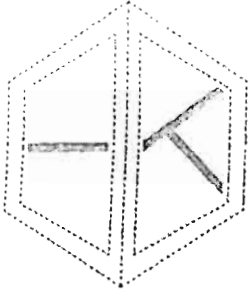


BUILDER	VPM JAIRAJ DEVELOPERS
PROJECT	<b>SAIRAJ HEIGHTS</b>
RERA NUMBER	RERA- P51700034679 - 23/01/2024
PROJECT ADDRESS	<b>SAIRAJ HEIGHTS</b> 4/2/4/4/4/5/4/6 at Bhiwandi (M Corp.), Bhiwandi, Thane, 421308;
BUILDER CONTACT PERSON & EMAIL ID	<b>Amit Kumar Jain</b> 8828118121
PROJECT TIE UP SOURCED BY	<b><u>THANE ZONE</u></b> SHRI ANUJ MEHROTRA - 9987527007 A_MEHROTRA@SBI.CO.IN
REPORTS FROM ADVOCATE/ VALUERS	<b><u>TIR - 1</u></b> - VS legal <b><u>TIR - 2</u></b> <b><u>VAL-1</u></b> - DG SHAH <b><u>VAL-2</u></b>



**HK DESIGN**  
**CONSULTANTS**

Architecture | Planning | Liaisoning | Project Management | Interiors

[www.hk-design.in](http://www.hk-design.in)

TO WHOMSOEVER IT MAY CONCERN

This is to certify that M/s. VPM Jairaj Developers has proposed the construction work of Residential cum Commercial Buildings known as "Sairaj Heights" Bldg. No. 1 - "A & B Wing", (G + 7<sup>th</sup> Floors) and Building No. 2 - "C Wing", (G + 24<sup>th</sup> Floors) Village - Temghar, Bhiwandi-Kalyan Road, Bhiwandi, Dist. Thane - 421308.

**Flat Wise Area Details for "C wing":-**

Flat No's.	Rera Carpet Area (In Sq. Ft.)
101 to 1801	425.07
1901 to 2401	380.93
102 to 2402	390.62
103 to 2403	571.46
104 to 2404	571.46
105 to 2405	408.27
106 to 2406	403.32

The Internal and external work of the flats for Bldg. No. 1 - "A & B Wing", (G + 7<sup>th</sup> Floors) is completed and applied for the Part O.C as well, and for Building No. 2 - "C Wing", (G + 24<sup>th</sup> Floors) 90% of the Plinth work is completed as per plans under supervision of Consulting Engineer. This Certificate is issued as per the site status on request of the Developers.



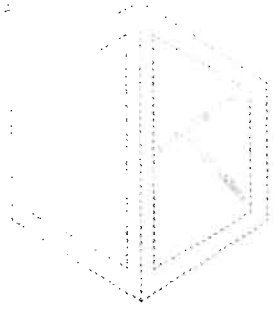
  
FOR HK DESIGN CONSULTANTS

Office No. 106, 1st Floor, Sanghvi Parrsssva Classic, Temghar, bhiwandi-Kalyan Road, Near Sai Baba Temple (Bhiwandi-Kalyan Bypass).  
Opp. TVS Showroom, Bhiwandi - 421308

90 11 11 05 03

office@hk-design.in

hkdesign.consultants@gmail.com



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**TO WHOMSOEVER IT MAY CONCERN**

Date: 14/ 03 /2023

This is to certify that **M/s VPM JAIRAJ DEVELOPERS** has proposed the construction work of Residential Building (G+7) known as "**SAIRAJ HEIGHTS**", Bldg. No.1, A-Wing & B- Wing, Village - Temghar, Bhiwandi - Kalyan Road, Bhiwandi, Dist. Thane - 421 308.

The internal and external civil work of the flats in the said wing is completed up to **98%** level as per plans under supervision of consulting engineer. This certificate is issued as per the site status on request of the developers.

**FOR HK DESIGN CONSULTANTS**

WAHEED  
AHMAD  
HAMEED  
AHMAD ANSARI

Digitally signed by  
WAHEED AHMAD  
HAMEED AHMAD  
ANSARI  
Date: 2023.03.14  
17:56:34 +05'30'

**Er. Waheed Ansari**

## SBI BUILDER TIE UP: REQUIREMENT FOR PROJECT SAIRAJ HEIGHTS

CMPAC LHOMUM <cmpac.lhomum@sbi.co.in>

Wed 28-02-2024 17:03

To: Anuj Mehrotra <a\_mehrotra@sbi.co.in>

Cc: Ashok Kumar Bhalotia AGM (HLS) <agmhls.lhomum@sbi.co.in>; Kavita Kumari Singh <kavitha.singh1@sbi.co.in>

Sir/Madam,

### **PROJECTS APPROVALS UNDER BUILDER TIE-UP**

### **BUILDER NAME - VPM JAIRAJ DEVELOPERS**

### **PROJECT NAME - SAIRAJ HEIGHTS**

### **LOCATION: BHIWNADI**

We are happy to inform you that the Project "RUNWAL AVENUE WING I, J, K, L, M, N" is under initial stage of process for tie-up. In this regard we request you provide the following documents to complete the task on time bound manner.

We will have to comply the process of tie up which requires the following documents and information from your end.

### **Requirement from Builder Entity**

1. Board Resolution Copy /**POA/ Authority letter** to sign the application (*on letter head*).
2. **Tie up Request letter**, as per the attached format with detail of **latest 2** completed residential projects OCCUPANCY DATES.
3. **Flat Wise AREA & Work Completion Stage certificate**: Detail flat-wise statement of carpet and saleable area certified by Architect and present construction & work completion progress Status letter issued by architect, (*on letter head*)
4. **KYC of Individuals**: Copy of PAN card and AADHAR card of the Partners / Directors/ proprietor of the Firm.
5. **Address proof of Business**: Electricity Bill, Tel Bill, Rent Agreement in the name of firm.
6. Name , contact number and PAN card of **Marketing Associate** who can be individual or non-individual.(if any)
7. **KYC of Firm**: Self Attested Copy of PAN card Partnership
8. **Copy of Maha RERA Registration Certificate**.
9. A letter from Chartered Accountant certifying investment of the Builder (minimum 15% of total estimated cost of project) in the Project.
10. **Property Documents & Approvals**: (1) Title deeds with Chain of all documents, (2) Relevant 7/12 Extract / Property Card , (3) Deed of Conveyance/Development Agreement/ Agreement with slum dwellers along with Registration Receipt in case of SRA project / Mutation Entries / Revenue Receipt & Index II, (4) Lease deed in case of leasehold lands, Gift deed, Settlement deed, Partition deed, Family settlement deed, Testamentary documents such as Wills etc., (5) Conveyance deed in favour of society/condominium etc. as applicable. (6) Property Tax Receipts
11. Draft of Sale Agreement / Agreement of Sale

12. **Copy of Development permission:** issued by Appropriate Authority like MCGM/CIDCO/MAHADA/SRA.
13. **Copy of latest Commencement Certificate.**
14. **Copies of Approved Master Plans :** Blueprint of approved / sanctioned/ amended plans certified by Architect and IOD, LOI.
15. **N.A. Order (permission):** Up-to-date property tax paid receipt, ground rent, and lease premium paid receipt.
16. **Environment Clearance Certificate** from appropriate authority copy (if applicable).
17. **AAI & Fire NOC:** Fire & Airport Authority of India- NOC (if applicable), if aviation NOC is not applicable, declaration stating zone of aviation with height of the structure on builders letter head signed by authorized signatory.
18. A copy of **Insurance of Land and Building** of the real estate project and construction of the real estate project.(if any)
19. **Cost sheet of Each type of flat** (details of agreement value, parking, stamp duty, GST, Registration, development charge, floor rise, other chg. if any)
20. Certificate of Conveyance done for past projects on builders letter head signed by authorized signatory.
21. Certificate of Completion of previous projects or Copy of Occupancy certificate.

22.

23. **33.Details of expected Business to SBI in this project:**

24.	Total No. of Flats:	
	Total No. of Flats Sold :	
	Total No. of Registrations :	
	Total No. of Home Loans by SBI :	
	Total No. of Home Loans by Other Banks :	
	Remaining Units where bookings are done & loan is required	

**Requirement from Sourcing Entity**

1. Site Inspection Report along with selfie photos (on latest 10 points format by sourcing entity).
2. Any adverse finding viz. delay in execution of project and delivery of flats Verification of RBI Defaulters list.
- 3.**KYC Verified with Original:** Individual & Firm KYC to be verified with original

Regards ,

**Chief Manager  
Builder Relation Team  
Home Loans Sales Department  
State Bank Of India**



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT

#### FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
**P51700034679**

Project: **SAIRAJ HEIGHTS** , Plot Bearing / CTS / Survey / Final Plot No.: **4/2/4/4/5/4/6** at **Bhiwandi (M Corp.)**,  
**Bhiwandi, Thane, 421308;**

1. **Vpm Jairaj Developers** having its registered office / principal place of business at Tehsil: **Thane**, District: **Thane**,  
Pin: **401107**.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from **20/04/2022** and ending with **31/03/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date:20-04-2022 18:09:20

Dated: **20/04/2022**

Place: **Mumbai**

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



# State Bank of India

Regional Business Office, Ghatkopar

2<sup>nd</sup> Floor Home Loans Sales Team Ashok Silk Mills

Compound LBS Marg, Ghatkopar West Mumbai- 400086

Telephone : 022 25009539

Fax : 022 25000997

E-mail : [h1st\\_ghatkopar@sbi.co.in](mailto:h1st_ghatkopar@sbi.co.in)

The Assistant General Manager (HLS)  
State Bank of India  
Local Head Office,  
Mumbai Metro,  
Mumbai

06.02.2024

Dear Sir/Madam,

**NEW PROJECT TIE UP : SAIRAJ HEIGHTS**  
**BUILDER – VPM JAIRAJ DEVELOPERS**

We have received an application from the captioned builder for tie-up of their project, **SAIRAJ HEIGHTS**, located at **THANE**.

The following documents have been submitted by the builder for project tie – up

1. Builder Profile along with details of completed project details
2. Notarised Affidavit on Rs. 200 stamp paper
3. Detail of flat wise statement of carpet and saleable area
4. KYC of Partners i.e. Self-Attested Pan Card and Aadhaar Card of all the partners
5. Copy of Membership of CREDAI
6. RERA Certificate
7. Draft of Sale Agreement
8. Commencement Certificate
9. Approved Master Plans
10. TIR by Advocate of the builder
11. Relevant property documents

The Project Tie Up is sourced by  
Name: Mr. Anuj Mehrotra  
Designation: Manager (Builder Relations)  
Contact Number: 9987527007  
Email: [a\\_mehrotra@sbi.co.in](mailto:a_mehrotra@sbi.co.in)

No adverse finding found in execution of project and delivery of flats.

We request you to approve the project at the earliest as the builder has already given 3home loan leads to SBI and has promised to share considerable amount of business with us after the APF. Expected business from this project is around 30%

We recommend the tie- up of the captioned project.

Yours faithfully,

Manager (BRT)





VPM JAIRAJ  
DEVELOPERS

Date: 14/10/2023

To,  
The Assistant General Manager,  
State Bank of India,  
Home Loan Sales,  
Local Head office, Mumbai

Ref: **Sairaj Heights** a Project by VPM Jairaj Developers  
(MahaRera No. P51700034679)

Dear Sir,

This is to request that we have submitted an application for our Residential Project - **Sairaj Heights** situated at Near Temghar Naka, Village Temghar, Bhiwandi, Dist. - Thane 421302 with MahaRERA No. P51700034679.

Our Project **Sairaj Heights** have not availed any financial loans from any Banks or Financial Institutes for the Project any time.

So, requested you to kindly process our application at the earliest.

Thanks & Regards,  
For **VPM Jairaj Developers**

(Amit Kumar Jain)  
Partner







VPM JAIRAJ  
DEVELOPERS

1

Date: 03/07/2023

**LETTER FROM THE BUILDER FOR PROJECT TIE UP**

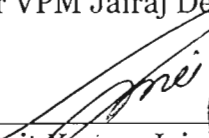
To,  
The Assistant General Manager  
State Bank of India,  
Home Loan Sales  
Local Head Office, Mumbai

Dear Sir,

**REQUEST FOR TIE-UP ARRANGEMENT**  
**FOR PROJECT: Sairaj Heights, Temghar, Bhiwandi**

We, **M/s. VPM Jairaj Developers**, a Partnership Firm, having its registered office at Office No. 108, D-Wing, 1<sup>st</sup> Floor, Sonam Ganga CHS Ltd., Phase-6, Golden Nest, Mira Bhayandar Road, Bhayander East, Dist.: Thane - 401107 are willing to enter into a Tie arrangement with your Bank for our Project **Sairaj Heights** situated Near Temghar Naka, Village Temghar, Bhiwandi, Dist.: Thane - 421302.

For VPM Jairaj Developers

  
(Amit Kumar Jain)  
Partner





**INFORMATION FOR TIE UP REQUIRED FROM BUILDER ON THEIR LETTER HEAD**

Sr. No.	Parameter	Particulars		
1	Name of the Builder	M/s VPM Jairaj Developers		
2	Registered Address	Office No. 108, D-Wing, 1 <sup>st</sup> Floor, Sonam Ganga CHS Ltd., Phase-6, Golden Nest, Mira Bhayandar Road, Bhayander East, Dist.: Thane - 401107		
3	Address for correspondence	Same as above		
4	Contact Person Name, Mob.No. Email id	Mr. Amit Kumar Jain +91 88281 18121 vpmjrd@gmail.com		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate? If Yes, Name of the Marketing Associates	No		
5	Website url, if any	-		
6	Date of establishment	01/04/2013		
7	Constitution	Partnership Firm		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI,CREDAI/ISO certification	Yes CREDAI-MCHI Membership No: RPM/MCHI/517000/TNA/1108		
9	Ratings from CRISIL/ICRA etc.			
10	Profile of the partners/directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
1	Mr. Amit Kumar Jain	39	Graduation	Area of Expertise - Finance with handful experience in Real estate Industry since 2005.



VPM JAIRAJ  
DEVELOPERS

2	Mr. Ashit Rajnikant Shah	48	Graduation	Area of Expertise – Marketing & Development along with a vast experience in Building and Development work of Residential and Commercial Projects since 2000.
11	<b>Details of last 3 residential projects executed by the same firm/company/promoters</b>			
Project Name		Sairaj Heights (A & B Wing)	Shubhashish (Shubharambh)	Signature BY Peridot
Location		Temghar, Bhiwandi	Mira Raod	Andheri (W)
Whether approved by SBI?		No	No	No
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks		ICICI Bank Ltd.	IDBI Bank Ltd.	ICICI Bank Ltd. Bank Of India UCO Bank
Month & Year of Commencement of Construction		20/02/2017	30/03/2019	13/04/2022
Present Status (Completed/Partially completed)		Fully Completed	Partially Completed	Partially Completed
		OC Applied	60% completed. Full completion expected by 30/06/2024	25% completed. Full completion expected by 31/12/2025
Total built up area of the project, in Sq.Mtr.		3841 sq. mtrs.	20903 sq mtrs	6945 sq mtrs
Number of floors		7 Floors (Two Buildings)	14 Floors (7 Buildings)	19 Floors ( Single Building)
No. of Dwelling Units in the project		61	428	131
No. of units sold in the Project		47	417	11
Hsg. Loan taken Through SBI (No.of flats)		N.A	N.A	N.A
Date of Occupancy Certificate		N.A	N.A	N.A



VPM JIRA J  
P. NO. 108

Date of conveyance			
<b>12</b>	<b>Details of the Present Project</b>		
Project Name	Sairaj Heights		
Location with Survey Nos.	4/2/4/4/4/5/4/6		
Details of construction finance / loan, if any, availed by the builder for this project. (Note : If construction finance is provided by the SBI, then the project will stand Automatically approved.	N.A		
Status of encumbrance of the project land			
If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	ICICI Bank Ltd APF No: MH/THA/23/40009		
Month & Year of Commencement of Construction	October 2017 <b>(Wing: "A+B")</b> November 2022 <b>(Wing: "C")</b>		
Proposed construction Plan. (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building. Planned Schedule of completion of each building, phase, Project.)	<b>(Wing: "A")</b> 7 Floors 28 Flats 5 Shops <b>(Wing: "B")</b> 7 Floors 28 Flats <b>(Wing: "C")</b> 24 Floors 144 Flats		
Total built up area of the project, in Sq. Mt.	3841.06 sq. mtr. <b>(Wing: "A+B")</b> 8722.81 sq. mtr. <b>(Wing: "C")</b>		
No. of Dwelling Units in the project	5 Shops 200 Flats		



VPM JAI RAJ  
DEVELOPERS

No. of units sold in the project	A & B Wing - 47 Flats Sold Out
Details of Development Agreement and POA if any	Given
Status of receipt of approvals from Local Bodies/ Urban Development Authority	Given

**13 Project Value (Wing "C")**

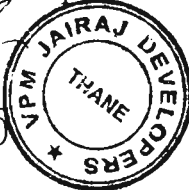
Type of Flat/House	No. of Flats/House	Average price per flat/house	Total (In lakhs)
Apartment (1BHK)	18	34.65	623.70
Apartment (1 BHK)	24	32.95	790.80
Apartment (2 BHK)	48	48.10	2308.80
Apartment (1BHK)	24	34.30	823.20
Apartment (1BHK)	24	34.00	816.00
Apartment (1BHK)	6	32.15	192.90
Total Project Value		Rs.	<b>5555.40</b>

<b>14</b> Whether credit facility enjoyed With any bank	No
<b>15.</b> Disbursement to be made In favour of: Account Name:  Account Number : Bank / Branch : IFSC code	VPM JAI RAJ DEVELOPERS PROJECT SAIRAJHEIGHTS RERA COLL A/C 028011300000407 BHAYANDAR PJSB0000025

**16. Contact Person:** Mr. Amit Kumar Jain  
**Email ID:** vpmjrd@gmail.com

For VPM Jairaj Developers

(Amit Kumar Jain)  
Partner





VPM JAIRAJ  
DEVELOPERS

Date: 03/07/2023

To,  
The Assistant General Manager  
State Bank of India,  
Home Loan Sales  
Local Head Office, Mumbai

Sub.: Covering Letter for APF  
Ref.: Sairaj Heights a Project by VPM Jairaj Developers  
(MahaRera No. - P51700034679)

Dear Sir/Ma'am

Enclosing herewith the documents of our aforementioned Project for APF No. Application as per the checklist provided by the Bank.

