

Share Certificate No.: 7

Member's Register No.: 7

No. of Shares: 10



# SHARANAM CO-OP. HSG. SOC. LTD.

(Reg. No.: TNA/(TNA)/HSG/(TC)25148/ YEAR 2013-2014 DATED 06/06/2013

Unique Garden, Kanakiya Layout, Mira Road(E), Thane - 401 107.

Registered Under The Maharashtra Co-Operative Society Act, 1960.

Authorised Share Capital of Rs. 2,00,000/- Divided into 8000 Shares of Rs. 50/- Each

## Share Certificate

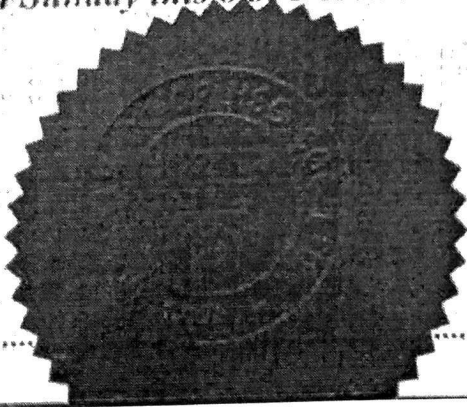
Registration No. 7

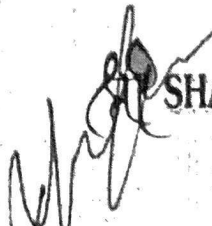
Date: 08/12/2014

This is to Certify that Shri. Smt. Mr. Atul B. Shah & Mrs. Kamini A. Shah of Flat No. 4D - 203 is/are the Registered Holder of Ten fully paid up Shares of Rs. 10/- each bearing distinctive number from 61 to 70 both inclusive in SIREE SHARANAM CO-OPERATIVE HOUSING SOCIETY LIMITED subject to the bye-laws of the said society.

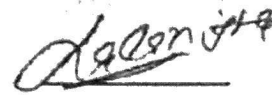
Given under the Bye-laws of the said Society at Mira Road (E)

on Sunday this 8 of December 2014.



  
Chairman

SHARANAM CO-OP. HSG. SOC. LTD.



Hon. Secretary

Treasurer





मुख्य कार्यालय, छत्रपती शिवाजी महाराज मार्ग, भाईदर (प), ता.भि. ठाणे - ४०१ १०१. दुरध्वनी : २८१९ २८२८ / २८१८ १३५३  
(महाराष्ट्र महानगरपालिका अधिनियमाचे अनुभूतित प्रकरण ८ नियम ३९,४० अन्वये)

## मिरा भाईदर महानगरपालिका

**मालमत्ता कराचे देयक**

मालमत्ता कराचे विल वर्ष : २०२३-२०२४  
(दिनांक ०१/०४/२०२३ - ३१/०३/२०२४)

स्वच्छ सर्वेक्षण २०२३



मालमत्ता क्र. : F060040013013  
विल क्र. : 9481717  
खोली/सदनिका क्र. : 203  
सर्वे क्र./ टिका क्र. :

दिनांक : 30/04/2023  
एकुण क्षेत्रफळ (चौ.फुट) : 392.00  
वार्षिक करयोग्य मूल्य रु. : 6769.00  
वापराचा प्रकार : Residential



Scan QR Code & Pay Bills

जमिन मालकाचे नाव : ATUL B SHAH / KAMINI A SHAH  
भोगवटाधारकाचे नाव :

पत्ता : SHREE SHARNAM -4 D WING,KANAKIA ROAD,MIRA ROAD (EAST),THANE 401107

कराचे तपशिल (1)	सन्केतांक (2)	मागील बाकी (3)	घातू रक्कम		एकुण रक्कम (2)+(4)+(5)
			भाग १	भाग २	
House Tax / भाग व कर	910	0.0	1015.0	1015.0	2030.0
Tree Tax / वृक्ष कर	948	0.0	34.0	34.0	68.0
Tax For Education Cess Residential / शिक्षण कर	981	0.0	203.0	203.0	406.0
Shikshan Kar Mahanagar Palika / शिक्षण कर (महानगर)	947	0.0	68.0	68.0	136.0
Agnishaman Kar Mahanagar Palika / अग्निशमन कर (महानगर)	916	0.0	34.0	34.0	68.0
Sewage Facility Tax / कचरापत्रह सुविधा कर	950	0.0	271.0	271.0	542.0
Street Tax / पदपथ	10000	0.0	338.0	338.0	676.0
Solid Waste Fee / घनकचरा शुल्क	1519	0.0	365.0	365.0	730.0
<b>एकुण</b>		<b>0.0</b>	<b>2328.0</b>	<b>2328.0</b>	<b>4656.0</b>
Excess / Advance Amount					0.0
Adjustment Entry					0.0
Shashi Removed Amount					0.0
एकुण देयक रक्कम					4656.0
११ मे २०२३ पर्यंत ५ टक्के मूट दिव्यान्तर भगवताची रक्कम					4483.0
३० जून २०२३ पर्यंत ५ टक्के मूट दिव्यान्तर भगवताची रक्कम					4483.0
३१ जुलै २०२३ पर्यंत ३ टक्के मूट दिव्यान्तर भगवताची रक्कम					4552.0

- दिनांक ३०/०६/२०२३ पर्यंत संपूर्ण रक्कमेचा भरणा केल्यास ५% सुट
- दिनांक ३१/०७/२०२३ पर्यंत संपूर्ण रक्कमेचा भरणा केल्यास ३% सुट

आता आपण आपला मालमत्ता कर MY MBMC mobile app द्वारे किंवा

खालील संकेत स्थळावर भरू शकता

संकेतस्थळ लिंक : [www.mbmpc.gov.in/property](http://www.mbmpc.gov.in/property)

एडव्हॉकेट व वकील  
महाराष्ट्र अधिवक्ता (कर)

C 49 m [Rule 78(1), 83(4), 85, 86(4) & 96(4)]

मिरा भाईंदर महानगरपालिका

01-Apr-2023 TO 31-Mar-2024

MA/C.49m

ग्राहकनाम : ATUL B SHAH / KAMINI A SHAH

कराची प्रत (Original)

मोबटाकाराचे नाव :

इमारतीचे नाव :

पावली क्र. :

परजा दिनांक :

बँक :

चेक नं. (र./) :

SHREE SHARNAM -4 D WING, KANAKIA ROAD, MIRA ROAD (EAST), THANE 401107

26062023/11/7590794

26/06/2023

Bank of India.

Four Thousand Four Hundred Eighty-three Only

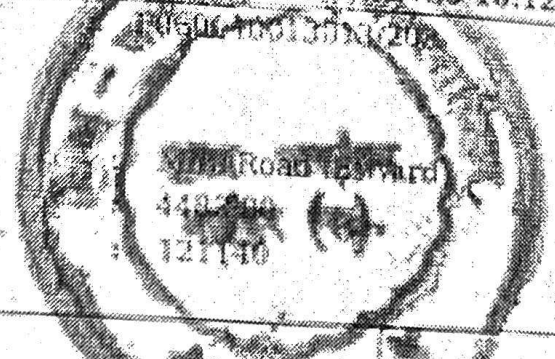
ग्राहकनाम क्रमांक

परजा नं.

चेक नं. (र./)

चेक/दिदि क्र.

Hitend/26/06/2023 10:12:51



Sr No.	Ref./Bill No	Date	Description	Arrears	Current		Total
					Part-I	Part-II	
1	9481716	30/04/2023	House Tax				
2	9481717		Tree Tax	0	964.00	965.00	1929.00
3			Tax For Education Cess Residential	0	32.00	33.00	65.00
4			Shikshan Kar Mahanagar Palika	0	203.00	203.00	406.00
5			Agnishaman Kar MahanagarPalika	0	65.00	65.00	130.00
6			Sewage Facility Tax	0	32.00	33.00	65.00
7			Street Tax	0	257.00	258.00	515.00
8			Solid Waste Fee	0	321.00	322.00	643.00
9			Discount	0	365.00	365.00	730.00
			Total	0	0.0	0.0	173.00
				0	2239.00	2244.00	4483.00

"ग्राहकाचे नाव नोंदवून मरदान करा व लोकांसाठी बळकट करा" www.nvsp.in

Seal & Signature



Friday, December 03, 2010

3:22:05 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 13506

दिनांक 03/12/2010

गावाचे नाव नवघर

दस्तऐवजाचा अनुक्रमांक टनन10 - 13494 - 2010

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: अतुल बी शाह - -

नोंदणी फी

:-

17880.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (79)

:-

1580.00

एकूण रु.

19460.00

आपणास हा दस्त अंदाजे 3:36PM ह्या वेळेस मिळेल

सह दुय्यम निबंधक सह दु.मि.का-डणे 10

बाजार मुल्य: 1179000 रु. मोबदला: 1787500रु.

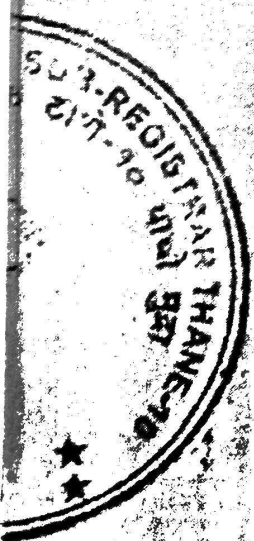
भरलेले मुद्रांक शुल्क: 89850 रु.

देयकाचा प्रकार :डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: सिटीग्रन क्रे मिरा रोड पू;

डीडी/घनाकर्ष क्रमांक: 397945; रक्कम: 17860 रु.; दिनांक: 01/12/2010

Akhil B. Sun





दस्तावेज क्रमांक व वर्ष: 13494/2010

Monday, December 27, 2010

10:41:45 AM

दुय्यम निबंधक: सह द. नि. का-ठाणे 10

पृष्ठ: 03 व

पृष्ठ: 53 व 5

सूची क्र. दोन INDEX NO. II

गावाचे नाव : नवघर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,787,500.00  
बा. भा. रु. 1,179,000.00
- (2) भू-मापन, घोटहिरसा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 92/3,93,94,95/2 वर्णन: नवघर- डब्ल्यू-11/41--सदनिका क्र. 203, 2रा मजला, बि नं- 4, विंग-डी, श्री शरणम् युनिक गार्डन, मिरा रोड पू
- (3) क्षेत्रफळ (1) 43.56 चौ मी बि अप
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे युनिक रियल्टर्स चे प्रोप्रा दिलेश सी शाह - ; घर/फ्लॅट नं. : ; गल्ली/रस्ता. : ईमारतीचे नाव: - ; ईमारत नं. : ; पेठ/वसाहत: - ; शहर/गाव: मिरा रोड पू, तालुका: - ; पिन: - ; पिन नम्बर
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) अनुल वी शाह - ; घर/फ्लॅट नं: 203; गल्ली/रस्ता: - ; ईमारतीचे नाव: निव्वाहा अपार्ट; ईमारत नं: - ; पेठ/वसाहत: - ; शहर/गाव: बोरीवली प; तालुका: - ; पिन: - ; पिन नम्बर: ALJPS9693M. (2) कागिनी ए. शाह - ; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेठ/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पिन नम्बर: BEJPS6442R
- (7) दिनांक करून दिल्याचा 30/11/2010
- (8) नोंदणीचा 27/12/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 13494 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 89850.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 17880.00
- (12) शोरा



सह दुय्यम निबंधक ठाणे-१०

सूची क्र. दोन INDEX NO. II

पेज नं.

