



PRANJAL BHAGAWATI

(B.E., F.I.V., M.I.E., P.G.D.M.)

CHARTERED ENGINEER, GOVT. REGD. APPROVED VALUER
I.T. Regn. No. CAT-I / 29 / 06-07

Office : G-2, "B" Wing, Gayatri Krupa Bldg., L.T. Road, Babhai Naka, Borivali (W), Mumbai - 400 091.

Mobile No. : 89760 11390 / 98330 01830 Telefax : 022 - 2578 8964 E-mail : pbsrsr2010@yahoo.co.in / pbsrsr2010@gmail.com

Ref No. PB/VR/SRSR/SBI/2763

16th July, 2012

Valuation Report for Residential premises located at Flat No. 1001, 10TH Floor, Building No. 340, Phase 4, Sector III, SRISHTI COMPLEX, Mira Road (E), Dist. Thane - 401 104.

1.	Name of the Bank/ Branch	STATE BANK OF INDIA, RACPC, BANDRA KURLA COMPLEX
2.	Purpose of which valuation is made	To Ascertain Current Fair Market Value
3.	Date of Visit	14.07.2012
4.	Name of the Owner	AZURE TREE TOWNSHIPS LLP & EVERSMILE PROPERTIES PRIVATE LIMITED
5.	Name of Purchaser	MR. OMPRAKASH LALTAPRASAD BARAI & MRS. NEETA OMPRAKASH BARAI
6.	Property Address	Flat No. 1001, 10 TH Floor, Building No. 340, Phase 4, Sector III, SRISHTI COMPLEX, Mira Road (E), Dist. Thane - 401 104.
7.	If the Property is under joint ownership / co-ownership, share of each such purchaser are the shares undivided	Joint Ownership
8.	Proximity to Civic amenities	It is situated at a distance within 1½ km away from Mira Road Railway station. The area is well-planned & well-developed. The locality has sufficient infrastructure & civic amenities & adequate transportation by Buses & Private Vehicles. To the property, facilities like shops, banks, hotels, markets, schools, hospitals, etc. are all available in the surrounding locality. The property & locality is one of the fastest growing residential zones of Mira Road.
9.	Roads, Streets or Lanes on which the land abutting.	Station Road
10.	Society details	----
11.	Survey / Plot No. of land	S. No. 63 (pt), 65(pt), 66(pt), 67 (pt), Sector- 3
12.	Is the property situated in residential/commercial /mixed area /industrial	Residential



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13.	Classification of locality high class	Middle Class
14.	Property Bounded As	North : Mayur Bldg South : Open Plot East : Bldg No. 340 Wespt : Mithun Bldg
15.	Landmark	• Srishti Police Chowki
	DETAILS OF CONSTRUCTION	
16.	Type of construction	RCC frame structure
17.	No. of floors	Stilt + 1 Podium + 14 upper floor
18.	No. of lift	2 lifts
19.	Floor in which the flat is situated	10 TH Floor
20.	Type of Flat	2 ½ BHK + Toilets Blocks
21.	Area of property	As per document carpet area – 827 sq.ft. As per study Super built up area – 1280 sq.ft.
22.	Whether owner occupied /Tenant occupied	Ready Possession
23.	Estimated Age of the building	New Building
24.	Estimated future life of the building (subject to proper care & maintenance & structural repairs as and when required)	60 years
25.	Amenities / Extra fittings	Vitrified flooring, concealed wiring & plumbing, Granite kitchen platform with 2' ht. dado, aluminium framed windows with MS grill, WC & bath with 2' dado & wooden doors
	IMPROVEMENTS	
26.	Attach plans and elevations of all structures standing on the land and lay-out plan	Details not provided
27.	Document inspected & Perused	As per agreement Dt. 22/06/2012 Rs. 99,47,750/- between AZURE TREE TOWNSHIPS LLP & EVERSMILE PROPERTIES PRIVATE LIMITED 1 st part & MR. OMPRAKASH LALTAPRASAD BARAI & MRS. NEETA OMPRAKASH BARAI 2 ND part



Ref No. PB/VR/SRSR/SBI/2763

: 3 :