We, hereby hope to get our application submission and processing with all the requisite document at the earliest.

Kindly find the following Documents (order) in our submitted file.

**LIST OF DOCUMENTS:**

1. Builder Profile as per **Attached Format**
2. Self-Attested Copy of Pan /Adhaar card of the firm and all Partners of the Firm.
3. Copy of Membership of industry body like CREDAI – MCHI. (Attached).
4. Copy of Partnership Deed.
5. **NOTARIZED** Affidavit as per **Attached Format** on Rs. 200/- Judicial paper.
6. Copy of 7/12 Extract.
7. Copy of Development Agreement dated 29/05/2014 & Power of Attorney dated 29/05/2014.
8. Copy of Development Agreement dated 05/06/2015 & Power of Attorney dated 05/06/2015.
9. Copy of Commencement Certificate dated 12/07/2022.
10. Copy of N.A.Order dated 13/06/2012.
11. Copies of Approved Plans.
12. Draft Copy of Agreement of Sale.
13. Copy of Search Report issued by Advocate dated 13/02/2020, 05/08/2021 & 13/06/2023.
14. Copy of Title Certificate issued by Advocate dated 08/04/2022 & 17/06/2023.



VPM JAI RAJ  
DEVELOPERS

15. Copy of GST Certificate.
16. Copy of MahaRera Certificate.
17. Copy of Brochure.

Thanks & Regards,  
For VPM Jairaj Developers

(Amit Kumar Jain)  
Partner



PROJECT ✓  
GHATKOPAR

ANUJ MALHOTRA  
NO. PH. 9987527007

811212023



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
P51700034679

Project: SAIRAJ HEIGHTS , Plot Bearing / CTS / Survey / Final Plot No.: 4/2/4/4/4/5/4/6 at Ehiwandi (M Corp.),  
Bhiwandi, Thane, 421308;

1. Vpm Jairaj Developers having its registered office / principal place of business at Tehsil: Thane, District: Thane,  
Pin: 401107.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 20/04/2022 and ending with 31/03/2026 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 20-04-2022 18:09:20

Dated: 20/04/2022

Place: Mumbai

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



# Archana KhanduThakare

Advocate (High Court) B.A.LL.B.

14 -B/11, Flat No.004,Ground floor, Gopal Nagar, Bhiwandi- 421 302, Dist : Thane. (M -09220578170)

Date :13 /06/2023

## SEARCH REPORT

**REF.:** In respect of Land bearing Survey No. 4/2/4/4/5/4/6 (old Survey No. 4/Paiki, 4/Paiki, 4/Paiki, 4/Paiki), area 38-20-00 (R-Sq-Mtrs), Assessment (Rs-Ps) 8-24; lying, being and situated at village Temghar, Taluka Bhiwandi, District Thane. It is within the local limits of Revenue Village – Temghar, TalathiSaja – Temghar, Bhiwandi Nizampur City Municipal Corporation and under the jurisdiction of Registrar of Assurances - District Thane & Sub-Registrar of Assurances – Taluka Bhiwandi. The said land is owned by i) Vithu Gajanan Chaudhary – area (R-Sq. Mtrs.) 5-00-00, ii) ManjulabaiValku Chaudhary and others -- area (R-Sq. Mtrs.) 5-30-00, iii) Vanita Pralhad Jadhav – area (R-Sq. Mtrs.) 8-20-00, iv) JanabaiTrimbak Mhatre and others – area (R-Sq. Mtrs.) 19-70-00 (As per 7/12 extract).

Search taken at Sub Registrar offices in Bhiwandi, District Thane in respect of above mentioned property during the year 1994 to 2001 the following transactions are traced out:-

On Careful inspection of **Online Search** In respect of the above mentioned property during the year 2002 to 10/06/2023 the following transactions are traced out.

The aforesaid search is taken in respect of land property only that does not include any transaction in respect of Flats, Galas & Shops and Structure standing thereon.

YEAR	TRANSACTION	YEAR	TRANSACTION
1994	NIL	2009	TRANSACTION
1995	NIL	2010	NIL
1996	NIL	2011	NIL
1997	NIL	2012	NIL
1998	NIL	2013	TRANSACTION
1999	NIL	2014	TRANSACTION
2000	NIL	2015	TRANSACTION
2001	NIL	2016	TRANSACTION
2002	TRANSACTION	2017	NIL
2003	NIL	2018	NIL
2004	NIL	2019	NIL
2005	NIL	2020	NIL
2006	NIL	2021	NIL
2007	NIL	2022	NIL
2008	TRANSACTION	2023	NIL

**NOTE FOR THE YEAR 2002 FOLLOWING TRANSACTION IS VERIFIED FROM  
ONLINE SEARCH:-**

**Partition Deed** registered under serial No. BVD-1/497/2002 dated 04/02/2002, executed by Appa Budhya Chaudhary for self and POA holder of ValkyaBudhya Chaudhary, NagiBhra. Dattu, TarabaiBhra. Bhaskar, Vithu Gajanan Chaudhary, Anandi Bhra. Gajanan in favour of ValkyaBudhya Chaudhary, NagiBhra. Dattu, TarabaiBhra. Bhaskar, Vithu Gajanan Chaudhary, Anandi Bhra. Gajanan through their POA Holder Vanita Prahlad Jadhav, hence (i) the land bearing Survey No. 78/1 area (H-R-P) 0-14-0 + P.K. 0-00-8, total area (H-R-P) 0-14-8 of Village Pimpalner has given to ValkyaBudhya Chaudhary, NagiBhra. Dattu, TarabaiBhra. Bhaskar, Vithu Gajanan Chaudhary, Anandi Bhra. Gajanan and Appa Budhya Chaudhary; (ii) the land bearing Survey No. 152/1Paiki/2 area (H-R-P) 0-06-6 + Pot Kharab 0-01-0, Survey No. 4Paiki, area (H-R-P) 0-08-2, Pardi No. 2 area (H-R-P) 0-01-0, Survey No. 9/6 area (H-R-P) 0-04-4 of Village Temghar, has given to Appa Budhya Chaudhary.

**NOTE FOR THE YEAR 2008 FOLLOWING TRANSACTION IS VERIFIED FROM  
ONLINE SEARCH:-**

**Agreement For Sale** in respect of Land bearing Survey No. 4/Paiki, area (H-R-P) 0-51-0; given by BarkubaiBudhaji Patil, Manubai Balaram Patil, RatnabaiPremnathShelar, Vandana Jayram Patil through POA Holder Vishnu Ziparu Kene and MaganZiparuKene in favour of LaxmansinghShankarsinghRajpurohit and Sandeep Tukaram Chaudhary; Executed and registered on 18/03/2008 at serial No. BVD-1/2607/2008.

**NOTE FOR THE YEAR 2009 FOLLOWING TRANSACTION IS VERIFIED FROM  
ONLINE SEARCH:-**

**Sale Deed** (of Agreement for Sale vide Doc. Sr. No. 2607/08) in respect of Land Bearing Survey No. 4/Paiki, area (H-R-P) 0-51-0; given by BarkubaiBudhaji Patil, Manubai Patil, Ratnabai Patil, Vandana Patil through POA Holder and Self Vishnu Ziparu Kene and MaganZiparu Kene in favour of LaxmansinghShankarsinghRajpurohit and Sandeep Tukaram Chaudhary; Executed & registered on 17/02/2009 vide serial No. BVD-1/993/2009.

**NOTE FOR THE YEAR 2013 FOLLOWING TRANSACTION IS VERIFIED FROM  
ONLINE SEARCH:-**

**Release Deed** in respect of Land Bearing Survey No. 4/paiki, area (H-R-P) 0-24-8; given by Hirabai Somnath Chaudhary, Yogesh Somnath Chaudhary, Manoj Somnath Chaudhary, Pramod Somnath Chaudhary, Ramakant Somnath Chaudhary, Shashikant Somnath Chaudhary, Umakaat Somnath Chaudhary, Sangita Balaram Gaikar, Bebi Savant alias Bebi Somnath Chaudhary in favour of Chandra Alias Chandri Krushna Chaudhary alias Chandra Ramdas Patil; Executed on Dated 07/08/2013 & registered on 08/08/2013 vide serial No. BVD-1/6839/2013.

**Development Agreement** in respect of Land Bearing Survey No. 4/Paiki, area (H-R-P) 0-24-8; where the Developer agrees to give 12500 Sq. Ft. i.e. 1171 Sq. Mtrs. Saleable Built-up Area, Rs. 13,50,000/- by Cash and Rs. 12,00,000/- as Security Deposit to the Land Owner; given for Development by (1) Jaya Ravi Vankhede through Natural Guardian and for Self Kunda Ravi Vankhede, (2) Mahesh Ravi Vankhede, (3) Sunita alias Shanubai Sunil Malavi (expired) through legal heirs Yogesh Sunil Malavi (minor), Riddhesh Sunil Malavi (minor) through their Natural Guardian through and for Self Ciandra alias Chandri Krushna Chaudhary alias Chandra Ramdas Patil, (4) Ramdas Baliram Patil in favour of M/s. New Horizon Enterprises through Partner Pralhad D. Daga; Executed on 07/08/2013 and registered on 08/08/2013 vide serial No. BVD-1/6859/2013.

**NOTE FOR THE YEAR 2014 FOLLOWING TRANSACTION IS VERIFIED FROM ONLINE SEARCH:-**

**Sale Deed** in respect of Land Bearing Survey No. 4/paiki, area (H-R-P) 0-22-0; given by Shashikant RamchadraGhanvatkar, Prabhakar RamchadraGhanvatkar, Sudhir Achyut Ghanvatkar, Pradnya Pradip Bhatt, Shailaja ShrikrushnaGhanvatkar, Yogendra ShrikrushnaGhanvatkar, DevdattaShrikrushnaGhanvatkar, Swati Sharad Godabole, Vasudha TrimbakKarve, Hemant Dattatray Puranik, Aruna Dattatray Puranik, Madhavi Padmakar Puranik/Vartak, Abhay Dattatray Puranik, Dilip Pandurang Modak, Avinash Pandurang Modak through their POA Holder and for Self Sanjay Achyut Ghanvatkar in favour of Ramesh KasturchandTejavat; Executed & registered on 19/03/2014 vide serial No. BVD-1/2472/2014.

**Development Agreement** in respect of Land Bearing Survey No. 4/Paiki, 4/Paiki, 4/Paiki, 4/Paiki, area admeasuring about 1850 Sq. Mtrs; given by Appa Budhya Chaudhary, Vithu alias Vitthal Gajanan Chaudhary, ManjulabaiValaku Chaudhary, Bharat Valaku Chaudhary, Ratna Sudam Chaudhary, ShatrughnaValaku Chaudhary, PrahladValaku Chaudhary, PandharinathValaku Chaudhary in favour of V.P.M. Jayraj Developers through Partners Vijay Mohanlal Shah and Ashit R. Shah; Executed and registered on 29/05/2014 vide serial No. BVD-1/4459/2014.

**NOTE FOR THE YEAR 2015 FOLLOWING TRANSACTION IS VERIFIED FROM ONLINE SEARCH:-**

**Development Agreement** in respect of Land Bearing Survey No. 4/Paiki, 4/Paiki, 4/Paiki, 4/Paiki, area admeasuring about 1970 Sq. Mtrs; given by JanabaiTrimbak Mhatre, MangalabaiShivnath Chaudhary, Kishor Shivnath Chaudhary, Sadhana alias Sadhanabai Jagannath Madhavi, Kavita Shravan Mhatre, Saras alias Sarita Dipak Patil, Kamal alias Kamali Prakash Mali, Hausa alias Hansa Shivnath Chaudhary, Nanda alias Nandani Manik Patil, Pradip Shivnath Chaudhary, Savitribai Dayaram Chaudhary and Kantabai Keshav Bhoir in favour of V.P.M. Jayraj Developers through Partners Vijay Mohanlal Shah and Ashit R. Shah; Executed on 05/06/2015 and registered on 24/06/2015 vide serial No. BVD-1/3912/2015.

Bond Deed (Bandh Patra) in respect of land bearing Survey No. 4/Paiki, 4/Paiki, 4/Paiki, 4/Paiki; out of which area 78.87 Sq. Mtrs. acquired for 12 Mtrs. wide road by Bhiwandi Nizampur City Municipal Corporation Bhiwandi; given by (1)ManjulabaiValku Chaudhary, Bharat Valku Chaudhary, Ratna Sudam Chaudhary, ShatrugnaValku Chaudhary, PralhadValku Chaudhary, PandharinathValku Chaudhary through POA Holder V. P. M. Jayraj Developers through Partner Vijay Mohanlal Shah, (2) ManjulabaiValku Chaudhary, Bharat Valku Chaudhary, Ratna Sudam Chaudhary, ShtrughanaValku Chaudhary, PralhadValku Chaudhary, PandharinathValku Chaudhary through POA Holder V. P. M. Jayraj Developers through Partner Ashit R. Shah; Executed and registered on 28/10/2015 at serial No. BVD-1/7155/2015.

**NOTE FOR THE YEAR 2016 FOLLOWING TRANSACTION IS VERIFIED FROM ONLINE SEARCH:-**

Gift Deed in respect of Agricultural Land Bearing Survey No. 4/Paiki, area (H-R-P) 0-08-2, Survey No. 152/1Paiki, area (H-R-P) 0-06-6 + P.K 0-01-0, Survey No. 9/6Paiki, total area (H-R-P) 0-04-4, Pardi No. 2, area (H-R-P) 0-01-0, total area (H-R-P) 0-21-2; given by Appa Budhaji Chaudhary in favour of Vanita Pralhad Jadhav; Executed and registered on 09/02/2016 at serial No. BVD-2/958/2016.

*Thakare*  
Adv. Archana K. Thakare



CHALLAN  
MTR Form Number-6



GRN	MH003636152202324E	BARCODE	13/06/2023-16:47:59		Form ID
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Search Fee		TAX ID / TAN (If Any)		
	Other Items		PAN No.(If Applicable)		
Office Name	BVD1_BHIWANDI NO 1 SUB REGISTRAR		Full Name	ARCHANA KHANDU THAKARE	
Location	THANE				
Year	2023-2024 One Time		Flat/Block No.		
Account Head Details	Amount In Rs.		Premises/Building		
0030072201 SEARCH FEE	750.00		Road/Street		
			Area/Locality		
			Town/City/District		
			PIN		
			Remarks (If Any)		
			OLD SURVEY NO 4P NEW SURVEY NO 4/2/4/4/4/5/4/6 VILLAGE		
			TEMGHAR SEARCH FROM 1996 TO 2023 FOR 30 YEARS		
			Amount in Words	Seven Hundred Fifty Rupees Only	
Total	750.00				
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CIN	Ref. No.	69103332023061318628	2813075476	
Cheque/DD No.	Bank Date	RBI Date	13/06/2023-16:49:15	Not Verified with RBI	
Name of Bank	Bank-Branch		IDBI BANK		
Name of Branch	Scroll No. , Date		Not Verified with Scroll		

Department ID : Mobile No. : 9220578170  
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
सदर चलान "वॉल्व ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करताच्या दस्त्यासाठी लागू नाही.



17(2)



महाराष्ट्र शासन

गाव नमुना सात ( अधिकार अभिलेख पत्रक )

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

गाव :- टेमघर (१४३९२२)

तालुका :- भिवंडी

जिल्हा :- ठाणे



UDIAN : 12237663127

भुमापन क्रमांक व उपविभाग

४/२/४/४/४/४/६

12237663127

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो. ख.	फेरफार क्र	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकक आर.चौ.मी	६३६	विठ्ठु गजानन चौधरी	५.००.००			(५३६७)	कुळाचे नाव व खंड
अकृषिक क्षेत्र	३२४३	मंजुळाबाई वालुक चौधरी				(५३६७)	इतर अधिकार
विन शेती	३८.२०.००	भरत वालुक चौधरी				(५३६७)	अकृषिक वापर - रहिवास (गावठाणावाहेरील)
विन शेती	८.२४	रत्ना सुदाम चौधरी				(५३६७)	मा. जिल्हाधिकारी ठाणे यांचे फडील आदेश क्र
आकारणी		शत्रुघ्न वालुक चौधरी				(५३६७)	महसूल/कक्ष-० टे-८/एन्.ए.पी/प्ल
		प्रल्हाद वालुक चौधरी				(५३६७)	आर/७९/२०१२ दि. १३/६/२०१२ अन्वये रहिवास
		पंढरीनाथ वालुक चौधरी				(५३६७)	कारणासाठी विनशेती व. कु. क्र. ४३ ची रारत
		सामाईक क्षेत्र	५.३०००	०.००			शिथील विनशेती क्षेत्र - ३०६२-५३ चौ.मी.
							रिफ्रिेशन ग्राऊंड-५४०-४४, प्रपोज सेड ७६-८७ (
	३२४४	वनिता प्रल्हाद जाधव				(५३६७)	५३६७)
							इतर
	३५०७	जनाबाई त्रिंबक म्हात्रे				(५३६७)	वी.पी.एम.जयराज डेव्हलपर्स व जमिन मालक
		मंगलाबाई शिवनाथ चौधरी				(५३६७)	जनाबाई त्रिंबक म्हात्रे व इतर (क्षेत्र १९.७०.००
		किशोर शिवनाथ चौधरी				(५३६७)	आर.चौ.मी.) पुरता जमिन विकसित करणेचा करार
		साधना जगन्नाथ मठवी				(५३६७)	झाला आहे. (५८९६)
		कविता श्रावण म्हात्रे				(५३६७)	इतर
		सरस दिपक पाटील				(५३६७)	वी.पी.एम.जयराज डेव्हलपर्स व जमिन मालक
		कमल प्रकाश माळी				(५३६७)	आप्या बुध्या चौधरी, विठ्ठु गजानन
		हौसा शिवनाथ चौधरी				(५३६७)	चौधरी, मंजुलाबाई वालुक चौधरी व इतर यांचेमध्ये
		नंदा माणिक पाटील				(५३६७)	(क्षेत्र १८.५०.०० आर चौ.मी.) पुरता जमिन विकसित
		प्रदीप शिवनाथ चौधरी				(५३६७)	करणेचा करार झाला आहे. (५९१८)
		[ दयाराम शंकर चौधरी	१९.७०.००			(६०९९)	
		सावित्रीबाई दयाराम चौधरी				(६०९९)	प्रलंबित फेरफार : नाही.
		कांताबाई केशव मोईर				(६०९९)	
		सामाईक क्षेत्र	१९.७०००	०.००			शेवटचा फेरफार क्रमांक : ६०९९ व दिनांक :
							१६/१२/२०२१
जुने फेरफार क्र. : (६६९) (६६२) (८४९) (८७९) (९०७) (९५०६) (९७६५) (९७६६) (२७९७) (२९७४) (३०००) (४०८९) (४५०४) (४९३६) (५३६७)							सीमा आणि भुमापन चिन्हे



हा गाव नमुना क्रमांक ७ दिनांक १६/१२/२०२१-०४:१५:०० PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ चा डेटा स्वयंप्रमाणित असल्यामुळे ७/१२ अभिलेखावर वर कोणत्याही सही शिक्क्याची आवश्यकता नाही.