Page 53 of 5

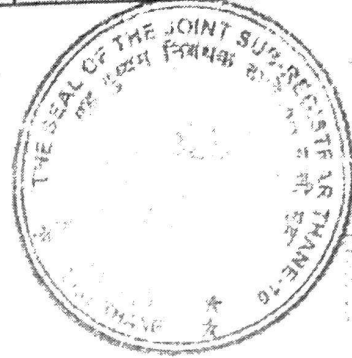
गावाचे नाव : नवघर

- (1) विलेखाचा प्रकार, गोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) गोबदला रु. 1,787,500.00  
वा.भा. रु. 1,179,000.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 92/3,93,94,95/2 वर्णन: नवघर- डब्ल्यू-11/41--सदनिका क्र. 203, 2रा मजला, वि नं- 4, विंग-डी, श्री शरणम् युनिक गार्डन, मिरा रोड पु.  
(1)43.66 चौ मी वि अप
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे युनिक रियल्टर्स चे प्रोप्रा दिलेश सी शाह - ; घर/प्लॉट नं: - ; मल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेठ/वसाहत: - ; शहर/गाव: मिरा रोड पु, तालुका: - ; पिन: - ; पॅन नम्बर:
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) अतुल बी शाह - ; घर/प्लॉट नं: 203; मल्ली/रस्ता: - ; ईमारतीचे नाव: रिव्हास अपार्ट; ईमारत नं: - ; पेठ/वसाहत: - ; शहर/गाव: बोरीवली प, तालुका: - ; पिन: - ; पॅन नम्बर: ALJPS9693M.  
(2) कामिनी ए. शाह - ; घर/प्लॉट नं: वरीलप्रमाणे; मल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेठ/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पॅन नम्बर: BEJPS5442R
- (7) दिनांक करून दिल्याचा 30/11/2010
- (8) नोंदणीचा 27/12/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 13494 /2010
- 10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 89850.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 17880.00
- (12) शेर



सह दुय्यम निबंधक ठाणे-१०

Customer's Copy	
CITIZEN CREDIT CO-OPERATIVE BANK LTD. Lic # D-5(STP)(V)/C.R. 1009/02/2005/200-203	
Br. Mira Road	Date 30/11/10
Pay to Acct Stamp Duty Thane	
Frinking Value	Rs. 89850
Service Chgs (Rs. 10 per doc)	Rs.
TOTAL	Rs. 89850
Name of the stamp duty paying Party	
Atul B shah	
DD / Cheque No	
Drawn on Bank	
CASH	
Transaction No (For Banks Use Only)	
Frinking Sr. No	
Cashier	Officer



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Mira Road, on this 30 day of NOV, 2010, BETWEEN SHRI DILESH C. SHAH, proprietor of M/s. UNIQUE REALTORS, hereinafter called and referred to as the "BUILDER/ PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include the said firm, its partner or partners from time to time and their respective heirs, executors, administrators and assigns) of the FIRST PART AND SHRI/SMT./M/s. ATUL B. SHAH & MRS. KAMINI A. SHAH

having address at 203, NEELDHARA APT. DEVIDAS BANE S.V.P. ROAD, BORIVALI (W), MUMBAI-103.

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

Atul B. Shah  
K. A. Shah

टनन - 90  
93REV/2090  
9 - 00

FOR ATTENTION OF...  
Mira  
Eg...  
17-84  
17-84  
17-84



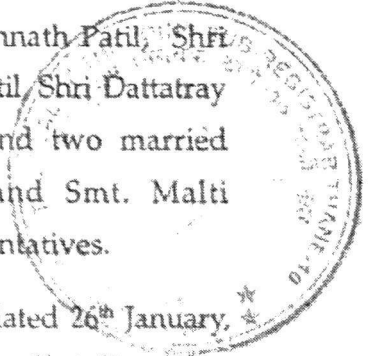
WHEREAS originally one Shri Babaji Haso Patil was the owner of the land bearing Old Survey No.431, New Survey No.93, admeasuring 11360 sq. meters, Old Survey No.432, New Survey No.94, admeasuring 17680 sq. meters and Old Survey No.430(Part), New Survey No.95, Hissa No.2, admeasuring 4000 sq. meters situate, lying and being at Village Navghar, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation, (hereinafter referred to as "the Said First Property").

AND WHEREAS the said Shri Babaji Haso Patil died intestate leaving behind him widows namely, Smt. Manibai Babaji Patil (since deceased) and Smt. Bhimabai Babaji Patil (since deceased), two sons namely, Shri Babu Babaji Patil and Shri Kamlakar Babaji Patil and three daughters namely, Smt. Gangabai Govind Patil, Smt. Gangubai Pandurang Patil (since deceased) and Smt. Jamnabai Jagannath Patil (since deceased), as his heirs and legal representatives.

AND WHEREAS Smt. Gangubai Pandurang Patil died intestate leaving behind her three sons namely, Shri Damodar Pandurang Patil, Shri Umakant Pandurang Patil and Shri Janardhan Pandurang Patil and three married daughter namely, Smt. Yesubai Harishchandra Patil, Smt. Yamuna Damodar Patil and Smt. Kusum Harishchandra Patil, as her heirs and legal representatives.

AND WHEREAS Smt. Jamnabai Jagannath Patil died intestate leaving behind five sons namely, Shri Kesarinath Jagannath Patil, Shri Eknath Jagannath Patil, Shri Chandrakant Jagannath Patil, Shri Dattatray Jagannath Patil and Shri Suresh Jagannath Patil and two married daughters namely Smt. Neerabai Babaji Patil and Smt. Malti Harishchandra Bhoir, as her heirs and legal representatives.

AND WHEREAS by a Mutation Entry No.230, dated 26<sup>th</sup> January, 1980, the names of the said Shri Babu Babaji Patil, Shri Kamlakar Babaji Patil, Smt. Gangabai Govind Patil, Shri Damodar Pandurang Patil, Shri Umakant Pandurang Patil, Shri Janardhan Pandurang Patil, Smt. Yesubai Harishchandra Patil, Smt. Yamuna Damodar Patil, Smt. Kusum Harishchandra Patil, Shri Kesarinath Jagannath Patil, Shri Eknath Jagannath Patil, Shri Chandrakant Jagannath Patil, Shri Dattatray Jagannath Patil, Shri Suresh Jagannath Patil, Smt. Neerabai Babaji Patil



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*Atul Kumar*

*K. A. Shah*

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and Smt. Malti Harishchandra Bhoir, were recorded in the 7/12 Extract of the said first property as the heirs of Late Shri Babaji Haso Patil.

AND WHEREAS the said Shri Babaji Haso Patil died intestate before the coming into force of the Hindu Succession Act, 1956 and as such, the married daughters of the said Shri Babaji Haso Patil were not entitled to inherit the properties left by the Late Shri Babaji Haso Patil and having regard to the said legal position, Shri Kamlakar Babaji Patil had filed a R.T.S. Appeal No.11 of 1991, before the Addl. Collector, Thane, for setting aside the Mutation Entry No.230, dated 26<sup>th</sup> January, 1980.

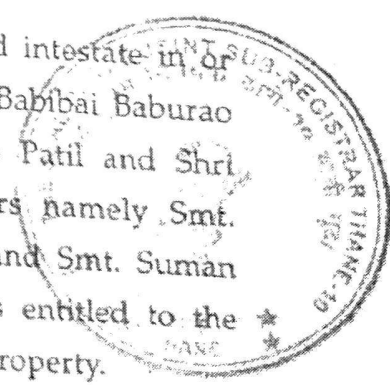
AND WHEREAS by an Order dated 20<sup>th</sup> March, 1992, the Ld. Addl. Collector, Thane, was pleased to allow the said R.T.S. Appeal No.11 of 1991 and accordingly, by a Mutation Entry No.314, dated 3<sup>rd</sup> April, 1992, the names of the said Smt. Gangabai Govind Patil, Shri Damodar Pandurang Patil, Shri Umakant Pandurang Patil, Shri Janardhan Pandurang Patil, Smt. Yesubai Harishchandra Patil, Smt. Yamuna Damodar Patil, Smt. Kusum Harishchandra Patil, Shri Kesarinath Jagannath Patil, Shri Eknath Jagannath Patil, Shri Chandrakant Jagannath Patil, Shri Dattatray Jagannath Patil, Shri Suresh Jagannath Patil, Smt. Neerabai Babaji Patil and Smt. Malti Harishchandra Bhoir, were removed from the 7/12 Extract of the said first property and the names of the said Shri Babu Babaji Patil and Shri Kamlakar Babaji Patil were retained in the 7/12 Extract of the said first property as the owners thereof.

AND WHEREAS Shri Baburao Babaji Patil died intestate in or about 1984, leaving behind his widow by name Smt. Babibai Baburao Patil, two sons namely Shri Harishchandra Baburao Patil and Shri Kantilal Baburao Patil and three married daughters namely Smt. Chandra Vishnu Mhatre, Smt. Gulab Bhaskar Patil and Smt. Suman Jayaram Patil, as his heirs and legal representatives entitled to the undivided share of the deceased in the said first property.

AND WHEREAS by a Mutation Entry No.A-52, dated 12<sup>th</sup> September, 1987, the names of the said Smt. Babibai Baburao Patil, Shri Harishchandra Baburao Patil, Shri Kantilal Baburao Patil, Smt. Chandravati Vishnu Mhatre, Smt. Gulab Bhaskar Patil and Smt. Suman Jayaram Patil, were recorded in the 7/12 Extract of the said first property.

*Atu Kishan*

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AND WHEREAS Shri Kamlakar Babaji Patil died intestate on 28<sup>th</sup> June, 1999, leaving behind his widow by name Smt. Rukmini Kamlakar Patil and a daughter by name Smt. Rohini Ramchandra Mhatre as his heirs and legal representatives entitled to the undivided share of the deceased in the said first property.

