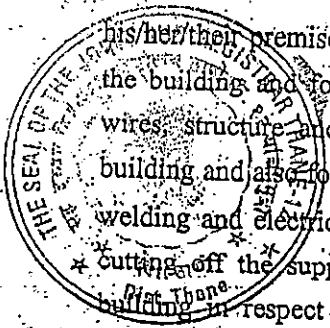
दस्तावेज क्र. 2633	
१६	२०१३
६	६

b) The Purchaser/s shall pay his/her/their proportionate share of the aforesaid taxes, charges and outgoings to the Builder/Promoter until the Ad-hoc Committee constituted by the Purchasers of the Flats in the said building has been formed and the management of the said building and the common amenities has been handed over to such Ad-hoc Committee or the Co-operative Society by the Builder/Promoter as the case may be.

c) Until all the taxes and water charges are fixed and separately assessed the exact amount of outgoings is worked out, the Purchasers shall regularly pay to the Builder/Promoter the amount calculated by the Builder/Promoter for the outgoings. If the amount so recovered by the Builder/Promoter is more than the actual outgoings worked out for the premises purchased by the Purchasers, the amount in excess shall be refunded to the Purchaser/s and if the amount so recovered is less than the actual amount worked out, the Purchaser/s shall immediately on demand pay to the Builder/Promoter the amount of the difference.

28. The Purchaser/s shall not without the written permission of Builder/Promoter, let, sub-let, sell, convey, charge or in any way encumber or deal with or dispose off his/her/their premises nor assign, underlet or part with his/her/their interest or benefit under this Agreement or any part thereof or in the said premises until the execution of the conveyance either in favour of such Apex Body of the Society or Federation and till the Purchaser/s shall have paid to the Builder/Promoter all moneys payable to Builder/Promoter under this Agreement or otherwise. The Co-operative Society so formed shall have no right to recognize any transfer without the prior written permission of the Builder/Promoter and shall submit to the Builder/Promoter a statement of the existing members at the end of every three month till the time the conveyance has been executed either in favour of the Apex Body of the Society or Federation as stated herein.

29. The Purchaser/s shall permit the Builder/Promoter and their surveyors and agents with or without workmen and others at all reasonable times to enter upon his/her/their premises or any part thereof for the purpose of repairing any part of the building and for laying checking and repairing cables, water lines, gutters, wires, structure and other conveniences or servicing to be used for the said building and also for the purpose of maintenance, repairing and testing drainages, welding and electric wires and for similar purposes and also for the purpose of cutting off the supply of water to the premises or any other premises in the building in respect whereof the Purchaser/s or the occupier of such of other premises, as the case may be, shall have committed default by not paying his/



*[Handwritten signature]*  
Harsh Parashar

2022	
दस्तावेज नं. 2633	2022
96	6C

her/their share of the water tax and/or other outgoings and the electric charges and all other outgoings.

30. The Purchaser/s shall not at any time demolish the said premises or cause to be done any additions or alterations whatsoever nature in or to the said premises or any part thereof. The Purchaser/s shall keep the premises, walls, partition wall, sewers, drainages, pipes and appurtenances thereto in good and tenantable repair condition and in particular the said building including his/her/their premises. The Purchaser/s shall not close or cause to be closed the balconies or make or cause to be made any alterations in the elevations and outside colour scheme of the premises to be acquired by him/her/them.

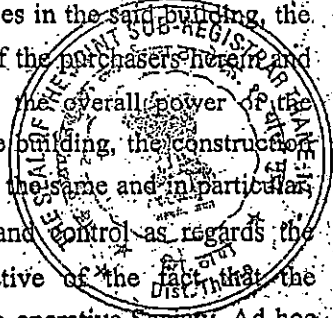
31. After the possession of the premises is handed over to the Purchaser/s if any additions or alterations relating to the said building are required to be carried out by the Government, Local Authorities, Municipality or any other statutory authority, the same shall be carried out by the Purchasers of premises in the said building jointly at their own costs and the Builder/Promoter shall not be liable for the same.

32. The Purchaser/s shall insure and keep insured the said premises against loss or damage by fire or any other calamities for the full value thereof.

33. The Purchaser/s shall not do or permit to be done any act 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 or which may or is likely to cause nuisance or annoyance to occupants of the other premises in the said building.

34. In the event of the Society being formed and registered before the sale and disposal by the Builder/Promoter of all the premises in the said building, the power and the authority of the Society so formed or of the purchasers hereof and other purchasers of the premises shall be subject to the overall power of the Builder/Promoter in any of the matters concerning the building, the construction and completion thereof and all amenities pertaining to the same and in particular the Builder/Promoter shall have absolute authority and control as regards the unsold premises and the disposal thereof irrespective of the fact that the Purchasers of the different premises have formed a Co-operative Society, Ad-hoc Committee or any other body of the purchasers of the premises.

35. Any delay or indulgence by the Builder/Promoter in enforcing the terms of this Agreement or any forbearance or giving time to the Purchaser/s for any reason whatsoever shall not be construed as:



*Signature* Hitesh Kumar

2633		2023
95	65	

Builder/Promoter of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser/s nor shall the same in any manner prejudice the rights and remedies of the Builder/Promoter.

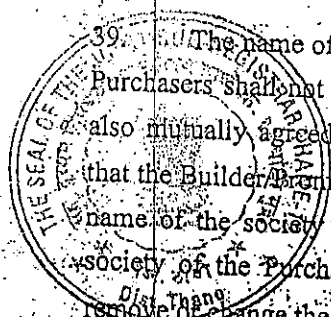
36. The letters, receipts and/or notices issued by the Builder/Promoter dispatched under certificate of posting to the address given by purchaser/s or pasted on the conspicuous part of the said building will be sufficient proof of receipt of the same by the Purchaser/s and shall completely and effectively discharge the Builder/Promoter.

37. If the Purchaser/s neglects, omits or fails to pay for any reason whatsoever, to the Builder/Promoter any part of the amount due and payable to the Builder/Promoter under the terms and conditions of this Agreement or otherwise (whether before or after the delivery of the possession) within the time herein specified or if the Purchaser/s shall in any other way fail to perform or observe any of the covenants and stipulations herein contained or referred to, the Builder/Promoter shall be entitled to re-enter upon and resume possession of the said premises and this Agreement shall stand terminated. The Purchaser/s herein agrees that on the Builder/Promoter re-entry on the said premises as aforesaid all the right, title and interest of the Purchaser/s in the said premises and under this Agreement shall cease and the Purchaser/s shall also be liable for immediate ejectment as a Trespasser.

38. The Builder/Promoter shall in that event refund the moneys without interest paid as purchase price by the Purchaser/s only after disposing off the premises to any other party. The Builder/Promoter shall be entitled to deduct from the purchase price becoming refundable to the Purchaser/s under this clause the loss or damage suffered by the Builder/Promoter and/ or other purchasers of premises on account of the Purchaser/s committing breach of any of the terms and conditions herein.

39. The name of the society shall be decided by the Builder/Promoter and the Purchaser/s shall not be entitled to change such name in future at any time. It is also mutually agreed by and between the Builder/Promoter and the Purchaser/s that the Builder/Promoter shall have exclusive right to use its own logo along with name of the society and under no circumstances, either the Purchaser/s or the society of the Purchasers of the flats in the said building shall be entitled to remove or change the same from the said building.

40. It is hereby agreed by and between the parties that till the date of getting water supply from the Mira-Bhayandar Municipal Corporation, the flat



*Dr. Hitesh Purohit*

दन नं १२	
दस्ता क्र २७३३	२०२३
१२	७८



Purchaser/s in the proposed building on their own and at their own cost shall make alternative arrangement for water supply and to which the Builder/Promoter shall not be held responsible in any manner whatsoever.

41. It is hereby expressly agreed by and between the parties hereto that the Builder/Promoter shall be entitled to recover before the possession of the premises hereby agreed to be sold is given to the purchasers all the amounts of deposits paid by the Builder/Promoter to the various authorities which are non-refundable.

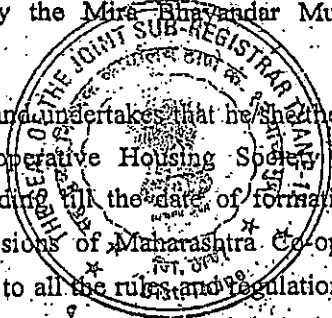
42. The Purchaser/s hereby agrees that even after the Society is formed they shall not charge maintenance charges for the unsold premises to the Builder/Promoter.

43. The Purchaser/s hereby agrees that he/she/they shall not avail the T.V. cables from any Cable Operator other than the Cable Operator approved by the Builder/Promoter and further agrees and undertakes that he/she/they shall not entertain any other T.V. Cable Operator in the said building.

44. The Purchaser/s also hereby agrees, confirm and place on record that the Builder/Promoter shall be entitled to allot stilts, parking and open parking in the said building to the person or persons of their choice and shall also be entitled to take the consideration from such allottees of the said stilt area. Similarly, the Builder/Promoter shall also be entitled to sell the terrace abutting to the flats to the purchasers of such flats. The Purchaser/s also hereby agrees and undertakes that he/she/they shall fix the grills to the said flat as per the grill designed approved by the Builder/Promoter. The Purchaser/s also hereby place on record that he/she/they is/are aware of that the water connection to the said building as well as to the said flat will be provided by the Builder/Promoter in accordance with the rules and regulations adopted by the Mira Bhayandar Municipal Corporation.

45. The Purchaser/s also hereby agrees and undertakes that he/she/they shall become the member of the Ad-hoc Co-operative Housing Society of the purchasers of the premises in the said building from the date of formation and registration of the Society under the provisions of Maharashtra Co-operative Societies Act and shall also agrees to adhere to all the rules and regulations to be formulated by such Ad-hoc Committee of the Co-operative Housing Society to be formed and registered by the flat purchasers in the said building.

46. All costs, charges and expenses in connection with the formation of the Co-operative Housing Society or Limited Company or Consortium as well as the costs, charges and expenses of preparing, engrossing, stamp duty and registering



20		67	
दस्ता क्र. 2633	20	20	67

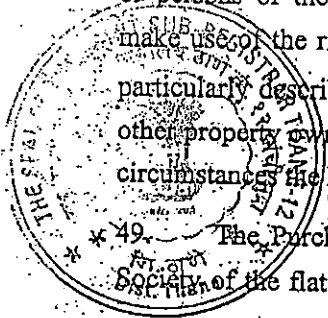
Hitesh Poovalik

all the documents of transfer including Deed of Conveyance or any other writing or writings required to be executed by the Builder/Promoter either in favour of Apex Body of the Society, or in favour of Federation for conveying the land together with building as well as the entire professional costs of the Advocate for Builder/Promoter in preparing and approving all such documents shall be borne and paid by the Society or Consortium to be collected proportionately by all acquirers of flats in the said building. The Builder/Promoter shall not contribute anything towards such costs, charges and expenses. The proportionate share of such costs, charges and expenses, payable by the Purchasers shall be paid by the Purchasers to the Builder/Promoter immediately on demand.

47. It is hereby agreed by and between the parties hereto that in case the Purchaser/s intend to have additional amenities to the said Flat then in that event the Purchaser/s shall execute a separate Agreement with the Builder/Promoter in respect of the said additional amenities to be provided by the Builder/Promoter to the Purchaser/s and for the same the Purchaser/s shall pay to the Builder/Promoter additional amount for the additional amenities to be provided by the Builder/Promoter to the Purchaser/s in the said Flat. It is further agreed by and between the parties hereto that the said Agreement for Additional Amenities to be executed by and between the parties hereto shall be treated as part and parcel of these presents for all purposes and intents.

48. The Purchaser/s also hereby agrees and undertakes that he/she/they shall not object against the work of construction of the buildings by the Builder/Promoter on their adjoining plot of lands. The Purchaser/s also hereby agree and confirm that he/she/they has/have no right and/or authority to grant the right of way/means of access through, across and over the said property, more particularly described in the First Schedule hereunder written, to any third parties. However, the Builder/Promoter has absolute rights and authority either to assign the right of way / means of access through, across and over the said property, more particularly described in the First Schedule hereunder written, to the person or persons of their choice. Likewise, the Builder/Promoter shall have right to make use of the right of way / means of access through the said property, more particularly described in the First Schedule hereunder written for developing the other property owned and possessed by the Builder/Promoter herein and under no circumstances the Purchaser/s shall be entitled to raise any objection for the same.

\* 49. The Purchaser/s also agrees and undertakes that after formation of the Society of the flat purchasers in the said building, he/she/they shall not take any



*[Handwritten Signature]*  
Nitesh Purahia

२०१३	
दस्तावेज क्र. २६३३	२०१३
२७	६८

objection to sell the unsold flats in the said building by the Builder to the intending purchasers thereof and similarly, till the Builder sell the vacant and unsold flats to the intending purchasers, neither the flat purchasers nor the Society of the flat purchasers in the said building shall demand maintenance from the Builder/Promoter in respect of the said unsold flats in the said building.

50. The registration of this Agreement is compulsory and mandatory under the Indian Registration Act, and also under the Maharashtra Ownership Flat Act, 1963 within 3 months from the date of execution hereof failing which the same attracts penalty. The Purchaser/s shall at his/her/their cost lodge this Agreement within three months from the date hereof for registration with Sub-Registrar of Assurance at Thane and forthwith inform the Builder/Promoter, the serial number and the date under which the same is lodged to enable them to admit the execution of the same. The Purchaser/s shall pay stamp duty, registration fee and other incidental expenses for registration of this Agreement.

51. The purchasers hereby agree to undertake that he/she/they shall pay Service Tax/VAT to the Builders/Promoters. The Purchaser/s agree to and shall pay any Government Taxes to the Builders/Promoters if any applicable by the Central Government or State Government.

52. All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by Registered Post A.D. at his/her/their address given by him/her/them specified below :-

ROOM NO. 4, HIRALAL MARWADI CHAWL,  
M D ROAD, RAM NAGAR, KANDIVALI - EAST

53. Without prejudice to the terms and conditions stipulated hereinabove, this Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the Maharashtra Ownership Flats (Regulation of the Promotion of the Construction etc.) Rules, 1964 or any modifications, orders and notifications issued by the competent authority under the Ownership Flats Act and for the time being in the force or any other provisions of law applicable thereto.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands at Bhayandar, the day, month and year first hereinabove written.

Aakash Parakh

Stamp: SUB-REGISTRAR OF ASSURANCE, THANE

८ न १२	
दस्ता 2633	२०१
22	65

**: THE FIRST SCHEDULE ABOVE REFERRED TO:**

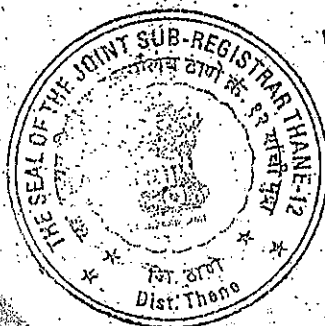
ALL THOSE pieces and parcels of All that piece or parcel of land bearing Old Survey No.466, New Survey No.146, Hissa No.4, admeasuring 1621.4 sq. yards, i. e. equivalent to 1340 sq. meters, Old Survey No.463, New Survey No.139, admeasuring 9329.1 sq. yards, i. e. equivalent to 7710 sq. meters and an area admeasuring 992.2 sq. yards, i. e. equivalent to 820 sq. meters, forming the portion of land bearing Old Survey No.465, New Survey No.141, Hissa No.1, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation.

