

AGREEMENT FOR SALE



Sri Sivaswati

BUILDING NO. 15

Shri / Smt / Kum / M/s _____	
FLAT No _____	IN BUILDING NO _____
DATED THIS _____ DAY OF _____ 20__	

393/3754

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Wednesday, March 09, 2022

Regn.: 39M

4:34 PM

पावती क्र.: 3948 दिनांक: 09/03/2022

गावाचे नाव: मिरे
 दस्तऐवजाचा अनुक्रमांक: टनन10-3754-2022
 दस्तऐवजाचा प्रकार : करारनामा
 सादर करणाऱ्याचे नाव: अमिता - -

नोंदणी फी
 दस्त हाताळणी फी
 पृष्ठांची संख्या: 150.

रु. 30000.00
 रु. 3000.00

एकूण:

रु. 33000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
 4:54 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 5655534.434 /-
 मोबदला रु. 9000000/-
 भरलेले मुद्रांक शुल्क : रु. 540000/-

Joint Sub Registrar, Thane 10

३९३/३७५४
 ३९४८

- 1) देयकाचा प्रकार: DHC रक्कम: रु. 1000/-
 डीडी/घनादेश/पे ऑर्डर क्रमांक: 0903202212669 दिनांक: 09/03/2022
 बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-
 डीडी/घनादेश/पे ऑर्डर क्रमांक: 0903202212487 दिनांक: 09/03/2022
 बँकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 30000/-
 डीडी/घनादेश/पे ऑर्डर क्रमांक: MH014228501202122R दिनांक: 08/03/2022
 बँकेचे नाव व पत्ता: Panjab National Bank

Amita

मुळ दस्त परत मिळाला

3/9/2022



09/03/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 10

दस्त क्रमांक : 3754/2022

नोंदणी :

Regn:63m

गावाचे नाव : मिरे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	9000000
(3) वाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5655534.434
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(अमल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन : इतर माहिती: मीजे-मीरा, वार्ड क्र.क्यू, विभाग क्र.5/22, सदनिका क्र.1206, बारावा मजला, टाईप-5, विल्डींग न.15, श्री शास्वत कॉम्प्लेक्स, मीरा, मिरारोड, पु. क्षेत्र. 53.81 चौ.मी. अधिक 5.22 चौ.मी. बालकनी एकूण क्षेत्र. 59.03 चौ. मी. कारपेट((Survey Number : 48/2, 50/1, 48/3, 1,4. 45/2, 47/1, 48/5 ;))
(5) क्षेत्रफळ	1) 59.03 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स. व्हाइट हेवन रियल्टी तर्फे पार्टनर आशिष जगदीश ठक्कर -- वय:-33; पत्ता:-प्लॉट नं: बी/802, माळा नं: -, इमारतीचे नाव: वेस्टर्न एड्ज-2, वेस्टर्न एक्सप्रेस हायवे, ब्लॉक नं: -, रोड नं: बोरीवली, पु. महाराष्ट्र, मुम्बई. पिन कोड:-400066 फॅन नं:-AACFW1730B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अमिता -- वय:-29; पत्ता:-प्लॉट नं: जयंत कुमार सिंग, माळा नं: -, इमारतीचे नाव: राम क्रिष्णा नगर, ब्लॉक नं: पटना, संपतचाक, पटना, रोड नं: विहार, विहार, पटना. पिन कोड:-800027 फॅन नं:-CERPA5803A 2): नाव:-नवनितेश सिंग -- वय:-31; पत्ता:-प्लॉट नं: जयंत कुमार सिंग, माळा नं: -, इमारतीचे नाव: राम क्रिष्णा नगर,, ब्लॉक नं: पटना, संपतचाक, पटना, रोड नं: विहार, विहार, पटना, विहार, पटना. पिन कोड:-800027 फॅन नं:-EHRPS6474N
(9) दस्तऐवज करून दिल्याचा दिनांक	09/03/2022
(10) दस्त नोंदणी केल्याचा दिनांक	09/03/2022
(11) अनुक्रमांक, खंड व पृष्ठ	3754/2022
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	540000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेग	



सह दुय्यम निबंधक ठाणे - १०

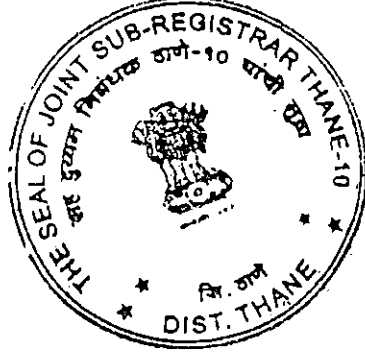
मुल्यांकनासाठी विचारार्थ घेतलेला तपशील :-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NAVNITESH SINGH	eSBTR/Simple Receipt	03006172022030750168	MH014228501202122R	540000.00	SD	0006932938202122	09/03/2022
2	NAVNITESH SINGH	eSBTR/SimpleReceipt		MH014228501202122R	30000	RF	0006932938202122	09/03/2022
3		DHC		0903202212487	2000	RF	0903202212487D	09/03/2022
4		DHC		0903202212669	1000	RF	0903202212669D	09/03/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



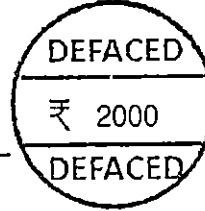


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	0903202212487	Receipt Date	09/03/2022
-----	---------------	--------------	------------

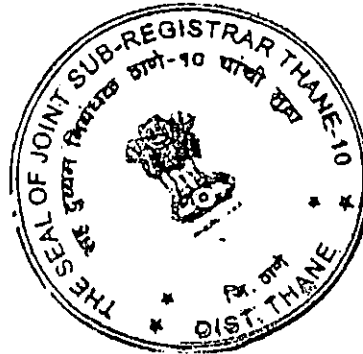
Received from THANE 10, Mobile number 9702904422, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 3754 dated 09/03/2022 at the Sub Registrar office Joint S.R.Thane 10 of the District Thane.



Payment Details

Bank Name	IBKL	Payment Date	09/03/2022
Bank CIN	10004152022030910094	REF No.	2748913302
Deface No	0903202212487D	Deface Date	09/03/2022

This is computer generated receipt, hence no signature is required.



ट.न.न. - १०
३७५४ /२०२२
९ / १५०



प.न.न. - १०
३७५४ /२०२२
२ १९५०



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 0903202212669

Receipt Date 09/03/2022

Received from THANE TEN, Mobile number 9702904422, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered on Document No. 3754 dated 09/03/2022 at the Sub Registrar office Joint S.R.Thane 10 of the District Thane.

DEFACED

₹ 1000

DEFACED

Payment Details

Bank Name IBKL

Payment Date 09/03/2022

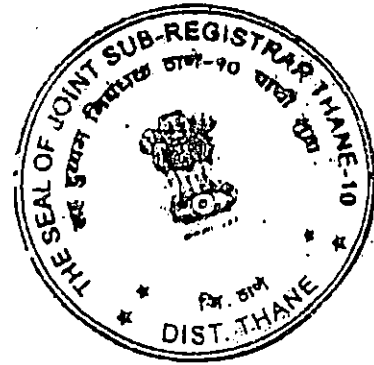
Bank CIN 10004152022030910242

REF No. 2748915016

Deface No 0903202212669D

Deface Date 09/03/2022

This is computer generated receipt, hence no signature is required.



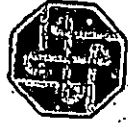
ट.न.न. - १०

३७५४ / २०२२

३ / १५०



त.न.न. - १०
३०५४ /२०२२
४ . १५०



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०२१-२०२२

१. दस्ताचा प्रकार कारभामा अनुच्छेद क्रमांक २५ (७)
२. सादरकर्त्याचे नाव ठाणे
३. तालुका मिरा
४. गावाचे नाव मिरा
५. नगरभूमापन क्रमांक / सर्व्हे क्र./अंतिम भूखंड क्रमांक :- ४८/१,२,३,४,५, ५०/१, ४७/१
६. मूल्य दरविभाग (झोन) :- ०५ उपविभाग :- ५/२२
७. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्यागिक
प्रती चौ.मी. दर :- — — ८१४००/ — — —
८. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ :- ५९.०३ कारपेट / — अप चौ.मीटर / — फूट
९. कारपाकिंग :- — गच्ची :- — पोटमाळा :- —
१०. मजला क्रमांक :- ०१/११
११. बांधकाम वर्ष :- — घसारा :- —
१२. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
१३. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सूचना क्र. — ज्यान्वये दिलेली घट / वाढ
१४. लिक्व्ह अँड लायसन्स दस्त :-
१. प्रतिमाह भाडे रक्कम :- —
२. अनामत रक्कम / आगाऊ भाडे :- —
३. कालावधी :- —
१५. निर्धारित केलेले बाजारमूल्य :- ५८,१५,०००/
१६. दस्तामध्ये दर्शवलेली मोबदला :- ९०,००,०००/
१७. देय मुद्रांक शुल्क :- ५,४०,०००/ भरलेले मुद्रांक शुल्क ५,४०,०००/
१८. देय नोंदणी फी :- ३०,०००/

लिपिक

सह दुय्यम निबंधक ठाणे क्र. १०.

हमी पत्र

सदरचे हमी पत्र आज दिनांक ०९ माहे मार्च सन २०२२ रोजी चे दिवशी या द्वारे घोषित करण्यात येते कि, या दस्तासोबत निवासी या स्थावर मिळकतीसोबत वाहन तळ विकत देण्यात / विकत घेण्यात आलेले नाही.

लिहून देणाऱ्याची



ट.न.न. - १०
३०५४ / २०२२
५ / १५०

घोषणापत्र / शपथपत्र

मी / आम्ही खालील सही करणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, मं.रा. पुणे यांचे दि. ३०.११.२०१३ रोजीचे परिपत्रक वाचून असे चौकीत करतो की, नोंदणीसाठी संपुष्टात केलेल्या दस्तऐवजांमधील मिळकत हि फसवणुकीद्वारे अथवा दुपार विक्री होत नाही. याचा आम्ही अभिलेख सोप धतलेला आहे. दस्तातील लिहून देणार / कुलमुखत्यारधारक हे खरे असून याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम खात्रीसाठी घेऊन आलो आहे.

सदर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/यास हक्कदार/कडीदार हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A. Holder) लिहून देणार हे ह्यात आहेत व उक्त कुलमुखत्यारपत्र अद्यापही अस्तित्वात आहे व ते आजपावेतो खद झालेले नाही याची मी/आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारा समक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालयाच/शासकीय कार्यालयाचा मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार वाधीत होत नाही याची मी/आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाने/उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजांमधील मिळकतीचे मालक/कुलमुखत्यारधारक यांची सालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही. याची आम्हास पूर्ण पणे जाणीव आहे.

व्यवहार मिळकतीविषयी सध्या होत असलेली फसवणुका/बनावटीकरण/संगनमत व त्याअनुषंगाने पोलिस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकती विषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही घोषणापत्र / शपथपत्र लिहून देत आहोत. यंत्रणेच्या मी /आम्ही नोंदविण्यात आलेल्या व्यवहारात कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/बुडविली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणार जबाबदार राहणार आहोत. याची आम्हास पूर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात कायदानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय संविधान १८१० मधील नमुद असलेल्या ७ घर्षांवर निष्फेस आम्ही पात्र राहणार आहोत याची मला/आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र / शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लि. देणार
Atkari



लि. देणार
Singh

ट.न.न. - १०
३७५४ / २०२२
E / १५०

:: MUMBAI STAMP DUTY PAYMENT ::

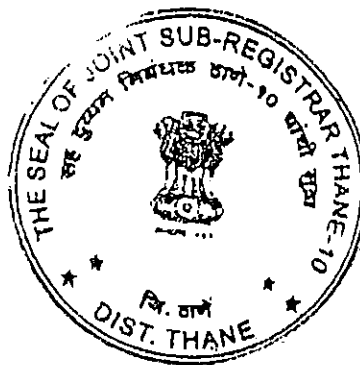
पंजाब नेशनल बैंक Punjab National Bank
 The Best You Can Bank Upon

e-Stamp [Simple Receipt] Offline Payment Receipt

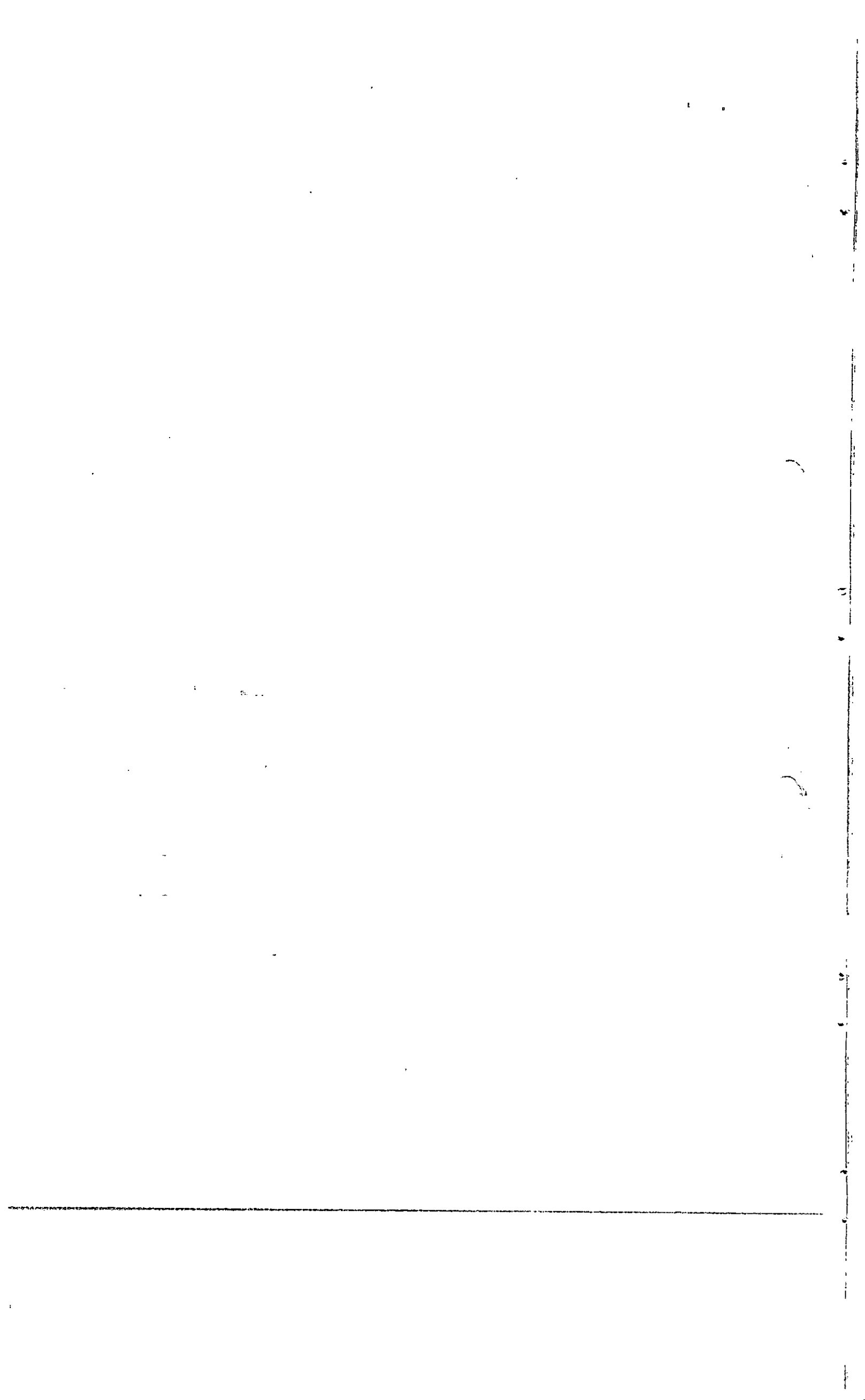
Branch Name : MIRA ROAD(4509) GRAS GRN : MH014228501202122R
 Challan Number : MBST07032250168 Bank Txn ID : 080322M253159
 PaymentDate : 08/03/2022 11:15:18 AM Office Name : IGR122-THN10_THANE NO 10 JOINT
 District : 1201-THANE SUB REGISTRAR
 Stamp Duty : 0030046401-75
 Amount : 540000.00
 Registration Fees : 0030063301-70
 Amount : 30000.00
 Total Amount : 570000.00
 Duty Payer Name : NAVNITESH SINGH Duty Payer ID : PAN-EHRPS5474N
 Duty Payer Mob No : +91-8169982929
 Article Code : B25-Agreement to sale/Transfer/Assignment
 Movability : Immovable Consideration Amount : 9000000.00
 Prop Descr : FLAY NO.1206 ,TYPE-5 12TH ,FLOOR BLDG NO.15, SHREE SHASHWAT , PLEASANT PARK ,
 MIRAROAD E , THANE Maharashtra 401107
 Property Area : 59.03 Sq.Meter
 Other Party Name : MS WHITE HEAVEN REALTY Other Party ID : PAN-AACFW1730B

Print Receipt

कृते पंजाब नेशनल बैंक
 For PUNJAB NATIONAL BANK
 वरिष्ठ प्रबंधक / Sr. Manager



ट.न.न. - 90	
3048	12022
0/950	



Data of Bank Receipt for GRN MH014228501202122R
Bank - PUNJAB NATIONAL BANK

Bank/Branch :
 Pmt Txn id : 080322M253159 Simple Receipt
 Pmt DtTime : 08/03/2022 11:15:18 Print DtTime :
 ChallanIdNo : 03006172022030750168 GRAS GRN : MH014228501202122R
 District : 1201 / THANE GRN Date : 08/03/2022 12:31:05
 Office Name : IGR122 / THN10_THANE NO 10 JOINT SUB REGISTR

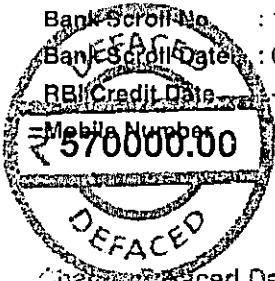
StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)
 StDuty Amt : Rs 5,40,000.00/- (Rs Five Lakh Forty Thousand Rupees Only)

RgnFee Schm : 0030063301-70 / Registration Fee
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification not to be printed and used

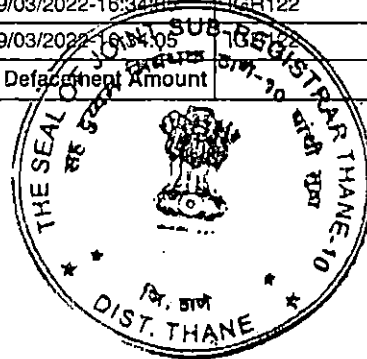
Article : B25
 Prop Mvblty : Immovable Consideration : 90,00,000.00/-
 Prop Descr : FLAY NO.1206,TYPE-5 12TH,FLOOR BLDG NO.15,SHREE SHASHWAT , PLEASANT PARK
 : MIRAROAD E,THANE,Maharashtra
 : 401107
 Duty Payer : PAN-EHRPS5474N NAVNITESH SINGH
 Other Party : PAN-AACFW1730B MS WHITE HEAVEN REALTY

Bank Scrip No : 1
 Bank Scrip Date : 09/03/2022
 RBI Credit Date :
 Mobile Number : 8169982929



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-393-3754	0006932938202122	09/03/2022-16:34:05	IGR122	30000.00
2	(IS)-393-3754	0006932938202122	09/03/2022-16:34:05		540000.00
Total Defacement Amount					5,70,000.00



Anita
Singh

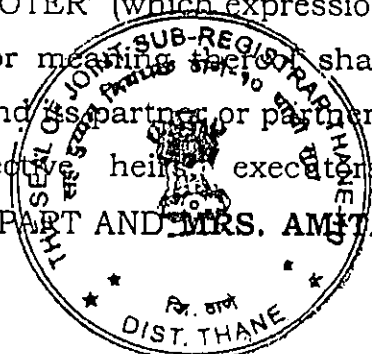
Anita

ट.न.न. - 90
3098 / 2022
C / 940

AGREEMENT

THIS AGREEMENT made and entered into at Ghodbundar on this 09th day of March 2022, BETWEEN: M/s. WHITE HEAVEN REALTY, a partnership firm, having its office at B/802, Western Edge-II, Off. Western Express Highway, Borivali (East), Mumbai - 400 066, hereinafter referred to as "PROMOTER" (which expression unless it be repugnant to the context or meaning thereof shall deem to mean and include the said firm and its partners or partners from time to time and their respective heirs, executors, administrators and assigns) of the ONE PART AND **MRS. AMITA & MR. NAVNITESH SINGH**

having address at D/O: JAYANT KUMAR SINGH, RAM KRISHNA NAGAR, PATNA, SAMPATCHAK, PATNA BIHAR- 800027. hereinafter referred to as "ALLOTTEE" (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



90
3048 / 2022
e / 940

Thakkar

Amita

Singh

WHEREAS :

1. Mr. Abdul Aziz Abdul Rehman, Mr. Abdul Wahab Abdul Rehman and Mrs. Jamila Ismail Patel were the joint owners of the several properties inter-alia land bearing Old Survey No. 180, New Survey No.48, Hissa No.2, admeasuring 350 sq. meters, situate, lying and being at Village Mira, 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 "First Property").

i. By virtue of oral partition effected among Mr. Abdul Aziz Abdul Rehman, Mr. Abdul Wahab Abdul Rehman and Mrs. Jamila Ismail Patel, the first property was apportioned to the share of Mr. Abdul Aziz Abdul Rehman Patel and accordingly, by a Mutation Entry No 1229, dated 4th April, 1981, the name of Mr. Abdul Aziz Abdul Rehman Patel came to be recorded in the 7/12 extract of the first property as the owners thereof.

ii. Mr. Abdul Aziz Abdul Rehman Patel died intestate on 2nd February, 1998 leaving behind his widow by name Mrs. Amina Abdul Aziz Patel, six sons namely Mr. Farooque Abdul Aziz Patel, Mr. Sahavar Azaz Shaikh, Mr. Rauf Abdul Aziz Patel, Mr. Zakeria Abdul Aziz Patel, Mr. Ajgar Abdul Aziz Patel, Mr. Akhtar Abdul Aziz Patel, six daughters namely Mrs. Rabira Munir Ahmed Chorghe, Mrs. Ruksana Amina, Mrs. Rihana Ibrahim Hawaldar, Mrs. Shakira Rizwan Yashkar, Mrs. Zinat Masoor Patel and Mrs. Rubiya Abdul Aziz Patel as his heirs and legal representatives entitled to the estate of the deceased including the first

iii. By Mutation Entry No. 1720, dated 4th October, 1999, the names of Mrs. Amina Abdul Aziz Patel, Mr. Farooque Abdul



177 - 90
3048 / 2022
90 / 940

Handwritten signature

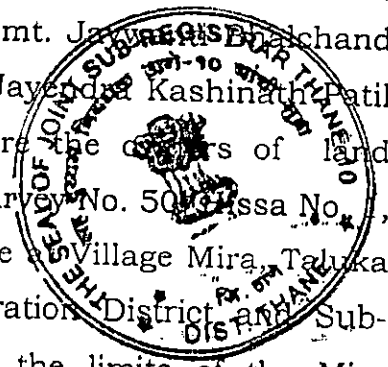
Handwritten signature
Handwritten signature

Aziz Patel, Mr. Sahavar Azaz Shaikh, Mr. Rauf Abdul Aziz Patel, Mr. Zakeria Abdul Aziz Patel, Mr. Ajgar Abdul Aziz Patel, Mr. Akhtar Abdul Aziz Patel, Mrs. Rabira Munir Ahmed Chorghe, Mrs. Ruksana Siraj Bhure, Mrs. Rihana Ibrahim Hawaldar, Mrs. Shakira Rizwan Varekar, Mrs. Zinat Masoor Patel and Mrs. Rubiya Abdul Aziz Patel came to be recorded in the 7/12 extract of the first property as the owners thereof.

iv. By an Agreement for Sale cum Development, dated 1st December, 2001, Smt. Amina Abdul Aziz Patel and twelve others had agreed to sell the first property to Shri Uday Ghanshyam Naik, proprietor of M/s. G.N. Construction at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement for Sale cum Development, dated 1st December 2001, Mrs. Amina Abdul Aziz Patel and twelve others had executed an Irrevocable General Power of Attorney of even date in favour of Shri Uday G. Naik, proprietor of M/s. G.N. Construction conferring upon him power to develop the first property by constructing buildings thereon.

2. Smt. Jankibai Kashinath Patil, Shri Laxman Kashinath Patil, Smt. Champabai Tukaram Patil, Smt. Jayendra Bhalchandra Bhoir, Smt. Vanita Narayan Patil, Jayendra Kashinath Patil and Bhanubai Kashinath Patil were the owners of land bearing Old Survey No. 181, New Survey No. 503, Patta No. 1, measuring 460 sq. meters, situate in Village Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation (for short hereinafter referred to as the "**Second Property**").

i. By virtue of an oral partition effected among Shri Moreshwar Daji Patil, Shri Harishchandra Daji Patil, Smt Jankibai



T.N.N. - 90	
3048	12022
99	940

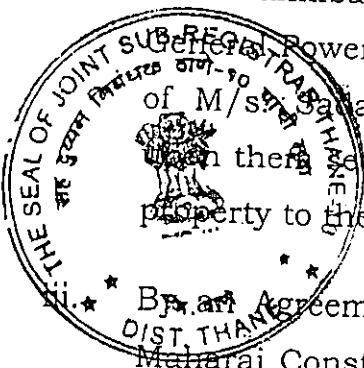
Shankar

Arifa
Nishu

Kashinath Patil, Shri Laxman Kashinath Patil, Smt Champabai Tukaram Patil, Smt. Jaywanti Bhalchand Bhoir, Smt. Vanita Narayan Patil, Jayendra Kashinath Patil and Bhanubai Kashinath Patil, the second property was apportioned to the share of Smt Jankibai Kashinath Patil, Shri Laxman Kashinath Patil, Smt Champabai Tukaram Patil, Smt. Jaywanti Bhalchand Bhoir, Smt. Vanita Narayan Patil, Jayendra Kashinath Patil and Bhanubai Kashinath Patil.

- ii. By Mutation Entry No. 1134, dated 30th April, 1976, the name of Smt Jankibai Kashinath Patil, Shri Laxman Kashinath Patil, Smt Champabai Tukaram Patil, Smt. Jaywanti Bhalchand Bhoir, Smt. Vanita Narayan Patil, Jayendra Kashinath Patil and Bhanubai Kashinath Patil came to be recorded in the 7/12 extract of the second property as the owners thereof.
- iii. By an Agreement for Sale, dated 28th April, 1993, Smt Jankibai Kashinath Patil, Shri Laxman Kashinath Patil, Smt Champabai Tukaram Patil, Smt. Jaywanti Bhalchand Bhoir, Smt. Vanita Narayan Patil, Jayendra Kashinath Patil and Bhanubai Kashinath Patil had agreed to sell the second property to M/s. Sadanand Maharaj Construction Co., at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement for Sale, dated 28th April, 1993, Smt. Jankibai Kashinath Patil and others had executed a General Power of Attorney of even date in favour of partners of M/s. Sadanand Maharaj Construction Co., conferring on them several powers inter-alia power to sell the second property to the person or persons of their choice.

By an Agreement, dated 18th April, 1995, M/s. Sadanand Maharaj Construction Co. in its turn had agreed to sell the second property to M/s. N.K. Enterprises at the price and on



उ.प.न. - 90

3048/2022

92/950

Handwritten signature: Anil Singh

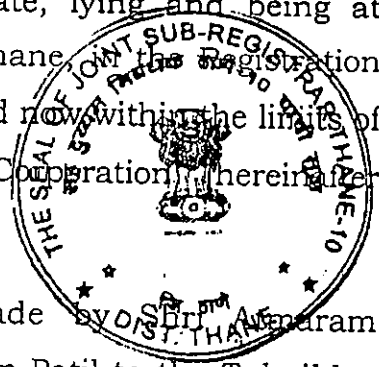
the terms and conditions stipulated therein. In pursuance of an Agreement, dated 18th April, 1995, M/s. Sadanand Maharaj Construction Co. had executed a Power of Attorney of even date in favour of partners of M/s. N.K. Enterprises conferring upon them several powers inter-alia power to assign the development rights of the second property to the person or persons of their choice.

iv. By an Agreement, dated 26th October, 2005, M/s. N.K. Enterprises in his turn had agreed to grant the development rights of the second property to Shri Uday Ghanshyam Naik, proprietor of M/s. G.N. Construction at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement, dated 26th October, 2005, the partners of M/s. N.K. Enterprises had executed an Irrevocable General Power of Attorney of even date in favour of Shri Uday Ghanshyam Naik proprietor of M/s. G.N. Construction conferring upon him power to develop the second property by constructing buildings thereon.

3. Smt. Anjanibai Shridhar Rane was the owner of land bearing Old Survey No. 180, New Survey No. 48, Hissa No. 3, admeasuring 750 sq. meters, situate, lying and being at Village Mira, 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 "Third Property").

i. Pursuance to an application made by Shri Anandaram Laxman Patil, Shri Mahendra Laxman Patil to the Tahsildar of Thane to record the name of Smt. Anjanibai Shridhar Rane in the 7/12 extract of the third property as the owner

thereof and accordingly, by a Mutation Entry No. 1290, dated 10th September, 1983, the name of Smt. Anjanibai



7/12 - 90
3048 / 2022
93 / 20

Anandaram

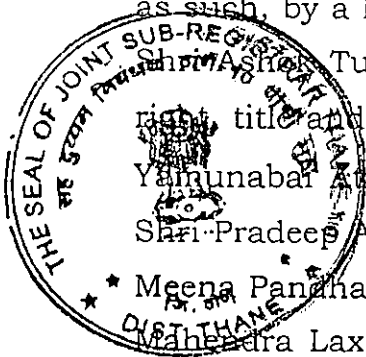
Anita

Abir

Shridhar Rane came to be recorded in the 7/12 extract of the third property.

ii. By an Agreement, dated 7th August, 2003, Smt. Anjanibai Shreedhar Rane, her son Shri Ravindra Shridhar Rane, daughter-in-law by name Smt. Suvarna Ravindra Rane had agreed to sell the third property to Shri Ashok Tulsiram Dudhande at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement, dated 7th August, 2003, Smt. Anjanibai Shreedhar Rane and others had also executed an Irrevocable General Power of Attorney of even date in favour of Shri Ashok Tulsiram Dudhande conferring upon him several powers inter-alia power to assign the development rights of the third property to the person or persons of his choice.

iii. Shri Atmaram Laxman Patil and his family members namely Smt. Yamunabai Atmaram Patil, Shri Laxmikant Atmaram Patil, Shri Pradeep Atmaram Patil, Shri Vijay Atmaram Patil, Smt. Meena Pandharinath Patil, Smt. Nanda Mahendra Patil, Shri Mahendra Laxman Patil and Smt. Nirmala Laxman Patil were claiming their alleged rights in the third property and as such, by a Deed of Assignment, dated 14th August, 2003, Shri Ashok Tulsiram Dudhande had purchased the alleged right, title and interest of Shri Atmaram Laxman Patil, Smt. Yamunabai Atmaram Patil, Shri Laxmikant Atmaram Patil, Shri Pradeep Atmaram Patil, Shri Vijay Atmaram Patil, Smt. Meena Pandharinath Patil, Smt. Nanda Mahendra Patil, Shri Mahendra Laxman Patil and Smt. Nirmala Laxman Patil in the third property.



प.प.प. - 90
3048 / 2022
98 / 940

Atmaram

Ashok

Singh

iv. By an Agreement for Sale cum Development, dated 6th November, 2003, Shri Ashok Tulsiram Dudhande in his turn had agreed to sell the third property to Shri Uday Ghanshyam Naik, proprietor of M/s. G.N. Construction at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement for Sale cum Development, dated 6th November, 2003, Shri Ashok Tulsiram Dudhande has executed an Irrevocable General Power of Attorney of even date in favour of Shri Uday Ghanshyam Naik proprietor of M/s. G.N Construction conferring upon him several powers inter-alia power to develop the third property by constructing building thereon.

4. Shri Jayram Bablya Bhoir was the owner of land bearing Old Survey No. 177, New Survey No. 45, Hissa No. 2, admeasuring 480 sq. meters, situate, lying and being at Village Mira, 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 "Fourth Property").

i. Shri Jayram Bablya Bhoir died intestate on 5th August, 1983 leaving behind his widow Smt. Maltibai Jayram Bhoir, two sons namely Shri Divakar Jayram Bhoir, Shri Rajendra Jayram Bhoir and a married daughter by name Hemlata Vinod Patil as his heirs and legal representative filed the fourth property.

ii. By Mutation Entry No. 1287, dated 10th September, 1988 the names of Smt. Maltibai Jayram Bhoir, Shri Divakar Jayram Bhoir, Shri Rajendra Jayram Bhoir and Hemlata Jayram Bhoir came to be recorded in the 7/12 extract of the fourth property as the owners thereof.



ट.न.न. - 90	
3048	12022
94	940

7

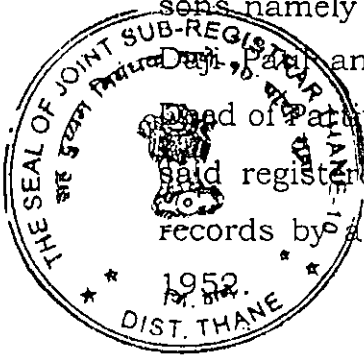
Amakar

Amakar
Amakar

iii. By an Agreement for Sale cum Development, dated 20th June, 2003, Smt. Maltibai Jayram Bhoir and others had agreed to sell the fourth property to Shri Uday Ghanshyam Naik proprietor of M/s. G.N. Construction at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement for Sale cum Development, dated 20th June, 2003, Smt. Maltibai Jayram Bhoir and others had executed an Irrevocable General Power of Attorney of even date in favour of Shri Uday Ghanshyam Naik proprietor of M/s. G.N. Construction conferring upon him several powers inter-alia power to develop the fourth property by constructing buildings thereon.

5. Shri Daji Vitthal Patil was the owner of land bearing Old Survey No. 180, New Survey No. 48, Hissa No. 1, admeasuring 450 sq. meters and Old Survey No. 180, New Survey No. 48, Hissa No. 4, admeasuring 123 sq. meters, situate, lying and being at Village Mira, 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 "Fifth Property").

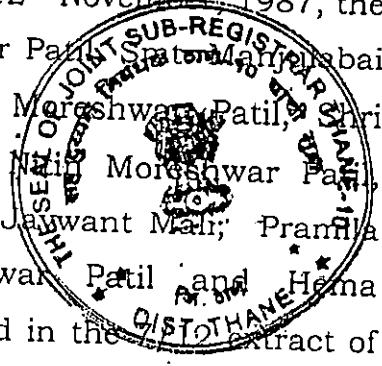
i. During his life time, Shri Daji Vitthal Patil had divided several properties including the said fifth property among his three sons namely Shri Moreshwar Daji Patil, Shri Harishchandra Daji Patil and Shri Kashinath Daji Patil vide a registered deed of partition, dated 27th February, 1952 and effect of the said registered deed of partition was given in the revenue records by a Mutation Entry No. 328, dated 13th March,



ट.न.न. - 90
3048/2022
92/940

Arta
Singh

- ii. By virtue of Deed of Partition, dated 27th February, 1952 effected amongst Shri Moreshwar Daji Patil, Shri Harishchandra Daji Patil, Shri Kashinath Daji Patil, the fifth property was apportioned to the share of Shri Moreshwar Daji Patil vide a Mutation Entry No. 1134, dated 30th April, 1976.
- iii. Shri Moreshwar Daji Patil has two wives namely Smt. Kashibai Moreshwar Patil (since deceased) and Smt. Manjulabai Moreshwar Patil.
- iv. Shri Moreshwar Daji Patil died intestate on 16th September, 1987 leaving behind his widow by name Smt. Manjulabai Moreshwar Patil, three sons namely Shri Jagannath Moreshwar Patil, Shri Sadanand Moreshwar Patil, Shri Nitin Moreshwar Patil, six daughters namely Smt. Tarabai G. Patil, Smt. Meena Jaywant Mali, Pramila Moreshwar Patil, Devka Moreshwar Patil, Hema Moreshwar Patil and Kusum Yeshwant Gharat as his heirs and legal representatives entitled to the estate of the deceased including the fifth property.
- v. By Mutation Entry No. 1380, dated 12th November, 1987, the names of Smt. Kashibai Moreshwar Patil, Manjulabai Moreshwar Patil, Shri Jagannath Moreshwar Patil, Shri Sadanand Moreshwar Patil, Shri Nitin Moreshwar Patil, Smt. Tarabai G. Patil, Smt. Meena Jaywant Mali, Pramila Moreshwar Patil, Devka Moreshwar Patil and Hema Moreshwar Patil came to be recorded in the Mutation Entry No. 1380 of the fifth property as the owners thereof.



