

3

दुय्यम निबंधक: ठाणे 4

दस्तक्रमांक व वर्ष: 7666/2005

Thursday, November 17, 2005

11:36:39 AM

सूची क्र. दोन INDEX NO. II

नोंदणी ६३ म.

Regn. ६३ m.e.

गावाचे नाव : खारी

- (1) विलेखाचा प्रकार, मोवदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोवदला रु. 500,000.00 वा.भा. रु. 513,650.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 20 ते 25 वर्णन: विभागाचे नाव - मौजे [गांव] खारी क्रमांक 2 (मिरा माईदर महानगरपालिका), उपविभागाचे नाव - 2/15 - के) भू- विभाग खारी गावातील नवघर रोडचे उत्तरेकडे खाडी पर्यंतच्या भागातील नवघर रोडवर दर्शनी भाग असलेल्या मिळकती वगळता इतर मिळकती सर्वे क्रमांक सदनिका क्र. 4, तळमजला, कपुर टॉवर-३ को.ऑ.हौ.सोसा.लि, जेसल पार्क, माईदर पू. (1)37.63
- (3) क्षेत्रफळ (1)37.63
- (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) अनिरुद्ध पुरुषोत्तम भांडे; घर/प्लॉट नं: 4; गल्ली/रस्ता: -; ईमारतीचे नाव: कपुर टॉवर-3 को.ऑ.हौ.सोसा.लि.; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: माईदर पू.; तालुका: -; पिन: -; पॅन नम्बर: ADOPB3243P.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) संजित संतोष राय; घर/प्लॉट नं: 214; गल्ली/रस्ता: -; ईमारतीचे नाव: काशी अपार्टमेंट; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: माईदर पू.; तालुका: -; पिन: -; पॅन नम्बर: ADPPP6358Q. (2) सुस्मिता संजित राय; घर/प्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: फॉर्म-60.
- (7) दिनांक करून दिल्याचा 15/11/2005
- (8) नोंदणीचा 17/11/2005
- (9) अनुक्रमांक, खंड व पृष्ठ 666/2005
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 2450.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 5140.00
- (12) शेरा



Thursday, November 17, 2005

11:33:36 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 7665

गावाचे नाव खारी

दिनांक 17/11/2005

दस्तऐवजाचा अनुक्रमांक

टनन4 - 07666 - 2005

दस्ता ऐवजाचा प्रकार

करारनामा



(59)

सादर करणाराचे नाव: संजित संतोष रॉय

नोंदणी फी

:-

5140.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (33)

:-

660.00

एकूण

रु.

5800.00

आपणास हा दस्त अंदाजे 11:48AM ह्या वेळेस मिळेल

सह. दुय्यम निबंधक  
ठाणे 4  
ठाणे क्र. 8

बाजार मुल्य: 513650 रु. मोबदला: 500000 रु.

भरलेले मुद्रांक शुल्क: 9450 रु.

देयकाचा प्रकार : चलनाने;

चलन क्रमांक: 3021227; रक्कम: 5140 रु.; दिनांक: 16/11/2005

Sanjit Roy

(7)



No. 3370

खातेदाराची प्रत / Party Copy

बॅंसीन कॅथॉलिक को-ऑपरेटिव्ह बँक लि.

(रोटमुल्ल बँक)

Bassein Catholic Co-operative Bank Ltd.

प्रति मॅनेजर / To, The Branch Manager

मीररोड शाखा / Mira Road Branch

दि. / Dt. / 11 / 11 105

मुद्रांक शुल्क / Stamp Duty रु. / Rs. 9,450/-

सेवा शुल्क / Service Charges रु. / Rs. 10/-

एकूण दस्तऐवज / No. of Documents

एकूण / Total रु. / Rs. 9,460/-

अक्षरी रुपये / Amount in Words Nimm.

Thousand Four Hundred Sixty only

मुद्रांक शुल्क भरणाऱ्याचे नाव / Name of stamp duty

paying party- Shri / Smt.

S. S. Ray

पत्ता / Address

1214, Kashi Apt. Bhy (E).

समोरच्या पक्षकाराचे नाव / Name of counter party

Shri / Smt. A. P. Phandke

व्यवहाराच्या उद्देशाचे कारण / Purpose of transaction

Ag. Transfer

घनादेश / मु. ऑर्डर ज्या बँकेचा काढला आहे त्या बँकेचे

नाव / Name of the Drawee Bank

रोखपाल / Cashier

अधिकृत्याची सही

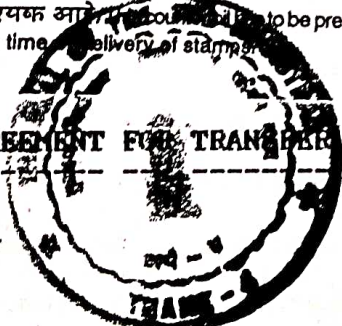
Authorised Signatory

मुद्रांक केलेले दस्तऐवज घेण्यास येताना ही पायती आणणे

आवश्यक आहे. To be presented

at the time of delivery of stamp.

AGREEMENT FOR TRANSFER



AUTHORISED SIGNATORY For BASSEIN CATHOLIC CO-OP BANK LTD.

BASSEIN CATHOLIC CO-OP. BANK LTD., SHEETAL SAROVAR, SHEETAL NAGAR, NEAR MIRA ROAD TELEPHONE EXCHANGE, MIRA ROAD (E), DIST.-THANE-401 107. D-5/STP(V)/C.R.1021/03/05/516 TO 519

THIS AGREEMENT FOR TRANSFER is made and entered into at BHAYANDAR, this 15<sup>th</sup> day of November in the christian year Two Thousand Five.

भारत 06970 151750 R.00094501-PB5381 INDIA STAMP DUTY MAHARASHTRA

Phandke

Sanjit Ray

Susmita Ray

दस्तावेज - ४ १/३३

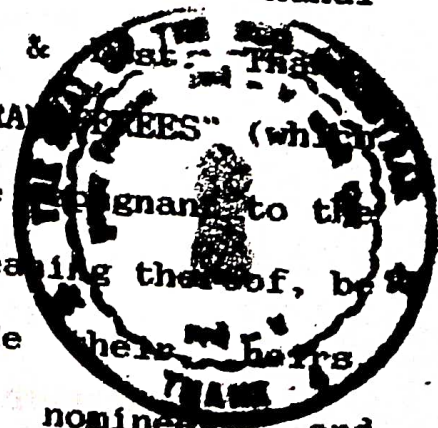
BETWEEN

211

SHRI ANIRUDDHA PUREHOTTAM BHANDE, adult,  
Indian Inhabitant, residing at Flat No. 4,  
Ground Floor, Kapoor Towers III, Jesal Park,  
Bhayandar (E), Dist. Thane, hereinafter called  
as the "TRANSFEROR" ( which expression shall  
unless it be repugnant to the context or  
contrary to the meaning thereof, be deemed to  
mean and include his, heirs, executors,  
administrators, nominees and assigns) of the  
FIRST PART.

A N D

(1) SHRI SANJIT SANTOSH RAY, AND (2) SMT.  
SUSHITA SANJIT RAY, both adult, both Indian  
Inhabitant, residing at Flat No. C/214, Kashi  
Apartment, Navghar Road, Opp. Gopi Mahal  
Hotel, Bhayandar (E), Tal. & Dist. Thane  
hereinafter called as the "TRANSFEREES" (which  
expression shall unless it be repugnant to the  
context or contrary to the meaning thereof, be  
deemed to mean and include their heirs  
executors, administrators, nominees and  
assigns) of the SECOND PART.