**: THE SECOND SCHEDULE ABOVE REFERRED TO:**

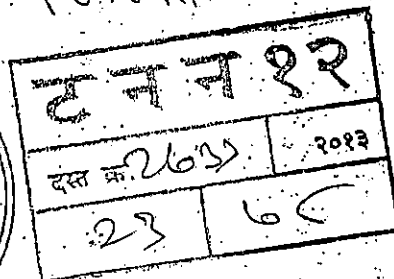
Buildings No. "F (FAME) and G (GLORY)", totally admeasuring 297.25 sq. Mtr of FSI (Built-up) + 3766 Sq Mtr (FSI includes the Sanctioned F.S.I., area covered under Staircase, Balcony, C.B., Lift, Common Passage and also FSI loaded by way of TDR) to be constructed in the layout of the said properties viz. land bearing Old Survey No.466, New Survey No.146, Hissa No.4, Old Survey No.463, New Survey No.139, and an area admeasuring 992.2 sq. yards, i.e. equivalent to 820 sq. meters, forming the portion of land bearing Old Survey No.465, New Survey No.141, Hissa No.1, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation.

**: THE THIRD SCHEDULE ABOVE REFERRED TO:**

A Flat / Shop No. 306 admeasuring 359 Sq. Feet (Super Built-up/Built-up/Carpet), i.e. 33.35 sq. meters (Super Built-up/Built-up/Carpet) on the THIRD floor of the said Building No. "F (FAME) / G (GLORY)", to be constructed on the property described in the Second Schedule hereinbefore written.



*Hitesh Purohit*



SIGNED SEALED AND DELIVERED )

by the within named )

"BUILDER/PROMOTER" )

M/S. LANDMARK REALTY, )

through its one of Partners )

1) Mr. /Mrs. MIHIR B SHAN )

PAN NO. : AADFL6125G )

in the presence of ..... )

1. [Signature] )

2. [Signature] )

SIGNED SEALED AND DELIVERED )

by the within named "PURCHASER/S" )

1) Mr. /Mrs. HITESH BHAGAWATI- )

LAL PUROHIT )

PAN NO. : AYZPP9109L )

2) Mr. /Mrs. \_\_\_\_\_ )

PAN NO. : \_\_\_\_\_ )

in the presence of ..... )

1. [Signature] )

2. [Signature] )



[Signature]



Hitesh Bhagawati

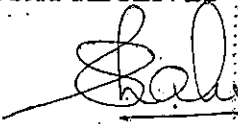

ट न न १२	
दस्त क्र. 2633	४०२२
28	65

**RECEIPT**

RECEIVED of and from the within named Purchaser/s, the sum of  
Rs. 440000/- (Rupees FOUR LAKH FORTY THOUSAND  
ONLY only) by way of part/full payment of  
sale consideration price hereinabove mentioned, on this 16<sup>TH</sup> day of  
MARCH 2012, by Cash/ Cheque/ DD/ Pay Order bearing No.  
000002 dated 16/02/2012 drawn on BANK OF BARODA  
Branch THAKUR VILLAGE

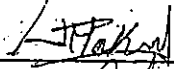
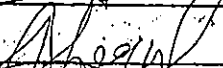
Rs. 440000/-

I SAY RECEIVED

M/s. LANDMARK REALTY,  
(through its one of Partners)

WITNESS:

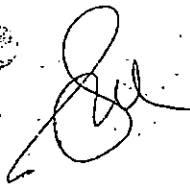
- 1) 
- 2) 



टन न १२	
दसा २६३३	२०१२
२५	६५

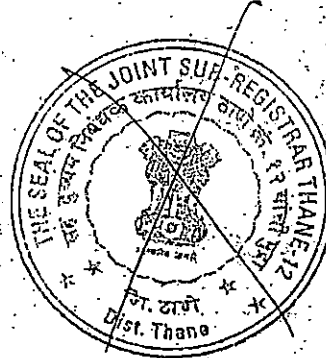
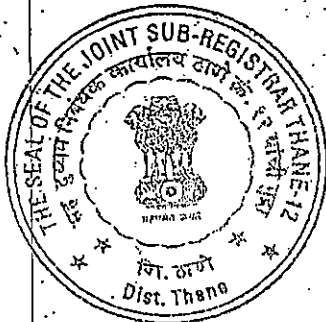
# GENERAL AMENITIES

FLOORING : MOSAIC FLOORING  
ELECTRICALS : OPEN WIRING  
PLUMBINGS : OPEN PLUMBING  
BATH & WC : 2 FT HEIGHT TILES IN BATHROOM & WC



Hitesh Purohit

ट न न १२	
दस्ता क्र 2633	२०१३
२६	७५





## EXTRA AMENITIES IN "RITU'S PARADISE"

FAME & GLORY

### SPECIAL FEATURES :

- Elegant Entrance.
- Loft Tank in each Flat with wooden loft shutters.
- Beautiful Elevation Treatment.

### FLOORING & TILING :

- Vitrified flooring In Hall, Bedroom, Kitchen & Passage.
- Full Height dado of Ceramic / Glazed tiles in WC Bath.

### KITCHEN :

- Granite Kitchen Platform with stainless steel sink.
- Granite Service Platform.
- Designer Ceramic tiles dado above platform upto 5' height.

### PLUMBING & SANITARYWARE :

- Concealed G.I. Pipes & Ultramodern Fittings for bath & WC.
- Hot & Cold water mixer arrangement in Bathrooms.
- Good quality sanitary ware to match tiles.

### DOORS & WINDOWS :

- Fancy laminated entrance door, with Brass fittings & good quality lock latch.
- Granite frames in all Windows.
- Powder coated aluminum sliding windows with colour and design glass.
- Safety door with good quality lock & latch

### PAINTING :

- All inside walls finished with Plastic Paint.
- P.O.P. Cornice and False ceiling in Living Room.
- Exterior walls shall be painted with Acrylic base.

### ELECTRIFICATION :

- Concealed copper wiring with adequate points.
- Superior quality electric fittings.
- T.V. & Telephone points in Living Room & Bedrooms.
- Electric bell With switch of good quality.
- Geyser in bathrooms.
- Intercom in each flat.
- Life Savings Safety circuit breaker in each flat.

Note : The above Amenities may change as per builders decision.

८५५३३	
दस्ता ६३३	२०२३
२५.०८	

# Title Certificate

**D. G. NAIK**  
B. Com., LL.M.  
ADVOCATE, HIGH COURT

104, Saroj Plaza,  
Near Maxus Mall, Flyover Road,  
Bhayandar (West), Thane - 401 101.  
Ph.: 28191739. Cell: 9820640511.

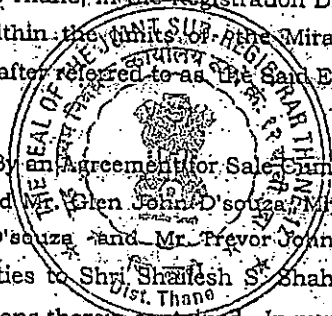
Ref. No.

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have investigated the title to the land bearing Old Survey No.466, New Survey No.146, Hissa No.4, admeasuring 1340 sq. meters, Old Survey No.465, New Survey No.141, Hissa No.1, admeasuring 1820 sq. meters and Old Survey No.463, New Survey No.139, admeasuring 7710 sq. meters, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation, owned by Mr. Glen John D'souza, Mrs. Ellina Allwyn D'souza, Mr. Bruno John D'souza and Mr. Trevor John D'souza and have to state as hereunder;

1. Mr. Glen John D'souza, Mrs. Ellina Allwyn D'souza, Mr. Bruno John D'souza and Mr. Trevor John D'souza are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to land bearing Old Survey No.466, New Survey No.146, Hissa No.4, admeasuring 1340 sq. meters, Old Survey No.465, New Survey No.141, Hissa No.1, admeasuring 1820 sq. meters and Old Survey No.463, New Survey No.139, admeasuring 7710 sq. meters, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of Mira Bhayandar Municipal Corporation, (hereinafter referred to as 'The Said Entire Properties');

2. By an Agreement for Sale cum Development, dated 13<sup>th</sup> April, 2004, the said Mr. Glen John D'souza, Mrs. Ellina Allwyn D'souza, Mr. Bruno John D'souza and Mr. Trevor John D'souza agreed to sell the said entire properties to Shri. Shailesh S. Shah, at the price and on the terms and conditions therein contained. In pursuance to the said Agreement for Sale cum Development, dated 13<sup>th</sup> April, 2004, the said Mr. Glen John D'souza,

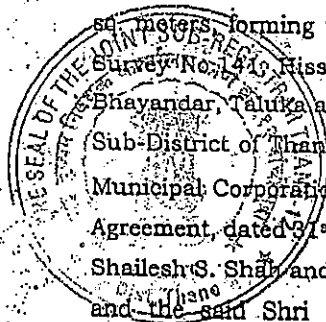


ट न न १२	
दस्ता क्र. 2633	२०१३
२५	६८

Mrs. Ellina Allwyn D'souza, Mr. Bruno John D'souza and Mr. Trevor John D'souza had also executed an Irrevocable General Power of Attorney, in favour of the said Shri Shailesh S. Shah, conferring upon him several powers inter-alia power to develop the said entire properties by constructing buildings thereon.

3. Shri Ramesh H. Jain, has also contributed 50% of the total consideration for purchasing the said entire properties from the said Mr. Glen John D'souza and others and having regard to the said fact, Shri Shailesh S. Shah and Shri Ramesh H. Jain, had entered into an Agreement, dated 24<sup>th</sup> May, 2004, to record the equal right, title, interest and share of the Shri Shailesh S. Shah and Shri Ramesh H. Jain in the said entire properties.

4. Shri Shailesh S. Shah and Shri Ramesh H. Jain had joined with Shri Rajaram N. Bhati, Shri Ratanlal S. Mehta, Shri Tansukhlal L. Kachhara, Shri Bhanwarlal M. Lakhera and Shri Bhanwarlal N. Bhati to develop the land bearing Old Survey No.466, New Survey No.146, Hissa No.4, admeasuring 1621.4 sq. yards, i. e. equivalent to 1340 sq. meters, Old Survey No.463, New Survey No.139, admeasuring 9329.1 sq. yards, i. e. equivalent to 7710 sq. meters and an area admeasuring 992.2 sq. yards, i. e. equivalent to 820 sq. meters forming the portion of land bearing Old Survey No.465, New Survey No.141, Hissa No.1, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation, in joint venture and accordingly, a Joint Venture Agreement, dated 31<sup>st</sup> May, 2004, came to be executed by and between Shri Shailesh S. Shah and Shri Ramesh H. Jain as the Venturer of the one part and the said Shri Rajaram N. Bhati, Shri Ratanlal S. Mehta, Shri Tansukhlal L. Kachhara, Shri Bhanwarlal M. Lakhera and Shri Bhanwarlal



टन न १२	
दस्ता नं २६३३	२०१३
२२	६८

D. G. NAIK  
B. Com., LL.M.  
ADVOCATE, HIGH COURT

104, Saroj Plaza,  
Near Maxus Mall, Flyover Road,  
Bhayandar (West), Thane - 401 101.  
Ph.: 28191739. Cell: 9820640511.

Ref. No.

N. Bhati as the Co-Venturer of the other part, in the name and style of M/s.S.R. Developers.

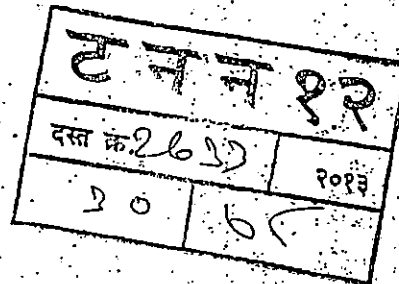
5. The Addl. Collector and Competent Authority, Thane has granted permission under Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 to develop the said properties vide an Order No. ULC/TA/WSHS-20.SR-494, dated 18<sup>th</sup> September, 1993, ULC/TA/Bhayandar/SR-163, dated 6<sup>th</sup> February, 1995 and the validity period of the said order had been got extended further vide Order No. ULV/TA/ATP/Section-20/SR-494, dated 25<sup>th</sup> October, 2007.

6. The Mira Bhayandar Municipal Corporation had sanctioned the plan of the building to be constructed in the layout comprising the said properties vide its Letter No. MB/MNP/NR/1897/2005-2006, dated 19<sup>th</sup> November, 2005 and the same has been revised vide Letter No. MB/MNP/NR/3733/2010-11, dated 12<sup>th</sup> January, 2011.

7. The Collector of Thane has also granted N.A. Permission in respect of the said properties vide an Order No. Revenue/K-1/T-1/NAP/SR-326/6502/1994-95, dated 18<sup>th</sup> February, 1995.

8. The Mira Bhayandar Municipal Corporation has also granted Commencement Certificate to commence with the work of construction of the buildings in the layout of the said properties vide its letter No. MB/MNP/NR/2769/2007-08, dated 16<sup>th</sup> November, 2007.

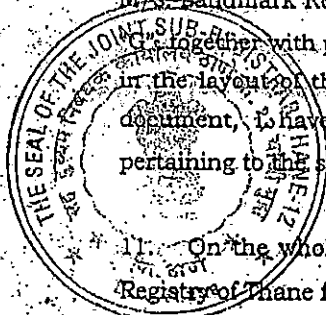
9. By an Agreement, dated 17<sup>th</sup> August, 2010, registered in the office of Sub-Registrar of Assurances at Thane under Sr. No. TNN-4/07849/2010, dated 17<sup>th</sup> August, 2010, the said Shri Shailesh S. Shah and Shri Ramesh



H. Jain with the consent of M/s. S. R. Developers agreed to assign the development rights of Building Nos. "F" and "G", together with plinth admeasuring 297.25 sq. meters, to be constructed in the layout of the said entire properties including F.S.I. admeasuring 3766 sq. meters, to be constructed in the layout of the said properties, to M/s. Landmark Realty, at the price and on the terms and conditions stipulated therein. In pursuance to the said Agreement, dated 17<sup>th</sup> August, 2010, the said Shri Shailesh S. Shah and Shri Ramesh H. Jain had also executed an Irrevocable General Power of Attorney in faour of the partners of M/s. Landmark Realty, conferring upon them several powers inter-alia power to construct the said Building Nos. "F" and "G", in the layout of the said entire property.

10. I have also taken the searches in the office of Sub-Registry of Thane from 1980 to till date and during the course of search, I have come across an Agreement, dated 17<sup>th</sup> August, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/07849/2010, dated 17<sup>th</sup> August, 2010, executed by and between Shri Shailesh S. Shah and Shri Ramesh H. Jain, with the consent of M/s. S. R. Developers, in favour of M/s. Landmark Realty in respect of development of Building Nos. "F" and "G" together with plinth admeasuring 297.25 sq. meters, to be constructed in the layout of the said entire properties and save and except the said document, I have not come across any other registered instruments pertaining to the said properties.

11. On the whole from the searches taken by me in the office of Sub-Registry of Thane from 1980 to till date and also on the basis of documents furnished to me as well as on the basis of information provided to me, I hereby state and certify that title to the land bearing Old Survey No.466, New Survey No.146, Hissa No.4, admeasuring 1340 sq. meters, Old Survey No.463, New Survey No.139, admeasuring 7710 sq. meters and an area



2632 2010  
39 6 C

**D. G. NAIK**  
B. Com., LL.M.  
ADVOCATE, HIGH COURT


104, Saroj Plaza,  
Near Maxus Mall, Flyover Road,  
Bhayandar (West), Thane - 401 101.  
Ph.: 28191739. Cell: 9820640511.

Ref. No.

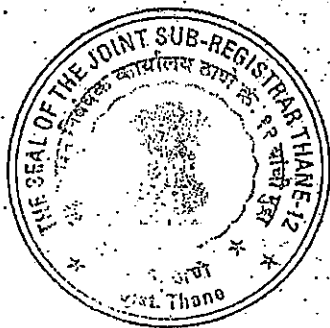
admeasuring 820 sq. meters, forming the portion of land bearing Old Survey No. 465, New Survey No. 141, Hissa No. 1, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation, owned by Mr. Glen John D'souza, Mrs. Ellina Allwyn D'souza, Mr. Bruno John D'souza and Mr. Trevor John D'souza, is clear, marketable and free from all encumbrances.