सूचना: तांत्रिक अडचणी खतर तलाठी यांचे कडील डिजिटल स्वाक्षरी प्रक्रिया प्रलंबित असल्याने हा ७/१२ अभिलेख अद्यावत नाही. यावर फेरफार नोंद क्र. ६०९९ मंजूर आहे. तथापि अद्याप याबाबतचा बदल या ७/१२ वर घेण्यात आलेला नाही यांची कृपया नोंद घ्यावी.

७/१२ डाउनलोड दि. : २१/०१/२०२३ : १५:४९:१६ PM. वैधता पडताळणीसाठी <https://digitalsatara.mahabhurni.gov.in/dsl/> या संकेत स्थळावर जाऊन 2110100001240366 हा क्रमांक

पृष्ठ क्र. १/२

Digitally signed

गाव नमुना बारा ( पिकांची नोंदवही )

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९ ]

गाव :- टेमघर (१४३९२२)

तालुका :- भिवंडी

जिल्हा :- ठाणे

भुमापन क्रमांक व उपविभाग ४/२/४/४/४/५/४/६

पिकाखालील क्षेत्राचा तपशील								लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्षे	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)

टीप : \*\* सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे

Dated Copy



(o) 2804 5171.  
Mob: 9869623820.

**R. J. MISHRA**

M.A, L.L.B

ADVOCATE HIGH COURT  
NOTARY GOVT. OF INDIA

OFFICE : 109, Bhaidaya Nagar, B - Bldg., Near Gopi Mahal Hotel, Navghar Rd,  
Bhayandar (E), Dist. - Thane.

Ref.

Date: - 17/06/2023

To

MahaRERA

**TITLE INVESTIGATION REPORT**

Sub: All that piece and parcel of Non-Agricultural Land bearing Survey No. 4/2/4/4/4/5/4/6 (Old Survey No. 4/Paiki, 4/Paiki, 4/Paiki, 4/Paiki); area admeasuring about 3820.00 Sq. Mtrs., equivalent to 00-38-20 (H-R-P), Assessment Rs. 8.24/-; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane (hereinafter referred as "the said land").

A) I have investigated the title of the said land on the request of M/S. V. P. M. JAIRAJ DEVELOPERS through its Partners 1) SHRI ASHIT RAJNIKANT SHAH, 2) SHRI AMIT KUMAR JAIN and following documents i.e.:-

**R. J. MISHRA**  
Advocate High Court,  
Flat - 108, Bhaidaya Nagar  
Navghar Rd., Bhayandar (E)

(o) 2804 5171.  
Mob: 9869623820.

# R. J. MISHRA

M.A, L.L.B

ADVOCATE HIGH COURT  
NOTARY GOVT. OF INDIA

---

OFFICE : 109, Bhaidaya Nagar, B - Bldg., Near Gopi Mahal Hotel, Navghar Rd,  
Bhayandar (E), Dist. - Thane.

---

Ref.

Date: - 17/06/2023

1) Description of the Property:-

All that Piece and Parcel of Non-Agricultural Land bearing Survey No. 4/2/4/4/4/5/4/6 (Old Survey No. 4/Paiki, 4/Paiki, 4/Paiki, 4/Paiki); area admeasuring about 3820.00 Sq. Mtrs., equivalent to 00-38-20 (H-R-P), Assessment Rs. 8.24/-; situate, lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; Joint Sub-Registration District and Taluka Bhiwandi, Registration District and Dist. Thane.


2) The documents of allotment of land:

- i) Copy of Development Agreement Serial No. 4459/2014
- ii) Copy of Power of Attorney Serial No. 4460/2014
- iii) Copy of Development Agreement Serial No. 3912/2015
- iv) Copy of Power of Attorney Serial No. 3913/2015

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3) Digital 7/12 extract issued by Talathi Temghar dated 05/08/2021 and Mutation Entry Nos. 661, 662, 849, 879, 907, 1506, 1765, 1766, 1907, 2717, 2974, 3000, 4089, 4504, 4936, 5367, 5896 and 5918.

2

  
**R. J. MISHRA**  
Advocate High Court.  
Flat - 108, Bhaidaya Nagar  
Navghar Rd., Bhayandar (E)

(o) 2804 5171.  
Mob: 9869623820.

**R. J. MISHRA**

M.A, L.L.B

ADVOCATE HIGH COURT  
NOTARY GOVT. OF INDIA

---

OFFICE : 109, Bhaidaya Nagar, B – Bldg., Near Gopi Mahal Hotel, Navghar Rd,  
Bhayandar (E), Dist. – Thane.

---

*Ref.*

*Date:* - 17/06/2023

4) Search Report dated 13/02/2020 for 30 years from 1990 till 2020 of Advocate and Search Report dated 05/08/2021 for 3 years from 2019 till 05/08/2021 vide Receipt No. 9174 of Advocate SMT. ARCHANA KHANDU THAKARE.

B) On Perusal of the above mentioned documents and all other relevant documents relating to title of the all that Piece and Parcel of Non-Agricultural Land bearing Survey No. 4/2/4/4/4/5/4/6 (Old Survey No. 4/Paiki, 4/Paiki, 4/Paiki, 4/Paiki); area admeasuring about 3820.00 Sq. Mtrs., equivalent to 00-38-20 (H-R-P), Assessment Rs.8.24/-; situate, lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; Joint Sub-Registration District and Taluka Bhiwandi, Registration District and Dist. Thane; out of the above said land area admeasuring about 500.00 Sq. Mtrs., equivalent to 0-05-00 (H-R-P) belonging to SHRI VITHU GAJANAN CHOUDHARI and area admeasuring about 530.00 Sq. Mtrs., equivalent to 0-05-30 (H-R-P) belonging to 1) SMT. MANJULABAI VALKU CHOUDHARI, 2) SHRI BHARAT VALKU CHOUDHARI, 3) SMT. RATNA SUDAM CHOUDHARI, 4) SHRI SHATRUGHAN VALKU CHOUDHARI, 5) SHRI PRALHAD VALKU CHOUDHARI and 6) SHRI PANDHARINATH

**R. J. MISHRA**

Advocate High Court.  
Flat - 108, Bhaidaya Nagar  
Navghar Rd., Bhayandar (E)

(o) 2804 5171.  
Mob: 9869623820.

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M.A, L.L.B

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VALKU CHOUDHARI and area admeasuring about 820.00 Sq. Mtrs., equivalent to 0-08-20 (H-R-P) belonging to SMT. VANITA PRALHAD JADHAV and area admeasuring about 1970.00 Sq. Mtrs., equivalent to 00-19-70 (H-R-P) belonging to 1) SMT. JANABAI TRIMBAK MHATRE, 2) SMT. MANGLABAI SHIVNATH CHAUDHARI, 3) SHRI KISHOR SHIVNATH CHAUDHARI, 4) SMT. SADHANA JAGANNATH CHAUDHARI, 5) SMT. KAVITA SHRAVAN MHATRE, 6) SMT. SARAS DEEPAK PATIL, 7) SMT. KAMAL PRAKASH MALI, 8) SMT. HAUSA SHIVNATH CHAUDHARI, 9) SMT. NANDA MANIK PATIL, 10) SHRI PRADEEP SHIVNATH CHAUDHARI, 11) SMT. SAVITRIBAI DAYARAM CHAUDHARI, 12) SMT. KANTABAI KESHAV BHOIR.

By virtue of Registered Development Agreement bearing Registration Serial No. 4459/2014, duly executed and registered on dated 29/05/2014; duly registered with Sub-Registrar of Assurances, Bhiwandi-1; The Land Owners 1) SHRI APPA BUDHYA CHOUDHARI, 2) SHRI VITHU alias VITTHAL GAJANAN CHOUDHARI, 3) SMT. MANJULABAI VALKU CHOUDHARI, 4) SHRI BHARAT VALKU CHOUDHARI, 5) SMT. RATNA SUDAM CHOUDHARI, 6) SHRI SHATRUGHAN VALKU CHOUDHARI, 7) SHRI PRALHAD VALKU CHOUDHARI and 8) SHRI

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**R. J. MISHRA**  
Advocate High Court,  
Flat - 108, Bhaidaya Nagar  
Navghar Rd., Bhayandar (E)

(o) 2804 5171.  
Mob: 9869623820.

**R. J. MISHRA**

M.A, L.L.B

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PANDHARINATH VALKU CHOUDHARI herein had transfer their development rights in respect the said land bearing Survey No. 4, Hissa No. Paiki, Survey No. 4, Hissa No. Paiki, Survey No. 4, Hissa No. Paiki, Survey No. 4, Hissa No. Paiki; area admeasuring about 1850.00 Sq. Mtrs.; situate, lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District & Taluka Bhiwandi, and Registration District & District Thane; in favour of M/S. V. P. M. JAIRAJ DEVELOPERS Through Its Partners 1) SHRI VIJAY MOHANLAL SHAH, 2) SHRI ASHIT RAJNIKANT SHAH.

In pursuant to the above said Development Agreement the Land Owners 1) SHRI APPA BUDHYA CHOUDHARI, 2) SHRI VITHU alias VITTHAL GAJANAN CHOUDHARI, 3) SMT. MANJULABAI VALKU CHOUDHARI, 4) SHRI BHARAT VALKU CHOUDHARI, 5) SMT. RATNA SUDAM CHOUDHARI, 6) SHRI SHATRUGHAN VALKU CHOUDHARI, 7) SHRI PRALHAD VALKU CHOUDHARI and 8) SHRI PANDHARINATH VALKU CHOUDHARI have granted registered Power of Attorney, bearing Registration Serial No. 4460/2014, duly executed and registered on 29/05/2014, in favour of the Developer M/S. V. P. M. JAIRAJ

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DEVELOPERS, through its Partners 1) SHRI VIJAY MOHANLAL SHAH, 2) SHRI ASHIT RAJNIKANT SHAH thereby allowing and permitting them to develop the said land.

By virtue of Mutation Entry No. 5896, dated 06/11/2020 and by Virtue of Registered Development Agreement bearing Registration Serial No. 3912/2015, duly executed and registered on dated 24/06/2015; duly registered with Sub-Registrar of Assurances, Bhiwandi-1; 1) SMT. JANABAI TRIMBAK MHATRE, 2) SMT. MANGLABAI SHIVNATH CHAUDHARI, 3) SHRI KISHOR SHIVNATH CHAUDHARI, 4) SMT. SADHANA JAGANNATH CHAUDHARI, 5) SMT. KAVITA SHRAVAN MHATRE, 6) SMT. SARAS DEEPAK PATIL, 7) SMT. KAMAL PRAKASH MALI, 8) SMT. HAUSA SHIVNATH CHAUDHARI, 9) SMT. NANDA MANIK PATIL, 10) SHRI PRADEEP SHIVNATH CHAUDHARI, 11) SMT. SAVITRIBAI DAYARAM CHAUDHARI, 12) SMT. KANTABAI KESHAV BHOIR herein had transfer their development rights in respect the said land bearing Survey No. 4, Hissa No. Paiki, Survey No. 4, Hissa No. Paiki, Survey No. 4, Hissa No. Paiki, Survey No. 4, Hissa No. Paiki; area admeasuring about 1970.00 Sq. Mtrs.; situate, lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi

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**R. J. MISHRA**  
Advocate High Court,  
109, Bhaidaya Nagar 'B'  
Navghar Rd., Bhayandar (E)

(o) 2804 5171.  
Mob: 9869623820.

**R. J. MISHRA**

M.A, L.L.B

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Nizampur City Municipal Corporation, Joint Sub-Registration District & Taluka Bhiwandi, and Registration District & District Thane; in favour of M/S. V. P. M. JAIRAJ DEVELOPERS, through its Partners 1) SHRI VIJAY MOHANLAL SHAH, 2) SHRI ASHIT RAJNIKANT SHAH.

In pursuant to the above said Development Agreement the Land Owners 1) SMT. JANABAI TRIMBAK MHATRE, 2) SMT. MANGLABAI SHIVNATH CHAUDHARI, 3) SHRI KISHOR SHIVNATH CHAUDHARI, 4) SMT. SADHANA JAGANNATH CHAUDHARI, 5) SMT. KAVITA SHRAVAN MHATRE, 6) SMT. SARAS DEEPAK PATIL, 7) SMT. KAMAL PRAKASH MALI, 8) SMT. HAUSA SHIVNATH CHAUDHARI, 9) SMT. NANDA MANIK PATIL, 10) SHRI PRADEEP SHIVNATH CHAUDHARI, 11) SMT. SAVITRIBAI DAYARAM CHAUDHARI, 12) SMT. KANTABAI KESHAV BHOIR have granted registered Power of Attorney, bearing Registration Serial No. 3913/2015, duly executed and registered on 24/06/2015, in favour of the Developer M/S. V. P. M. JAIRAJ DEVELOPERS, through its Partners 1) SHRI VIJAY MOHANLAL SHAH, 2) SHRI ASHIT RAJNIKANT SHAH thereby allowing and permitting them to develop the said land.

**R. J. MISHRA**

Advocate High Court,  
Flat - 108, Bhaidaya Nagar 'B'  
Navghar Rd., Bhayandar (E)

(o) 2804 5171.  
Mob: 9869623820.

**R. J. MISHRA**

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And above mentioned both Development Agreement along with both Power of Attorney are still existing and in force and all the Development Rights belongs to M/S. V. P. M. JAIRAJ DEVELOPERS, through its Partners 1) SHRI VIJAY MOHANLAL SHAH, 2) SHRI ASHIT RAJNIKANT SHAH.

And by and under a Retirement cum Admission Deed dated 01<sup>st</sup> April, 2017 the said SHRI VIJAY MOHANLAL SHAH, retired from the Partnership firm M/S. V. P. M. JAIRAJ DEVELOPERS and one SHRI KAUSHIK KIRITKUMAR SHAH, has admitted as New Partner in the said Partnership firm.

And by and under a Retirement cum Admission Deed dated 01<sup>st</sup> April, 2022 the said SHRI KAUSHIK KIRITKUMAR SHAH, retired from the Partnership firm M/S. V. P. M. JAIRAJ DEVELOPERS and one SHRI AMIT KUMAR JAIN, was admitted as New Partner in the said Partnership firm.

And in my opinion, the title if the said land is clear, marketable and beyond reasonable doubts and free from all encumbrance.

**R. J. MISHRA**

Advocate High Court,

Flat - 108, Bhaidaya Nagar

Navghar Rd., Bhayandar (E)



(o) 2804 5171.  
Mob: 9869623820.

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M.A, L.L.B

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**Owners of the Land:-**

1. SHRI VITHU GAJANAN CHOUDHARI of the land bearing Survey No. 4/2/4/4/4/5/4/6; area admeasuring about 500.00 Sq. Mtrs., equivalent to 0-05-00 (H-R-P).
2. SMT. MANJULABAI VALKU CHAUDHARY, SHRI BHARAT VALKU CHOUDHARI, SMT. RATNA SUDAM CHOUDHARI, SHRI SHATRUGHAN VALKU CHOUDHARI, SHRI PRALHAD VALKU CHOUDHARI AND SHRI PANDHARINATH VALKU CHOUDHARI of the land bearing Survey No. 4/2/4/4/4/5/4/6; area admeasuring about 530.00 Sq. Mtrs., equivalent to 0-05-30 (H-R-P).
3. SMT. VANITA PRALHAD JADHAV of the land bearing Survey No. 4/2/4/4/4/5/4/6; area admeasuring about 820.00 Sq. Mtrs., equivalent to 0-08-20 (H-R-P).
4. SHRI DAYARAM SHANKAR CHOUDHARI, SMT. JANABAI TRIMBAK MHATRE, SMT. MANGALABAI SHIVNATH CHOUDHARI, SHRI KISHOR SHIVNATH CHOUDHARI, SMT. SADHANA JAGANNATH MADHVI, SMT. KAVITA SHRAVAN MHATRE, SHRI

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M.A, L.L.B

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SARAS DIPAK PATIL, SMT KAMAL PRAKASH MALI, SMT. HAUSA SHIVNATH CHOUDHARI, SMT. NANDA MANIK PATIL AND SHRI PRADIP SHIVNATH CHOUDHARI of the land bearing Survey No. 4/2/4/4/4/5/4/6; area admeasuring about 1970.00 Sq. Mtrs., equivalent to 0-19-70 (H-R-P).

The report reflecting the flow of the title of the Developer M/S. V. P. M. JAIRAJ DEVELOPERS through its Partners 1) SHRI ASHIT RAJNIKANT SHAH, 2) SHRI AMIT KUMAR JAIN on the said land is enclosed herewith as annexure.

Encl.: Annexure.

Date: 06/06/2023

Signature,

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Advocate High Court,  
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Navghar Rd., Bhayandar (E)  
Advocate

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Advocate High Court,  
Flat - 108, Bhaidaya Nagar 'B'  
Navghar Rd., Bhayandar (E)

(o) 2804 5171.  
Mob: 9869623820.

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(Circular No.:-28/2021)

**FLOW OF THE TITLE OF THE SAID LAND**

All that piece and parcel of Non-Agricultural Land bearing Survey No. 4/2/4/4/4/5/4/6 (Old Survey No. 4/Paiki, 4/Paiki, 4/Paiki, 4/Paiki); area admeasuring about 3820.00 Sq. Mtrs., equivalent to 00-38-20 (H-R-P), Assessment Rs. 8.24/-; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane.

By virtue of Mutation Entry No. 661, dated 20/03/1960 and by virtue of Sale dated 11/02/1960; SHRI RAMCHANDRA VASUDEV GHANVATKAR has sold and transferred All That Piece And Parcel of Land bearing Survey No. 4/Paiki, Survey No. 3, Hissa No. 1/Paiki, Survey No. 9, Hissa No. 6/Paiki; Situate, lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; for a sum of Rs. 200/- (Rupees Two Hundred Only) in favour of SHRI BUDHYA VITHU CHOUDHARI.

**R. J. MISHRA**  
Advocate High Court  
Flat - 108, Bhaidaya Nagar 'B'  
Navghar Rd., Bhayandar (E)

(o) 2804 5171.  
Mob: 9869623820.