*Bhande*

214-3



(52)

AND WHEREAS Transferor herein is the lawful owner and in possession of the Flat No. 4, on the Ground Floor of "KAPOOR TOWERS -III CO. HSG. SOCIETY LTD.," ( Reg. No. TNA/(TNA)/HSG/(TC)/10782/1998-99) admeasuring Built-up area 405 Sq. Ft., ( i.e. Built up 37.63 Sq. Mtrs.) constructed on the land bearing Old Survey No. 159 to 164, New Survey No. 20 to 25, situate, lying and being in the Revenue Village of Khari, Bhayandar (E), Tal. & Dist. Thane, ( hereinafter referred to as the said Flat).

AND WHEREAS Transferor herein had Purchased the said Flat from SHRI MILIND NAGORAO MOHOD, vide agreement dated 18th December, 2001.

AND WHEREAS SHRI MILIND NAGORAO MOHOD, had Purchased the said Flat from M/S. KAPOOR LAND DEVELOPERS PRIVATE LIMITED, vide agreement dated 9th May, 1994.

AND WHEREAS KAPOOR TOWERS - III CO. OP. HSG. SOCIETY LTD., (hereinafter referred to as the said Society) is absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land together with a building standing thereon of the said Society.



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*Bhande*

TNA-9
6/29/2009
2/23

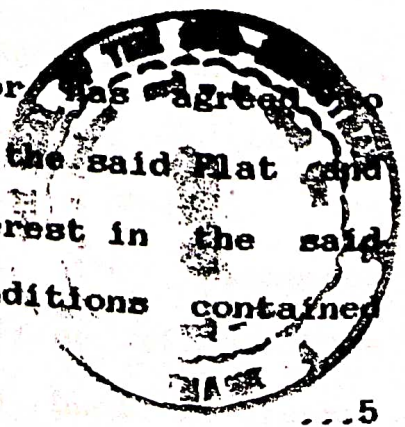
*Sanjit Ray*  
*Susmita Ray*

AND WHEREAS , the said Society is duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960, under the Registration No. TNA/(TNA)/HSG/(TC)/10782/1998-99.

AND WHEREAS the Transferor as a registered member of the said Society is the holder of 5(Five) shares of Rs. 50/= (Rs. Fifty only) each of the aggregate value of Rs. 250/= ( Rs. Two Hundred Fifty only) bearing Nos. \_\_\_\_\_ to \_\_\_\_\_ (both inclusive) under Share Certificate No. \_\_\_\_\_ ( hereinafter referred to as "the said shares") issued by the said society;

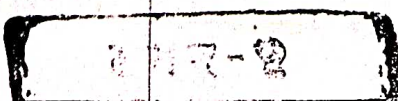
AND WHEREAS as such member and shareholders of the said Society the Transferor is seized and possessed of or otherwise well and sufficiently entitled to the Flat bearing No. 4, admeasuring 405 Sq. Ft. (i.e. 37.63 Sq. Mtr.) built up area on the Ground Floor of Kapoor Tower- III Co.op. Hsg. Society Ltd., Jesal Park, Bhayandar(E), Dist. Thane.

AND WHEREAS the Transferor has agreed to transfer to the Transferees the said Flat and his right, title and interest in the said Flat on the terms and conditions contained hereinafter.



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*Handwritten signature*



*Sanjit Ray*

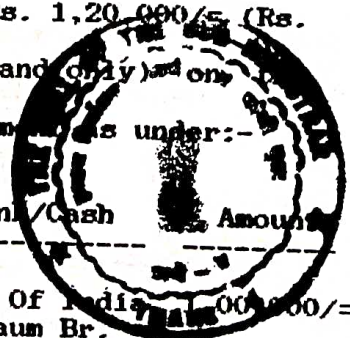


NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Transferor shall sell, transfer and assign unto the Transferees and the Transferee shall purchase and acquire from the Transferor the beneficial right, title and interest of the Transferor's exclusive use, occupy, possess and enjoy the said Shares together with the beneficial right, title and interest of the Transferor's exclusive use, occupy, possess and enjoy the said Flat bearing No. 4, situated on the Ground Floor of the Building known as "Kapoor Tower -III" having Built-up area 405 Sq. Ft. (i. e. Built up 37.63 Sq. Mtrs.) free from all encumbrances at or for the aggregate price of Rs. 5,00,000/= (Rs. Five Lakhs only).

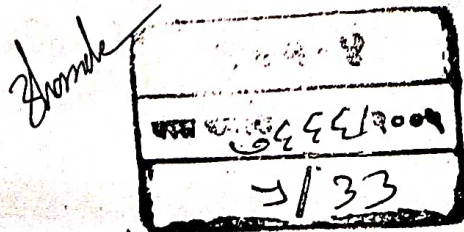
2. a. The Transferees herein have paid to the Transferor the sum of Rs. 1,20,000/= (Rs. One Lakh Twenty Thousand only) on execution of this agreement as under:-

Chq. No.	Date	Bank/Cash	Amount
357398	10/10/05	Bank Of India Girgaum Br.	1,00,000/=
421001	12/11/05	Bank of India Girgaum Br.	20,000/=



(Cheques Subject to realisation)

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Sanjit Ray  
Susmita Ray

SCHEDULE OF THE FLAT

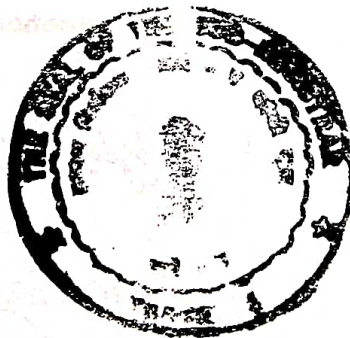
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ALL THAT FLAT PREMISES bearing No. 4, on the Ground Floor of " KAPOOR TOWERS -III CO. OP. HSG. SOCIETY LTD." ( Reg. No. TNA/(TNA)/HSG /(TC)/10782/1998-99) admeasuring Built - up area of 405 Sq. Ft., ( i.e. Built up 37.63 Sq. Mtrs.) constructed on the land bearing Old Survey No. 159 to 164, New Survey No. 20 to 25, situate, lying and being in the Revenue Village of Khari, Bhayandar (E), Taluka & Dist. Thane, within the jurisdiction of Mira Bhayandar Municipal Corporation.

*Zonable*

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*Sanjit Ray*  
*Susmita Ray*



ह न म - ४
२००५/१२६२
२२/३३



IN WITNESS WHEREOF THE PARTIES HERETO HAVE  
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE  
HANDS AND SIGNATURES THE DAY AND THE YEAR  
FIRST HEREINABOVE WRITTEN.

SIGNED SEALED AND DELIVERED )  
by the withinnamed TRANSFEROR )  
SHRI ANIRUDDHA PURSHOTTAM )  
BHANDE )  
In the presence of )

*Bhande*

1. ms. Dinesh Gundhi

*D Gundhi*

2.

*K. K. Pandya*

K. K. Pandya (Advocate)  
B.Com., LL.B., G.O.C. & A.  
B/42, Shanti Ganga Apt,  
Bhayandar (E), Dist. Thane.

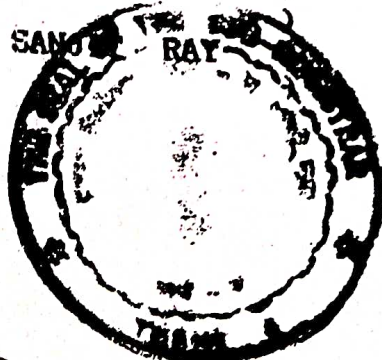
SIGNED SEALED AND DELIVERED )  
by the withinnamed TRANSFEREES )

SHRI SANJIT SANTOSH RAY

SMT. SUSHITA SANJIV RAY

*Sanjit Ray*  
*Susmita Ra*

In the presence



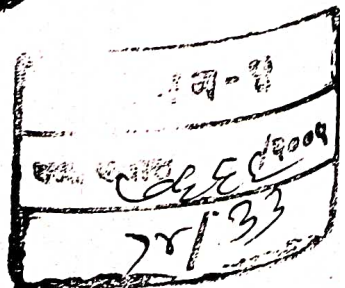
1.