AND WHEREAS by a Mutation Entry No.451, dated 1<sup>st</sup> January, 2000, the names of the said Smt. Rukmini Kamlakar Patil and Smt. Rohini Ramchandra Mhatre were recorded in the 7/12 Extract of the said first property.

AND WHEREAS by a Deed of Release, registered in the Office of Sub Registrar, Thane under Sr. No.4298 of 2006, dated 23<sup>rd</sup> August, 2006, Smt. Chandravatii Vishnu Mhatre released and relinquished her undivided right, title, interest and share in the said first property in favour of Shri Harishchandra Baburao Patil and accordingly, by a Mutation Entry No.757, dated 5<sup>th</sup> September, 2006, the name of the said Smt. Chandravati Vishnu Mhatre was removed from the 7/12 Extract of the said first property

AND WHEREAS by a Deed of Release, registered in the Office of Sub Registrar, Thane under Sr. No.4299 of 2006, dated 23<sup>rd</sup> August, 2006, Smt. Gulab Bhaskar Patil released and relinquished her undivided right, title, interest and share in the said first property in favour of Shri Harishchandra Baburao Patil and accordingly, by a Mutation Entry No.785, dated 5<sup>th</sup> September, 2006, the name of the said Smt. Gulab Bhaskar Patil was removed from the 7/12 Extract of the said first property.

AND WHEREAS by a Deed of Release, registered in the Office of Sub Registrar, Thane under Sr. No.4300 of 2006, dated 23<sup>rd</sup> August, 2006, Smt. Suman Jayaram Patil released and relinquished her undivided right, title, interest and share in the said first property in favour of Shri Harishchandra Baburao Patil and accordingly, by a Mutation Entry No.759, dated 5<sup>th</sup> September, 2006, the name of the said Smt. Suman Jayaram Patil was removed from the 7/12 Extract of the said first property.

AND WHEREAS one M/s. The Estate Investment Co. Pvt. Ltd. was the owner of land bearing Old Survey No. 433(Part), New Survey No.92, Hissa No.3, admeasuring 9000 sq. meters, situate, lying

*A. K. Suman*  
*H. A. Shah*

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and being at Village Navghar, Bhayandar, Taluka and District Thane, in the Registration District and Sub District Thane and now within the limits of the Mira Bhayandar Municipal Corporation, (hereinafter referred to as "the Said Second Property").

AND WHEREAS the said second property was in personal cultivation of Shri Babaji Haso Patil as the tenant of the said M/s. The Estate Investment Co. Pvt. Ltd. and after the demise of the said Shri Babaji Haso Patil, the names of his two sons namely Shri Baburao Babaji Patil and Shri Kamlakar Babaji Patil were recorded in the 7/12 Extract of the said second property by a Mutation Entry No.1243, dated 21<sup>st</sup> March, 1958, as the heirs of Late Shri Babaji Haso Patil.

AND WHEREAS the said first and second properties are more particularly described in the First Schedule hereunder written and for the sake of brevity, the said first and second properties are hereinafter be referred to as "the Said Entire Properties".

AND WHEREAS in the premises aforesaid, the said Shri Harishchandra Baburao Patil, Shri Kantilal Baburao Patil, Smt. Babibai Baburao Patil, Smt. Rukmini Kamlakar Patil and Smt. Rohini Ramchandra Mhatre became absolutely seized and possessed off and/or otherwise well and sufficiently entitled to the said first and second property as the owners thereof.

AND WHEREAS by a Development Agreement, dated 11<sup>th</sup> July, 1993, the said Shri Harishchandra Baburao Patil, Shri Kantilal Baburao Patil, Smt. Babibai Baburao Patil, Smt. Rukmini Kamlakar Patil and Smt. Rohini Ramchandra Mhatre and their family members Smt. Hemlal Arvindra Patil, Shri Jairam Anna Patil, Arpana Jairam Patil, Pramila Jairam Patil, Vaishali Jairam Patil, Aruna Jairam Patil, Vijaya Jairam Patil and Vishal Jairam Patil had agreed to grant the development rights of the said first and second property to M/s. Salasar Land Developers, at the price and on the terms and conditions therein contained.

AND WHEREAS by an Agreement, dated 21<sup>st</sup> September, 1993, the said M/s. Salasar Land Developers, in its turn agreed to sell an area admeasuring 4180.5 sq. meters, forming the portion of the said first and second property to Shri Krishnakumar S. Jhunjhunwala at the price and on the terms and conditions therein contained.

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AND WHEREAS the partnership firm of the said M/s. Salasar Land Developers consists of ten partners namely 1) Shri Mohanlal Nandlal Agarwal, having 7.5% share, 2) Shri Sureshprasad Nandlal Agarwal, having 7.5% share, 3) Shri Niranjan Nandlal Agarwal, having 7.5% share, 4) Shri Rakeshkumar Jagdishprasad Agarwal, having 7.5% share, 5) Shri Mahesh Rameshwar Agarwal, having 20% share, 6) Shri Nandlal G. Bhutra, having 10% share, 7) Shri Madanlal G. Bhutra, having 10% share, 8) Shri Rameshchandra G. Bhutra, having 10% share, 9) Shri Maheshchandra G. Bhutra, having 10% share, and 10) Shri Ramawtar G. Bhutra, having 10% share.

AND WHEREAS by a Deed of Retirement cum Admission cum Supplementary Deed, dated 28<sup>th</sup> August, 1997, the said Shri Mahesh Rameshwarlal Agarwal retired from the partnership firm of the said M/s. Salasar Land Developers and the said firm had inducted Shri Ashish M. Agarwal and Shri Manish N. Bhutra, having 10% share each, as partners of the said M/s. Salasar Land Developers.

AND WHEREAS in the premises aforesaid, the said Shri Mohanlal Nandlal Agarwal, Shri Sureshprasad Nandlal Agarwal, Shri Niranjan Nandlal Agarwal, Shri Rakeshkumar Jagdishprasad Agarwal and Shri Ashish M. Agarwal were jointly entitled to 40% share in the partnership business of the said M/s. Salasar Land Developers, including in the said area admeasuring 37,040 sq. meters, comprising the land bearing Old Survey No.431, New Survey No.93, Old Survey No.432, New Survey No.94, Old Survey No.430(Part), New Survey No.95(Part) and Old Survey No.433(Part), New Survey No.92(Part), situate, lying and being at Village Navghar, Bhayandar (East), 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 Second Schedule hereunder written, (hereinafter referred to as "the Said Property").

AND WHEREAS by an Agreement, dated 5<sup>th</sup> April, 1998, the said M/s. Salasar Land Developers agreed to assign the development rights of the said property to M/s. Ravi Developments, at the price and on the terms and conditions therein contained. However, the said Agreement was not signed by the said Shri Nandlal G. Bhutra, Shri Madanlal G. Bhutra, Shri Rameshchandra G. Bhutra, Shri Maheshchandra G. Bhutra, Shri Ramawtar G. Bhutra and Shri Manish Nandlal Bhutra.

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*Jr. A. Shah 6*

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AND WHEREAS pending the execution of the said Agreement, dated 5<sup>th</sup> April, 1998 by the said Shri Nandlal G. Bhutra, Shri Madanlal G. Bhutra, Shri Rameshchandra G. Bhutra, Shri Maheshchandra G. Bhutra, Shri Ramawtar G. Bhutra and Shri Manish Nandlal Bhutra, being the partners of the said M/s. Salasar Land Developers, the said M/s. Salasar Land Developers, in its turn agreed to assign the development rights of the said property to Shri Harshad P. Doshi vide a Development Agreement dated 15<sup>th</sup> January, 2007, registered in the Office of Sub Registrar Thane, under Sr. No. TNN-10/03385/2007, dated 12<sup>th</sup> April, 2007.

AND WHEREAS in order to confirm the absolute right of development in respect of the said property, more particularly described in the Second Schedule hereunder written, all the partners of the said M/s. Salasar Land Developers had executed another Agreement dated 18<sup>th</sup> October, 2006, in favour of the said Shri Harshad P. Doshi in respect of the said property in respect of the said property.

AND WHEREAS by a Development Agreement, dated 15<sup>th</sup> January, 2007, registered in the office of Sub Registrar, Thane under Sr. No. TNN10/3385/2007, dated 12<sup>th</sup> April, 2007, the said M/s. Ravi Developments with the consent of the said Shri Harishchandra Baburao Patil and four others as well as the said M/s. Salasar Land Developers had also agreed to grant development rights in respect of the said property, to Shri Harshad P. Doshi at the price and on the terms and conditions therein contained.

AND WHEREAS in pursuance to the said Development Agreement, dated 15<sup>th</sup> January, 2007, the said M/s. Ravi Developments had also executed an Irrevocable General Power of Attorney in favour of Shri Harshad P. Doshi, conferring upon him several powers, inter alia, power to develop the said property, more particularly described in the Schedule hereunder written.

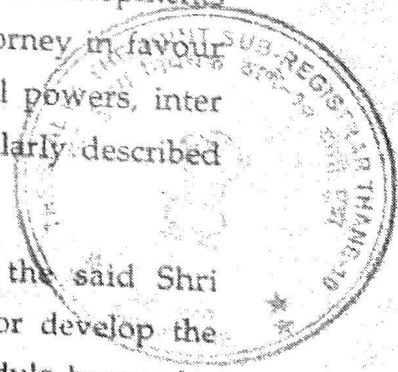
AND WHEREAS in the premises aforesaid, the said Shri Harshad P. Doshi became entitled to deal with and/or develop the said property, more particularly described in the Schedule hereunder written.

AND WHEREAS by an Agreement, dated 3<sup>rd</sup> September, 2010, Smt. Madhu Harshad Doshi, agreed to grant F.S.I. admeasuring

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*K. A. Shah*

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86679.05 sq. feet to be consumed in two buildings i.e., F.S.I. admeasuring 60770.96 sq. feet to be consumed in Building No. 3, Type-E consisting of ground plus twelve upper floors and F.S.I. admeasuring 25908.09 sq. feet to be consumed in Building No. 4, Type-H consisting of ground plus twelve upper floors, to the Builder/Promoter herein, at the price and on the terms and conditions therein contained.

AND WHEREAS the Addl. Collector and Competent Authority has granted permission to develop the said property vide an Order No. ULC/TA/WSHS-20/SR-320, dated 17<sup>th</sup> July, 1995 and same was revised by the Addl. Collector and Competent Authority, Thane, vide an Order No.ULC/TA/ATP/Sec-20/ Revised/SR-320, dated 29<sup>th</sup> July, 2006 and same was further revised by the Addl. Collector and Competent Authority, Thane, vide an Order No.ULC/TA/ ATP/WSHS-20/SR-1830, dated 18<sup>th</sup> October, 2007 and Order No.ULC/TA/TN-6/ Navghar/SR-1525, dated 10<sup>th</sup> October, 2007.