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By virtue of Mutation Entry No. 662, dated 20/03/1960 and by virtue of Sale Deed, dated 11/02/1960; SHRI RAMCHANDRA VASUDEV GHANVATKAR has sold and transferred All That Piece And Parcel of Land bearing Survey No. 4/Paiki, Survey No. 3, Hissa No. 1/Paiki, Survey No.9, Hissa No. 6/Paiki; Situate, lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; the said land for a sum of Rs. 200/- (Rupees Two Hundred Only) in favour of SHRI SHANKAR VITHU CHOUDHARI.

By virtue of Mutation Entry No. 849, dated 14/09/1963 and by virtue of Law of Inheritance LATE SHRI SHANKAR VITHU CHOUDHARI has died intestate on dated 07/08/1963 and therefore the said land has been transferred in the name of his Legal Heirs 1) SMT. PARVATI AA. SHANKAR CHOUDHARI (WIFE), 2) SHRI ARJUN SHANKAR CHOUDHARI (SON), 3) SHRI SUKRYA SHANKAR CHOUDHARI (SON), 4) SHRI SHIVNATH SHANKAR CHOUDHARI (SON), 5) KUMAR DAYARAM SHANKAR CHOUDHARI (MINOR SON), 6) KUMARI JANABAI SHANKAR CHOUDHARI (MINOR DAUGHTER). And the Legal Heirs No. 2 and 3 are insane and the Legal Heirs No.5 and 6 are minor through their Natural Guardian Mother SMT. PARVATI SHANKAR CHOUDHARI.

**R. J. MISHRA**  
Advocate High Court,  
Flat - 108, Bhaidaya Nagar - B  
Navghar Rd., Bhayandar (E)

(o) 2804 5171.  
Mob: 9869623820.

**R. J. MISHRA**

M.A, L.L.B

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By virtue of Mutation Entry No. 879, dated 21/12/1964 and by virtue of Law of Inheritance LATE SHRI BUDHYA VITHU CHOUDHARI has died intestate 5/6 Months Ago and therefore the said land has been transferred in the name of his Legal Heirs 1) SMT. KASHIBAI BUDHYA CHOUDHARI (WIFE), 2) SHRI APPA BUDHYA CHOUDHARI (SON), 3) SHRI VALKYA BUDHYA CHOUDHARI (SON), 4) SMT. NAGI AA. DATTU (MARRIED DAUGHTER), 5) SMT. TARABAI BHASKAR (MARRIED DAUGHTER), and son of deceased Son 6) KUMAR VITHU GAJANAN (GRAND SON) Through His Natural Guardian Mother SMT. ANANDI AA. GAJANAN.

By virtue of Mutation Entry No. 1506, dated 09/03/1984 and by virtue of Taluka Order No. RTS/WS/1317A, dated 14/12/1983 and by virtue of declaration and by virtue of oral partition dated 1970 the said Land is in possession SHRI VALKYA BUDHYA CHAUDHARI and SHRI VITHU GAJANAN CHAUDHARI hence as per the declaration by the co-owners 1) SHRI APPA BUDHYA CHOUDHARI, 2) SMT. KASHIBAI BUDHYA CHOUDHARI, 3) SMT. NAGI AA. DATTU and 4) SMT. TARABAI BHASKAR have divided and transferred the said land as per Kabja Vahivat along with other lands as under;

**R. J. MISHRA**  
Advocate High Court,  
Flat - 108, Bhaidaya Nagar  
Navghar Rd., Bhayandar (E)

(o) 2804 5171.  
Mob: 9869623820.

# R. J. MISHRA

M.A, L.L.B

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1) SHRI VALKYA BUDHYA CHOUDHARI.

Survey No.	Hissa No.	Area (H-R-Pratis)	Assessment Rs. Ps.
152	1/Paiki	0-06-75 + Pkh 0-00-75	0=90/-
4	0/Paiki	0-05-25	1=12/-
9	6/Paiki	0-04-75	0=08/-

2) SHRI VITHU GAJANAN CHOUDHARI.

Survey No.	Hissa No.	Area (H-R-Pratis)	Assessment Rs. Ps.
152	1/Paiki	0-07-25 + Pkh 0-00-75	0=96/-
4	0/Paiki	0-05-00	1=09/-
9	6/Paiki	0-04-75	0=08/-

By virtue of Mutation Entry No. 1765, dated 01/12/1987 and by virtue of Law of Inheritance LATE SHRI ARJUN SHANKAR CHOUDHARI has died intestate Four (4) years ago and therefore the said

**R. J. MISHRA**  
Advocate High Court,  
Flat - 108, Bhaidaya Nagar,  
Navghar Rd., Bhayandar (E)

(o) 2804 5171.  
Mob: 9869623820.

**R. J. MISHRA**

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land has been transferred in the name of his Legal Heirs 1) SMT. PARVATI SHANKAR CHOUDHARI (MOTHER), 2) SHRI SHIVNATH SHANKAR CHOUDHARI (BROTHER), 3) SHRI DAYARAM SHANKAR CHOUDHARI (BROTHER) and 4) SMT. JANABAI TRIMBAK MHATRE (MARRIED SISTER). The Legal Heirs No. 4 is married daughters therefore her name is recorded in the other rights column of the 7/12 extract.

By virtue of Mutation Entry No. 1766, dated 01/12/1987 and by virtue of Law of Inheritance LATE SHRI SUKRYA SHANKAR CHOUDHARI has died intestate (5) years ago and therefore the said land has been transferred in the name of his Legal Heirs 1) SMT. PARVATI SHANKAR CHOUDHARI (MOTHER), 2) SHRI SHIVNATH SHANKAR CHOUDHARI (BROTHER), 3) SHRI DAYARAM SHANKAR CHOUDHARI (BROTHER) and 4) SMT. JANABAI TRIMBAK MHATRE (MARRIED SISTER).

By virtue of Mutation Entry No. 1907, dated 03/10/1989 and by virtue of Law of Inheritance LATE SMT. KASHIBAI BUDHYA CHOUDHARI has died intestate 4/5 years ago and therefore the said land has been transferred in the name of her Legal Heirs 1) SHRI APPA

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BUDHYA CHOUDHARI (SON), 2) SHRI VALKYA BUDHYA CHOUDHARI (SON), 3) SMT. NAGI AA. DATTU (MARRIED DAUGHTER), 4) SMT. TARABAI BHASKAR (MARRIED DAUGHTER), 5) SHRI VITHU GAJANAN (NEPHEW), 6) SMT. ANANDI BHRA. GAJANAN.

By virtue of Mutation Entry No. 2717, dated 06/08/1999 and by virtue of Official Gazette no. C-1498/G.NO.184/L-6, dated 19/03/1998 and by virtue of Order No. REV/DESK-1/T-12/RECORD OF RIGHTS/6/99, dated 05/06/1999, given by Hon. Collector of Thane the names of women land owners had been transfer from other rights to Occupant. And the legal heirs of all the H.U.F. persons has been recorded in the record of right.

By virtue of Mutation Entry No. 2974, dated 15/04/2002 and by virtue of Registered Partition Deed bearing Registration Serial No. 497/2002, duly executed and registered on dated 04/02/2002; duly registered with Sub-Registrar of Assurances, Bhiwandi-1; the Land Owners 1) SHRI APPA BUDHYA CHAUDHARI, 2) SHRI VALKYA BUDHYA CHAUDHARI, 3) SMT. NAGI BHRA. DATTU, 4) SMT. TARABAI BHRA. BHASKAR, 5) SHRI VITHU GAJANAN CHAUDHARI, 6) SMT. ANANDI



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BHRA. GAJANAN Through their Constituted attorney 1) SHRI APPA BUDHYA CHAUDHARI, 2) SMT. VANITA PRALHAD JADHAV have divided and transferred the said land along with other lands among themselves as under:-

- A) SHRI VALKYA BUDHYA CHAUDHARI, SMT. NAGI BHRA. DATTU, SMT. TARABAI BHRA. BHASKAR, SHRI VITHU GAJANAN CHAUDHARI, SMT. ANANDI BHRA. GAJANAN All that piece and parcel of the said land bearing Survey No. 78, Hissa No. 1, area admeasuring about 0-14-0 (H-R-P) + Potkharaba 0-00-8 (H-R-P); situate, lying and being at Mouje Pimpalner, Taluka Bhiwandi, Dist. Thane; within the limits of Grampanchayat Pimpalner, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane;
- B) SHRI APPA BUDHYA CHAUDHARI All that piece and parcel of the said land bearing Survey No. 4/Paiki area admeasuring about 0-08-2 (H-R-P) along with land bearing Survey No. 152, Hissa No. 1/Paiki/2, area admeasuring about 0-06-6 (H-R-P) + Potkharaba 0-01-0 (H-R-P), Survey No. 9, Hissa No. 6/Paiki, area admeasuring about 0-04-4 (H-R-P), Pardi No. 2, area admeasuring about 0-01-0;

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M.A, L.L.B

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situate, lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District & Taluka Bhiwandi, and Registration District & District Thane.

By virtue of Mutation Entry No. 3000, dated 03/08/2002 and by virtue of Law of Inheritance LATE SHRI VALKU BUDHAJI CHOUDHARI has died on dated 04/05/2002 and therefore the said land has been transferred in the name of his Legal Heirs 1) SMT. MANJULABAI VALKU CHOUDHARI (WIFE), 2) SHRI BHARAT VALKU CHOUDHARI (SON), 3) SMT. RATNA SUDAM CHOUDHARI (MARRIED DAUGHTER), 4) SHRI SHATRUGHAN VALKU CHOUDHARI (SON), 5) SHRI PRALHAD VALKU CHOUDHARI (SON), and 6) SHRI PANDHARINATH VALKU CHOUDHARI (SON).

By virtue of Mutation Entry No. 4089, dated 18/02/2011 and by virtue of Law of Inheritance LATE SMT. PARVATIBAI SHANKAR CHOUDHARI has died intestate on dated 20/01/1989 and therefore the said land has been transferred in the name of her Legal Heirs 1) LATE SHRI ARJUN SHANKAR CHOUDHARI (DECEASED UNMARRIED SON), 2)

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Mob: 9869623820.

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LATE SHRI SUKRYA SHANKAR CHOUDHARI (DECEASED UNMARRIED SON), 3) SHRI SHIVNATH SHANKAR CHOUDHARI (DECEASED SON), Through his legal heirs 3-1) SMT. MANGALABAI SHIVNATH CHOUDHARI (DAUGHTER IN LAW), 3-2) SHRI KISHOR SHIVNATH CHOUDHARI (GRAND SON), 3-3) SMT. SADHANA JAGANNATH MADHAVI (GRAND DAUGHTER), 3-4) SMT. KAVITA SHRAVAN MHATRE, 3-5) SMT. SARAS DIPAK PATIL (GRAND DAUGHTER), 3-6) SMT. KAMAL PRAKASH MALI (GRAND DAUGHTER), 3-7) SMT. HAUSA SHIVNATH CHOUDHARI (GRAND DAUGHTER), 3-8) SMT. NANDA MANIK PATIL (GRAND DAUGHTER), 3-9) SHRI PRADIP SHIVNATH CHOUDHARI (GRAND SON), 4) SHRI DAYARAM SHANKAR CHOUDHARI (SON) and 5) SMT. JANABAI TRIMBAK MHATRE (MARRIED DAUGHTER).

By virtue of Mutation Entry No. 4504, dated 01/02/2013 and by virtue of Non-Agricultural Permission issued Order No. REV/DIV-1/T-8/N.A.P./TEMGHAR-BHIWANDI/SR-79/2012, dated 13/06/2012 granted by HON. COLLECTOR OF THANE and by virtue of the said land bearing Survey No. 4/Paiki, area admeasuring about 1970.00 Sq. Mtrs., belonging to DAYARAM SHANKAR CHOUDHARI and OTHERS, Survey

(o) 2804 5171.  
Mob: 9869623820.

**R. J. MISHRA**

M.A, L.L.B

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No. 4/Paiki, area admeasuring about 820.00 Sq. Mtrs., belonging to APPA BUDHYA CHOUDHARI, Survey No. 4/Paiki, area admeasuring about 530.00 Sq. Mtrs., belonging to MANJULABAI VALKU CHOUDHARI and OTHERS, Survey No. 4/Paiki, area admeasuring about 500.00 Sq. Mtrs., belonging to VITHU GAJANAN CHOUDHARI, totally area admeasuring about 3820.00 Sq. Mtrs.; out of the said land area admeasuring about 3679.84 Sq. Mtrs. has been converted into non-agricultural land. And area admeasuring 76.87 Sq. Mtrs., for Proposed Road and are admeasuring 540.44 Sq. Mtrs., for Recreation Ground and remaining area admeasuring 3062.53 Sq. Mtrs., has been converted into non-agricultural land for purpose of Residential use and the Section 43 of the Bombay Tenancy and Agricultural Land Act, 1948 is removed and the said land has been converted into Non-Agricultural use and the same has been recorded on the 7/12 extracts.

By virtue of Mutation Entry No. 4936 dated 22/04/2016 and by virtue of a Registered Gift Deed bearing Registration Serial No. 958/2016, executed and registered on dated 09/02/2016; duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-2, the Donor therein SHRI APPA BUDHYA alias BUDHAJI CHOUDHARI have donated and transferred All

**R. J. MISHRA**  
Advocate High Court,  
Flat - 108, Bhaidaya Nagar,  
Navghar Rd., Bhavandar

(o) 2804 5171.  
Mob: 9869623820.

**R. J. MISHRA**

M.A, L.L.B

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that piece and parcel of Non-Agricultural Land bearing Survey No. 4/Paiki area admeasuring about 0-08-2 (H-R-P) along with land bearing Survey No. 152, Hissa No. 1/Paiki area admeasuring about 0-06-6 (H-R-P) + Potkharaba 0-01-0 (H-R-P), Survey No. 9, Hissa No. 6/Paiki, area admeasuring about 0-04-4 (H-R-P), Pardi No. 2, area admeasuring about 0-01-0, totally area admeasuring about 0-21-2 (H-R-P); situate, lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District & Taluka Bhiwandi, and Registration District & District Thane; to SMT. VANITA PRALHAD JADHAV.

By virtue of Mutation Entry No. 5367, dated 29/05/2019 and by virtue of Order No./155/No.-E-PHERPHAR/KA.V.-05/2018, dated 25/01/2019 under Section 155 of Maharashtra Land Revenue Code, 1966, given by SHRI SHASHIKANT VIBHISHAN GAIKWAD HON. TAHSILDAR, BHIWANDI; The said land has been rectify as Non-Agricultural Land bearing Survey No. 4/2/4/4/4/5/4/6, area admeasuring about 3800 Sq. Mtrs., Assessment Rs.8.24/-, the Occupant Class 1 and the correction has been made on the record of rights.

(o) 2804 5171.  
Mob: 9869623820.

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*Ref.*

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By virtue of Mutation Entry No. 5918, dated 08/12/2020 and by virtue of Registered Development Agreement bearing Registration Serial No. 4459/2014, duly executed and registered on dated 29/05/2014; duly registered with Sub-Registrar of Assurances, Bhiwandi-1; The Land Owners 1) SHRI APPA BUDHYA CHOUDHARI, 2) SHRI VITHU alias VITTHAL GAJANAN CHOUDHARI, 3) SMT. MANJULABAI VALKU CHOUDHARI, 4) SHRI BHARAT VALKU CHOUDHARI, 5) SMT. RATNA SUDAM CHOUDHARI, 6) SHRI SHATRUGHAN VALKU CHOUDHARI, 7) SHRI PRALHAD VALKU CHOUDHARI and 8) SHRI PANDHARINATH VALKU CHOUDHARI herein had transfer their development rights in respect the said land bearing Survey No. 4, Hissa No. Paiki, Survey No. 4, Hissa No. Paiki, Survey No. 4, Hissa No. Paiki, Survey No. 4, Hissa No. Paiki; area admeasuring about 1850.00 Sq. Mtrs.; situate, lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District & Taluka Bhiwandi, and Registration District & District Thane; in favour of M/s. V. P. M. JAIRAJ DEVELOPERS Through Its Partners 1) SHRI VIJAY MOHANLAL SHAH, 2) SHRI ASHIT RAJNIKANT SHAH.

**R. J. MISHRA**  
Advocate High Court.  
Flat - 108, Bhaidaya Nagar  
Navghar Rd., Bhayandar (E),

(o) 2804 5171.  
Mob: 9869623820.

**R. J. MISHRA**

M.A, L.L.B

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*Ref.*

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In pursuant to the above said Development Agreement the Land Owners 1) SHRI APPA BUDHYA CHOUDHARI, 2) SHRI VITHU alias VITTHAL GAJANAN CHOUDHARI, 3) SMT. MANJULABAI VALKU CHOUDHARI, 4) SHRI BHARAT VALKU CHOUDHARI, 5) SMT. RATNA SUDAM CHOUDHARI, 6) SHRI SHATRUGHAN VALKU CHOUDHARI, 7) SHRI PRALHAD VALKU CHOUDHARI and 8) SHRI PANDHARINATH VALKU CHOUDHARI have granted registered Power of Attorney, bearing Registration Serial No. 4460/2014, duly executed and registered on 29/05/2014, in favour of the Developer M/s. V. P. M. JAIRAJ DEVELOPERS Through Its Partners 1) SHRI VIJAY MOHANLAL SHAH, 2) SHRI ASHIT RAJNIKANT SHAH thereby allowing and permitting them to develop the said land.

By virtue of Mutation Entry No. 5896, dated 06/11/2020 and by Virtue of Registered Development Agreement bearing Registration Serial No. 3912/2015, duly executed and registered on dated 24/06/2015; duly registered with Sub-Registrar of Assurances, Bhiwandi-1; 1) SMT. JANABAI TRIMBAK MHATRE, 2) SMT. MANGLABAI SHIVNATH CHAUDHARI, 3) SHRI KISHOR SHIVNATH CHAUDHARI, 4) SMT. SADHANA JAGANNATH CHAUDHARI, 5) SMT. KAVITA SHRAVAN

(o) 2804 5171.  
Mob: 9869623820.