12. I further state and certify that the said M/s. Landmark Realty is entitled to construct Buildings No. "F" and "G" by consuming the F.S.I. admeasuring 3766 sq. meters, in the layout of the said entire property, as per the permissions and sanctions granted by the Authorities Concerned.

Dated : 30<sup>th</sup> April, 2011

  
Advocate

Landmark Realty - 300411



८४४१२	
२६३३	२०११
३२	६८

# Search Report

**D. G. NAIK**  
B. Com., LL.M.  
ADVOCATE, HIGH COURT

104, Saroj Plaza,  
Near Maxus Mall, Flyover Road,  
Bhayandar (West), Thane - 401 101.  
Ph.: 28191739. Cell: 9820640511.

Ref. No.

## SEARCH REPORT

Re. : Land bearing Old Survey No.466, New Survey No.146; Hissa No.4, admeasuring 1340 sq. meters, Old Survey No.465, New Survey No.141, Hissa No.1, admeasuring 1820 sq. meters and Old Survey No.463, New Survey No.139, admeasuring 7710 sq. meters, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation.

Owners: Mr. Glen John D'souza, Mrs. Ellina Allwyn D'souza, Mr. Bruno John D'souza and Mr. Trevor John D'souza.

I have taken searches in respect of the aforesaid property in the office of Sub-Registrar of Thane, from 1980 till date.

Notes of Search taken by me in the Sub-Registrar of Thane from 1980

till date:



No Transaction Detected

1985

1986

1987

1988

1989

ट न न १२	
दस्तावेज ३३	२०१३
३३	६८



1990  
1991  
1992  
1993  
1994  
1995  
1996  
1997  
1998  
1999  
2000  
2001  
2002  
2003  
2004  
2005  
2006  
2007  
2008  
2009  
2010

No Transaction Detected.

Agreement, dated 17<sup>th</sup> August, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/07849/2010, dated 17<sup>th</sup> August, 2010, executed by Shri Shallesh S. Shah and Shri Ramesh H. Jain, with the consent of M/s. S. R. Developers in favour of M/s. Landmark Realty in respect of development of Building Nos. "F" and "G" to be constructed in the layout of the said entire property.



ट न न १२	
दस्ता क्र. 2633	२०१३
३४	७८

**D. G. NAIK**  
B. Com., LL.M.  
ADVOCATE, HIGH COURT

104, Saroj Plaza,  
Near Maxus Mall, Flyover Road,  
Bhayandar (West), Thane - 401 101.  
Ph.: 28191739. Cell: 9820640511.

Ref. No.

2011 No transactions Detected.

From the aforesaid searches and on the basis of Revenue Records, I hereby state and certify that title of the said property is clear, marketable and same is free from all encumbrances.

Dated : 30<sup>th</sup> April, 2011

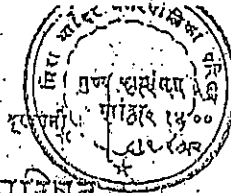
  
Advocate



3

दस्तावेज नं १२	
दस्तावेज नं २६३३	२०१३
१५	६८

# I.O.D



## मिरा-भाईंदर नगरपालिका परिषद

मुख्य कार्यालय, भाईंदर (पश्चिम)

छत्रपती दिवाजी महाराज मार्ग, भाईंदर (पश्चिम), पिन कोड नं. ४०१, १०१.

जा. क्र. १५३८३/२२७/२०१८-१९

दि. २५/१२/१८

- वाचले :- (१) श्री/श्रीमती शिवीश गणेशन (अविधवा) वासुदेवराव  
 यांचा दि. २७/३/१८ चा अर्ज.
- (२) अर्जत रुग्ण त्रिशुल साठी सक्षम प्राधिकाारी नगरी संकुलन ठाणे सोसायटीस आदेश  
 क्र. सु. प्र. सी/डी. अ. १२७/२०१८ दि. १२/१२/१८ ची मंजूरी.
- (३) जे. निरहाधिकारी सी., ठाणे यांचेकडून आदेश क्रमांक महसल/सु. प्र-९/२०१८ दि. २२/१२/१८ ची अर्थात मंजूरी.
- (४) मिरा-भाईंदर नगरपालिका परिषद जा. क्रमांक मपा/नर/२३८३/२५०२/१८ दि. २५/१२/१८ अर्थात मंजूरी.

### आदेश :-

तसे नं. ४६६/१८ दि. १२/१२/१८ च्या आदेशानुसार, या संदर्भात येथील नियोजित बांधकामाचे नकाशे श्री/श्रीमती शिवीश गणेशन यांनी दि. २७/३/१८ रोजी दाखल केले होते. सदर कामी जे. सक्षम प्राधिकाारी नगरी संकुलन ठाणे सोसायटीस दि. १२/१२/१८ जवळ सी मंजूरी घेतलेली आहे. वरचे सदर प्लॉन जे. (अर्थात वापराकरीता) नगरपालिकेने जा. क्र. मपा/नर/२३८३/२५०२/१८ दि. २५/१२/१८ ने मंजूर केलेले होते. अर्जदार यांना जे. निरहाधिकारी ठाणे यांचेकडून आदेश क्र. महसल/सु. प्र-९/२०१८ दि. १२/१२/१८ ने सेवांकनास व अर्थात मंजूरी मिळालेली आहे. या सर्व बाबींचा विचार करून अर्जदारास महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६९ चे फंक्शन ४५ नुसार नालीक वरील बांधकाम गुरु फंक्शन मंजूरी देणेत येत आहे.



ट न न १२	
दस्त क्र <u>२६३३</u>	२०१३
३३	६८

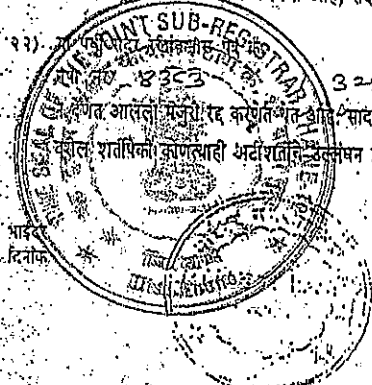




सिद्धी हक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार जबाबदार राहिल. तसेच वरील जाणव्या मार्ग आरत्याची न नवेव्या हरी नव्या नवी जबाबदारी अर्जदार पांचो राहिल.

- १०) रेखांकनातील रस्ते, राहारे अर्जदाराने नगरपालिकेच्या नियमाप्रमाणे पूर्ण करून विनयुक्त विनाशुद्ध ताब्यात देण्याच्या आहेत. तसेच खुली जागा (ओपन स्पेस) विकसित करून नगरपालिकेच्या ताब्यात विनाशुद्ध देण्याच्या आहेत. रेखांकनातील खुल्या जागांना नगरपालिकेच्या बांधकामासाठी वा शार्वजनिक वापरसाठी उपयोग करणेस मान्यता देणेची आहे. तसेच अन्य शार्वजनिक संस्थेने वा नगरपालिकेच्या वार्ग करणेस झाल्यास त्यासही मान्यता देणेची आहे. पत्रके रस्ते केल्याशिवाय व भोकळ्या जागा विकसित केल्याशिवाय भोगवटा प्रमाणपत्र दिले जाणार नाही.
- ११) बांधकाम चालू करणेपूर्वी जागेधर नियोजित बांधकामाचे सुन्याचे साईन आऊट करून मार्गित समतः नगरपालिकेची खात्री करून घ्यावी व न्यायतः चौकामास सुरवात करावी. तसेच स्वीय तयार झाल्यानंतर ती नगरपालिकेकडून घ्यावी व सदरची स्वीय नगरपालिकेकडून मंजूर केलेल्या पत्रप्रमाणे आरत्यामाबतचा दाखला घेतल्यानंतर स्वीय नंतरचे काम चालू करण्यात यावे. तसे न झाल्यास तो मंजूरी रद्द करण्यात येईल व पुढील परिणामाची जबाबदारी अर्जदारावर राहिल.
- १२) इमारतीस उद्वाहक आग्निशामक तरतुद पाण्याची जमिनीवरील व इमारतीवरील अशा दोन टाक्या दोन इलेक्ट्रीक पंपसेटसह तरतुद केलेली असली पाहिजे.
- १३) नगरपालिकेची सुधारित पाणीपुरवठा योजना मंजूर होऊन कार्यान्वीत होईपर्यंत तळ कनेक्शन देण्यात येणार नाही.
- १४) नियोजित इमारतीसाठी आवश्यक असणाऱ्या सिव्हाच्या पाण्याची सोय तसेच सांडपाण्याची सोय व गैला विसर्जनाची व्यवस्था प्रत्यक्ष बांधकामपूर्वी अर्जदाराने केली पाहिजे.
- १५) इमारतीसाठी पाईल फौंडेशनची तरतुद आवश्यक आहे व सदरचे पाईल फौंडेशन कामाबाबत संबंधीत वास्तुविभागाद व आर. सी. सी. स्पेशॅलिट अडिपते यांचे प्रतिज्ञापत्र सोबत जोडणे आवश्यक आहे.
- १६) संबंधित वास्तुविभागाद व आर. सी. सी. तज्ञ यांनी त्या बांधकामाची पाईल फौंडेशनची जबाबदारी घेणे आवश्यक आहे.
- १७) बांधकाम मंजूरी मिळाल्यानंतर प्रथम पाईल फौंडेशनची पुर्तवा करून त्यामाबत नगरपालिकेची खात्री पटवून देणे आवश्यक आहे व तसगा प्रकारचे दाखले संबंधित वास्तुविभागाद यांनी दिल्यानंतर व नगरपालिकेची खात्री पटल्या नंतर पुढील बांधकाम चालू करण्यात परवानगी देण्यात येईल.
- १८) अर्जदाराने रा. नं., दि. नं., सीजे, नगरपालिका मंजूरी, विरुडरने नांव, आर्किटेक्टने नांव, अधिक मंजूरी-दरशोदिणारा-फलक प्रत्यक्ष जाणवत साधावा.
- १९) अर्जदाराने १ हे. मध्ये २५० रहिवासी गाळे या नियमाचा फायदा घेतला असल्यामुळे सर्व इमारती पूर्णपणे बांधून झाल्यावर प्रत्येक इमारतीतील प्रत्येक राहाणुदांनी पंजीकृत संस्था स्थापन करणे आवश्यक आहे.
- २०) इमारतीचे नियोजित बांधकाम हे सोमनाथ नगरपालिका असोसिएशन मन्स्यमिथ-जस्त असू नये.
- २१) या मंजूरीची मुदत दि. २०/०१/२००९ पासून दि. ३१/०१/२००२ पर्यंत राहिल. या मुदतीत वरील अटीची पुर्तवा करून आंतर्ग मंजूरीसाठी सेव्ही अर्ज करणेचा आहे, सदर मंजूरीचे जास्तीत जास्त दोन वेळा नुतनीकरण करणेत येईल.

२२) या मंजूरीसाठी सेव्ही अर्ज करणेत आतर्ग सादर केलेली माहिती चुकीची अथवा दिशाभूल करणारे असलेची आढळून आल्यास तसेच वरील शर्तीची बांधकामाची अटी शर्तीचे अनुषंगाने झाल्यास परवानगी रद्द करण्यात येईल.



मुखाधिकारी  
मिरा भाईदर नगरपालिका

<b>ट न न १२</b>	
दस्त <u>१६-३३</u>	२०१३
<u>०२</u>	<u>६८</u>



members in the said property may be mentioned.

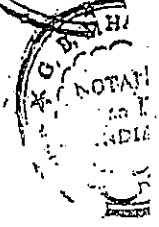
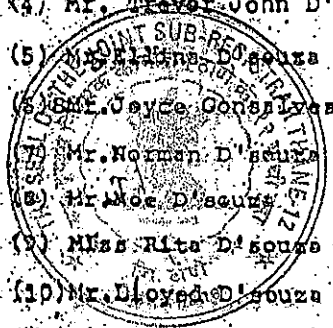
It is seen from the record produced that the landed property B.No.20/2/1pt and CTS No.398 is self acquired and all other lands are ancestral property. The ancestral property is held by late Shri Johnny Zuran Sox father of declarant's and three others. The other three persons are as under as per letter dt. 13-11-1984 from the declarant.

- (1) Late Smt. Martha D'souza (Sister of the declarant's father)
- (2) Late Shri Salvador D'souza (Brother of the declarant's father)
- (3) Late Smt. Annie Fernandes (Sister of the declarant's father)

The declarant has made affidavit on 20-9-1983 giving names of 45 persons as heirs to the property.

The declarant has requested to consider 45 family members of the ancestral property. However only 18 members are entitled to have shares in the ancestral property. The family members entitled are as under:

- (1) Mr. Allwin John D'souza (Brother) .. 42 Yrs.
- (2) Mr. Glen John D'souza (Self) .. 40 "
- (3) Mr. Bruno John D'souza (Brother) .. 38 "
- (4) Mr. Trevor John D'souza " .. 29 "
- (5) Miss Elaine D'souza .. 46 "
- (6) Smt. Joyce Gonçalves .. 53 "
- (7) Mr. Norman D'souza .. 47 "
- (8) Mr. Joe D'souza .. 52 "
- (9) Miss Rita D'souza .. 70 "
- (10) Mr. D. Lloyd D'souza .. 37 "
- (11) Miss Beryl D'souza .. 43 "
- (12) Mr. Exie D'souza .. 41 "
- (13) Miss Steffy D'souza .. 29 "



.....3/-

१२ नं

दिनांक २६/३/८३	२०२३
२७	६८



- 14) Mr. Delwig Fernandes .. 47
- 15) Mr. Terrance Fernandes ... 40
- 16) Mr. Melroy Fernandes .. 27
- 17) Miss Helen Alcock .. 34
- 18) Miss Lilly ~~River~~ D'Souza .. 49


The declarant father requested that the land bearing S.No.20/2/1 Plot No.1 & 2 area 919-75 sq.mtrs., is converted into N.A.purpose. And now there is Co.op.Housing Society & hence this property may not be included in his total holding as the same has been given to Co.op.Housing Society.

The request of the declarant cannot be considered as the property is not transferred with due permission as required, under the provision of the Act & hence the property will have to be treated as the holding of declarant only.

The village Bhayandar falls in the 8 KMs Periphery area of Greater Bombay where ceiling limit is admissible upto 500 sq.mtrs. for each major family members & hence the 18 eligible family members are entitled to retain land upto 500 X 18 = 9000-00 sq.mtrs.

The declarant Shri Glen John D'Souza has purchased the land bearing S.No.20/2/1 Plot No.1 & 2 total area 919-75 out of which 474-35 is built up authoritatively and hence it is non-vacant land & 445-80 sq.mtrs. is land appurtenant.