*D Gundhi*

2.

*K. K. Pandya*

K. K. Pandya (Advocate)  
B.Com., LL.B., G.O.C. & A.  
B/42, Shanti Ganga Apt,  
Bhayandar (E), Dist. Thane.



N.A. certificate of  
Jesal Park.

Office of the Collector, Thane  
No: REV.D.I.T.VII.MA/5R-265-  
4-1-87.

READ :- 1. Application dt. 24/10/86 from Shri. Avinash Parekh, Director of Janta Housing Pvt.Ltd. Constituted Attorney of Shri. Sitaram Devji Choudhary and others of Bombay

2. Correspondance ending with letter No.LMD/WS/29 dt. 1-12-86 from the Tahsildar Thane.

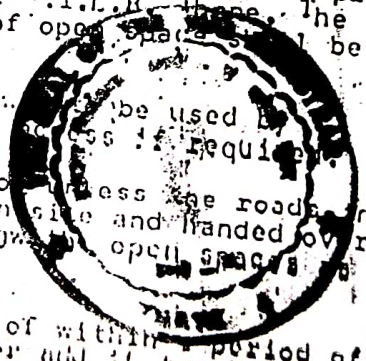
3. *[Handwritten notes in Marathi]*

ORDER :

In exercise of the powers vested in him under Rule 4(1) read with para 16 of Part II of Schedule III of M.L.R (Conversion of use of land and N.A.A.) Rules, 1969, the Additional Collector of Thane is pleased to approve the accompanying layout for Residential purpose only for the land admeasuring 184173.58 sq. mtrs. in respect of S.No. 159 to 167 (S.No. 20 to 25 New) of village Khari (X Bhayander) Taluka Thane owned by Shri. Sitaram Devji Choudhary, Smt. Pushpa Sitaram Choudhary and Kumar V.Karam Sitaram Choudhary.

The layout is approved subject to the and provisions of Mah.Land Revenue Code 1966 and Rules made thereunder and also subject to the provisions of Bombay Tenancy and Agril. Lands Act, 1948 and Rules made thereunder with following conditions.

1. The layout permission and the sale/purchase/permission will be subject to the provisions of the Mah. Land Revenue Code, 1966, Mah. Regional Town Planning Act, 1966, Urban Land Ceiling and Regulation Act, 1976 and Bombay Tenancy and Agril. Lands Act, 1948 and Rules framed thereunder.
2. All the plots, open spaces, internal roads etc. in the layout shall be demarcated on site through the Dist. Inspector of Land Records, Thane and the area of sub-plots shall also be ascertained from the D.I.L.R. Thane. The width of the road and the area of open spaces shall be strictly adhere to.
3. The layout roads shall be allowed to be used by adjacent holder for the purpose of access if required.
4. The plot shall not be disposed of unless the roads in the layout actually constructed on site and handed over to the concerned local authority along with open spaces shown for the public purpose.
5. All the plots shall be disposed of within a period of one year from the date of this order and if the N.A. use of the land is not commenced within this stipulated period any further resale of open plots prohibited unless with specific prior permission from the authority.



टनम-४
04/11/86
78433



5-A. If at the end of one year any plot/plots remained unsold for which period of sale/purchase permission is not extended, this permission will stand cancelled. In such cases the holder of this permission may approach the undersigned for extension of the sale permission for each and every unsold plot.

5-B. In case the above said conditions is not adhered to and a resale of an open plot is done without prior permission from the undersigned both the vendor and purchaser will be liable for action under the provisions of Bombay Tenancy and Agricultural Lands, Act, 1948. Consequently the vendor shall be liable to the penalty of the cost of the plot as well as purchaser shall be liable to the penalty of surrender of the plot to Government.

5-C. In case the Urban holding of the purchaser exceed the limit as prescribed in Urban Land (Ceiling and Regulation) Act, 1976, the purchaser shall file necessary return in form 6 of the Act with the competent authority under that Act.

If the purchaser fails to do so he will be liable for penal action under the Act as well as the purchase of the plot will be declared null and void by the undersigned.

6. The occupant shall give a copy of the approved layout plan and copy of this order to every plot holder without fail at the time of sale or agreement to sale.

6-A. The applicants purchaser of a plot will put the plot to H.A. use within one year from the date of purchase after obtaining requisite building permission from the appropriate revenue and local authorities respectively, failing which the sale/purchase permission unless extended will be deemed to have been cancelled.

6-B. No plot shall further be sub-divided or amalgamated without obtaining the prior permission of the Collector of Thane.

7. No building shall be constructed on the plots unless approve of building plan is obtained from the appropriate i.e. both the Revenue Authority and the local authority. The building construction shall be in accordance with the Mah. Land Revenue conservation of use of land and H.A.A. 1969 Rules and the rules framed by the local authority.

8. All the plots in the layout shall be used for the essential purpose of which the plot holder shall apply for building permission with the site plans and building plans within a period of one year from the date of the order. Failing which this permission shall be deemed to have been lapsed.

9. No structure shall be allowed to be constructed on lands shown as open space in the layout. The open space shall be properly developed and maintained by the occupant. The same is handed over to the appropriate authority. The occupant shall at make his own cost the arrangement if wherever required to do.



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२६/३२



for water supply, electricity and drainage disposal without creating any insanitary conditions in the surrounding area. These works should be completed prior to other works.

11. That no building permission proposal in any of the sub-plot will be considered unless an authentic measurement plan certified by the D.L.D.R. Thane is produced.

Further in exercise of the powers vested in him under section 44 of the Mah. Land Revenue Code, 1966 and Under section 18 of the Mah. Regional Town Planning Act, 1966, the Collector of Thane is pleased to grant Shri. Sitaram Devji Choudhary, Smt. Pushpa Sitaram Choudhary and Master Vikram Sitaram Choudhary of Khari Taluka Thane non-agricultural permission to use an area measuring 184173.58 sq. mtrs. out of S.No. 159 to 164 of Khari (Dhayandar) Taluka Thane for the non-agricultural purpose of Residential use only. Subject to the following conditions.

12. the grant of permission shall be subject to the provision of the code and rules made thereunder.

13. that the applicant shall use the land together with the building and/or structure thereon, only for the purpose for which the land is permitted to be used and shall not use it or any part of the land or building for any other purpose without obtaining the previous written permission to that effect from the collector, for this purpose, the use of a building shall decide the use of the land.

14. that the applicant shall not sub-divide the plot or sub-plots if any approved in this order, without getting the sub-divisions previously approved from the authority granting this permission.

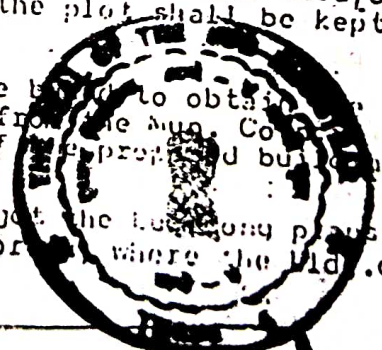
15. that the applicant shall develop the land strictly in accordance with the sanctioned layout plan within a period of one year from the date of this order by (a) constructing roads, drains etc. to satisfaction of the Collector and the concerned Mun. authority and (b) by measuring and demarcating the plots by the survey deptt. and until the land is so developed, no plot therein shall be disposed off by him in any manner.

16. that if the plot is sold or otherwise disposed of by the applicant it shall be duty of the applicant to sell or otherwise dispose of that plot to the conditions mentioned in this order and sanad and to make a specific mention about this in the deeds to be executed by him.