VALUATION		
28.	Comparable sale value (in the vicinity)	Rs. 7,500/- to Rs. 7,800/- per sq.ft.
29.	Estimated fair market rate	Rs. 7,600/- per sq.ft.
30.	Estimated fair market value	1280 sq. Ft x Rs. 7,600/- = Rs. 97,28,000/- (Rupees Ninety Seven Lacs Twenty Eight Thousand Only)
31.	Estimated realizable / distress value	Rs. 97,28,000/- x 80% = Rs. 77,82,400/- (Rupees Seventy Seven Lacs Eighty Two Thousand Four Hundred Only)
E	Rental value	Rs. 24,320/- (Rupees Twenty Four Thousand Three Hundred Twenty Only)
	REMARKS	Please call for CC, OC & Approved plan copy, Photographs not allowed.

I hereby declare that:

- The information furnished is true & correct to the best of my knowledge & belief.
 - I have no direct or indirect interest in the property valued.
 - My Representative Mr. Vijay has personally inspected the property on Date: 14.07.2012.
 - The rates are based on the current market conditions & these may vary with time.
 - Unless otherwise specified the valuation is based on free & transferable title without any hindrances like tenancy etc.
 - The bank is requested to check through the advocate whether the property is free from encumbrances.
 - I hereby certify that we have valued the right property as directed by the bank and shown by the client.
 - Photograph not allowed.**
- Date: 16.07.2012.



Pranjal Bhagwati
PRANJAL BHAGAWATI
 B.E., M.I.E., MBA, F.I.V., CHARTERED ENGINEER,
 GOVT. REGD. VALUER
 REGN. NO. CAT-1/29/06-07



दुय्यम निबंधक: सह दु.नि.का-ठाणे 10

दस्ताक्रमांक व वर्ष: 6631/2012

नोंदणी 63 म.

Friday, July 06, 2012

सूची क्र. दोन INDEX NO. II

10:54:17 AM

Regn. 63 m.e.

गावाचे नाव : पेणकरपाडा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) करारनामा
मोबदला रु. 9,947,750.00
बा.भा. रु. 5,046,200.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 63पार्ट,65पार्ट,66पार्ट,67पार्ट वर्णन: विभाग-क्र. पेणकरपाडा-पी/4-21,सदनिका क्र.1001/10 वा मजला, बिल्डींग नं.- 340, फेज-4, सेक्टर-3, सृष्टी कॉम्प्लेक्स,मिरारोड पू,ठाणे.
- (3)क्षेत्रफळ (1)76.83 चौ मी कारपेट
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) अजुरे ट्री टाऊनशिप एल एल पी चे कॉन्स्टीट्युट अटॉर्नी श्री संजय डागा तर्फे कु मु म्हणून हितेश श्रीवास्तव - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: सांताक्रुझ मुं.; तालुका: -; पिन: -; पॅन नम्बर: AAGCA1417N. (2) मे. एव्हरस्माईल प्रोपर्टीज प्रा.लि.चे कॉन्स्टीट्युट अटॉर्नी श्री संजय डागा तर्फे कु मु म्हणून हितेश श्रीवास्तव (मान्यता देणार) - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: सांताक्रुझ मुं.; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) ओमप्रकाश लालताप्रसाद बरई - -; घर/फ्लॅट नं: 504; गल्ली/रस्ता: -; ईमारतीचे नाव: प्लम ब्लॉसम; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: ठाणे प.; तालुका: -;पिन: -; पॅन नम्बर: AHOPB3528R. (2) नीता ओमप्रकाश बरई - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 22/06/2012
- (8) नोंदणीचा 06/07/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 6631 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 596877.50
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा

सह दुय्यम निबंधक ठाणे-१०





॥ सृष्टी ॥

Mr. Omprakash Laltaprasad Barai

Mrs. Neeta Omprakash Barai

Flat No. 504, Bldg No. 05,

Plumblossom,

Vardhman Garden, Balkum,

Thane (W) - 400608

12th June, 2012

Re: Flat No. "1001" on the 10th floor ("the Flat") in Building -340 ("the Building") in Phase IV along with 1(One) Covered car parking space in Sector III of the Complex named "Srishti", Mira Road, Dist. Thane - 401104. (the Flat and the car Parking space are collectively referred to as "the Premises")