The surplus vacant land is therefore worked out as under;

holding of the declarant	.. 42,028-25
land which falls in Road & Open space according to Development Plan S.No.417/2, RRA/452/2, 453, 454/4PS	.. 6,792-00
	
<p>ट न न १३३</p>	
दस्ता क्र. 2693	२०१३
४२	६५

- 3) Deduct the land under the authorised structure in S.No. 20/2/A, Plot No. 1142 with L.A. & Addl. land appurtenant underetainable with the declarant 21 218-75
- 4) Deduct the land under structure in CTS.. 410-60 No. 398 along with land appurtenant & Addl. land appurtenant
- 5) Net vacant land held by the declarant , , 33,905-60
- 6) Deduct the land allowed to be retained.. 8,089-40 with the 17 co-sharers of the declarant

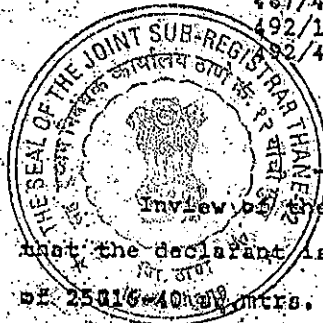
Details of area allowed to be retained

S.No.	sq.mtrs.
Bhayandar 462/2	3600-00
465/1	1821-00
466/4	1341-00
417/6pt	1327-40
	-----
	8089-40
	-----

- 7) Area of surplus vacant land to be acquired as under 25,816-40

Details of surplus land to be acquired as under

Village	S.No./H.No.	Area in sq.mtrs.
Bhayandar	417/6pt	1277-60
	461	14290-80
	463	6525-00
	486/3	761-00
	486/18	379-00
	487/4pt	736-00
	492/1	1442-00
	492/4	405-00
		-----
		25816-40
		-----



O R D E R

In view of the above circumstances, I hereby order that the declarant is a surplus land holder to the extent of 25816-40 sq.mtrs. as detailed above and as shown in land plan.

The notice u/s 9 and Notification u/s 10(1) of the Act should be issued. Intimate the declarant accordingly.

*sel/xx*

By Collector &  
Competent Authority  
Thane Urban Agglomeration & 8 KMs  
Peripheral Area of Gr. Bombay

८७७३२	
दिनांक २६/११/२०१३	२०१३
२३/६८	



TRUE COPY

Copy affixed for on 24/11/13 Section fee Rs. 2000/-

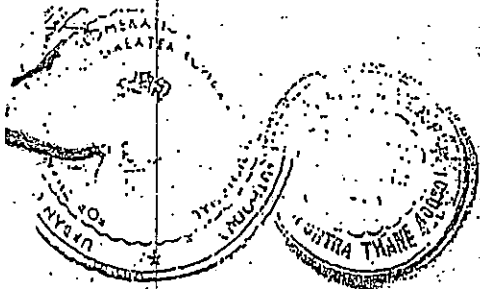
Copy retained on 24/11/13 Section fee Rs. 2000/-

Copy retained on 24/11/13 Paper fee Rs. 2000/-

Copied by [Signature] V. V. Charges Rs. 8000/-

Executed by [Signature] Total Rs. 8000/-

# U.L.C. Order



No. ULC/W.S.H.S. 20/SR- 334  
 Office of the Addl. Collector  
 Competent Authority,  
 Thane Urban Agglomeration,  
 Collectorate Bldg., 4th floor,  
 Thane.

Dated : 18-9-93

## O R D E R

WHEREAS Shri/Smt./~~xxx~~ Gian John D'souza of ~~xxxxxx~~  
 Bhandar / holds vacant land in excess of the ceiling limit  
 in the limits of Thane Urban Agglomeration, the details of which  
 are given in the schedule hereto, appended;

AND WHEREAS, the above person, has applied for  
 exemption under section 20 of the Urban Land (Ceiling and Regulation  
 Act, 1976 (33 of 1976) to the said excess land for providing ~~xxxxxx~~  
~~xxxxxx~~ and construction of tenements as per the  
 guidelines issues under Government Resolution, Housing & Special  
 Assistance Department No. SSS-1086/2340/XIII, dt. 22/8/1986 and  
 22/10/92

AND WHEREAS, the said person has mentioned in his  
 application that, his scheme of ~~providing xxxxxxxx~~  
~~xxxxxx~~ and construction of tenements shall be  
 governed by the Maharashtra Ownership Flats (Regulation of the promo-  
 tion of construction, sale, management and transfer) Act, 1963 (Act  
 XIV of 1963), or by the Maharashtra State Co-operative Societies,  
 Act, 1960 (Act XXIV of 1961);

AND WHEREAS the ~~Additional Collector, xxx~~ Competent  
 Authority/District Collector is satisfied that having regard to the  
 location of the land, the purpose for which land is being used or  
 is proposed to be used and other relevant factors, it is necessary in  
 the public interest

to exercise of the powers conferred  
 by sub-section (1) of section 20 of the said Act, after having  
 recorded the reasons for making this order, the ~~Additional~~  
~~Collector, xxx~~ District Collector hereby exempts  
 the said ~~land~~ from the provisions of section 20 of the said Act.



ट न न १२	
दस्ता क्र. 2633	२०१३
४६	

Act, subject to the following conditions, namely:-

1. The land exempted under this exemption order shall be for the purpose of providing ~~xxxxxxx services/xxxxx houses~~ and construction of tenements. Any change made in the user of the land shall amount to breach of these conditions.

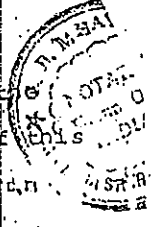
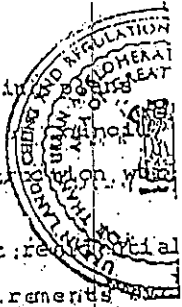
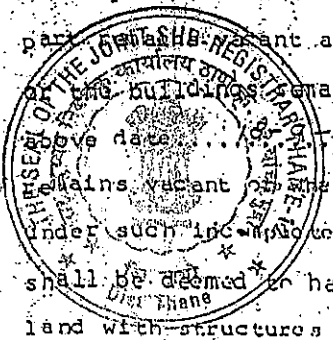
2. The said person shall make full utilization of the land so exempted for the purpose aforesaid, by constructing on the said land xxxxxx serviced plots, xxxxxxxx code houses, tenements, xxxxxxxx and 177 tenements upto 10-00 sq.m. as specified in the condition No.1 above. No tenement should be of size less than 25-00 sq.mtrs. plinth.

3. The said person shall get the ~~xxxxx~~/building approved from the concerned ~~xxxxxxx~~/Municipal Planning Authorities prior to the commencement of construction.

4. Each dwelling unit shall be an independent residential unit with direct access and should conform to the requirements of air and light.

5. The said person shall commence construction of the tenements within a period of one year from the date of this exemption order and shall complete the construction work within three years failing which the exemption shall stand withdrawn.

If only a part of the land is utilised by the said person and a part of the buildings remain at an incomplete stage at the end of the above date, i.e. 1/9/1996, the exemption for the part which remains vacant or where the buildings are incomplete, the land under such incomplete buildings and the land appurtenant thereto shall be deemed to have been withdrawn and the vacant land and such land with structures and land appurtenant thereto shall be acquired as per Chapter-III of the Urban Land (Ceiling and Regulation) Act, 1976.



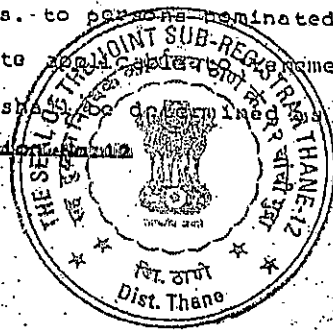
८ न न ११	
दस्तावेज क्र. २६७३	२०११
२५/६८	

The quality of construction shall not be inferior to the specifications laid down in the guidelines of 22nd August 1986 and these already mentioned in the appendix 'A'. The actual construction and the quality of construction shall be subject to the building regulations of the local authorities, and subject to such other conditions as may be imposed by the Municipal Corporation, Municipal Authority, Town, Planning Authority and other statutory bodies. The layout of the land to be used under this scheme should be in accordance with the statutory provisions applicable in this regard.

The land reservation under Development Plan or the reservation prescribed by the local authority in a layout for various public amenities as well as the internal roads (wherever they are to be transferred as per local authority's rule) shall be transferred by the said persons to Government/the Municipal Authorities without charging any consideration either before the work actually is commenced or at a later date as shall be prescribed in this regard. No commencement certificate shall be obtained unless the land under reservation etc. is actually handed over to the Government/Municipal Authority if it is so prescribed. Internal roads shall be brought upto the standards laid down by the Municipal Corporation/Council before they are transferred.

8. The said person shall allot only one dwelling unit to one family. The definition of family under the Urban Land (Ceiling and Regulation) Act shall be applicable in this regard.

9. The said person shall sell 10% of the permissible floor space in the form of tenements with plinth area upto 40 sq.mtrs. to persons nominated by the State Government at 15% of the rate specified in the regulations to be sold in the open market which shall be determined per the formula prescribed in the conditions.



ट न न १२	
दस्ता क्र. 2633	२०११
०६	६

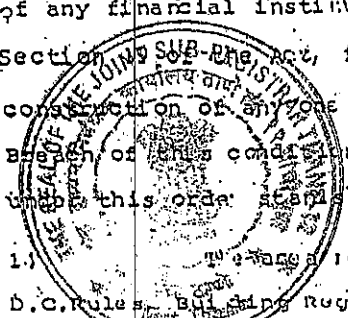
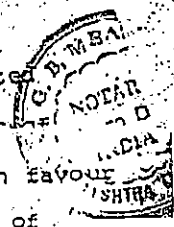
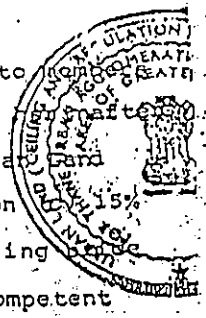
10. The dwelling units sold or otherwise transferred which is allotted to the Government nominees shall not be permitted to be resold or transferred otherwise. The dwelling units which the scheme holder can sell in the open market shall not be permitted to be resold or otherwise transferred for a period of two years from the date of execution of the agreement.

11. The said person shall not sell or otherwise transfer the dwelling unit to any person who himself or any of his family members already own a dwelling unit in the same Urban Agglomeration and that the said person shall obtain an affidavit from the intending purchaser to this effect.

12. The land holder shall sell the tenements to the public at the price bases on the formula stated i.e. (a) Five times the compensation payable under Urban (Ceiling & Regulation) Act, 1976 (b) Cost of Construction profit on (a) & (b). After determining the final selling price the landholder shall communicate this figure to the Competent Authority from time to time.

13. The said person shall not transfer the exempted lands (with or without buildings thereon) or any part thereof to any other person, except for the purpose of mortgage in favour of any financial institution specified in sub-section (1) of Section 5 of the Sub-Eme. Act, for raising finance for the purpose of construction of any one or all the tenements mentioned above. Breach of this condition shall mean that the exemption granted under this order stands withdrawn.

1. The lands required to be kept open according to the D.C. Rules, Building Regulations of Mirza Bhevaner Municipal Corporation/Council/Town Planning Rules and other statutory regulations shall always be kept open. This part of the land shall not be used for any construction whatsoever, even if there is a change in FSI in future, permitting additional construction.



ट न न १२	
दस्ता नं २६३३	२०१३
२०	६८

15. The said person shall submit from time to time necessary 'Returns' to be prescribed by the ~~Additional Collector~~ and ~~Competent Authority~~/District Collector in order to indicate the progress of the work done by him.

16. If at any time the ~~Additional Collector~~ and ~~Competent Authority~~/District Collector is satisfied that there is a breach of any of the conditions mentioned in this order, it shall be competent for the ~~Additional Collector~~ and ~~Competent Authority~~/District Collector to withdraw by an order, the exemption order from the date specified in the order.

Provided that before making any such order the ~~Additional Collector~~ and ~~Competent Authority~~/District Collector shall give reasonable opportunity to the person whose lands are exempted for making representation against the proposed withdrawal

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

18. It shall be lawful for the State Government, the Addl. Collector and Competent Authority or any person specifically authorized by the State Government in this behalf to enter on the land so allowed to be retained for the purpose of construction of tenements/~~providing sites and services~~/dormitories to inspect and check the development, the material and the construction work, to call for, inspect and check the books of accounts of development, construction and disposal of the tenements.

19. The holder shall advertise the entire scheme within six months from the date of sanction of the order from the ~~Additional Collector~~ and ~~Competent Authority~~/District Collector in at least one local news papers, giving full details of the scheme including area & the final selling price for tenements



Handwritten stamp with text: ट न न १२, दस्ता क्र 2633, २०१३, and a signature.

for plinth and carpet area specifications, location, terms and conditions of allotment of tenements, in accordance with Maharashtra Ownership Flats Act, 1963. He shall send copies of the advertisements to the Competent Authority within one week from the date of publication of the advertisement. If the scheme is proposed to be implemented in phases (within the total time period prescribed herein), the first advertisement should be in respect of all the dwelling units indicating the phases of construction. Attention is invited to condition no.6 and other relevant conditions prescribed under the guidelines issued on 22nd August, 1986. Any violation of the stipulation shall be considered breach of the conditions.

20. The exemption granted under section 20 of the Act shall be deemed to have been withdrawn for such vacant lands which have not been built upon, if and when such exempted lands are required for any Government or Semi-Government Organisation in the public interest.

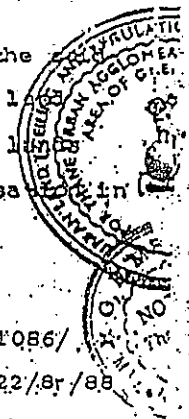
21. All the conditions mentioned in Government Resolution Housing & Special Assistance Department No. SSS-1086/2340/XIII, dt. 22/8/1986 and No. ULC/1086/(2795)/D-XIII dt. 22/8/88 shall apply for the exempted land and shall be binding on the land-holder.

22. Government expects that the concept of low rise low cost construction technology, without sacrificing the set standard and specifications should be adopted to maximum possible extent and the use of cement should be placed on use of cement and steel by having walls made of bricks and of good quality and strength and by using low-cost building technology.

23. The Competent Authority/District Collector reserves the right to alter any of the conditions prescribed herein.

24. The land holders/developers shall maintain a

४३३३३	
दस्तावेज नं. २७३३	२०१३
२७	६८





registers for the various categories of flats to be sold in the open market duly recording the names of the purchaser and follow the related guide lines. These registers shall be made available to the Collector, Competent Authority or such other officers as authorised by them for inspection thereof from time to time.

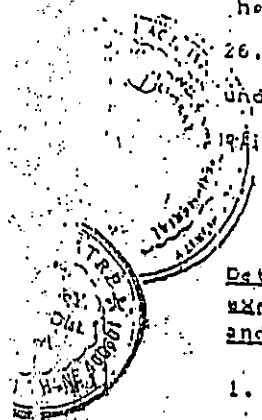
25. The percentage of Government nominees on initial 4000-77 sq.mtrs. would be 10% provisionally pending final adjudication on the prayers made by the State Government to reconsider the directions made on 31/1/90 in the case of G.A. 2533/90. Any change in the Government direction pursuant to the order of the Supreme Court shall be binding on the land holder.

26. The scheme holder shall obtain the N. Commission under section 44 of the M.L.R.C., 1966, before the commencement of the building construction.

SCHEDULE

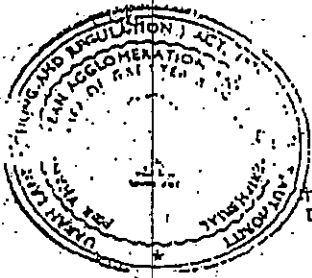
Details regarding applicant and the vacant land for which the exemption is sought under section 30 of the Urban Land (Ceiling and Regulation) Act, 1976

<ol style="list-style-type: none"> <li>1. Name &amp; address of the Person holding the land.</li> <li>2. Status of the person</li> <li>3. No. &amp; date of application</li> <li>4. Name of the Urban Assembly in which the exemption is sought is situated.</li> <li>5. Description of property for which exemption is sought</li> <li>5a) District, Taluka, Village Surva No.</li> <li>b) Total surplus area in sq.m.</li> <li>c) Area of land to be exempted</li> <li>d) Built up area to be sold to Govt. at fixed rate.</li> <li>e) Buildable land to be surrendered to Govt. free of cost.</li> <li>f) Total No. of tenements to be constructed</li> <li>g) No. of tenements to be sold</li> </ol>	<p>Shri. G. M. John D' Souza, At &amp; Post. Bhayandar Individual SR-19%, dt. 29/11/92 Within 2 kms. Peripheral Area of Gr. Bombay</p> <p>Dist. &amp; Tal. : Thane Village : Bhayandar/Bhayar S.No. : 463-487/42t, 492/12 4417/6pt</p> <p>25,816-40 sq.mtrs. 10,595-00 sq.mtrs. 632-00 sq.mtrs.</p> <p>Nil</p> <p>177 Nos. upto 40 sq.mtrs. (101-00 sq.mtrs. area for Commercial use only)</p> <p>12 Nos. upto 40 sq.mtrs.</p>
--	--



ट न न १२	
दस्ता क्र. 2633	२०१३
५०	७८

Subject to the approval of Building Plans from Mir-  
shayandar Municipal Council.