17. That this permission is to build a plinth area <sup>1/3</sup> of the plot and the remaining area of the plot shall be kept vacant and open to sky.

18. that the applicant shall be bound to obtain the requisite building permission from the Mun. Comm. Dhayandar before starting construction of the proposed building or other structure if any.

19. that the applicant shall get the building plan approved by the Competent authority where the D.L.D. controls.



Handwritten file number and date stamp: ७६६६१००९, १९७३



vests in that authority and in other cases, he shall prepare the building plans strictly according to the provisions contained in the schedule III to appended the Mah. Land Revenue (Conversion of use of land and N.A.A.) Rules 1969, and get them approved by the Collector, Thane and construct the bldg. according to the sanctioned plans.

20. that the applicant shall maintain the open marginal distance shown in the enclosed plan.

21. that the applicant shall commence the N.A. use of the land within the period of one year from the date of this order unless a period is extended from time to time failing which the permission shall be deemed to have been cancelled.

22. that the applicant shall communicate the date of commencement of the N.A. use of the land or change in the use of it to the Tahsildar Thane, through the Talathi within one month failing which he shall be liable to be dealt with under Rule 6 of the Mah. Land Revenue (Conversion of use of land and N.A.A.) Rules, 1969.

23. that the applicant shall pay the N.A.A. in respect of the land at the rate of Rs. 0-02 per sq. mtr. from the date of commencement of the N.A. use of the land for the purpose of which the permission is granted. In the event of any change in the use of the land, the N.A.A. shall be liable to be levied at the different rate irrespectively of the fact that the guarantee period of N.A.A. already levied is to be expired.

24. that the applicant shall pay the measurement fee within one-month from the date of commencement of N.A. use of the land.

25. that the N.A.A. shall be guaranteed for the period ending 31/7/1991, after which it shall be liable for revision at revised rate, if any.

26. that the area and the N.A.A. mentioned in this order shall be liable to be altered in accordance with the actual area found on measuring the land by the surveyor.

27. that the applicant shall construct substantial structure, if any, in the land within a period of one year from the date of commencement of the N.A. use of the land. This period may be extended by the Collector, Thane, at his discretion, on payment by the applicant such fine as may be imposed as per Govt. orders.

28. that the applicant shall not make any alterations to the building already constructed in accordance with the sanctioned plans without the previous permission of the Collector, Thane, by getting the plans thereof approved by the Collector, Thane.

29. that the applicant shall be bound to execute the conditions provided in schedule V appended to the Mah. Land Revenue (Conversion of use of land and N.A.A.) Rules, 1969, within one month from the date of commencement of the land.



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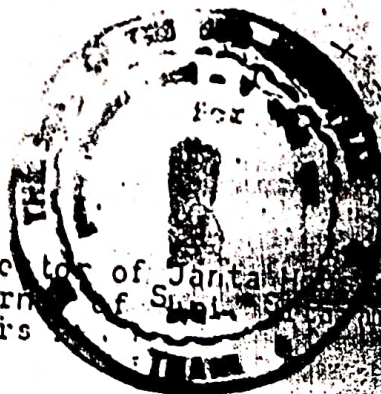
30. the undersigned is at liberty to modify or amend any of the conditions from time to time and the holder shall be liable to abide by them.

31. that the applicant shall pay conversion tax amounting to Rs. 11050.41. (Rs. Eleven thousand fifty paise forty one only) which is equal to three times of N.A.A. within 30 days from the date of issue of this order falling which the N.A.P. shall be liable to be cancelled. Amount of this tax should be paid to the Tahsildar concerned.

32(a) If the applicant contravenes any of the conditions mentioned in this order and those in the Sanad, the Collector Thane may, without prejudice to any other penalty to which he may be liable under the provisions of the code continued the said land/plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

32(b) Notwithstanding any thing contained in clause (a) shown it shall be lawful for the Collector of Thane to direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within such time as it specified in that behalf by the Collector, Thane and such removal or alteration not being carried out within specific time, he may cause the same to be carried out within specific time, he may cause the same to be carried out and recover the cost of carrying out the same from the applicant as an arrears of land revenue.

33. The grant of this permission is subjected to the provisions of any other laws for the time being in force and that may be applicable to the relevant other facts of the case, the Bombay Tenancy and Agricultural Lands Act, 1948 the Mah. Village Panchayat Act, the Mun. Act, etc.



Collector of Thane.

To  
Shri. Avinash Parekh, Director of Jantash  
Pvt. Ltd. Constituted Attorn  
Devaji Choudhary and others

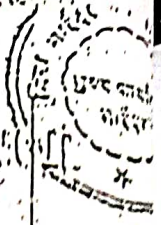


COLLECTOR OF THANE

टनम-४  
२००५



सिरा भाईन्दर नगरपालिका परिषद  
 मुख्य कार्यालय भाईन्दर  
**MIRA BHAYANDAR MUNICIPAL COUNCIL**  
 उपवासी शिवाजी महाराज मार्ग, भाईन्दर पिन कोड ४०१ १०१



जा. सं. ११०५/१००-८८

तारीख ११/०५/१९८५

TRUE COPY  
 Harasiddh Corporation  
 Partner

- वापले :- १. स.ने.१५२ ते १६४ मधील भाईन्दर येथील एन्.ए.परमाण्वीसाठी इंटरेज्ड  
 कनसल्टंट प्रा.लि.चा दि.२.४.८० चा अर्ज.  
 २. अर्जन लेव्हिगेशन वॉल्विले सक्षम प्राधिकरण ठापणे ह्याचे आदेशानुसार एम.ए.  
 सुपलसी/टीजे/भाईन्दर/एएआर/४१५ ते ४१७ दि.४.४.८६ ची मंजूरी  
 ३. मे.सहाय्यक संपातक, नगररचना ठापणे ह्याचेपडतील पत्र क्र. १२२५/रेयांकन/भा.  
 वाप ठापे/सरी-ठापे/३२४४ दि.१५.७.८०  
 ४. मे.जिल्हाधिकारी साठे, ठापणे ह्याचेपडतील ऑर्डर क्र. २०१/२४६४८७ आर/६८  
 डी.आय.टी.व्ही.आय.ए.ए.ए.पी.ए.ए.आर.२६५ दि.१२.१.८०

आदेश

वरील स.ने.१५२ ते १६४ भाईन्दर येथील नियोजित बांधकामाचे नकाशे  
 इंटरेज्ड डिझाईन, कनसल्टन प्रा.लि. [ रिव्हाईज ] प्लान दाखल केलेले होते. सदरकामी  
 मे.सक्षम प्राधिकरण ठापणे ह्याच्याकडून मंजूरी अर्जदाराने घेतली आहे. तसेच सदर प्लान  
 मे.सहाय्यक संपातक, नगररचना ठापणे ह्याच्याकडे पाठविले असता, त्यांनी रिव्हाईज  
 दि.१५.७.८० च्या पत्राने मंजूरी दिली आहे. या सर्व बाबींचा विचार करून सोबतच्या  
 प्लानप्रमाणे अर्जदारास रहिवास वापराकरी ता एन्.ए./बांधकामा. साठी नाहरका दाव  
 देणेत येत आहे.  
 १. मंजूर रेयांकनाप्रमाणे जागेवर रस्ते सुली जागा इत्यादीची प्रत्यक्ष आढणी करून ती वि  
 निरिधक भूमी अभिलेख ठापणे चांघेवहून मोजणी करून, मंजूर करून घेण्यात यावी.  
 २. नियोजित इमारतीचा वापर फक्त रहिवास तळमजल्यावरील दर्शनी दुकाने [ १२-२  
 रूमीच्या रस्त्यावर दर्शनी असल्याने ] व वाणिज्य यासाठीच करण्यात यावा.  
 ३. वरील वापर सुरु करण्यापूर्वी रेयांकनातील रस्ते त्यांच्या वास्तव-वाहतुकीस योग्य  
 होतील असे पक्क्या स्वरूपात बांधण्यात यावे. याबाबतची रक्कम घेण्यात या  
 ४. रेयांकनातील सुली जागा ही प्रत्यक्ष जागेच्या रक्कम घेण्यात यावी. इवट्या क्षेत्राची  
 पाहिले व ती कोणत्याही बांधकामाच्या बांधकामाच्या रक्कम घेण्यात यावी. तसेच  
 बाग्य विडांगप अशा स्वरूपात करण्यात यावे.