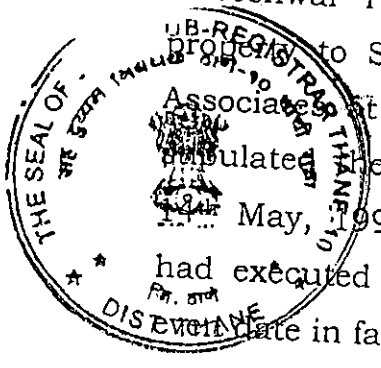
ट.न.न. - 90	
3048	12022
90	240

Amara

Amara

Singh

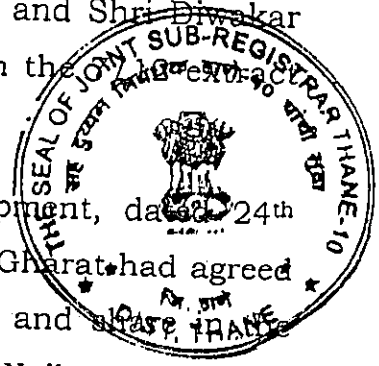
- vi. Shri Jagannath Moreshwar Patil died intestate in or about the year 1990 leaving behind his widow Smt. Dwarkabai Jagannath Patil, three daughters namely Smt. Sureka Naresh Patil, Ms. Roopa Jagannath Patil, Ms. Asha Jagannath Patil as his heirs and legal representatives entitled to the undivided share of the deceased in the said fifth property.
- vi. By virtue of an oral partition effected amongst Smt. Manjulabai Moreshwar Patil, Shri Sadanand Moreshwar Patil, Shri Nitin Moreshwar Patil, Smt. Tarbai Moreshwar Patil, Smt. Meena Jaywant Mali, Pramila Moreshwar Patil, Devka Moreshwar Patil, Hema Moreshwar Patil, Smt. Dwarkabai Jagannath Patil, Smt. Surekha Naresh Patil, Roopa Jagannath Patil, Asha Jagannath Patil and Shri Sanjay Jagannath Patil, the fifth property was apportioned to the share of Smt. Manjula Moreshwar Patil, Meena Jaywant Patil, Pramila Moreshwar Patil, Devka Moreshwar Patil, Hema Moreshwar Patil and Shri Nitin Moreshwar Patil and by Mutation Entry No. 1540, dated 5th October, 1991, the names of Smt. Manjula Moreshwar Patil, Meena Jaywant Patil, Pramila Moreshwar Patil, Devka Moreshwar Patil, Hema Moreshwar Patil and Shri Nitin Moreshwar Patil came to be recorded in the 7/12 extract of the fifth property.
- vii. By an Agreement, dated 14th May, 1994, Smt. Manjula Moreshwar Patil and others had agreed to sell the fifth property to Shri Domnick Romell proprietor of M/s. J.M. Associates at the price and on the terms and conditions stipulated herein. In pursuance of an Agreement, dated 14th May, 1994, Smt. Manjula Moreshwar Patil and others had executed an Irrevocable General Power of Attorney of the said date in favour of Mr. Domnick Romell proprietor of M/s. J.M. Associates conferring upon him several powers inter-alia power to sell the fifth property to the person or persons of his choice.



र. न. न. - १०
30/8 / 2022
92 / 940

Aula
Singh

- viii. By an Agreement, dated 4th October, 2003, Mr. Domnick Romell proprietor of M/s. J.M. Associates had agreed to sell the fifth property to Shri Uday Ghanshyam Naik proprietor of M/s. G.N. Construction at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement, dated 4th October, 2003, Mr. Domnick Romell proprietor of M/s. J.M. Associates had executed an Irrevocable General Power of Attorney of even date in favour of Shri Uday Ghanshyam Naik proprietor of M/s. G.N. Construction conferring upon him several powers inter-alia power to develop the fifth property by constructing buildings thereon.
- ix. Smt. Kusum Yeshwant Gharat was one of the daughter of late Moreshwar Daji Patil died intestate in or about the year 1990 leaving behind her daughter Smt. Pushpa Madhukar Gharat and a son by name Diwakar Yeshwant Gharat as her heirs and legal representatives entitled to the undivided share of late Smt. Kusum Yeshwant Gharat in the fifth property.
- x. By a Mutation Entry No. 1785, dated 20th March, 2005, the name of Smt. Pushpa Madhukar Gharat and Shri Diwakar Yeshwant Gharat came to be recorded in the name of Smt. Pushpa Madhukar Gharat of the fifth property.
- xi. By an Agreement for Sale cum Development, dated 24th January, 2006, Smt. Pushpa Madhukar Gharat had agreed to sell her undivided right, title, interest and share in the fifth property to Shri Uday Ghanshyam Naik proprietor of M/s. G.N. Construction at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement for Sale cum Development, dated 24th January, 2006, Smt. Pushpa Madhukar Gharat had executed an Irrevocable General Power of Attorney of even date in favour of Shri Uday Ghanshyam Naik proprietor of M/s. G.N. Construction



C.M.F. - 90	
3048	12022
92	956

Attest

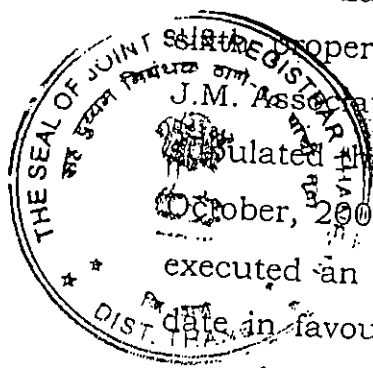
Anta

Bin

conferring upon him to develop their undivided right, title, interest and share in the fifth property.

6. Shri Laxman K. Patil was the owner of land bearing Old Survey No. 180, New Survey No. 48, Hissa No. 5, admeasuring 384.44 sq. yard, situate, lying and being at Village Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation (for short hereinafter referred to as the "**Sixth Property**")

- i. Shri Laxman K. Patil died intestate in or about the year 1966 leaving behind his widow Smt. Babibai Laxman Patil (since deceased), two sons namely Shri Atmaram Laxman Patil, Shri Mahendra Laxman Patil and a daughter by name Smt. Nirmala Laxman Patil as his heirs and legal representatives entitled to the undivided share of the deceased in the sixth property.
- ii. By a Mutation Entry No. 1150, dated 2nd October, 1977, the names of Smt. Babibai Laxman Patil, Shri Atmaram Laxman Patil, Shri Mahendra Laxman Patil, Smt. Nirmala Laxman Patil came to be recorded in the 7/12 extract of the sixth property as the owners thereof.
- iii. By an Agreement, dated 14th September, 1994, Shri Atmaram Laxman Patil and others had agreed to sell the sixth property to Mr. Domnick Romell proprietor of M/s. J.M. Associates at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement, dated 4th October, 2003, Shri Atmaram Laxman Patil and others had executed an Irrevocable General Power of Attorney of even date in favour of Mr. Domnic Romell conferring upon him several powers inter-alia power to assign the development rights of the sixth property to the person or persons of his choice



U.F.A. - 90
3048 / 2022
20 / 940

Atmaram

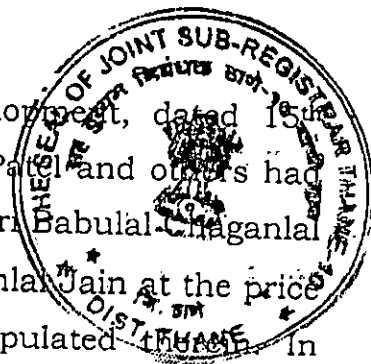
Aruda

Niraj

iv. By an Agreement, dated 4th October, 2003, Mr. Domnick Romell proprietor of M/s. J.M. Associates had assigned the development rights of the sixth property to Shri Uday Ghanshyam Naik proprietor of M/s. G.N. Construction at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement, dated 4th October, 2003, Mr. Domnick Romell proprietor of M/s. J.M. Associates had executed an Irrevocable General Power of Attorney of even date in favour of Shri Uday Ghanshyam Naik proprietor of M/s. G.N. Construction conferring upon him several powers inter-alia power to develop the sixth property by constructing the building thereon.

7. Mrs. Hajirabai Abid Patel, Mrs. Mariyabai Ahmedmia Raut, Mr. Mustafa Ahmedia Raut, Mr. Hanif Ahmedmia Raut, Mr. Gani Ahmedmia Raut, Mr. Rafique Abid Patel, Mr. Irfan Abid Patel, Rauf Ahmedmia Raut and Mr. Razak Ahmedmia Raut are the owners of land bearing Old Survey No. 179, New Survey No. 47, Hissa No. 1, admeasuring 1920 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation (for short hereinafter referred to as the "Seventh Property")

i. By an Agreement for Sale cum Development, dated 15th September, 1995, Mrs. Hajirabai Abid Patel and others had agreed to sell the seventh property to Shri Babulal Chaganlal Rathod and Shri Rajendrakumar Chaganlal Jain at the price and on the terms and conditions stipulated. In pursuance of an Agreement for Sale cum Development, dated 15th December, 1995, Mrs. Hajirabai Abid Patel and others had executed an Irrevocable General Power of Attorney of even date in favour of Shri Babulal Chaganlal Rathod and Shri Rajendrakumar Chaganlal Jain conferring upon them



T.T. - 90	
3048	12022
29	940

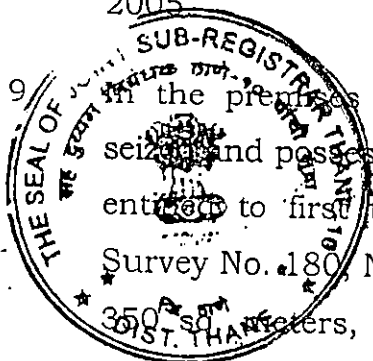
Ahmed

Anita Singh

several powers inter-alia power to sell the seventh property to the person or persons of their choice.

ii. By an Agreement for Sale cum Development, dated 23rd November, 2002, Shri Babulal Chaganlal Rathod and Shri Rajendrakumar Chaganlal Jain in their turn had agreed to sell the seventh property to Shri Uday Ghanshyam Naik proprietor of M/s. G.N. Construction at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement for Sale cum Development, dated 23rd November, 2002, Shri Babulal Chaganlal Rathod and Shri Rajendrakumar Chaganlal Jain had executed an Irrevocable General Power of Attorney of even date in favour of Shri Uday Ghanshyam Naik proprietor of M/s. G.N. Construction conferring upon him power to develop the seventh property by constructing building thereon.

8. Shri Uday Ghanshyam Naik proprietor of M/s. G.N. Construction had entered into a partnership business with Shri Vijay Meghajibhai Patel, Shri Rajeshkumar P. Singh, Shri Narpat K. Mehta and Shri Jagdish B. Thakkar to develop the first to seventh property in the name and style of M/s. D.V. Realtors vide a Deed of Partnership, dated 27th October, 2005



In the premises aforesaid, M/s. D.V. Realtors is absolutely seized and possessed off and/or otherwise well and sufficiently entitled to first to seventh property viz. land bearing Old Survey No. 180, New Survey No. 48, Hissa No. 2, admeasuring 350 sq. meters, Old Survey No. 181, New Survey No. 50, Hissa No. 1, admeasuring 460 sq. meters, Old Survey No. 180, New Survey No. 48, Hissa No. 3, admeasuring 750 sq. meters, Old Survey No. 177, New Survey No. 45, Hissa No. 2, admeasuring 480 sq. meters, Old Survey No. 180, New Survey No. 48, Hissa No. 1, admeasuring 450 sq. meters and

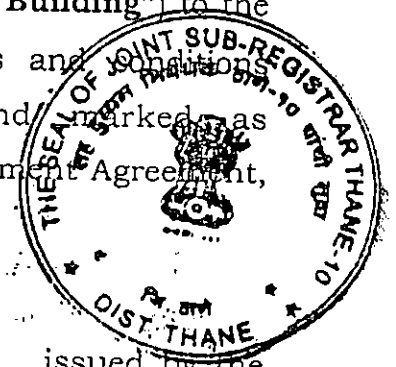
ट.न.न. १०
३५४ / २०२२
२२ / १५०

Shahar

Anita
Ningh

Old Survey No. 180, New Survey No. 48, Hissa No. 4, admeasuring 123 sq. meters, Survey No. 180, New Survey No. 48, Hissa No. 5, admeasuring 384.44 sq. yard and Old Survey No.179, New Survey No.47, Hissa No. 1, admeasuring 1920 sq. meters, sicuate, lying and being at Village Mira, Taluka and District Thane, 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 jointly and collectively referred to as the "Larger Property"). Hereto annexed and marked as Annexure-A is the photo copy of 7/12 extract of the larger property.

10. By a Development Agreement, dated 21st January, 2017 registered in the office of the Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/213/2017, M/s. D. V. Realtors had granted the development rights in respect of Shree Shashwat Building No.15 of Type No. 5 consisting of stilt + fourteen upper floors, totally admeasuring 6630 sq. meters forming the portion of the larger property, more particularly described in the Second Schedule hereunder written (hereinafter referred to as the "Said Building") to the Promoter at the price and on the terms and conditions stipulated therein. Hereto annexed and marked as Annexure-B is the photo copy of Development Agreement, dated 21st January, 2017.



11. Title Clearance Certificate, dated _____ issued by the Advocate of the Promoter certifying that title to the larger property is clear, marketable and free from all encumbrances. Hereto annexed and marked as Annexure-C is the photo copy of Title Clearance Certificate, dated _____.

free from all encumbrances.	90
marked as	
Title Clearance	12022
3048	
23 / 240	

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

12. The Addl. Collector and Competent Authority, Thane had granted the following permissions under Section 8(4) of the Urban Land (Ceiling and Regulation) Act, 1976 to develop the larger property.

- i. Order No. ULC/TA/T-6/MIRA/SR-260, dated 28th September, 1992.
- ii. Order No. ULC/TA/WSHS-20/SR-646, dated 15th June, 1994.
- iii. Order No. ULC/TA/ATP/WSHS-20/SR-1479, dated 23rd September, 2004.
- iv. Order No. ULC/TA/ATP/WSHS-20/SR-1480, dated 23rd September, 2004.
- v. Order No. ULC/TA/WSHS-20/SR-784, dated 29th December, 1994.
- vi. Order No. ULC/TA/WSHS-20/SR-784, dated 29th December, 1994.
- vii. Order No. ULC/TA/T-4/Mira/ SR-314, dated 29th December, 2005.
- viii. Order No. ULC/TA/ATP/Section-20/O.C./SR-564+784+1480+569+631, dated 28th August, 2009.

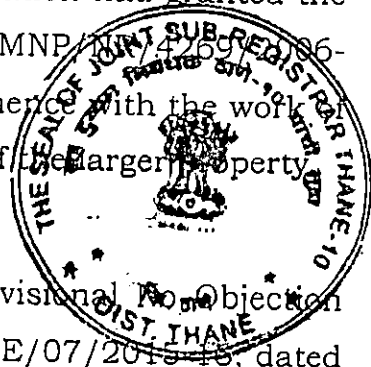


ट.न.न. - १०
3048 / 2022
28 / 2009

Handwritten signature

Handwritten signature
Handwritten signature

13. The Estate Investment Co. Pvt. Ltd., has granted No Objection Certificate Nos. EI/70, dated 27th September, 1994, EI/841, dated 1st December, 2006, EI/116, dated 1st December, 2006, EI/117, dated 1st December, 2006, EI/118, dated 1st December, 2006, EI/119, dated 1st December, 2006, EI/841, dated 1st December, 2006 and EI/57, dated 15th May, 2009 thereby giving its consent to convert the larger property for non-agricultural use and to develop the same.
14. The Mira Bhayandar Municipal Corporation had sanctioned the plan of the buildings to be constructed in the layout of the larger property vide its Letter No. MB/MNP/NR/1990/2006-2007, dated 22nd September, 2006.
15. The Collector of Thane had granted N.A. Permission in respect of the larger property vide an Order No. Revenue/K-1/T-1/NAP/SR-81/ 2006, dated 13th March, 2007.
16. The Mira Bhayandar Municipal Corporation had granted the Commencement Certificate No. MB/MNP/NR/5848/2006-2007, dated 28th March, 2007 to commence with the work of construction of building in the layout of the larger property.
17. The Fire Department has granted Provisional No. Objection Certificate vide Letter Ref. No.MNP/FIRE/07/2018-19, dated 7th April, 2015 and Letter Ref. No.MNP/FIRE/1042/2018-19, 16, dated 6th December, 2018.
18. The Mira Bhayandar Municipal Corporation had granted the revised Commencement Certificate No. MB/MNP/NR/5848/

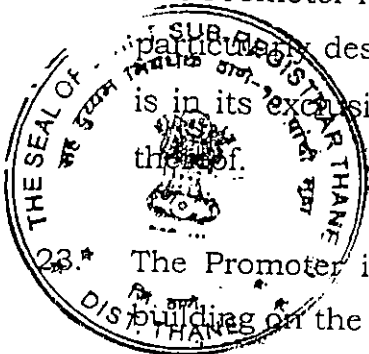


ट.न.न. - 90	
3048	12022
24	1940

Arul
Arul
Singh

2018-19, dated 4th January, 2019 to commence with the work of construction of Shree Shashwat Building No. 15 of Type No. 5 consisting of Stilt + Twelve Upper Floors, admeasuring 3858 sq. meters in the layout of the larger property.

19. Pursuant to permissions and sanctions granted by the authorities concerned, the Promoter has commenced the work of construction of Shree Shashwat Building No. 15 of Type No. 5 consisting of Stilt + Twelve Upper Floors, admeasuring 3858 sq. meters in the layout of the larger property.
20. The Promoter has proposed to sell the flats in Shree Shashwat Building No. 15 of Type No. 5 consisting of Stilt + Twelve Upper Floors to the respective Allotee/s thereof and to that effect, the Promoter has issued the Allotment Letters to the respective Allotee/s of the flats.
21. The Promoter hereby represents that subject to what is mentioned in the foregoing recitals, the larger property is free from any litigation, encroachment, encumbrances.
22. The Promoter hereby represent that the larger property, more particularly described in the First Schedule hereunder written is in its exclusive physical possession as a bonafide Promoter thereof.
23. The Promoter is entitled and enjoyed upon to construct the building on the larger property as per the plan sanctioned and approved by the Mira Bhayandar Municipal Corporation.



ट.न.न. - 90	
3048	12022
2E	940

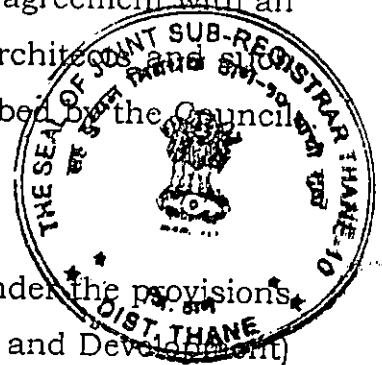
Handwritten signature

18

Handwritten signature

Handwritten signature

24. Based upon the permissions and sanctions granted by the authorities concerned as referred in the foregoing recitals, the Promoter has proposed to undertake the work of construction Shree shashwat Building No. 15 of Type No. 5 consisting of Stilt + Twelve Upper Floors, admeasuring 3858 sq. meters in the layout of the larger property (for short hereinafter referred to as the "Said Building").
25. The Allottee has offered a Flat No. 1206 admeasuring 53.81 sq meters along with 5.22 sq meters (enclosed balcony) totaling 59.03 sq meters carpet area, on the 12th floor in Shree Shashwat Building No. 15 of Type No.5 to be constructed in the layout of the larger property, more particularly described in the Third Schedule hereunder written (hereinafter referred to as the "Said Flat" for the sake of brevity and convenience). Hereto annexed and marked as Annexure-D is the description of the flat along with boundaries in all four directions.
26. The Promoter has entered into a standard agreement with an Architect registered with the Council of Architects and the agreement is as per the agreement prescribed by the Council of Architects.
27. The Promoter has registered the project under the provisions of the Act with the Real Estate (Regulation and Development) Act, 2016 read with Maharashtra Rules, 2017 with the Real Estate Regulatory Authority at Thane under Registration No. P51700021222 Hereto annexed and marked as Annexure-E is the photo copy of Real Estate Regulatory Authority at Thane under Registration No. P51700021222



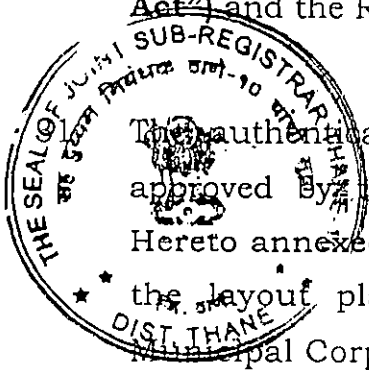
Registration No.	E.T.T. - 90
As Annexure-	3048 / 2022
	20 / 940

Thane

Adar

Abhishek

28. The Promoter has appointed a structural Engineer for the preparation of the structural design and drawings of the building and the Promoter accepts the professional supervision of the Architect and the structural Engineer till the completion of the building.
29. By virtue of the agreements executed by and between the parties thereto read with power of attorneys as mentioned in the foregoing recitals, the Promoter has sole and exclusive right to sell the flats in the building to be constructed by the Promoter on the larger property, more particularly described in the Third Schedule hereunder written and to enter into agreement/s with the Allottee/s of the flats and to receive the sale consideration in respect thereof.
30. On demand from the Allottee/s, the Promoter has given inspection to the Allottee of all the documents of title relating to the larger property and the plans, designs and specification prepared by the Promoter's Architects by name **M/s. Anish & Associates** and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as the "**Said Act**") and the Rules and Regulations made there under.

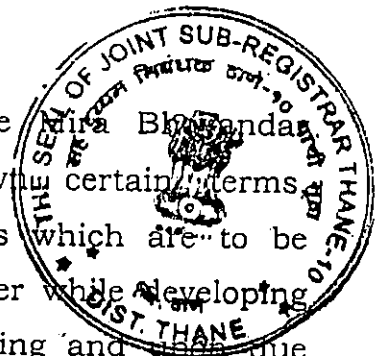


The authenticated copies of the plans of the layout as approved by the Mira Bhayander Municipal Corporation. Hereto annexed and marked as **Annexure-F** is the copy of the layout plan as approved by the Mira Bhayander Municipal Corporation.

ट.न.न. - १०	
३०५४	१२०२०
२६/१५०	

Anish
Anish

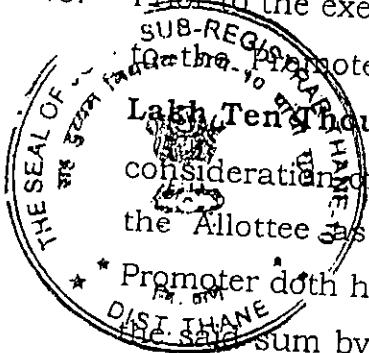
32. The authenticated copies of the plans of the layout as proposed by the Promoter and according to which the construction of the building and open spaces are proposed to be provided for on the larger property. Hereto annexed and marked as **Annexure-G** is the copies of the layout plan as proposed by the Promoter.
33. The authenticated copies of the plans and specifications of the flats agreed to be purchased by the Allottee as sanctioned and approved by the Mira Bhayandar Municipal Corporation. Hereto annexed and marked as **Annexure-H** is the copies of the plans and specifications as sanctioned and approved by the Mira Bhayandar Municipal.
34. The Promoter has got some of the approvals from the concerned local authorities to the plans, specifications, elevations, sections of the said building and shall obtain the balance approvals from various authorities from time to time so as to obtain Building Completion Certificate/ Occupancy Certificate of the said building.
35. While sanctioning the said plans, the Mira Bhayandar Municipal Corporation has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the larger property and the said building and the due observance and performance of which only the completion or occupancy certificate in respect of the said building shall be granted by the Mira Bhayandar Municipal Corporation.



C.P.T. - 90	
3048	12022
2e	940

Atrecha
Anita
Ningh

36. The Promoter has accordingly commenced construction of the said building in accordance with the said proposed plans.
37. The Allottee has applied to the Promoter for allotment of an Flat No. **1206** on **12th** floor in wing _____ in the said Shree Shashwat Building No.15 of Type No.5 being constructed on the larger property.
38. The carpet area of the said flat is **59.03** sq. meters and carpet area means the net usable floor area of the flat, excluding the area covered by the external walls areas under services shafts, exclusive balcony appurtenant to the said flat for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said flat for exclusive use of the Allottee but includes the area covered by the internal partition walls of the flat.
39. The parties relying on the confirmation, representation and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in the agreement and all applicable laws are now willing to enter into this agreement on the terms and conditions appearing hereinafter.
40. Prior to the execution of these presents, the Allottee has paid to the Promoter a sum of **Rs.8,10,000/- (Rupees. Eight Lakh Ten Thousand Only)** being part of the payment of sale consideration of the flat agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the Promoter doth hereby admit and acknowledge to have received the said sum by signing the receipt clause written hereunder) and the Allottee has agreed to pay to the Promoter the balance of sale consideration in the manner hereinafter appearing.



ए.न.न.	90
Buyer	1202K
30	940

Handwritten signature

Handwritten signature: Anita Singh

41. Under Section 13 of the said Act, the Promoter is required to execute a written agreement for sale of the said flat with the Allottee, being in fact these presents and also to register said agreement under the provisions of Indian Registration Act, 1908.
42. In accordance with the terms and conditions set out in this agreement and as mutually agreed upon by and between the parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the flat and the garage/covered parking.

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

1. The Promoter shall construct Shree Shashwat Building No. 15 of Type No. 5 consisting of Stilt + Twelve Upper Floors on the project land in accordance with the plans, designs and specifications as approved by the concerned Mira Bhayander Municipal Corporation from time to time.

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Flat of the Allottee or any alteration or addition required by any Government authorities or due to change in law.



ट.न.न. - १०	
३०५४	१२०२२
३९	९५०

Aravind

Aravind

Bhish

1(a)(i)

The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell I Allottee Flat No.1206 of the type no.5 of carpet area admeasuring 53.81 sq. meters along with 5.22 sq meters (enclosed balcony) totaling 59.03 sq meters carpet area on 12th floor in the said building (hereinafter referred to as the "Flat") as shown in the floor plan thereof for the consideration of Rs.90,00,000/- (Rs. Ninety Lakh Only) including Rs._____/ - being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Third Schedule hereunder written (the price of the Flat including the proportionate price of the common areas and facilities and parking spaces should be shown separately).

(ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Stilt Parking bearing Nos. _____ being constructed in the layout for the consideration of Rs._____/ -.



The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking spaces bearing Nos. ____ situate at stilt being constructed in the layout for the consideration of Rs._____/ -.

त.न.न. - १०
3048 / 12000
32 / 940

Arastar

Arastar
Singh

1(b) The total aggregate consideration amount for the Flat including stilt/covered parking spaces is thus Rs. _____/-.

II The Allottee has paid on or before execution of this agreement a sum of **Rs. 8,10,000/- (Rupees. Eight Lakh Ten Thousand Only)** (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to the Promoter the balance amount of **Rs. 81,90,000/- (Rupees. Eighty On lakh Ninety Thousand Only)** in the following manner :-

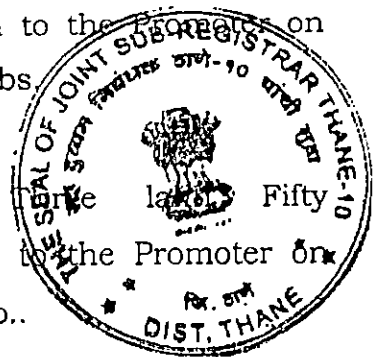
i. **Rs.25,00,000/- (Rupees. Twenty Five Lakh Only)** to be paid to the Promoter before the execution of agreement.

ii. **Rs.25,00,000/- (Rupees. Twenty five Lakh Only)** to be paid to the Promoter on completion of the Plinth.

iii. **Rs.3,50,000/- (Rupees. Three lakh Fifty Thousand Only)** to be paid to the Promoter on completion of the second slabs.

iv. **Rs.3,50,000/- (Rupees. Three lakh Fifty Thousand Only)** to be paid to the Promoter on completion of the fourth slab..

v. **Rs.3,50,000/- (Rupees. Three lakh Fifty Thousand Only)** to be paid to the Promoter on completion of the Sixth slab.



ट.न.न. - 90	
3048	12022
33 / 940	

Handwritten signature

Handwritten signature
Handwritten signature

- vi. Rs.3,50,000/- (Rupees. Three lakh Fifty Thousand Only) to be paid to the Promoter on completion of the eighth slab.
- vii. Rs.3,50,000/- (Rupees. Three lakh Fifty Thousand Only) to be paid to the Promoter on completion of the tenth slab.
- viii. Rs.3,50,000/- (Rupees. Three lakh Fifty Thousand Only) to be paid to the Promoter on completion of the twelfth slab.
- ix. Rs.3,50,000/- (Rupees. Three Lakh Fifty Thousand Only) to be paid to the Promoter on completion of the final slab.
- x. Rs.2,50,000/- (Rupees. Two Lakh Fifty Thousand Only) to be paid to the Promoter on completion of the brick work and internal plaster.
- xi. Rs.2,50,000/- (Rupees. Two Lakh Fifty Thousand Only) to be paid to the Promoter on completion of the external plaster.
- xii. Rs.2,50,000/- (Rupees. Two Lakh Fifty Thousand Only) to be paid to the Promoter on completion of the flooring work.
- xiii. Rs.2,50,000/- (Rupees. Two Lakh Fifty Thousand Only) to be paid to the Promoter on completion of the plumbing work.



द.न.न. - १०	
३०५४	१२०२०
३४	१५०

Anula

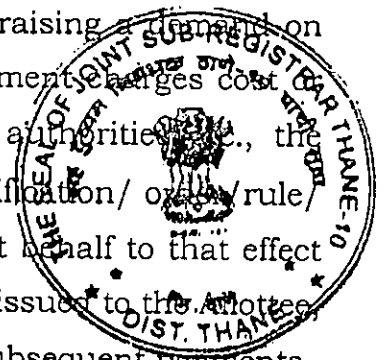
Anula
Singh

xiv. Rs.2,50,000/- (Rupees. Two Lakh Fifty Thousand Only) to be paid to the Promoter on completion of the lifts and elevator fitting.

xv. Rs.3,00,000/- (Rupees. Three lakh Only) at the time of handing over of the possession of the flat.

1(d) The total price above excludes taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax and Cess or any other similar taxes which may be levied in connection with the construction of and carrying out the Project payable by the Promoter) upto the date of handing over the possession of the Flat/Plot.

1(e) the total price is escalation-free, save and except escalations/increases due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges cost of levies imposed by the competent authorities, the Promoter shall enclose the said notification/ order/ rule/ regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.



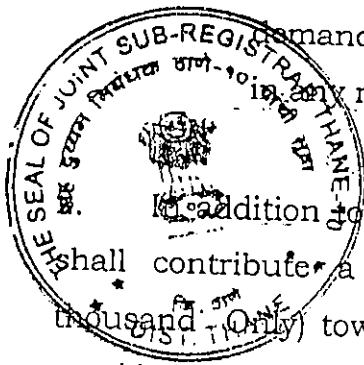
ट.न.न. - 90
3048 / 2022
34 / 940

Handwritten signature

Handwritten signature
Handwritten signature

1(f) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the building is complete and the occupancy certificate is granted by the competent authority by furnishing details of the changes if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter, if there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee with forty five days with annual interest at the rate specified in the rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to the Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the payment plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this agreement.

1(g) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his/her payments in any manner.



In addition to the purchase price of the said flat, the Allottee shall contribute a sum of Rs.27,000/- (Rupees. twenty seven thousand Only) towards the club house and other amenities to be provided by the Promoter in the layout of the said property and same shall be paid by the Allottee to the Promoter at the time to taking over the possession of the said flat from the Promoter and same shall be a

ए.म.नं. - 90
3048 / 2022
3E / 940

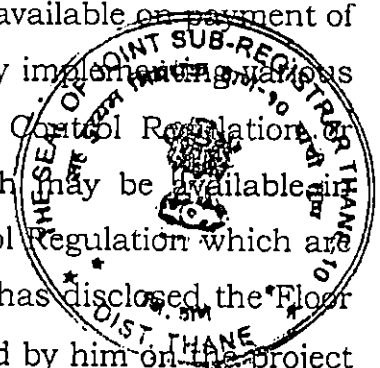
Anita Singh

condition precedent for handing over the possession of the flat by the Promoter to the Allottee in the said building.

2.1 The Promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned Mira Bhayander Municipal Corporation at the time of sanctioning the said plans or thereafter and shall before handing over possession of the Flat to the Allottee, obtain from the Mira Bhayander Municipal Corporation occupancy and/or completion certificate in respect of the Flat.

2.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Flat/Plot to the Allottee and the common areas to the association of the Allottees after receiving the occupancy certificate of the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the agreement subject to the simultaneous completion of construction by the Promoter as provided in Clause 11 hereinabove. ("Payment Plan").

3. The Promoter hereby declares that the Floor Space Index (FSI) available as on date in respect of the project land is 663.46 sq. meters only and the Promoter has planned to utilize the Floor Space Index (FSI) of 3858 by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various schemes as mentioned in the Development Control Regulations, based on expectation of increased FSI which may be available in future on modification to Development Control Regulation which are applicable to the said project. The Promoter has disclosed the Floor Space Index of 3858 as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said flat based on the proposed construction and sale of flats to be carried



Attacker

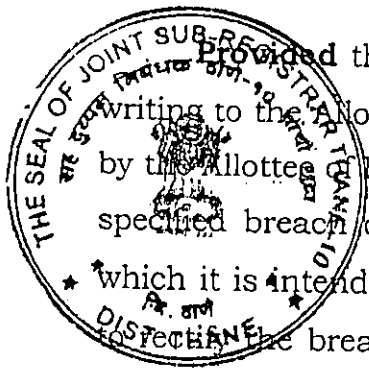
29.7.90
3098 / 2022
30 / 90

Attacker
Singh

out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to the Promoter only.

4. If the Promoter fails to abide by the time schedule for completing the project and handing over the flat to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project interest as specified in the Rule on all the amounts paid by the Allottee for every month of delay till the handing over of the possession. The Allottee agrees to pay to the Promoter interest as specified in the Rule on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this agreement from the date the said amount is payable by the Allottee/s to the Promoter.

4.1 Without prejudice to the right of the Promoter to charge interest in terms of sub-clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this agreement (including his/her proportionate share of taxes levied by Mira Bhayander Municipal Corporation and other outgoings) and on the Allottee committing three defaults of payment of instalments, the Promoter shall at its own option may terminate this agreement.



Provided that the Promoter shall give notice of fifteen days in writing to the Allottee by registered Post A.D. at the address provided by the Allottee of his intention to terminate this agreement and of the specified breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, the Promoter shall be entitled to terminate this agreement.

3048 / 2022
BC / 940

Handwritten signature

Handwritten signature

Handwritten signature

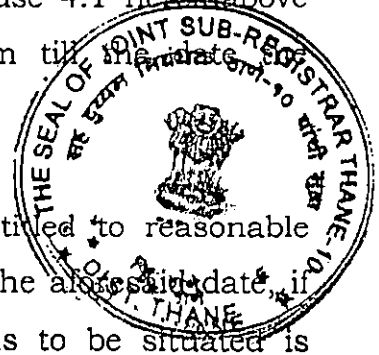
Provided further that upon termination of this agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidate damages or any other amount which may be payable to the Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Flat which may till then have been paid by the Allottee to the Promoter.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand or price range (if unbranded) to be provided by the Promoter in the said building and the Flat as are set out in **Annexure 'I'** annexed hereto.

6. The Promoter shall give possession of the flat to the Allottee on or before 31st day of December, 2021. If the Promoter fails or neglects to give possession of the flat to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Flat with interest at the same rate as mentioned in Clause 4.1 hereinabove from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

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

- i) war, civil commotion or act of God;
- ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.



ट.न.न. - 90
3048 / 2022
30/240

[Signature]

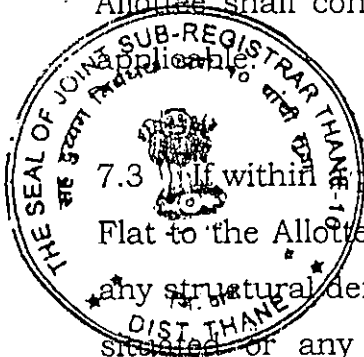
[Signature]
[Signature]

7. **Procedure for taking possession** - The Promoter upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the flat to the Allottee in terms of this agreement to be taken within three months from the date of issue of such notice and the Promoter shall give possession of the Flat/Plot to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agrees to pay the maintenance charges as determined by the Promoter or association of the Allottees as the case may be. The Promoter on its behalf shall offer the possession to the Allottee in writing within seven days of receiving the occupancy certificate of the project.

7.1 The Allottee shall take possession of the flat within fifteen days of the written notice from the Promoter to the Allottee intimating that the said Flats are ready for use and occupancy.

7.2 **Failure of Allottee to take possession of Flat** - Upon receiving a written intimation from the Promoter as per Clause 7.1, the Allottee shall take possession of the flat from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this agreement and the Promoter shall give possession of the flat to the Allottee. In case the Allottee fails to take possession within the time provided in Clause 7.1, such Allottee shall continue to be liable to pay maintenance charges as applicable.