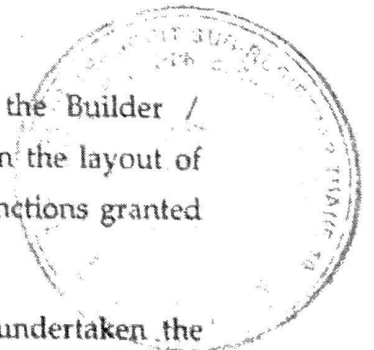
AND WHEREAS the Mira Bhayandar Municipal Corporation has also sanctioned the plan of the buildings to be constructed on the said property vide its Development Permission No.MB/MNP/NR/1304/2007-08, dated 07/07/ 2007.

AND WHEREAS the Collector of Thane has also granted N.A. Permission in respect of the said property vide his Order No. Revenue/K-1/T-1/ NAP/SR-184/2007, dated 20/09/2007.

AND WHEREAS the Mira Bhayandar Municipal Corporation had also granted Commencement Certificate in respect of the buildings to be constructed on the said property vide its Letter No. MB/MNP/NR/ 3912/2007-08, dated 01/02/2008.

AND WHEREAS in the premises aforesaid, the Builder / Promoter herein is entitled to construct the buildings in the layout of the said property as per as per the permissions and sanctions granted by the authorities concerned.

AND WHEREAS the Builder /Promoter has undertaken the work of construction of Building Nos. 3 and 4 in the complex known as "SHREE SHARNAM" in the Unique Garden layout of the said property, more particularly described in the Second Schedule hereunder written, (hereinafter referred to as "the Said Buildings")



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*A. Shob*

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duty, registration fee and all incidental fees/charges, etc. by the flat Purchaser/s to that effect.

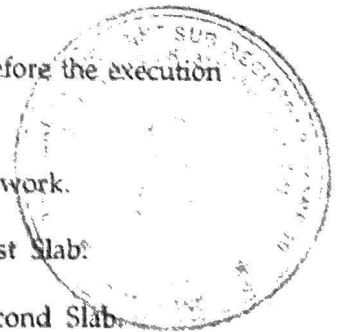
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows :-

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

2. The Purchaser/s hereby agrees to purchase from the Builder/Promoter and Builder/Promoter hereby agree to sell to the Purchaser/s Flat No. / Office No. / Shop No. 203, admeasuring 391.75 sq. feet (carpet area) i.e., equivalent to 36.39 sq. meters on the 2<sup>ND</sup> floor in the building No. 4 in the D wing H type, of the buildings known as "SHREE SHARNAM", more particularly described in the Third Schedule hereunder written (hereinafter referred to as "the Said Premises").

3. \*The Purchaser/s shall pay to the Builder/Promoter a sum of Rs. 1787500/- (Rupees SEVENTEEN LAKHS EIGHTY SEVEN THOUSAND FIVE HUNDRED ONLY Only) as the purchase price in respect of the said premises apart from other payments to be made by the Purchaser/s under this Agreement to the Builder/Promoter. The Purchase price shall be paid by the Purchaser/s to the Builder/Promoter in the following manner;

- Rs. 327500/- as Earnest Money on or before the execution of this Agreement.
- Rs. — /- On completion of Plinth work.
- Rs. — /- On completion of the First Slab.
- Rs. — /- On completion of the Second Slab.
- Rs. — /- On completion of the Third Slab.
- Rs. — /- On completion of the Fourth Slab.



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ममसु-पॉन्स V H

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*Handwritten signatures:*  
A. A. Shah  
H. A. Shah

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

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

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL that piece or parcel of land bearing Old Survey No.431, New Survey No.93, admeasuring 11360 sq. meters, Old Survey No.432, New Survey No.94, admeasuring 17680 sq. meters and Old Survey No.430(Part), New Survey No.95, Hissa No.2, admeasuring 4000 sq. meters and land bearing Old Survey No.433(Part), New Survey No.92, Hissa No.3, admeasuring 9000 sq. meters, situate, lying and being at Village Navghar, Bhayandar (East), Taluka and District Thane and in the Registration District and Sub-District of Thane

THE SECOND SCHEDULE ABOVE REFERRED TO

Area admeasuring 45,279 sq. yards i. e., equivalent to 37,040 sq. meters, comprising the land bearing Old Survey No.431, New Survey No.93, Old Survey No.432, New Survey No.94, Old Survey No.430(Part), New Survey No.95(Part) and Old Survey No.433(Part), New Survey No.92(Part), situate, lying and being at Village Navghar, Bhayandar (East), Taluka and District Thane and in the Registration District and Sub-District of Thane.

THE THIRD SCHEDULE ABOVE REFERRED TO

A Flat No. / Gala No. / Office No. / Shop No. 203  
admeasuring 391.75 sq. feet (carpet area) i.e., equivalent to 36.99 sq. meters on the 2<sup>ND</sup> floor in the building No. 4 in the D wing H type, of the buildings known as "SHREE SHARNAM" to be constructed on the Unique Garden

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*A. K. Suman*  
*K. A. Shah*

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layout of the first and second properties described in the Second Schedule hereinbefore written.

SIGNED, SEALED AND DELIVERED )

by the within named

"BUILDER/PROMOTER" )

SHRI DILESH C. SHAH, )

proprietor of )

M/S. UNIQUE REALTORS )

in the presence of \_\_\_\_\_ )

1. AW )

2. AW )

SIGNED, SEALED AND DELIVERED )

by the within named "PURCHASER/S" )

MR. ATUL B. SHAH & )

MRS. KAMINI A. SHAH )

\_\_\_\_\_ )

in the presence of \_\_\_\_\_ )

1. AW )

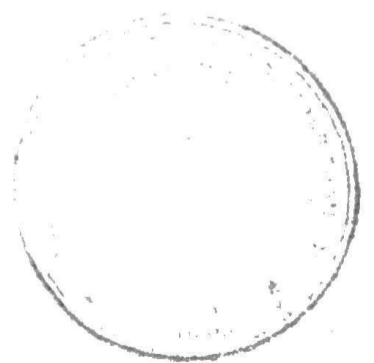
2. AW )



*Shah*



*Atul B. Shah*  
*K. A. Shah*




RECEIPT

RECEIVED of and from the within named Purchaser/s, the sum of Rs. 3,27,500/- /- (Rupees THREE LAKHS TWENTY SEVEN THOUSAND FIVE HUNDRED ONLY Only) by way of part/full payment of sale consideration price hereinabove mentioned, by Cash/ Cheque/ DD/ Pay Order bearing No. 743787 dated 30/4/2010 drawn on THE JAIN SAHAKART BANK LTD. Branch BORIVALI.


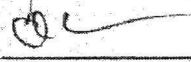
Rs. 3,27,500/-

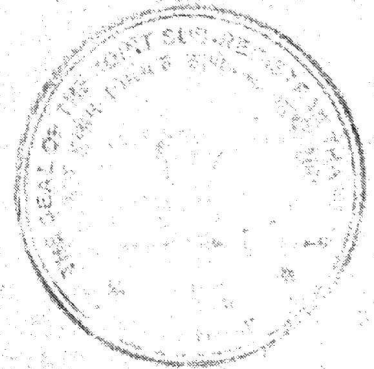
WE SAY RECEIVED

M/s. UNIQUE REALTORS

  
(Builder/Promoter)

WITNESS :

1.  \_\_\_\_\_
2.  \_\_\_\_\_



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

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

Ref. No.

**TO WHOMSOEVER IT MAY CONCERN**

THIS IS TO CERTIFY that I have investigated the title to the land bearing Old Survey No.431, New Survey No.93, admeasuring 11360 sq. meters, Old Survey No.432, New Survey No.94, admeasuring 17680 sq. meters, Old Survey No.430(Part), New Survey No.95, Hissa No.2, admeasuring 4000 sq. meters and Old Survey No.433(Part), New Survey No.92, Hissa No.3, admeasuring 9000 sq. meters, situate, lying and being at Village Navghar, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation, owned by Shri Harishchandra Baburao Patil, Shri Kantilal Baburao Patil, Smt. Babibai Baburao Patil, Smt. Rukmini Kamlakar Patil, Smt. Rohini Ramchandra Mhatre, Shri Kantilal Baburao Patil, Smt. Gulab Bhaskar Patil, Smt. Hemlal Arvindra Patil, Shri Jairam Anna Patil, Arpana Jairam Patil, Pramila Jairam Patil, Vaishali Jairam Patil, Aruna Jairam Patil, Vijaya Jairam Patil and Vishal Jairam Patil and have to state as hereunder:

1. Originally one Shri Babaji Haso Patil was the owner of the land bearing Old Survey No.431, New Survey No.93, admeasuring 11360 sq. meters, Old Survey No.432, New Survey No.94 admeasuring 17680 sq. meters and Old Survey No.430(Part), New Survey No.95, Hissa No.2, admeasuring 4000 sq. meters situate, lying and being at Village Navghar, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation, (hereinafter referred to as "the Said First Property").

2. Shri Babaji Haso Patil died intestate leaving behind him two widows namely, Smt. Manibai Babaji Patil (since deceased) and Smt.

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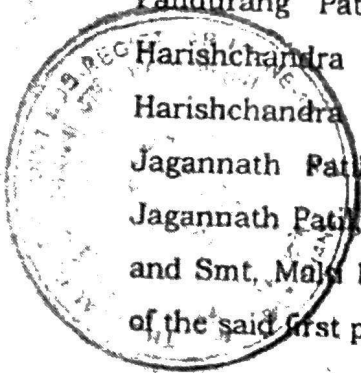
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Bhimabai Babaji Patil (since deceased), two sons namely, Shri Babu Babaji Patil and Shri Kamlakar Babaji Patil and three daughters namely, Smt. Gangabai Govind Patil, Smt. Gangubai Pandurang Patil (since deceased) and Smt. Jamnabai Jagannath Patil (since deceased), as his heirs and legal representatives.

3. Smt. Gangubai Pandurang Patil died intestate leaving behind her three sons namely, Shri Damodar Pandurang Patil, Shri Umakant Pandurang Patil and Shri Janardhan Pandurang Patil and three married daughter namely, Smt. Yesubai Harishchandra Patil, Smt. Yamuna Damodar Patil and Smt. Kusum Harishchandra Patil, as her heirs and legal representatives.

4. Smt. Jamnabai Jagannath Patil died intestate leaving behind five sons namely, Shri Kesarinath Jagannath Patil, Shri Eknath Jagannath Patil, Shri Chandrakant Jagannath Patil, Shri Dattatray Jagannath Patil and Shri Suresh Jagannath Patil and two married daughters namely Smt. Neerabai Babaji Patil and Smt. Malti Harishchandra Bhoir, as her heirs and legal representatives.