१. न न - ४  
 २५/३३

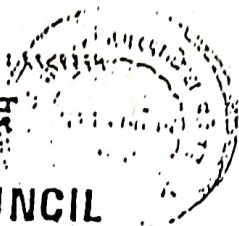
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 २५/३३





मिरा भाईन्दर नगरपालिका परिषद

पुस्तक



MIRA BHAYANDAR MUNICIPAL COUNCIL

मुख्य कार्यालय भाईन्दर  
उपवती सिवली महाराज मार्ग, भाईन्दर पीन कोड ४०१ १०१.

क्र. नं.

तारीख

५. अर्जदाराने जागेचा विकास करताना समूह निवास पध्दतीने तो विक्रीसत केल्यामुळे व त्या संबंधित नियमांचा फायदा घेतला असल्यामुळे रेषांकनातील जागेची पुढील कोपतीही उपविभागणी अर्धेच ठरेल. तसेच त्यातील कोपत्याही एका भागाच्या सुपारीत विकासासाठी स्वतंत्रपणे विचार करता येणार नाही.

६. नियोजित इमारतीच्या वापरासाठी पापयाची सोय तसेच सांडपाण्याची व गैला निर्मूलनाची व्यवस्था उपलब्ध नसल्यास इमारतीच्या वापरापूर्वी अर्जदाराने करणे आवश्यक आहे.

७. रेषांकनातील जर शेजारील जागांना ला मून असतील तर अशा शेजारील जागांच्या रीभाव्य रेषांकनामधील रस्त्यांना ते जोडण्यासाठी व वापरण्यासाठी परवानगी घ्यावी लागेल.

८. नियोजित बांधकामापासून पुढील, मागील व बाजूची अतरे प्रत्यक्ष जागेवर मंजुरीप्रम तपे ठेवण्यात यावीत.

९. मंजूर रेषांकनात अगर प्रत्यक्ष बांधकामात पूर्व परवानगी शिवाय कोपत्याही बदल करण्यात येऊ नये.

१०. जागेच्या मालकी हक्काची पानांनी तसेच जागेला अधिपुस्त मार्ग असल्याची याची अर्जदाराने करावी.

११. गा. जिल्हाधिकारी यांचेकडील विद्यमान परवानगी घेतल्याशिवाय जागेवर पुढल्याही प्रकारचे बांधकाम करू नये.

१२. गा. तहसील प्रमाणिकारी नागीर संकुल ठापे यांचेकडील नाहरकरा दायल्यातील अटी अर्जदारावर घेवण्यात राहतील.

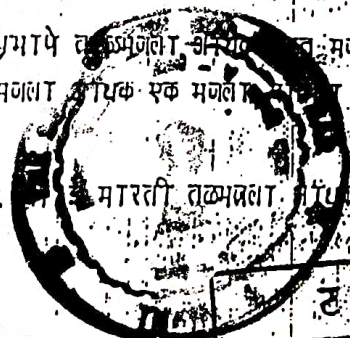
१३. जागेवर प्रत्यक्ष सेक्टरची जिल्हा नगरधक भूमी आंगलेय ठापे यांचेकडून भोजणी करून, जर फारक असतील तर पुन्हा बांधकाम नकाशे मंजूर करून घ्यावेत.

१४. सेक्टर इ मधील इमारतीच्या नकाशावर दायींघल्याप्रमाणे त्रिकोणला अर्धेच मजले

व जोडमजले [ रा. हाउसिंग ] ये इमारतीचे बांधकाम ताळमजला अधिक एक मजला जास्त जास्त असू नये.

१५. सेक्टर जे [ अक्षांतः ] बी.सी.डी.एफ.जी.एफ.जे.के-२

तीन मजले यावेधा जास्त नसावे.



टनम-४  
२५/३३

टनम-२  
३५०९/२००१  
२५/३३



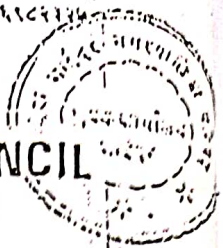


संख्या : ११८२१११

# मिरा भाईनंदर नगरपालिका परिषद

## MIRA BHAYANDAR MUNICIPAL COUNCIL

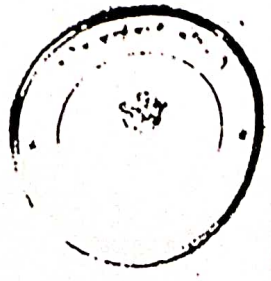
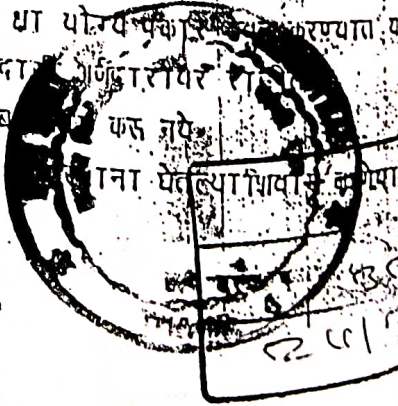
उपलब्ध शिवाजी महात्तम मार्ग, भाईनंदर पीत फोड ४०१ १०१.



तारीख

- १६. सी-२ [ अंशतः ] ही इमारत तळमजला अधिक एक मजलात वापेया जास्त नसावी.
- १७. रेखांशनातील रस्ते व सुल्या जागा विकसित करून त्या नगरपालिकेकडे हस्तांतरित करण्यात यावे.
- १८. नकाशावर दाखोवल्याप्रमाणे इतर सुवीया क्षेत्रातील क्षेत्रे देखिलेल्या जागा उदा. सडकस्थान, तिळेगा, शाळा, माध्यमिक शाळा, फायर स्टेशन इत्यादींठी ठेवलेल्या जागा त्याच कारणात वापरण्यात याव्यात व त्याचे बांधकाम क्षेत्र एकूण चटई क्षेत्र निर्देशांक १.०० पेक्षा जास्त होत नसावा नये.
- १९. रेखांकनातील सेक्टर कमधील सुखेडाची विक्री करणेपूर्वी अर्जनास वीट विलींग कडील नादरना द्यावला घेणे आवश्यक आहे.
- २०. या कार्यालयाचे पत्र क्र. १०८२/८४/८७ दि. १७.१०.८६ अन्वये अधिपारस घेलेले नकाशे रद्द समजण्यात यावेत.
- २१. पाकींग पोर्षवा वापर करून वाहने उगी ठेवण्यासाठीच करण्यात यावा.
- २२. गच्छीवर कुठल्याही प्रकारचे बांधकाम करू नये.
- २३. सुध पादचारी मार्ग फ्लोड पेव्हिंग करणेचे आहे.
- २४. अर्जदाराने इतर गाईन मध्ये नियोजिलेल्या इमारतीस बांधकाम परवानगी दिलेली नाही त्याकरिता स्वतंत्र सीव्हर बांधकाम नकाशे आवश्यक आहे.
- २५. समूह भिवा स पधतीतील २ अ या प्रकारच्या इमारती या तळमजला अधिक सात मजले जा १५ मी. पेक्षा जास्त उंचीच्या आहेत या इमारतीबाबत शासनाने अ वर्ग नगरपालिकासार्थ विवोहत वेलेलय प्रमाणित विकसत नि. क्षेत्र नियमावलीच्या विधीरीषाष्ट " सी " प्रमाणे अग्निनामनासाठ पी सुरक्षा व्यवस्था केली पाहिजे.
- २६. इमारतीची अ आयपी व बांधकाम अग्निनामनाची सुर धा योग्य प्रकारे करण्यात यावे.
- २७. या विधात इतर वाट्याच्या मंजूर-या घेण्याची जबाबदारी अर्जदारीवर राहिली आहे.
- २८. पोषयम लोहगार्गपायुन ९.१४ मी अंतरापयत कोपोही बांधकाम करू नये.
- २९. इमारतीचे बांधकाम पूर्ण झाल्यावर नगरपालिकेचा वापर करू नये.