Collector &  
Competent Authority,  
(Urban Land Ceiling)  
Thane Urban Agglomeration, District Office  
By, Secretary, Government in Housing  
and Special Asstt. Department  
Thane.

To,

Shri Gresh John D'souza,  
C/o, Shri Anil Goyal (C.A.),  
2, Ganesh Bhuvan, DeFerry Road,  
Malad (E), Bombay-400 597

Copy submitted to :-

1. Secretary, Housing, & Special Asstt. Department, Maharashtra, Bombay.
2. The Chief Officer, Mir-shayandar Municipal Council
3. The Sub-Registrar, Collectorate Thane.
4. Office Copy.

TRUE-COPY

*Ganesh B. Mhatre*  
NOTARY

GANESH B. MHATRE  
B.A. LL.B.  
ADVOCATE HIGH COURT  
& NOTARY PUBLIC



30 JAN 1995



ट न न १२	
दस्ता क्र 2633	२०१३
५१	६८

# N.A. Order

क्र. महामल/कक्ष-१/टे-१०/पन्नापनी/रसगार-  
 जिल्हाधिकारी, कार्यालय, ठाणे. २२६/६५  
 दिनांक:- ११/०५/५५

वाचने -:

१] श्री. कोळवेग जी.जी. सोन. न. वर ३.१०. नवमंडी ठाणे  
 यांचा दिवाळी अंमलदाराची

२] तसलेदार अनेक यांचा अंमलदाराची अंमलदाराची ठाणे  
 यांचा अंमलदाराची

३] अंमलदाराची अनेक यांचा अंमलदाराची अनेक यांचा अंमलदाराची  
 यांचा अंमलदाराची अंमलदाराची अंमलदाराची अंमलदाराची

४] अंमलदाराची अनेक यांचा अंमलदाराची अनेक यांचा अंमलदाराची  
 यांचा अंमलदाराची अंमलदाराची अंमलदाराची अंमलदाराची

५] अंमलदाराची अनेक यांचा अंमलदाराची अनेक यांचा अंमलदाराची  
 यांचा अंमलदाराची अंमलदाराची अंमलदाराची अंमलदाराची

६] अंमलदाराची अनेक यांचा अंमलदाराची अनेक यांचा अंमलदाराची  
 यांचा अंमलदाराची अंमलदाराची अंमलदाराची अंमलदाराची

७]

आदेश -:

राहणीगती अनेक यांचा अंमलदाराची ठाणे



ट न न १२	
दस्त क्र: 2633	२०१३
५२	६५

जि. ठाणे यांना ठाणे जिल्हातील ठाणे तालुक्यातील  
 मोजे नवपूर या ठिकाणी भूमापन क्रमांक/स. नं. १३९, १५१/१, १५१/४  
 जि. नं. १३९, १५१/१, १५१/४ मधील आपल्या मालकीच्या जमिनीतील १५१/४ या  
 चौ. मी. रकबचा जागेचा रद्दिवार/वाणिज्य या विंगर शेतकी प्रयोजनार्थे वापर  
 करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे.



त्याअर्था, आता महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४४  
 ये चिन्हाधिकारी, ठाणे यांच्याकडे निधीत करण्यांत आलेल्या अधिकारांचा  
 वेगळी करून उक्त जिल्हाधिकारी, याद्वारे श्री. आशिष आर्जी शेणै यांना

ठाणे तालुका  
 मोजे  
 येथील भूमापन क्र. स. नं. १३९, १५१/१, १५१/४  
 मधील १५१/४ चौ. मी.  
 रकबचा जमिनीच्या क्षेत्राची रद्दिवार/वाणिज्य या विंगर शेतकी प्रयोजनार्थे वापर  
 करण्याबाबत पुढील शर्तीवर अनुज्ञा [परमिशन] देत आहेत.

ता. ठाणे तालुका ठाणे  
 यांना तालुका ठाणे मधील मोजे नवपूर या ठिकाणी  
 येथील भूमापन क्र. स. नं. १३९, १५१/१, १५१/४ मधील १५१/४ चौ. मी.  
 रकबचा जमिनीच्या क्षेत्राची रद्दिवार/वाणिज्य या विंगर शेतकी प्रयोजनार्थे वापर  
 करण्याबाबत पुढील शर्तीवर अनुज्ञा [परमिशन] देत आहेत.

त्या शर्ती अशा:-  
१. ही परवानगी अर्जात नमूद असलेल्या जागेच्या क्षेत्रासाठी देण्यात येईल.

१] ही परवानगी अधिनियम त्याखाली केलेले नियम यांना अधिन ठेवून  
 देण्यांत आलेली आहे.

२] अनुज्ञाग्राही व्यक्तीने [अॅडीने] अशा जमिनीचा वापर व त्यावरील  
 इमारतीच्या अंगी किंवा अन्य बांधकामाचा उपयोग, उक्त जमिनीचा ज्या  
 प्रयोजनार्थे उपयोग करण्यांत परवानगी देण्यांत आली असेल त्या प्रयोजनार्थे केवळ  
 केला पाहिजे. आणि त्याने अशी जमिन किंवा तिचा कोणताही भाग किंवा अशी  
 इमारत यांचा इतरकोणत्याही प्रयोजनार्थे जिल्हाधिकारी, ठाणे यांच्याकडून तशा

इमारतीच्या अंगी किंवा अन्य बांधकामाचा उपयोग, उक्त जमिनीचा वापर ठरविण्यांत येईल.  
 ३] अशी परवानगी देणा-या प्राधिका-याकडून असा भूखंडाची किंवा त्याचे  
 जे कोणतेही उपभूखंड करण्याबाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आपखी  
 पो. विभागाची अर्जात कापा नये.



**ट न न १२**  
 द.स. ६६३३ २०११  
 ५३ ६८

४] अनुज्ञाग्राही व्यक्तीने [अ] जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान होईल अशा रितीने अशा जमिनीत रस्ते, गटारे वगैरे बांधून आणि [ब] भूमापन विभाग कडून अशा भूखंडाची मोजणी व त्याचे सिमांकन करून ती जमिन या आदेशाच्या तारखेपासून एक वर्षाच्या आत मंजूर आराखड्याप्रमाणे काटेकोरपणे विकसित केली पाहिजे. आणि अशा रितीने ती जमिन विकसित केली जाईपर्यंत त्याने त्या जमिनीची कोणत्याही रितीने विल्हेवाट लावता कामा नये.



अनुज्ञाग्राही व्यक्तीस असा भूखंड त्रिकायची असेल किंवा त्याची इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशांत आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्याचे निष्पादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्याचे कर्तव्य असेल.

६] यासोबत जोडलेल्या स्थळ आराखड्यांत आणि/किंवा इमारतीच्या नकाशात निर्दिष्ट केलेल्याप्रमाणेच इतक्या जोते क्षेत्रावर बांधकाम करण्याविषयी ही परवानगी देण्यांत आलेली आहे. तसेच भूखंडातील नकाशात दर्शविल्याप्रमाणेच उर्वरित क्षेत्र विना बांधकाम मोकळे सोडले पाहिजे.

६-अ] प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्यापेक्षा जास्त मजल्याचे असू नये.

७] प्रस्तावित इमारत किंवा कोणतेही काम [सतल्यास] यांच्या बांधकामात हस्तगत करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने [गट्टीने] नगरपालिका/महानगरपालिका यांची असे बांधकाम शरण्याविषयीची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.

८] अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या नकाशात दर्शविल्याप्रमाणे सिमांतिक मोकळे अंतर [ओपन मार्जिनल डिस्टेंस] सोडले पाहिजे.

९] या आदेशाच्या दिनांकापासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमिनीचा बिगरशेतकी प्रयोजनासाठी वापर करण्यास सुस्वात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यांत आला असेल तर ती गोष्टी



ट न न १२  
दस्त क्र. 2633 | २०१३  
५२/६८

१२-ब] परिण संड "अ" मध्ये काहीही अंतर्भूत असेल तरीही या परधान्याच्या तरतुदी विरुद्ध जावून कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा अशा तरतुदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्या आंत अशा रितीने उभारलेली इमारत काढून टाकण्याविषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिकार्याने निर्देश देणेविषयी संमत असेल. तसेच ठाण्याच्या जिल्हा-धिकार्याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्यात फ्रिट्यर्थ आलेला खर्च अनुज्ञाग्राही व्यक्तीकडून जाभिन महसूलाची थकबाकी म्हणून घेतून घेऊन घेण्याचा अधिकार असेल.



२०] दिलेली ही परधान्या सुबई कुळद हिवाट व शेतजमिन अधिनियम १९४८ नकारादेश ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इत्यादी सारख्या त्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्यांचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधित बाबीच्या बाबतीत लागू होतील त्या उपबंधाच्या अधिन असेल.

२१] हा आदेशा निर्गमित केल्याच्या दिनांकापासून तीत दिवसांच्या आंत बिगरशेतकी आकारणीच्या तिप्पट रक्कम म्हणजे रुपये १२५००० [अक्षरी रुपये १२५ हजार चारशे पन्नास हजार मात्र] इतकी रक्कम स्पांतर कर [कन्व्हर्शन टॅक्स] म्हणून अनुज्ञाग्राही व्यक्तीने भरली पाहिजे. जर असे करण्यात तो कसूर करील तर ही बिगरशेतकी वापराबाबत देण्यांत आलेली परधान्या रक्कम होण्यात मात्र ठरेल. या कराची रक्कम संबंधित ताहसिलदाराकडे भरली पाहिजे.



अनुज्ञाग्राही यांनी मित्रा श्रीराम नगरपालिका/परिषद यांच्याकडून मंजूर नकाशावर हक्कम बांधकाम केले पाहिजे. अनुज्ञाग्राही यांनी मित्रा श्रीराम नगरपालिका/परिषद यांच्याकडून बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यात अगर बांधकामांमध्ये बदल करून जादा चर्टई क्षेत्र निर्देशांक वापरल्यात अनुज्ञाग्राही हे सर्वसाचा गुन्हा दाखल करणेत पात्र राहतील व असे जादा बांधकाम दूर करणेत पात्र राहतील.

ट न न १२  
दस्तावेज क्र २६३३ २०१३  
५६ ६८

... ७/-

२४] अपर जिल्हाधिकारी व सक्षम प्राधिकारी, ठाणे नागरी संकलन, ठाणे यांनी तयार केलेली आदेशा जा. क्र. पुरलसी/टिप/डब्ल्यूएसएस/एसआर/४२५ दि. १७/१२/२३ अन्वये प्रस्तावित जागेमध्ये कमाल जमिन धारणा कायदा १९७६ चे कलम २० अन्वये योजना मंजूर केलेला अतून सदर आदेशामध्ये नमूद केल्याप्रमाणे ठराविक सापाट्यात सदरनिका बांधणे हे परवानगीधारक याचेदर बंधनकारक राहिल. त्याचप्रमाणे ज्या सदरनिका शासनाकडे वर्ग करणेच्या आहेत त्यांचा ताबा शासनास देणे हे परवानगी धारक याचेदर बंधनकारक राहिल.



[अरविंद रेड्डी]

प्रत:- श्री. अशोक अशोक लडके जिल्हाधिकारी, ठाणे.  
 त:- अशोक तहसिलदार, ठाणे यांचेकडे माहितीसाठी व आवश्यक त्या कार्यवाहीसाठी.

२/- अनुज्ञापत्राची व्यक्तीने सदर जमिनीच्या मुदतीच्या आंत, बिगरशेतकी येणेकरिता वापर करण्यात घेतली आहे किंवा असे वास्तव्य त्याच्या अडकालावर त्याने लक्षा ठेवले पाहिजे. असा अडकाल मिळाल्यानंतर अनुज्ञापत्राची व्यक्तीकडून त्याने बिगरशेतकी वापरात प्रारंभ केल्याच्या दिनांकापासून बिगर शेतकी आकारणीची रक्कम वसूल करण्याकरीता नोंद घेण्याची पुस्तका प्रधील तालुका नमुना दोन व ग्राम नमुना दोन यामध्ये आवश्यक ती नोंद घेण्याची तजविज केली पाहिजे. जमिन ताब्यात असलेल्या व्यक्तीस मोजणी मिळाली असेल तर त्याबाबत सदर तहसिलदाराने जिल्हा निरीक्षक भूमि अभिलेख, ठाणे यांस तसे फळविले पाहिजे आणि त्याबाबत मंजूर नकाशे व संबंधित जमिनीच्या बाबतीत अधिकाराभिलेखाचे उतारे पाठविले पाहिजेत.

- २] जिल्हा निरीक्षक भूमि अभिलेख, ठाणे यांना माहितीसाठी प्रत अर्गाळ पाठविण्यात येत आहे.
- ३] मा. आयुक्त, कोंकण विभाग, कोंकण भुवन यांच्याकडे सविनय सादर.
- ४] तलाठी संस्था, ठाणे यांचेकडे माहितीसाठी रवाना.
- ५] कार्यालयीन संघिका.

CERTIFIED COPY  
 Copy applied for on 29/11/99  
 Copy ready on  
 Copy delivered on 22/11/99  
 Copied by  
 Compared by अशोक  
 Wores  
 Copying fee १०५/-  
 Surchage  
 Compening fee  
 Surchage  
 Papor fee  
 Joint Submitter fee  
 Main Record Keeper  
 Collector's Office, Thane  
 दि. ठाणे  
 Dist. Thane

ट न न १२  
 दस क्र. २०१३ २०१३  
 ५८६८

# Commencement Certificate

HC.C.1012(Leg)

मिरा भाईंदर महानगरपालिका

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



जा. क्र. मि.भा./मनपा/नर/- ३५३३ /- २०१०-११

दिनांक :- १२/१/२०११

प्रति,  
जमीन/जागामालक - श्री. ग्लेन जॉन डिसोजा व इतर  
अधिकार पत्रधारक - श्री. शैलेश एस. शाह  
द्वारा - वास्तुविशारद - मे. आर्किझम

विषय :- मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - नवघर

सर्वे क्र./हिस्सा क्र. नवीन १३१पे., १४१/१, १४६/४ जुना ४६३पे., ४६५/१, ४६६/४  
या जागेत नियोजित बांधकामास बांधकाम प्रारंभपत्र  
मिळणेबाबत.

संदर्भ :- १) आपला दि.१६/१२/२०१० चा अर्ज.

२) मे. सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचेकडील आदेश क्र.

यु.एल.सी./टी.ए/भाईंदर/एस.आर-१६३, दि.०६/०२/१५, यु.एल.सी./टिए/

डब्ल्यू.एस.एच.एस.-२०/एसआर-४९४, दि.१८/०९/१३ ची मंजूरी व त्यास

दि.२५/०५/२००७ अन्वयेच्या पत्राने मूतवाढ व पत्र क्र. ग.एल.सी./टिए/एटीपी/

कलम-२०/एसआर-४९४, दि.२५/१०/२००७ ची मंजूरी.