Dear Sir,

This is to record as under:-

1. You have expressed your desire to purchase the Flat, which is comprised in the Building consisting of ground, podium and upper floors.
2. The completion of the Building and the development of the Complex shall be subject to necessary approvals from the concerned Offices including issuance of Occupation Certificate by the Mira Bhayander Municipal Corporation (the "MBMC") and subject to force majeure and/or circumstances beyond our control. On receipt of the Occupation Certificate in respect of the said Building from MBMC, we shall hand over possession of the Flat to you.
3. You have inspected the plans, documents and permissions in respect of the residential Complex.
4. You have requested us to earmark in your favour a Flat, admeasuring about **827 square feet (carpet area)**, being **Flat No. 1001** on the **10th floor** in **Building -340 ("the Flat")** in Phase IV of Sector III of the Complex known as "Srishti", along with **1(One) Covered Car Parking** in the Complex for the lumpsum consideration of **Rs. 99,47,750/- (Rupees Ninety Nine Lakhs Fourty Seven Thousand Seven Hundred Fifty only)** payable as per the Schedule of Payment mentioned in Annexure "A" For earmarking of the Flat, you have deposited with us, a sum of **Rs. 15,65,929/- (Rupees Fifteen Lakhs Sixty Five Thousand Nine Hundred Twenty Nine Only)**. Amenities proposed to be provided in the flats therein are listed in Annexure "B" hereto.
5. Time for payment of installments, deposits and charges is of essence. You are aware that interest at 21% p.a (Twenty One) percent per annum, is payable on all delayed payments. We reserve the right to terminate this understanding, in case of, defaults or breach of Terms and Conditions.

दस्तावेज प्रकार (Nature of Document)	Agreement for sale
दस्तावेज नंबर (Registration Data) If Registration No. S.F.R.O.	(Rayabur/Agreement No.) Thane-10
ठेकाचा मुदत नंबर (Fronting/Agreement No.)	15315
मिळकतीचे धोरण/वर्णन (Property Description/Details)	Flat. 1001, Bldg- 340 Srishti Comp. Mira Rd.
मोबदला रक्कम (Consideration Amount)	99,47,750/-
मुद्रांक खरेदीदाराचे नाव (Stamp Purchaser's Name)	Mr Omprakash Rajprasad Barai Mrs Neeta Omprakash Barai.
दस्तावेज देणाऱ्या व्यक्तीचे नाव (Name of the Seller Party)	Azure Tree Township LLP
हस्तो असेल त्यास नाव व पत्ता (If through Name & Address)	Rajendra Singh
मुद्रांक सुटकाची रक्कम (Stamp Duty Amt.) शब्दात (In Words)	5.97.000/-
अधिकृत व्यक्तीचा पूर्ण स्वाक्षरी व छिन्ना (Authorizer Person's full Signature & Seal)	

For CITIZENCREDIT CO-OPERATIVE BANK LTD.

उमट मुद्रांक प्रॉकिंग आल्ट्रा व्हायलेट लॅम्प खाली तपासले व एस.एम.एस./संबंधित प्राधिकृत अधिकार्याशी दुरुवनी वरून संपर्क साधून मेळू शकते आढळून आला

सह/दुय्यम निबंधक ठाणे १.१० जिल्हा-ठाणे

SMS Sr. No. 6080/2012
Sign. [Signature]

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Mumbai this 22nd day of June the Christian Calendar Year, Two Thousand and Twelve;

BETWEEN

AZURE TREE TOWNSHIPS LLP duly incorporated under the provisions of Limited Liability Partnership Act, 2008 (erstwhile Azure Tree Townships Private Limited, a Company incorporated under the Companies Act) and having its Registered Office at 101, Kalpataru Synergy, Opposite Grand Hyatt, Santa Cruz (East), Mumbai- 400055, hereinafter referred to as **"the Developers"** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-title or assigns) of the **First Part**;

AND

EVERSMILE PROPERTIES PRIVATE LIMITED, a company incorporated under the Companies Act and having its Registered Office at Block No.75, Old Block Factory, Penkarpada, Sector I, Srishti Housing Complex, Mira Road (East), District Thane - 401104, hereinafter referred to as **"EPPL/the Confirming Party"** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors-in-title or assigns) of the **Second Part**;

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भारत 15315
170881
JUN 22 2012
MAHARASHTRA

For CITIZENCREDIT CO-OPERATIVE BANK LTD. Shop No. 34-41, Geeta Arcade-1, Station Road Mira Road, (East), Thane-401017. Phone: 022-25109005/200-

Refers five loan kindly given (Two thousand only).