ट न म - ४  
 नकाशा क्र. ६६५/१००५  
 १८/३३



सूच्यम् १ ३१८२१२५

# मिरा भाईन्दर नगरपालिका परिषद

मुख्य कार्यालय भाईन्दर

## MIRA BHAYANDAR MUNICIPAL COUNCIL

उपस्थली सिपावली महात्मा मार्ग, भाईन्दर पोस्ट कोड ४०१ १०१.

क्र. नं.

तारीख

२००० सादर बांधकामाधी मुदत दि.१०.८.८७ पासून ते दि.२.८.८८ पर्यंत राखील.  
३१ पर्यंत अटी शर्तीषा भंग केल्यास आपणांस दिलेली बांधकाम पर धाकती रद्द करण्यात येईल व्हावे.



आ पला विश्वासु,

०८/१०/११  
प्रशासक, १०/११/८७  
मिरा भाईन्दर नगरपालिका परिषद.

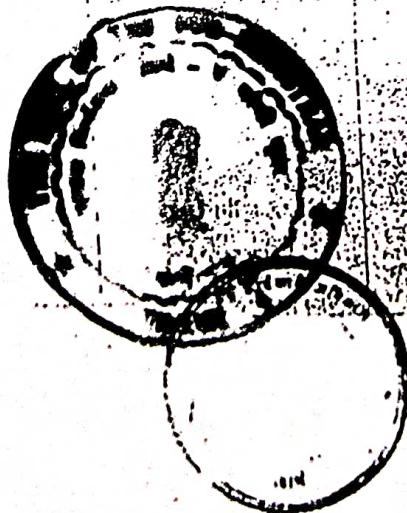
या

- १. मे. निजलक्षणीयकारी सा गो, ठाणे
- २. मे. साहाय्यक संधालक नगरभना ठाणे
- ३. मे. इंटरग्रेड अन्ड डिझाईन कन्सल्टंट

TRUE COPY  
For Harasiddh Corporation

*Handwritten signature*  
Partner

टक्का-४  
१०/११/८७  
२४/१३३





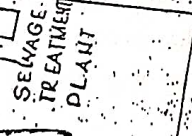
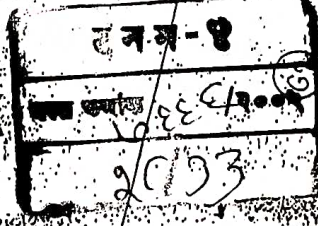
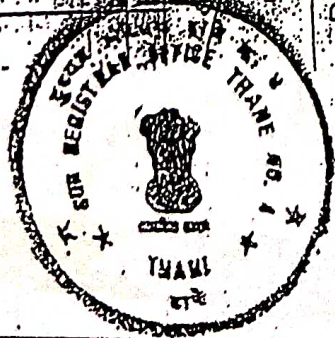
STATEMENT OF OWNERS

OWNER'S NAME	S. NO.	ACRES	GUNTHAS	ANNAS
SHRI. S. D. CHOKHRE	159	0	28	12
MRS. PUSHPA CHOKHRE	160	0	38	12
SHRI. Y. S. CHOWDHRI	161	0	24	8
	162	0	34	12
	163	0	10	4
	164	0	23	4
	165	0	157	60
	166	0	12	12

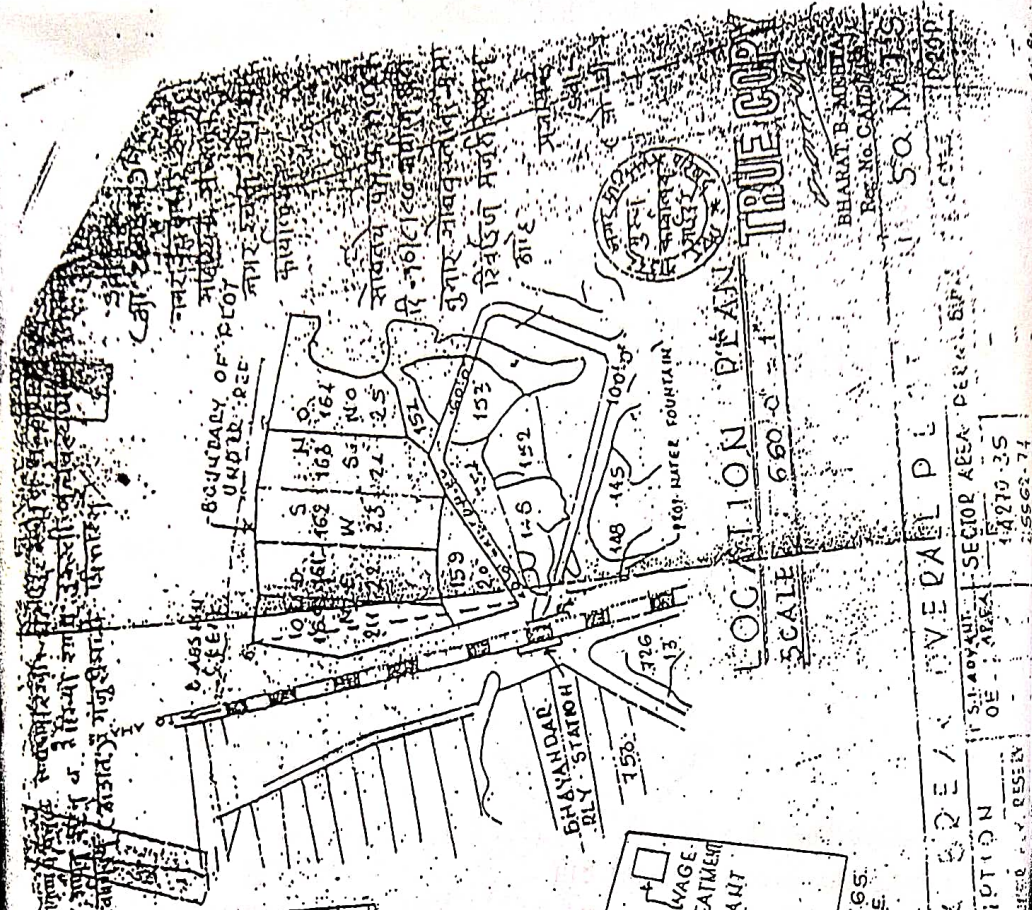
AREA OF AMALGAMATED LOT: 49

STATEMENT OF OWNERS

OWNER'S NAME	S. NO.	ACRES	GUNTHAS	ANNAS
SHRI. S. D. CHOKHRE	159	0	28	12
MRS. PUSHPA CHOKHRE	160	0	38	12
SHRI. Y. S. CHOWDHRI	161	0	24	8
	162	0	34	12
	163	0	10	4
	164	0	23	4
	165	0	157	60
	166	0	12	12