३) मा. जिल्हाधिकारी ठाणे यांचेकडील अकृषिक परवानगी

आदेश क्र. महसूल/क-१/टे-२/एनएपी/एसआर-३२६/६५०२/९४-१५,

दि.१८/०२/१५.

४) अग्निशमन विभागाकडील पत्र क्र. मनपा/अग्नि/८९/०७-०८, दि.१६/०८/०७

अन्वये तोल्परता नाहरकत दाखला.

५) या कार्यालयाचे पत्र क्र. मिभा/मनपा/नर/२७६९/२००७-०८, दि.१६/११/२००७

अन्वये सधारीत बांधकाम परवानगी.

संधारित बांधकाम प्रारंभपत्र :- (इमारत प्रकार जी, एफ च्या मर्यादित)

(फक्त जाल्यापर्यंत) (विकास हक्क प्रमाणपत्राच्या वापराने)

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ४४, ४५ अन्वये व

मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३ ते २६९ विकास कार्य

करण्यासाठी / बांधकाम प्रारंभपत्र मिळण्यासाठी आपण विनंती केले नुसार मिरा

भाईंदर महानगरपालिका क्षेत्रातील मौजे - नवघर सि.स.नं./सर्वे क्र./हिस्सा क्र. नवीन

१३१पे., १४१/१, १४६/४ जुना ४६३पे., ४६५/१, ४६६/४ 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 नकाशांत दर्शविलेल्या रहिवास + वाणिज्य

वापरानेच करण्याचा आहे.

२) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर

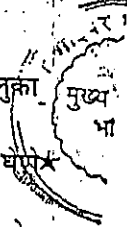
कोणतेही बांधकाम करता येणार नाही.

३५३३	
दस्तावेज क्र. ३५३३	२०१३
३५३३	६८





मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्यांची तालुका निरीक्षक भूमि अभिलेख ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कायद्याच्या अभिलेखार्थ दोन प्रतीमध्ये पाठविणेची आहे. व त्यास मंजूरी घेणे आवश्यक आहे.

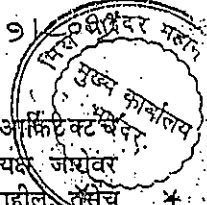
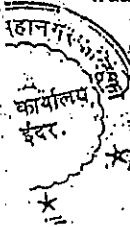


- ४) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगीशिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विकसित करण्यासाठी इतर/दुस-या विकासकास अधिकार दिल्यास / विकासासाठी प्रधिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम नकाशे व चटई क्षेत्राचे व परवानगीत नमूद अटी व शर्तीचे उल्लंघन केल्यास/पालन न केल्यास या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.
- ५) या जागेच्या आजूबाजूला 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 धारकांचा कोणताही राहिल.
- ७) रेखांकनात /बांधकाम नकाशात इमारतीचे समोर दर्शविण्यात / प्रस्तावीत करण्यात आलेली सामांसिक 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.
- ८) मालकी हक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक व संबंधीत व्यक्ती जबाबदार राहतील. तसेच वरील जागेस मोच मार्ग उपलब्ध असल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. यामध्ये तफावत निर्माण झाल्यास सुधारीत मंजूरी घेणे इमप्राप्त आहे.
- ९) मंजूर रेखांकनातील रस्ते, ड्रेनेज, गटारे व खुली जागा (आर.जी.) अर्जद्वारे / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वस्मी 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 इमारतीवरील अशा दोन टाक्या, दोन इलेक्ट्रिक ग्रुपसेट सह तरतुद केलेली असली पाहिजे.
- १२) महानगरपालिका अधिष्ठाता बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाणी पुरवठा करण्याची हद्दी घेत नाही. याबाबतची सर्व जबाबदारी विकासक/धारक यांची राहिल. तसेच जोडे पाण्याची सोय व अतिविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकाची / धारकाची राहिल.



ट न न १२  
दस्त क्र 2633 २०१३  
६० ६८

अनप/नर/३०३३/१०-११ दि-१२/११



अर्जदाराने स.नं., हि.नं., मौजे, महानगरपालिका मंजूरी, बिल्डरचे नांव, ऑफिस/कॉन्ट्रॅक्टरचे नांव, अक्षाधिक मंजूरी व इतर मंजूरीचा तपशील दर्शविणारा फलक प्रत्यक्ष जागेवर जातक्यात आल्यानंतरच इतर विकास कामास सुरुवात करणे बंधनकारक राहिले. तसेच सर्व मंजूरीचे मूळ कागदपत्र तपासणीसाठी/निरीक्षणासाठी जागेवर सर्व कालावधीसाठी उपलब्ध करून ठेवणे ही वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर 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 विचारत 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 बिल्डिंग 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) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठि काणी ठेवता येणार नाही. याबाबतचे उल्लंघन झाल्यास महानगरपालिकेकडून आपणाविरुद्ध दंडात्मक कार्यवाही करण्यात येईल.

१८) इमारतीचे बांधकामाबाबत व पूर्णत्वाबाबत नियमावलीतील बाब क्र.४३ ते ४६ ची काटेकोरपणे अंमलबजावणी करण्याची संपूर्ण जबाबदारी विकासक, वास्तुविशारद, स्ट्रक्चरल अभियंता, बांधकाम पर्यवेक्षक व धारक यांची राहिल.

१९) महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभ पत्र रद्द करण्याची कार्यवाही खालील बाबतीत करण्यात येईल व मुंबई प्रांतिक महानगरपालिका अधिनियम १९६६ च्या तरतुदीनुसार महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार संबंधीत विषय विहित कार्यवाही करण्यात येईल.

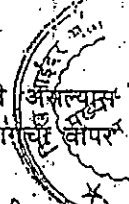
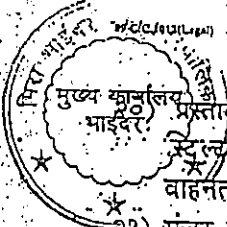


मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास, मंजूर बांधकाम नकाशे व प्रारंभ पत्रातील नमुद सर्व अटी व शर्तीचे पालन होत नसल्याचे निदर्शनास आल्यास,

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 ग्राह्यता नसलेली कागदपत्रे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेची दिशाभूल केल्याचे निदर्शनास आल्यास या अधिनियमाचे कलम २५८ अन्वये कार्यवाही करण्यात येईल.

ट न न १२	
दस्त # 2633	२०१३
१९	६८



प्रस्तावीत इमारतीमध्ये तळमजल्यावर स्टिल्ट (Stilt) प्रस्तावीत केले असल्यास स्टिल्टची उंची मंजूर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी व या जागेची वापर वाहनतळासाठीच करण्यात यावा.

२१) मंजूर विकास योजनेत विकास योजना रस्त्याने / रस्ता रूंदीकरणाने बाधित होणारे क्षेत्र १९६०.०० चौ.मी. महानगरपालिकेकडे हस्तांतर केले असल्याने व ह्या हस्तांतर केलेल्या जागेच्या भूबदल्यात आपणांस अतिरिक्त चटई क्षेत्रांचा लाभ/ मंजुरी देण्यात आली असल्याने सदरचे क्षेत्र कायमस्वरूपी खुले, मोकळे, अतिक्रमणविरहीत ठेवण्याची जबाबदारी विकासकाची राहिल. तसेच या जागेचा मालकी हक्क इतरांकडे, कोणत्याही परिस्थितीत व केव्हाही वरी करता येणार नाही. तसेच या क्षेत्राचा इतरांकडून मोबदला आपणांस इतर संबंधितास व धारकास स्विकारता येणार नाही.

२२) मंजूर बांधकाम नकाशातील १५.० मी. पेक्षा जास्त उंचीचे इमारतीचे अग्निशामन व्यवस्थेबाबत सक्षम अधिका-यांचे 'ना हरकत प्रमाणपत्र' सादर करणे बंधनकारक आहे.

२३) मंजूर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावीत केले असल्यास विद्यमान बांधकामक्षेत्र महानगरपालिकेकडून प्रमाणीत करून घेतल्यानंतर विद्यमान इमारत तोडून नवीन बांधकामांस प्रारंभ करणे बंधनकारक आहे.

२४) 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.

२५) पुर्विकसीत / नव्याने पूर्ण होणा-या इमारतीमध्ये विद्यमान रहिवाशांना सामावून घेण्याची कायदेशीर जबाबदारी वास्तुविशारद, विकासक व धारक यांची राहिल. याबाबतची सर्व कायदेशीर प्रतंता ( विकासकाने रहिवाशांसोबत करावयाचा करारनामा व इतर बाबी) विकासकाने / धारकाने करणे बंधनकारक राहिल.

२६) या मंजुरीची मुदत दि.२.२.१९९९ पासून दि.३.२.१९९९ पर्यंत राहिल. तदनंतर महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे तरतुदीनुसार विहित कालावधीसाठी नुतनीकरण करण्यात येईल अन्यथा सदरची मंजुरी कायदेशीररीत्या आपोआप रद्द होईल.

२७) सदरच्या आवेशातील नमूद अटी व शर्तीचे पालन करण्याची जबाबदारी अर्जदार, वास्तुविशारद, विकासक, अधिकार पत्रधारक, बांधकामपर्यवेक्षक स्ट्रक्चरल अभियंता व धारक यांची राहिल.

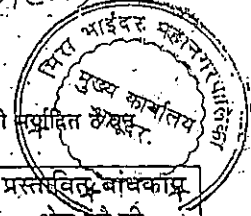
२८) सदर जागेच्या मालकीबाबत व न्यायालयात दावा प्रलंबीत नसल्याबाबत आपण प्रतिज्ञापत्र दिलेले आहे. याबाबत काहीही विसंगती आढळून आल्यास दिलेली परवानगी रद्द करण्यात येईल.



ट न न १२	
दस्त क्र. 2633	२०१३
३२	६८

CC-1012(L/4)

मनपा नं. 3033/90-99 दि. 92/9/2099



२१) यापुर्वीचे पत्र क्र. .... दि. .... अन्वये  
यासाठीच्या मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे मर्यादित क्षेत्र  
त्यानुसार कार्यान्वीत करणे बंधनकारक राहिल.

क्र.	इमारतीचे नांव/प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र चौ.मी.
१	एफ	१	पार्ट तळ + ७	१७६५.७५
२	जी	१	पार्ट तळ + ७	२१०५.४०
			जास्तीचे बाल्कनी क्षेत्र	०.५९
एकूण				३८७१.७४ चौ.मी.

- ३०) यापुर्वीचे पत्र क्र. मिभा/मनपा/नर/२७६९/२००७-०८, दि.१६/११/२००७ अन्वये देण्यात आलेली मंजूरी (इमारत प्रकार जी, एफ च्या मर्यादित) रद्द करण्यात येत आहे.
- ३१) जागेवर रेल वॉटर हार्बेस्ट्रींगची व्यवस्था करणे तसेच अग्निशमन व्यवस्था करणे व त्याबाबत महानगरपालिकेचे पाणीपुरवठा व अग्निशमन विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- ३२) प्रस्तावित इमारतीसाठी भोगवटा दाखल्यापूर्वी सौर उर्जा वरिल पाणी गरम करण्याची व्यवस्था (सोलार वॉटर हीटिंग सिस्टीम) बसवून कार्यान्वीत करणे व त्याबाबत सार्वजनिक बांधकाम विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- ३३) भोगवटा दाखल्यापूर्वी वृक्ष प्राधिकरणाकडील नाहरकत दाखला सादर करणे बंधनकारक राहिल.
- ३४) जोत्याच्या दाखल्यापूर्वी विकास योजना रस्त्याने बांधीत क्षेत्राचा नोंदणीकृत करारनाम्यासह मिरा भाईदर महानगरपालिकेच्या नांवेचा निविदाद ७/१२ उतारा सादर करणे बंधनकारक राहिल.
- ३५) मा. जिल्हाधिकारी, ठाणे यांचेकडील अकृषिक परवानगीच्या आदेशामधील अटीशर्तीची पूर्तता करणे आपणावर बंधनकारक राहिल.
- ३६) भोगवटा दाखल्यापूर्वी अग्निशमन विभागाकडील नाहरकत दाखल्यामधील अटीशर्तीची पूर्तता करणे आपणावर बंधनकारक राहिल.



मनपा/नर/3033/90-99

दि. 92/9/2099

आयुक्त  
मिरा भाईदर महानगरपालिका



प्रत - माहितीस्त्व व पृढील कार्यवाहीस्तव

- १) मा. अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी, ठाणे  
नागरी संकुलन, ठाणे, जिल्हाधिकारी कार्यालय, ठाणे
- २) प्रभाग अधिकारी  
प्रभाग कार्यालय क.

ट न न १२	
दस्त २७३३	२०१३
४१	७५

7/12

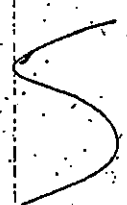
**गाव नमुना सात (अधिकार अभिलेख पत्रक)**

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

गाव - नाथूर

तालुका - ठाणे

बु.स. (४६३) -

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पध्दती	भोगवटादाराचे नांव	कुळाचे नांव
न.स. 93E	0	-	गुलन जोगी साज	खाते क्र. 99
शेतीचे स्थानिक नांव	N.A.		द्वार जोगी साज	
लागवडीचे योग्य क्षेत्र	हे.	आरु.	प्रति	
	0-60-9			
एकूण	0-60-9			
पो. ख. (लागवडीचे योग्य नसलेले) वर्ग (अ)				
वर्ग (ब)				
एकूण				
आकारणी जुडी किंवा विशेष आकारणी	2-ए			
			इतर अधिकार - तुकडा	
			2600 632 9909	
			30/11/19 1993	
			911	
			सिमा आणि भूमापन चिन्हे	

**गाव नमुना बारा (पिकांची नोंदवही)**

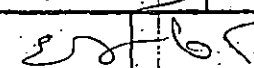
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)

वर्ष	हंगाम	पिकांखालील क्षेत्राचा तपशिल									लागवडीसाठी उपलब्ध नसलेली जमीन		जमीन करणाऱ्याचे नांव	शेत
		मिश्र पिकांखालील क्षेत्र			निर्भेद्य पिकांखालील क्षेत्र						एकूण	क्षेत्र		
		पिकांचा क्रमांक	जला सिंचित	अजला सिंचित	घटक पिके व प्रत्येका खालील क्षेत्र	पिकांचे नांव	जला सिंचित	अजला सिंचित	एकूण	क्षेत्र				
		हे. आर.	हे. आर.		हे. आर.	हे. आर.		हे. आर.	हे. आर.		हे. आर.			
1000	2090													

असेल वरपुढील खरी नकल दिली आहे 9/11/2090



(अधीक्षक, अदारी) तालुकी सजा - नाथूर

<b>ट न न १२</b>	
दस्ता क्र. 2633	२०१३
	

**गाव नमुना सात (अधिकार अभिलेख पत्रक)**

(महाराष्ट्र जमीन अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यांतील नियम ३, ५, ६ आणि ७)

गांव - नवघर

तालुका - ठाणे

जु. स. (४६५)

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पध्दती	योग्यदादाराचे नांव
न. स. १४७	९	-	२००१ जॉर्ज साज २५२ जॉर्ज साज २५२ जॉर्ज साज ५३२
शेतीचे स्थानिक नांव			M.A.
लागवडीचे योग्य क्षेत्र			५३०१ मालवणी साज ५३०७ मालवणी साज ५३२
एकूण	हे. आर.	प्रति	
	०-१७-४		
पो. ख. (लागवडीचे योग्य नसलेले) वर्ग (अ) वर्ग (ब)	हे. आर.	प्रति	
	०-१७-४		
एकूण	हे. आर.	प्रति	
	०-००-८		
आकारणी जुडी किंवा विशेष आकारणी	हे. आर.	प्रति	
	०-००-८		

कुळाचे नांव  
खाते क्र. ९९

इतर अधिकार - तुकडा २०२

२१५० २३९ २२२९१  
५३६१

सिमा आणि भूमापन चिन्हे

**गांव नमुना बारा (पिकाची नोंदवही)**

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यांतील नियम २९)

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशिल						लागवडीसाठी उपलब्ध नसलेली जमीन		जलसिक्काचे साधन	जमीन करणाराचे नांव	शेरा				
		मिश्र पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र							
		घटक पिके व प्रत्येका खालील क्षेत्र	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित						अजल सिंचित			
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	
		हे. आर.	हे. आर.	हे. आर.	हे. आर.	हे. आर.	हे. आर.	हे. आर.	हे. आर.	हे. आर.	हे. आर.	हे. आर.	हे. आर.	हे. आर.	हे. आर.	
		खिरीगी ०-१७-४														

अस्सल वारहकूम घरी नकल दिली आहे  
१६/०९/२०१३

तारीख १७/०९/२०१३

(सी. बी. अहीर)  
तलाठी सजा - नवघर  
ता. जि. ठाणे.