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MHATRE, 6) SMT. SARAS DEEPAK PATIL, 7) SMT. KAMAL PRAKASH MALLI, 8) SMT. HAUSA SHIVNATH CHAUDHARI, 9) SMT. NANDA MANIK PATIL, 10) SHRI PRADEEP SHIVNATH CHAUDHARI, 11) SMT. SAVITRIBAI DAYARAM CHAUDHARI, 12) SMT. KANTABAI KESHAV BHOIR herein had transfer their development rights in respect the said land bearing Survey No. 4, Hissa No. Paiki, Survey No. 4, Hissa No. Paiki, Survey No. 4, Hissa No. Paiki, Survey No. 4, Hissa No. Paiki; area admeasuring about 1970.00 Sq. Mtrs.; situate, lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District & Taluka Bhiwandi, and Registration District & District Thane; in favour of M/s. V. P. M. JAIRAJ DEVELOPERS Through Its Partners 1) SHRI VIJAY MOHANLAL SHAH, 2) SHRI ASHIT RAJNIKANT SHAH.

In pursuant to the above said Development Agreement the Land Owners 1) SMT. JANABAI TRIMBAK MHATRE, 2) SMT. MANGLABAI SHIVNATH CHAUDHARI, 3) SHRI KISHOR SHIVNATH CHAUDHARI, 4) SMT. SADHANA JAGANNATH CHAUDHARI, 5) SMT. KAVITA SHRAVAN MHATRE, 6) SMT. SARAS DEEPAK PATIL, 7) SMT. KAMAL PRAKASH MALLI, 8) SMT. HAUSA SHIVNATH CHAUDHARI, 9) SMT.



(o) 2804 5171.  
Mob: 9869623820.

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NANDA MANIK PATIL, 10) SHRI PRADEEP SHIVNATH CHAUDHARI, 11) SMT. SAVITRIBAI DAYARAM CHAUDHARI, 12) SMT. KANTABAI KESHAV BHOIR have granted registered Power of Attorney, bearing Registration Serial No. 3913/2015, duly executed and registered on 24/06/2015, in favour of the Developer M/S. V. P. M. JAIRAJ DEVELOPERS Through Its Partners 1) SHRI VIJAY MOHANLAL SHAH, 2) SHRI ASHIT RAJNIKANT SHAH thereby allowing and permitting them to develop the said land.

By Virtue of Registered Bandha Patra bearing Registration Serial No. 7155/2015, duly executed and registered on 28/10/2015; duly registered with Joint Sub-Registrar of Assurances, Bhiwandi-1; 1) SMT. MANJULABAI VALKU CHOUDHARI, 2) SHRI BHARAT VALKU CHOUDHARI, 3) SMT. RATNA SUDAM CHOUDHARI, 4) SHRI SHATRUGHAN VALKU CHOUDHARI, 5) SHRI PRALHAD VALKU CHOUDHARI and 6) SHRI PANDHARINATH VALKU CHOUDHARI Through their Constituted Attorney M/S. V. P. M. JAIRAJ DEVELOPERS Through Its Partners 1) SHRI VIJAY MOHANLAL SHAH, 2) SHRI ASHIT RAJNIKANT SHAH have executed the document in respect the said land bearing Survey No. 4, Hissa No. Paiki, Survey No. 4, Hissa No. Paiki,

**R. J. MISHRA**  
Advocate High Court.  
Off - 109, Bhaidaya Nagar,  
Navghar Rd., Bhayandar (E)

(o) 2804 5171.  
Mob: 9869623820.

**R. J. MISHRA**

M.A, L.L.B

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*Ref.*

*Date: - 17/06/2023*

Survey No. 4, Hissa No. Paiki, Survey No. 4, Hissa No. Paiki; area admeasuring about 76.87 Sq. Mtrs., which comes under 18.00 Mtrs. D.P.road; situate, lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Joint Sub-Registration District & Taluka Bhiwandi, and Registration District & District Thane; in favour of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi.

By virtue of Mutation Entry No. 6091, dated 16/12/2021 and by virtue of Law of Inheritance LATE SHRI DAYARAM SHANKAR CHOUDHARI has died intestate on dated 23/03/2012 and therefore the said land has been transferred in the name of his Legal Heirs 1) SMT. SAVITRIBAI DAYARAM CHOUDHARI (WIFE), 2) SMT. KANTABAI KESHAV BHOIR (MARRIED DAUGHTER).

I do hereby certify that I have seen 7/12 extract, Mutation Entries and Search Report of Advocate SMT. ARCHANA KHANDU THAKARE dated 05/08/2021 vide Receipt No. 9174, dated 05/08/2021 and Advocate SMT. ARCHANA KHANDU THAKARE dated 05/08/2021 vide Receipt No. 9174, dated 05/08/2021 and all other documents provided to me in

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*Ref.*

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respect of said land, I come to conclusion, that All that piece and parcel of Non-Agricultural Land bearing Survey No. 4/2/4/4/4/5/4/6 (Old Survey No. 4/Paiki, 4/Paiki, 4/Paiki, 4/Paiki); area admeasuring about 3820.00 Sq. Mtrs., equivalent to 00-38-20 (H-R-P), Assessment Rs. 8.24/-; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; out of the above said land area admeasuring about 500.00 Sq. Mtrs., equivalent to 0-05-00 (H-R-P) belonging to SHRI VITHU GAJANAN CHOUDHARI and area admeasuring about 530.00 Sq. Mtrs., equivalent to 0-05-30 (H-R-P) belonging to SMT. MANJULABAI VALKU CHOUDHARI and OTHERS and area admeasuring about 820.00 Sq. Mtrs., equivalent to 0-08-20 (H-R-P) belonging to SMT. VANITA PRALHAD JADHAV and area admeasuring about 1970.00 Sq. Mtrs., equivalent to 00-19-70 (H-R-P) belonging to SHRI DAYARAM SHANKAR CHOUDHARI and OTHERS.

And the Land Owners SHRI VITHU GAJANAN CHOUDHARI and OTHERS have entered into above said Development Agreement and in pursuant has granted the Power of Attorney in favour of M/S. V. P. M.

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**R. J. MISHRA**  
Advocate High Court,  
Flat - 108, Bhaidaya Nagar  
Navghar Rd., Bhayandar (E)

(o) 2804 5171.  
Mob: 9869623820.

# R. J. MISHRA

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*Date:* - 17/06/2023

JAIRAJ DEVELOPERS Through Its Partners 1) SHRI VIJAY MOHANLAL SHAH, 2) SHRI ASHIT RAJNIKANT SHAH And all the Development Agreement and Power of Attorney are still existing and in force and all the Development Rights belongs to M/S. V. P. M. JAIRAJ DEVELOPERS Through Its Partners 1) SHRI VIJAY MOHANLAL SHAH, 2) SHRI ASHIT RAJNIKANT SHAH.

And out of the said land area admeasuring 76.87 Sq. Mtrs which comes under 18.00 Mtrs D.P.road, has been acquired by Bhiwandi Nizampur City Municipal Corporation Bhiwandi. And area admeasuring about 820.00 Sq. Mtrs., belongs to Smt. Vanita Pralhad Jadhav (subject to terms and conditions of Registered Gift Deed bearing serial No. 958/2016).

And by and under a Retirement cum Admission Deed dated 01<sup>st</sup> April, 2017 the said SHRI VIJAY MOHANLAL SHAH, retired from the Partnership firm M/S. V. P. M. JAIRAJ DEVELOPERS and one SHRI KAUSHIK KIRITKUMAR SHAH, has admitted as New Partner in the said Partnership firm

(o) 2804 5171.  
Mob: 9869623820.

**R. J. MISHRA**

M.A, L.L.B

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*Ref.*

*Date: - 17/06/2023*

And by and under a Retirement cum Admission Deed dated 01<sup>st</sup> April, 2022 the said SHRI KAUSHIK KIRITKUMAR SHAH, retired from the Partnership firm M/S. V. P. M. JAIRAJ DEVELOPERS and one SHRI AMIT KUMAR JAIN, was admitted as New Partner in the said Partnership firm.

Signature,

  
R. J. MISHRA  
Advocate High Court.  
1st - 108, Bhaidaya Nagar  
Navghar Rd., Bhayandar (E)

**R. J. MISHRA**  
Advocate High Court.  
1st - 108, Bhaidaya Nagar  
Navghar Rd., Bhayandar (E)

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AGREEMENT FOR SALE

This AGREEMENT FOR SALE is made at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 2023 Between **M/S. VPM JAIRAJ DEVELOPERS**, a **Partnership Firm** duly registered under the provisions of Indian Partnership Act, 1932 having its registered office at A 001/002, Sai Prasad CHS Ltd., Near Sagar Sangam Hotel, Behind Shiv Om Hospital, Off Mira-Bhayander Road, Mira Road East, Thane - 401107, by its Partners, (1)ASHIT RAJNIKANT SHAH and (2)MR. KAUSHIK KIRITKUMAR SHAH, (hereinafter referred as the “**DEVELOPERS/PROMOTERS**” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner for the time being of the said firm, the survivor or survivors and the heirs, executors, administrators and assigns of the last survivor) of the First Part;

And

(1) **MR. SANTOSH RAGHUNATH KUMBHAR**, having Aadhar card No. **62276182603**, Pan Card No. **AJAPK3593P**, (2) **MRS. ARCHANA SANTOSH KUMBHAR**, having Aadhar card No. **680394760281**, Pan Card No. **EIBPK1337P**, having address at **Room No. 208, Urmila Apartment, 2<sup>nd</sup> Floor, Vetalpada, Opp. S.T. Stand, Behind N.N. Arcade Building, Bhiwandi, Thane - 421302**, hereinafter referred to as the “**PURCHASER/S/ALLOTTEE/S**”, (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include, in the case of an individual/s, his or her or their heirs, executors, administrators and permitted assigns, and in the case of a Partnership firm, the partners from time to time constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last surviving partner and their/his/her permitted assigns and in case of a HUF the members of HUF from time to time and the last surviving member of the HUF and the heirs, executors, administrators and assigns of such last surviving member of the HUF

and in the case of a company or a society or a body corporate, its successors and permitted assigns) of the SECOND PART;

**WHEREAS:**

- A. "THEOWNER/DEVELOPER/PROMOTER namely VPM JAIRAJ DEVELOPERS are absolutely seized & possessed of all that piece and parcel of Land Bearing Survey No. 4/2/4/4/4/5/4/6 (Old Survey No. 4/Paiki, 4/Paiki,4/Paiki,4/Paiki)Of Village Temghar, Talathi Saja Temghar situated at Village Temghar, Talathi Saja Temghar, Taluka Bhiwandi, Nizampur City, Bhiwandi - 421302, admeasuring 00-38-20 (H-R-P) plot area situated thereon assessed with Nizampur City Municipal Corporation and being and situated at Village Temghar, Talathi Saja Temghar, Taluka Bhiwandi, Nizampur City, Bhiwandi - 421302 (hereinafter referred to as the said property) and more particularly described in Schedule "I" herein under written.
- B. AND WHEREAS the said VPM JAIRAJ DEVELOPERS have acquired the Land Bearing Survey No. 4/Paiki, 4/Paiki, 4/Paiki, 4/Paiki area admeasuring about 1850 sq. mtrs., from Appa Budhya Chaudhary, Vithu alias Vitthal Gajanan Chaudhary, Manjulabai Valaku Chaudhary, Bharat Valaku Chaudhary, Ratna Sudam Chaudhary, Shatrughna Valaku Chaudhary, Prahlad Valaku Chaudhary, Pandharinath Valaku Chaudhary vide Development Agreement dated 29/05/2014, which is registered under Serial no. BVD-1/4459/2014 dated 29/05/2014, with Joint Sub-Registrar of Assurance at Bhiwandi, which is more Particularly described in Schedule "I".
- C. AND WHEREAS the said VPM JAIRAJ DEVELOPERS have acquired the Land Bearing Survey No. 4/Paiki, 4/Paiki, 4/Paiki, 4/Paiki area admeasuring about 1970 sq. mtrs., from Janabai Trimbak Mhatre, Manglabai Shivnath Chaudhary, Kishor Shivnath

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# R. J. MISHRA

M. A. F. W.

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NOTARY GOVT. OF INDIA

Office: 101, Bhiwandi Nagar, B.T. No. 11, C. O. (P) Vardol Road, Bhiwandi  
Bhiwandi, Dist. Thane - 401105

## FORMAT - A

(Circular no. - 28/2021)

Date: 13/04/2022

To  
Maharaja

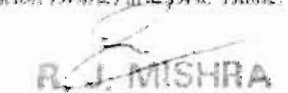
### TITLE INVESTIGATION REPORT

**Sub:** Title clearance certificate with respect to all that piece and parcel of Non-Agricultural Land bearing Survey No. 12444546 (Old Survey No. 4P/31, 4P/31, 4P/31, 4P/31) area admeasuring about 3820.00 Sq. Meters, equivalent to 00-38-70 (H-R-P), Assessment Rs. 8.24/-, situate lying and being at Mouje Tenghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane (hereinafter referred as "the said land")

I have investigated the title of the said land on the request of M/S. V. P. M. EMERALD DEVELOPERS through its Partners, D. SHRI ASHUT RAJNIKANT SHAH, J. D. SHRI KALSHIK KIRTIKUMAR SHAH and following documents i.e. -

1) Description of the Property. -

All that Piece and Parcel of Non-Agricultural Land bearing Survey No. 12444546 (Old Survey No. 4P/31, 4P/31, 4P/31, 4P/31) area admeasuring about 3820.00 Sq. Meters, equivalent to 00-38-70 (H-R-P), Assessment RS. 8.24/-, Situate, lying and being at Mouje Tenghar, Taluka Bhiwandi, Dist. Thane, Joint Sub-Registration District and Taluka Bhiwandi, Registration District and Dist. Thane.

  
**R. J. MISHRA**  
Advocate High Court,  
Flat - 101, C. O. (P) Vardol Nagar  
Bhiwandi, Dist. Thane



# R. J. MISHRA

M.A.B.B.

ADVOCATE, HIGH COURT  
HON'BLE COURT OF INDIA  
OFFICE: 108, Mohanlal Sarin, II Floor, Kirti Nagar, Mayapuri  
New Delhi, India - 110017

EXD-18701-2022

1. The book sent to me for perusal is:-
  - i) Copy of book on Government of Karnataka No. 20/2019-2021
  - ii) Copy of book on Accounts No. 11/19-2019
  - iii) Copy of Disposition Agreement Serial No. 4012/2015
  - iv) Copy of Power of Attorney Serial No. 2913/2015
2. Digital file is stored in hardy 13/02/2020 for 50 years from 1999 till 2019 and Search Report dated 05/08/2021 for 5 years from 2019 till 04/08/2021. Vide Receipt No. 9774 of Advocate SMT. ARCHANA KALYANIDY, YAKARI.
3. Partnership deed between MR. ASHUT RAOJIVANI SHAM AND MR. VIKAS MOHANLAL HARSANSHAM dated 29<sup>th</sup> June 2013.
4. Affidavit in objection filed between SRI ASHUT RAOJIVANI SHAM concerning partner and SRI KAL SHIB KIRITKUMAR SHAM concerning partner dated 1<sup>st</sup> April, 2017.

**R. J. MISHRA**  
Advocate High Court  
Flat - 108, Mohan Lal Sarin,  
Mayapuri, New Delhi - 110017

# R. J. MISHRA

M.A.L.L.B.

ADVOCATE HIGH COURT  
NOTARY GOVT. OF INDIA

OFFICE - 108, Bhaidaya Nagar - 3 Bldg., Near Gopalmahal Estate, Navghar  
Tal. Barwadar Dist. Dhol. Thane - 401103

11/08/2011

On 15/08/11 of the above mentioned premises are 3 parcels of land mentioned in title of the All Other Piece And Parcel of Non-Agricultural Land bearing Survey No.4/2/4/4/5/4/6 (O.J. Survey No. 4 Paika - 4 Paika - 3 Paika - 4 Paika) area admeasuring about 3820.00 Sq. Meters., equal to 0-00-38-30 (H-R-P). Assessment Rs 8.24/- Situate lying and being at Munge Temple, Taluka Bhivane Dist. Thane and Sub-Registration District and Taluka Bhivanda Registration District and Dist. Thane. I am of the opinion that the title of M.S. V. P. M. JAIRAJ DEVELOPERS (as DEVELOPER) is clear marketable and without any encumbrances and above mentioned both Development Agreement along with both Power of Attorney are still existing and in force and of the Development Rights belongs to M.S. V. P. M. JAIRAJ DEVELOPERS through Its Partners 1) SHRI ANIL R.V. NIKANT SHAM 2) SHRI KANISHK S. RITIKUMAR SHAM

**Owners of the Land: -**

1. SHRI VITHU GAJANAN CHOUDHARI of the land bearing Survey No. 4/2/4/4/5/4/6; area admeasuring about 500.00 Sq. Mtrs., equivalent to 0-03-00 (H-R-P).
2. SMT. MANJULABAI VALKE CHAUDHARY, SHRI BHARAT VAMKID CHOUDHARI, SMT. RAYNA SUBAM CHOUDHARI, SHRI SHANTIKHAN VAMKID CHOUDHARI, SHRI PRAHAD VALKE CHAUDHARI AND SHRI PANDHARINATH VALKE CHAUDHARI of the land bearing Survey No. 4/2/4/4/5/4/6; area admeasuring about 530.00 Sq. Mtrs., equivalent to 0-05-30 (H-R-P).
3. SMT. VANITA PRAHAD JADHAV of the land bearing Survey No. 4/2/4/4/5/4/6; area admeasuring about 870.00 Sq. Mtrs., equivalent to 0-08-20 (H-R-P).

  
**R. J. MISHRA**  
 Advocate High Court,  
 Flat - 108, Bhaidaya Nagar  
 Navghar Tal. Bhavander 11

# R. J. MISHRA

M. A. L. L. B.

ADVOCATE HIGH COURT  
NOTARY GOVT. OF INDIA

OFFICE: 09, Bhimnagar, Nagan, B Bldg., Near Gopri Mahal Hotel, Saygri  
Raipur, (C.M.A. & T. Dist.) - Ph: 401 405

Dat: 08/01/2022

SMT. SAVITRI BAL DAYA KAMAL CHOUDEHARI, SMT. KANU ABAI KESAV  
BHOR, SMT. JANABAI TRINBARK MITTAL, SMT. MANGAL ABAI SHIVNATH  
CHOUDEHARI, SHRI. KISHOR SHIVNATH CHOUDEHARI, SMT. SADIYANA  
JAGANNATH MADHVI, SMT. KAVITA SHRAVAN MITTAL, SHRI SARAS DIPAK  
PATIL, SMT. KAMAL PRAKASH VALLI, SMT. HANSA SHIVNATH CHOUDEHARI, SMT.  
NANDA MANIK PATIL AND SHRI PRADIP SHIVNATH CHOUDEHARI (C.D. 16) of  
bearing Survey No. 4.2 - 4.4.5 - or area admeasuring about 1979.00 Sq. Mts. equivalent to  
6.19.70 (H-R-P).