7.3 If within a period of five years from the date of handing over the Flat to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Flat or the building in which the Flats are situated or any defects on account of workmanship, quality or provision of service, then wherever possible such defects shall be



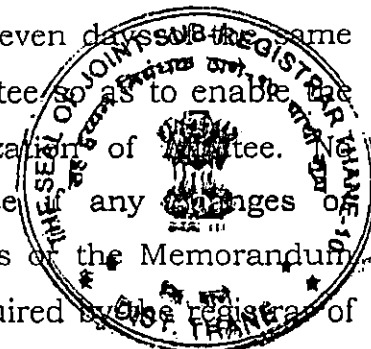
Amala
Singh

304	- 1/20
3048	12020
80	940

rectified by the Promoter at his own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter compensation for such defect in the manner as provided under the Act.

8. The Allottee shall use the Flat or any part thereof or permit the same to be used only for purpose of residence only. He/she shall use the stilt or parking space only for purpose of keeping or parking vehicle.

9. The Allottee along with other Allottees of flats in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and registration of the Society or Association or a Limited Company and for becoming a member including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee so as to enable the Promoter to register the common organization of the Allottee. No objection shall be taken from the Allottee if any changes or modifications are made in the draft bye-laws of the Memorandum and/or Articles of Association as may be required by the Registrar of Co-operative Societies or the Registrar of Companies as the case may be, or any other Competent Authority.



ट.म.न. - 90
8048 / 2022
891940

10. The Promoter shall within three months of registration of the Society or Association or a Limited Company as aforesaid, cause to be transferred to the Society or Limited Company, all the right, title

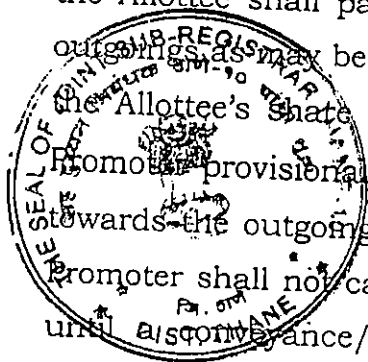
[Handwritten signature]

[Handwritten signature]
[Handwritten signature]

and interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in which the said Flat is situated.

10.1 The Promoter shall within three months of registration of the Federation/Apex Body of the Societies or Limited Company as aforesaid cause to be transferred to the Federation/Apex Body, all the right, title and interest of the Vendor/Lessor/Original Owner/Promoter and/or the owners in the project on which the building with multiple wings or buildings are constructed.

10.2 Within fifteen days after notice in writing is given by the Promoter to the Allottee that the flat is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Flat) of outgoings in respect of the project land and building/s namely local taxes, betterment charges or such other levies by the Mira Bhayander Municipal Corporation and/or Government water charges, insurance, common lights, repairs and salaries or clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined, the Allottee shall pay to the Promoter provisional monthly contribution of Rs.5250/- per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until conveyance/assignment of lease of the structure of the building or wing is executed in favour of the Society or Limited Company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing, the aforesaid deposits (less deduction provided for in this agreement) shall be paid



₹ 5250 - 90
31048 / 2022
82 940

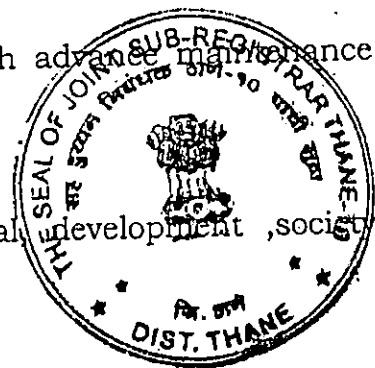
[Signature]

[Signature]

over by the Promoter to the Society or Limited Company as the case may be.

11. The Allottee shall on or before delivery of possession of the said flat keep deposited with the Promoter the following amounts :

- i) Rs.600/- for share money, application entrance fee of the Society or Limited Company/Federation/Apex Body;
- ii) Rs.5,000/- for formation and registration of the Society or Limited Company/Federation/Apex Body;
- iii) Rs.31,800/- towards MBMC development Charges.
- iv) Rs.10,000/- towards legal charges.
- v) Rs.45,000/- for deposit towards water. Electric and other utility and services connection charges and
- vi) Rs.27,000/- towards one time club membership charges.
- vii) Rs.63,000/- towards 12 month maintenance Deposit.
- viii) Rs.15,750/- towards 3 month advance maintenance charges.
- ix) Rs.8424/- GST (18% on legal development, society formation).



12. The Allottee shall pay to the Promoter a sum of Rs. 2,06,574/- for meeting all legal costs, charges and expenses including

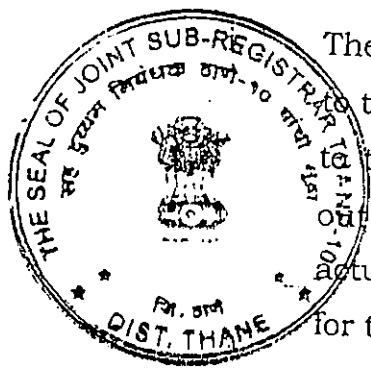
35	- 90
3048	/ 2022
83	/ 940

[Handwritten signature]
[Handwritten signature]

professional costs of the Attorney at Law/Advocates of the Promoter in connection with formation of the Society or Limited Company/Federation/Apex Body and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

13. At the time of registration of conveyance or lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter the Allottees' share of stamp duty and registration charges payable by the Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the building/wing of the building. At the time of registration of conveyance or lease of the project land, the Allottee shall pay to the Promoter the Allottees' share of stamp duty and registration charges payable by the Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of land to be executed in favour of the Apex Body or Federation.

14. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER:
The Promoter hereby represents and warrants to the Allottee as follows:



The Promoter has clear and marketable title with respect to the project land as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the project;

ii. The Promoter has lawful rights and requisite approvals from the competent authorities to carry out development

द.न.न. - 90
30/4/2022
88/940

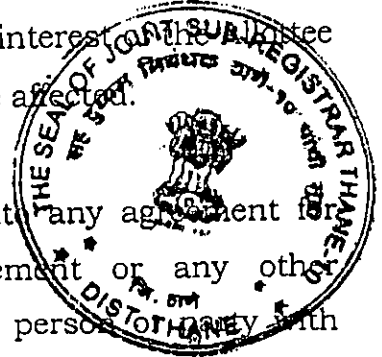
Handwritten signature



Handwritten signature: Anil Singh

of the project and shall obtain requisite approvals from time to time to complete the development of the project;

- iii. There are no encumbrances upon the project land or the project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall at all times remain to be in compliance with all applicable laws in relation to the project, project land and said building/wing and common areas;
- vi. The Promoter has the right to enter into this agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest in the Subj. ktee created herein may prejudicially be affected.
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person with respect to the project land including the project and the said flat which will in any manner affect the rights of the Allottee under this agreement.



ट.न.न. - 90	
37	3048/2022
84	940

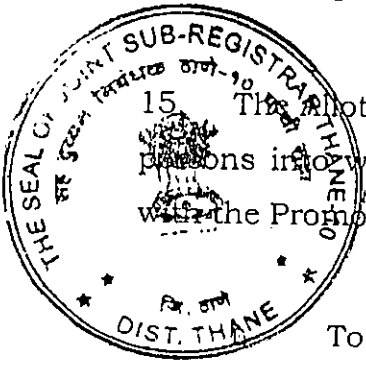
Handwritten signature

Handwritten signature
Handwritten signature

- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said flat to the Allottee in the manner contemplated in this agreement.
- ix. At the time of execution of the conveyance deed of the structure to the association of the Allottees, the Promoter shall handover lawful, vacant, peaceful, physical possession of the common area as of the structure to the Association of the Allottees.
- x. The Promote has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, imposition, premium, damages and/or penalties and other outgoings whatsoever payable with respect to the said project to the competent authorities.
- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the project except those disclosed in the title report.

The Allottee/s or himself/themselves with intention to bring all persons into whose hands the flat may come hereby covenants with the Promoter as follows :

To maintain the flat at the Allottee's own cost in good and tenable condition from the date that of possession of the flat is taken and shall not do or suffer to be done anything in or to the building in which the change/alter



ह.न.न. - १०
 ३०५४ / २०२२
 ८६ / १५०

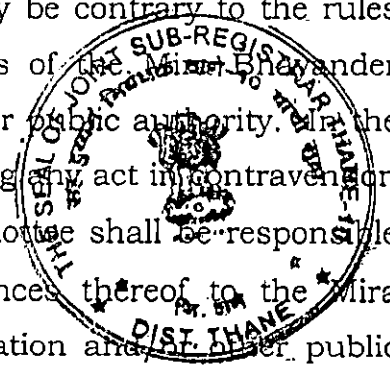


Anita Singh

or make addition in or to the building in which the Flat is situated and the flat itself or any part thereof without the consent of the local authorities, if required.

ii. Not to store in the flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat is situated, including entrances of the building in which the flat is situated and in case any damage is caused to the building in which the Flat is situated or the Flat on account of negligence or default of the Allottee is this behalf, the Allottee shall be liable for the consequences of the breach.

iii. To carry out at his own cost all internal repairs to the said Flat and maintain the flat in the same condition, state and order in which is was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the flat is situated or the flat which may be contrary to the rules and regulations and bye-laws of the Mira Bhayander Municipal Corporation or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the Mira Bhayander Municipal Corporation and other public authority.



ट.न.न. - 90	
39	3048/2022
80	940

[Handwritten signature]

[Handwritten signature]
[Handwritten signature]

iv. Not to demolish or cause to be demolished the flat or any part thereof nor at any time make or cause to be made any addition or alteration of whatever nature in or to the flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the flat is situated and shall keep the portion, sewers drains and pipes in the Flat and the appurtenances thereto in good tenantable repair and condition and in particular so as to support shelter and protect the other parts of the building in which the flat is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Flat without prior written permission of the Promoter and/or the Society or the Limited Company.

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the flat is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.



vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the project land and the building in which the Flat is situated.

vii. Pay to the Promoter within fifteen days of demand by the Promoter his share of security deposit demanded by the Mira Bhayander Municipal Corporation or Government or giving water, electricity or any other service connection to the building in which the flat is situated.

57th - 10	20
3048	120
82	1940

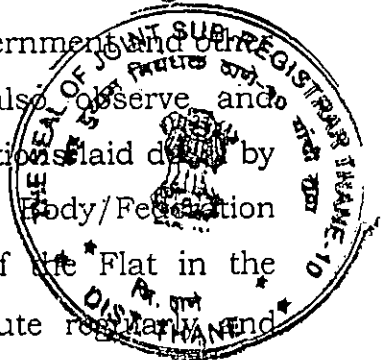
Aravind

Aravind
Singh

viii. To bear and pay increase in local taxes, water charges, insurance and such other levies if any, which are imposed by the Mira Bhayander Municipal Corporation and/or Government and/or other public authority on account of change of user of the flat by the Allottee for any purposes other than for purpose for which it is sold.

ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this agreement or part with the possession of the flat until all the dues payable by the Allottee to the Promoter under this agreement are fully paid up.

x. The Allottee shall observe and perform all the rules and regulations which the Society or Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flats therein and for the observance and performance of the Building rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/ Apex Body/Federation regarding the occupancy and use of the Flat in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this agreement.



ट.न.न. - 90	
3048	12022
82/950	

[Handwritten signature]

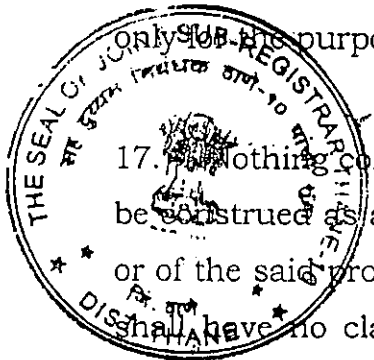
[Handwritten signature]
Singh

xi. Till a conveyance of the structure of the building in which the Flat is situated is executed in favour of the Society/Limited Company, the Allottee shall permit the Promoter and their surveyors and agents with or without, workmen and others, at all reasonable times to enter in to and upon the said building or any part thereof to view and examine the state and condition thereof.

xii. Till a conveyance of the project land on which the building in which the flat is situated is executed in favour Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

16. The Promoter shall maintain a separate account in respect of sum received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or Association or Company or towards the outgoings, legal charges and shall utilize the amounts only for the purpose for which they have been received

17. Nothing contained in this agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said flat or of the said property and building or any part thereof. The Allottee shall have no claim save and except in respect of the flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body/Federation as hereinbefore mentioned.



3048
40 946

Arora

Arora

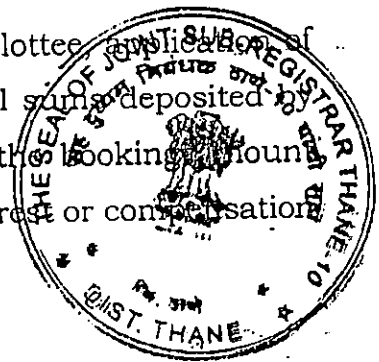
Arora

18. PROMOTER SHALL NOT MORTGAGE OR CREATE ACHARGE:

After the Promoter executes this agreement, he/she shall not mortgage or create a charge on the flat and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage e or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such flat.

19. BINDING EFFECT ;

Forwarding this agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this agreement with all the schedules along with the payments due as stipulated secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee/s fails to execute and deliver to the Promoter this agreement within thirty days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default which if not rectified within fifteen days from the date of its receipt by the Allottee, the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.



ट.न.न. - १०	
३७५४	१२०२२
५९	९५०

[Signature]

[Signature]
[Signature]

20. ENTIRE AGREEMENT ;

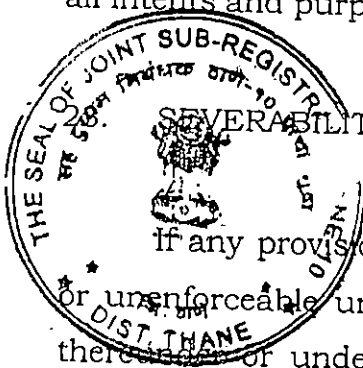
This agreement along with its schedules and annexures constitutes the entire agreement between the parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the parties in regard to the flat/building as the case may be.

21. RIGHT TO AMEND;

This Agreement may only be amended through written consent of the parties.

22. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/SUBSEQUENT ALLOTTEES :

It is clearly understood and so agreed by and between the parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the project shall equally be applicable to and enforceable against any subsequent Allottees of the flat in case of transfer as the said obligations go along with the flat for all intents and purposes.



SEVERABILITY :
If any provision of this agreement shall be determined to void or unenforceable under the Act or the rules and regulations made thereunder or under other applicable laws, such provisions of the agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this agreement and to the extent necessary to conform to Act or the rules and regulations made thereunder or the applicable law as the case may be and the

र.म.न. - १०
३०५४
५२ : १५०

Atta

APD
Singh

remaining provisions of this agreement shall remain valid and enforceable as applicable at the time of execution of this agreement.

24. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT ;

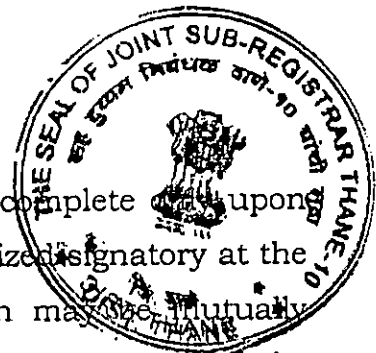
Whenever in this agreement it is stipulated that the Allottee has to make any payment in common with other Allottee/s in project, the same shall be in proportion to the carpet area of the flat to the total carpet area of all the flat in the project.

25. FURTHER ASSURANCES:

Both parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein as may be reasonably required in order to effectuate the provisions of this agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

26. PLACE OF EXECUTION;

The execution of this agreement shall be complete upon its execution by the Promoter through its authorized signatory at the Promoter's office or at some other place which may be mutually agreed between the Promoter and the Allottee in _____ after the agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution, the said agreement shall be registered at the office of the Sub-Registrar. Hence, this agreement shall be deemed to have been executed at _____



7-7-90
3046 / 12022
43 / 540

Harsha

Anita
Abh.

27. The Allottee and/or the Promoter shall present this agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limited prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

28. That all notices to be served on the Allottee and the Promoter as contemplated by this agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D. and notified Email ID/Under Certificate of Posting at their respective addresses specified below :

Promoter Name : **M/s. WHITE HEAVEN REALTY**

Address of the Promoter : **B/802, Western Edge-II, Off.
Western Express Highway,
Borivali (East), Mumbai - 400 066.**

Notified Email ID :

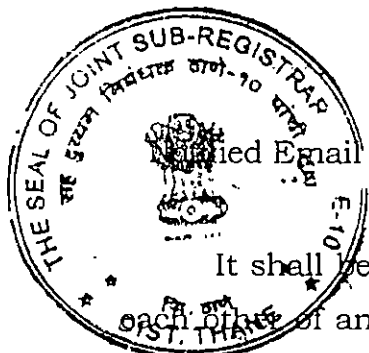
Name of the Allottee : **MRS. AMITA
MR. NAVNITESH SINGH**

Allottees Address : **D/O: JAYANT KUMAR SINGH,
RAM KRISHNA NAGAR, PATNA,
SAMPATCHAK, PATNA,
BIHAR- 800027.**

Notified Email ID :

It shall be the duty of the Allottee and the Promoter to inform each other of any change in address subsequent to the execution of this agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Promoter or the Allottee, as the

case may be.



3048
48 940

Arora

Arora
Singh

29. JOINT ALLOTTEES :

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

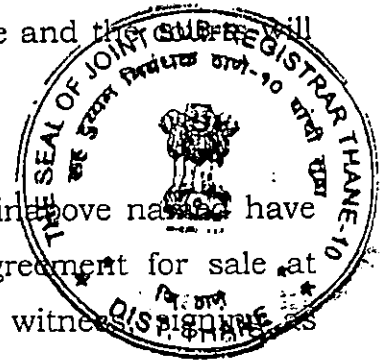
30. Stamp duty and Registration: The charges towards stamp duty and registration of this agreement shall be borne by the Allottees.

31. Dispute Resolution : Any dispute between the parties shall be settled amicably. In case of failure to settle the dispute amicably, which shall be referred to the _____ Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations thereunder.

32. GOVERNING LAW :

That the rights and obligations of the parties under or arising out of this agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the courts will have the jurisdiction for this agreement.

IN WITNESS WHEREOF the parties hereinabove named have set their respective hands and signed this agreement for sale at (city/town name) in the presence of attesting witnesses such on the day first above written.



ट.न.न. - १०
३०५४ / २०२२
५५ / १५०

Attacker

Arwa
Ming

THE FIRST SCHEDULE ABOVE REFERRED TO :

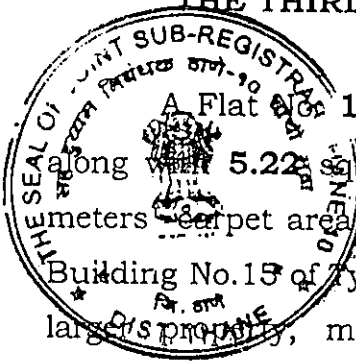
ALL THOSE pieces and parcels of land bearing Old Survey No. 180, New Survey No.48, Hissa No.2, admeasuring 350 sq. meters, Old Survey No. 181, New Survey No. 50, Hissa No. 1, admeasuring 460 sq. meters, Old Survey No. 180, New Survey No. 48, Hissa No. 3, admeasuring 750 sq. meters, Old Survey No. 177, New Survey No. 45, Hissa No. 2, admeasuring 480 sq. meters, Old Survey No. 180, New Survey No. 48, Hissa No. 1, admeasuring 450 sq. meters and Old Survey No. 180, New Survey No. 48, Hissa No. 4, admeasuring 123 sq. meters, Survey No. 180, New Survey No. 48, Hissa No. 5, admeasuring 384.44 sq. yard and Old Survey No.179, New Survey No.47, Hissa No. 1, admeasuring 1920 sq. meters, situate, lying and being at Village Mira, 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 :

Shree Shashwat Building No.15 of Type No. 5 consisting of stilt + twelve upper floors, totally admeasuring 6630 sq. meters forming the portion of the larger property, more particularly described in the First Schedule hereinabove written.

THE THIRD SCHEDULE ABOVE REFERRED TO :

A Flat No. 1206 carpet area admeasuring 53.81 sq. meters along with 5.22 sq. meters (enclosed balcony) totaling 59.03 sq. meters carpet area the 12th floor, _____ wing of Shree shashwat Building No.15 of Type No. 5 to be constructed in the layout of the larger property, more particularly described in First Schedule hereinabove written.



६.७.७. - १०
3048 / १०००
५६ / १५०

Handwritten signature

Handwritten signature

Handwritten signature

SIGNED, SEALED AND DELIVERED

by the with named "PROMOTER"

M/s. WHITE HEAVEN REALTY

through its one of the partners

MR. ASHISH JAGDISH THAKKAR

in the presence of _____

1. Name Sayan

Signature [Signature]

2. Name Vicky Singh

Signature [Signature]



Ashish



SIGNED, SEALED AND DELIVERED

by the with named "ALLOTTEE"

1) **MRS. AMITA**

2) **MR. NAVNITESH SINGH**

in the presence of _____

1. Name Sayan

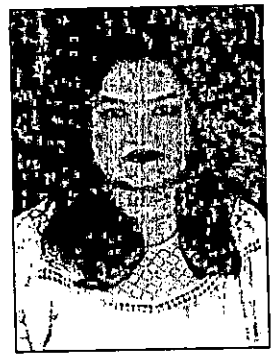
Signature [Signature]

2. Name Vicky Singh

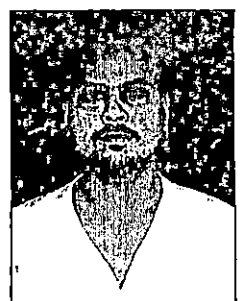
Signature [Signature]



Amita



Navnit



ट.न.न. - 90
3048 / 2022
50/946

RECEIPT

Received of and from the Allotte above named, the sum of Rs.8,10,000/- (Rupees. Eight Lakh Ten Thousand Only) by Cheque bearing No. 325493 dated. 04.03.2022 drawn. SBI Bank on Mira road (East) Branch on execution of this agreement towards Earnest Deposit Money or Application Fee on this _____ day of _____ 20____,

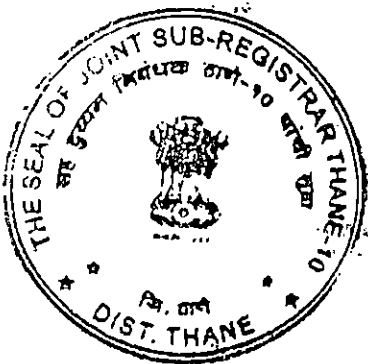
Rs.8,10,000/-
WE SAY RECEIVED

Handwritten signature

for M/s. WHITE HEAVEN REALTY
(PROMOTER)

WITNESSES :

1. *Handwritten signature*
2. *Handwritten signature*



द.न.न. - १०
3098 1907
५८ १९४०



Maharashtra Real Estate Regulatory Authority

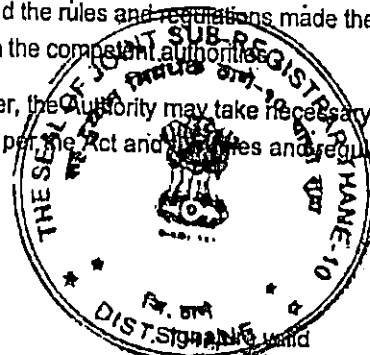
REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700021222

Project: SHREE SHASWAT BUILDING NO 1, 1B lot Bearing / CTS / Survey / Final Plot No.: SN NO 45/2 NEW, SN NO 47/1 NEW, SN NO 48/1, 2, 3, 4, 5 NEW, SN NO 50/1 NEW, SN NO 177/2 OLD, SN NO 179/1 OLD, SN NO 180/1, 2, 3, 4, 5 OLD, SN NO 181/1 OLD at Mira-Bhayandar (M Corp.), Thane, Thane, 401107;

1. White Heaven Realty having its registered office / principal place of business at Tehsil: Borivali, District: Mumbai Suburban, Pin: 400066.
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from 14/06/2019 and ending with 31/12/2022 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities.
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 6/14/2019 4:25:50 PM

Dated: 14/06/2019
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

ट.न.न. - 90

3098 / 2022

ये/१५०

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.
E-mail : adv.dgn@gmail.com

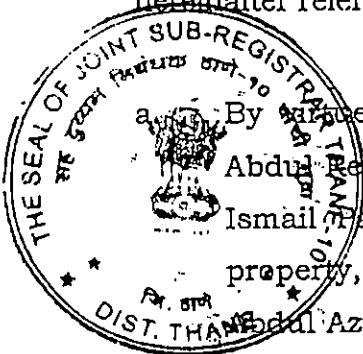
TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT I have investigated the following land situate at Village Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation.

Sr. Nos.	Old Survey Nos.	New Survey Nos.	Hissa Nos.	Area in Sq. Meters
1.	180	48	2	350
2.	181	50	1	460
3.	180	48	3	750
4.	177	45	2	480
5.	180	48	1	450
6.	180	48	4	123
7.	180	48	5	321
8.	179	47	1	1920

I. Mr. Abdul Aziz Abdul Rehman, Mr. Abdul Wahab Abdul Rehman and Mrs. Jamila Ismail Patel were the joint owners of land bearing Old Survey No. 180, New Survey No.48, Hissa No.2, admeasuring 350 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation (for short hereinafter referred to as the "First Property").

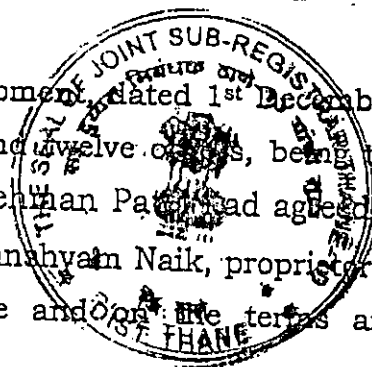
By virtue of an oral partition effected amongst Mr. Abdul Aziz Abdul Rehman, Mr. Abdul Wahab Abdul Rehman and Mrs. Jamila Ismail Patel in respect of several properties inter-alia the first property, the first property was apportioned to the share of Mr. Abdul Aziz Abdul Rehman Patel and accordingly, the name of Mr. Abdul Aziz Abdul Rehman Patel came to be recorded in the 7/12



ट.न.न. - १०
३०५४ / २०२२
६० / १५०

extract of the first property vide a Mutation Entry No 1229, dated 4th April, 1981.

- b. Mr. Abdul Aziz Abdul Rehman Patel died intestate on 2nd February, 1998 leaving behind his widow by name Mrs. Amina Abdul Aziz Patel, six sons namely Mr. Farooque Abdul Aziz Patel, Mr. Sahavar Azaz Shaikh, Mr. Rauf Abdul Aziz Patel, Mr. Zakeria Abdul Aziz Patel, Mr. Ajgar Abdul Aziz Patel, Mr. Akhtar Abdul Aziz Patel, six daughters namely Mrs. Rabira Munir Ahmed Chorghe, Mrs. Ruksana Siraj Bhure, Mrs. Rihana Ibrahim Hawaldar, Mrs. Shakira Rizwan Varekar, Mrs. Zinat Masoor Patel and Mrs. Rubiya Abdul Aziz Patel as his heirs and legal representatives entitled to the estate of the deceased including the first property.
- c. By Mutation Entry No. 1720, dated 4th October, 1999, the names of Mrs. Amina Abdul Aziz Patel, Mr. Farooque Abdul Aziz Patel, Mr. Sahavar Azaz Shaikh, Mr. Rauf Abdul Aziz Patel, Mr. Zakeria Abdul Aziz Patel, Mr. Ajgar Abdul Aziz Patel, Mr. Akhtar Abdul Aziz Patel, Mrs. Rabira Munir Ahmed Chorghe, Mrs. Ruksana Siraj Bhure, Mrs. Rihana Ibrahim Hawaldar, Mrs. Shakira Rizwan Varekar, Mrs. Zinat Masoor Patel and Mrs. Rubiya Abdul Aziz Patel came to be recorded in the 7/12 extract of the first property as the heirs of late Mr. Abdul Aziz Abdul Rehman Patel.
- d. By an Agreement for Sale cum Development dated 1st December, 2001, Mrs. Amina Abdul Aziz Patel and twelve of her heirs of late Mr. Abdul Aziz Abdul Rehman Patel had agreed to sell the first property to Shri Uday Ghanashyam Naik, proprietor of M/s. G.N. Construction at the price and on the terms and



ट.न.न. - 90	
3044	12022
६९	९५०

D. G. NAIK

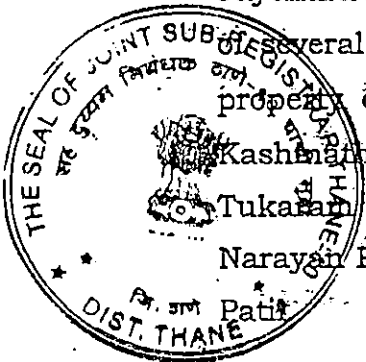
B.Com., LL.M.
ADVOCATE, HIGH COURT

104, Saroj Plaza,
Near Maxus Mall, Flyover Road,
Bhayandar (West), Thane - 401 101.
Ph. : 28191739. Cell : 9820640511.
E-mail : adv.dgn@gmail.com

conditions stipulated therein. In pursuance of an Agreement for Sale cum Development, dated 1st December 2001, Mrs. Amina Abdul Aziz Patel and twelve others had executed an Irrevocable General Power of Attorney of even date in favour of Shri Uday G. Naik, proprietor of M/s. G.N. Construction conferring upon him power to develop the first property by constructing building thereon.

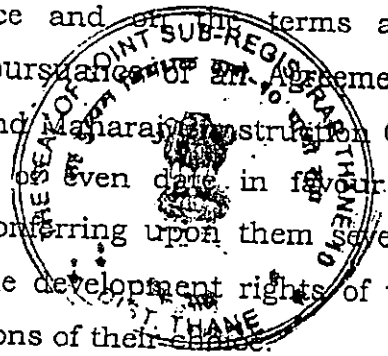
II. Smt. Jankibai Kashinath Patil, Shri Laxman Kashinath Patil, Smt. Champabai Tukaram Patil, Smt. Jaywanti Bhalchand Bhoir, Smt. Vanita Narayan Patil, Jayendra Kashinath Patil and Bhanubai Kashinath Patil are the owners of land bearing Old Survey No.181, New Survey No. 50, Hissa No. 1, admeasuring 460 sq. meters, situate at Village Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation (for short hereinafter referred to as the "Second Property").

a. By virtue of an oral partition effected amongst Shri Moreshwar Daji Patil, Shri Harishchandra Daji Patil, Smt Jankibai Kashinath Patil, Shri Laxman Kashinath Patil, Smt Champabai Tukaram Patil, Smt. Jaywanti Bhalchand Bhoir, Smt. Vanita Narayan Patil, Jayendra Kashinath Patil and Bhanubai Kashinath Patil in respect of several properties inter-alia the second property, the second property came to be apportioned to the share of Smt Jankibai Kashinath Patil, Shri Laxman Kashinath Patil, Smt Champabai Tukaram Patil, Smt. Jaywanti Bhalchand Bhoir, Smt. Vanita Narayan Patil, Jayendra Kashinath Patil and Bhanubai Kashinath



2.7.7. - 90
3048/2022
E2/940

- b. By Mutation Entry No. 1134, dated 30th April, 1976, the name of Smt Jankibai Kashinath Patil, Shri Laxman Kashinath Patil, Smt Champabai Tukaram Patil, Smt. Jaywanti Bhalchand Bhoir, Smt. Vanita Narayan Patil, Jayendra Kashinath Patil and Bhanubai Kashinath Patil came to be recorded in the 7/12 extract of the second property as the owners thereof.
- c. By an Agreement for Sale, dated 28th April, 1993, Smt Jankibai Kashinath Patil, Shri Laxman Kashinath Patil, Smt Champabai Tukaram Patil, Smt. Jaywanti Bhalchand Bhoir, Smt. Vanita Narayan Patil, Jayendra Kashinath Patil and Bhanubai Kashinath Patil had agreed to sell the second property to M/s. Sadanand Maharaj Construction Co., at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement for Sale, dated 28th April, 1993, Smt. Jankibai Kashinath Patil and others had executed a General Power of Attorney of even date in favour of partners of M/s. Sadanand Maharaj Construction Co., conferring upon them several powers inter-alia power to sell the second property to the person or persons of their choice.
- d. By an Agreement, dated 18th April, 1995, M/s. Sadanand Maharaj Construction Co. in its turn had agreed to sell, transfer and assign its all right, title and interest in respect of the second property to M/s. N.K. Enterprises at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement, dated 18th April, 1995, M/s. Sadanand Maharaj Construction Co. had executed a Power of Attorney of even date in favour of partners of M/s. N.K. Enterprises conferring upon them several powers inter-alia power to assign the development rights of the second property to the person or persons of their choice.



ट.न.न. - 90	
3048	12022
83	940

D. G. NAIK

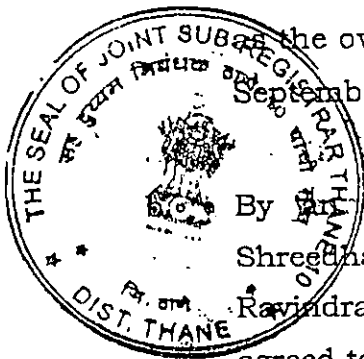
B.Com., LL.M.
ADVOCATE, HIGH COURT

104, Saroj Plaza,
Near Maxus Mall, Flyover Road,
Bhayandar (West), Thane - 401 101.
Ph. : 28191739. Cell : 9820640511.
E-mail : adv.dgn@gmail.com

e. By an Agreement, dated 26th October, 2005, M/s. N.K. Enterprises in its turn had agreed to grant the development rights of the second property to Shri Uday Ghanshyam Naik, proprietor of M/s. G.N. Construction at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement, dated 26th October, 2005, the partners of M/s. N.K. Enterprises had executed an Irrevocable General Power of Attorney of even date in favour of Shri Uday Ghanshyam Naik proprietor of M/s. G.N. Construction conferring upon him power to develop the second property by constructing building thereon.

III. Smt. Anjanibai Shridhar Rane was the owner of land bearing Old Survey No. 180, New Survey No. 48, Hissa No. 3, admeasuring 750 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation (for short hereinafter referred to as the "Third Property").

a. Pursuant to an application made by Shri Atmaram Laxman Patil, Shri Mahendra Laxman Patil to the Tahsildar of Thane to record the name of Smt. Anjanibai Shridhar Rane in the 7/12 extract of the third property, the name of Smt. Anjanibai Shridhar Rane came to be recorded in the 7/12 extract of the third property as the owner thereof vide a Mutation Entry No. 1290, dated 10th September, 1983.

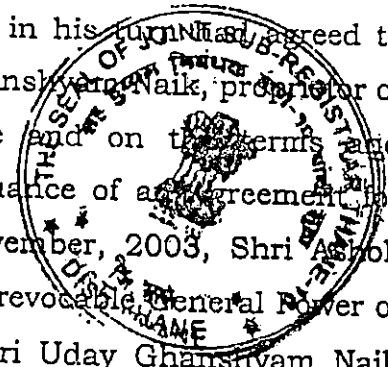


By an Agreement, dated 7th August, 2003, Smt. Anjanibai Shreedhar Rane including her family members namely Shri Ravindra Shridhar Rane and Smt. Suvarna Ravindra Rane had agreed to sell the third property to Shri Ashok Tulsiram Dudhande at the price and on the terms and conditions stipulated therein.

ट.म.न. - 90
3048 / 2022
28 / 948

In pursuance of an Agreement, dated 7th August, 2003, Smt. Anjanibai Shreedhar Rane and two others had executed an Irrevocable General Power of Attorney of even date in favour of Shri Ashok Tulsiram Dudhande conferring upon him several powers inter-alia power to assign the development rights of the third property to the person or persons of his choice.

- c. Shri Atmaram Laxman Patil including his family members namely Smt. Yamunabai Atmaram Patil, Shri Laxmikant Atmaram Patil, Shri Pradeep Atmaram Patil, Shri Vijay Atmaram Patil, Smt. Meena Pandharinath Patil, Smt. Nanda Mahendra Patil, Shri Mahendra Laxman Patil and Smt. Nirmala Laxman Patil were claiming their rights in the third property.
- d. By a Deed of Assignment, dated 14th August, 2003, Shri Ashok Tulsiram Dudhande had acquired the right, title, interest and claim of Shri Atmaram Laxman Patil, Smt. Yamunabai Atmaram Patil, Shri Laxmikant Atmaram Patil, Shri Pradeep Atmaram Patil, Shri Vijay Atmaram Patil, Smt. Meena Pandharinath Patil, Smt. Nanda Mahendra Patil, Shri Mahendra Laxman Patil and Smt. Nirmala Laxman Patil in the third property for valuable consideration.
- e. By an Agreement for Sale cum Development, dated 6th November, 2003, Shri Ashok Tulsiram Dudhande in his turn, agreed to sell the third property to Shri Uday Ghanshyam Naik, proprietor of M/s. G.N. Construction at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement for Sale cum Development, dated 6th November, 2003, Shri Ashok Tulsiram Dudhande has executed an Irrevocable General Power of Attorney of even date in favour of Shri Uday Ghanshyam Naik



ट.न.न. - 90	
3048	12022
64	940

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.
E-mail : adv.dgn@gmail.com

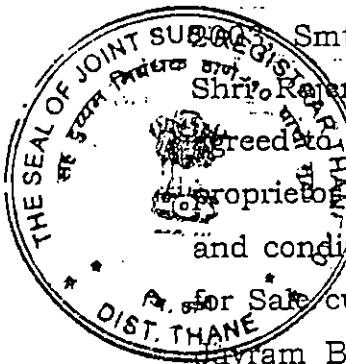
proprietor of M/s. G.N Construction conferring upon him several powers inter-alia power to develop the third property by constructing building thereon.