Customer's Copy	
CITIZEN CREDIT CO-OPERATIVE BANK LTD. Lic # D-5(STP)(V)/C.R. 1009/02/2005/200-203	
Br. Mira Road	Date 20/6/12
Pay to : Acct Stamp Duty Thane	
Franking Value	Rs. 5,97,000/-
Service Chgs (Rs. 10 per doc)	Rs. 10/-
TOTAL	Rs. 5,97,010/-
Name of the stamp duty paying Party Mrs.	
Omprakash Lattaprasad Barai	
Mrs. Neeta Omprakash Barai	
DD / Cheque Drawn on Bank	
(For Banks Use Only)	
Tran ID	
Franking Sr. No.	1515
Cashier	
Officer	

AND

Mr./Miss/Mrs./Ms. Omprakash Lattaprasad Barai
Mrs. Neeta Omprakash Barai

Individual/s, a Company/Firm, having his/her/their address/Registered Office/Principal Place of Business at Flat No. 504, Bldg No. 05, Plumblossom Vardhman Garden, Balkum, Thane (W) - 400608 - x -

hereinafter referred to as "the Purchaser" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include in the case of an individual or individuals, his, her or their respective heirs, executors, administrators and permitted assigns / in the case of a body corporate, its successors and permitted assigns/ in the case of a partnership firm, the partners for the time being and from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and his, her or their permitted assigns / in case of a Hindu undivided family, the karta and the members for the time being and from time to time of the coparcenary and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and his, her or their permitted assigns / in the case of a trust, the trustees for the time being and from time to time of the trust and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and his, her or their permitted assigns) of the **Other Part**.

In this Agreement, unless the context otherwise implies, the expressions defined hereunder shall have the respective meanings assigned to them:

- (i) The singular wherever used shall include plural and vice versa;
- (ii) The masculine gender used herein shall include the feminine gender, wherever applicable;

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the said premises, which is exclusive of the proportionate price of the common areas, amenities and facilities that is to be provided on the said land and/or in the said Complex. The aforesaid consideration amount for the said premises is exclusive of any tax/es, levy/ies, cess/es, impost/s or by whatever name called charged, imposed, levied, payable in respect of the said premises. The Purchaser to pay the said consideration amount to the Developers in the following manner:-

(i) Rs. 15,65,929/- (Rupees Fifteen Lakhs Sixty five Thousand Nine Hundred Twenty nine only) on or before the execution hereof (the receipt whereof, the Developers hereby admit and acknowledge) as earnest money;

(ii) The balance consideration amount of Rs. 83,81,821/- (Rupees Eighty Three Lakhs Eighty One Thousand Eight Hundred Twenty One only) to be paid by the Purchaser to the Developers within 7 (seven) days from the date of intimation of the Developers demanding payment on occurrence of the events herein mentioned in the manner given below:-

- (a) On or before 3.7.2012 ; Rs. 69,89,136/-
- (b) On or before 15.8.2012 ; Rs. 596,865/-
- (c) On or before 15.10.2012 ; Rs. 397,910/-
- (d) On _____ ; Rs. _____
- (e) On _____ ; Rs. _____
- (f) On _____ ; Rs. _____
- (g) On _____ ; Rs. _____
- (h) On _____ ; Rs. _____
- (i) On _____ ; Rs. _____
- (j) On _____ ; Rs. _____
- (k) On _____ ; Rs. _____
- (l) On _____ ; Rs. _____
- (m) On _____ ; Rs. _____
- (n) On _____ ; Rs. _____
- (o) On intimation that the said Flat is ready for occupation (irrespective of the date on which the Purchaser takes possession thereof). ; Rs. 397,910/-



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FIFTHLY: (Land belonging to Shree Atulchandra Shrinath Navalkar)
All those pieces or parcels of land or ground of lease hold tenure situate, lying and being at Village Mira, District Thane, in the Registration Sub-District of Thane, containing by admeasurement 1,47,232.59 square metres or thereabouts and registered in the Books of the Talati, Bhayandar and Collector of Land Revenue, Thane under Survey Nos. 242, 243 Hissa No. 6, 245, 246 and 247.