रज न १२  
२०१३  
१५/०९

## गाव नमुना सात (अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यांतील नियम ३, ५, ६ आणि ७)

गाव - नवघर  
तालुका - ठाणे

जु. स. (४६६४)

भूमापन क्रमांक	भूमापन क्रमांकांचा उपविभाग	भूधारणा पध्दती	भोगवटादाराचे नांव (५२) (२३२) अमन जोगी सात दोपू जोगी सात इधर जोगी सात		
न. स. १५६	४	—			
शेतीचे स्थानिक नांव			N.A.		
लागवडीचे योग्य क्षेत्र	हे.	आर.	प्रति	३६६० ५३६० ५३	
	०-१३	४			
एकूण	०-१३	४			
पो. ख. (लागवडीचे योग्य नसलेले) वर्ग (अ) वर्ग (ब)			२२३० १२१०		
एकूण					
आकारणी जुडी किंवा विशेष आकारणी			०-७२		

कुळाचे नांव  
खाते क्र. ११

इतर अधिकार - तुकडा (२०२)

(२५०) (३३) (११९)

सिमा आणि भूमापन चिन्हे

### गांव नमुना बारा (पिकांची नोंद वही)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यांतील नियम २९)

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशिल									लागवडीसाठी उपलब्ध नसलेली जमीन		जलासिंचनाचे साधन	जमीन करणाराचे नांव	श्रेण
		मिश्र पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र			पिकाचे नांव	जल सिंचित	उजळ सिंचित	स्वभा	क्षेत्र			
		पिकाचे क्रमांक	जल सिंचित	उजळ सिंचित	पिकाचे नांव	जल सिंचित	उजळ सिंचित								
		हे. आर.	हे. आर.	हे. आर.	हे. आर.		हे. आर.	हे. आर.		हे. आर.					

००९  
०१०

N.A. 0-93-4

अस्सल वर कुकुर खरी नकल दिली आहे

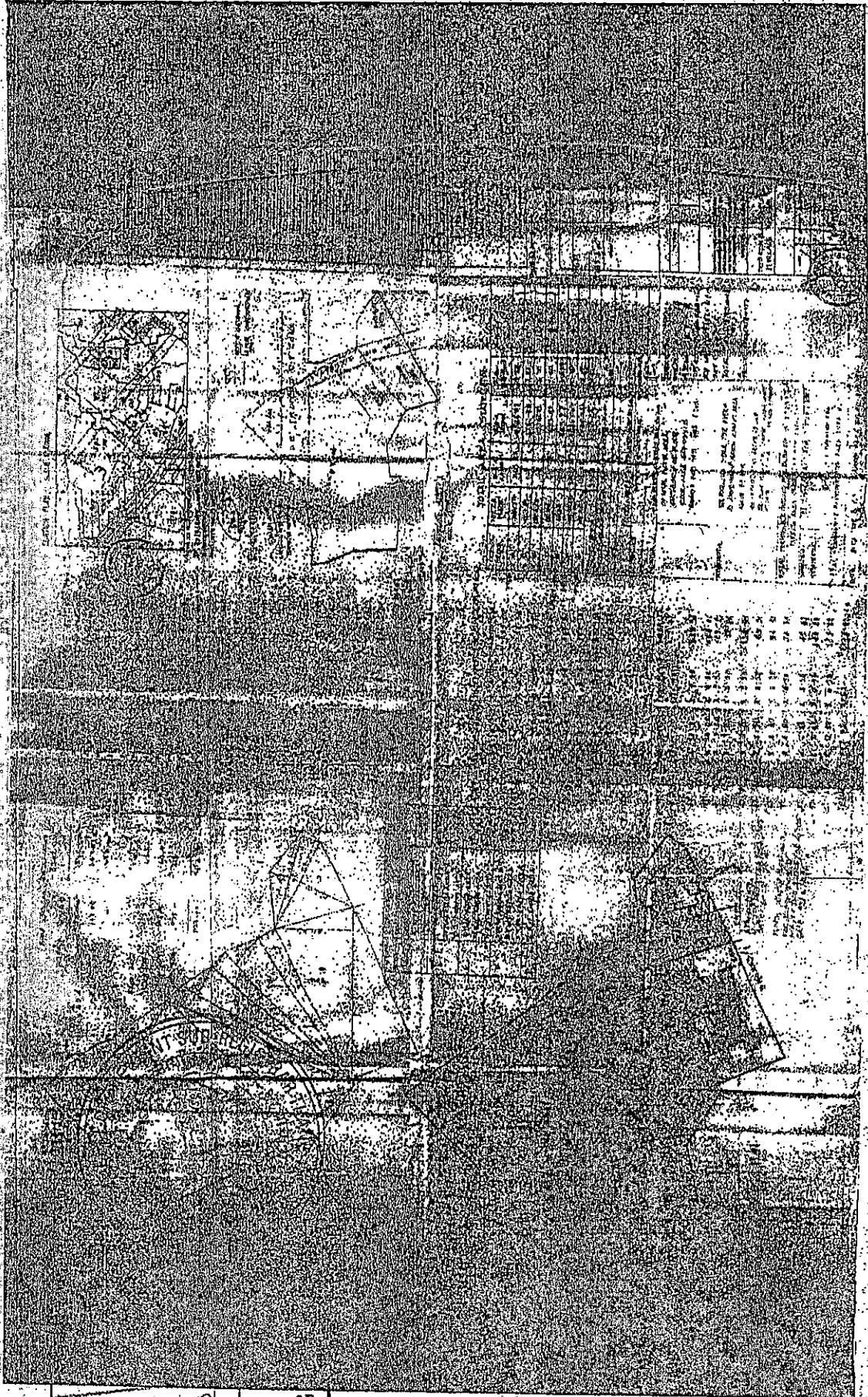


(सहाय्यक. अदारी)  
तलाठी सजा - नवघर  
ज. जि. ठाणे

ट न न १२	
दस्ता क्र. २७३३	२०१३
६६	७८

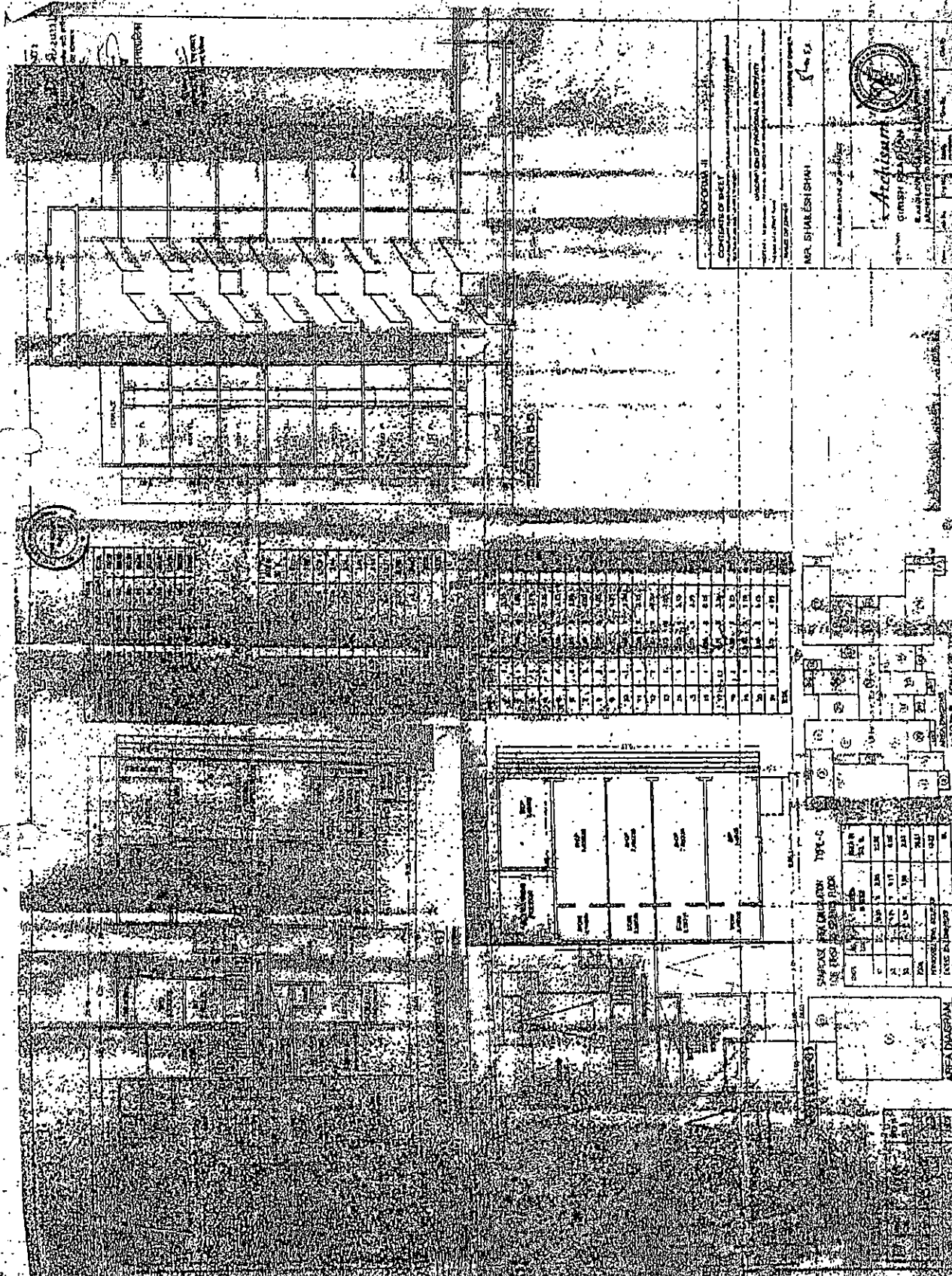


Approved Plan  
From M.C.M.B.

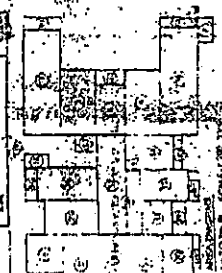


हस्ता क्र. 10633	२०२३
१/२	२





ARCHITECTURE II  
 COURSE OF PRACTICE  
 PROJECT WORK  
 NAME OF PROJECT: \_\_\_\_\_  
 NAME OF CLIENT: \_\_\_\_\_  
 NAME OF ARCHITECT: \_\_\_\_\_  
 MR. SHALESH SHAN  
 ARCHITECT  
 REGISTERED ARCHITECT NO. \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CONTACT NO. \_\_\_\_\_  
 DATE: \_\_\_\_\_



SURFACE FINISHES FOR THE 1ST & 2ND FLOOR  
 (SEE PLAN)

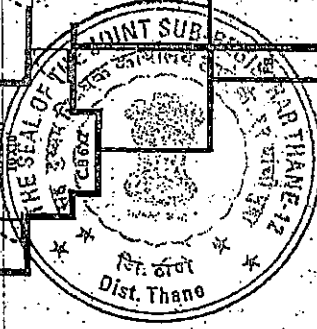
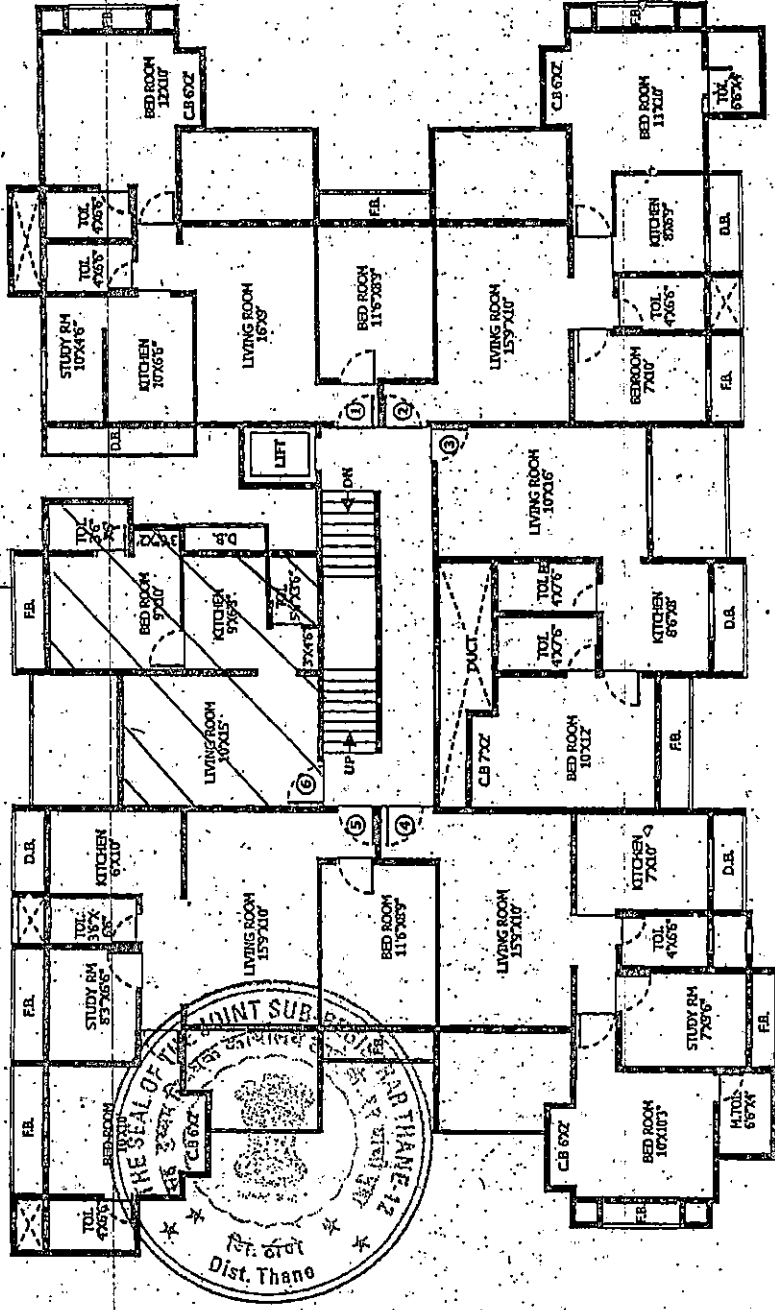
NO.	DESCRIPTION	QTY.	UNIT	REMARKS
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...
11	...	...	...	...
12	...	...	...	...
13	...	...	...	...
14	...	...	...	...
15	...	...	...	...
16	...	...	...	...
17	...	...	...	...
18	...	...	...	...
19	...	...	...	...
20	...	...	...	...
21	...	...	...	...
22	...	...	...	...
23	...	...	...	...
24	...	...	...	...
25	...	...	...	...
26	...	...	...	...
27	...	...	...	...
28	...	...	...	...
29	...	...	...	...
30	...	...	...	...