The report reflecting the flow of the title of the Developer M/S. V. P. M. JAIKUMAR  
DEVELOPERS through its Partners to SHRI ASHUTOSH KANT SHARMA & SHRI  
KAMALSHIK KIRTIKUMAR SHARMA on the said land is enclosed herewith as annexure.

Encl: Annexure.

Date: 08/01/2022

  
R. J. MISHRA  
Advocate High Court  
09 - Bhimnagar, Nagan, B Bldg.  
Raipur, (C.M.A. & T. Dist.) (M)

Signature

(R. J. MISHRA)

Advocate

**R. J. MISHRA**

M.A.L.L.B.

ADVOCATE HIGH COURT  
NOTARY GOVT. OF INDIAFlat No. 108, Bhambaya Nagar, B-Block, Near Gopalmahal Hotel, Navghar  
Rd., Bhambaya District, Thane - 401105

Flat-108-10/10/22

Format-A

(Circular No.: -28/2021)

**FLOW OF THE TITLE OF THE SAID LAND**

All that piece and parcel of Non-Agricultural Land bearing Survey No. 4/2/4/4/5/16 Old Survey No. 4/Paiki, 4/Part, 4/Paiki, 4/Part, area above stated about 3820.00 Sq. Mtrs. equivalent to 00/38/20 (H.R.P.), Assessment Rs. 8/24/- situate lying and being at Mouje Tenghar, Taluka Bhiwandi, Dist. Thane within the limits of Bhiwandi-Nazarpur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi Registration District and District Thane.

By virtue of Mutation Entry No. 661, dated 20/03/1960 and by virtue of Sale dated 11/02/1960; SHRI RAMCHANDRA VASUDEV GHANVATKAR has sold and transferred All That Piece And Parcel of Land bearing Survey No. 4/Part, Survey No. 3, Hissa No. 1/Part, Survey No. 9, Hissa No. 6/Part, Situate, lying and being at Mouje Tenghar, Taluka Bhiwandi, Dist. Thane for a sum of Rs. 200/- (Rupees Two Hundred Only) in favour of SHRI BHOOTVA VITHU CHOUDHARI.

By virtue of Mutation Entry No. 662, dated 20/03/1960 and by virtue of Sale Deed, dated 11/02/1960; SHRI RAMCHANDRA VASUDEV GHANVATKAR has sold and transferred All That Piece And Parcel of Land bearing Survey No. 4/Part, Survey No. 3, Hissa No. 1/Part, Survey No. 9, Hissa No. 6/Part, Situate, lying and being at Mouje Tenghar, Taluka Bhiwandi, Dist. Thane; the said land for a sum of Rs. 200/- (Rupees Two Hundred Only) in favour of SHRI SHANKAR VITHU CHOUDHARI.

  
**R. J. MISHRA,**  
 Advocate High Court  
 Flat - 108, Bhambaya Nagar  
 Navghar Rd., Bhiwandi

# R. J. MISHRA

ADVOCATE

ADVOCATE HIGH COURT  
NOTARY PUBLIC OF INDIA

OFFICE: 108, Bhadaya Nagar, B. B. D. G., Sector-G, Moh. of Ind. Nagar,  
R. T. Bhasabha (E. D. C. - II) - Howrah - 726005

Date: 08/04/2022

By virtue of Mutation Entry No. 829 dated 14/09/1967 and by virtue of Law of Intestacy 1925 SRI SHANKAR VIHAR CHAUDHARI has died intestate on dated 09/07/1967 and therefore his and her land has been transferred to the name of his Legal Heirs 1) SMT. PARVATI AA. SHANKAR CHAUDHARI (WIFE), 2) SRI ARJUN SHANKAR CHAUDHARI (SON), 3) SRI SEKRYA SHANKAR CHAUDHARI (SON), 4) SRI SHIVNATH SHANKAR CHAUDHARI (SON), 5) KUMAR DAYARAM SHANKAR CHAUDHARI (MINOR SON), 6) KUMAR ANAND SHANKAR CHAUDHARI (MINOR DAUGHTER). And the Legal Heirs Nos. 2 and 3 are missing and the Legal Heirs Nos. 4 and 6 are minor through their Natural Guardian-Mother SMT. PARVATI SHANKAR CHAUDHARI.

By virtue of Mutation Entry No. 829 dated 21/12/1967 and by virtue of Law of Intestacy 1925 SRI BUDHIA VIHAR CHAUDHARI has died intestate 56 Months Ago and therefore the said land has been transferred in the name of his Legal Heirs 1) SMT. KASHIBAI BUDHIA CHAUDHARI (WIFE), 2) SRI APPA BUDHIA CHAUDHARI (SON), 3) SRI VALKYA BUDHIA CHAUDHARI (SON), 4) SMT. NAGI AA. DATTU (MARRIED DAUGHTER), 5) SMT. TARABAI BHASKAR (MARRIED DAUGHTER) and son of deceased Son of KUMAR VIHAR GAJANAN (GRAND SON) Through His Natural Guardian-Mother SMT. ANANDI AA. GAJANAN.

By virtue of Mutation Entry No. 1506, dated 09/03/1984 and by virtue of Taluka Order No. RTS.WS-1307A, dated 14/12/1983 and by virtue of declaration and by virtue of oral partition dated 1970 the said Land is in possession SRI VALKYA BUDHIA CHAUDHARI and SRI VIHAR GAJANAN CHAUDHARI hence as per the declaration by the co-owners 1) SRI APPA BUDHIA CHAUDHARI 2) SMT. KASHIBAI BUDHIA CHAUDHARI 3) SMT. NAGI AA. DATTU and 4) SMT. TARABAI BHASKAR have divided and transferred the said land as per Kahja Vahiva along with other lands as under:

  
**R. J. MISHRA**  
Advocate High Court  
Flat - 108, Bhadaya Nagar - 1  
Vaughan Rd., Howrah - 726005

# R. J. MISHRA

M. A. F. B.

ADVOCATE HIGH COURT  
NOTARY GOVT. OF INDIA

COURT - 108, Bhaidiya Nagar, B-361 - New Geopri Mahal Hotel, Navrang  
Rd. Bhavandar (175) - Durgam - 40, 108

Date: 06/02/2017

1) **SHEVAALKY VIBUDHVA CHOUDHARI**

Survey No.	Dist. No.	Area (H-R-Paisa)	Assessment Rs. P.
27	1 Paiki + Plot-00-75	0-06-77	0-90/-
4	0 Paiki	0-05-75	1-12/-
9	6 Paiki	0-04-75	0-08/-

2) **SHRI VITHU GAJANAN CHOUDHARI**

Survey No.	Dist. No.	Area (H-R-Paisa)	Assessment Rs. P.
15	1 Paiki + P. 0-00-75	0-07-25	0-06/-
4	0 Paiki	0-05-00	1-09/-
9	6 Paiki	0-04-75	0-08/-

By virtue of Mutation Entry No. 1765, dated 01/12/1987 and by virtue of Law of Inheritance LAH. SHRI ARUN SHANKAR CHOUDHARI has died intestate Four (4) years ago and therefore the said land has been transferred in the name of his Legal Heirs 1) SMT. PARVATI SHANKAR CHOUDHARI (MOTHER), 2) SHRI SHIVNATHI SHANKAR CHOUDHARI (BROTHER), 3) SHRI DAYARAM SHANKAR CHOUDHARI (BROTHER) and 4) SMT. JANABAI TRIMBAK MHITE (MARRIED SISTER). The Legal Heirs No. 4 is married daughter therefore her name is recorded in the other rights column of the 712 extract.

  
**R. J. MISHRA**  
Advocate High Court  
Flat - 108, Bhaidiya Nagar  
Nevchar Rd., Bhavandar

# R. J. MISHRA

M.A.B.L.

ADVOCATE HIGH COURT  
GOVTARY GOVT. OF INDIA

FLAT - 105, Bhairava Nagar, B.B.Hg., Near Gopesh Temple, Nayagarh  
Rajdhani, Bhubaneswar - 751 007

11/11/2023

By virtue of Mutation Entry No. 1566, dated 02/12/1987 and by virtue of Entry of Registration VII SHRI SURESH KUMAR SHANKAR CHOUDHARI has died intestate and therefore the said land has been transferred in the name of her Legal Heirs i.e. 1) SMT. PARVATI SHANKAR CHOUDHARI (MOTHER), 2) SHRI SHYAMSHANKAR CHOUDHARI (BROTHER), 3) SHRI DAYARAM SHANKAR CHOUDHARI (BROTHER) and 4) SMT. JANAKI (RIMBAK MILATRI (MARRIED SISTER).

By virtue of Mutation Entry No. 1907, dated 03/10/1989 and by virtue of Law of Inheritance I AME SMT. KASHIBAI BUDHYA CHOUDHARI has died intestate 47 years ago and therefore the said land has been transferred in the name of her Legal Heirs i.e. SHRI APPA BUDHYA CHOUDHARI (SON), 2) SHRI VALKYA BUDHYA CHOUDHARI (SON) 3) SMT. NAGUVA DATTI (MARRIED DAUGHTER), 4) SMT. LAKSHMI BANSKAR (MARRIED DAUGHTER), 5) SHRI VITHU GALANAN (PHILW) 6) SMT. ANANDIBERA GALANAN.

By virtue of Mutation Entry No. 2717, dated 06/08/1999 and by virtue of Official Gazette no. 1998 (1) NO 1841-6, dated 19/03/1998 and by virtue of Order No. RJA/1998/11/2717 (OFFICE OF RECORDS 6/99, dated 05/06/1999), given by Hon. Collector of Chhatis the names of women land owners had been transfer from other rights to Occupant. And the respective entries have been recorded in the record of rights.

By virtue of Mutation Entry No. 2974, dated 15/04/2002 and by virtue of Registered Partition Deed bearing Registration Serial No. 497/2002, duly executed and registered on dated 04/02/2002, duly registered with Sub-Registrar of Assurances, Bhubaneswar; the Land Owners 1) SHRI APPA BUDHYA CHAUDHARI, 2) SHRI VALKYA BUDHYA CHAUDHARI, 3)

**R. J. MISHRA**  
Advocate High Court  
Flat - 105, Bhairava Nagar  
Nayagarh, Bhubaneswar

# R. J. MISHRA

M.A.L.L.B.

ADVOCATE HIGH COURT  
NOTARY GOVT. OF INDIA

OFFICE - 68, Bhadraya Nagar, B.B. Nagar, Near Ganga Mahal Hotel, Nayagarh  
P.O. Bhaswandi, Dist. - Thane - 401105

Date: 05-04-2022

SMT. NAGI BHRA DAIYU, SMT. TARABAI BHRA, BHASKAR, SRI VITHU GAJANAN CHAUDHARI, SMT. ANANDI BHRA GAJANAN through their counsel i.e. Notary R. SRI APPA BUDHYA CHAUDHARI, SMT. VAMTA PRALHAD CADEYAR have effected and transferred the said land along with other lands amongst themselves as under:-

- A) SRI VAIKYA BUDHYA CHAUDHARI, SMT. NAGI BHRA DAIYU, SMT. TARABAI BHRA, BHASKAR, SRI VITHU GAJANAN CHAUDHARI, SMT. ANANDI BHRA GAJANAN All that piece and parcel of the said land bearing Survey No. 78, Hissa No. 1, area admeasuring about 0-14-0 (H-R-P) + Pakharaba 0-01-0 (H-R-P), situate, lying and being at Mouje Tenghar, Taluka Bhaswandi, Dist. Thane within the limits of Bhaswandi Nazarpur City Municipal Corporation, Joint Sub-Registration District and Taluka Bhaswandi, Registration District and District Thane;
- B) SRI APPA BUDHYA CHAUDHARI All that piece and parcel of the said land bearing Survey No. 4 Pakki area admeasuring about 0-08-2 (H-R-P) along with land bearing Survey No. 152, Hissa No. 1 Pakki, area admeasuring about 0-09-0 (H-R-P) + Pakharaba 0-01-0 (H-R-P) Survey No. 9, Hissa No. 6 Pakki, area admeasuring about 0-01-4 (H-R-P), Part No. 2 area admeasuring about 0-01-0, situate, lying and being at Mouje Tenghar, Taluka Bhaswandi, Dist. Thane within the limits of Bhaswandi Nazarpur City Municipal Corporation, Joint Sub-Registration District & Taluka Bhaswandi, and Registration District & District Thane.

**R. J. MISHRA**  
 Advocate High Court  
 Flat - 105, Bhadraya Nagar, B.B. Nagar,  
 Nayagarh, U.O., Bhaswandi P.O.



# R. J. MISHRA

M. A. L. B.

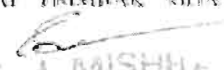
ADVOCATE HIGH COURT  
NOTARY GOVT. OF INDIA

OFFICE: 105, Bhairava Nagar, B.Bldg., Near Gopi Mohal Hotel, Newghar,  
P.T. Bhausaundpur, Dist. - Bhausaundpur

Date: 05.04.2011

Reference: Mutation Entry No. 3076 dated 08/09/2007 and Mutation Entry No. 3077 dated 08/09/2007. Smt. VAJRA MAUKI CHOUDEHARI has died intestate and therefore the said land has been transferred in the name of her legal heirs i.e. SMT. MANJULABAI MAUKI CHOUDEHARI (WIFE), 2) SHRI BHAVANI MAUKI CHOUDEHARI (SON), 3) SMT. KAVYA SUDAM CHOUDEHARI (MARRIED DAUGHTER), 4) SHRI SATYRAJAN MAUKI CHOUDEHARI (SON), 5) SHRI. PRADEEP MAUKI CHOUDEHARI (SON), and 6) SHRI PANDHARINATH MAUKI CHOUDEHARI (SON).

By virtue of Mutation Entry No. 4089, dated 18/02/2011 and by virtue of Entry of Inheritance DATE SMT. PARVATHI SHANKAR CHOUDEHARI has died intestate on dated 20/01/1989 and therefore the said land has been transferred in the name of her legal heirs i.e. 1) SHRI. ARJUN SHANKAR CHOUDEHARI (DECEASED UNMARRIED SON), 2) DATE SHRI SOKRYA SHANKAR CHOUDEHARI (DECEASED UNMARRIED SON), 3) SHRI SHIVNATH SHANKAR CHOUDEHARI (DECEASED SON), the legal heirs i.e. 1) SMT. MANGALABAI SHIVNATH CHOUDEHARI (DAUGHTER IN LAW), 2) SHRI. ESHOR SHIVNATH CHOUDEHARI (GRAND SON), 3) SMT. SADHANA JAGANNATH MADHAI (GRAND DAUGHTER), 3-1) SMT. KAVYA SHRAVAN MADHAI, 3-2) SMT. SARAS DIPA K PATHI (GRAND DAUGHTER), 3-3) SMT. KAVYA PRAKASH MATI (GRAND DAUGHTER), 3-4) SMT. HAUSA SHIVNATH CHOUDEHARI (GRAND DAUGHTER), 3-5) SMT. NANDA MANIK PATHI (GRAND DAUGHTER), 3-6) SHRI. PRADIP SHIVNATH CHOUDEHARI (GRAND SON), 4) SHRI. DAYARAM SHANKAR CHOUDEHARI (SON) and 5) SMT. JANABAI TRIMBAK MADHAI (MARRIED DAUGHTER).

  
**R. J. MISHRA**  
Advocate High Court  
Flat-106, Bhairava Nagar,  
Bhausaundpur Rd., Bhausaundpur

# R. J. MISHRA

M.A.L.L.B.  
ADVOCATE HIGH COURT  
NAGAR GOVT. OF INDIA

OFFICE: D-8, Bhaidija Nagar, B-6/6B, New Cooperative Housing Society,  
Bh. Bhayander (E) District, Thane - 401105

Date: 05.01.2022

By virtue of Minutes Entry No. 1994 dated 01.07.2012 and by virtue of a Non-Agricultural Conversion/Conversion Order No. REV/DIV-1/KN/27/HAM/AYR/BHW/AND/SR-79/2012 dated 13.06.2012 granted by DISTRICT COLLECTOR OF THANE and by virtue of the said land bearing Survey No. 4/Paiki area admeasuring about 197.00 Sq. Mtrs. belonging to DAYARAM SHANKAR CHOUDHARI and OTHERS, Survey No. 4/Paiki area admeasuring about 8.000 Sq. Mtrs., belonging to MPPA BUDHIA CHOUDHARI, Survey No. 4/Paiki area admeasuring about 580.00 Sq. Mtrs., belonging to MANUJI ABALVAKI CHOUDHARI and OTHERS, Survey No. 4/Paiki area admeasuring about 500.00 Sq. Mtrs., belonging to VITHU GAJANAN CHOUDHARI, totally area admeasuring about 3820.00 Sq. Mtrs. out of the said land area admeasuring about 3679.81 Sq. Mtrs. has been converted into non-agricultural land. And area admeasuring 76.82 Sq. Mtrs. for Proposed Road and area admeasuring 140.44 Sq. Mtrs. for Recreation Ground and remaining area admeasuring 3062.53 Sq. Mtrs., has been converted into non-agricultural land for purpose of Residential use and the Section 43 of the Bombay Tenancy and Agricultural Land Act, 1948 is removed and the said land has been converted into Non-Agricultural use and the same has been recorded on the 7/12 extracts.

By virtue of Minutes Entry No. 3936 dated 22.04.2016 and by virtue of a Registered Gift Deed bearing Registration Serial No. 958/2016, executed and registered on dated 09.02.2016, duly registered with Joint Sub-Registrar of Assurances, Bhivandi-2, the Donor therein SITRI APPA BUDHIA alias BUDHAJI CHOUDHARI have donated and transferred All that piece and parcel of Non-Agricultural Land bearing Survey No. 4/Paiki area admeasuring about 0-08-2 (H-R-P) along with land bearing Survey No. 152, Hissa No. 1/Paiki area admeasuring about 0-06-6 (H-R-P) + Potkharaba 0-01-6 (H-R-P), Survey No. 9, Hissa No. 6/Paiki area admeasuring about 0-04-4 (H-R-P), Pardi No. 2, area admeasuring about 0-01-0

11

H. S. MISHRA  
Advocate High Court,  
Flat - 102, Room No. 102, Sector 5,  
Bhaydar Rd., Bhayander (E)

**R. J. MISHRA**

M.A.L.L.B.