**SECOND SCHEDULE ABOVE REFERRED TO:
(Description of "the "said land"")**

All those pieces and parcels of the leasehold land situate, lying and being at Village Penkarpada, District Thane, in the Registration Sub-District of Thane, containing by admeasurement 30,880 Square metres or thereabouts in old Survey Nos. 231 (P), 232(P), 233(P), 234(P) and 240(P) and corresponding to Survey Nos. 63(P), 65(P), 66 (P), 67(P) and 64(P) of Penkarpada Thane.

SIGNED AND DELIVERED)
by the within named **Developers,**)
AZURE TREE TOWNSHIPS LLP)
in the presence of

For **Azure Tree Townships LLP**

Sejay Daga

Partner/Constituted Attorney

Sachin

Sachin R. Gondhali



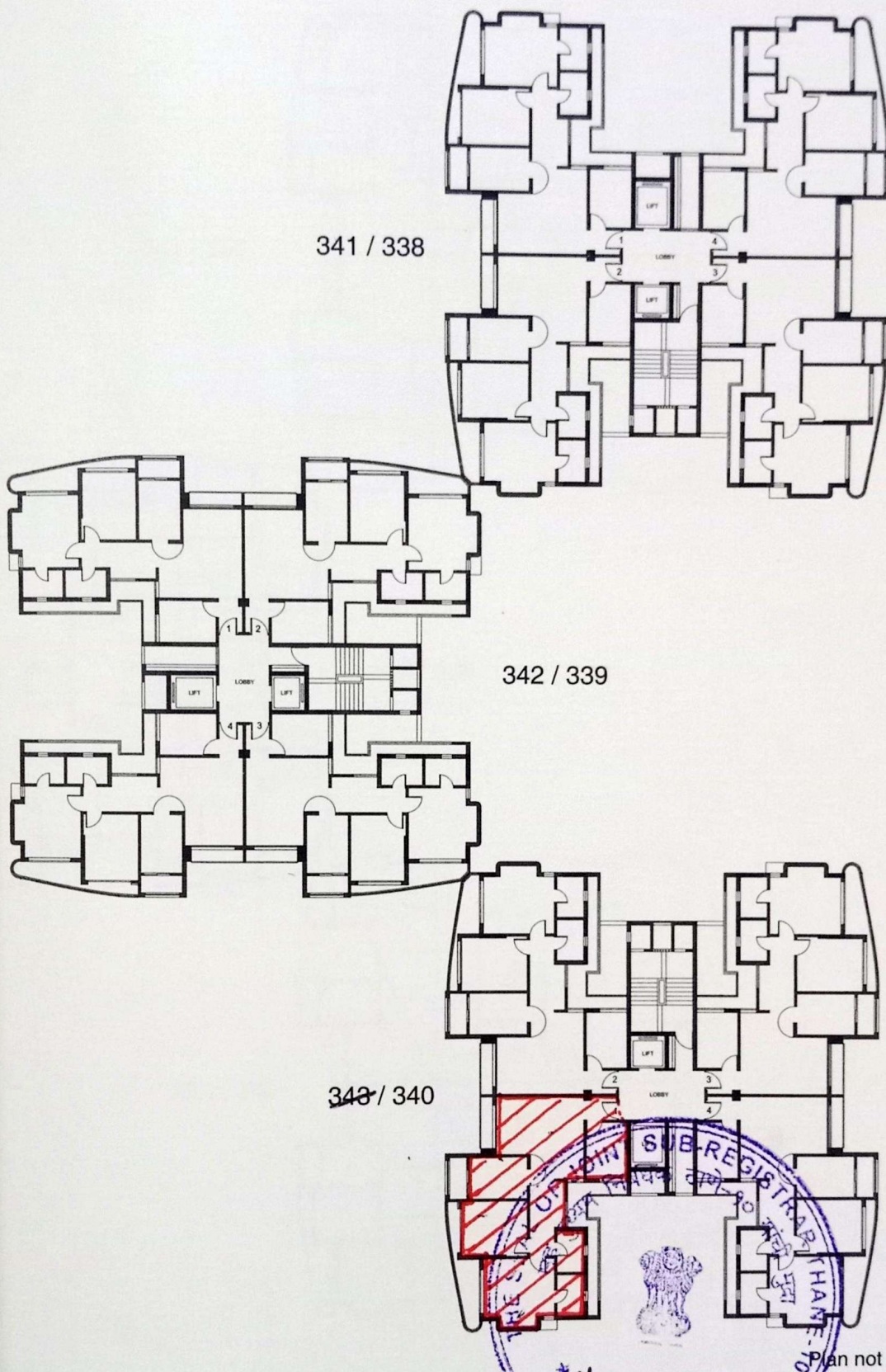
Name _____

Photograph/Left Thumb Impression _____



For Azure Tree Townships LLP

Sejog Daga
Partner/Constituted Attorney



Proposed Typical floor plan of Flat No. 1001 on 10 floor of Building No. 340 in Phase IV of Sector III at "SRISHTI" agreed to be acquired by the party of the Other Part as shown verged in red colour.