IV. Shri Jayram Bablya Bhoir was the owner of land bearing Old Survey No. 177, New Survey No. 45, Hissa No. 2, admeasuring 480 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation (for short hereinafter referred to as the "Fourth Property").

a. Shri Jayram Bablya Bhoir died intestate on 5th August, 1983 leaving behind his widow Smt. Maltibai Jayram Bhoir, two sons namely Shri Divakar Jayram Bhoir, Shri Rajendra Jayram Bhoir and a married daughter by name Hemlata Vinod Patil as his heirs and legal representative entitled to the fourth property.

b. By Mutation Entry No. 1287, dated 10th September, 1983, the names of Smt. Maltibai Jayram Bhoir, Shri Divakar Jayram Bhoir, Shri Rajendra Jayram Bhoir and Hemlata Jayram Bhoir came to be recorded in the 7/12 extract of the fourth property as the owners thereof.

c. By an Agreement for Sale cum Development, dated 20th June, 2003, Smt. Maltibai Jayram Bhoir, Shri Divakar Jayram Bhoir, Shri Rajendra Jayram Bhoir and Hemlata Jayram Bhoir had agreed to sell the fourth property to Shri Uday Ghanshyam Naik proprietor of M/s. G.N. Construction at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement for Sale cum Development, dated 20th June, 2003, Smt. Maltibai Jayram Bhoir and others had executed an Irrevocable General

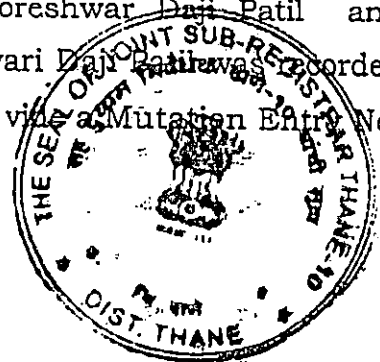


T.N.T. - 90	
3048	12022
EE	940

Power of Attorney of even date in favour of Shri Uday Ghanshyam Naik proprietor of M/s. G.N. Construction conferring upon him several powers inter-alia power to develop the fourth property by constructing building thereon.

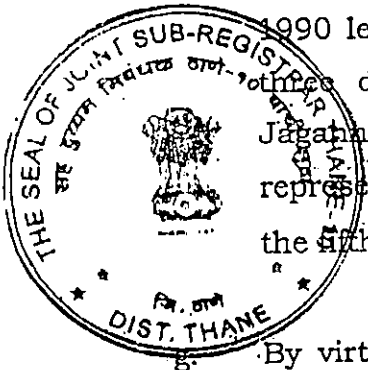
V. Shri Daji Vitthal Patil was the owner of land bearing Old Survey No. 180, New Survey No. 48, Hissa No. 1, admeasuring 450 sq. meters and Old Survey No. 180, New Survey No. 48, Hissa No. 4, admeasuring 123 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation (for short hereinafter referred to as the "Fifth Property").

- a. During his life time, Shri Daji Vitthal Patil had divided several properties including the fifth property amongst his three sons namely Shri Moreshwar Daji Patil, Shri Harishchandra Daji Patil and Shri Kashinath Daji Patil vide a registered Deed of Partition, dated 27th February, 1952 and effect of the same was given in the revenue records vide a Mutation Entry No. 328, dated 13th March, 1952.
- b. By virtue of Deed of Partition, dated 27th February, 1952 effected amongst Shri Moreshwar Daji Patil, Shri Harishchandra Daji Patil, Shri Kashinath Daji Patil, the fifth property came to be apportioned to the share of Shri Moreshwar Daji Patil and accordingly, the name of Shri Moreshwar Daji Patil was recorded in the 7/12 extract of the fifth property vide a Mutation Entry No. 1134, dated 30th April, 1976.



र.न.न. - 90
3048 / 12022
EW / 940

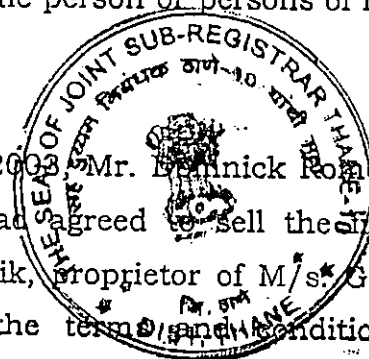
- c. Shri Moreshwar Daji Patil has two wives namely Smt. Kashibai Moreshwar Patil and Smt. Manjulabai Moreshwar Patil.
- d. Shri Moreshwar Daji Patil died intestate on 16th September, 1987 leaving behind two widow namely Smt. Manjulabai Moreshwar Patil, Smt. Kashibai Moreshwar Patil, three sons namely Shri Jagannath Moreshwar Patil, Shri Sadanand Moreshwar Patil, Shri Nitin Moreshwar Patil, six daughters namely Smt. Tarabai G. Patil, Smt. Meena Jaywant Mali, Pramila Moreshwar Patil, Devka Moreshwar Patil, Hema Moreshwar Patil and Kusum Yeshwant Gharat as his heirs and legal representatives entitled to the estate of the deceased including the fifth property.
- e. By Mutation Entry No.1380, dated 12th November, 1987, the names of Smt. Kashibai Moreshwar Patil (since deceased), Smt. Manjulabai Moreshwar Patil, Shri Jagannath Moreshwar Patil, Shri Sadanand Moreshwar Patil, Shri Nitin Moreshwar Patil, Smt. Tarabai G. Patil, Smt. Meena Jaywant Mali, Pramila Moreshwar Patil, Devka Moreshwar Patil and Hema Moreshwar Patil came to be recorded in the 7/12 extract of the fifth property as the heirs of late Moreshwar Daji Patil.
- f. Shri Jagannath Moreshwar Patil died intestate in or about the year 1990 leaving behind his widow Smt. Dwarkabai Jagannath Patil, three daughters namely Smt. Sureka Naresh Patil, Ms. Roopa Jagannath Patil, Ms. Asha Jagannath Patil as his heirs and legal representatives entitled to the undivided share of the deceased in the fifth property.
- By virtue of an oral partition effected amongst Smt. Manjulabai Moreshwar Patil, Shri Sadanand Moreshwar Patil, Shri Nitin



2.7.7. - 90
3048 / 2022
EL / 940

Moreshwar Patil, Smt. Tarbai Moreshwar Patil, Smt. Meena Jaywant Mali, Pramila Moreshwar Patil, Devka Moreshwar Patil, Hema Moreshwar Patil, Smt. Dwarkabai Jagannath Patil, Smt. Surekha Naresh Patil, Roopa Jagannath Patil, Asha Jagannath Patil and Shri Sanjay Jagannath Patil in respect of several properties inter-alia the fifth property, the fifth property came to be apportioned to the share of Smt. Manjula Moreshwar Patil, Meena Jaywant Patil, Pramila Moreshwar Patil, Devka Moreshwar Patil, Hema Moreshwar Patil and Shri Nitin Moreshwar Patil.

- h. By a Mutation Entry No. 1540, dated 5th October, 1991, the names of Smt. Manjula Moreshwar Patil, Meena Jaywant Patil, Pramila Moreshwar Patil, Devka Moreshwar Patil, Hema Moreshwar Patil and Shri Nitin Moreshwar Patil came to be recorded in the 7/12 extract of the fifth property.
- i. By an Agreement, dated 14th May, 1994, Smt. Manjula Moreshwar Patil and others had agreed to sell the fifth property to Mr. Domnick Romell, proprietor of M/s. J.M. Associates at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement, dated 14th May, 1994, Smt. Manjula Moreshwar Patil and others had executed an Irrevocable General Power of Attorney of even date in favour of Mr. Domnick Romell, proprietor of M/s. J.M. Associates conferring upon him several powers inter-alia power to sell the fifth property to the person or persons of his choice.
- j. By an Agreement, dated 4th October, 2008, Mr. Domnick Romell, proprietor of M/s. J.M. Associates had agreed to sell the fifth property to Shri Uday Ghanshyam Naik, proprietor of M/s. G.N. Construction at the price and on the terms and conditions



ट.न.न. - 90	
3098	12022
६६	१५०

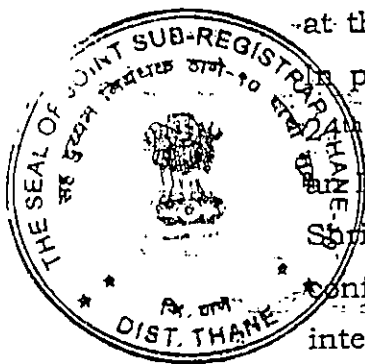
D. G. NAIK

B.Com., LL.M.

ADVOCATE, HIGH COURT

104, Saroj Plaza,
Near Maxus Mall, Flyover Road,
Bhayandar (West), Thane - 401 101.
Ph. : 28191739. Cell : 9820640511.
E-mail : adv.dgn@gmail.com

- stipulated therein. In pursuance of an Agreement, dated 4th October, 2003, Mr. Domnick Romell, proprietor of M/s. J.M. Associates had executed an Irrevocable General Power of Attorney of even date in favour of Shri Uday Ghanshyam Naik, proprietor of M/s. G.N Construction conferring upon him several powers inter-alia power to develop the fifth property by constructing building thereon.
- k. Smt. Kusum Yeshwant Gharat was one of the daughters of late Moreshwar Daji Patil died intestate in or about the year 1990 leaving behind her daughter by name Smt. Pushpa Madhukar Gharat and a son by name Diwakar Yeshwant Gharat as her heirs and legal representatives entitled to the undivided share of the deceased in the fifth property.
1. By a Mutation Entry No. 1785, dated 20th March, 2005, the names of Smt. Pushpa Madhukar Gharat and Shri Diwakar Yeshwant Gharat came to be recorded in the 7/12 extract of the fifth property as the heirs of late Smt. Kusum Yeshwant Gharat.
- m. By an Agreement for Sale cum Development, dated 24th January, 2006, Smt. Pushpa Madhukar Gharat had agreed to sell her undivided right, title, interest and share in the fifth property to Shri Uday Ghanshyam Naik, proprietor of M/s. G.N. Construction at the price and on the terms and conditions stipulated therein.
- n. In pursuance of an Agreement for Sale cum Development, dated 24th January, 2006, Smt. Pushpa Madhukar Gharat had executed an Irrevocable General Power of Attorney of even date in favour of Shri Uday Ghanshyam Naik, proprietor of M/s. G.N. Construction conferring upon him power to develop her undivided right, title, interest and share in the fifth property.



प.स.प. - १०
३०९४ / २०२२
०० / १५०

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.
E-mail : adv.dgn@gmail.com

- stipulated therein. In pursuance of an Agreement, dated 4th October, 2003, Mr. Domnick Romell, proprietor of M/s. J.M. Associates had executed an Irrevocable General Power of Attorney of even date in favour of Shri Uday Ghanshyam Naik, proprietor of M/s. G.N Construction conferring upon him several powers inter-alia power to develop the fifth property by constructing building thereon.
- k. Smt. Kusum Yeshwant Gharat was one of the daughters of late Moreshwar Daji Patil died intestate in or about the year 1990 leaving behind her daughter by name Smt. Pushpa Madhukar Gharat and a son by name Diwakar Yeshwant Gharat as her heirs and legal representatives entitled to the undivided share of the deceased in the fifth property.
- l. By a Mutation Entry No. 1785, dated 20th March, 2005, the names of Smt. Pushpa Madhukar Gharat and Shri Diwakar Yeshwant Gharat came to be recorded in the 7/12 extract of the fifth property as the heirs of late Smt. Kusum Yeshwant Gharat.
- m. By an Agreement for Sale cum Development, dated 24th January, 2006, Smt. Pushpa Madhukar Gharat had agreed to sell her undivided right, title, interest and share in the fifth property to Shri Uday Ghanshyam Naik, proprietor of M/s. G.N. Construction at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement for Sale cum Development, dated 24th January, 2006, Smt. Pushpa Madhukar Gharat had executed an Irrevocable General Power of Attorney of even date in favour of Shri Uday Ghanshyam Naik, proprietor of M/s. G.N. Construction conferring upon him power to develop her undivided right, title, interest and share in the fifth property.

ट.न.न. - 90
3098 / 2022
09 / 2016

D. G. NAIK

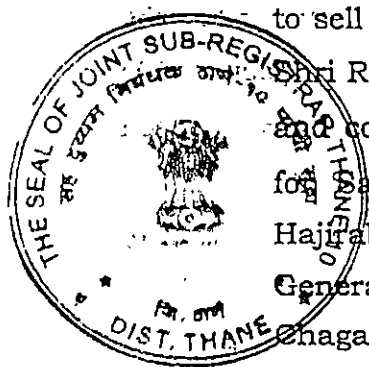
B.Com., LL.M.
ADVOCATE, HIGH COURT

104, Saroj Plaza,
Near Maxus Mall, Flyover Road,
Bhayandar (West), Thane - 401 101.
Ph. : 28191739. Cell : 9820640511.
E-mail : adv.dgn@gmail.com

d. By an Agreement, dated 4th October, 2003, Mr. Domnick Romell, proprietor of M/s. J.M. Associates had assigned the development rights of the sixth property to Shri Uday Ghanshyam Naik, proprietor of M/s. G.N. Construction at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement, dated 4th October, 2003, Mr. Domnick Romell, proprietor of M/s. J.M. Associates had executed an Irrevocable General Power of Attorney of even date in favour of Shri Uday Ghanshyam Naik, proprietor of M/s. G.N. Construction conferring upon him several powers inter-alia power to develop the sixth property by constructing the building thereon.

VII. Mrs. Hajirabai Abid Patel, Mrs. Mariyabai Ahmedmia Raut, Mr. Mustafa Ahmedia Raut, Mr. Hanif Ahmedmia Raut, Mr. Gani Ahmedmia Raut, Mr. Rafique Abid Patel, Mr. Irfan Abid Patel, Rauf Ahmedmia Raut and Mr. Razak Ahmedmia Raut are the owners of land bearing Old Survey No. 179, New Survey No. 47, Hissa No. 1, admeasuring 1920 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation (for short hereinafter referred to as the "Seventh Property")

a. By an Agreement for Sale cum Development, dated 15th September, 1995, Mrs. Hajirabai Abid Patel and others had agreed to sell the seventh property to Shri Babulal Chaganlal Rathod and Shri Rajendrakumar Chaganlal Jain at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement for Sale cum Development, dated 15th December, 1995, Mrs. Hajirabai Abid Patel and others had executed an Irrevocable General Power of Attorney of even date in favour of Shri Babulal Chaganlal Rathod and Shri Rajendrakumar Chaganlal Jain



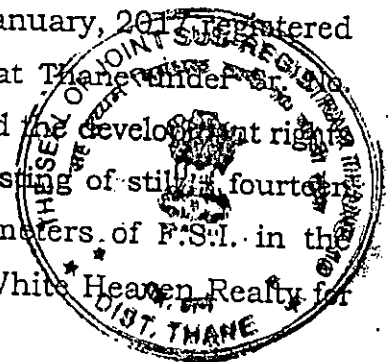
द.ग.न. - १०
31048/2022
02/१५०

conferring upon them several powers inter-alia power to sell the seventh property to the person or persons of their choice.

- b. By an Agreement for Sale cum Development, dated 23rd November, 2002, Shri Babulal Chaganlal Rathod and Shri Rajendrakumar Chaganlal Jain in their turn had agreed to sell the seventh property to Shri Uday Ghanshyam Naik, proprietor of M/s. G.N. Construction at the price and on the terms and conditions stipulated therein. In pursuance of an Agreement for Sale cum Development, dated 23rd November, 2002, Shri Babulal Chaganlal Rathod and Shri Rajendrakumar Chaganlal Jain had executed an Irrevocable General Power of Attorney of even date in favour of Shri Uday Ghanshyam Naik, proprietor of M/s. G.N. Construction conferring upon him power to develop the seventh property by constructing building thereon.

VIII. Shri Uday Ghanshyam Naik, proprietor of M/s. G.N. Construction had entered into a partnership business with Shri Vijay Meghji bhai Patel, Shri Rajeshkumar P. Singh, Shri Narpat K. Mehta, Shri Sarju B. Thakkar and Shri Jagdish B. Thakkar to develop the first to seventh property in the name and style of M/s. D.V. Realtors vide a Deed of Partnership, dated 27th October, 2005.

IX. By a Development Agreement, dated 21st January, 2017, registered in the office of the Sub-Registrar of Assurance at Thane under No. TNN-4/213/2017, M/s. D. V. Realtors had granted the development rights in respect of Building No.15 of Type No. 5 consisting of still a fourteen upper floors, totally admeasuring 663.46 sq. meters of P.S.I. in the layout of the first to seventh property to M/s. White Heaven Realty for the consideration mentioned therein.



ट.न.न. - 90
3098 / 202
03 / 990

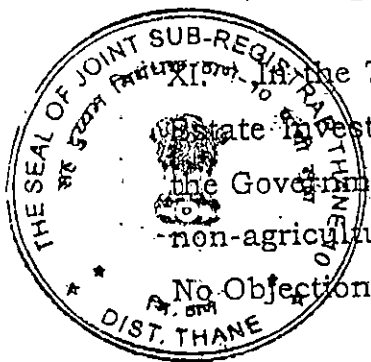
D. G. NAIK

B.Com., LL.M.
ADVOCATE, HIGH COURT

104, Saroj Plaza,
Near Maxus Mall, Flyover Road,
Bhayandar (West), Thane - 401 101.
Ph. : 28191739. Cell : 9820640511.
E-mail : adv.dgn@gmail.com

X. The Addl. Collector and Competent Authority, Thane had granted the following permissions under Section 8(4) of the Urban Land (Ceiling and Regulation) Act, 1976 to develop the respective properties i.e. first to seventh property.

- i. Order No. ULC/TA/T-6/MIRA/SR-260, dated 28th September, 1992.
- ii. Order No. ULC/TA/WSHS-20/SR-646, dated 15th June, 1994.
- iii. Order No. ULC/TA/ATP/WSHS-20/SR-1479, dated 23rd September, 2004.
- iv. Order No. ULC/TA/ATP/WSHS-20/SR-1480, dated 23rd September, 2004.
- v. Order No. ULC/TA/WSHS-20/SR-784, dated 29th December, 1994.
- vi. Order No. ULC/TA/WSHS-20/SR-784, dated 29th December, 1994.
- vii. Order No. ULC/TA/T-4/Mira/ SR-314, dated 29th December, 2005.
- viii. Order No. ULC/TA/ATP/Section-20/O.C./SR-564+ 784+ 1480+569+631, dated 28th August, 2009.



In the 7/12 extract of the first to seventh property, the name of Estate Investment Co., Pvt. Ltd., was appearing as the Grantee of the Government. In order to convert the first to seventh property for non-agricultural use, M/s. D.V. Realtors had obtained the following No-Objection Certificates from the Estate Investment Co., Pvt. Ltd.,

2.7.7. - 90

30/8/2002

08/940

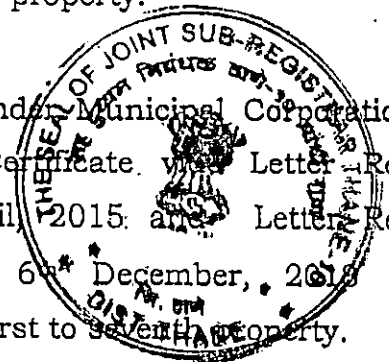
- i) EI/70, dated 27th September, 1994.
- ii) EI/841, dated 1st December, 2006.
- iii) EI/116, dated 1st December, 2006.
- iv) EI/117, dated 1st December, 2006.
- v) EI/118, dated 1st December, 2006.
- vi) EI/119, dated 1st December, 2006.
- vii) EI/841, dated 1st December, 2006.
- viii) EI/57, dated 15th May, 2009.

XII. The Collector of Thane had granted N.A. Permission in respect of the first to seventh property vide an Order No. Revenue/K-1/T-1/NAP/SR-81/ 2006, dated 13th March, 2007.

XIII. The Mira Bhayandar Municipal Corporation had sanctioned the layout plan of the first to seventh property vide its V.P. No. MB/MNP/NR/1990/2006-2007, dated 22nd September, 2006.

XIV. The Mira Bhayandar Municipal Corporation had granted the Commencement Certificate No. MB/MNP/NR/4269/2006-2007, dated 28th March, 2007 to commence with the work of construction of buildings in the layout of the first to seventh property.

XV. The Fire Department of Mira Bhayandar Municipal Corporation has granted Provisional No Objection Certificate vide Letter Ref. No.MNP/FIRE/07/2015-16, dated 7th April, 2015 and Letter Ref. No.MNP/FIRE/1042/2018-19, 16, dated 6th December, 2018 to construct the buildings in the layout of the first to seventh property.



T.N.N. - 90	
3048	/2022
05	/950

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.
E-mail : adv.dgn@gmail.com

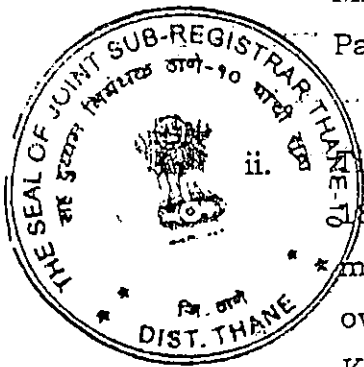
XVI. The Mira Bhayandar Municipal Corporation had granted the revised Commencement Certificate No. MB/MNP/NR/ 5848/ 2018-19, dated 4th January, 2019 to commence with the work of construction of Building No. 15 of Type No. 5 consisting of Stilt + Twelve Upper Floors, admeasuring 3858 sq. meters in the layout of the first to seventh property.

XVII. I have considered the search report taken in the office of Sub-Registrar of Assurance at Thane from 1982 to till date. On perusal of Search Report, it appears that save and except the registered documents as referred hereinabove, there are no any other documents/instruments found in respect of the first to seventh property during the course of searches.

XVIII. On the whole from the searches taken in the office of Sub-Registry of Thane and also on the basis of documents/instruments furnished to me as well as on the basis of information provided to me, I hereby state and certify that:

i. Title to the first property viz. land bearing Old Survey No. 180, New Survey No.48, Hissa No.2, admeasuring 350 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane is owned by Mr. Abdul Aziz Abdul Rehman, Mr. Abdul Wahab Abdul Rehman and Mrs. Jamila Ismail Patel is clear, marketable and free from all encumbrances.

ii. Title to the second property viz. land bearing Old Survey No. 181, New Survey No. 50, Hissa No. 1, admeasuring 460 sq. meters, situate at Village Mira, Taluka and District Thane owned by Smt. Jankibai Kashinath Patil, Shri Laxman Kashinath Patil, Smt. Champabai Tukaram Patil, Smt.



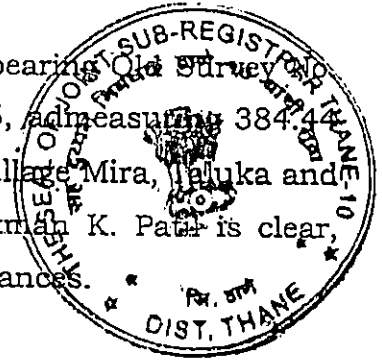
त.स.स. - १०

3048/NR-22

10E/940

Jaywanti Bhalchand Bhoir, Smt. Vanita Narayan Patil, Jayendra Kashinath Patil and Bhanubai Kashinath Patil were the owners of is clear, marketable and free from all encumbrances.

- iii. Title to the third property viz. land bearing Old Survey No. 180, New Survey No. 48, Hissa No. 3, admeasuring 750 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane owned by Smt. Anjanibai Shridhar Rane is clear, marketable and free from all encumbrances.
- iv. Title to the fourth property viz. land bearing Old Survey No. 177, New Survey No. 45, Hissa No. 2, admeasuring 480 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane owned by Shri Jayram Bablya Bhoir is clear, marketable and free from all encumbrances.
- v. Title to the fifth property viz. land bearing Old Survey No. 180, New Survey No. 48, Hissa No. 1, admeasuring 450 sq. meters and Old Survey No.180, New Survey No.48, Hissa No.4, admeasuring 123 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane owned by Shri Daji Vitthal Patil is clear, marketable and free from all encumbrances.
- vi. Title to the sixth property viz. land bearing Old Survey No. 180, New Survey No. 48, Hissa No. 5, admeasuring 384.44 sq. yard, situate, lying and being at Village Mira, Taluka and District Thane is owned by Shri Laxman K. Patil is clear, marketable and free from all encumbrances.



ट.न.न. - १०
३०५४ /२०२२
०००/१५०

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.
E-mail : adv.dgn@gmail.com

vii. Title to the seventh property viz. land bearing Old Survey No. 179, New Survey No. 47, Hissa No. 1, admeasuring 1920 sq. meters, situate, lying and being at Village Mira, Taluka and District Thane owned by Mrs. Hajirabai Abid Patel, Mrs. Mariyabai Ahmedmia Raut, Mr. Mustafa Ahmedmia Raut, Mr. Hanif Ahmedmia Raut, Mr. Gani Ahmedmia Raut, Mr. Rafique Abid Patel, Mr. Irfan Abid Patel, Rauf Ahmedmia Raut and Mr. Razak Ahmedmia Raut is clear, marketable and free from all encumbrances.

XIX. I further state and certify that M/s. White Heaven Realty is entitled to construct the Building No. 15, Type No. 5 consisting of Stilt + Twelve Upper Floors in the layout of first to seventh property as per the permissions and sanctions granted by the authorities concerned including the Mira Bhayander Municipal Corporation.

Date : 14th March, 2019.



Advocate

Client Folder\Rajesh Singh\White Heaven Realty - TC - 140319



द.ग.न. - १०

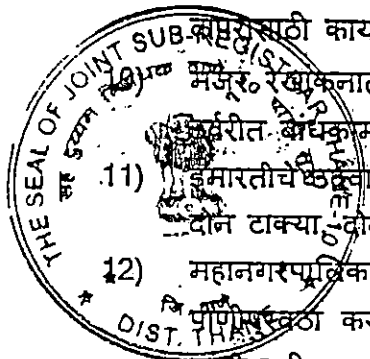
3098 / 2022

CC/940

- 3) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्यांची तालुका निरीक्षक भूमि अभिलेख, ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखार्थ दोन प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.
- 4) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगी शिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विकसीत करण्यासाठी इतर / दुस-या विकासकास अधिकार दिल्यास / विकासासाठी प्राधिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम नकाशे व चटईक्षेत्राचे व परवानगीत नमुद अटी व शर्तीचे उल्लंघन केल्यास / पालन न केल्यास या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.
- 5) या जागेच्या आजुबाजुला जे पुर्वीचे नकाशे मंजूर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्याशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावीत होणा-या बांधकामास रस्ते संलग्नित ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक / वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकांची कोणताही हरकत असणार नाही.
- 6) नागरी जमीन धारणा कायदा 1976 चे तरतुदीना व महाराष्ट्र जमीन महसूल अधिनियमाच्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये व या दोन्ही कायद्यान्वये पारित झालेल्या व यापुढे वेळोवेळी होणा-या सर्व आदेशाची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहिल.



- 7) मंजूर रेखांकनात / बांधकाम नकाशात इमारतीचे समोर दर्शविण्यात / प्रस्तावित करण्यात आलेली सामासिक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहिल व या जागेचा वापर सार्वजनिक रस्त्यासाठी / रस्ता रुंदीकरणासाठी करण्यात येऊन याबाबत अर्जदार व विकासक व इतर धारकांचा कोणताही कायदेशीर हक्क असणार नाही.
- 8) मालकीहक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक व संबंधीत व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पौंच मार्ग उपलब्ध असल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. यामध्ये तफावत निर्माण झाल्या झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे.
- 9) मंजूर रेखांकनातील रस्ते, इनेज, गटारे व खुली जागा (आर.जी.) अर्जदाराने / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वरुपी खुली ठेवणे बंधनकारक राहिल.



- 10) मंजूर रेखांकनातील इमारतीचे नियमावलीनुसार जोत्याचे प्रमाणपत्र प्राप्त केल्याशिवाय इमारतीचे बांधकाम करण्यात येऊ नये.
- 11) इमारतीचे बांधकाम करणाऱ्याची जमिनीवरील व इमारतीवरील अशा दोन टाक्या दोन इलेक्ट्रीक पंपसेटसह तरतूद केलेली असली पाहिजे.
- 12) महानगरपालिका आपणास बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाणीसंचयन करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक / धारक यांची राहिल. तसेच सांडपाण्याची सोय व मलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकाची / धारकाची राहिल. तसेच बांधकाम सुरु करतेवेळी बांधकाम संपेपर्यंत तेथील बांधकाम कामगारांसाठी आवश्यकतेप्रमाणे पुरेशा शौचालयाची व पाळणाघराची व्यवस्था करणे आपणावर बंधनकारक राहिल.

त. नं. ३७५४	१२०३२
८०	९५०

- 21) प्रस्तावित इमारतीमध्ये तळ मजल्यावर स्टिल्ट (Stilt) प्रस्तावित केले असल्यास स्टिल्टची उंची मंजूर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी व या जागेचा वापर वाहनतळासाठीच करण्यात यावा.
- 22) मंजूर विकास योजनेत विकास योजना रस्त्याने / रस्ता रुंदीकरणाने बांधित होणारे क्षेत्र _____ महानगरपालिकेकडे हस्तांतर केले असल्याने व ह्या हस्तांतर केलेल्या जागेच्या मोबदल्यात आपणास अतिरिक्त चटईक्षेत्रांचा लाभ / मंजूरी देण्यात आली असल्याने सदरचे क्षेत्र कायमस्वरुपाची खुले, मोकळे, अतिक्रमणविरहीत ठेवण्याची जबाबदारी विकासकाची राहिल. तसेच या जागेचा मालकीहक्क इतरांकडे केणत्याही परिस्थितीत व केव्हाही वर्ग करता येणार नाही. तसेच या क्षेत्राचा इतरांकडून मोबदला आपणास इतर संबंधितास व धारकास स्विकारता येणार नाही.
- 23) मंजूर बांधकाम नकाशातील 15.00 मी. पेक्षा जास्त उंचीचे इमारतीचे अग्निशमन व्यवस्थेबाबत सक्षम अधिका-याचे ' नाहरकत प्रमाणपत्र ' सादर करणे बंधनकारक आहे.
- 24) मंजूर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावित केले असल्यास विद्यमान बांधकाम क्षेत्र महानगरपालिकेकडून प्रमाणीत करून घेतल्यानंतर विद्यमान इमारत तोडून नविन बांधकामास प्रारंभ करणे बंधनकारक आहे.
- 25) 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 करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर चालू असल्याचे निदर्शनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तित्वाचा कायदेशीर कार्यवाही करण्यात येईल.
- 26) या मंजूरीची मुदत एक वर्षापर्यंत राहिल. तदनंतर महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 चे तरतूदीनुसार विहित कालावाधीसाठी नुतनीकरण करण्यात येईल. अन्यथा सदरची मंजूरी कायदेशीररित्या आपोआप रद्द होईल.
- 27) मुदतच्या आदेशातील अटी व शर्तीचे पालन करणेची जबाबदारी अधिकारपत्रधारक, बांधकाम पर्यवेक्षक, वास्तुविशारद, स्ट्रक्चरल अभियंता व धारक यांची राहिल.
- 28) याबाबतच्या मालकीबाबत व न्यायालयात दावा प्रलंबित नसल्याबाबत आपण प्रतिज्ञापत्र दि. 18/08/2018 रोजी दिलेले आहे. याबाबत काहीही विसंगती आढळून आल्यास दिलेली परवानगी रद्द करण्यात येईल.
- 29) सदर जागेच्या मालकीहक्काबाबत जागेच्या हद्दीबाबत मा. न्यायालयीन दाव्याबाबत व पोहोच रस्त्याबाबत सर्वस्वी जबाबदारी विकासकांची राहणार असून त्याबाबत महानगरपालिकेकडे जबाबदार राहणार नाही. तसेच याबाबत कोणत्याही प्रकारची विसंगती आढळल्यास सदर परवानगी रद्द समजणेत येईल.

ह.स.स. - १०

30/4/2022

C2/950

मनपा/नर/५८४८/२०१५-१६ दि. ०८/०९/२०१६

C.C. (Legal) 1812

30) यापूर्वी पत्र क्र. _____

दि. _____ अन्वये यासोबतच्या मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे मर्यादीत ठेवून त्यानुसार कार्यान्वीत करणे बंधनकारक राहिल.

अ.क्र.	इमारतीचे नांव / प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र (चौ.मी.)
1	5	1	स्टिक्ट + 12	3858.64
			एकूण बांधकाम क्षेत्र	3858.64 चौ.मी.

31) यापूर्वी पत्र क्र. मिभा/मनपा/नर/2427/2015-16, दि.11/09/2015 अन्वये देण्यात आलेली मंजूरी रद्द करण्यात येत आहे.

32) जागेवर रेन वॉटर हार्वेस्टिंगची व्यवस्था करणे तसेच त्याबाबतची यंत्रणा स्वतंत्र ओव्हरटॅक व प्लंबिंग लाईनसह कार्यान्वीत ठेवणे व त्याबाबत पाणीपुरवठा विभागाकडील प्रमाणपत्र सादर करणे बंधनकारक राहिल.

33) प्रस्तावित इमारतीसाठी भोगवटा दाखल्यापूर्वी प्रती सदनिका 100 लिटर या क्षमतेची 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.

34) भोगवटा दाखल्यापूर्वी सदर वृक्ष प्राधिकरणाच्या सल्ल्याप्रमाणे भूखंडामध्ये प्रती 100 चौ.मी. करिता दोन झाडे याप्रमाणे तसेच आर.जी. च्या भूखंडामध्ये प्रती 100 चौ.मी. करिता पाच झाडांची लागवड करून त्याबाबत वृक्ष प्राधिकरण विभागाकडील नाहरकत दाखला सादर करणे बंधनकारक राहिल.

35) भोगवटा दाखल्यापूर्वी अग्निशंमन विभागाकडील तात्पुरता नाहरकत दाखल्यामधील अटीशर्तीची पूर्तता करून अंतिम नाहरकत दाखला सादर करणे बंधनकारक राहिल.

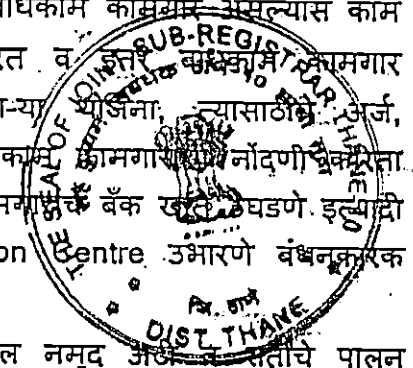
36) भोगवटा दाखल्यापूर्वी, ठाणे यांचेकडील अकृषिक परवानगीच्या आदेशामधील अटीशर्तीची पूर्तता करणे आपणावर बंधनकारक राहिल.

37) शासन निर्देश क्र. TPS-1816/CR-443/16/RP Directives/UD-13, dt:13/04/2017 मधील अटीशर्तीचे पालन करणे बंधनकारक राहिल.

38) महाराष्ट्र प्रांतिक महानगरपालिका अधिनियम 1949 चे कलम 263 अन्वये भोगवटा दाखला घेणे आपणावर बंधनकारक राहिल.

39) सदरच्या जागेवर बांधकामासाठी 200 पेक्षा जास्त बांधकाम कामगार असल्यास काम करणा-या बांधकाम कामगारांसाठी महाराष्ट्र इमारत व बांधकाम कामगार कल्याणकारी मंडळ यांचेमार्फत राबविण्यात येणा-या योजना, त्यासाठी अर्ज, त्यासंबंधी इतर आवश्यक माहिती तसेच पात्र बांधकाम कामगार नोंदणी प्रक्रिया आवश्यक प्रक्रिया नोंदणी, नुतनीकरण, बांधकाम कामगार बँक खाते उघडणे इत्यादी सर्व प्रकारची संबंधित कामे करणेसाठी Facilitation Centre उभारणे बंधनकारक राहिल.

40) इमारत पूर्ण झाल्यानंतर बांधकाम परवानगी मधील नमुद अटीशर्तीचे पालन केल्याशिवाय बांधकाम पूर्णत्वाचे प्रमाणपत्र व भोगवटा दाखला देण्यात येणार नाही. अटीची पूर्तता न केल्यास महाराष्ट्र प्रादेशिक व नगरपालिका अधिनियम 1966 व मुंबई प्रांतिक महानगरपालिका अधिनियम 1949 अन्वये विकासकार गृह नोंदणी पुढील कार्यवाही करण्यात येईल.