5. By a Mutation Entry No.230, dated 26<sup>th</sup> January, 1980, the names of the said Shri Babu Babaji Patil, Shri Kamlakar Babaji Patil, Smt. Gangabai Govind Patil, Shri Damodar Pandurang Patil, Shri Umakant Pandurang Patil, Shri Janardhan Pandurang Patil, Smt. Yesubai Harishchandra Patil, Smt. Yamuna Damodar Patil, Smt. Kusum Harishchandra Patil, Shri Kesarinath Jagannath Patil, Shri Eknath Jagannath Patil, Shri Chandrakant Jagannath Patil, Shri Dattatray Jagannath Patil, Shri Suresh Jagannath Patil, Smt. Neerabai Babaji Patil and Smt. Malti Harishchandra Bhoir, were recorded in the 7/12 Extract of the said first property as the heirs of Late Shri Babaji Haso Patil.



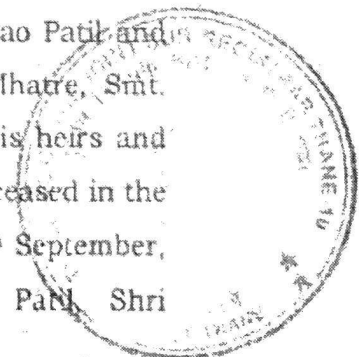
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6. The said Shri Babaji Haso Patil died intestate before the coming into force of the Hindu Succession Act, 1956 and as such, the married daughters of the said Shri Babaji Haso Patil were not entitled to inherit the properties left by the Late Shri Babaji Haso Patil and having regard to the said legal position, Shri Kamlakar Babaji Patil had filed a R.T.S. Appeal No.11 of 1991, before the Addl. Collector, Thane, for setting aside the Mutation Entry No.230, dated 26<sup>th</sup> January, 1980.

7. By an Order dated 20<sup>th</sup> March, 1992, the Ld. Addl. Collector, Thane, was pleased to allow the said R.T.S. Appeal No.11 of 1991 and accordingly, by a Mutation Entry No.314, dated 3<sup>rd</sup> April, 1992, the names of the said Smt. Gangabai Govind Patil, Shri Damodar Pandurang Patil, Shri Umakant Pandurang Patil, Shri Janardhan Pandurang Patil, Smt. Yesubai Harishchandra Patil, Smt. Yamuna Damodar Patil, Smt. Kusum Harishchandra Patil, Shri Kesarinath Jagannath Patil, Shri Eknath Jagannath Patil, Shri Chandrakant Jagannath Patil, Shri Dattatray Jagannath Patil, Shri Suresh Jagannath Patil, Smt. Neerabai Babaji Patil and Smt. Malti Harishchandra Bhoir, were removed from the 7/12 Extract of the said first property and the names of the said Shri Babu Babaji Patil and Shri Kamlakar Babaji Patil were retained in the 7/12 Extract of the said first property as the owners thereof.

8. Shri Baburao Babaji Patil died intestate in or about 1984, leaving behind his widow by name Smt. Babibai Baburao Patil, two sons namely Shri Harishchandra Baburao Patil and Shri Kantilal Baburao Patil and three married daughters namely Smt. Chandra Vishnu Mhatre, Smt. Gulab Bhaskar Patil and Smt. Suman Jayaram Patil, as his heirs and legal representatives entitled to the undivided share of the deceased in the said first property. By a Mutation Entry No.A-52, dated 12<sup>th</sup> September, 1987, the names of the said Smt. Babibai Baburao Patil, Shri



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Harishchandra Baburao Patil, Shri Kantilal Baburao Patil, Smt. Chandravati Vishnu Mhatre, Smt. Gulab Bhaskar Patil and Smt. Suman Jayaram Patil, were recorded in the 7/12 Extract of the said first property.

9. Shri Kamlakar Babaji Patil died intestate on 28<sup>th</sup> June, 1999, leaving behind his widow by name Smt. Rukmini Kamlakar Patil and a daughter by name Smt. Rohini Ramchandra Mhatre as his heirs and legal representatives entitled to the undivided share of the deceased in the said first property. By a Mutation Entry No.451, dated 1<sup>st</sup> January, 2000, the names of the said Smt. Rukmini Kamlakar Patil and Smt. Rohini Ramchandra Mhatre were recorded in the 7/12 Extract of the said first property.

10. By a Deed of Release, registered in the Office of Sub Registrar, Thane under Sr. No.4298 of 2006, dated 23<sup>rd</sup> August, 2006, Smt. Chandravati Vishnu Mhatre released and relinquished her undivided right, title, interest and share in the said first property in favour of Shri Harishchandra Baburao Patil and accordingly, by a Mutation Entry No.757, dated 5<sup>th</sup> September, 2006, the name of the said Smt. Chandravati Vishnu Mhatre was removed from the 7/12 Extract of the said first property.

By a Deed of Release, registered in the Office of Sub Registrar, Thane under Sr. No.4299 of 2006, dated 23<sup>rd</sup> August, 2006, Smt. Gulab Bhaskar Patil released and relinquished her undivided right, title, interest and share in the said first property in favour of Shri Harishchandra Baburao Patil and accordingly, by a Mutation Entry No.785, dated 5<sup>th</sup> September, 2006, the name of the said Smt. Gulab Bhaskar Patil was removed from the 7/12 Extract of the said first property.

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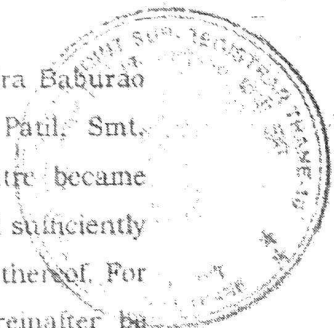
12. By a Deed of Release, registered in the Office of Sub Registrar, Thane under Sr. No.4300 of 2006, dated 23<sup>rd</sup> August, 2006, Smt. Suman Jayaram Patil released and relinquished her undivided right, title, interest and share in the said first property in favour of Shri Harishchandra Baburao Patil and accordingly, by a Mutation Entry No.759, dated 5<sup>th</sup> September, 2006, the name of the said Smt. Suman Jayaram Patil was removed from the 7/12 Extract of the said first property.

13. One M/s. The Estate Investment Co. Pvt. Ltd. was the owner of land bearing Old Survey No.433(Part), New Survey No.92, Hissa No.3, admeasuring 9000 sq. meters, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane, in the Registration District and Sub District Thane and now within the limits of the Mira Bhayandar Municipal Corporation, (hereinafter referred to as "the Said Second Property").

14. The said second property was in personal cultivation of Shri Babaji Haso Patil as the tenant of the said M/s.The Estate Investment Co. Pvt. Ltd. and after the demise of the said Shri Babaji Haso Patil, the names of his two sons namely Shri Baburao Babaji Patil and Shri Kamlakar Babaji Patil were recorded in the 7/12 Extract of the said second property by a Mutation Entry No.1243, dated 21<sup>st</sup> March, 1958, as the heirs of Late Shri Babaji Haso Patil.

15. In the premises aforesaid, the said Shri Harishchandra Baburao Patil, Shri Kantilal Baburao Patil, Smt.Babibai Baburao Patil, Smt. Rukmini Kamlakar Patil and Smt.Rohini Ramchandra Mhatre became absolutely seized and possessed off and/or otherwise well and sufficiently entitled to the said first and second property, as the owners thereof. For brevity sake the said first and second property shall hereinafter be referred to as "the Said Entire Property".

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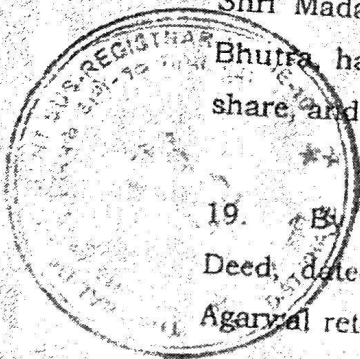


16. By a Development Agreement, dated 11<sup>th</sup> July, 1993, the said Shri Harishchandra Baburao Patil, Shri Kantilal Baburao Patil, Smt. Babibai Baburao Patil, Smt. Rukmini Kamlakar Patil and Smt. Rohini Ramchandra Mhatre and their family members Shri Kantilal Baburao Patil, Smt. Gulab Bhaskar Patil, Smt. Hemlal Arvindra Patil, Shri Jairam Anna Patil, Arpana Jairam Patil, Pramila Jairam Patil, Vaishali Jairam Patil, Aruna Jairam Patil, Vijaya Jairam Patil and Vishal Jairam Patil had agreed to grant the development rights of the said entire property to M/s. Salasar Land Developers, at the price and on the terms and conditions therein contained.

17. By an Agreement, dated 21<sup>st</sup> September, 1993, the said M/s. Salasar Land Developers, in its turn agreed to sell an area admeasuring 4180.5 sq. meters, forming the portion of the said entire property to Shri Krishnakumar S. Jhunjhunwala at the price and on the terms and conditions therein contained.

18. The partnership firm of the said M/s. Salasar Land Developers consists of ten partners namely Shri Mohanlal Nandlal Agarwal, having 7.5% share, Shri Sureshprasad Nandlal Agarwal, having 7.5% share, Shri Niranjana Nandlal Agarwal, having 7.5% share, Shri Rakeshkumar Jagdishprasad Agarwal, having 7.5% share, Shri Mahesh Rameshwar Agarwal, having 20% share, 6) Shri Nandlal G. Bhutra, having 10% share, Shri Madanlal G. Bhutra, having 10% share, Shri Rameshchandra G. Bhutra, having 10% share, Shri Maheshchandra G. Bhutra, having 10% share, and Shri Ramawtar G. Bhutra, having 10% share.

19. By a Deed of Retirement cum Admission cum Supplementary Deed, dated 28<sup>th</sup> August, 1997, the said Shri Mahesh Rameshwar Agarwal retired from the partnership firm of the said M/s. Salasar Land



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

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

**Ref. No.**

Developers and the said firm had inducted Shri Ashish M. Agarwal and Shri Manish N. Bhutra, having 10% share each, as partners of the said M/s. Salasar Land Developers.

20. In the premises aforesaid, the said Shri Mohanlal Nandlal Agarwal, Shri Sureshprasad Nandlal Agarwal, Shri Niranjan Nandlal Agarwal, Shri Rakeshkumar Jagdishprasad Agarwal and Shri Ashish M Agarwal were jointly entitled to 40% share in the partnership business of the said M/s. Salasar Land Developers, including in the said area admeasuring 37,040 sq. meters, comprising the land bearing Old Survey No.431, New Survey No.93, Old Survey No.432, New Survey No.94, Old Survey No.430(Part), New Survey No.95(Part) and Old Survey No.433(Part), New Survey No.92(Part), situate, lying and being at Village Navghar, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation, (hereinafter referred to as "the Said Property").