The above information is indicative of the proposed development and is issued in good faith for guidance only. Subject to the approval of the authorities or in the interest of continuing improvement, the Developers reserve the right to alter the layout, plans, specifications or features without prior notice or obligation.

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Full Sign
Maralash
Sheet

बांधकाम साहित्य रस्त्यावर व सायंजनिवळ ठी काणी ते वेता वेणार शाही याबाबतचे
 असल्यास महानगरपालिकेकडून आपणाविरुद्ध वडलपत्रक कार्यवाही करण्यात
 येत.

इमारतीचे बांधकामाबाबत व पुर्णत्वाबाबत नियमावलीतील धारा क्र. ४३ ते ४६ ची
 कोटकोरपणे अंमलबजावणी करण्याची संपुर्ण जबाबदारी विकास विभागाच्या वारलुविशारद,
 इमारत अभियंता, बांधकाम पर्यवेक्षक व धारक यांची राहिल.

महानगरपालिकेने मंजूर केलेले बांधकाम नकाशा व बांधकाम शीट वर वर
 महानगरपालिका अधिनियम १९४९ व महाराष्ट्र प्रादेशिक व नगरपालिका अधिनियम
 १९६६ च्या तरतुदीनुसार संबंधित अधिकृत विहित आदेशांची कायद्यात राहिल.