30/09/2022
C3 / 940

4822

अहवाल दिनांक : 14/08/2018

गाव नमुना सात

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

गाव :- मिरे
गट क्रमांक व उपविभाग : 45/2

तालुका :- ठाणे

जिल्हा :- ठाणे

शेवटचा फेरफार क्रमांक : 2461 व दिनांक : 27/11/2017

गट क्रमांक व उपविभाग	भूधारणा पद्धती	भोगवटदाराचे नाव	क्षेत्र	आकार आणि प	पो.ख.	फ.फा	खाते क्रमांक
45/2	भोगवटदार वर्ग -1						
शेतीचे स्थानिक नाव							
क्षेत्र एकक आर.चौ.मी	4.80.00	नालतीदाई जयराम भोईर दिवाकर जयराम भोईर राजेंद्र जयराम भोईर हेमलता जयराम भोईर दि. इस्टेट इन्व्हेस्टमेंट कं.प्रा.लि. -----सामाईक क्षेत्र-----	4.80.00	0.30		(1689) (1689) (1689) (1931)	219 कुळाचे नाव इतर अधिकार तुकडा तुकडा (329) इतर कंपनीचे नियमानुसार भाडे देण्यास पात्र (2128)
विन शेती	0.30						
जिन शेती							
आकारणी							
जिरायत							
बागायत							
वेरकस							
इतर							
एकूण क्षेत्र							
पोटखराव (लागवडीस अयोग्य)							
वर्ग (अ)							
वर्ग (ब)							
एकूण पो	0.00.00						
जुडी किंवा विशेष							
आकारणी							
		(310),(350),(505),(533),(1021),(1287),(1435),(1689),(1794),(2091),(2128), (2426),(2461)					

गाव नमुना बारा

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

गाव :- मिरे
गट क्रमांक व उपविभाग : 45/2

तालुका :- ठाणे

जिल्हा :- ठाणे

शेवटचा फेरफार क्रमांक : 2461 व दिनांक : 27/11/2017

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील						निर्भळ पिकाखालील क्षेत्र		लागवडीसाठी स्वतंत्र पिकाखालील क्षेत्र		शेरा		
		मिश्र पिकाखालील क्षेत्र			घटक पिके व प्रत्येक पिकाखालील क्षेत्र			पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप		क्षेत्र	
		मिश्र 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)
			आर.चौ.मी	आर.चौ.मी		आर.चौ.मी	आर.चौ.मी		आर.चौ.मी	आर.चौ.मी				
2014-15	संपूर्ण वर्षे										अकृषिक वापर	4.8000		
2015-16	संपूर्ण वर्षे										अकृषिक वापर	4.8000		
2016-17	संपूर्ण वर्षे										अकृषिक वापर	4.8000		

तलाठी सजा मिरे,
ता. जि. ठाणे.

14-Aug-18

ट.न.न. - 90
3048 / 2022
05 / 950

गाव नमुना सात

अहवाल दिनांक : 14/08/2018

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६९ यातील नियम ३, ५, ६ आणि ७)

गाव :- मिरे

तालुका :- ठाणे

जिल्हा :- ठाणे

शेवटचा फेरफार क्रमांक : 2461 व दिनांक : 27/11/2017

गट क्रमांक व उपविभाग : 47/1

गट क्रमांक व उपविभाग	भुधारणा पद्धती	भोगवटदाराचे नाव	क्षेत्र	आकार आणि पै	पो.ख.	फा.फा.	खाते क्रमांक
47/1	भोगवटदार वर्ग - I						
क्षेत्र स्थानिक नाव							
क्षेत्र एकक आर.चौ.मी		राजोराबी अबीद पाटील				(972)	288
बिन शेती 19.20.00		मरीयनबाई अहमदमिया राऊत				(1504)	कुळाचे नाव
		मुस्तफा अहमदमिया राऊत				(1504)	इतर अधिकार
		हानीफ अहमदमिया राऊत				(1504)	तुकडा
बिन शेती 1.12		गनी अहमदमिया राऊत				(1504)	तुकडा (329)
आकारणी		रफीक अबीद पाटील				(1504)	इतर
जिरायत		अरफान्स अबीद पाटील				(1504)	कंपनीचे नियमानुसार भाडे देण्यास पात्र
वांगायत		रऊफ अहमदमिया राऊत				(1504)	(2128)
तरी		रजाक अहमदमिया राऊत				(1504)	इतर
वरकस		दि. इन्स्टिट इन्व्हेस्टमेंट क.प्रा.लि.				(1931)	ना.ज.क.धा. अधिनियम १९७६ च्या मंजूर
इतर		सामाईक क्षेत्र	19.20.00	1.12			कलम २०/२१ खालील योजने अंतर्गतचे क्षेत्र
एकूण क्षेत्र							तसेच पूर्वपरवानगी शिवाय हस्तांतरण बंदी.
							(2409)
पोटखराब (भागवडीस अयोग्य)							
वर्ग (अ)							
वर्ग (ब)							
एकूण पो	0.00.00						
ख							
जडी किंवा विशेष							
आकारणी							
		(310),(350),(504),(505),(804),(972),(1014),(1021),(1435),(1504),(1795),(2091),(2426),(2461)					सीमा आणि भुनापन चिन्हे

गाव नमुना बारा

अधिकार अभिलेख पत्रक
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९६९ यातील नियम २९)

गाव :- मिरे

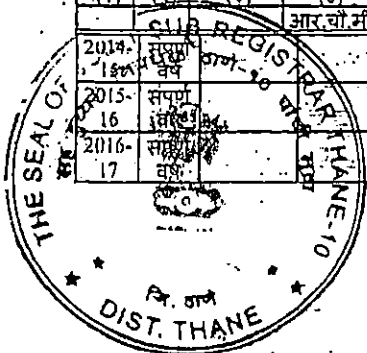
तालुका :- ठाणे

जिल्हा :- ठाणे

शेवटचा फेरफार क्रमांक : 2461 व दिनांक : 27/11/2017

गट क्रमांक व उपविभाग : 47/1

वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	पिकाखालील क्षेत्राचा तपशील						निर्भक्त पिकाखालील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			मिश्र पिकाखालील क्षेत्र			घटक पिके व प्रत्येकाखालील क्षेत्र			पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(1)	(2)	(3)	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	(9)	(10)	(11)	(12)	(13)	(14)	(15)	
			आर.चौ.मी	आर.चौ.मी	आर.चौ.मी	आर.चौ.मी	आर.चौ.मी	आर.चौ.मी	आर.चौ.मी	आर.चौ.मी		आर.चौ.मी			
2014-15	संपूर्ण वर्ष										अकृषिक वापर	19.2000			
2015-16	संपूर्ण वर्ष										अकृषिक वापर	19.2000			
2016-17	संपूर्ण वर्ष										अकृषिक वापर	19.2000			



14-Aug-18

तहसील सजा मिरे,
ता. जि. ठाणे.

3048 / 2022
CE 940

अहवाल दिनांक : 14/08/2018

गाव नमुना सात

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

गाव :- मिरे
गट क्रमांक व उपविभाग : 48/1

तालुका :- ठाणे

जिल्हा :- ठाणे

शेवटचा फेरफार क्रमांक : 2484 व दिनांक : 09/02/2018

गट क्रमांक व उपविभाग 48/1	भुधारणा मजती भोगवटदाराचे नाव	भोगवटदाराचे नाव	क्षेत्र	आकार आणि पॅ	पो.ख.	फ.फा	खाले क्रमांक
शेतीचे स्थानिक नाव						(1540)	133
क्षेत्र एकक आर.चौ.मी.	मजळा मोरेश्वर पाटील					(1540)	कुळाचे नाव
विन शेती 4.50.00	मीना जयवंत माळी					(1540)	इतर अधिकार
विन शेती 0.36	प्रेमिला मोरेश्वर पाटील					(1540)	तुकडा
आकारणी	देवका मोरेश्वर पाटील					(1540)	तुकडा (329)
जिरायत	हेमा मोरेश्वर पाटील					(1540)	इतर
	नितीन मोरेश्वर पाटील					(1785)	दि इस्टेट इन्व्हेस्टमेंट कं. लि. (1435)
	पुष्पा मधुकर धरत		4.50:00	0.36			इतर
	सानाईक क्षेत्र						ना.ज.क.धा. अधिनियम 1976 च्या मंजूर कलम 20/21 यातील योजने अंतर्गत क्षेत्र तसेच पूर्वपरवानगी शिवाय हस्तांतरण बंदी. (2409)
वागायत							
तरी							
वरकस							
इतर							
एकूण क्षेत्र							
नोटखपाव (लागवडीस अयोग्य)							
वर्ग (अ)							
वर्ग (ब)							
एकूण पो	0.00.00						
ख							
जूडी किंवा विशेष आकारणी							
	(310),(328),(350),(503),(1014),(1021),(1104),(1380),(1540),(2091),(2426),						सीमा आणि भुमापन चिन्ह
	(2484)						

गाव नमुना बारा

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

गाव :- मिरे
गट क्रमांक व उपविभाग : 48/1

तालुका :- ठाणे

जिल्हा :- ठाणे

शेवटचा फेरफार क्रमांक : 2484 व दिनांक : 09/02/2018

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र					
		मिश्रपिकाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित			
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
		आर.चौ.मी	आर.चौ.मी	आर.चौ.मी	आर.चौ.मी	आर.चौ.मी	आर.चौ.मी	आर.चौ.मी	आर.चौ.मी	आर.चौ.मी
2014-15	संपूर्ण वर्ष								अनुपिक वापर 4.5000	
2015-16	संपूर्ण वर्ष								अनुपिक वापर 4.5000	
2016-17	संपूर्ण वर्ष								अनुपिक वापर 4.5000	

तलाठी सुजा मिरे
ता. जि. ठाणे

14-Aug-18

ट.न.न. - 90
3098 / 2022
e/COO/740

७/१२

Page 1 of 1

गाव नमुना सात

अहवाल दिनांक : 14/08/2018

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

गाव :- मिरे

तालुका :- ठाणे

जिल्हा :- ठाणे

शेवटचा फेरफार क्रमांक : 2487 व दिनांक : 14/02/2018

गट क्रमांक व उपविभाग : 48/2

गट क्रमांक व उपविभाग	भुधारणा पदवी	भोगवटदाराचे नाव	क्षेत्र	आकार आणि पै	पो.ख.	फे.फा	खाते क्रमांक
48/2	भोगवटदार वर्ग - 1						
क्षेत्र एकक आर.चौ.मी	अमिना अब्दुल अजीज पटेल				(1720)	808	
विन शेती 3.50.00	राबीया मुनीर अहमद चोरघे				(1720)	कुळाचे नांव	
	फारुख अब्दुल अजिज पटेल				(1720)	इतर अधिकार	
	शाहवर एजीज शेख				(1720)	तुकडी	
विन शेती 0.28	रुकसाना सिराज भुरे				(1720)	तुकडी (329)	
आकारणी	झकेरिया अब्दुल अजिज पटेल				(1720)	इतर	
जिरायत	रिहाना इब्राहीम हवालदार				(1720)	दि. इस्टेट इन्व्हेस्टमेंट कं. लि. (1435)	
	शाकिरा रिजवान वरेकर				(1720)		
बागायत	अखतर अब्दुल अजिज पटेल				(1720)		
तरी	झीनत मसूर पटेल				(1720)		
रकत	रुबीया अब्दुल अजीज पटेल				(1720)		
इतर	रेहमा रऊफ पटेल				(1876)		
	आक्सा रऊफ पटेल				(1876)		
एकूण क्षेत्र	मैहराज रऊफ पटेल				(1876)		
	परविन अजगर पटेल				(2081)		
	जिशन अजगर पटेल				(2081)		
	तफिन अजगर पटेल				(2081)		
पोटखराब (लागवडीस अयोग्य) वर्ग (अ)	तैसर अजगर पटेल				(2081)		
वर्ग (ब)	अजीज अजगर पटेल				(2081)		
एकूण पो	आयान अजगर पटेल				(2081)		
ख	सामाईक क्षेत्र	3.50.00	0.28				
जुडी किंवा विशेष आकारणी							
	(310),(350),(1021),(1227),(1229),(1720),(1876),(2091),(2426),(2487)						सीमा आणि भुमापन चिन्हे

गाव नमुना बारा

अधिकार अभिलेख पत्रक

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

गाव :- मिरे

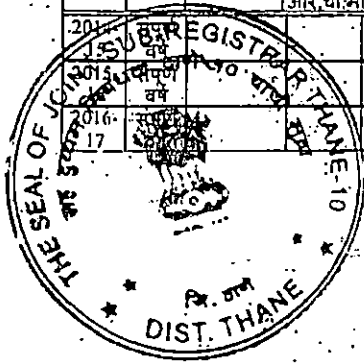
तालुका :- ठाणे

जिल्हा :- ठाणे

शेवटचा फेरफार क्रमांक : 2487 व दिनांक : 14/02/2018

गट क्रमांक व उपविभाग : 48/2

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									तागवडीसाठी उपलब्ध असलेली जमीन	जल सिंचनाचे साधन	शेरा	
		मिश्र पिकाखालील क्षेत्र			घटक पिके व प्रत्येकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र						
		सिंचनाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित				स्वरूप
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			आर.चौ.मी	आर.चौ.मी		आर.चौ.मी	आर.चौ.मी		आर.चौ.मी	आर.चौ.मी				
2015-16	सुख										अकृषिक वापर	3.5000		
2015-16	सुख										अकृषिक वापर	3.5000		
2016-17	सुख										अकृषिक वापर	3.5000		



तलाठी सजा मिरे,
ता. मिरे, ठाणे.

14-Aug-18

3048 / 2022
CC / 940

अहवाल दिनांक : 14/08/2018

गाव नमुना सात

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

गाव :- मिर्रे
शेट क्रमांक व उपविभाग : 48/3

तालुका :- ठाणे

जिल्हा :- ठाणे

शेवटचा फेरफार क्रमांक : 2484 व दिनांक : 09/02/2018

शेतीचे स्थानिक नाव	क्षेत्र	आकार आणि पै	पो.ख.	फे.फा	जाते क्रमांक
क्षेत्र एकक आर.चौ.मी	आजीनीबाई श्रीधर राणे	7.50.00 0.59	(1290)	20	कुळाचे नाव इतर अधिकार तुकडा तुकडा (329) इतर दि इस्टेट इन्व्हेस्टमेंट कं. लि. (1435) इतर ना.ज.क.धा. अधिनियम 1976 च्या मंजूर कलम 20/21 खालील योजने अंतर्गतचे क्षेत्र तसेच पूर्वपरवानगी शिवाय हस्तांतरण बंदी. (2409)
दिन शेती 7.50.00					
बिन शेती 0.59					
आकारणी जिरायत					
बागायत					
तरी					
वरकस					
इतर					
एकुण क्षेत्र					
पोटखराब (लागवडीस अयोग्य) वर्ग (अ) वर्ग (ब) एकुण पो ख					
जुडी किवा विशेष आकारणी					
	(350),(505),(1014),(1021),(1150),(2091),(2409),(2426),(2484)				सीना आणि भुमापन चिन्हे

गाव नमुना बारा

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

गाव :- मिर्रे

तालुका :- ठाणे

जिल्हा :- ठाणे

शेवटचा फेरफार क्रमांक : 2484 व दिनांक : 09/02/2018

शेट क्रमांक व उपविभाग : 48/3

वर्ष	हंगाम	मिश्र पिकाखालील क्षेत्र						निर्भक्ष पिकाखालील क्षेत्र			जल सिंचनाचे सोपान	शेरा	
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	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)
			आर.चौ.मी	आर.चौ.मी		आर.चौ.मी	आर.चौ.मी		आर.चौ.मी	आर.चौ.मी		आर.चौ.मी	
2014-15	संपूर्ण वर्षे									अकृषिक वॉपर 7:5000			
2015-16	संपूर्ण वर्षे									अकृषिक वॉपर 7:5000			
2016-17	संपूर्ण वर्षे									अकृषिक वॉपर 7:5000			

तलाठी सजा मिर्रे,
ता. जि. ठाणे.

14-Aug-18

ट.न.न. - 90
3048 / 2022
ce / 946

गाव नमुना सात

अहवाल दिनांक : 14/08/2018

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

गाव :- मिरे

तालुका :- ठाणे

जिल्हा :- ठाणे

शेवटचा फेरफार क्रमांक : 2484 व दिनांक : 09/02/2018

गट क्रमांक व उपविभाग : 48/5

गट क्रमांक व उपविभाग	भुधारणा पद्धती	भोगवटदाराचे नाव	क्षेत्र	आकार आणि प	पो.ख.	फ.फा	खाते क्रमांक
48/5	भोगवटादार वर्ग -1						
क्षेत्र स्थानिक नाव							
क्षेत्र एकक आर.चौ.मी	आत्माराम लक्ष्मण पाटील					(1150)	786
विन शेती 3.80.00	निर्मला लक्ष्मण पाटील					(1150)	कुळाचे नाव
वि. शेती 0.31	महेंद्र लक्ष्मण पाटील					(1150)	इतर अधिकार
आकारणी	शेखर लक्ष्मण पाटील					(1895)	तुकडा
जिरायत	सामाईक क्षेत्र	3.80.00	0.31				तुकडा (329)
गुगायत							इतर
सरी							दि इस्टेट इन्व्हेस्टमेंट कं. लि. (1435)
वरकस							इतर
इतर							ना.ज.क.धा. अधिनियम 1976 च्या मंजूर
एकुण क्षेत्र							कलम 20/21 खालील योजने अंतर्गतचे क्षेत्र
							तसेच पूर्वपरवानगी-शिवाय हस्तांतरण बंदी.
							(2409)
पोटखराब (लागवडीस अयोग्य)							
वर्ग (अ)							
वर्ग (ब)							
एकुण पो 0.00.00.							
ख							
जडी किवा विशेष आकारणी							
		(350),(505),(1014),(1021),(1150),(2091),(2409),(2426),(2484)					सीमा आणि भूनापन सिन्हे

गाव नमुना बारा

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

गाव :- मिरे

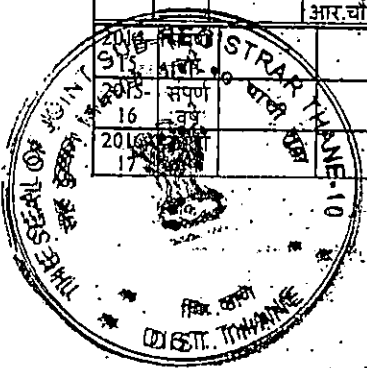
तालुका :- ठाणे

जिल्हा :- ठाणे

शेवटचा फेरफार क्रमांक : 2484 व दिनांक : 09/02/2018

गट क्रमांक व उपविभाग : 48/5

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील						निर्मळ पिकाखालील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
		मिश्र-पिकाखालील क्षेत्र	घटक पिके व प्रत्येकाखालील क्षेत्र		निर्मळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र					
(१)	(२)	मिश्रणाचा संकेत क्रमांक (३)	जल सिंचित (४)	अजल सिंचित (५)	पिकाचे नाव (६)	जल सिंचित (७)	अजल सिंचित (८)	पिकाचे नाव (९)	जल सिंचित (१०)	अजल सिंचित (११)	(१२)	(१३)	(१४)	(१५)
		आर.चौ.मी	आर.चौ.मी			आर.चौ.मी	आर.चौ.मी		आर.चौ.मी	आर.चौ.मी				
											अकृषिक वापर	3.8000		
											अकृषिक वापर	3.8000		
											अकृषिक वापर	3.8000		



13
तलाठी सजा मिरे
ता. शि. त.

14-Aug-18

20
3048 / 2022
20/940

अहवाल दिनांक : 14/08/2018

गाव नमुना सात

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

गाव :- मिरे
गट क्रमांक व उपविभाग : 50/1

तालुका :- ठाणे

जिल्हा :- ठाणे

शेवटचा फेरफार क्रमांक : 2484 व दिनांक : 09/02/2018

गट क्रमांक व उपविभाग 50/1	भुधारणा पद्धती भोगवटादार वर्ग -1	भोगवटदाराचे नाव			खाते क्रमांक
शेतीचे स्थानिक नाव	क्षेत्र	आकार आणि प	पो.ख.	फ.फा	खाते क्रमांक
क्षेत्र एकक आर.चौ.मी	जानकीबाई काशिनाथ पाटील			(1134)	289
विन शेती 4.60.00	लक्ष्मण काशिनाथ पाटील			(1134)	फळाचे नाव.
विन शेती 0.37	चंपाबाई तुकाराम पाटील			(1134)	इतर अधिकार.
आकारणी	जयवंती काशिनाथ पाटील			(1134)	तुकडा
जिरायत -	वनिता नारायण पाटील			(1134)	तुकडा (329)
बागायत -	जयेंद्र काशिनाथ पाटील			(1134)	इतर
री -	भानू काशिनाथ पाटील			(1134)	कंपनीचे नियमानुसार भांड देण्यास पात्र
बरकस -	दि. इस्टेट इन्व्हेस्टमेंट कं.प्रा.लि.	4.60.00	0.37	(1931)	(2128)
इतर -	-----सामाईक क्षेत्र-----				इतर
एकूण क्षेत्र -					ना.ज.क.धा. अधिनियम 1976 च्या मंजूर
पोटखराव (सागवडीस अयोग्य)					कलम 20/21 खालील योजने अंतर्गतचे क्षेत्र
वर्ग (अ) -					तसेच पूर्वपरवानगी शिवाय हस्तांतरण बंदी
वर्ग (ब) -					(2409)
एकूण पो					
ख					
जुडी किंवा विशेष आकारणी					
	(310),(350),(505),(1014),(1021),(1381),(1435),(1931),(2022),(2091),(2409),(2426),(2484)				सीमा आणि भुमापन चिन्हे

गाव नमुना बारा

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

गाव :- मिरे
गट क्रमांक व उपविभाग : 50/1

तालुका :- ठाणे

जिल्हा :- ठाणे

शेवटचा फेरफार क्रमांक : 2484 व दिनांक : 09/02/2018

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील						निर्भळ पिकाखालील क्षेत्र			शेरा.			
		मिश्र पिकाखालील क्षेत्र			घटक पिके व प्रत्येकाखालील क्षेत्र			पिकाचे नाव	जल सिंचित	आजरीत सिंचित				
		मिश्रणाचा संकेत क्रमांक	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)
		आर.चौ.मी	आर.चौ.मी	आर.चौ.मी	आर.चौ.मी	आर.चौ.मी	आर.चौ.मी	आर.चौ.मी	आर.चौ.मी	आर.चौ.मी	आर.चौ.मी	आर.चौ.मी	आर.चौ.मी	आर.चौ.मी
2014-15	संपूर्ण वर्ष											अकृषिक वापर	4,0000	
2015-16	संपूर्ण वर्ष											अकृषिक वापर	4,0000	
2016-17	संपूर्ण वर्ष											अकृषिक वापर	4,0000	

दयाजी मिर,
ता. मि. ठाणे

द.न.न. - 90

3048 / 2022

e9 / 256

14-Aug-18

वाचले :-

- १) श्री शशिकांत गोविंद पाटील व इतर यांचे कु.मू.उदय जी.नाईक रा.भाईदर ता.जि. ठाणे यांचा दि. १३/४/२००६ रोजीचा अर्ज.
- २) तरसिलदार ठाणे यांचा चौकशी अहवाल क्र.जमीनबाब/२/वशी-६७/०६ दिनांक १८/५/२००६
- ३) अपर जिल्हाधिकारी व सक्षम प्राधिकारी ठाणे नागरी संकुलन ठाणे यांचे कडील आदेश
१)क्र.युएलसी/टिए/टे.४/एसआर-३१४दि २९/१२/०५२)क्र.युएलसी/टिए/टे.४/एसआर-६४४ दि.३/४/८९ ३)क्र.युएलसी/टिए/टे.४/एसआर-१२५ दि.२७/४/९२ ४)क्र.युएलसी/टिए/टे.४/एसआर-२६०दि.२९/९/९२ ५)क्र युएलसी/टिए/एटीपी/ डब्ल्युएसएचएस-२०/एसआर-१६०१ दि ९/३/२००६ ६)क्र युएलसी/टिए/एटीपी/ डब्ल्युएसएचएस-२०/एसआर-६४६ दि.१४/७/९७ ७) क्र युएलसी/टिए/एटीपी/ डब्ल्युएसएचएस-२०/एसआर-७८४दि.२९/१२/९४ ८) क्र युएलसी/टिए/एटीपी/ डब्ल्युएसएचएस-२०/एसआर-१४८० दि.२३/९/२००४ ९) क्र युएलसी/टिए/एटीपी/ डब्ल्युएसएचएस-२०/एसआर-५६९ दि.५/९/९४ १०) क्र युएलसी/टिए/एटीपी/ डब्ल्युएसएचएस-२०/एसआर-५६४ दि.१४/७/९४ ११) क्र युएलसी/टिए/एटीपी/ डब्ल्युएसएचएस-२०/एसआर-१४७९ दि.२३/९/२००४ १२) क्र युएलसी/टिए/एटीपी/ डब्ल्युएसएचएस-२०/एसआर-६३१ दि.३०/८/२००३
- ४) मिरा भाईदर महानगरपालिका यांचे कडील अकृषिक आदेश प्राप्त करणेसाठी दिलेला नाहरकत दाखला १)क्र.मिभा/मनपा/नर/१९८९/२००६-०७ दि २२/९/२००६ २) क्र. मिभा/मनपा/नर/१९९०/२००६-०७ दि. २२/९/२००६ ३) क्र. मिभा/मनपा/नर/१९८८/२००६-०७ दि. २२/९/२००६ ४) क्र. मिभा/ मनपा/नर/१९८७/२००६-०७ दिनांक २३/९/२००६
- ५) सामान्य शाखा (भूसंपादन) यांचे कडील पत्र क्र. सामान्य/का-४/टे-३/भूसं/एसआर-३६६ दि. १५/६/२००६
- ७) दि इस्टेट इन्व्हेस्टमेंट कंपनी कडील नाहरकत दाखला क्र. आरई-८४९ दि.१/१२/२००६,आरई-७० दि.२७/९/१९९४,ईआय-११७ दि.१/१२/२००६,ईवन-११६ दि.१/१२/२००६,ईआय-१२० दि.१/१२/२००६, ईआय-११८ दि.१/१२/२००६,ईआय-११९ दि.१/१२/२००६, ८) दि.१६/४/२००६ रोजीच्या दैनिक ' कोकण सकाळ ' मधील जाहीरनामा
- २) अर्जदार यांचे दि. २८/४/२००६ व दि.८/१/२००७ रोजीची हमीपत्रे

आदेश :-

ज्या अर्थी, श्री शशिकांत गोविंद पाटील व इतर यांचे कु.मू.उदय जी.नाईक रा.भाईदर ता.जि. ठाणे यांनी ठाणे जिल्ह्यातील ठाणे तालुक्यातील मौजे-नवघर येथील स.नं. १६४/२,१७७/२,४,१७९/१,२,१८०/१,२,३,४,५,७,८,१८१/१,४,५,६,७अ,७ब,७क, ८. मधील आपल्या मालकीच्या जमीनीतील क्षेत्र मधील क्षेत्र २५६८०-०० चौ.मी एवढ्या जागेचा रहिवास या विंगर शेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्या बाबत अर्ज केलेला आहे.

आणि ज्या अर्थी दि.१६/४/२००६ रोजी अर्जदार यांनी दैनिक ' कोकण सकाळ ' या वृत्तपत्रात जाहिरात दिलेली होती त्यावर मुदतीत कोणतीही हरकत/तक्रार या कार्यालयाकडे प्राप्त झालेली नाही

त्या अर्थी आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करून जिल्हाधिकारी याद्वारे श्री हरी विठ्ठल पाटील, शशिकांत गोविंद पाटील, दामोदर गोविंद पाटील, भालचंद्र गोविंद, हेमंत गोविंद, हिरामण गोविंद, जयभाई गोविंद, हेमलता चंद्रकांत भोईर, लक्ष्मीबाई विष्णु, अमीना अब्दुल अजीज पटेल, रवीया मुनीर अहमद चोरघे, फारुक अब्दुल अजीज पटेल, शहावर एजाज शेख, रुक्साना गिराज भुरे, रसूल अब्दुल अजीज पटेल, सुभाषिणी प्रमोद जमीन पाटील, मिनामा इब्रहीम (यालदार, अजगर अब्दुल अजीज पटेल, शकीरा रिजवान वरेकर, अख्तर अब्दुल अजीज पटेल, इमिनत मसुर पटेल,रुवीया अब्दुल अजीज पटेल, कुसुमबाई मांतीराम भोईर, अनिता मोतीराम भोईर, राजश्री मोतीराम भोईर,



ट.म.नं. - १०
३७५४ /२०२२
०२:१५०

वासंती मोतीराम भोईर, कुसुमबाई, भरत गोविंद पाटील, दिपक गोविंद पाटील, मिना गोविंद पाटील, अपायाई पशवंत भोईर, मंजुळा मोरेश्वर पाटील, मीना जयवंत माळी, प्रमिला मोरेश्वर पाटील, देवका मोरेश्वर पाटील, हेमा मोरेश्वर पाटील, नितिन मोरेश्वर पाटील, पुष्पा मधुकर परत, वावीबाई लक्ष्मण पाटील, आत्माराम लक्ष्मण पाटील, महेंद्र लक्ष्मण पाटील, निर्मला लक्ष्मण पाटील, मालतीबाई जयराम भोईर, दिवाकर जयराम भोईर, राजेंद्र जयराम भोईर, हेमलता जयराम भोईर, हरिश्चंद्र दाजी पाटील, जानकीबाई काशिनाथ पाटील, लक्ष्मण काशिनाथ पाटील, चंपाबाई तुकाराम पाटील, जयवंती काशिनाथ पाटील, वनिता नारायण पाटील, जयेंद्र काशिनाथ पाटील, भानु काशिनाथ पाटील, सौ अंजनीबाई श्रीधर राणे, हाजीराबो आचीद पाटील, मरीयनबाई अहमदमीया राजत, मुस्तफा अहमदमीया राजत, हानीफ अहमदमीया राजत, गणी अहमदमीया राजत, रफिक अबीद पाटील, इरफान्त अचीद पाटील, राजफ अहमदमिया, राजफ अहमदमिया रा भाईदर ता.जि. ठाणे ठाणे यांना तालुका ठाणे मधील मोजे- मिरे स.नं. १६४/२, १७७/२, ४, १७९/१, २, १८०/१, २, ३, ४, ५, ७, ८, १८१/१, ४, ५, ६, ७अ, ७ब, ७क, ८ क्षेत्र २५६८०-०० चा मी एवढ्या जमीनी पंकी मिरा भाईदर महानगरपालिके कडील मंजूर बांधकाम नकाशा प्रमाणे पत्र क्र. मिभा/मनपा/नर/१९८९/२००६-०७ दि २२/६/२००६ अन्वये क्षेत्र ६१३०-०० चौ.मी. क्र. मिभा/ मनपा/नर/१९९०/२००६-०७ दि. २२/९/२००६ अन्वये क्षेत्र ६०२०-०० चौ.मी. क्र. मिभा/ मनपा/नर/१९८८/२००६-०७ दि. २२/९/२००६ अन्वये क्षेत्र ७१५०-०० चौ.मी. क्र. मिभा/ मनपा/नर/१९८७/२००६-०७ दि. २२/९/२००६ अन्वये क्षेत्र ६३८०-०० चौ.मी. ची अकृषिक आदेश पारित करण्यासाठी नाहरकत दाखले दिले आहेत. त्याप्रमाणे खालील प्रमाणे परवानगी देणेत आली आहे. मिरा भाईदर महानगरपालिके कडील मंजूर बांधकाम नकाशा प्रमाणे कॉलम नं.५ मध्ये नमुद केले प्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही.

अ.क्र.	जमिन स.नं.	मंजूर नकाशा प्रमाणे क्षेत्र	पंकी रहीवास	१५ टक्के आर.जी.
१	२	३	४	५
१	१७७/४, १७९/२, १८१/क	७१५०-०० चौ.मी.	६०७७-५० चौ.मी.	१०७२-५० चौ.मी.
२	१८१/७अ, ७ब	६३८०-०० चौ.मी.	५४२३-०० चौ.मी.	९५७-०० चौ.मी.
३	१८०/७, ८, १७७/२, १८१/४, ५, ६, ८	६१३०-०० चौ.मी.	५२१०-५० चौ.मी.	९१९-५० चौ.मी.
४	१७७/२, १७९/१, १८०/१, २, ३, ४, ५, १८१/१	६०२०-०० चौ.मी.	४९५७-५७ चौ.मी.	८७४-८७ + आर जी व १८७-५६ शाळेचे आरक्षण
	एकूण	२५६८०-०० चौ.मी.	२१६६८-५७ चौ.मी.	४०११-४३ चौ.मी.

म्हणजे वरील एकूण क्षेत्रापंकी, रहीवास २१६६८-५७ चौ.मी. क्षेत्राची विनशेती वापर करणं बाबत पुढील शर्तीवर अनुज्ञा (परमिशन) देणेत येत आहे.

त्या शर्ती अशा:-

- ही परवानगी अधिनियम त्याखालील केलेले नियम यांना पाळिते घ्यावे लागेली आहे.
- अनुज्ञाग्राही व्यक्तीने (ग्रंटीने) अशा जमीनीचा वापर ज्याच्या त्वावरील इमारतीच्या बाबत किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनाचा उपयोग करण्यात येण्यात येण्यात आली असेल त्या प्रयोजनार्थ केवळ केला पाहिजे. अशा स्थाने अशी इमारत किंवा तिचे कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी यांना यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्याशिवाय वापर करता येणार नाही. इमारतीच्या वापरावरून जमिनीचा वापर ठरविण्यात येईल.
- अशी परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्याचे जे कोणतेही उपभूखंड करण्या बाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पांढ विभागणी करता कामा नये.

ट.न.न. - १०

3048 / 2022

23 / 940

४. अनुज्ञाप्राप्ती व्यक्तींना (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान हाईल अशा रीतीने अशा जमीनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभागाकडून अशा भूखंडाची मांजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासून एक वर्षाच्या आंत मंजूर आराखड्या प्रमाणेच काटेकोरपणे विकसित केली पाहिजे. आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.

५. अनुज्ञाप्राप्ती व्यक्तीस असा भूखंड विकावयाचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाप्राप्ती व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तींचे पालन करूनच दिकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्यांचे निष्पादित केलेल्या विलेखात असा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.

६. या संबंधित जोडलेल्या स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केल्या प्रमाणे इतक्या जांते भंत्रावर बांधकाम करण्या विषयी ही परवानगी देण्यांत आलेली आहे. सदर भूखंडातील नकाशात दर्शविल्या प्रमाणेच उर्वरित क्षेत्र विना बांधकाम मोकळे सोडले पाहिजे.

६अ) प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्या पेक्षा जास्त मजल्याचे असू नये.

७. प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापूर्वी अनुज्ञाप्राप्ती व्यक्तीने (प्रीटीने) मिरा भाईदर महानगरपालिका यांची असे बांधकामकरण्या विषयाची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.

८. अनुज्ञाप्राप्ती व्यक्तीने मावत जोडलेल्या नकाशात दर्शविल्या प्रमाणे सीमांतिक मोकळे अंतर (ऑपन मार्जीनल डिस्टेंस) सोडले पाहिजे.

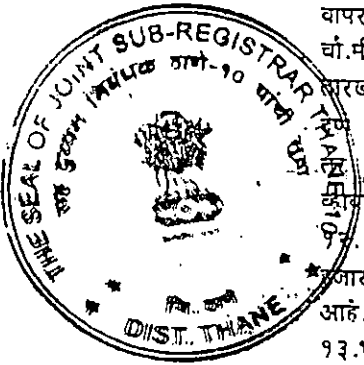
९. या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाप्राप्ती व्यक्तीने अशा जमीनीचा विंगर शंती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यांत आला असेल तर ती गोष्ट अलाहिदा. अनुज्ञाप्राप्ती व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी रद्द करण्यांत आली असल्याचे समजण्यांत येईल.

१०. अनुज्ञाप्राप्ती व्यक्तीने अशा जमीनीचे विंगर शेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांका पासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आंत तलाठ्या मार्फत ठाणे नृहसिल्लपारांस कळविले पाहिजे. जर तो असे करण्यास चुकले तर महाराष्ट्र जमीन महसूल (जमीनीच्या वापरातील बदल व विंगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाप्राप्ती पात्र ठरेल.

११. अशा जमीनीचा ज्या प्रयोजनार्थ वापर करण्यास परवानगी दिली असेल त्या प्रयोजनार्थ वापर करण्यास प्रारंभ करण्याच्या दिनांकापासून सदर अनुज्ञाप्राप्तीने त्या जमीनीच्या संबंधात दर चां.मी. मागे ०-८९-४ रुपये दराने विंगर शेतकी आकारणी दिली पाहिजे. किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे विनशेती दराने विनशेती आकारणी व बंधनकारक राहिल अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला किंवा त्या प्रसंगी निराळ्या दराने विंगर शेतकी आकारणीच्या हमीची मुदत अजून समाप्त झाल्याची आहे ही गोष्ट विचारांत घेण्यांत येणार नाही.

१२. सदर जागची अती तातडीची मांजणी फी रक्कम रु. ७६,५००/- (अक्षरी रु. साहस्र रूपांशे मात्र) चलन क्र.६०/२००७ दिनांक १०/३/२००७ अन्वये शासन जमा केली आहे.