CONTRACT NO. 165  
SPECIFIC ZONE



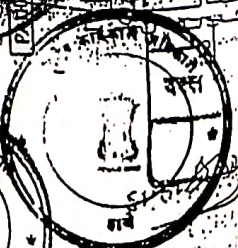
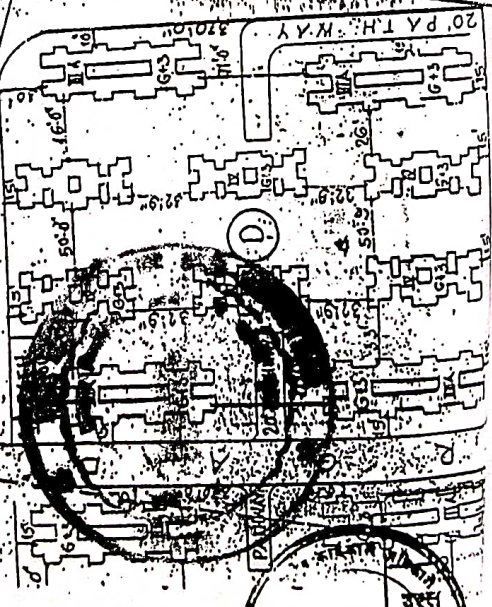
TRUE COPY

BHARAT B. ABHETA  
REG. NO. CAD/10/10/10

50 METERS

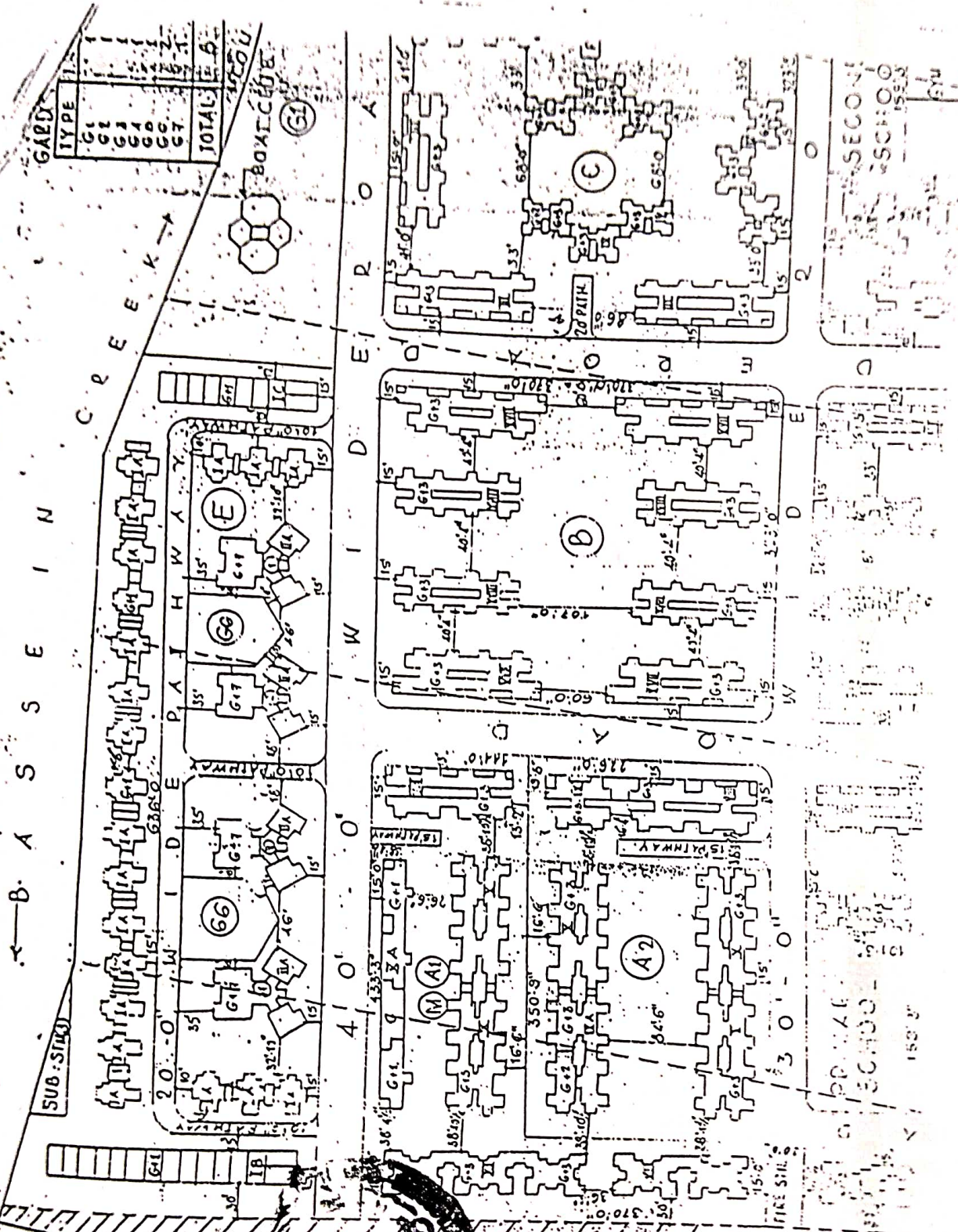
OVERALL PLAN

S. NO.	DESCRIPTION	AREA	PERCENTAGE
1	SECTOR AREA	14270.25	255.62-74



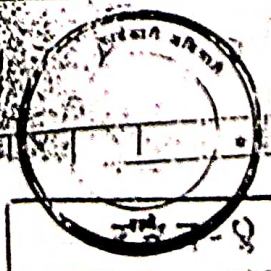
She: 1/1





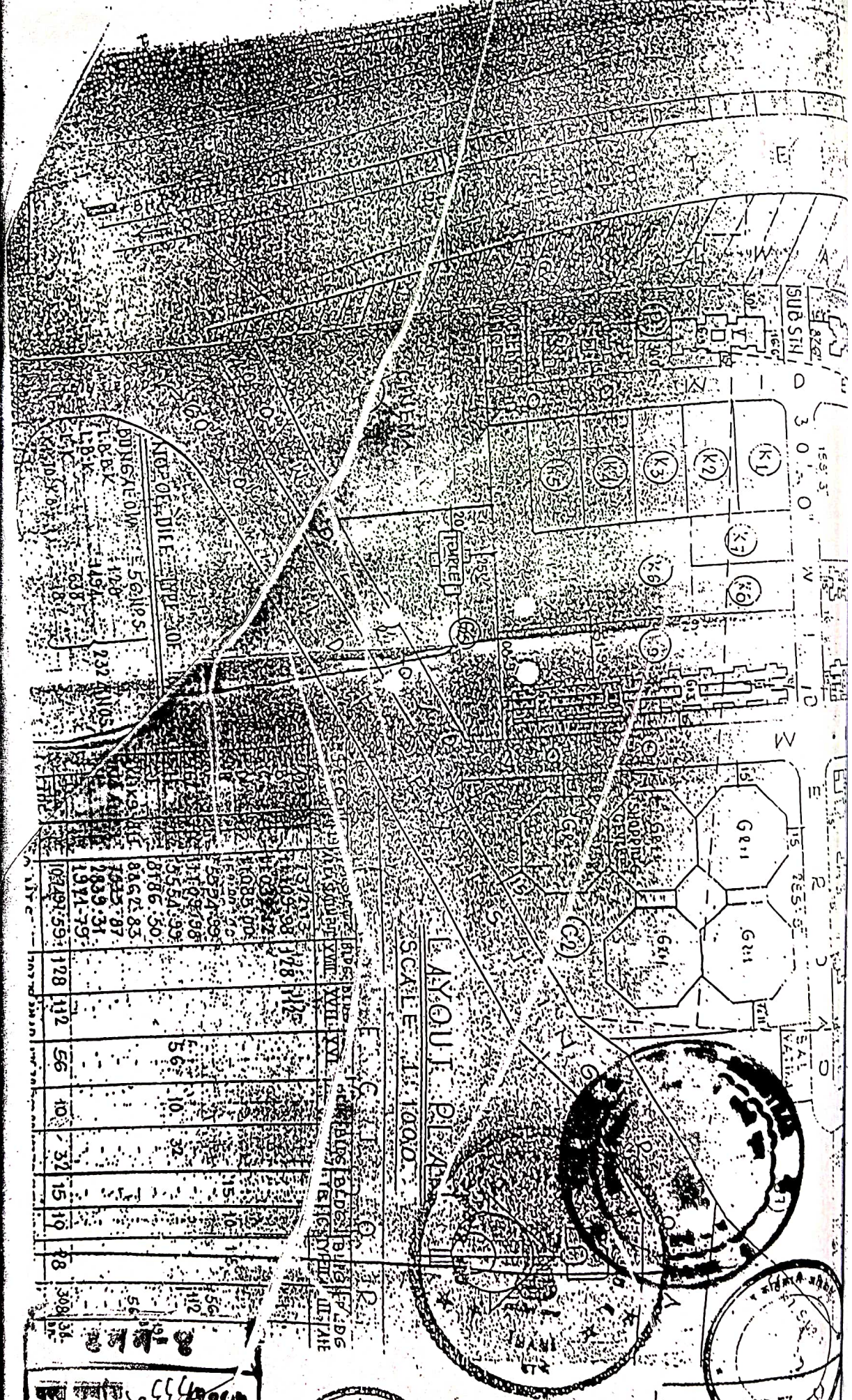
GARD TYPE	TOTAL
G1	1
G2	1
G3	1
G4	1
G5	1
G6	1
G7	1
TOTAL	