21. By an Agreement, dated 5<sup>th</sup> April, 1998, the said M/s Salasar Land Developers agreed to assign the development rights of the said property to M/s. Ravi Developments, at the price and on the terms and conditions therein contained. However, the said Agreement was not signed by the said Shri Nandlal G. Bhutra, Shri Madanlal G. Bhutra, Shri Rameshchandra G. Bhutra, Shri Maheshchandra G. Bhutra, Shri Ramawtar G. Bhutra and Shri Manish Nandlal Bhutra.

22. Pending the execution of the said Agreement, dated 5<sup>th</sup> April, 1998 by the said Shri Nandlal G. Bhutra, Shri Madanlal G. Bhutra, Shri Rameshchandra G. Bhutra, Shri Maheshchandra G. Bhutra, Shri Ramawtar G. Bhutra and Shri Manish Nandlal Bhutra, being the partners

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of the said M/s. Salasar Land Developers, the said M/s. Salasar Land Developers, in its turn agreed to assign the development rights of the said property to Shri Harshad P. Doshi vide a Development Agreement dated 18<sup>th</sup> October, 2006.

23. In order to confirm the absolute right of development in respect of the said property, all the partners of the said M/s. Salasar Land Developers had executed another Agreement dated 15<sup>th</sup> January, 2007, in favour of the said Shri Harshad P. Doshi in respect of the said property.

24. By a Development Agreement, dated 15<sup>th</sup> January, 2007, registered in the office of Sub Registrar, Thane under Sr. No. TNN10/03385/2007, dated 12<sup>th</sup> April, 2007, the said M/s. Ravi Developments with the consent of the said Shri Harishchandra Baburao Patil and four others as well as the said M/s. Salasar Land Developers had also agreed to grant development rights in respect of the said property, to Shri Harshad P. Doshi at the price and on the terms and conditions therein contained. In pursuance to the said Development Agreement, dated 15<sup>th</sup> January, 2007, the said M/s. Ravi Developments had also executed an Irrevocable General Power of Attorney in favour of Shri Harshad P. Doshi, conferring upon him several powers, inter alia, power to develop the said property.

25. The Addl. Collector and Competent Authority has granted permission to develop the said property vide an Order No. ULC/TA/WSHS-20/SR-320, dated 17<sup>th</sup> July, 1995 and same was revised by the Addl. Collector and Competent Authority, Thane, vide an Order No. ULC/TA/ATP/Sec-20/ Revised/SR-320, dated 29<sup>th</sup> July, 2006 and same was further revised by the Addl. Collector and Competent Authority, Thane, vide an Order No. ULC/TA/ ATP/WSHS-20/SR-1830, dated 18<sup>th</sup> October, 2007 and Order No. ULC/TA/TN-6/Navghar/SR-1525, dated 10<sup>th</sup> October, 2007.

2007 and Order  
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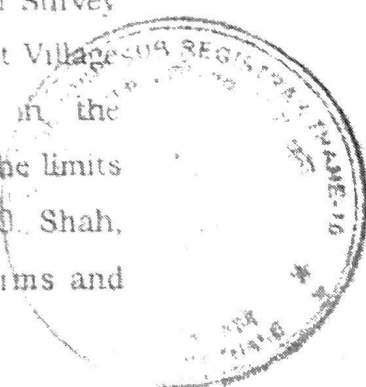
**D. G. NAIK**  
B. Com., LL.M.  
ADVOCATE, HIGH COURT

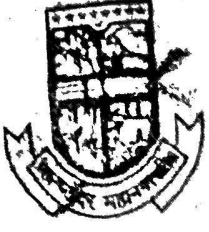
104, Saroj Plaza,  
Near Maxus Mall, Flyover Road,  
Bhayandar (West), Thane - 401 101.  
Ph.: 28191739. Cell: 9820640511.

Ref. No.

26. The Mira Bhayandar Municipal Corporation has also sanctioned the plan of the buildings to be constructed on the said property vide its Development Permission No.MB/MNP/NR/1304/2007-08, dated 7<sup>th</sup> July, 2007.
27. The Collector of Thane has also granted N.A. Permission in respect of the said property vide his Order No. Revenue/K-1/T-1/ NAP/SR-184/2007, dated 20<sup>th</sup> September, 2007.
28. The Mira Bhayandar Municipal Corporation had also granted Commencement Certificate in respect of the buildings to be constructed on the said property vide its Letter No. MB/MNP/NR/3912/2007-08, dated 1<sup>st</sup> February, 2008.
29. By a Memorandum of Understanding, dated 15<sup>th</sup> June, 2007, the said Shri Harshad P. Doshi had agreed to grant F.S.I. admeasuring 86679.05 sq. feet to be consumed in two buildings i.e. F.S.I. admeasuring 60770.96 sq. feet to be consumed in Buildings No. 3, Type-E consisting of ground plus twelve upper floors and F.S.I. admeasuring 25908.09 sq. feet to be consumed in Buildings No. 4, Type-H consisting of ground plus twelve upper floors, to be constructed in the layout of the land bearing Old Survey No.431, New Survey No.93, Old Survey No.432, New Survey No.94, Old Survey No.430(Part), New Survey No.95(Part) and Old Survey No.433(Part), New Survey No.92(Part), situate, lying and being at Village Navghar, Bhayandar (East), Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation, to Shri Dilesh O. Shah, proprietor of M/s. Unique Realtors, at the price and on the terms and conditions stipulated therein.
30. Pending the execution of Development Agreement in respect of the said F.S.I., the said Shri Harshad P. Doshi died on 14<sup>th</sup> August, 2009,

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दूरध्वनी: २८१९२८२८ / २८१९३०२८ / २८१८११८३ / २८१८१३५३ / २८१४५९८५  
फैक्स: २८१९७६३६

## मिरा - भाईंदर महानगरपालिका

मुख्य कार्यालय भाईंदर

### MIRA BHAYANDAR MUNICIPAL CORPORATION

स्व. इंदिरागांधी भवन, छत्रपती शिवाजी महाराज मार्ग, भाईंदर (प.), ता. जि. ठाणे - ४०१ १०१.

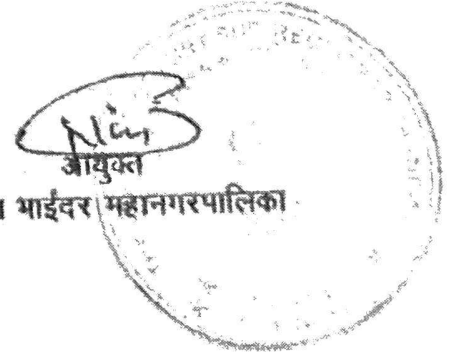
जा. नं. अंमन/१२८/६५३/०६-३६

दिनांक: ३१/५/०६

- वाचले :- १. मे. अविनाश म्हात्रे अॅन्ड असो. यांचा दि.३०/०६/२००८ चा अर्ज.  
२. मिरा भाईंदर महानगरपालिका जा.क्र. मिमा/मनपा/नर/३९९२/२००७-०८,  
दि.०१/०२/२००८ अन्वये बांधकाम परवानगी.  
३. मे. अविनाश म्हात्रे अॅन्ड असो. यांचे दि.३०/०६/२००८ नुसार जोत्याचे बांधकाम  
पूर्णत्वाचे प्रमाणपत्र.  
४. मे. फायनार्ईट कन्सलटंट यांचे दि.२६/०६/२००८ नुसार जोत्याचे बांधकाम  
तांत्रिकदृष्ट्या योग्य असल्या बाबतचे प्रमाणपत्र.  
५. आपले दि.०८/०५/२००९ रोजीचे हमीपत्र.

### // जोत्याचा दाखला //

मिरा भाईंदर महानगरपालिका क्षेत्रातील मोजे - नवघर, स.क्र. ४३०पै., ४३१, ४३२,  
४३३पै. (नविन स.क्र. ९२पै., ९३, ९४, ९५पै.) या जागेतील मंजूर रेखांकन नकाशांमधील इमारत क्र.  
१० (प्रकार - एच-१) इमारतीच्या जोत्यापर्यंतचे बांधकाम जा.क्र. मिमा/मनपा/नर/३९९२/२००७-०८,  
दि.०१/०२/२००८ अन्वये मंजूर करण्यात आलेल्या बांधकाम नकाशाप्रमाणे पूर्ण झाले आहे म्हणुन  
जोत्याचा दाखला देणेत येत आहे. जोत्याच्या बांधकामा वरील उर्वरीत बांधकाम मंजूर नकाशाप्रमाणे  
करणे व संदर्भ क्र. २ च्या बांधकाम परवानगी पत्रातील अटी/शर्तीचे पालन करणे आपणावर बंधनकारक  
राहील.



मिरा भाईंदर महानगरपालिका

18/7/2006

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दूरध्वनी: २८१९२८२८ / २८१९३०२८ / २८१८११८३ / २८१८१३५३ / २८१४५९८५  
फॅक्स: २८१९७६३६

## मिरा - भाईंदर महानगरपालिका

मुख्य कार्यालय भाईंदर

### MIRA BHAYANDAR MUNICIPAL CORPORATION

स्व. इंदिरागांधी भवन, छत्रपती शिवाजी महाराज मार्ग, भाईंदर (प.), ता. जि. ठाणे - ४०१ १०१.

जा. नं. मिमा/नकाशा/६७०/०९-७०

दिनांक : २६/५/०९

- वाचले :-
१. मे. अविनाश म्हात्रे अॅन्ड असो. यांचा दि. ३०/१२/२००८ चा अर्ज.
  २. मिरा भाईंदर महानगरपालिका जा.क्र. मिमा/मनपा/नर/३९१२/२००७-०८, दि. ०१/०२/२००८ अन्वये बांधकाम परवानगी.
  ३. मे. अविनाश म्हात्रे अॅन्ड असो. यांचे दि. ३०/१२/२००८ नुसार जोत्याचे बांधकाम पुर्णत्वाचे प्रमाणपत्र.
  ४. मे. हिरेन एम. तत्रा यांचे दि. २०/१२/२००८ नुसार जोत्याचे बांधकाम तांत्रिकदृष्ट्या योग्य असल्या बाबतचे प्रमाणपत्र.
  ५. आपले दि. ०८/०५/२००९ रोजीचे हमीपत्र.