१३. भूमापन विभागाकडून जमीनीची मांजणी करण्यांत आल्या नंतर अशा जमीनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच विंगरशेतकी आकारणी व बंधनकारक बदल करण्यांत येईल.



३०५४/२०२२
२४/१५०

१४. सदर जमीनीच्या विगरशतकी वापरास प्रारंभ केल्याच्या दिनाका पासून एक वर्षांच्या कालावधीत अनुज्ञाप्रीत अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेश रद्द समजण्यांत येईल व अनुज्ञाप्राही याना अकृषिक परवानगीसाठी नव्याने अर्ज दाखल करावा लागेल.

१५. पुर्वीच मंजूर केलेल्या नकाशावरहुकुम अर्गावरध बांधलेल्या इमारतीत अनुज्ञाप्राहीन कोणतीही भर घालता कामा नये किंवा ती मध्ये कोणताही फेरबदल करता कामा नये. मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असल आणि अशा भरीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट घेवळी.

१६. अनुज्ञाप्राही व्यक्तीने आजुवाजुव्या परिसरांत अस्वच्छता व घाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व साडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.

१७. जमीनीच्या विगरशतकी वापरास प्रारंभ केल्याच्या दिनाका पासून एक महिन्यांच्या कालावधीत अनुज्ञाप्राही व्यक्तीने महाराष्ट्र जमीन महसूल (जमीनीच्या वापरास बदल व विगरशतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.

१८अ. या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाप्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाप्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिका-यास तां निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असल.

१८ब. वरील खंड अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतूदीविरुद्ध जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असल किंवा तरतूदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असल तर विनिर्दिष्ट मुदतीच्या आंत अशा रीतीने उभारलेली इमारत काढून टाकण्या विषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असल. तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रीत्यर्थ आलेला खर्च अनुज्ञाप्राही व्यक्तीकडून जमीन महसूलाची थकवाकी म्हणून वसूल करून घेण्याचा अधिकार असल.

१९. दिलेली ही परवानगी मुंबई कुळवहिवाट व शंतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ.सारख्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील. त्या उपबंधाच्या अधिन असल.

२०. अनुज्ञाप्राही यांनी विगरशतकी आकारणीच्या पाचपट रक्कम रु १००००० (एक लाख चौदा हजार सहाशे पन्नास मात्र) रुपांतरित कर (कन्व्हर्शन टॅक्स) मधील तरतूदीनुसार यांचे कडील पावती क्र ६९९३८९ दि. १२/३/२००७ अन्वये/सर्व्हर जमा केली आहे.

२१. अनुज्ञाप्राही यांनी मिरा भाईंदर महानगरपालिका यांचे बांधकाम केले पाहिजे.

२२. अनुज्ञाप्राही यांनी मिरा भाईंदर महानगरपालिका यांचे कडील बांधकाम नकाशा धरितरच जादा बांधकाम केल्यास अगर बांधकामा मध्ये बदल करून जादा घेतल तर निर्दिष्ट मुदतीपर्यंत अनुज्ञाप्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम १०३(१) व १०३(२) नुसार स्वऱुपाचा गुन्हा दाखल करण्यास पात्र रहातील व असे जादा बांधकाम दूर करण्यास पात्र राहिल.



ट.न.न. - १०	
३०५४	१२०२२
६५	१५०

MIRE 8106

1. 10/10/2022/एनएपी/एसआर-22/06

२३. या प्रकरणात पिण्याच्या पाण्याची मर्यादा वाढवण्याची जबाबदारी अनुज्ञाप्राप्ती याच वेळी वधनकारक राहिल आणि पिण्याच्या पाण्याची मर्यादा झाली आहे किंवा कस या वाढवत खात्री झाल्याशिवाय मिरा गाईडर पदासमोरानवत मर्यादा निकामाच्या इमारत बाहेर पाण्याचा देणू नये.

२४. अपर जिल्हाधिकारी व सक्षम प्राधिकारी, ठाणे नागरी संकुलन ठाणे याच कडील आदेश

१) क्र युएलसी/टिए/एटीपी/ डब्ल्युएसएचएस-२०/एसआर-३५०१ दि. १२/१२/२००३

२) क्र युएलसी/टिए/एटीपी/ डब्ल्युएसएचएस-२०/एसआर-६४६ दि. १४/७/९४

३) क्र युएलसी/टिए/एटीपी/ डब्ल्युएसएचएस-२०/एसआर-७८४ दि. २९/१२/९४

४) क्र युएलसी/टिए/एटीपी/ डब्ल्युएसएचएस-२०/एसआर-१४८० दि. २३/९/२००४

५) क्र युएलसी/टिए/एटीपी/ डब्ल्युएसएचएस-२०/एसआर-५६९ दि. ५/९/९४

६) क्र युएलसी/टिए/एटीपी/ डब्ल्युएसएचएस-२०/एसआर-५६४ दि. १४/७/९४

७) क्र युएलसी/टिए/एटीपी/ डब्ल्युएसएचएस-२०/एसआर-१४७९ दि. २३/९/२००४

८) क्र युएलसी/टिए/एटीपी/ डब्ल्युएसएचएस-२०/एसआर-६३१ दि. ३०/८/२००३

अन्वये प्रश्नांकित जागे मध्ये नागरी कमाल जमीन धारणा कायदा १९७६ चे कलम २० अन्वये योजना मंजूर केलेली आहे. सदर आदेशा मध्ये नमूद केले प्रमाणे ठराविका मापाच्या सदनिका बांधणे हे परवानगीधारक यांचेवर बंधनकारक राहिल. त्याच प्रमाणे ज्या सदनिका शासनाकडे वर्ग करावयाच्या आहेत त्यांचा ताबा शासनास देणे परवानगीधारक यांचेवर बंधनकारक राहिल.

२५. प्रश्नांकित ७/१२ मधील सर्व कब्जेदार ह्यात असून त्यांनीच कुळमुखत्यारपत्रावर सहया केल्या आहेत. या बाबत कुळमुखत्यारपत्रधारक यानी दि. ८/१/२००७ रोजी कार्यकारी वंडाधिकारी ठाणे यांचेकडे सत्यप्रतिजालेख केला आहे. प्रतिज्ञापत्रा प्रमाणे भविष्यात काही प्रश्न निर्माण झालेस दिलेली विनशती परवानगी रद्द समजणेत येईल

सही/-

(एस एस झेंडे)

जिल्हाधिकारी ठाणे

प्रति,

श्री शशिकांत गोविंद पाटील व इतर
रा मिरा ता जि ठाणे

निर्गमित केले



जिल्हाधिकारी ठाणे करिता



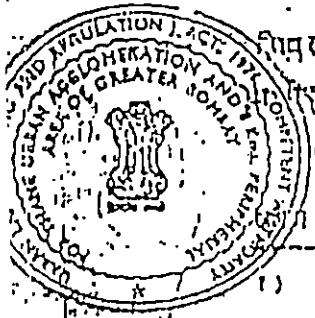
द.न.स. - ३०

30/4/2022

८६/१५०

सम्बन्धी गणनाओं तथा विवरणों के अन्तर्गत जो भी कार्य हो
 किन्तु कार्य व सुन्दर रूप में प्रस्तुत होवे। वि. सं. - ६६६६६६
 न्यायपालिका

प्रकार का कार्य : पुरानी/पिछी/२-६/गोरा खण्ड २६०
 वि. सं. २६०/२०२२



विषय : अन्तर्गत कार्य व अन्तर्गत अन्तर्गत अन्तर्गत,
 का. गोरा, वि. सं. २६०/२०२२

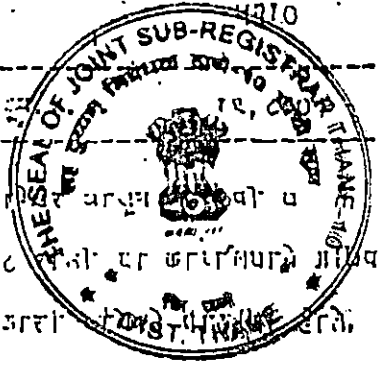
नाम : श्री. जयन्त प्रसाद व विनिमय अधिनियम १९६६
 ६ (४) अन्तर्गत कार्य

१) श्री. अन्तर्गत अन्तर्गत अन्तर्गत, का. गोरा, वि. सं. २६०/२०२२
 कार्य व अन्तर्गत अन्तर्गत अन्तर्गत अन्तर्गत अन्तर्गत अन्तर्गत
 अन्तर्गत अन्तर्गत अन्तर्गत अन्तर्गत अन्तर्गत अन्तर्गत अन्तर्गत
 अन्तर्गत अन्तर्गत अन्तर्गत अन्तर्गत अन्तर्गत अन्तर्गत अन्तर्गत
 अन्तर्गत अन्तर्गत अन्तर्गत अन्तर्गत अन्तर्गत अन्तर्गत अन्तर्गत

विवरण	आयुक्त	गणना सं.	वि. सं./प्र. सं. गण.	अंश वि. सं.
कार्य	कार्य	गोरा	२६०/२	२०२२
			२६०/३	५१६०
			२६०/२	३५०
			२६०/३	६३६०

दिनांक : २६/०७/२०२२

विषय : अन्तर्गत कार्य व अन्तर्गत अन्तर्गत अन्तर्गत अन्तर्गत अन्तर्गत अन्तर्गत
 अन्तर्गत अन्तर्गत अन्तर्गत अन्तर्गत अन्तर्गत अन्तर्गत अन्तर्गत
 अन्तर्गत अन्तर्गत अन्तर्गत अन्तर्गत अन्तर्गत अन्तर्गत अन्तर्गत
 अन्तर्गत अन्तर्गत अन्तर्गत अन्तर्गत अन्तर्गत अन्तर्गत अन्तर्गत



ट.न.न. - १०
 ३०५४ / २०२२
 ६६ / १५०

.... २....

स्थानों तथा केलेपय नकाशा प्रमाणे विवरणप्रकार पाठकादि पाठव के लिये

क्षेत्र पानोल प्रमाणे जाये.

क्रि.सं.	तासुका	गाववाचे नांव	त. नं. / ग. मु. क्र. गट नं.	क्षेत्र चौ. फी.	
	ठाणे	ठाणे	गोरप	१७८/२५.	५१६०.००
				१७८/३०.	७०८०.००
				१८०	३५०.००
				१८५/३	२०२०.००
			फ्लो नं. ११		११००.००
				१४	८००.००
		पोडमेट	२१०/३		५२१०.००
					<u>२७६२०.००</u>

२) तदर प्रकार नगर भूमापन अधिकारी यांचे कडून परस्पर एकदोन कापानिपातील सहस्यक नगर रचनाकार ठाणे यांचेकडे ह मुपट्टा क्षेत्रीयपदासाठी प ठाननी पत्रक तयार करण्यासाठी पाठविषेत जाले होते. स्थानकार नगर रचना ठाणे यांनी क्षेत्राची पाननी करण समितीला मुपट्टा पाननी प्रमाणे दर्शविलेला जाये.

गाववाचे नांव	त. न. सि. नं.	क्षेत्र चौ. फी.	क्षेत्राचा मुपट्टा	परिमाणे पट्ट्या पानोल क्षेत्र चौ. फी.	रचना पानोल क्षेत्र चौ. फी.	पांचकाम पानोल क्षेत्र चौ. फी.	संलग्न जमिनीचे क्षेत्र चौ. फी.
--------------	---------------	-----------------	--------------------	---------------------------------------	----------------------------	-------------------------------	--------------------------------

मीरा: १७८/२५. ५१६०/- निपातो+ रोट २०८५/-

टाऊन गेट

१७८/४

७०८०

७२०

३५०/- निपाती

२०२०/- निपाती+ रोट

११०७/- ११५७/-

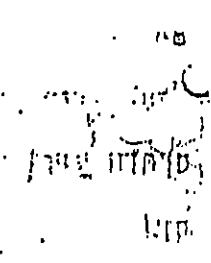
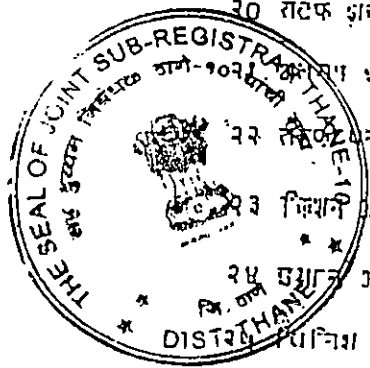


ट.न.न. - २०

३०५४ / २०२२

२८ / १५०

4. शावर र. पटेल (गाढरेचे नांव)	मुनगी	52
शावर अब्दुल पटेल (गाढरेचे नांव)		
5. स्वयाना र. पटेल (गाढरेचे नांव)	मुनगी	49
स्वयाना र. पटेल (गाढरेचे नांव)		
6. रज्ज र. पटेल	मुनगी	46
7. चंकारिया र. पटेल	मुनगी	47
8. रिधाना र. पटेल (माढरेचे नांव)	मुनगी	48
रिधाना इब्राहिम (गाढरेचे नांव)		
9. शिवा र. पटेल (गाढरेचे नांव)	मुनगी	42
शिवा र. पटेल (गाढरेचे नांव)		
10. स्वयाना र. पटेल (गाढरेचे नांव)	मुनगी	41
स्वयाना र. पटेल (गाढरेचे नांव)		
11. अजगर र. पटेल	मुनगी	45
अजगर र. पटेल		
12. गाफीरा र. पटेल (गाढरेचे नांव)	मुनगी	44
गाफीरा आर. भुरे (गाढरेचे नांव)		
13. गाडीका फरच पटेल	नात	43
14. गाधिधा फरच पटेल	नात	41
15. इहम ट फरच पटेल.	नात	47
16. शाहीगा फरच पटेल.	नात	40
17. रमो चंकारिया पटेल.	नात	
18. राठफ चंकारिया पटेल.	नात	39
19. रमो चंकारिया पटेल.	नात	36
20. शिवा भोजर पटेल	नात	37
21. सुभाष भोजर पटेल	नात	38
22. शिवा निम रज्ज पटेल	नात	35



3048 / 2022
 900 / 940

- १) अब्दुल जमीज अब्दुल (मुलगा)
- २) अब्दुल जताय अब्दुल रहिमान (मुलगा)
- ३) यमीना इमरान बट्टे (मुलगी)

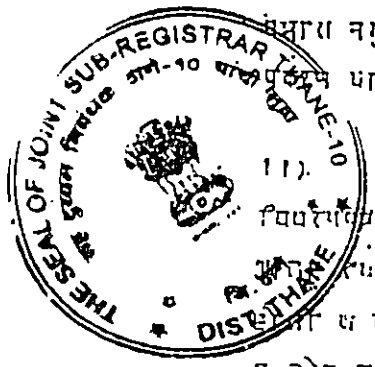
७) फेरफार क्र. १२२९ वे अपनोफन करता परीस प्रगाये वारशापडे गालेल्पा जमिनीचे रपाचे मध्ये अपवारात वाटत होपून त.नं. १७८/२ये, १७८/३, २५/५, पडां नं. १४, १८५/२, १८०/२, २५/२ पडो नं. ११ व चिमिन धिवरणपत्र धारक पांचे नाचे दाखल झालेली आहे.

८) फेरफार क्र. १२२७ वे अपनोफन करता त.नं. २५/५, व २५/२ ही चिमिन नमनत हाध्ये करीता संपादन झालेली आहे. तथागुणे सदर जे धिवरणपत्र वारशापडे/धारकाचे धारक येनातून समजवतात येत आहे.

९) फेरफार क्र. १२२५ मध्ये मिरा जमीन जमिनी शीपाय पीडव व काशी वा गावी धिवरणपत्र धारक पांचे छडीत जमिन धारक करीत हो गते दिताते. तथाप्रमाणे धिवरणपत्र धारक पांचो दाखलकेला त.नं. २१०/२ ७/१२ उतारा पडाता ही जमिन जजदार गांचे नाचे फेरफार क्र. १०११ व दाखल झालेले गतपये दिताते. हीच वा अपनारिस्ता काशी येथील त.नं. १६/४ ही जमिन रपाचे वधिवणेचे नाचे दाखल आहे व तथा जमिनोशी रपा काही एक सांधे नाही गता रपांचो सधप्रतिष्ठा सेवा कुलाहालेत आहे. ताचेव पडां नं. ११ व १४ वा व उत्तरे त.नं. १८५/२ सोसतये प्रतिष्ठापत्र दितेये जायेत ते झरये कागदोप्री दाखल कस्त येतो आहे. धिवरण पोक्यां दि. २६.०९.१९९२ रोजी मळाची ११.०० वाजता करताना गाले.

१०) धिवरणपत्र धारक पांचे छडीत के. म. अब्दुल रहिमान म पीड ताडे पडेत पांचो दि. १२.८.१९७६ रोजी. त.नं. ५०/६, १७८/४, १७८/२, व पडां नं. १४, १८५/२ आ व जमिनीचे नं. ६२ (११) धारकेत धिवरणपत्र दाखल हो होते. (रत. गार. नं. २७) ते धिवरणपत्र पुनं पित्त गतपदाने व तथा धिवरण पत्रात नमुदयेलेली व धारकातील जमिन एकच गतपदाने दिते रत. गार. नं. २७ म धा प्रकरणात एकत्रित रपयात गाले आहे.

११) परीस विवेचना वस्तु गते दितून येते ही, पुनर्गठित जमिन ही धिवरणपत्र धारकांचो नाचरी जमिन म कागद धारणा कायदा म तातयात जमिन रपा दिवगी म्हणजेच १७.९.७६ रोजी पडोतोपारित्त गालगता ही व तथागुणे मी सदरये श्रेष्ठ पडोतोपारित्त म्हणून ग्रहण परीस आहे. व तसेच वरिच्छेद क्र. ४ मध्ये ज.ना ते २७ (५६-५७) मरुताना किरण रण वतयेत मरुताना गालेला जालेला आहे.)



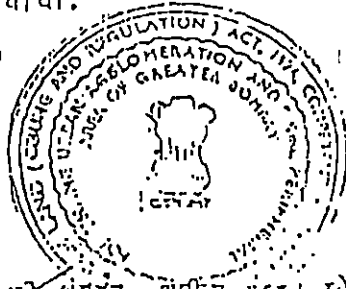
ट.ज.नं. - १०
३०५४ / २०२२
१०२ / १५०

... 0 ...

पर नमूद जिलेका सहायी दि. १७.२.७६ रोजी सभान होण्या व रधानुसार
मी रचना प्रस्तावित क्षेत्रात रचना रचना दिवसा पर्यंत करणात पात्र
ठरविता आहे.

परान्त वस्तुस्थिती नुसार मी यानिमित्त प्रमाणे जा देख देत आहे.

मीचे पि मरा व जोडघंटर ही गरीब कुटुंबीय नागरी संकुलना
समीचीतानी ट.दि. मी. परिसरात समाविष्ट असल्याने या गांधी प्रत्ये
सुविष्टता ५०० x २६ = १३००० चौ. मि. जाईना विपर्ययत्र पात्र ठेवण्यात
पात्र आहेत. रधानुसारे वस्तु वारण देणाऱ्या १३०००-०० चौ. मि. च्या
रचनेसही रधानु ठेवण्यात मी वरदानांमो देत असून सोपत-परि-विष्ट... अं.
मधील रचनात रु. १२ मध्ये दाखविण्याप्रमाणे ५७५५.०० चौ. मि. जाईना
अतिरिक्त लागू जा विर करीत आहे. गटर अतिरिक्त क्षेत्र पर नमूद
दिलेला स.न. लागू रचनात करीत आहे नागरी चमिन कामात पात्र
कावटपाये काम २ व १० (१) नुसार प्रकल्प पुढील कार्यकरते व रचनात
करिता पायी.



उपनिष्ठापितारी व सभ, प्रतीपसारी,
ठाणे नागरी संकुलना ठाणे व
सुविष्टता संकुलना, गोवापाली ट.दि. मी.
परिसर.

प्रमाण : श्री. अमरुत. गुणीय. अरुण रडेमान पटेल
रा. भिरा, ता. ठाणे.

प्रमाण : श्री. रमिण, सुविष्टता व विवेक सहा. विभाग,
सुविष्टता संकुलना, ठाणे-१०



ट.न.न. - १०
३०५४ / २०२२
१०३ / १५६



No. ULA/TA/AS.H.S.20/SRA 6
Office of the Addl. Collector,
Competent Authority,
Thane Urban Agglomeration,
Collectorate Building, 1st
floor,
Thane.

Dated: 15/6/94

ORDER

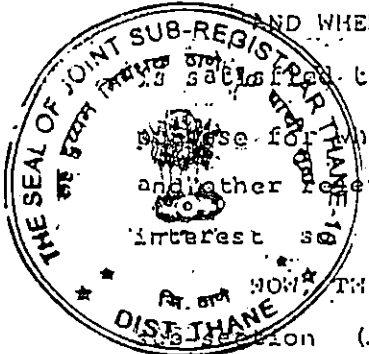
WHEREAS Smt./Mxx. Hajirabai Abid Patel of Village - Bhojandar Dist. Thane, holds vacant land in excess of the ceiling limit in the limits of Thane Urban Agglomeration the details of which are given in the Schedule hereto appended

AND WHEREAS, the above person, has applied for exemption under section 20 of the Urban Land (Ceiling & Regulation) Act, 1976 (33 of 1976) to the said excess land for providing housing and services/condominiums and construction of tenements as per the guidelines issues under Government Resolution, Housing & Special Assistance Department No. 355-1086/2340/XIII, dt. 22/8/1986 and 22/10/1992 and 07/01/1994.

AND WHEREAS, the said person has mentioned in the application that, his scheme for providing housing and services/condominiums and construction of tenements shall be governed by the Maharashtra Ownership Flats (Regulation of the Promotion 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 & Competent Authority is satisfied that having regard to the location of land, the use for which land is being used or is proposed to be used and other relevant factors, it is necessary in the public interest so to do:

THEREFORE, in exercise of the powers conferred by section (1) of section 20 of the said Act, after having recorded in writing the reasons for making this order, the



2.5.94 - 30
3048 / 2022
208 / 940

Additional Collector & Competent Authority hereby exempts the said vacant land, from the provisions of Chapter III of the Act, subject to the following conditions, namely :-

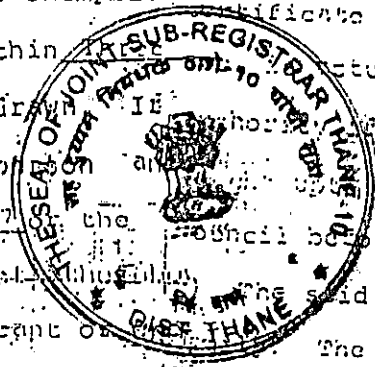
- 1) The land exempted under this exemption order shall be for the purpose of providing ~~residential~~ construction of tenements. Any change made in the user of the land shall amount to breach of these conditions.
- 2) The said person shall make full utilization of the land exempted for the purpose aforesaid, by constructing on the land serviced plots, core houses, one room tenements and 79 tenements upto 40 sq.mtr. tenement upto 50 sq.mtr. tenement upto 60 sq.mtr. as specified in the condition No.1 above. No tenement shall be of size less than 25.00 sq.mtr. plinth.

3) The said person shall get the layout/building plans approved from the concerned Municipal Corporation/Municipal Council Planning Authorities prior to the commencement of construction work.

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 tenement within a period of One year from the date of this exemption order and shall complete the construction work within years failing which the exemption shall stand withdrawn. If only a part of the land is utilised by the said person and the part remains vacant at the end of the date 25/1/2022, the building remain at an incomplete stage till the said date, the exemption for the part which remains vacant on shall be .

the
built
have to
structure
per Chapte
Act, 1976.
6) The qua
specificati
and these
constructio
to the built
subject to :



ए.न.न. - 90
3048 / 2022
904 / 946

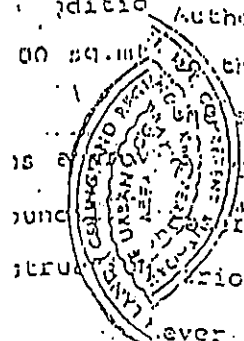
the buildings are incomplete, the land under such incomplete buildings and the land appurtenant thereto shall be deemed to have been withdrawn and the vacant land and such land with structures and land appurtenant thereto shall be acquired as per Chapter-III of the Urban Land (Ceiling & Regulation) Act, 1976.

(c) The quality of construction shall not be inferior to the specifications laid down in the guidelines of 22nd August, 1966 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 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 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 is actually handed over to the Government/Municipal Authority if it is so prescribed. Internal roads shall be upto the standards laid down by the Municipal Corporation before they are transferred.

The said person shall allot only one dwelling unit to one family. The definition of family under the Urban Land (C & R) Act, 1976 shall be applicable in this regard.



Handwritten notes in a rectangular box: 3048/2022, 902 940

10. The said person shall sell 10% of the remaining floor area in the form of tenements with plinth area upto 200 sq.m. or as prescribed in Schedule to persons nominated by the State Government at 75% of the rate applicable to land to be sold in the open market which shall be determined as per formula prescribed in condition No.12.

11) The dwelling units sold or otherwise transferred which are allotted to the Government nominees shall not be permitted to be resold or transferred otherwise. The dwelling units which are sold or transferred otherwise shall not be permitted to be resold or otherwise transferred for a period of two years from the date of possession of dwelling unit.

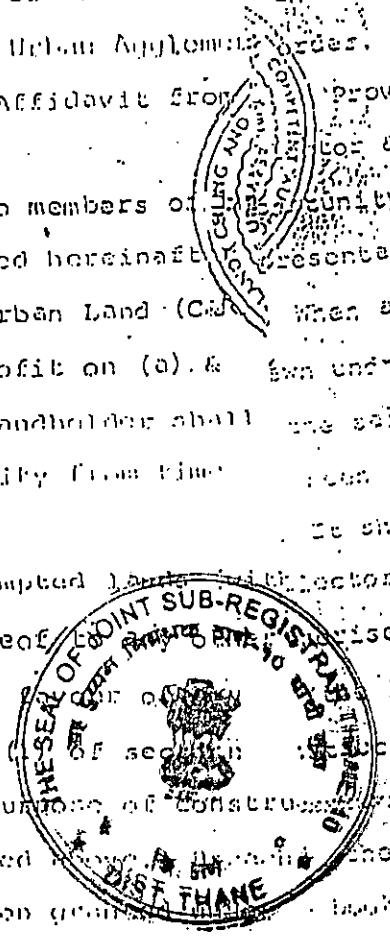
12) The said person shall not sell or otherwise transfer the dwelling unit to any person who himself or any of his family members already own a dwelling unit in the same Urban Agglomeration and that the said person shall obtain an Affidavit from the intending Purchaser to this effect.

13) The land holder shall sell the tenements to members of the public at the price bases on the formula stated hereinafter:

(a) Five times the compensation payable under Urban Land (Ceiling and Control) Act, 1976, (b) Cost of construction, (c) 15% profit on (a) & (b) after determining the final selling price the landholder shall communicate this figure to the competent authority from time to time.

14) The said person shall not transfer the exempted land (without buildings thereon) or any part thereof to any person, except for the purpose of mortgage in favour of a financial institution specified in sub-section (1) of section 19 of the Act, for raising finance for the purpose of construction of any one or all the tenements mentioned in the order.

100, 200
 2000/0
 statutory regul.
 land shall n
 on if there is
 all constructi
 The said pe
 seems to be
 competent Autho.
 done by his
 perm is at any t
 authority is se
 addition, ment
 the Additi
 an order, t
 order.
 provided
 Co. & Co.
 unity, to
 presentation
 when any s
 own under th
 the said Ac
 from time
 shall
 Director & C
 ised by
 land
 construction.
 the cons
 books of
 record of t



द.न.न. - 90
3048 / 2022
900 / 950

The area required to be kept open according to the D.C. Building Regulations of Hirshikhandar 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 ZSI in future, permitting additional construction.

The said person shall submit from time to time necessary returns to be prescribed by the Additional Collector and Competent Authority in order to indicate the progress of the work done by him.

If at any time the Additional Collector & Competent Authority is satisfied that there is no breach of any of the conditions mentioned in this order, it shall be competent for the Additional Collector & Competent Authority to withdraw an order, the exemption order from the date specified in the order.

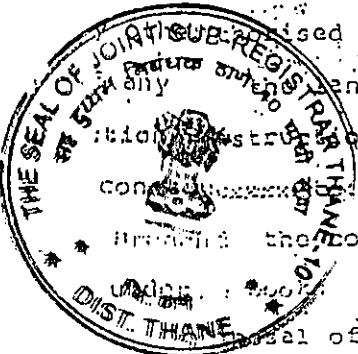
Provided that before making any such order the Additional Collector & Competent Authority shall give reasonable opportunity to the person whose lands are exempted for making representation against the proposed withdrawal.

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.

It shall be lawful for the State Government, the Additional Collector & Competent Authority or any person specifically

authorized by the State Government in this behalf to enter the land, so allowed to be retained for the purpose of inspection of tenements/constructing structures/development of tenements/inspect and check the development, the material used in the construction work, to call for, inspect and check the accounts of development, construction and maintenance of the tenements

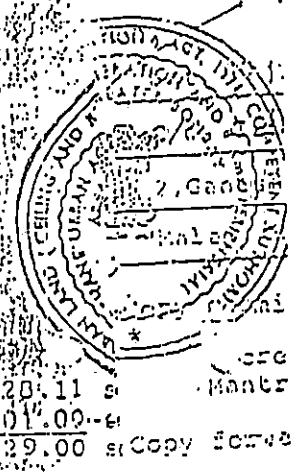


Form - 90
3048/2022
902/950

: 8 :
SCHEDULE

Details regarding applicant and the vacant land for which the exemption is sought under section 20 of the Urban Land (Ceiling and Regulation) Act, 1974.

- 1) Name & Address of the Persons holding the land : Smt. Hajirabai Abid Patel
C/o. C. Subhash Associates,
2, Ganesh Bhavan, Dattarya
Malad (E) Bombay - 71.
- 2) Status of the Person : Individual
- 3) No. & Date of application : 19/03/1994
- 4) Name of the Urban Agglomeration in which the exemption is sought situated. : Thane Urban Agglomeration &
8 Kms. peripheral Area of
Greater Bombay. From Mira
- 5) Description of property for which exemption is sought -
- a) District : Thane
- b) Taluka : Thane
Village : Mira.
S.No./Ex/Ex/No. : 162/1, 177/4, 179/1
- c) Total surplus/compulsory surplus area in sq.mtrs. : 14308.00 sq.mtrs.
- d) Land to be retained as per Circular dt. 11-8-89 : N.A.
- e) Total area under scheme : 3129.11 sq.mtrs.
- f) Area under reservation if any : Nil
- g) Area of land to be exempted : S.No.162/1 - 020.11 sq.mtrs.
S.No.177/4,179/1 - 2401.00 sq.mtrs.
- h) Area under compulsory open space and internal road : Nil 3129.00 sq.mtrs.
- i) Net buildable area under scheme : 3129.11 sq.mtrs.
- j) Built-up area to be sold to Government at fixed rate : S.No.162/1 - 72.01 sq.mtrs.
S.No.177/4,179/1 - 2401.00 sq.mtrs.
- k) Buildable land to be surrendered to Government free of cost : Nil



Revenue stamp withdrawn.

द.न.न. - 90	
3048	/2022
902	/940

which the
and (Ceiling

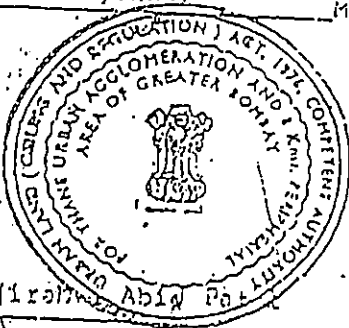
aid Patel
Associates,
Daftary R
- 71.

1) Total No. of Tenements to be constructed.	S.No.162/1 - 19 Nos.upto 40
	S.No.177/4) - 60 Nos.upto 40
	179/1) - 60 Nos.upto 40
	<u>Total 79 Nos.upto 40</u>
ii) No. of Tenements to be sold to Government at fixed rate.	S.No. 162/1 -02 Nos.upto 40sq
	S.No. 177/4) -06 Nos.upto 40sq
	179/1) Plinth Area

tion &
of

Subject to approval of building plans.

From Mira-Bhayandar Municipal Corporation/ Council.



W. S. J.
Addl. Collector & Competent Authority (Urban Land Ceiling) Thane Urban Agglomeration, Ex. officio Deputy Secretary to Government in Housing and Special Asstt. Department.



Shri. B. B. Bhash & Associates.

2, Ganesh

Malabar

Bombay - 71

mitted to -

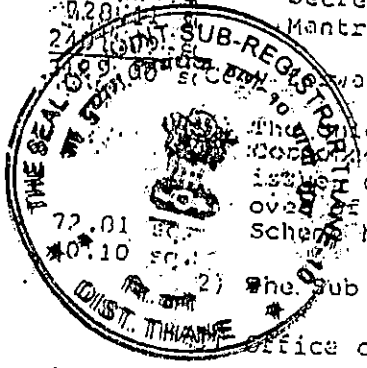
Secretary Housing & Special Assistance Department, Mantralaya, Bombay - 400 022.

warded with compliments to -

The Officer/Secretary, Mira-Bhayandar Municipal Corporation/Council for information and with request not to issue occupation certificate unless N.O.C. regarding handing over of 10% tenements to Govt. is issued by this office to the Scheme holder.

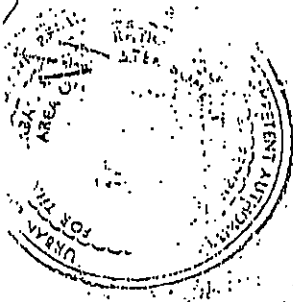
The Sub - Registrar, Thane.

office copy.



22.01.72
3048 / 2022
990 / 990

35A



No. ULC/TA/W.S.H.S.20/SR-569
Office of the Addl. Collector
Competent Authority
Thane Urban Agglomeration
Collectorate Building, Hind 5 Road
Thane

Dated: 20/02/1994

O R D E R

WHEREAS Shri/Smt./Mrs. Janakibai Kashinath Patil of Village Mira Dist. Thane, 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 & Regulation) Act, 1976 (33 of 1976) to the said excess land for providing ~~xxxx~~ construction of tenements as per the guidelines issued under Government resolution, Housing & Special Assistance Department No. SSS-1006/2340/XLII dt. 22/8/1986 and 22/10/1992.

AND WHEREAS, the said person has mentioned in the application that his scheme of ~~xxxx~~ construction of ~~xxxx~~ shall be governed by the Maharashtra Ownership Flats (Regulation of the Promotion 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 & Competent Authority is satisfied that having regard to the location of the land, the purpose for which land is being used, it is proposed to be used and other relevant factors, it is necessary in the public interest so to do:

NOW, THEREFORE, in exercise of the powers conferred by sub-section (1) of section 20 of the said Act, after having recorded in writing the reasons for making this order



3048 / 2022
999 940

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 & Regulation) Act, 1976.

6) The quality of construction shall not be inferior to the specifications laid down in the guidelines of 22nd August, 1980 and those 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 its layout and 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/the

Authority if it is so prescribed. Interiors shall be brought upto the standards laid down by the Municipal Council before they are transferred.

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



M. K. ...



C.M.T. - 90
3098 / 2022
993 / 940

9) The said person shall sell 10% of the permissible floor space index in the form of tenements with plinth area upto 40 sq.mtr. or as prescribed in Schedule to persons nominated by the State Government at 75% of the rate applicable to tenement to be sold in the open market which shall be determined as per the formula prescribed in condition No.12.

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 possession of dwelling unit.

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 members of the public at the price bases on the formula stated hereinafter:-

(a) Five times the compensation payable under Urban Land Ceiling Act, 1976, (b) Cost of construction, (c) 15% profit on (a) & (b). After determining the final selling price, the land holder 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 institution specified in sub-section (1) of section 17, for religious, financial or 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 shall be withdrawn.



5 - 20
3048 / 2022
998 / 940

14) The area required to be kept open according to the B.C. Rules, Building Regulations of Mira Bhayandar Municipal Corporation/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 R.F. in future, permitting additional construction.

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

16) If at any time the Additional Collector & Competent Authority is satisfied that there is a breach of any of the conditions mentioned in this order, it shall be competent for the Additional Collector & Competent Authority 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 & Competent Authority shall give reasonable opportunity to the person whose lands are exempted for his representation against the proposed withdrawal.

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

18) It shall be lawful for the State Government, the Additional Collector & Competent Authority or any person authorised by the State Government in this behalf to enter on the land, so allowed to be retained for the purpose of construction of tenements, to inspect and check the development and the construction work, to call for and inspect and check the books of accounts of development, construction and disposal of the tenements.



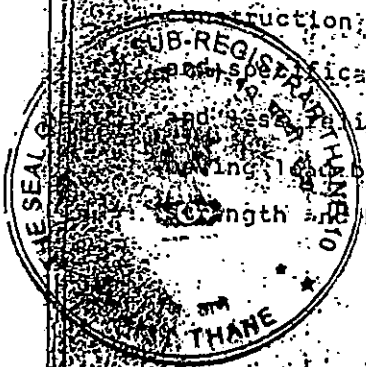
त.न.न. - 70
31048 / 2022
994 / 940

The holder shall advertise the entire scheme within six months from the date of sanction of the order from the Collector & Competent Authority in a newspaper giving full details of the scheme including plot area and final selling price for tenements 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 including indicating the phases of construction. Attention is invited to condition No. 6 and other relevant conditions prescribed under the guidelines issued on 22nd August 1985. Violation of the stipulation shall be considered breach of the conditions.