20133  
 6645000  
 20133



20133  
 6645000  
 20133





Plot No.	Area (sq. ft.)	Area (sq. m.)	Area (sq. yd.)	Area (sq. ch.)	Area (sq. ro.)	Area (sq. g.)	Area (sq. a.)	Area (sq. m.)	Area (sq. yd.)	Area (sq. ch.)	Area (sq. ro.)	Area (sq. g.)	Area (sq. a.)
107	107.49	12.78	14.92	1.72	0.21	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
108	108.50	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
109	109.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
110	110.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
111	111.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
112	112.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
113	113.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
114	114.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
115	115.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
116	116.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
117	117.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
118	118.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
119	119.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
120	120.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
121	121.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
122	122.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
123	123.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
124	124.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
125	125.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
126	126.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
127	127.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
128	128.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
129	129.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
130	130.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
131	131.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
132	132.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
133	133.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
134	134.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
135	135.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
136	136.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
137	137.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
138	138.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
139	139.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
140	140.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
141	141.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
142	142.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
143	143.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
144	144.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
145	145.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
146	146.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
147	147.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
148	148.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
149	149.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00
150	150.98	12.50	14.50	1.70	0.20	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00

LAYOUT PLAN  
SCALE 1:1000

प्लान नं-४  
प्लान नं-४  
३०/३३



१२/२६







दस्त गोषवारा भाग-1

17/11/2005

दुय्यम निबंधकः

11:35:49 am

ठाणे 4

टनन4

दस्त क्र 7666/2005

39/130

दस्त क्रमांक : 7666/2005

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचे

1 नाव: संजित संतोष राय  
पत्ता: घर/फ्लॅट नं: सी/214  
गल्ली/रस्ता: -  
ईमारतीचे नाव: काशी अपार्टमेंट  
ईमारत नं: -  
पेठ/वसाहत: -  
शहर/गाव: भाईदर पू.  
तालुका: -  
पिन: -  
पॅन नम्बर: ADPPR6558Q

लिहून घेणार

वय 30

सही

*Sanjit Ray*



2 नाव: सुस्मिता संजित राय  
पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेठ/वसाहत: -  
शहर/गाव: -  
तालुका: -  
पिन: -  
पॅन नम्बर: फॉर्म-60

लिहून घेणार

वय 21

सही

*Susmita Ray*



3 नाव: अनिरुद्ध पुरुषोत्तम भांडे  
पत्ता: घर/फ्लॅट नं: 4  
गल्ली/रस्ता: -  
ईमारतीचे नाव: कपुर टॉवर-3 को.ऑ.हो.सोसा.लि.  
ईमारत नं: -  
पेठ/वसाहत: -  
शहर/गाव: भाईदर पू.  
तालुका: -  
पिन: -  
पॅन नम्बर:

लिहून घेणार

वय 36

सही

*Aniruddh*



दस्तऐवज करून देणार तथाकथीत [करारनामा] दस्तऐवज करून दिल्याचे कबूल करतात.

दस्त गोषवारा भाग - 2

टनन4

दस्त क्रमांक (7666/2005)

83/33

दस्त क्र. [टनन4-7666-2005] चा गोषवारा  
बाजार मुल्य :513650 मोबदला 500000 भरलेले मुद्रांक शुल्क : 9450

दस्त हजर केल्याचा दिनांक :17/11/2005 11:29 AM

निष्पादनाचा दिनांक : 15/11/2005

दस्त हजर करणा-याची सही :

*Sanjit Ry*

पावती क्र.:7665 दिनांक:17/11/2005

पावतीचे वर्णन

नाव: संजित संतोष राय

5140 :नोंदणी फी

660 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(आ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

5800: एकूण

दस्ताचा प्रकार :25) करारनामा

शिकका क्र. 1 ची वेळ : (सादरीकरण) 17/11/2005 11:29 AM

शिकका क्र. 2 ची वेळ : (फी) 17/11/2005 11:33 AM

शिकका क्र. 3 ची वेळ : (कबुली) 17/11/2005 11:35 AM

शिकका क्र. 4 ची वेळ : (ओळख) 17/11/2005 11:35 AM

दस्त नोंद केल्याचा दिनांक : 17/11/2005 11:35 AM

दु. निबंधकाची सही, टाणे 4

ओळख :

दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना  
व्यक्तीशः ओळखतात, व त्यांची ओळख पटवित्तात.

1) अॅड. केनेट- ग-या ,घर/फ्लॅट नं:

गल्ली/रस्ता: -

ईमारतीचे नाव: शांतीगंगा अपार्ट

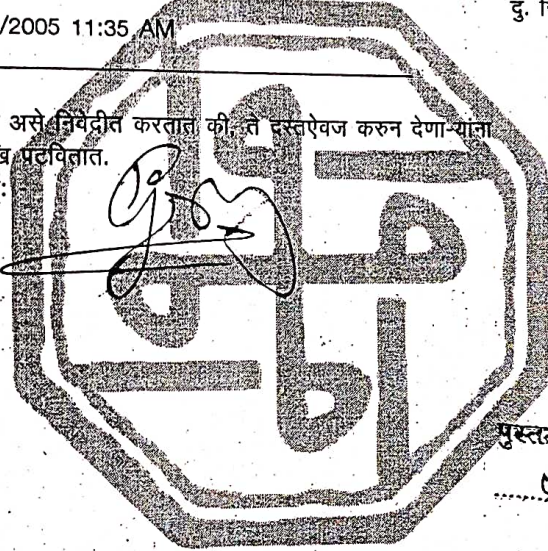
ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:माईदर पू.

तालुका: -

पिन: -



पुस्तक क्रमांक .....  
७६६६ .....  
.....

दु. निबंधकाची सही  
टाणे 4

बनामित करणे घेणे ... दस्तामज  
एकूण ... 83 ... वाहेर

सह. दुय्यम निबंधक यांचे क्र. ४.  
तारीख ... १९.११.२००५ ... सन २००५

दुय्यम निबंधक टाणे सं. ४