ADVOCATE HIGH COURT

GOVT. COLLEGE OF L.A.DIA

Office 108, Bhadrak Nagar, Bikaner, Rajasthan, India. Phone: 9989113476

E-mail: rjmishra@rediffmail.com



available for administrative purposes. The said land is situated at the front of Myopic Township, located within the limits of Bikaner City Municipal Corporation, Bikaner, Rajasthan. The said land is situated at the front of Bikaner City Municipal Corporation, Bikaner, Rajasthan. The said land is situated at the front of Bikaner City Municipal Corporation, Bikaner, Rajasthan. The said land is situated at the front of Bikaner City Municipal Corporation, Bikaner, Rajasthan.

By virtue of Mutation Entry No. 5367, dated 29/05/2019 and by virtue of Order No. 157 No.4-PT/1RPHAR/K.A.V. 05/2018, dated 28/01/2019 under Section 122 of Maharashtra Land Revenue Code, 1906, given by SHRI SHASHIKANT VISHWANATH GADKAR (DEAN, JALSHEDAR, BHUWANI), the said land has been notified as Joint Agricultural Land bearing Survey No. 1244-4-5-4-6 area measuring about 380 SQ. Mtrs. Assessment Rs. 8,24/-, the Occupant Class 1 and the entries therein has been made on the record of rights.

By virtue of Mutation Entry No. 5918, dated 08/12/2020 and by virtue of Registered Development Agreement bearing Registration Serial No. 4459/2014, duly executed and registered on dated 29/05/2014; duly registered with Sub-Registrar of Assurances, Bikaner (1) The Land Owner: 1) SHRI APPA BUDHYA CHOUDEHARI 2) SHRI VIJAY ADVAI VIJAY GADKAR CHOUDEHARI 3) SMT MANJALI ABAYALAKU CHOUDEHARI 4) SHRI BHARATI VALKUCHECHOUDEHARI 5) SMT RATNA SUDAMINI CHOUDEHARI 6) SHRI SHIVRATNA VALKUCHECHOUDEHARI 7) SHRI PRAHAD VALKUCHECHOUDEHARI and 8) SHRI PANDHARINATHI VALKUCHECHOUDEHARI herein had transfer their developmental rights in respect the said land bearing Survey No. 4, Hissa No. Paiki, Survey No. 4, Hissa No. Paiki, Survey No. 4, Hissa No. Paiki, Survey No. 4, Hissa No. Paiki area measuring about 18000 Sq. Mtrs. lying and being at Myopic Township, Tehsila Bhawani, Dist. Tharad, within the limits of Bhawani, Nazimnagar City Municipal Corporation, Joint Sub-Registration

**R. J. MISHRA**

Advocate High Court,

Plot - 108, Bhadrak Nagar,

Bikaner, Rajasthan, India.

Mobile: 9989113476

# R. J. MISHRA

M. A. L. B.

ADVOCATE HIGH COURT  
NOTARY GOVT. OF INDIA

OFFICE: 108, Bhadaya Nagar, B. Bldg., Sector 10, Vasant Vihar, Chhatrapati Shivaji  
Raj Bhawan, Delhi-110014. Home: 261105.

1

10/04/2022

Director, Land Revenue and Registration Division, Dehra, District of Ghazipur, M.S. V. P. M. JAIRAJ DEVELOPERS Through Its Partners: 1) SHRI VEJAY MOHANI M. HARNIA SHAIK, 2) SHRI ASHIL RAJNIKANT SHAIK

In pursuance to the above said Development Agreement of the Land Owners 1) SHRI APDEV BUDYA CHOU DHARI, 2) SHRI VITHALJIJI VITHALJIJI GAVANAN CHOU DHARI, 3) SMT. MANJUBAI VALKUCHOU DHARI, 4) SHRI BHARATI VALKE CHOU DHARI, 5) SMT. RAJNA SUDAM CHOU DHARI, 6) SHRI SHAURUBHAN VALKE CHOU DHARI, 7) SHRI. PRAHAD VALKE CHOU DHARI and 8) SHRI PANDHARINATH VALKE CHOU DHARI have granted registered Power of Attorney bearing Registration Serial No. 4460/2014, duly executed and registered on 09/05/2014, in favour of the Developer M/S. V. P. M. JAIRAJ DEVELOPERS Through Its Partners: 1) SHRI VEJAY MOHANI M. HARNIA SHAIK, 2) SHRI ASHIL RAJNIKANT SHAIK thereby allowing and permitting them to develop the said land

By virtue of Mutation Entry No. 5896, dated 06/11/2020 and by virtue of Registered Development Agreement bearing Registration Serial No. 3922/2015, duly executed and registered on dated 24/06/2015; duly registered with Sub Registrar of Assurances, Bidwandi, 1) SMT. SYNABAI TRIMBAK MIHARE, 2) SMT. MANOJBAI SHIVNATH CHAUDHARE, 3) SHRI KISHOR SHIVNATH CHAUDHARE, 4) SMT. SYDEENVA JAGANNATH CHAUDHARE, 5) SMT. KAVITA SHRAVAN MIHARE, 6) SMT. SARAS DEEPAK PATIL, 7) SMT. KAMAL PRAKASH PATIL, 8) SMT. HAUSA SHIVNATH CHAUDHARE, 9) SMT. NANDA MANIK PATIL, 10) SHRI PRADEEP SHIVNATH CHAUDHARI, 11) SMT. SAVITRIBAI DAYARAM CHAUDHARI, 12) SMT. KANJIBAI KISHAY BHOIR herein had transfer their development rights in respect the said land bearing

R. J. MISHRA  
Advocate High Court  
Notary Govt. of India  
Navchar no. 10078945171

# R. J. MISHRA

M.A., LL.B.

ADVOCATE HIGH COURT  
SECRETARY GOVT. OF INDIA

OFFICE: D-08, Block-07, Nazim B-Block, Near Ganga Mohal Hotel, Nayabpur  
Raj., Bikaner (Raj.) Dist. - Pin-340 007

Date: 09.04.2015

Narys No. 3, H. No. 2, Panch S. Sec. No. 4, P.S. - 140, Pali Sector No. 3, Faridkot, Punjab  
Survey No. 3, H. No. 2, Panch S. Sec. No. 4, P.S. - 140, Pali Sector No. 3, Faridkot, Punjab  
and being at Mangla, Tehsil, Taluka Bhiwandi, Dist. Thane, within the limits of Bhiwandi  
Municipal Corporation, and Sub-Division District & Taluka Bhiwandi,  
and Registration District & District, Thane in favour of M. V. P. M. JAJRAJ DEVELOPERS  
through its Partners, 1) SHRI VIDAY MOHANI M. HARSHA SHAH, 2) SHRI ASHUT  
RAMKANT SHAMI

In pursuant to the above said Development Agreement the Land Owners, 1) SMT.  
KANABAI TRINDAK MHAJRE, 2) SMT. MANJLABAI SHIVNATH CHAUDHARI, 3)  
SHRI KISHOR SHIVNATH CHAUDHARI, 4) SMT. SADHANA JAGANNATH  
CHAUDHARI, 5) SMT. KAVITA SHRAVAS MHAJRE, 6) SMT. SAVAS DEEPAK  
PATIL, 7) SMT. KAMAL PRAKASH PATIL, 8) SMT. HANSA SHIVNATH CHAUDHARI,  
9) SMT. NANDA MANIK PATIL, 10) SHRI PRADEEP SHIVNATH CHAUDHARI, 11)  
SMT. SAVITRIBAI DAYARAM CHAUDHARI, 12) SMT. KANLABAI KESHAV BHODE  
have granted registered Power of Agency, bearing Registration Serial No. 3913/2015, duly  
executed and registered on 24-06-2015, in favour of the Developer M/S. V. P. M. JAJRAJ  
DEVELOPERS through its Partners, 1) SHRI VIDAY MOHANI M. HARSHA SHAH, 2)  
SHRI ASHUT RAMKANT SHAMI hereby allowing and permitting them to develop the said  
land



R. J. MISHRA  
Advocate High Court  
Flat - 100/28/47/1/1  
Mangalochauri, Bikaner (Raj.)

# R. J. MISHRA

MEMBER


ADVOCATE HIGH COURT  
GOVT. OF U.P.

OFFICE: D-8, Baidiya Nagar, B Block, Sector-6, Indraprastha, New Delhi  
RE: Bhopal (U.P.) Dist. Case No. 10/107

10.10.2021

By virtue of Registered Handls/Parta bearing Page No. 1050 dated 27.09.2015 and executed and registered on 28.10.2015; duly registered with Joint Sub-Registrar of Assurances Bhopal (U.P.) SMT. MANU LALBAI VALKE CHOUDEARI, 2) SHRI BHAIJI VALKE CHOUDEARI, 3) SMT. RAJNA SUDAM CHOUDEARI, 4) SHRI SHIVRAGHVA VALKE CHOUDEARI, 5) SHRI PRAHAD VALKE CHOUDEARI and 6) SHRI PANDHARINATH VALKE CHOUDEARI Through their Co-ventured Agency M/S. V. P. M. LALBAI DEVELOPERS Through its Partners 1) SHRI ADAY MOHAMMAD HARNIA SHAH, 2) SHRI ASHIL RAVIKANT SHAH have executed the following in respect the said land bearing Survey No. 4, Hissa No. P-11, Survey No. 4, Hissa No. P-10, Survey No. 4, Hissa No. P-10, Survey No. 4, Hissa No. P-10, area commencing about 26.87 Sq. Mtrs. (equivalent to 12.00 Mtrs. situate, lying and being at Mouja, Tehsil, Taluka Bhopal (U.P.) District, within the limits of Bhopal Nizampur City Municipal Corporation, Joint Sub-Registration District & Taluka Bhopal and Registration District & District Bhopal in favour of Bhopal Nizampur City Municipal Corporation, Bhopal.

By virtue of Mutation Entry No. 6091, dated 16.1.2021 and by virtue of Law of Inheritance (LAI) SHRI DAYARAM SHANKAR CHOUDEARI has died intestate on dated 23.03.2017 and therefore the said land has been transferred in the name of his legal heirs i.e. 1) SMT. SAVITRIBAI DAYARAM CHOUDEARI (WIFE), 2) SMT. KANLALBAI KISHOR BHOR (MARRIED DAUGHTER).

  
R. J. MISHRA  
Advocate High Court  
Flat-109, Block-10, Sector-6  
Indraprastha, New Delhi-110021

**R. J. MISHRA**

M.A., LL.B.

ADVOCATE HIGH COURT  
NOTARY GOVT. OF INDIAOFFICE: 108, Wardava Nagar, B-Block, Near Gagan Mahal Hotel, Sec-16,  
F-1, Bhayandur (a), Dist. - Thane - 401302

Date: 09/01/2022

1. I, the Plaintiff herein, do hereby, in pursuance of my 2 contract Memorandum and Search Report on Advocate SMT. ARCHANA KHANDU THAKARE dated 05/08/2021 vide File No. 9174 dated 05/08/2021 and Advocate SMT. ARCHANA KHANDU THAKARE dated 05/08/2021 vide Receipt No. 9174, dated 05/08/2021 and all other documents provided to me in respect of said land come to conclusion that All that piece and parcel of Non-Agricultural Land bearing Survey No. 4, 2, 1, 4, 2, 5, 4, 6, Old Survey No. 1 Parka, 4 Parka, 4 Parka, 4 Parka of area measuring about 3876.00 Sq. Mtrs., equivalent to 00-08-70 (H.R.P.) Assessment Rs. 8,244/- situate lying and being at Mung Tunghar, Taluka Bhiwandi, Dist. Thane within the limits of Bhiwandi Nazampani City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane out of the above said land area measuring about 5600.00 Sq. Mtrs., equivalent to 0-07-60 (H.R.P.) belonging to SHRI VITTU GAJANAN CHOUDHARI and area measuring about 330.00 Sq. Mtrs., equivalent to 0-07-50 (H.R.P.) belonging to SMT. MANUJABAI VALKE CHOUDHARI and OTHERS and area measuring about 820.00 Sq. Mtrs., equivalent to 0-08-20 (H.R.P.) belonging to SMT. VANITA PRALHAD JADHAV and area measuring about 1970.00 Sq. Mtrs., equivalent to 00-19-70 (H.R.P.) belonging to SHRI DAYARAM SHANKAR CHOUDHARI and OTHERS.

And the Land Owners, SHRI VITTU GAJANAN CHOUDHARI and OTHERS have entered into above said Development Agreement and in pursuant has granted the Power of Attorney in favour of M/S. V. P. M. JARAJ DEVELOPERS Through Its Partners 1) SHRI VIJAY MOHANLAL HARNIA/SHAIL 2) SHRI ASHUT RAJNIKANT SHAIL And all the Development Agreement and Power of Attorney are still existing and in force and all the Development Rights belongs to M/S. V. P. M. JARAJ DEVELOPERS Through Its Partners 1) SHRI VIJAY MOHANLAL HARNIA/SHAIL 2) SHRI ASHUT RAJNIKANT SHAIL.



# R. J. MISHRA

ADVOCATE  
ADVOCATE HIGH COURT  
NOTARY GOVT. OF INDIA

Office: (08) Bhivandi Nagar, 7th Flr., Near Govt Medical College, Bhivandi  
Dist. - Nashik, 431001, Maharashtra, India

Date: 08/04/2022

And by and under a Retirement cum Withdrawal Deed dated 01/05/2017 between  
SHRI VIDYAJYOTI K. KARNI SEWAI and SHRI KALSHIK KIRIT K. MURKAR  
PARTNERS and one SHRI KALSHIK KIRIT K. MURKAR SEWAI, has substituted as  
New Partner in the said Partnership Firm.

And out of the said land area comprising 76.87 Sq. Mtrs. as been acquired and  
by Bhivandi Nizampur City Municipal Corporation Bhivandi. And area comprising about  
820.00 Sq. Mtrs. belongs to Smt. Yamini Pralhad Jadhav (subject to terms and conditions of  
Registered G.D. deed bearing serial No. 958/2016).

Date: 08/04/2022

*R. J. MISHRA*  
Advocate  
High Court  
Dist - Nashik, Maharashtra  
Nashik, India  
(R. J. MISHRA)  
Advocate



010

इतर  
पावती

Original/Duplicate

Thursday, 05 August 2021  
1:30 PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 9174 दिनांक: 05/08/2021

मात्राचे नाव:

दस्तावेजजाचा अनुक्रमांक बवद2-0-2021

दस्तावेजजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड अर्चना खंडू ठाकरे

वर्णन अर्ज क्रं 635/2021 मीजे देमघर ता भिवंडी जि ठाणे येथील म न  
4/2/4/4/5/4/6 म न (2019 ते 2021) 3वर्ष.

SEARCHFEE

रु. 300.00

एकूण:

रु. 300.00

BVD2

1); देयकाचा प्रकार: eChallan रकम: रु.300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH004527084202122E दिनांक: 05/08/2021

बँकेचे नाव व पत्ता:

# Archana Khandu Thakare

Advocate (High Court) B.A.LL.B.

14-B/11, Flat No.004, Ground floor, Gopal Nagar, Bhiwandi-421 302, Dist : Thane. (M-09220578170)

Date :05/08/2021

## SEARCH REPORT

Ref :- In respect of Land bearing Survey No 4/2/4/4/4/5/4/6, area admeasuring about 3820.00 Sq., Mtrs., Situated at Village Temghar , Tal.Bhiwandi, Dist. Thane

On Careful inspection of Online Search In respect of the above mentioned property during the year 2019 to 04/08/2021 the following transactions are traced out.

The aforesaid search is taken in respect of land property only that does not include any transaction in respect of Flat, Gala, Shop, structure standing thereon

YEAR	TRANSACTION
2019	NIL
2020	NIL
2021	NIL

*Archana K. Thakare*  
Adv. Archana K. Thakare

Adv. Archana Khandu Thakare

B.A., LL.B.

Advocate, High Court (Mumbai)



Phone : 92205 78170

Office : Flat No. 4, Ground Floor,  
Bldg. No. 14-B/11, Gopal Nagar,  
Bhiwandi - 421 302. Dist. Thane.

E-mail : tsarchana@rediffmail.com

(25)

OW. No.

Date : \_\_\_\_\_

13/02/2020

SEARCH REPORT

REF.: In respect of Land bearing Survey No. 4/2/4/4/4/5/4/6 (old Survey No. 4/Paiki, 4/Paiki, 4/Paiki, 4/Paiki), area 38-20-00 (R-Sq-Mtrs), Assessment (Rs-Ps) 8-24; lying, being and situated at village Temghar, Taluka Bhiwandi, District Thane. It is within the local limits of Revenue Village – Temghar, Talathi Saja – Temghar, Bhiwandi Nizampur City Municipal Corporation and under the jurisdiction of Registrar of Assurances - District Thane & Sub-Registrar of Assurances – Taluka Bhiwandi. The said land is owned by i) Vithu Gajanan Chaudhary – area (R-Sq. Mtrs.) 5-00-00, ii) Manjulabai Valku Chaudhary and others – area (R-Sq. Mtrs.) 5-30-00, iii) Vanita Pralhad Jadhav – area (R-Sq. Mtrs.) 8-20-00, iv) Janabai Trimbak Mhatre and others – area (R-Sq. Mtrs.) 19-70-00 (As per 7/12 extract).

Search taken at Sub Registrar offices in Bhiwandi, District Thane in respect of above mentioned property during the year 1990 to 2019 the following transactions are traced out:-

The aforesaid search is taken in respect of land property only that does not include any transaction in respect of Flats, Galas & Shops and Structure standing thereon.

SR. NO.	YEARS	TRANSACTIONS	SR. No.	YEARS	TRANSACTIONS
1	1990	Nil	10	1999	Nil
2	1991	Nil	11	2000	Nil
3	1992	Nil	12	2001	Nil
4	1993	Nil	13	2002	Transaction
5	1994	Nil	14	2003	Nil
6	1995	Nil	15	2004	Nil
7	1996	Nil	16	2005	Nil
8	1997	Nil	17	2006	Nil

9	1998	Nil	18	2007	Nil
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SR. NO.	YEARS	TRANSACTIONS	SR. No.	YEARS	TRANSACTIONS
19	2008	Transaction	25	2014	Transaction
20	2009	Transaction	26	2015	Transaction
21	2010	Nil	27	2016	Transaction
22	2011	Nil	28	2017	Nil
23	2012	Nil	29	2018	Transaction
24	2013	Transaction	30	2019	Nil

**TRANSACTION FOUND IN YEAR 2002:-**

Partition Deed registered under serial No. BVD-1/497/2002 dated 04/02/2002, executed by Appa Budhya Chaudhary for self and POA holder of Valkya Budhya Chaudhary, Nagi Bhra. Dattu, Tarabai Bhra. Bhaskar, Vithu Gajanan Chaudhary, Anandi Bhra. Gajanan in favour of Valkya Budhya Chaudhary, Nagi Bhra. Dattu, Tarabai Bhra. Bhaskar, Vithu Gajanan Chaudhary, Anandi Bhra. Gajanan through their POA Holder Vanita Prahlad Jadhav, hence (i) the land bearing Survey No. 78/1 area (H-R-P) 0-14-0 + P.K. 0-00-8, total area (H-R-P) 0-14-8 of Village Pimpalner has given to Valkya Budhya Chaudhary, Nagi Bhra. Dattu, Tarabai Bhra. Bhaskar, Vithu Gajanan Chaudhary, Anandi Bhra. Gajanan and Appa Budhya Chaudhary; (ii) the land bearing Survey No. 152/1Paiki/2 area (H-R-P) 0-06-6 + Pot Kharab 0-01-0, Survey No. 4Paiki, area (H-R-P) 0-08-2, Pardi No. 2 area (H-R-P) 0-01-0, Survey No. 9/6 area (H-R-P) 0-04-4 of Village Temghar, has given to Appa Budhya Chaudhary.