### // जोत्याचा दाखला //

मिरा भाईंदर महानगरपालिका क्षेत्रांतील मौजे - नवघर, स.क्र. ४३०पै., ४३१, ४३२, ४३३पै. (नविन स.क्र. ९२पै., ९३, ९४, ९५पै.) या जागेतील मंजूर रेखांकन नकाशामधील इमारत क्र. ११, १२, १३ व १४ (प्रकार - अ) इमारतीच्या जोत्यापर्यंतचे बांधकाम जा.क्र. मिमा/मनपा/नर/३९१२/२००७-०८, दि. ०१/०२/२००८ अन्वये मंजूर करण्यात आलेल्या बांधकाम नकाशाप्रमाणे पुर्ण झाले आहे म्हणुन जोत्याचा दाखला देणेत येत आहे. जोत्याच्या बांधकामा वरील उर्वरीत बांधकाम मंजूर नकाशाप्रमाणे करणे व संदर्भ क्र. २ च्या बांधकाम परवानगी पत्रातील अटी/शर्तीचे पालन करणे आपणावर बंधनकारक राहिल.

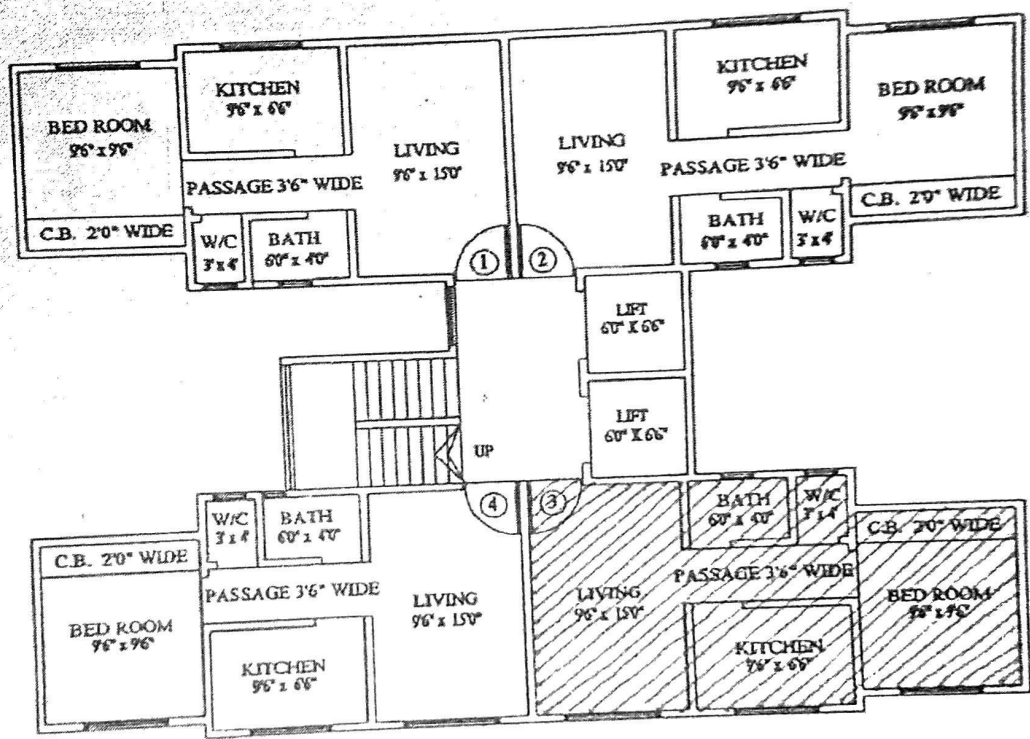


*(Signature)*  
आयुक्त

मिरा भाईंदर महानगरपालिका

टन नं - १०  
१३१९२४ / २०१०  
६९ - ७९

'H' TYPE BLDG.



TYPICAL FLOOR PLAN  
(1st to 7th & 9th to 12th)

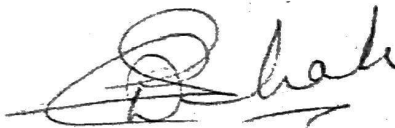
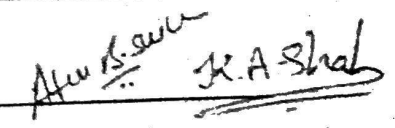
06-1212  
 0602/22256  
 06-66

Second Floor

Flat/Shop No. : 203  
 on Floor : 2ND  
 in Bldg. No. : 4/D WING TYPE-H  
 Area : 391.75 sq. ft carpet

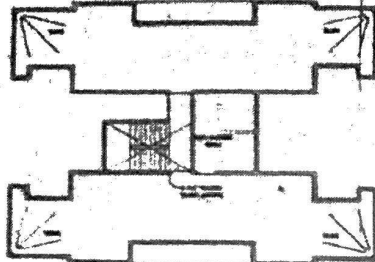
Builders Sign. : \_\_\_\_\_

Purchaser's Sign : \_\_\_\_\_

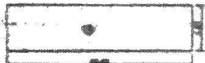
  




937CY / 2090  
 09 - 6e  
 21st 90



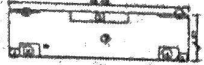
TERRACE PLAN  
 SCALE 1:500



GROUND FLOOR AREA DIAGRAM

GROUND FLOOR AREA CALCULATION

PROPOSED GROUND FLOOR AREA	14.00 sq.m
STAIR CASE & LIFT AREA	1.50 sq.m
TERRACE AREA	0.50 sq.m
TOTAL GROUND FLOOR AREA	16.00 sq.m



REFUGE AREA CALCULATION

PROPOSED REFUGE AREA	1.50 sq.m
STAIR CASE & LIFT AREA	1.50 sq.m
TERRACE AREA	0.50 sq.m
TOTAL REFUGE AREA	3.50 sq.m



TYPICAL FLOOR AREA DIAGRAM

TYPICAL FLOOR AREA CALCULATION

PROPOSED TYPICAL FLOOR AREA	14.00 sq.m
STAIR CASE & LIFT AREA	1.50 sq.m
TERRACE AREA	0.50 sq.m
TOTAL TYPICAL FLOOR AREA	16.00 sq.m

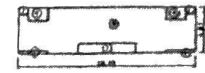


STAIR CASE & LIFT AREA CALCULATION

PROPOSED STAIR CASE & LIFT AREA	1.50 sq.m
STAIR CASE AREA	1.50 sq.m
LIFT AREA	0.00 sq.m
TOTAL STAIR CASE & LIFT AREA	1.50 sq.m

BALCONY AREA CALCULATION OF TYPICAL FLOOR

PROPOSED BALCONY AREA	0.50 sq.m
BALCONY AREA	0.50 sq.m
TOTAL BALCONY AREA	0.50 sq.m



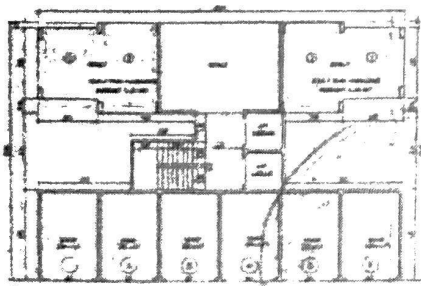
EIGHTH (REFUGE) FLOOR AREA DIAGRAM

EIGHTH (REFUGE) AREA CALCULATION

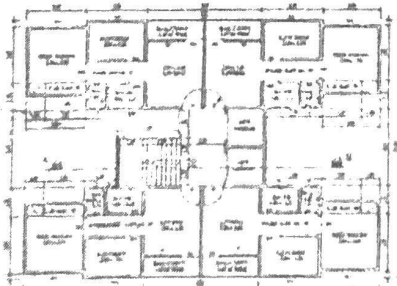
PROPOSED EIGHTH (REFUGE) AREA	14.00 sq.m
STAIR CASE & LIFT AREA	1.50 sq.m
TERRACE AREA	0.50 sq.m
TOTAL EIGHTH (REFUGE) AREA	16.00 sq.m

BALCONY AREA CALCULATION OF EIGHTH (REFUGE) FLOOR

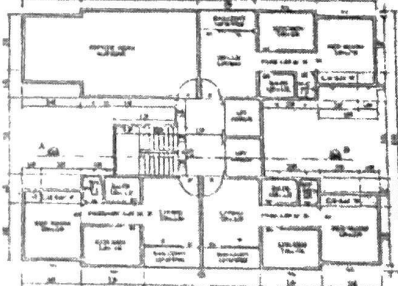
PROPOSED BALCONY AREA	0.50 sq.m
BALCONY AREA	0.50 sq.m
TOTAL BALCONY AREA	0.50 sq.m



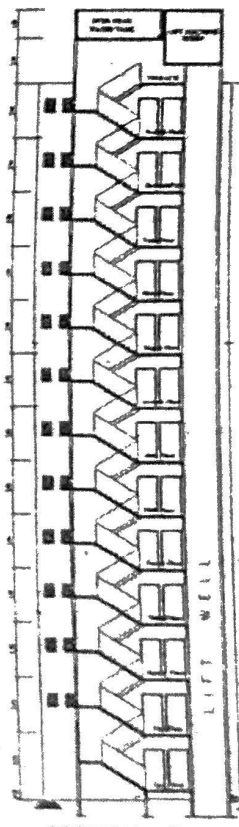
GROUND FLOOR PLAN  
 SCALE 1:500



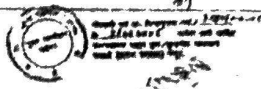
TYPICAL FLOOR PLAN  
 SCALE 1:500



EIGHTH (REFUGE) FLOOR PLAN  
 SCALE 1:500



SECTION A-B



STAIR CASE & LIFT AREA DIAGRAM

STAIR CASE & LIFT AREA CALCULATION

PROPOSED STAIR CASE & LIFT AREA	1.50 sq.m
STAIR CASE AREA	1.50 sq.m
LIFT AREA	0.00 sq.m
TOTAL STAIR CASE & LIFT AREA	1.50 sq.m

MULTI-FLOOR SUMMARY

FLOOR	AREA	TYPE
GROUND FLOOR	16.00	GROUND FLOOR
TYPICAL FLOOR	16.00	TYPICAL FLOOR
EIGHTH (REFUGE) FLOOR	16.00	EIGHTH (REFUGE) FLOOR
TOTAL	48.00	TOTAL

GENERAL INFORMATION

PROJECT NAME	...
CLIENT	...
DATE	...

GENERAL INFORMATION

PROJECT NAME	...
CLIENT	...
DATE	...

GENERAL INFORMATION

PROJECT NAME	...
CLIENT	...
DATE	...

PROPOSED BUILDING ON PROPERTY BEARING SURVEY NO. 438/02 ON A ROAD & NO. 438/02(1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100)


GENERAL INFORMATION

PROJECT NAME	...
CLIENT	...
DATE	...