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

21) All the conditions mentioned in Government Resolution Housing & Special Assistance Department No. 555-036/2342/11 dt. 22/8/1986 and No. ULC/1986/(2795)/B-XII dt. 22/8/86 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 standards and specifications should be adopted to maximum possible extent and special care should be placed on use of cement and steel by having load bearing walls made of bricks of good quality and strength and by using low cost building technology.



- 90 -

3048/2022

99E/990

23) Additional Collector & Competent Authority reserves the right to alter any of the conditions prescribed hereunder.

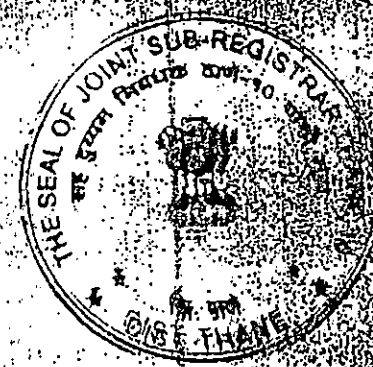
24) The land holders/dwellers shall maintain registers of tenement for the various categories of flats to be sold in the open market duly recording the names of the purchaser and follow the related guidelines, ~~as they will be issued~~ ensure that 30% flats of 25-20 sq. mtr. to sold only to ~~such persons whose annual family income does not exceed Rs. 100,000 per annum.~~ These registers shall be made available to the Additional Collector & Competent Authority or such other officers as authorised by them for inspection the for from time to time.

25) The land holder shall ~~submit a copy of the title deed in duplicate to the competent authority within 30 days of the date of the order.~~

26) The percentage of Government nominees on flats of 4000-100 sq. mtr. would be 10% provisionally pending final adjudication on the prayers made by the State Government to reconsider.

~~With~~ the directions made on 31-1-1990 in the case of C.A. 2598/90. Any change in the Government direction pursuant to the order of the Supreme Court shall be binding on the land holder.

27) The scheme holder shall obtain the N.A. permission u/s 24 of the M.L.A.C. 1966 before the commencement of the building construction.



3098	12022
990	990

SCHEDULE

Details regarding applicant and the vacant land for which the exemption is sought under section 20 of the Urban Land (Ceiling and Regulation) Act, 1976.

- 1) Name & Address of the Persons holding the land. : Smt. Janakibai Kashinath Patil
Village Mira, Tal. Thane Dist.
- 2) Status of the Person : Individual
- 3) No. & Date of application : SR - 569 Date 20.11.1994
- 4) Name of the Urban Agglomeration in which the exemption is sought situated. : Thane Urban Agglomeration & 8 Kms. Peripheria Area of Greater Bombay
- 5) Description of property for which exemption is sought -
 - a) District. : Thane
 - b) Taluk. : Thane
 - Village : Mira
 - S.No. : 181/1, 4, 6, 185/5, 186/2 (A.P.)
 - b) Total surplus/area in sq.mtr. : 16316.00 sq. mtrs.
 - c) Land to be retained as per Circular Dt. 11-9-89 : N/A
 - d) Total area under scheme : 7660.00 sq. mtrs.
 - e) Area under reservation : D.P. Road - 1420 sq. mtrs. (S.No. 185/5)
 - f) Area of land to be exempted : 6236.69 sq. mtrs.
 - g) Area under compulsory open space and internal road : 598.00 sq. mtrs.
 - h) Net buildable area under scheme : 5638.69 sq. mtrs.
 - i) Built-up area to be sold to Government at fixed rate : 5638.67 sq. mtrs.
 - Buildable land to be surrendered to Government : NIL
 - Area of cost : NIL



E.P.L. - 20
3048 / 2022
996 940

k) Total No. of Tenements to be constructed.

141 tenements in the plain area.

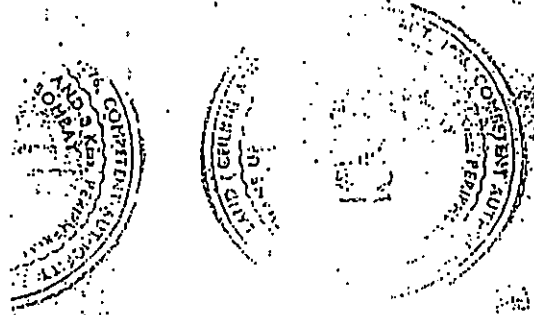
l) No. of Tenements to be sold to Government at fixed rate.

15 tenements in the plain area.

Subject to approval of building plans

From Mrs Bhavandar

Municipal Corporation/Council



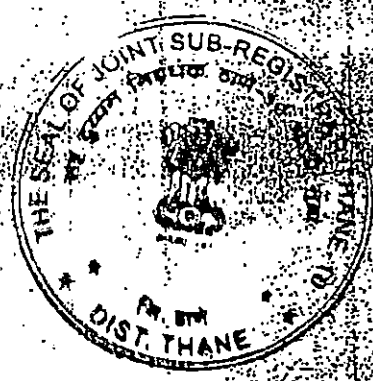
Addl. Collector & Competent Authority (Urban Planning) Thane Urban Region, Thane Office under Secretary to Government in Housing and Special Asstt. Department

M/s. Janakibai Kashinath Patil
C/o. Vyomesh D-53/B,
Ground Floor, Behind Lakmi,
Narayan Hall, S.V.P. Road, Borivali (W),
Bombay - 400 032

Copy submitted to -
Secretary, Housing & Special Assistance Department,
Mantralaya, Bombay-400 032.

Copy forwarded with compliments to -

- 1) The Chief Officer/Secretary, Municipal Corporation/Council.
- 2) The Sub-Registrar, Thane.
- 3) Office copy.



3048	12022
99E/946	



NO. UL/TA/ATP/WSES 20/S.R. - 1479

Office of the Addl. Collector
& Competent Authority,
Thane Urban Agglomeration,
Collectorate Bldg., 2nd floor,
Thane - 400 604.

Date: 23/09/2004.

ORDER

Smt. Anjanibai Shridhar Rane holds surplus vacant land in excess of ceiling limit in 8 kms. Peripheral area of Bruhan Mumbai Urban Agglomeration is show in appendix.

And Whereas the said person Smt. Anjanibai Shridhar Rane has applied for grant of exemption under Section 20 of the said Act as per Guidelines issued on 22nd August 1986 and amended from time to time.

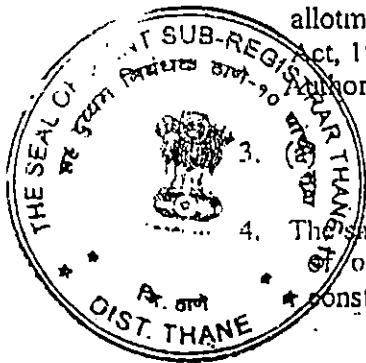
And Whereas it is satisfied regarding the location of the land, the purpose for which the side excess land is being used or proposed to be used and the scheme submitted by the said person for providing site / services / core houses and construction of tenements of different categories within a reasonable span of time, satisfied main object of creating house stock and meets the requirements of terms and conditions laid down in the Government guidelines, it is necessary in the public interest to consider the request of applicant / person under the provision of Section 20 of the Urban Land (Ceiling and Regulation) Act. 1976.

Now , Therefore, in exercise of the powers conferred by sub-section, (1) of section 20 of the said Act, after having recorded in writing the reasons for making this order, the Additional Collector & Competent Authority is hereby pleased to exempt the said vacant excess land as mentioned in the schedule from the application of the provisions of Chapter - III of the Act, subject to the following conditions :

1. The said person shall get the layout, building plan and N.A. permission approved from concerned appropriate authority.
2. The holder shall advertise the entire scheme within six months from the date of sanction of the order in at least two local newspapers, giving full details of the scheme including the area and the final selling price for tenements for plinths and carpet area specification, location, terms and conditions of allotment of tenements, in accordance with Maharashtra Ownership Flat Act, 1963. He shall send copies of the Advertisement to the Competent Authority within one week from the date of publication of the advertisement.

First 4000 Sq. Mtrs. of land each shareholder should be utilized for condition of tenements having plinth area upto 40 Sq. Mtrs.

3. The said person shall commence construction of tenements within a period of one year from the date of the exemption order and shall complete the construction work with in three years failing which the exemption shall



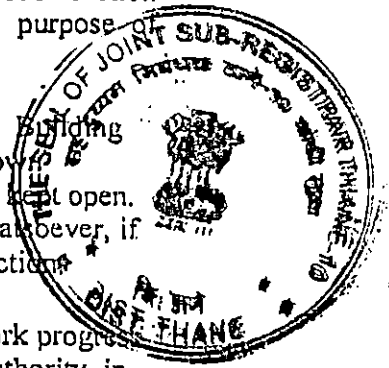
2004 - 90

3048/2002

920/950

stand withdrawn. If part of land is tenements of upto 25 Sq. Mtrs. on 30 % land, and part remains unutilized, then land under such incomplete buildings and the land appurtenant thereto will attract provision of Chapter III of Urban Land (Ceiling & Regulation) Act, 1976.

5. Builder shall maintain the register of applicants chronologically for component A and other part of scheme separately, registering them on basis of date of receipts of applications. The register should be up-to-date and available for inspection by appropriate authorities. Appropriate receipt acknowledging acceptance of such applications shall be issued to the applicants and number given to the applicants, in the Register, shall be clearly indicated in the said receipt. Simultaneously a copy of the application with its number shall be sent by the builder to the Committee under the Chairmanship of Additional District Judge, for Committee's record.
6. Allotment under the scheme shall be on the basis of one family one flat and the family shall include husband, wife and dependant minor unmarried children. A family which has one flat in any urban agglomeration with in Maharashtra shall not be entitled to allotment.
7. The number of Government nominees shall not exceed 5% of the total accommodation available in the said scheme and Government nominees shall belong to a member of Weaker Section of society.
8. The quality of construction shall not be inferior to the specifications laid down in the Guidelines 20th August, 1986. The quality of construction shall be subject to building regulations of the local authorities and subject to such other conditions as may be imposed by the Municipal Council / Municipal Corporation / Local Planning Authority / Town Planning Authority and other statutory bodies.
9. If the F.S.I. of the D.P. Road is used on the surplus vacant land the land holder / Developer will have to surrender 5% / 10% / 20% / 30% of this F.S.I. in the form of tenements to Government.
10. The said person shall not transfer the exempted lands (without building thereon) or any part thereof any other person, except for the purpose of mortgage in favour of any financial institution specified in sub-section (1) of section 19 of the Act, for raising finance for the purpose of condition of any one or all the tenements mentioned above.
11. The area required to be kept open according to the D.C. rules, Building Regulations of concerned Municipal Council / Corporation / Town Planning Rules and other statutory regulation shall always be kept open. This part of the land shall not be used for any construction whatsoever, if there is a change in FSI, future, permitting additional construction.
12. The said person shall submit from time to time necessary work progress report as prescribed by the Addl. Collector & Competent Authority, in order to indicate the progress of the work done by him.



ट.न.न. - 90	
3048	12022
929	940



13. It shall be lawful for the State Government or Addl. Collector & Competent Authority or any person specifically authorised by the State Government in the behalf to enter on land, so allowed to be retained for the purpose of the construction of tenements / providing site and services / core houses to inspect and check the development, the material and the construction work, to call for, inspect and check the books of account of development, construction and disposal of the tenements.

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

15. The state Government & Competent Authority reserves the right to alter any of the conditions prescribed herein.
16. The Committee formed according to circular dated 16.01.1996 shall have power to scrutinise all relevant documents and given appropriate directions to the builder and applicant regarding allotment of tenements constructed for weaker section of society.
17. Tenement reserved for Government nominees shall be maintained by the developer till the final allotment. A transfer or sale of a tenement Reserved for Government's nominees shall amount to criminal breach of trust and a person responsible for this would be liable for criminal prosecution.
18. Rate of tenement to be sold in Open Market shall not exceed Rs. 677/- per Sq. Ft. and tenement to be sold for Government Nominees is to be Rs. 450/- per Sq. ft.
19. If at any time, Competent Authority or State Government has noticed that there is breach of any of these conditions mentioned in this order, it shall be lawful for Competent Authority or State Government to withdraw the exemption order from the date specified in such order.

Provided that before making any such order, Competent Authority or State Government shall give reasonable opportunity to the person, whose lands are so exempted, for making representation again the proposed withdrawal.

When such exemption is withdraw or deemed to be withdrawn for the breach of condition, the provisions of Chapter-III of the said Act shall apply to such lands as if and land had not been exempted under this order, and competent Authority or State Government would be empowered to acquire such land with buildings thereon under the provisions of Section 10 of the UL(C&R) Act, 1976.

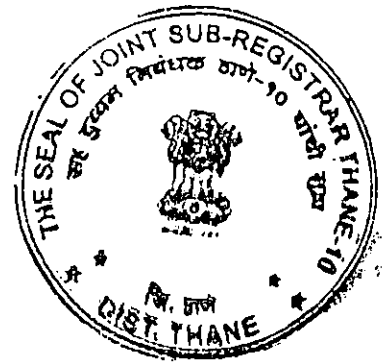
The exemption granted U/S - 20 of the said Act Shall be deemed to have been withdrawn for such vacant land if the development rights of the present developer are transferred to other developers without permission of the C.A. In the invent of such transfer present developer will be liable for prosecution under U. L. (C. & R.) Act. 1976.



२३७ - १०
३०५४ / २०२२
९२२ / १५०

SCHEDULE

- | | |
|---|--|
| 1) Name & Address of the person holding the land | - Smt. Anjanibai Shridhar Rane
12 G, Nirmal Nagari Co.Op.Hsg.
Soc., Sai Baba Nagar, Mira-
Bhayandar Road, Mira Road (E),
Tal. & Dist. Thane. |
| 2) Status of the person | - Individual. |
| 3) Inward No & date of Application | - 1361 dated 13.4.2004. |
| 4) Letter of Intent issued | - -- |
| 5) Name of Urban Agglomeration in which the exemption is sought situated. | - Thane Urban Agglomeration & 8
Kms. Peripheral area of Bruhan
Mumbai Urban Agglomeration. |
| 6) Description of property for which exemption is sought. | |
| a) District | - Thane |
| Taluka | - Thane |
| Village | - Mira |
| b) S No. | - (Old) 180/3, (New) 48/3. |
| c) Total Probable surplus area in Sq. Mtrs. | - 750.00 Sq. Mtrs. |
| d) Land to be retained as per Circular, Dated 11.08.1989. | - -- |
| e) Total area under scheme. | - 750.00 Sq. Mtrs. |
| f) Area under reservation if any | - . |
| g) Area of land to be exempted | - 750.00 Sq. Mtrs. |
| h) Area under compulsory open space | - - |
| i) Net buildable area under scheme | - 750.00 Sq. Mtrs. |
| j) Built-up area to be sold to Government nominees at fixed rate | - 37.50 Sq. Mtrs |



ट.न.न. - १०
३०५४ / २०२२
९२३ / ९५०

k) Buildable land to be
surrendered to Government
@
free of cost

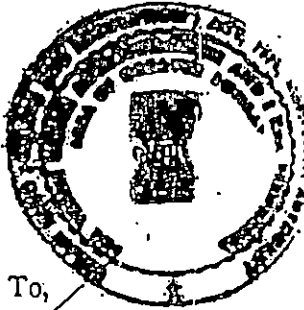
7) Total number of tenements to be constructed :

Tenements upto 40 sq.mtrs - 19 Tenements

8) No. of tenements to be sold to Government nominees at fixed rate.

i Tenements upto 40 sq.mtrs . - 01 Tenement

Subject to approval of building plans, from Mira-Bhayandar
Municipal Corporation, Bhayandar.



Anand
Addl. Collector and Competent Authority,
Thane Urban Agglomeration and Ex-officio
Deputy Secretary to Govt. in Urban Development
& Department.

To,
Smt. Anjanibai Shridhar Rane
12 G, Nirmal Nagari Co, Op. Hsg. Soc.,
Sai Baba Nagar, Mira-Bhayandar Road,
Mira Road (E),
Tal. & Dist. Thane.



THANE - 90

3048 / 2021

928 / 940



ULC/TA/ATP/WSHS 20/S.R. - 1480
Office of the Addl. Collector
& Competent Authority,
Thane Urban Agglomeration
Collectorate Bldg., 2nd floor,
Thane - 400 604.
Date 23/09/2004.

ORDER

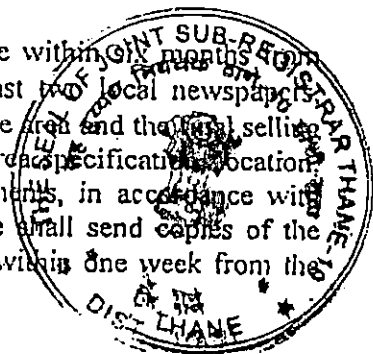
Shri. Atmaram Laxman Patil & Others holds surplus vacant land in excess of ceiling limit in Thane Urban Agglomeration is show in appendix.

And Whereas the said person Shri. Atmaram Laxman Patil & Others has applied for grant of exemption under Section 20 of the said Act as per Guidelines issued on 22nd August 1986 and amended from time to time.

And Whereas it is satisfied regarding the location of the land, the purpose for which the side excess land is being used or proposed to be used and the scheme submitted by the said person for providing site / services / core houses and construction of tenements of different categories within a reasonable span of time, satisfied main object of creating house stock and meets the requirements of terms and conditions laid down in the Government guidelines, it is necessary in the public interest to consider the request of applicant / person under the provision of Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976.

Now, Therefore, in exercise of the powers conferred by sub-section (1) of section 20 of the said Act, after having recorded in writing the reasons for making this order, the Additional Collector & Competent Authority is hereby pleased to exempt the said vacant excess land as mentioned in the schedule from the application of the provisions of Chapter - III of the Act, subject to the following conditions:

1. The said person shall get the layout, building plan and N.A. permission approved from concerned appropriate authority.
2. The holder shall advertise the entire scheme within 15 days from the date of sanction of the order in at least two local newspapers giving full details of the scheme including the area and the final selling price for tenements for plinths and carpet area and location. Terms and conditions of allotment of tenements, in accordance with Maharashtra Ownership Flats Act, 1963. He shall send copies of the Advertisement to the Competent Authority within one week from the date of publication of the advertisement.
3. (a) First 4000 Sq. Mtrs. of land each shareholder should be utilized for condition of tenements having plinth area upto 40 Sq. Mtrs.



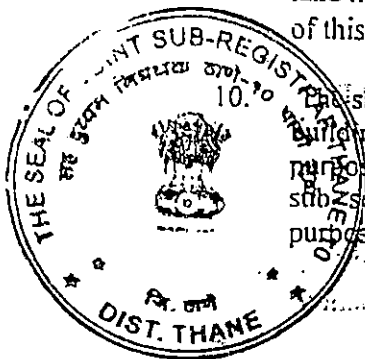
U.L.C. - 90
3048 / 2022
924 / 940

(b) Rest of the area excluding para (a) & (b) above should be utilized as component 'B'.



4. The said person shall commence construction of tenements within a period of one year from the date of the exemption order and shall complete the construction work within three years failing which the exemption shall stand withdrawn. If part of land is tenements of upto 25 Sq. Mtrs. on 30 % land, and part remains unutilized, then land under such incomplete buildings and the land appurtenant thereto will attract provision of Chapter III of Urban Land (Ceiling & Regulation) Act, 1976.
5. Builder shall maintain the register of applicants chronologically for component A and other part of scheme separately, registering them on basis of date of receipts of applications. The register should be up-to-date and available for inspection by appropriate authorities. Appropriate receipt acknowledging acceptance of such applications shall be issued to the applicants and number given to the applicants, in the Register, shall be clearly indicated in the said receipt. Simultaneously a copy of the application with its number shall be sent by the builder to the Committee under the Chairmanship of Additional District Judge, for Committee's record.
6. Allotment under the scheme shall be on the basis of one family - one flat and the family shall include husband, wife and dependent minor unmarried children. A family which has one flat in any urban agglomeration within Maharashtra shall not be entitled to allotment.
7. The number of Government nominees shall not exceed 5% of the total accommodation available in the said scheme and Government nominees shall belong to a member of Weaker Section of society.
8. The quality of construction shall not be inferior to the specifications laid down in the Guidelines 20th August, 1986. The quality of construction shall be subject to building regulations of the local authorities and subject to such other conditions as may be imposed by the Municipal Council / Municipal Corporation / Local Planning Authority / Town Planning Authority and other statutory bodies.
9. If the F.S.I. of the D.P. Road is used on the surplus vacant land the land holder / Developer will have to surrender 5% / 10% / 20% / 30% of this F.S.I. in the form of tenements to Government.

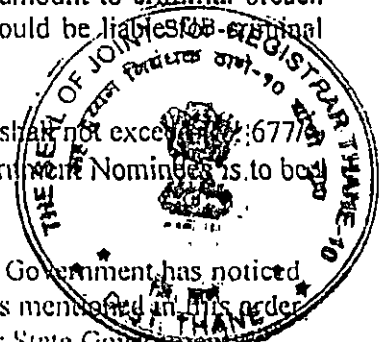
The said person shall not transfer the exempted lands (without mortgaging thereon) or any part thereof any other person, except for the purpose of mortgage in favour of any financial institution specified in sub-section (1) of section 19 of the Act, for raising finance for the purpose of condition of any one or all the tenements mentioned above.



10
3048 / 2022
9221 940



11. The area required to be kept open according to the D.C. rules. Building Regulations of concerned Municipal Council / Corporation . . . Town Planning Rules and other statutory regulation shall always be kept open. This part of the land shall no be used for any construction whatsoever, if there is a change in FSI, future, permitting additional construction.
12. The side person shall submit from time to time necessary work progress report as prescribed by the Addl. Collector & Competent Authority, in order to indicate the progress of the work done by him.
13. It shall be lawful for the state Government or Addl. Collector & Competent Authority or any person specifically authorised by the State Government in the behalf to enter on land, so allowed to be retained for the purpose of the construction of tenements / providing site and services / core houses to inspect and check the development, the material and the construction work , to call for , inspect and check the books of account of development , construction and disposal of the tenements.
14. The exemption granted under section 20 of the said Act shall be deemed to have been withdrawn for such vacant land which have not been built upto, as and when such exemption lands are required for any Government or Semi-Government organisation in public interest.
15. The state Government & Competent Authority reserves the right to alter any of the conditions prescribed herein.
16. The Committee formed according to circular dated 16.01.1996 shall have power to scrutinise all relevant documents and given appropriate directions to the builder and applicant regarding allotment of tenements constructed for weaker section of society.
17. Tenement reserved for Government nominees shall be maintained by the developer till the final allotment . A transfer or sale of a tenement Reserved for Government's nominees shall amount to criminal breach of trust and a person responsible for this would be liable for criminal prosecution.
18. Rate of tenement to be sold in Open Market shall not exceed Rs. 677/- per Sq. Ft. and tenement to be sold for Government Nominees is to be Rs. 450/- per Sq. Ft.
19. If at any time, Competent Authority or State Government has noticed that there is breach of any of these conditions mentioned in this order it shall be lawful for Competent Authority or State Government to withdraw the exemption order from the date specified in such order.



ट.न.न. - 90
3048 / 2022
920 / 940

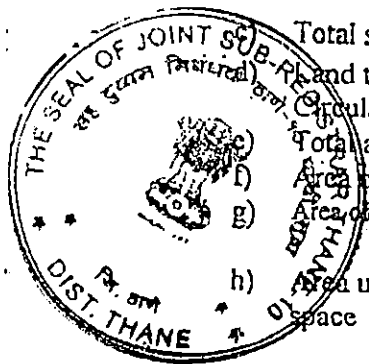
Provided that before making any such order, Competent Authority or State Government shall give reasonable opportunity to the person whose lands are so exempted, for making representation against the proposed withdrawal.

When such exemption is withdrawn or deemed to be withdrawn for breach of condition, the provisions of Chapter-III of the said Act shall apply to such lands as if and land had not been exempted under the order, and competent Authority or State Government would be empowered to acquire such land with buildings thereon under the provisions of Section 10 of the UL(C&R) Act, 1976.

22. The exemption granted U/S - 20 of the said Act shall be deemed to have been withdrawn for such vacant land if the development rights of the present developer are transferred to other developers without permission of the C.A. In the event of such transfer present developer will be liable for prosecution under U. L. (C. & R.) Act. 1976.

SCHEDULE

1) Name & Address of the person holding the land	Shri. Atmaram Laxman Patil & Others Saibaba Nagar, Nirmal Co. Op. Hsg. Society Ltd. Mira Bhayandar Road, Bhayandar (W), Tal. Dist. Thane
2) Status of the person	- Individual.
3) Inward No & date of Application	- 2946/05.8.2004
4) Letter of Intent issued	-
5) Name of Urban Agglomeration in which the exemption is sought situated.	- Thane Urban Agglomeration & 8 Kms Peripheral area of Bruhan Mumbai Urban Agglomeration
6) Description of property for which exemption is sought.	
a) District	Thane
Taluka	Thane
Village	Mira
b) S.No.	180/7, 180/5 (old), 48/7, 48/5 (New) 5368.22 sq. mtrs.
Total surplus area in sq. Mtrs. and to be retained as per Circular, Dated 11.08.1989.	990.00 Sq. Mtrs.
Total area under scheme.	990.00 Sq. Mtrs.
Area under reservation if any	-
Area of land to be exempted	990.00 Sq. Mtrs.
Area under compulsory open space	-

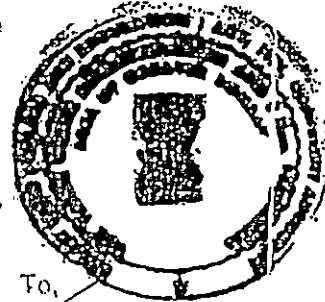


F. I. - 70
30/5/2022
92/940



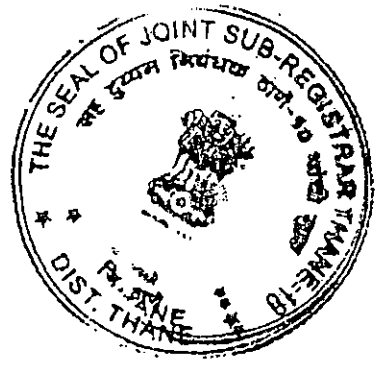
- i) Net buildable area under scheme 990.00 Sq. Mtrs.
- ii) Built-up area to be sold to Government nominees at fixed rate 49.50 Sq. Mtrs
- iii) Buildable land to be surrendered to Government free of cost --
- 7) Total number of tenements to be constructed :
- v) Tenements upto 40 Sq. Mtrs 25 Nos
- 8) No. of tenements to be sold to Government nominees at fixed rate.
- i. Tenements upto 40 Sq. Mtrs. 2 Nos

Subject to approval of building plans, from Mira Bhayandar Municipal Corporation



[Signature]
 Addl. Collector and Competent Authority,
 Thane Urban Agglomeration and Ex-officio
 Deputy Secretary to Govt. in Housing and
 Special Assistance Department.

To,
 Shri. Atmaram Laxmi Patil & Others
 Saibaba Nagar,
 Nirmal Co. Op. Hsg. Society Ltd,
 Mira Bhayandar Road,
 Bhayandar (W). Tal Dist. Thane



द.न.न. - 90
30/4/2022
92e/940



No.ULC/TA/W.S.H.S.26/su-784
 Office of the Addl. Collector &
 Competent Authority,
 Thane Urban Agg'omeration,
 Collectorate Building, IInd
 Floor,
 Thane.

Dated : 12:19 DEC 1984

O R D E R

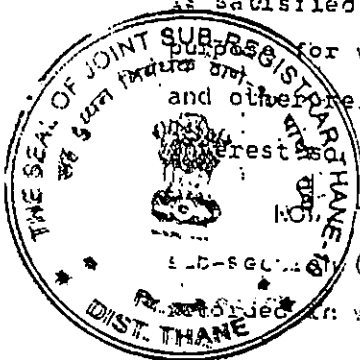
WHEREAS Shri/Smt. Mrs. Morshwar Daji Patil of Village Mira Dist. Thane, holds vacant land in excess of the ceiling limit in the limits of Thane Urban Agglomeration, the details of which are given in the Schedule hereto appended;

AND WHEREAS, the above person, has applied for exemption under section 20 of the Urban Land (Ceiling & Regulation) Act, 1976 (33 of 1976) of the said excess land for ~~providing~~ ~~the services, core houses and~~ construction of tenements as per the guidelines issues under Government Resolution, Housing & Special Assistance Department No. SSS-1086/2340/XIII, dt. 22/8/1980 and 22/10/1992 and 07/01/1994.

AND WHEREAS the said person has mentioned in the application that his scheme of ~~providing~~ ~~the services, core houses and~~ construction of tenements shall be governed by the Maharashtra Ownership Flats (Regulation of the Promotion 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 & Competent Authority is satisfied that having regard to the location of 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 do;

NO. THEREFORE, in exercise of the powers conferred by section (1) of section 20 of the said Act, after having written the reasons for making this order, the



30
30/12/84
930 940

Additional Collector & Competent Authority hereby exempts the said vacant land, from the provisions of Chapter III of the said Act, subject to the following conditions:

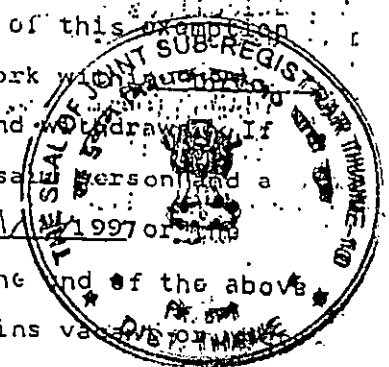
1) The land exempted under this exemption shall be used for the purpose of ~~providing~~ serviced plots for the construction of tenements. Any change made in the use shall amount to breach of these conditions.

2) The said person shall make full utilization of the land exempted for the purpose aforesaid, by constructing one room tenements and 45 Nos. upto 40 sq. mtr. tenements upto 500 sq. mtr. tenement upto 80 sq. mtr. as specified in the condition No. 3 above. No tenement shall be of size less than 25.00 sq. mtr. plinth.

3) The said person shall get the layout/building plans approved from the concerned Municipal Corporation/Municipal Council, Planning Authorities prior to the commencement of construction work.

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 two years failing which the exemption shall stand withdrawn. If only a part of the land is utilised by the said person and a part remains vacant at the end of the date 1/11/1997 or the buildings remain at an incomplete stage at the end of the above date, the exemption for the part which remains vacant



...3

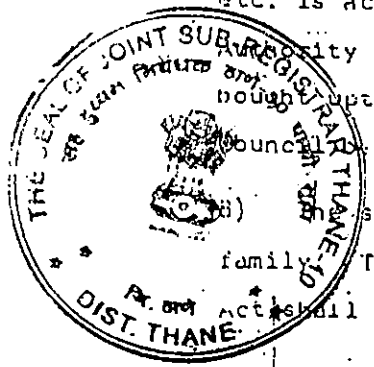
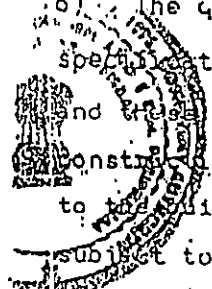
ट.न.न. - 90
3048 / 2022
939 / 950

the buildings are incomplete, the land under such incomplete buildings and the land appurtenant there to 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 & Regulation) Act, 1976.

6) The quality of construction shall not be inferior to the specifications laid down in the guidelines of 22nd August, 1980 and those 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.

7) The land reservation under Development Plan or the reservation prescribed by the local authority in 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 upto the standards laid down by the Municipal Corporation/Municipal Authority before they are transferred.

The said person shall allot only one dwelling unit to one family. The definition of family under the Urban Land (C & R) Act shall be applicable in this regard.



U. L. - 90
3048 / 2022
932 / 940

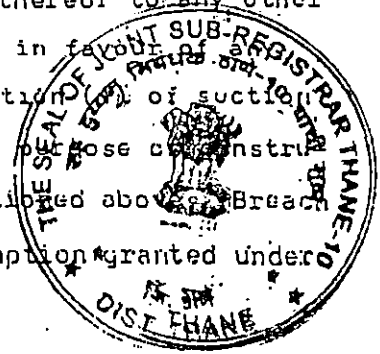
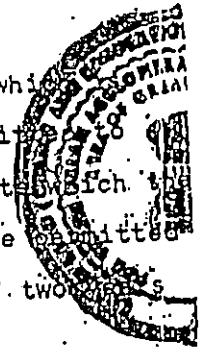
9) The said person shall sell 75% of the permissible floor space index in the form of tenements with plinth area upto 40 Sq.mtr. or as prescribed in Schedule to persons nominated by the State Government at 75% of the rate applicable to tenement to be sold in the open market which shall be determined as per the formula prescribed in condition No. 12.

10) The dwelling units sold or otherwise transferred which are 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 possession of dwelling unit.

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 members of the public at the price bases on the formula stated hereinafter i.e. (a) Five times the compensation payable under Urban Land (C & R) Act, 1976, (b) Cost of construction, (c) 15% 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 land (with or without buildings thereon) or any part thereof to any other person except for the purpose of mortgage in favour of a financial institution specified in sub-section (1) of section 19 of the 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 stand withdrawn.



त.न.न. - 90
3048 / 2022
933 940

14) The area required to be kept open according to the D.C. Rules, Building Regulations of Mira-Bhayandar Municipal Corporation/Council/Town Planning Rules and other statutory regulation 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.



The said person shall submit from time to time necessary reports to be prescribed by the Additional Collector and Competent Authority in order to indicate the progress of the work done by him.

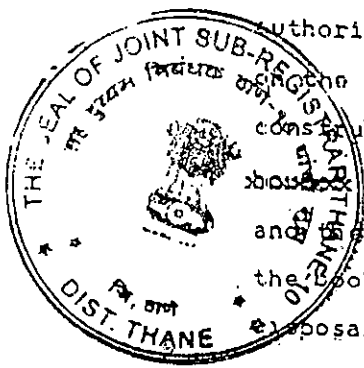
If at any time the Additional Collector & Competent Authority is satisfied that there is no breach of any of the conditions mentioned in this order, it shall be competent for the Additional Collector & Competent Authority to withdraw by an order, the exemption order from the date specified in the order.

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

17) 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 & Competent Authority or any person specifically authorised 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 for~~ houses to inspect and check the development, the material and the constructor work, to call for, inspect and check the books of accounts of development, construction and disposal of the tenements.

..6/-



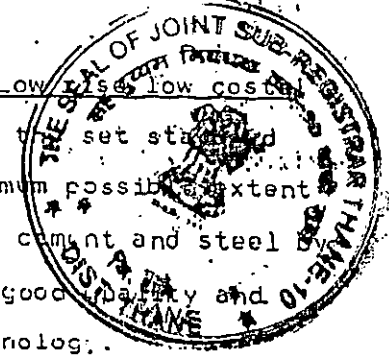
U. 11. - 90
3098 / 2022
938, 940

19) The holder shall advertise the entire scheme within six months from the date of sanction of the order from the Additional Collector & Competent Authority in at least two local newspapers, giving full details of the scheme including the area and the final selling price for tenements 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 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 including indicating the phases of construction. Attention is invited to condition No. 0 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 said Act shall be deemed to have been withdrawn for such vacant land 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 I.O. ULC/1086/(2795)/D-XIII, dt. 22/8/88 shall apply for the exempted land and shall be binding on the landholder.

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



7	
G.N. - 90	
3048	12022
934	940

23) Additional Collector & Competent Authority reserve the right to alter any of the conditions prescribed herein.

24) The land holders/developers shall maintain a register of tenament for the various categories of flats to be sold in the open market duly recording the names of the Purchaser and follow the related guidelines ~~and as provided by the~~

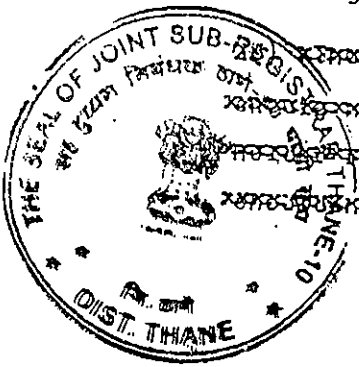


~~These registers shall be made available to the Additional Collector & Competent Authority or such other officers as authorised by them for inspection thereof from time to time.~~

25) ~~26) The percentage of Government nominees on initial 4000.00 sq.mtr. would be 10% provisionally pending final adjudication on the prayers made by the State Government to reconsider the directions made on 31-1-1990 in the case of C.A.2598/90. Any change in the Government direction pursuant to the order of the Supreme Court shall be binding on the land holder.~~

26) The percentage of Government nominees on initial 4000.00 sq.mtr. would be 10% provisionally pending final adjudication on the prayers made by the State Government to reconsider the directions made on 31-1-1990 in the case of C.A.2598/90. Any change in the Government direction pursuant to the order of the Supreme Court shall be binding on the land holder.

27) The Scheme holder shall obtain the N.A. Permission u/s.44 of the M.L.R.C.1960, before the commencement of the building construction.