- १) मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केलेल्यात
- २) मंजूर बांधकाम नकाशा व प्रारंभ पत्रातील नमुद अर्बे अर्बे व शाही मालिन होत
 नसल्याचे निदर्शनास आल्यास.
- ३) प्रस्तावित जागेचे धारक महाराष्ट्र प्रादेशिक व नगरपालिका अधिनियम १९६६ व
 इतर अधिनियमांमध्ये प्रस्तावाखालील जागेच्या वापरात बदल होत असल्यास
 अथवा वापरात बदल करण्याचे नियोजित केल्यास.
- ४) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात चुकीची प्राप्ती व मिठी ग्राह्यता
 नसलेली असल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेकडे
 दिशाभूल केल्याचे निदर्शनास आल्यास या अधिनियमांचे कालम १०/८ अन्वये
 कार्यवाही करण्यात येईल.
- ५) प्रस्तावित इमारतीमध्ये लढमजल्यांवर शिटल (SHIT) प्रस्थापित केले असल्यास
 शिटलची उंची मंजूर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी व या जागेचा वापर
 महानगरपालिकेकडे करण्यात यावा.
- ६) मंजूर विकास योजनेत विकास योजना रस्त्याने / रस्ता स्वीकरणाने प्राप्ती होणारे
 क्षेत्र २३३१२.०० चौ.मी. महानगरपालिकेकडे हस्तांतर केले असल्याने व जूबा
 हस्तांतर केलेल्या जागेच्या ग्राह्यत्वात आपणांस अतिरिक्त चर क्षेत्राचा लाभ / मंजुरी
 देण्यात आली असल्याने सदरचे क्षेत्र कायमस्वरुपी धुले, मोगळे, आक्रमणविरहीत
 ठेवण्याची जबाबदारी विकासकाची राहिल. तसेच या जागेच्या मालकी हक्क
 इतरांकडे कोणत्याही परिस्थितीत व वेळोवेळी रण करता येणारे नाही. तसेच या
 जागेचा इतरांकडून मोडवला आपणांस इतर संबंधितांस व धारकांस विवकारता येणार
 नाही.
- ७) मंजूर बांधकाम नकाशातील १५.० मी. पेक्षा जास्त उंचीचे इमारतीचे अग्निशामन
 व्यवस्थेबाबत सक्षम अधिका-याचे "ना हारफस प्रजापत्र" सादर करणे बांधकामकारक
 आहे.
- ८) मंजूर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावित केले असल्यास
 विद्यमान बांधकामक्षेत्र महानगरपालिकेकडून प्रमाणित करून घेतल्यानंतर विद्यमान
 इमारत तोडून नवीन बांधकामास प्रारंभ करणे बांधकामकारक आहे.
- ९) प्रस्तावातील इमारतीचे बांधकाम पूर्ण असल्यानंतर नियमावलीने पूर्ण झालेल्या
 इमारतीस प्रथम वापर परवाना प्राप्त झाला घेणे व नंतरतःच इमारतीचा
 वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना मिळविल्या
 नंतर इमारतीचा वापर घालू असल्याचे निदर्शनास आल्यास
 विकासक व धारक यांच्यावर व्यक्तीशा कायदेशीर कार्यवाही करण्यात येईल.



ट न न - १०
 ६६३९ / २०१२
 UC - १११

ट न न - १०
 ११०३७/२०१०
 UC - ११५

सर्वोच्च न्यायालयाने या इमारतीमध्ये विद्यमान रहिवाशांना सोबावून
 पाण्याची कायदेशीर व्यवस्था राखण्यासाठी, विकासक या घाटाची राहिल,
 बाबाबाबतची सर्व कायदेशीर सुलता (विकासकाने रहिवाशांसोबत करारनामा
 करारनामा व इतर बाबी) विकासकाने / गारकाने करणे बांधकाम करू शकतील.
 या बाबीची मुदत दि. २९/०५/०३ पासून दि. २९/०५/०३ पर्यंत राहिल. तदनंतर
 महाराष्ट्र प्रादेशिक व नगरपालिका अधिनियम १९६६ चे तरतुदीनुसार विहित
 कानावणीसाठी नुतनीकरण करण्यात येईल अन्यथा सत्ताची मंजूरी
 कायदेशीररीत्या आपोआप रद्द होईल.

- याद्वारे पत्र क्र. विभा/भनपा/नर/४३६/१४१६/०२-०३. दि. २९/०५/०३
 अन्वये घेण्यात आलेली भंजरी राख करण्यात येत आहे.
- २९) सत्ताध्या आदेशातील नमुने अटी व शर्तीचे पालन करणाऱ्यांची व्यवहारी
 भजदार, वास्तुविशारद, विकासक, अधिकार पत्रधारक, बांधकामपर्यवेक्षक
 सूचक अर्थात या घटक यांची राहिल.
- ३०) जाणवत येत बॉटर हार्दस्तीगची व्यवस्था कारणे तसेच अधिनियम १९६६ च्या तरतुदी
 व त्याबाबत महानगरपालिकेचे अधिनियम विभागाकडील माहुरकत दाखला सावर,
 कारणे आपणावर घेऊनकारक राहिल.
- ३१) मनादित इमारतीसाठी भागवत दाखलापूर्वी सौर उर्जा करिल पाणी गरम
 करणाऱ्याची व्यवस्था (सोलार बॉटर व्हॉल्टेज सिस्टीम) बसवून काढावीत कारणे
 आपणावर घेऊनकारक राहिल.

नंदा/नर/४३६/०९/०३

दि. २९/०५/०३



(Signature)
 आयुक्त

मि. भाईदास महानगरपालिका



ट न न - ९०
 ६६३९ / २०१२

ट न न - ९०
 ९९०३२ / २०१०