SCHEDULE OF WORK & MATERIALS		
Sl. No.	Qty	Description
1	1.0000	1.0000
2	2.0000	2.0000
3	3.0000	3.0000
4	4.0000	4.0000
5	5.0000	5.0000
6	6.0000	6.0000
7	7.0000	7.0000
8	8.0000	8.0000
9	9.0000	9.0000
10	10.0000	10.0000

PROPOSED BUILDING ON PROPERTY BEARING  
 SURVEY NO. 1234 56 78 & 901234 56 78  
 (VILLAGE) OF VILLAGE - HANUMANTH,  
 HANUMANTH (EAST) DISTRICT - THANE.

NAME OF OWNER  
 SRI HANUMANTH P. DUSRI

	1.0000 2.0000 3.0000 4.0000 5.0000	1.0000 2.0000 3.0000 4.0000 5.0000	1.0000 2.0000 3.0000 4.0000 5.0000
	1.0000 2.0000 3.0000 4.0000 5.0000		
	1.0000 2.0000 3.0000 4.0000 5.0000		
	1.0000 2.0000 3.0000 4.0000 5.0000		
	1.0000 2.0000 3.0000 4.0000 5.0000		

AYNASH MILITARY & ASSOCIATES  
 1.0000  
 2.0000  
 3.0000  
 4.0000  
 5.0000

मिरा भाईंदर महानगरपालिका

मुख्य कार्यालय, भाईंदर (प.),

छत्रपती शिवाजी महाराज मार्ग, ता. जि. ठाणे - ४०१ १०२.



जा. क्र. मि.भा./मनपा/नर/-----/-----/-----  
3292 / 00-05

दिनांक :- १/२/२०१९

प्रति,

जमीन/जागामालक - श्रीम. रुक्मीणी कमळाकर पाटील व इतर

अधिकार पत्रधारक - श्री. हर्षद पी. दोषी

द्वारा- वास्तुविशारद - मेसर्स अविनाश म्हात्रे अॅन्ड असो.

विषय :- मिरा भाईंदर महानगरपालिका क्षेत्रातील मोजे - नवघर  
सर्वे क्र./ हिस्सा क्र. ४३१, ४३२, ४३३पै., ४३०पै.  
या जागेत नियोजित बांधकामास बांधकाम प्रारंभपत्र  
मिळणेबाबत.

संदर्भ :- १) आपला दि. २३/११/२००७ चा अर्ज

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

यु.एल.सी./टिए/डब्ल्यू.एस.एच.एस. - २०/एसआर-३२०,

दि. १७/०७/१५ ची मंजूरी व यु.एल.सी./टी.ए/एटीपी/कलम-

२०/पुनर्जिवीत/एस.आर-३२०, दि. २९/०७/२००६ अन्वये पुनर्जिवीत

आदेश व यु.एल.सी./टिए/एटीपी/डब्ल्यू.एस.एच.एस. - २०/एसआर-

१८३०, दि. १८/१०/०७ व यु.एल.सी./टिए/टे.नं.६/नवघर/एसआर-

१५२५, दि. १०/१०/२००७ ची मंजूरी.

३) मा. जिल्हाधिकारी ठाणे यांचेकडील अकृषिक परवानगी

आदेश क्र. महजुल/क-१/टे-१/एनएपी/एसआर-१८४/०७,

दि. २०/०९/२००७.

४) या कार्यालयाचे पत्र क्र. मिभा/मनपा/नर/१३०४/२००७-०८,

दि. ०७/०७/२००७ अन्वये प्राथमिक परवानगी.

-: बांधकाम प्रारंभपत्र :-

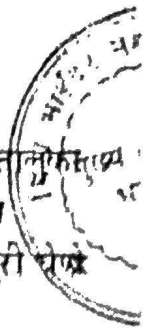
(फक्त जोत्यापर्यंत)

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ४५ अन्वये व मुंबई  
प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३, २५४ ( प्रकरण १२ सह )  
विकास कार्य करण्यासाठी / बांधकाम प्रारंभपत्र मिळण्यासाठी आपण विनंती केले  
नुसार मिरा भाईंदर महानगरपालिका क्षेत्रातील मोजे - नवघर सि.स.नं./सर्वे क्र./हिस्सा  
क्र. ४३१, ४३२, ४३३पै., ४३०पै. या जागेतील रेखांकन, इमारतीचे बांधकाम नकाशास  
खालील अटी व शर्तीचे अनुपालन आपणाकडून होण्याच्या अधीन राहून ही मंजूरी  
देण्यात येत आहे.

१) सदर भूखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या रहिवास + वाणिज्य  
वापरासाठीच करण्याचा आहे.

२) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर  
कोणतेही बांधकाम करता येणार नाही.

ट न न - १०  
१३०४/२०१०  
५३ - ५६



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

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ट न न - १०
१३७४ / २०१०
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मनपा/नर/3e9200-05 दि. 2/2/2005

अर्जदाराने स.नं., हि.नं., मोजे, महानगरपालिका मंजूरी, विल्डिंग नियम कार्यालय भांडेदा फलक

ऑफिसचे नाव, अकृषिक मंजूरी व इतर मंजूरींचा तपशील दर्शविणारा प्रत्यक्ष जागेवर लावण्यात आल्यानंतरच इतर विकास कामास सुरक्षा करणे बंधनकारक राहिल. तसेच सर्व मंजूरीचे मुळ कागदपत्रे तपासणीसाठी/निरीक्षणासाठी जागेवर सर्व कालावधीसाठी उपलब्ध करून ठेवणे ही वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.

- १४) मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक यादी विचारात घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) आर.सी.सी. डिझाईन तयार करून संबंधीत सक्षम अधिका-यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल बिल्डींग कोड प्रमाणे तरतुदी करून कार्यान्वीत करणे तसेच बांधकाम चालू असतांना तांत्रिक व अंतांत्रिक कार्यवाही पूर्ण करून त्याची पालन करण्याची जबाबदारी अर्जदार, विकासक, स्ट्रक्चरल अभियंता, वास्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहिल.
- १५) रेखांकनातील जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची पूर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत वृक्षारोपण करण्यात यावे.
- १६) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार त्वरीत सुधारीत बांधकाम नकाशांना मंजूरी घेणे बंधनकारक आहे अन्यथा हे बांधकाम मंजूर विकास नियंत्रण नियमावलीनुसार अनधिकृत ठरते त्यानुसार उक्त अनधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.
- १७) यापूर्वी पत्र क्र. .... अन्वये /यासोबतच्या मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे मर्यादित ठेवून त्यानुसार कार्यान्वीत करणे बंधनकारक राहिल.

अ.क्र.	इमारतीचे नांव/प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र चौ.मी
१	अ	४	स्टिक्ट + १२	११४४९.८०
२	ई	१	तळ + १२	४४०२.२७
३	ई-१	१	तळ + १२	४४०२.२७
४	एच	२	तळ + १२	३६८२.७०
५	एच-१	१	तळ + १२	१७५२.५०
६	यी	२	स्टिक्ट + १२	२८८३.१४
७	एस-१	१	तळ + ३ पार्ट तळ	६८.८७
			जास्तीचे बाल्कनी क्षेत्र	६.५२
			जास्तीचे जिऱ्याचे क्षेत्र	४१९.२९
एकूण				२९०६४.३६ चौ.मी.

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५५ - ७८



- १८) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठिकाणी ठेवता येणार नाही. याबाबतचे मुद्दे भाईदरुल्लयान झाल्यास महानगरपालिकेकडून आपणाविरुद्ध दंडात्मक कार्यवाही करण्यात येईल. \*
- \* १९) इमारतीचे बांधकामाबाबत व पुर्णत्वाबाबत नियमावलीतील बाब क्र. ४३ ते ४६ ची कोटकोरपणे अंमलबजावणी करण्याची संपुर्ण जबाबदारी विकासक, वास्तुविशारद, स्ट्रक्चरल अभियंता, बांधकाम पर्यवेक्षक व धारक यांची राहिल.
- २०) महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभ पत्र रद्द करण्याची कार्यवाही खालील बाबतीत करण्यात येईल व मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार संबंधिताविरुद्ध विहित कार्यवाही करण्यात येईल.
- १) मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास,
  - २) मंजूर बांधकाम नकाशे व प्रारंभ पत्रातील नमुद सर्व अटी व शर्तीचे पालन होत नसल्याचे निदर्शनास आल्यास.
  - ३) प्रस्तावित जागेचे वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ व इतर अधिनियमान्वये प्रस्तावाखालील जागेच्या वापरात बदल होत असल्यास अथवा वापरात बदल करण्याचे नियोजित केल्यास.
  - ४) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात चुकीची माहिती व विधी ग्राह्यता नसलेली कागदपत्रे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेची दिशाभूल केल्याचे निदर्शनास आल्यास या अधिनियमाचे कलम २५८ अन्वये कार्यवाही करण्यात येईल.
- २१) प्रस्तावीत इमारतीमध्ये तळमजल्यावर स्टिल्ट (Stilt) प्रस्तावीत केले असल्यास स्टिल्टची उंची मंजूर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी व या जागेचा वापर वाहनतळासाठीच करण्यात यावा.
- २२) मंजूर विकास योजनेत विकास योजना रस्त्याने / रस्ता स्वीकरणाने बाधित होणारे क्षेत्र २५०४.०० चौ.मी. महानगरपालिकेकडे हस्तांतर केले असल्याने व हया हस्तांतर केलेल्या जागेच्या मोबदल्यात आपणांस अतिरिक्त चटई क्षेत्रांचा लाभ/ मंजुरी देण्यात आली असल्याने सदरचे क्षेत्र कायमस्वरूपी खुले, मोकळे, अतिक्रमणविरहीत ठेवण्याची जबाबदारी विकासकाची राहिल. तसेच या जागेचा मालकी हक्क इतरांकडे फोणत्याही परिस्थितीत व केव्हाही वर्ग करता येणार नाही. तसेच या क्षेत्राचा इतरांकडून मोबदला आपणांस इतर संबंधितास व धारकास स्विकारता येणार नाही.
- २३) मंजूर बांधकाम नकाशातील १५.० मी. पेक्षा जास्त उंचीचे इमारतीचे अग्निशमन व्यवस्थेबाबत सक्षम अधिका-याचे 'ना हरकत प्रमाणपत्र' सादर करणे बंधनकारक आहे.
- २४) मंजूर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावित केले असल्यास विद्यमान बांधकामक्षेत्र महानगरपालिकेकडून प्रमाणीत करून घेतल्यानंतर विद्यमान इमारत तोडून नवीन बांधकामास प्रारंभ करणे बंधनकारक आहे.
- २५) प्रस्तावातील इमारतीचे बांधकाम पुर्ण झाल्यानंतर नियमाप्रमाणे पुर्ण झालेल्या इमारतीस प्रथम वापर परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा वापरासाठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर चालू असल्याचे निदर्शनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तीशः कायदेशीर कार्यवाही करण्यात येईल.

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