- 90	
3048	12022
93E	940

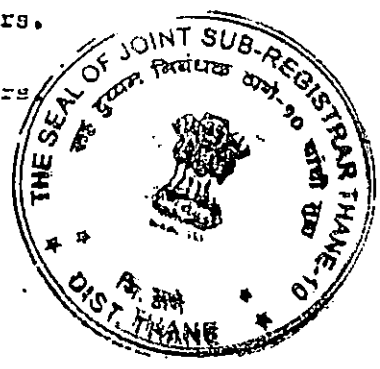
SCHEDULE

Details regarding applicant and the vacant land for which the exemption is sought under section 20 of the Urban Ladd (Ceiling and Regulation) Act, 1976.

- 1) Name & Address of the Persons holding the land. : Shri. Mohashwar Daji Patil
2, Ganesh Bhavan, Daftary Road,
Malad (East) Bombay - 97.
- 2) Status of the Person. : Individual
- 3) No. & Date of application : No. 645, dated 16.2.1990
- 4) Name of the Urban Agglomeration in which the exemption is sought situated. : Thane Urban Agglomeration, 8 Kms. Peripheral of Greater Bombay.
- 5) Description of property for which exemption is sought-
- a) District : Thane
- b) Taluka : Thane
- Village : Mira
- S.No./C.T.S. No. : 39A/3, 100/1, 4, B
- c) Total surplus/probable surplus area in Sq.mtr. : 2190.00 sq.mtrs.
- d) Land to be retained as per Circular dt. 1-8-89. : --
- e) Total area under scheme : 2190.00 sq.mtrs.
- f) Area under reservation if any D.P. Road + H.S. & P.G. : 410.00 sq.mtrs.
- g) Area of land to be exempted : 1780.00 sq.mtrs.
- h) Area under compulsory open space and internal road : --
- i) Net buildable area under scheme : 1780.00 sq.mtrs.
- j) Built-up area to be sold to Government at fixed rate : 170.00 sq.mtrs.
- k) Buildable land to be surrendered to Government free of cost. : --



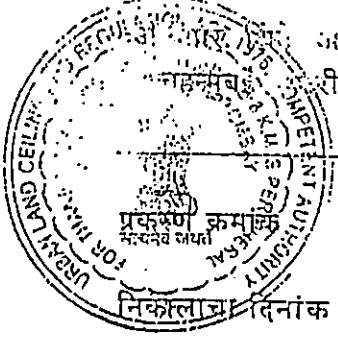
S.No.	Area (m ²)
39A/3	280.00
180/1	130.00



उ.न.न. - 90
3048 / 2022
930/240

JIG Orders

①



अपर मालाधिकारी व सक्षम प्राधिकारी ठाणे नागरी संकुलन ठाणे व
री संकलना अभ्योचतालीस / कि.पू. मंगर ठाणे यांचे न्यायालयात.

:- युएलसी/टिए/टे.नं.४/मिरा/एसआर-३१४

:- २९/१२/२००५

विवरणपत्र धारकाचे नांव व पत्ता :- श्रीमती मालतीबाई जयराम भोईर व इतर
रा. मिरा, ता. जि. ठाणे

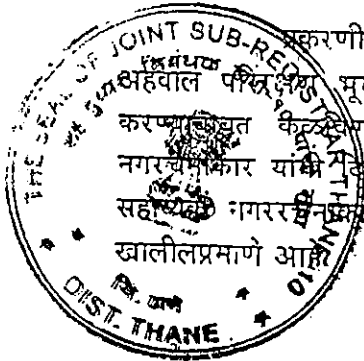
नागरी जमिन कमाल धारणा अधिनियम १९७६ चे कलम ८ (४) आदेश

ज्या अर्थी श्रीमती मालतीबाई जयराम भोईर व इतर रा. मिरा,
ता. जि. ठाणे यांनी आपल्या धारण क्षेत्रातील खालील वर्णनाच्या जमिनीचे नागरी जमीन
कमाल धारणा कलम ६ (१) अन्वये विवरणपत्र दिनांक २१/१/२००४ रोजी दाखल केले
आहे.

जमिनीचे वर्णन

अ.क्र.	तालुका	स.नं./हि.नं.	क्षेत्र (चौ.मी.)
१	मिरा	४६/१३ (११७/१३)	५०.००
२	--	१७७/२ (४५/२)	६८०.००
		एकूण	५३०.००

ज्या अर्थी उक्त प्रकरणास एसआर क्र. ३१४ असा दिलेला आहे.



प्रकरण दाखल केलेल्या विवरणपत्रानुसार उक्त जमिनीच्या सद्यस्थितीबाबत
अहवाल परीक्षण भूमापक यांना प्रस्पर सहाय्यक नगर रचनाकार यांचेमार्फत सादर
करण्यात आले होते. त्यानुसार परिरक्षण भूमापक व सहाय्यक
नगर रचनाकार यांनी दिनांक २५/३/२००४ रोजी भुपटःयासह अहवाल सादर केला आहे.
सहाय्यक नगर रचनाकार यांचे अहवालानुसार उक्त विवरणपत्रातील जमिनीचा भुपटटा
खालीलप्रमाणे आहे.

स.नं. - १०

३०५४ / २०२३

९३८ / ९५०

अ. क्र.	गांव	स.न./हि.नं	एकूण क्षेत्र	भुपट्टा	रहियास	निव्वळ क्षेत्र
१	निरा	४६/१३ (११७/१३)	५०.००	रहि+ रस्ता + आंचो	--	५०.००
२	--	१७७/२ (४५/२)	४८०.००	रहियास	४८०.००	४८०.००
		एकूण	५३०.००	--	४८०.००	५३०.००

स.नं.४६/१३ (नविन ११७/१३) चा कार्यालयीन नकाशा परिरक्षण भूमापक यांनी तयार केलेला नाही. सबब क्षेत्र निव्वळ मोकळ्या क्षेत्रात अंतर्भूत केलेले आहे. आणि ज्याअर्थी उक्त जमिनीवर यापूर्वी कलम २० खालील योजना गंजूर झालेली नाही.

प्रकरणी विवरणपत्रधारक यांनी दाखल केलेल्या कागदपत्रानुसार उक्त जमिनीच्या कब्जेदार सदरी १) मालतीबाई जयराम भोईर, २) दिवाकर जयराम भोईर, ३) राजेंद्र जयराम भोईर, ४) हेमलता जयराम भोईर यांची नावे दाखल आहेत.

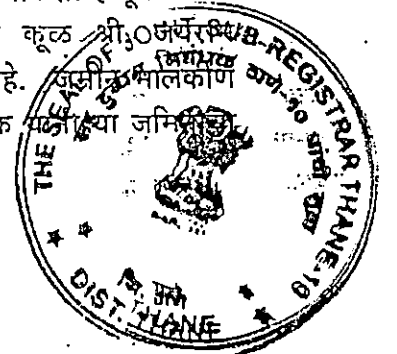
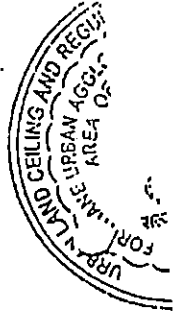
उक्त जमिनीच्या ७/१२ सदरी नमूद फेरफारानुसार खालीलप्रमाणे वस्तुस्थिती दिसून येते.

फेरफार क्र. ५३३ अवलोकन करता खातेदार श्री. बाबल्या अबल्या भोईर हे दिनांक ३१/५/५८ रोजी मयत झाल्यामुळे त्यास वारस मुलगा जयराम बाबल्या भोईर हा एकटाच मुलगा वारस असल्यामुळे त्याचे नांव दाखल केले आहे.

फेरफार क्र. १२८७ अवलोकन करता खातेदार श्री. जयराम बाबल्या भोईर हे दिनांक ५/८/८३ रोजी मयत झाल्यामुळे त्यांना वारस पत्नी मालतीबाई जयराम भोईर, २) मुलगा-दिवाकर जयराम भोईर, ३) राजेंद्र जयराम भोईर, ४) मुलगी-हेमलता जयराम भोईर हे आहेत.

फेरफार क्र. १६८९ अवलोकन करता तहसिलदार सां. ठाणे व शेतजमीन न्यायाधिकरण ठाणे यांचेकडील हु.क्र. LSP/III P-124 ३२ग मिरे ४४/९२ दिनांक २८/५/९५ ने १७७/२ क्षेत्र ४८०.०० चौ.मी. जमिनीस श्रीमती मालतीबाई जयराम भोईर व इतर ३ हे कुळ म्हणून दाखल होते. परंतु वरीलप्रमाणे हुकूम झाल्यामुळे कब्जेदार श्री. अनमाणिक ओ. दमाव याचे नाव कमी करून कब्जेदार कळ मालतीबाई जयराम भोईर व इतर ३ याचे नांव कब्जेदार म्हणून दाखल केले आहे. जमिनीचा खरेदी किंमतीचा बोजा रक्कम रु.१६२/- इतर हक्कात दाखल केला आहे.

फेरफार क्र. १९४ अवलोकन करता भौजे मिरे स.नं.३१/५ क्षेत्र १५०.०० चौ.मी. बाबत कुळवहिवाट शेतजमिन कायद्याचे कलम ३२ग प्रमाणे चौकशी होवून जमिन मालकीण अनमाणिका दमाव विधवा आहे, असे दिसून आल्याने कळ श्री. बाबल्या भोईर यांचा जमीन खरेदीचा हक्क पुढे ढकलण्यात आला आहे. जमीन मालकीण विधवा आहे, अशी नोंद इतर हक्कात घेतली, त्यामुळे विवरणपत्रधारक यांच्या जमिनीस सत्तावशा विवरणपत्रात केलेला नाही.



ट.न.न. - १०
३०५४ / २०२२
२३० / २५०

तसेच प्रकरणी सहाय्यक नगर रचनाकार यांचे अहवालानुसार सदर जमिनी ह्या बी.एम.आर.डी. १९७३ नुसार औद्योगिक रहिवास भूपट्टयात होत्या, म्हणजेच बांधकाम योग्य क्षेत्रात होत्या.

तसेच उक्त प्रकरणी नागरी जमीन क़माल धारणा अधिनियम १९७६ चे कलम ८ (१) व ८ (२) नुसार कार्यवाही करून विवरणपत्रधारक यांस कलम ८ (३) ची नोटोस देण्यांत आली होती. त्यास त्यांनी हरकत घेवून १ शेअर मंजूर नाही त्याऐवजी आम्हांला ४ शेअर मंजूर करून आमचे धारणाक्षेत्र क़माल मर्यादपेक्षा जास्त नाही, अशा स्वरूपाचे ८(४) आदेश पारित करावे, असे कळविले आहे. त्यावरून अर्जदारास दिनांक १६/७/२००४ रोजी समक्ष सुनावणीस हजर राहणेकामी कळविले होते. त्याप्रमाणे त्या दिनांक २०/७/२००४ रोजी समक्ष हजर राहून सदर जमिनी ह्या कुळकायदयाने घेतलेल्या आहेत, त्यामुळे त्यावर माझा व माझ्या मुलाचा हक्क आहे, त्यामुळे ४ शेअर्स काढावेत याव्यतिरिक्त माझ्या व माझ्या मुलांच्या नांवे अन्य नऊ नागरी संकुलनात कोठेही जमिन नाही असा जबाब लिहून दिला आहे.

प्रकरणी सादर केलेला भूपट्टा अवलोकन करता विषयांकित जमिनीच्या भूपट्टयात विकास आराखडयानुसार खालीलप्रमाणे बदल झाल्याचे दिसून येते.

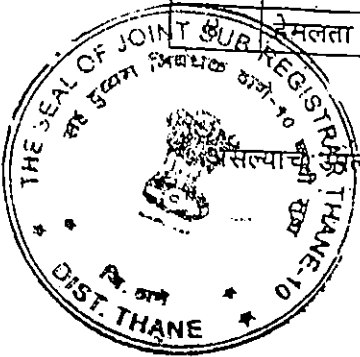
अ. क्र.	स.नं/हि.नं	बीएमआरडी १९७३	मिरा भाईदर कॉम्पलेक्स १९८३	मिरा भाईदर डी.पी. १९९/१९९७
१	४६/१३ (११७/१३)	रस्ता + रहि	रस्ता + रहि	रहि + औद्यो + रस्ता
२	१७७/२ (४५/२)	औद्यो	रहि + ओपन स्पेस	रहिवास

उक्त जमिनी ह्या सन १९७३ च्या बीएमआरडी नुसार औद्योगिक/रहिवास भूपट्टयात समाविष्ट म्हणजेच बांधकाम योग्य क्षेत्रात असल्याने प्रकरणी १७/२/७६ हा प्रारंभदिन मानावा लागेल.

विवरणपत्रधारकांनी सादर केलेले वयाचे पुरावे तपशिल खालीलप्रमाणे आहे.

अ.क्र.	नांव	दि. १७/२/७६ रोजी वय	नाते	वयाचा पुरावा
१	मालतीबाई जयराम भोईर	२८	स्वतः	निवडणूक ओळखपत्र
२	दिवाकर जयराम भोईर	--	मुलगा	--
३	राजेंद्र जयराम भोईर	९	मुलगा	शा.सो.दा
	हेमलता जयराम भोईर	--	मुलगी	--

वरीलप्रमाणे विवरणपत्रधारक हेच दिनांक १७/२/७६ रोजी सज्जान असल्याचे अतिरिक्त कागदपत्रावरून दिसून येते.



ट.न.न. - १०

३०५४ /२०२२

९४० ९५०

उक्त जमिनी ह्या ठाणे बृहन्मुंबई नागरी संकुलनाच्या ८ कि.मी. परिधस्त क्षेत्रात येत असल्याने ह्या भागाच्या ५००.०० चौ.मी. प्रतिभागधारक ह्या कमाल मर्यादेनुसार विवरणपत्रधारक याचे धारणाक्षेत्र निश्चित करण्यात आले आहे. त्यानुसार विवरणपत्रधारक याचे धारणा क्षेत्र खालीलप्रमाणे निश्चित करणेत येत आहे.

१.	विवरणपत्र धारक याचे एकूण धारणा क्षेत्र	५३०.०० चौ.मी.
२.	निव्वळ मोकळे क्षेत्र	५३०.०० चौ.मी.
३.	विवरणपत्र धारक यांना अनुज्ञेय क्षेत्र	५००.०० चौ.मी.
४.	अतिरिक्त क्षेत्र	३०.०० चौ.मी.

वरील वस्तुस्थितीनुसार मी खालीलप्रमाणे आदेश देत आहे.

आ दे श :-

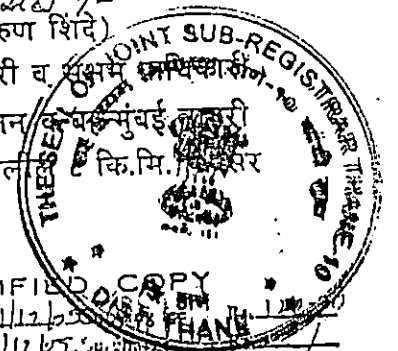
उक्त प्रकरणी विवरणपत्रधारक त्याचे एकूण ५३०.०० चौ.मी. धारणा क्षेत्रापकी ३०.०० चौ.मी. क्षेत्र अतिरिक्त ठरत आहे. विवरणपत्रधारक हे ३०.०० चौ.मी. क्षेत्र अतिरिक्त धारण करित असल्याचे दिसून येत असून सदरचे क्षेत्र स.नं.४६/१३ मधून संपादन करण्यांत येत आहे.

अतिरिक्त क्षेत्राबाबत नागरी जमीन कमाल धारणा कायद्याचे कलम ९ व १० (१) नुसार कार्यवाही करणेत यावी.

सदरचा निकाल आज दिनांक ३१/१२/२००५ रोजी माझ्या सही शिक्क्यानिशी दिला असून संबंधितांना कळविण्यांत यावा.

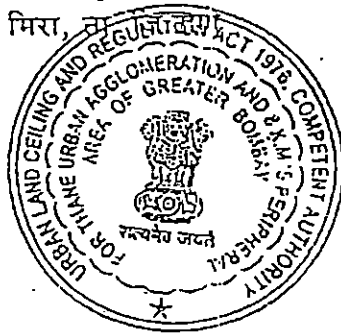
(अरुण शिंदे)

अपर जिल्हाधिकारी व सक्षम अधिकारी
ठाणे नागरी संकुलन क्षेत्र बृहन्मुंबई नागरी
संकुलना सभोवताल ८ कि.मी. परिधस्त



प्रति,

श्रीमती मालतीबाई जयराम भोईर व इतर
रा. मिरा, ता. जिल्हा



CERTIFIED COPY
Copy applied for on 29/12/2005
Copy ready on 29/12/2005
Copy delivered on 29/12/2005
Copied by ...
Compared by ...

Urban Agglomeration Thane

ट.न.न. - १०
३०५४ /२०२२
९४९/९५४

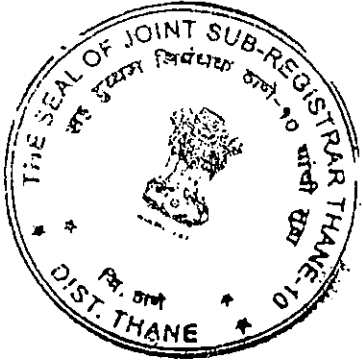


प्रति,

मा.आयुक्त,
मिरा-भाईंदर महानगरपालिका,
भाईंदर (प), ता.जि. ठाणे - ४०१ १०१

कं.युएलसी/टिए/एटीपी/कलम-२०/भोग.दा!
एस आर ५६४ + ७८४ + १४८० +
५६९ + ६३१
अपर जिल्हाधिकारी व सक्षम प्राधिकारी,
ठाणे नागरी संकुलन, ठाणे.
दिनांक :- 28 AUG 2009

विषय :- नागरी जमिन कमाल धारणा अधिनियम १९७६ कलम २०
खालील योजना " भोगवटा दाखला" ना हरकत प्रमाणपत्र
योजना क्रं. एस आर ५६४, दि. १४/०७/१९९४
जमिनधारक :- श्री. मोतीराम शिवराम भोईर
मौजे :- मिरा, ता.जि. ठाणे
जु.स.क्रं.:- १८१/८
क्षेत्र :- २८०.०० चौ.मी.
योजना क्रं. एस आर ७८४, दि. २९/१२/१९९४
जमिनधारक :- श्री. मोरेधर दाजी पाटील
मौजे :- मिरा, ता.जि. ठाणे
जु.स.क्रं.:- १८०/८ क्षेत्र :- २५०.०० चौ.मी.
योजना क्रं. एस आर १४८०, दि. २३/०९/२००४
जमिनधारक :- श्री. आत्माराम लक्ष्मण पाटील व इतर
मौजे :- मिरा, ता.जि. ठाणे
जु.स.क्रं.:- १८०/७
न.स.क्रं.:- ४८/७
योजनेतील सुट दिलेले क्षेत्र :- ६१० चौ.मी.
निव्वळ बांधकाम क्षेत्र :- ६१० चौ.मी.
योजना क्रं. एस आर ५६९, दि. ९/०३/१९९४
जमिनधारक :- श्रीमती जानकीबाई काशिनाथ पाटील
मौजे :- मिरा, ता.जि. ठाणे
जु.स.क्रं.:- १८१/४, ६ क्षेत्र :- ६३३.०० चौ.मी.
योजना क्रं. एस आर ६३१, दि. ४/०५/१९९४
जमिनधारक :- श्री. हरिश्चंद्र दाजी पाटील
मौजे :- मिरा, ता.जि. ठाणे
जु.स.क्रं.:- १८१/५ क्षेत्र :- ११४०.०० चौ.मी.
योजना कलम ८(४) आदेश क्र.युएलसी/टिए/मिरा/
एस.आर.१२५, दि.२७/०४/१९९२
जमिनधारक:- श्री. गोविंद विठ्ठल पाटील
मौजे :- मिरा ता.जि. ठाणे
स.क्रं.:- १६४/२ अनुज्ञेय क्षेत्र :- ३२४०.०० चौ.मी.
विकासक :- डि. व्ही. रिएलेटर



द.न.न. - १०

3058 / 2009

982 / 990

O.C. NO. 9

- संदर्भ :- १) विकासकाचे पत्र दि. ६/०४/२००९
२) मा.जिल्हाधिकारी यांचे पत्र क्र.महसूल/क-१/टे-१
एनएपी/एस आर ८१/०६, दि. १३/०३/२००७
३) मि.भा.म.न.पा चे नकाशा बांधकाम प्रारंभ पत्र
क्र.मि.भा./म.न.पा./न.र./४२८५/०६-०७
दि. २९/०३/०७
४) मि.भा.म.न.पा चे नकाशा पत्र क्र.१९८९/०६-०७
दि. २२/०९/०६

महोदय,

संदर्भित पत्र क्र.(१) अन्वये जमिनधारकाने / विकासकाने योजनेतील विषयांकित जमिन स.क्र. १८१/८, १८०/८,७,५, १८१/४,५,६, १६४/२ मौजे मिरा, " भोगवटा दाखला" ना हरकत प्रमाणपत्र अपेक्षिलेले आहे.

विषयांकित योजनामधील जमिनीमध्ये स.क्र. १६२/४ हा ८(४) आदेशानुसार अनुज्ञेय क्षेत्र आहे. उर्वरीत जमिनी अतिरिक्त असून उक्त अतिरिक्त क्षेत्राचे शासनदेय क्षेत्र या कार्यालयात प्राप्त झाले आहे.

मूळ योजना आदेश क्र.युएलसी/ टिए/ डब्ल्यु.एस.एच.एस.२०/ एस आर ५६४, दि. १४/०७/१९९४, आदेश क्र.युएलसी/ टिए/ डब्ल्यु.एस.एच.एस.२०/ एस आर ७८४, दि. २९/१२/१९९४, आदेश क्र.युएलसी/ टिए/ डब्ल्यु.एस.एच.एस.२०/ एस आर १४८०, दि. २३/०९/२००४, आदेश क्र.युएलसी/ टिए/ डब्ल्यु.एस.एच.एस.२०/ एस आर ५६९, दि. ९/०३/१९९४, आदेश क्र.युएलसी/ टिए/ डब्ल्यु.एस.एच.एस.२०/ एस आर ६३१, दि. ४/०५/१९९४ मधील अटी व शर्ती पूर्वीप्रमाणेच योजनाधारक/ विकासकर्ते यांवर बंधनकारक राहतील.

सादर ना हरकत दाखला म्हणजे पूर्णत्व:चा दाखला नव्हे सबब विकास नियंत्रण नियमावली व इतर प्रचलित नियमावलीची पूर्तता होत असल्यास विषयांकित इमारतीस बापर प्रमाणपत्र, मर्यादीत क्षेत्राचे व या कार्यालयाची हरकत नाही.



अपर जिल्हाधिकारी व लक्ष्मण प्राधिकारी,
ठाणे नागरी संकुल, ठाणे.

प्रत :-

- १) श्री. नोतीराम शिवराम सोईर (जमिनधारक)
श्री. मोरेश्वर दाजी पाटील
श्री. आत्माराम लक्ष्मण पाटील व इतर
श्रीमती जानकीबाई काशिनाथ पाटील
श्री. हरिश्चंद्र दाजी पाटील
द्वारा मे. डि. व्ही. रिप्लेटर (अधिकारपत्रधारक)
पत्ता :- २०१, आशिवाद, १० रोड,
दौलत नगर, बोरीवली (पूर्व) ४०० ०६६

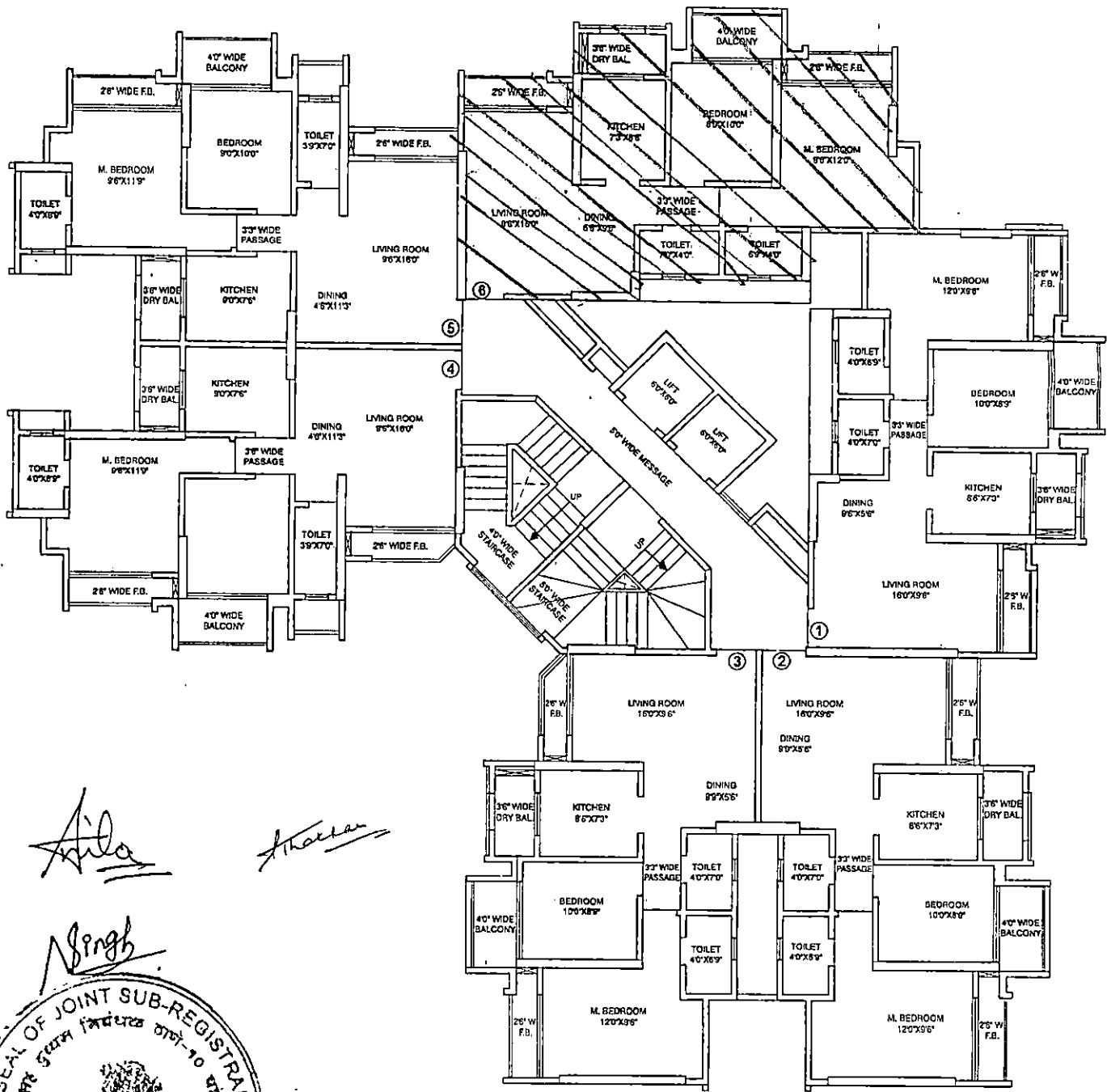
ट.न.न. - १०
३०५४ / २०२२
९४३ / ९५०

आपण या कार्यालयात सादर केलेली प्रतिज्ञापत्र / हमीपत्र व इतर कागदपत्रे भविष्यात खोटी आहे असे निदर्शनास आल्यास आपणास पूर्णपणे जबाबदार धरण्यात येईल व हमीपत्राद्वारे शासनास प्रत्यापित केलेली सदनिका खुल्या बाजारात विक्री केल्यास ना.ज.क.धा.अधिनियम १९७६ च्या कलम अंतर्गत आपणावर फसवणुकीबाबत कार्यवाही करणेत येईल याची कृपया नोंद घ्यावी.

- २) निवड नस्ती.

Shree Shashwat

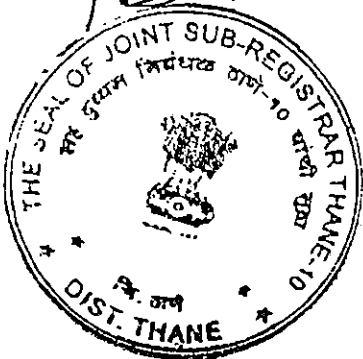
BUILDING NO. 15



Anila

Shashwat

Singh



TYPICAL FLOOR PLAN

1st to 7th & 9th to 11th

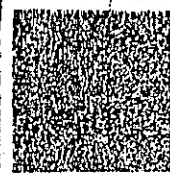
9048/12022
 988/990

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी खाता संख्या
Permanent Account Number
GERPA4803A



नाम / Father's Name
JAYANT KUMAR SINGH

जन्म तिथि / Date of Birth
18/09/1992

हस्ताक्षर / Signature

Anta

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NAVNITESH SINGH

MITHILESH KUMAR SINGH

03/03/1991

Permanent Account Number

EHRPS5474N

Navnitesh Singh

Signature

Navnitesh Singh

Government of India



विकी दिनानाथ सिंह
Vicky Dinanath Singh
जन्म तिथि / DOB : 29/03/1991
पुरुष / MALE



4698 7956 2155

मेरा आधार, मेरी पहचान

V. Singh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHYAM SURESH RAWOOL

SURESH ANANT RAWOOL

09/08/1977

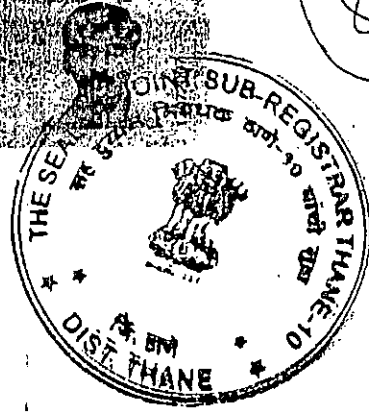
Permanent Account Number

ALCFR70008

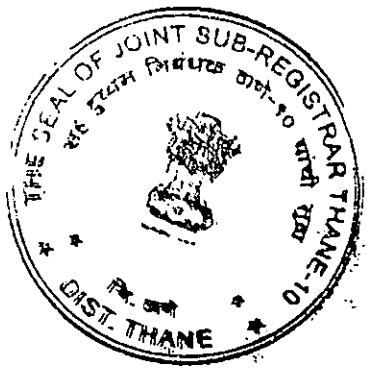
Shyam Suresh Rawool

Signature

Shyam Suresh Rawool



ट.न.न. - 90
3048 / 2022
984 / 946



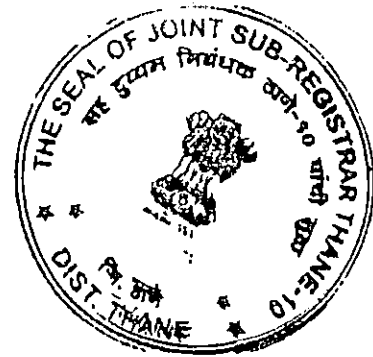
८.१.१० - १०
३०५४ / २०२२
१४६ / १५०

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID	202203097117	09 March 2022,04:19:00 PM			
मूल्यांकनाचे वर्ष	2021				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	5/22-क्यु) मिरा गावातील सर्व्हे क्रमांक				
क्षेत्राचे नांव	Mira Bhaindar Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :	सर्व्हे नंबर#48		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
27320	81400	94100	108800	94100	चौ. मीटर
वांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	64.933चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs.81400/-
उद्दवाहन सुविधा -	आहे	मजला -	11th to 20th Floor	कार्पेट क्षेत्र-	59.03चौ. मीटर
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर					
=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय घट/वाढ					
=(81400 * (100 / 100)) * 107.5 / 100					
= Rs.87505/-					
A) मुख्य मिळकतीचे मूल्य					
= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
= 87098 * 64.933					
= Rs.5655534.434/-					
Applicable Rules = 3, 18, 19					
एकत्रित अंतिम मूल्य					
= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य (खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ					
= A + B + C + D + E + F + G + H + I + J					
= 5655534.434 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
= Rs.5655534.434/-					
= ₹ छप्पन्न लाख पंचावन्न हजार पाच शे चौतीस /-					

Home

Print



ट.न.न. - १०

3048 / 2022

980/956



द.न.न. - १०
३७५४ / २०२२
१८२ / १५०

393/3754

बुधवार, 09 मार्च 2022 4:34 म.नं.

दस्त गोपवारा भाग-1

टनन10' 98e/950

दस्त क्रमांक: 3754/2022

दस्त क्रमांक: टनन10 /3754/2022

बाजार मूल्य: रु. 56,55,534/-

मोबदला: रु. 90,00,000/-

भरलेले मुद्रांक शुल्क: रु.5,40,000/-

दु. नि. सह. दु. नि. टनन10 यांचे कार्यालयात

पावती:3948

पावती दिनांक: 09/03/2022

अ. क्र. 3754 वर दि.09-03-2022

सादरकरणाराचे नाव: अमिता - -

रोजी 4:32 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 3000.00

पृष्ठांची संख्या: 150

एकूण: 33000.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 10

Joint Sub Registrar Thane 10

दस्ताचा प्रकार: करारनामा

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

शिक्रा क्र. 1 09 / 03 / 2022 04 : 32 : 33 PM ची वेळ: (सादरीकरण)

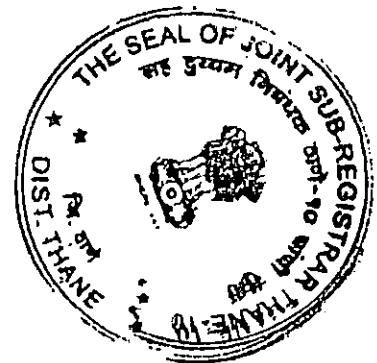
शिक्रा क्र. 2 09 / 03 / 2022 04 : 34 : 03 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सादर दस्तावेज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे, दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता, कायदेशीर मालकी इत्यादी बाबीसाठी दस्त निष्पादक व कबुलीधारक, हे संपूर्णपणे जबाबदार राहतील.

Amita
Bingh

Shaktar





09/03/2022 5 12:57 PM

दस्त गोपचारा भाग-2

टनन 10 940 940

दस्त क्रमांक: 3754/2022

दस्त क्रमांक : टनन 10/3754/2022

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा टप्पा
1	नाव: मेमर्म. व्हाइट हेवन रियल्टी तर्फे पार्टनर आशिप जगदीश टक्कर - - पत्ता: प्लॉट नं: बी/802, माळा नं: -, इमारतीचे नाव: वेस्टर्न एरूज-2, वेस्टर्न एक्सप्रेस हायवे, ब्लॉक नं: -, रोड नं: बोरीवली, पु., महाराष्ट्र, मुम्बई. पॅन नंबर: AACFW1730B	लिहून देणार. वय :- 33 स्वाक्षरी:-		
2	नाव: अमिता - - पत्ता: प्लॉट नं: जयंत कुमार सिंग, माळा नं: -, इमारतीचे नाव: राम क्रिष्णा नगर, ब्लॉक नं: पटना, संपतचाक, पटना, रोड नं: विहार, विहार, पटना. पॅन नंबर: CERPA5803A	लिहून देणार. वय :- 29 स्वाक्षरी:-		
3	नाव: नवनितेश सिंग - - पत्ता: प्लॉट नं: जयंत कुमार सिंग, माळा नं: -, इमारतीचे नाव: राम क्रिष्णा नगर, ब्लॉक नं: पटना, संपतचाक, पटना, रोड नं: विहार, विहार, पटना, विहार, पटना. पॅन नंबर: EHRPS5474N	लिहून देणार. वय :- 31 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 09 / 03 / 2022 05 : 11 : 21 PM

ओळख:-

खानीम इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा टप्पा
1	नाव: विक्री दिनानाथ मिह - - वय: 30 पत्ता: 404, जय विनायक टॉवर, प्लेसेंट पार्क, मिरारोड, पु. पिन कोड: 401107		
2	नाव: श्याम राजूळ - - वय: 43 पत्ता: 8, प्रथमेश चाळ कमिटी-3, जाणूपाडा, कांदिवली, पु पिन कोड: 400101		

शिक्का क्र.4 ची वेळ: 09 / 03 / 2022 05 : 12 : 34 PM

शिक्का क्र.5 ची वेळ: 09 / 03 / 2022 05 : 12 : 50 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub-Registrar, Thane 10

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	NAVNITESH SINGH	eSBTR/Simple Receipt	03006172022030750168	MH014228501202122R	540000.00	SD	0006932938202122	09/03/2022
2	NAVNITESH SINGH	eSBTR/Simple Receipt		MH014228501202122R	540000.00	SD	0006932938202122	09/03/2022
3		DHC		0903202212487	2000	RF	0903202212487D	09/03/2022
4		DHC		0903202212669	1000	RF	0903202212669D	09/03/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

3754 /20:

1. Verify Scanned Document for correctness through QR code (4 pages on a single printout after scanning).
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

प्रमाणित करण्यात येते की, सदर दस्त क्रमांक
3648 मध्ये 940 पाने आहेत
पुस्तक क्रमांक..... 9. ए. वर नोंदला
दिनांक 09/03/2022



White Heaven
Realty

Shree Shashwat, Near Pleasant Park,
Mira Bhayandar Road, Mira Road (E) - 401 107.

Known as

Shree Shashwat

COMPLEX

BUILDING NO. 15