टन न १२  
 दस्त क्र. 2693  
 २०१३  
 एत

TYPICAL FLOOR PLAN

*Hitesh Parvath*



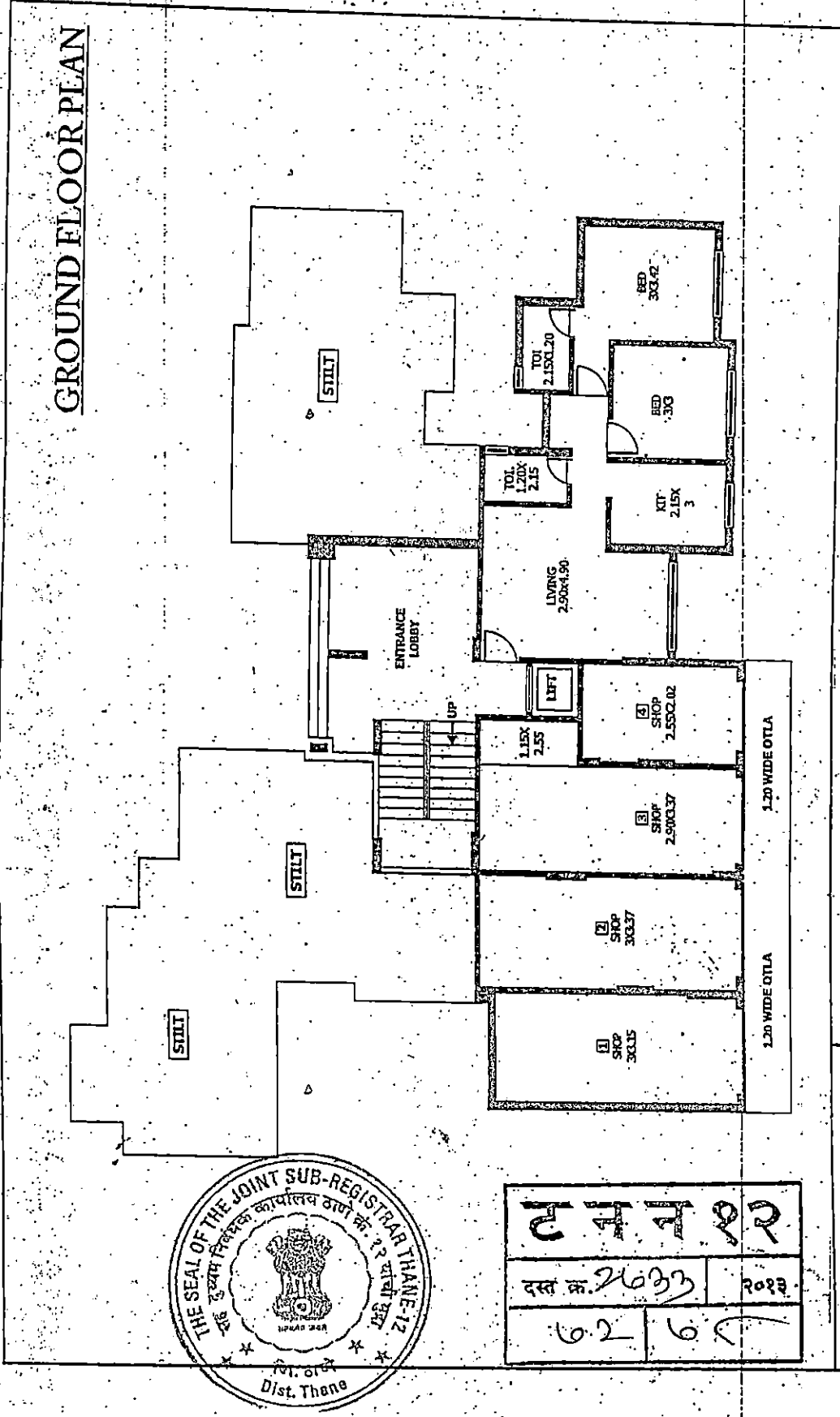
८८८८८८	
दस्तावेज नं. २६०३३	२०२३
६९	६८

BUILDERS/PROMOTERS: MIHIR R SHAH FLATS/SHOPS: GLORY 1306

PURCHASER/S: HITESH BHAGWANLAL POKHAR: THIRD

RITU'S PARADISE  
RITU'S GLORY

**GROUND FLOOR PLAN**

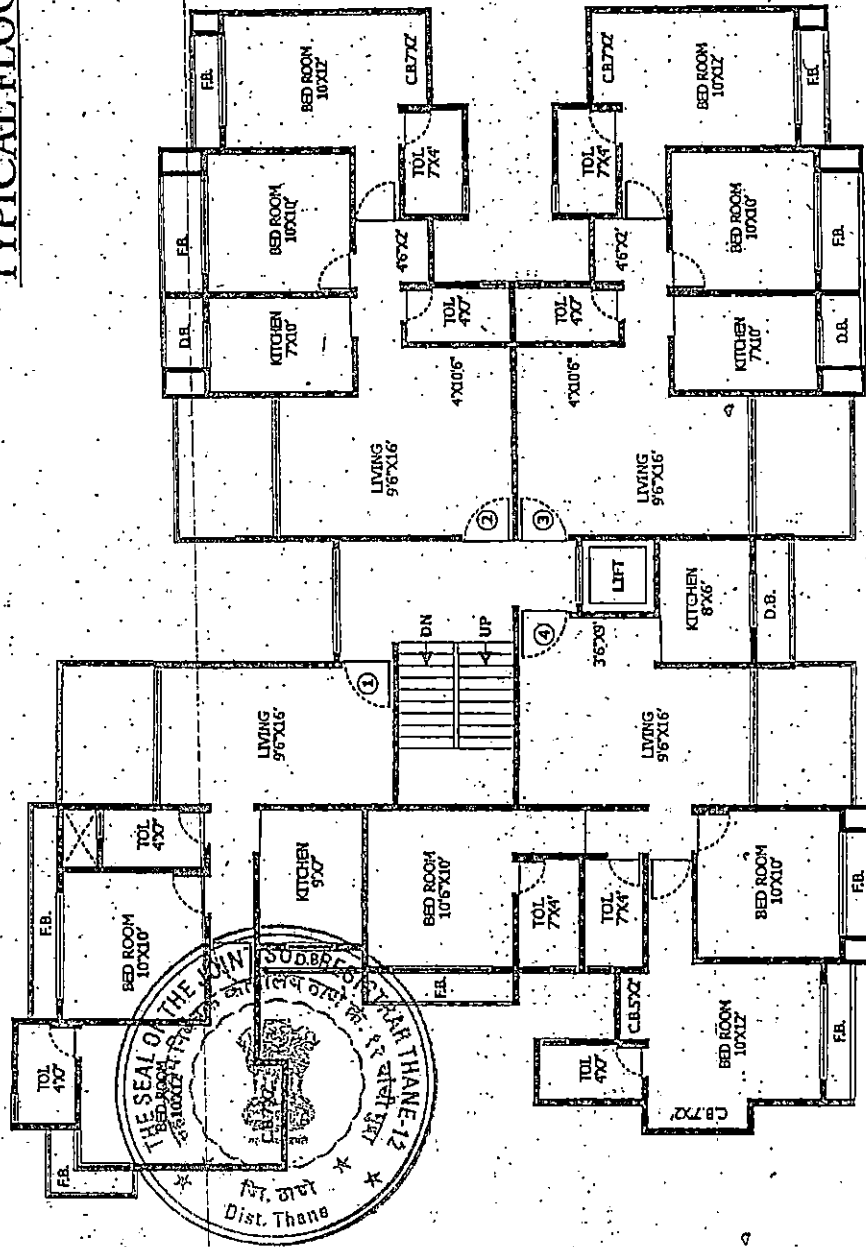


<p><b>रितुस</b></p>	
<p>दस्ता क्र. 2633</p>	<p>2022</p>
<p>62</p>	<p>67</p>

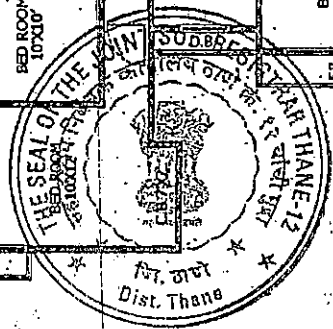
**RITU'S PARADISE** BUILDERS/PROMOTERS: \_\_\_\_\_ FLATS/SHOPS: \_\_\_\_\_

**RITU'S FAME** PURCHASER/S: \_\_\_\_\_ FLOOR: \_\_\_\_\_

TYPICAL FLOOR PLAN



ह न न १२  
 दस्ता क्र. 2023  
 63/6



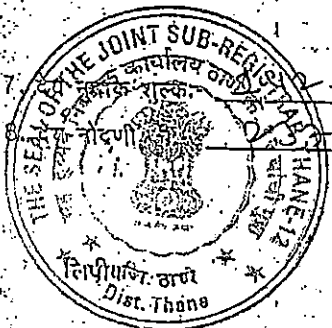
RITU'S PARADISE BUILDERS/PROMOTERS: \_\_\_\_\_ FLATS/SHOPS: \_\_\_\_\_

RITU'S FAME PURCHASERS/S: \_\_\_\_\_ FLOOR: \_\_\_\_\_



महाराष्ट्र शासन - जोदणी व मुद्रांक विभाग  
मुद्रांकन आध्यात्मिक 2018

1. दस्तावेज प्रकार :- करारनामा अनुषंगीत गोपनीय 25/11
2. सादरकर्त्याचे नाव :- दिनेश भगवती पापु पुत्रोदीत
3. सालुका :- ठाणे
4. पत्तापत्रे नाव :- ठाणे
5. नगरभुनांजन क्रमांक/सर्व्हे क्र./अंतिम भूखंड क्रमांक :- 146
6. मूल्य दरविभाग (झोन) :- CS उपविभाग
7. गिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक  
प्रति चौ.मी. दर :- 59300/-
8. यंत्रणात नमुद येलेल्या गिळकतीचे क्षेत्रफळ :- 40.02 चारचौक / गिळद अप यी.मी.ल्ल / अल्ल
9. कारपार्किंग :- गांधी :- पोस्टमार्का :-
10. रजला क्रमांक :- 1726 उदयाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- मसारा :-
12. बांधकामाचा प्रकार :- आरआरसी / इतर पायके / असे प्रकार / काचवे
13. बांधकाममुल्यावर बांधकामातील भागदर्याक सुचना क्र. :- ज्याच्या दिलेली चर / पां
14. लिखित अंश लागू नसल्या इत्ला :- 1. प्रतिपाद भाडे रकम :-  
निवासी / अनिवासी 2. अनामत रकम / आगाव भाडे :-  
3. फांलाधरी :-
15. निर्धारित केलेले बाजारमूल्य :- 2325000
16. यंत्रणांमध्ये दर्शविलेली मोकदला :- 23,78,000



17. भरलेले मुद्रांक शुल्क :- 560/- भरलेले मुद्रांक शुल्क :- 142500

ट न न ११२  
दस्त क्र. 2693 2018  
68/65

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 HITESH BHAGWAT PUROHIT  
 BHAGWAT PUROHIT  
 AY ZEP 9/1091  
 भारत सरकार  
 GOVERNMENT OF INDIA

REPUBLIC OF INDIA  
 MAHARASHTRA STATE MOTOR DRIVING LICENCE  
 DL No. MH0220113333  
 Valid Till: 04-05-2014 (NT)

FORM 1  
 RULE 14 (2)

AUTHORIZATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA.

COV	DOI
LMV	02-05-2011
MCWG	02-05-2011

DOB: 12-10-1989    BG: B+

Name: JOSEB MAKNOJIA  
 S/O/W of ZULFIKAR MAKNOJIA  
 Add: 8/814, HIGHLAND PARK CHS, S.V. ROAD  
 DAHISAR (E) MUMBAL.

PIN: 400068  
 Signature & ID of Issuing Authority: MH0220113333

Signature/Thumb Impression of Holder



ट न न १२	
दस्तावेज नं. 2633	२०१३
६५	६८

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
ALVPS5672G



नाम / NAME  
MIHIR RAJNIKANT SHAH

पिता का नाम / FATHER'S NAME  
RAJNIKANT KANTILAL SHAH

जन्म तिथि / DATE OF BIRTH  
1-1980



आयकर आयुक्त (सिस्टम्स केन्द्र)  
DIRECTOR OF INCOME TAX (SYSTEMS)

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVERNMENT OF INDIA

JAYANT-BHAGWAT  
PRABHAKAR SHANKAR BHAGWAT

19/07/1974

Permanent Account Number

AHQB3571

Signature

ट न न १२	
दस्ता क्र. 2633	२०१३
66	66

दस्तावेजपत्र भाग-१

टनन १२	
दस्तावेज क्र. 2633	२०१३
७७	७८

दस्तावेज क्रमांक टनन-१२/२६३३/२०१३

बाजारमुला - २३७५०००/- मोबदला - २३७६०००/-

भरलेली मुद्रांक शुल्क - १४२५६०/-

सह दु.नि. टनन-१२ यांचे कार्यालयात

अ.क्र. २६३३/१३ वर दिनांक २७/६/२०१३

रोजी पु.से. या. हजर केला

डि.डि. क्र. ०८५२७९ दिनांक ११/६/२०१३

खालीलप्रमाणे फी घेतली

नोंदणी फी रु.

दस्त हाताळणी फी रु.

(पृष्ठांची संख्या ७८ पाने)

एकूण रु

२३७६०/-

३५६०/-

२५३२०/-

Hitesh Purushit  
दस्त हजर करणा-याची सही:

सह दुय्यम निबंधक ठाणे क्र. १२  
सह दुय्यम निबंधक ठाणे क्र. १२  
ठाणे क्र. १२

सह दुय्यम निबंधक ठाणे क्र. १२  
सह दुय्यम निबंधक ठाणे क्र. १२  
ठाणे क्र. १२





दस्तावेज क्र. १२  
 दस्ता क्र. 2633 2013  
 छायाचित्र ( ) अंगठ्याचा ठर

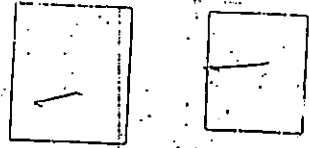
दस्त गोपवारा भाग- २

लि. देणार

स्वाक्षरी

मि. लक्ष्मण के रिपोली लक्ष्मण  
 आपणाक ही मिठीर रजनीकां  
 शा.ह. शा. मिरा रोड (पुणे) वन

Salunil



लि. घेणार

हिलेश आपाक पाठ पुरोहित 27  
 काम नं. 112 अफियात

सायवगर, कांठिबेळ (पुणे), Hitesh Purohit

घरिल दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्तऐवज करून दिल्याचे  
 झड्डल करतात.

ओळख

स्वाक्षरी

छायाचित्र

अंगठ्याचा ठर

ज्यालील इयम असे निवेदिता करतात की, ते दस्तऐवज करून देणार-यांना  
 व्यक्तीशः ओळखतात, अ त्यांची ओळख पटयितात.

जालीठ मरवनाजीया (27)

05/237 हायकोपाके सुयकी

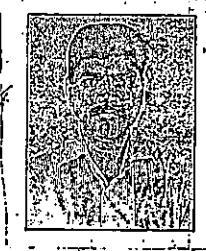
रोड - पुरोहित पुणे

की जयंत ५ मागवण

शामील म 100 सुयकी पुणे

सुयकी मिरा रोड (पुणे) वन.

Shreya



सह दुय्यम निवेदिता वेगो- १२  
 दाणे क्र. १२



प्रमाणित करण्यास येते की,  
 दस्ता क्र. 2633

2013 मध्ये

पाने आहेत.

सदर दस्त

पर नोंदला

Signature