**TRANSACTION FOUND IN YEAR 2008:-**

Agreement For Sale in respect of Land bearing Survey No. 4/Paiki, area (H-R-P) 0-51-0; given by Barkubai Budhaji Patil, Manubai Balaram Patil, Ratnabai Premnath Shelar, Vandana Jayram Patil through POA Holder Vishnu Ziparu Kene and Magan Ziparu Kene in favour of Laxmansingh Shankarsingh Rajpurohit and Sandeep Tukaram Chaudhary; Executed and registered on 18/03/2008 at serial No. BVD-1/2607/2008.

**Adv. Archana Khandu Thakare**

B.A., LL.B.

**Advocate, High Court (Mumbai)**



Phone : 92205 78170

Office : Flat No. 4, Ground Floor,  
Bldg. No. 14-B/11, Gopal Nagar,  
Bhiwandi - 421 302. Dist. Thane.

E-mail : tsarchana@rediffmail.com

O/W. No. \_\_\_\_\_

Date : \_\_\_\_\_

TRANSACTION FOUND IN YEAR 2009:-

Sale Deed (of Agreement for Sale vide Doc. Sr. No. 2607/08) in respect of Land Bearing Survey No. 4/Paiki, area (H-R-P) 0-51-0; given by Barkubai Budhaji Patil, Manubai Patil, Ratnabai Patil, Vandana Patil through POA Holder and Self Vishnu Ziparu Kene and Magan Ziparu Kene in favour of Laxmansingh Shankarsingh Rajpurohit and Sandeep Tukaram Chaudhary; Executed & registered on 17/02/2009 vide serial No. BVD-1/993/2009.

TRANSACTION FOUND IN YEAR 2013:-

Release Deed in respect of Land Bearing Survey No. 4/paiki, area (H-R-P) 0-24-8; given by Hirabai Somnath Chaudhary, Yogesh Somnath Chaudhary, Manoj Somnath Chaudhary, Pramod Somnath Chaudhary, Ramakant Somnath Chaudhary, Shashikant Somnath Chaudhary, Umakant Somnath Chaudhary, Sangita Balaram Gaikar, Bebi Savant alias Bebi Somnath Chaudhary in favour of Chandra Alias Chandri Krushna Chaudhary alias Chandra Ramdas Patil; Executed on Dated 07/08/2013 & registered on 08/08/2013 vide serial No. BVD-1/6839/2013.

Development Agreement in respect of Land Bearing Survey No. 4/Paiki, area (H-R-P) 0-24-8; where the Developer agrees to give 12500 Sq. Ft. i.e. 1171 Sq. Mtrs. Saleable Built-up Area, Rs. 13,50,000/- by Cash and Rs. 12,00,000/- as Security Deposit to the Land Owner; given for Development by (1) Jaya Ravi Vankhede through Natural Guardian and for Self Kunda Ravi Vankhede, (2) Mahesh Ravi Vankhede, (3) Sunita alias Shanubai Sunil Malavi (expired) through legal heirs Yogesh Sunil Malavi (minor), Riddhesh Sunil Malavi (minor) through their Natural Guardian through and for Self Chandra alias Chandri Krushna Chaudhary alias Chandra Ramdas Patil, (4) Ramdas Baliram Patil in favour of M/s. New Horizon Enterprises through Partner Pralhad D. Daga; Executed on 07/08/2013 and registered on 08/08/2013 vide serial No. BVD-1/6859/2013.

**TRANSACTION FOUND IN YEAR 2014:-**

Sale Deed in respect of Land Bearing Survey No. 4/paiki, area (H-R-P) 0-22-0; given by Shashikant Ramchadra Ghanvatkar, Prabhakar Ramchadra Ghanvatkar, Sudhir Achyut Ghanvatkar, Pradnya Pradip Bhatt, Shailaja Shrikrushna Ghanvatkar, Yogendra Shrikrushna Ghanvatkar, Devdatta Shrikrushna Ghanvatkar, Swati Sharad Godabole, Vasudha Trimbak Karve, Hemant Dattatray Puranik, Aruna Dattatray Puranik, Madhavi Padmakar Puranik/Vartak, Abhay Dattatray Puranik, Dilip Pandurang Modak, Avinash Pandurang Modak through their POA Holder and for Self Sanjay Achyut Ghanvatkar in favour of Ramesh Kasturchand Tejavat; Executed & registered on 19/03/2014 vide serial No. BVD-1/2472/2014.

Development Agreement in respect of Land Bearing Survey No. 4/Paiki, 4/Paiki, 4/Paiki, 4/Paiki, area admeasuring about 1850 Sq. Mtrs; given by Appa Budhya Chaudhary, Vithu alias Vitthal Gajanan Chaudhary, Manjulabai Valaku Chaudhary, Bharat Valaku Chaudhary, Ratna Sudam Chaudhary, Shatrughna Valaku Chaudhary, Prahlad Valaku Chaudhary, Pandharinath Valaku Chaudhary in favour of V.P.M. Jayraj Developers through Partners Vijay Mohanlal Shah and Ashit R. Shah; Executed and registered on 29/05/2014 vide serial No. BVD-1/4459/2014.

**TRANSACTION FOUND IN YEAR 2015:-**

Development Agreement in respect of Land Bearing Survey No. 4/Paiki, 4/Paiki, 4/Paiki, 4/Paiki, area admeasuring about 1970 Sq. Mtrs; given by Janabai Trimbak Mhatre, Mangalabai Shivnath Chaudhary, Kishor Shivnath Chaudhary, Sadhana alias Sadhanabai Jagannath Madhavi, Kavita Shravan Mhatre, Saras alias Sarita Dipak Patil, Kamal alias Kamali Prakash Mali, Hausa alias Hansa Shivnath Chaudhary, Nanda alias Nandani Manik Patil, Pradip Shivnath Chaudhary, Savitribai Dayaram Chaudhary and Kantabai Keshav Bhoir in favour of V.P.M. Jayraj Developers through Partners Vijay

# Adv. Archana Khandu Thakare

B.A., LL.B.

Advocate, High Court (Mumbai)



Phone : 92205 78170

Office : Flat No. 4, Ground Floor,  
Bldg. No. 14-B/11, Gopal Nagar,  
Bhiwandi - 421 302. Dist. Thane.

E-mail : tsarchana@rediffmail.com

O/W. No.

Date : \_\_\_\_\_

Mohanlal Shah and Ashit R. Shah; Executed on 05/06/2015 and registered on 24/06/2015 vide serial No. BVD-1/3912/2015.

## TRANSACTION FOUND IN YEAR 2015:-

Bond Deed (Bandh Patra) in respect of land bearing Survey No. 4/Paiki, 4/Paiki, 4/Paiki, 4/Paiki; out of which area 78.87 Sq. Mtrs. acquired for 12 Mtrs. wide road by Bhiwandi Nizampur City Municipal Corporation Bhiwandi; given by (1) Manjulabai Valku Chaudhary, Bharat Valku Chaudhary, Ratna Sudam Chaudhary, Shatrugna Valku Chaudhary, Pralhad Valku Chaudhary, Pandharinath Valku Chaudhary through POA Holder V. P. M. Jayraj Developers through Partner Vijay Mohanlal Shah, (2) Manjulabai Valku Chaudhary, Bharat Valku Chaudhary, Ratna Sudam Chaudhary, Shtrughana Valku Chaudhary, Pralhad Valku Chaudhary, Pandharinath Valku Chaudhary through POA Holder V. P. M. Jayraj Developers through Partner Ashit R. Shah; Executed and registered on 28/10/2015 at serial No. BVD-1/7155/2015.

## TRANSACTION FOUND IN YEAR 2016:-

Gift Deed in respect of Agricultural Land Bearing Survey No. 4/Paiki, area (H-R-P) 0-08-2, Survey No. 152/1Paiki, area (H-R-P) 0-06-6 + P.K 0-01-0, Survey No. 9/6Paiki, total area (H-R-P) 0-04-4, Pardi No. 2, area (H-R-P) 0-01-0, total area (H-R-P) 0-21-2; given by Appa Budhaji Chaudhary in favour of Vanita Pralhad Jadhav; Executed and registered on 09/02/2016 at serial No. BVD-2/958/2016.

Encl: Copy of Govt. fees paid of Rs. 750/- on 12/02/2020 vide Challan No. MH011970558201920E, for search of Survey No. 4/2/4/4/4/5/4/6.

Note: 1) For the year 2008, Index volume kept at Sub Registrar office, Bhiwandi-1 is incomplete for inspection.

2) For the year 2019, Index volume kept at Sub Registrar office, Bhiwandi-1, Bhiwandi-2 and Bhiwandi-3 is incomplete for inspection.

(All Search taken by me as per the records available at Sub Registrar offices, in Bhiwandi, District Thane.)

I have not found any other entry in the Index volume kept in Sub Registrar offices in Bhiwandi, District Thane in respect of the above mentioned property.

  
(Adv. Archana Khandu Thakare)



MS/SBI-LSR/RACPC-LHO-02/March/2024

6<sup>th</sup> March 2024

To,  
The Assistant General Manager,  
Project Approval Cell,  
State Bank of India,  
Local Head Office,  
Synergy Building, 5th Floor,  
Bandra Kurla Complex,  
C-6 'G' Block, BKC, Bandra (East),  
Mumbai – 400 051.

Sir,

Sub: In case of M/s. VPM Jairaj Developers

**Re: MEMORANDUM OF COST**

Professional Charges for taking Search Prepared the <u>Search Report</u>	Rs.9250.00
Search Charges	Rs. 750.00
	-----
Total	Rs.10,000.00

Bank Details :

A/c Name : MS LEGAL Advocate & Solicitors (UK)  
Bank Details : State Bank of India, 24/26 DALAL STREET FORT BRANCH, MUMBAI  
A/c No. : 38493388894  
RTGS/NEFT IFSC : SBIN0040433  
PAN Card : BBEPS6849F

For MS Legal  
  
Advocate & Solicitors (UK)

CHALLAN  
MTR Form Number-6



GRN MH016831475202324E	BARCODE	Date 06/03/2024-13 56 16	Form ID
Department Inspector General Of Registration		Payer Details	
Type of Payment Search Fee Other Items		TAX ID / TAN (If Any)	
		PAI. No.(If Applicable)	
Office Name BVD1_BHIWANDI NO 1 SUB REGISTRAR		Full Name	Ravindra U More
Location THANE			
Year 2023-2024 One Time		Flat/Block No.	
Account Head Details		Amount In Rs.	
0030072201 SEARCH FEE		750.00	
		Premises/Building	
		Road/Street	
		Area/Locality	Mumbai
		Town/City/District	
		PIN	4 0 0 0 0 1
		Remarks (If Any)	
		land bearing Survey No. 4(Pt) of Village Temghar Taluka Bhiwandi District	
		Thane	
		Amount In	Seven Hundred Fifty Rupees Only
Total		750.00	Words
Payment Details PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 03006172024030600747 508102172
Cheque/DD No.		Bank Date	RBI Date 06/03/2024-13:57:11 Not Verified with RBI
Name of Bank		Bank-Branch	PUNJAB NATIONAL BANK
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Department ID :

Mobile No . 9867506052

**NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document**

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तऐवासाठी लागू नाही.

MS/SBI-LSR/RACPC-LHO-01/March/2024

6<sup>th</sup> March 2024

ANNEXURE -B

REPORT ON INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY

(ALL COLUMNS/ITEMS ARE TO BE COMPLETED/COMMENTED BY THE ADVOCATE)

1	a	Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India, LHO Mumbai Metro
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	By Hand
	c	Name of the Borrower.	N. A. in builder tie up
2	a	Type of Loan	N. A. in builder tie up
	b	Type of property	Leasehold Property.
3	a	Name of the unit/concern/ company/person offering the property/ (ies) as security.	Prospective flat purchaser/s.
	b	Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.	N. A. in builder tie up.
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	N. A. in builder tie up.
4	a	Value of Loan (Rs. in crores)	-----
5		Complete or full description of the immovable property (ies) offered as security including the following details.	Residential project by M/s. VPM Jairaj Developers Project known as "Sairaj Heights"  As per Approved Plan & Commencement Certificate dated 12/07/2022 Building No. 1 Wing A & Wing B comprising of Ground Floor Partly Parking and partly Commercial + 1 <sup>st</sup> to 7 <sup>th</sup> Floor Residential





			and Building No. 2 Wing C comprising of Ground Floor Parking + 1 <sup>st</sup> Floor to 6 <sup>th</sup> Floor residential + 7 <sup>th</sup> Floor partly residential + 8 <sup>th</sup> Floor to 11 <sup>th</sup> Floor residential + 12 <sup>th</sup> Floor partly residential + 13 <sup>th</sup> to 16 <sup>th</sup> Floor residential + 17 <sup>th</sup> Floor partly residential + 18 <sup>th</sup> Floor to 22 <sup>nd</sup> Floor residential + 23 <sup>rd</sup> Floor partly residential + 24 <sup>th</sup> Floor.
	a	Survey No.	All that piece and parcel of land bearing adm. 3820 Sq. Mtrs. bearing Survey No 4/2/4/4/4/5/4/6 (Old Survey no. 4/Pt, 4Pt, 4Pt, 4Pt) of Village Temghar Taluka Bhiwandi & District Thane.
	b	Door/House no. ( in case of house property)	Not Applicable.
	c	Extent/ area including plinth/ built up area in case of house property	Land adm. _____ Sq. Mtrs.
	d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries	Village Temghar Taluka Bhiwandi & District Thane and boundary are bounded as follows:-  On or towards East:-  On or towards West:-  On or towards North:-  On or towards South:-
6	a.	Particulars of the documents scrutinized-serially and chronologically.	Mentioned herein under.
	b.	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.  Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.	Mentioned herein under.

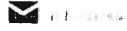




MS LEGAL

Chartered Accountants (UK)

11, 1st Floor, Park Road, London, UK



Sr. No.	Date	Name / Nature of document	Original/ certified copy/ certified extract/ photocopy etc.	In case of copies, whether the original was scrutinized by the advocate.
1.		Draft Agreement for Sale is to be executed between M/s. VPM Jairaj Developers through it's Partners Mr. Ashit Rajnikant Shah & Mr. Kaushik Kirtkumar Shah and Prospective Purchaser/s.	Photocopy	No Original was not scrutinized by the Advocate
2.	20/04/2022	Certificate of registration of project bearing No. P51700034679 issued by Maharashtra Real Estate Regulatory Authority.	Photocopy	No Original was not scrutinized by the Advocate
3.		7/12 Extract.	Photocopy	No Original was not scrutinized by the Advocate
4.	08/07/2022	Fire NOC dated 08/07/2022 issued by Bhiwandi Nijampur City Municipal Corporation.	Photocopy	No Original was not scrutinized by the Advocate
5.	12/07/2022	Revised Development Permission dated 12/07/2022 issued by Bhiwandi Nijampur City Municipal Corporation.	Photocopy	No Original was not scrutinized by the Advocate
6.	13/06/2012	Non Agricultural Permission dated 13/06/2012 issued by the Office of District Collector Thane	Photocopy	No Original was not scrutinized by the Advocate
7.	29/05/2014	Development Agreement dated 19/05/2014 executed between Mr. Appa Budhya Chaudhari & 7 Ors. and M/s. VPM Jairaj Developers through it's Partners Mr. Vijay Mohanlal Shah & Mr. Ashit R. Shah. The said Development Agreement dated 19/05/2014 is duly stamped and registered bearing Reg. No. BVD-1-4459-2014.	Photocopy	No Original was not scrutinized by the Advocate



8.	29/05/2014	Irrevocable Power of Attorney dated 29/05/2014 executed by Mr. Appa Budhya Chaudhari & 7 Ors. in favor of M/s. VPM Jairaj Developers through it's Partners Mr. Vijay Mohanlal Shah & Mr. Ashit R. Shah. The said Irrevocable Power of Attorney dated 29/05/2014 is duly stamped and registered bearing Reg. No. BVD-1-4460-2014 dated 29/05/2014.	Photocopy	No Original was not scrutinized by the Advocate
9.	05/06/2015	Development Agreement dated 05/06/2015 executed between Smt. Janabai Trimbak Mhatre & 11 Ors. and M/s. VPM Jairaj Developers through it's Partners Mr. Vijay Mohanlal Shah & Mr. Ashit R. Shah. The said Development Agreement dated 05/06/2015 is duly stamped and registered bearing Reg. No. BVD-1-3912-2015 dated 05/06/2015.	Photocopy	No Original was not scrutinized by the Advocate
10.	05/06/2015	Irrevocable Power of Attorney dated 05/06/2015 executed by Smt. Janabai Trimbak Mhatre & 11 Ors. in favor of M/s. VPM Jairaj Developers through it's Partners Mr. Vijay Mohanlal Shah & Mr. Ashit R. Shah. The said Irrevocable Power of Attorney dated 05/06/2015 is duly stamped and registered bearing Reg. No. BVD-1-3913-2015 dated 05/06/2015.	Photocopy	No Original was not scrutinized by the Advocate
11.	08/04/2022 & 17/06/2023	Title Search Report issued by Advocate R. J. Mishra.	Photocopy	No Original was not scrutinized by the Advocate
12.	13/02/2020 & 13/06/2023	Search Report issued by Advocate Archana Khandu Thakre.	Photocopy	No Original was not scrutinized by the Advocate





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Advocates & Solicitors UK

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7	a	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.) (HL : If the value of loan => Rs.1 crore and in case of commercial loans irrespective of the loan component)	No Instructions
	b	Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted? (In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously).	No Instructions
8	a	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Online Record available from 2002 for verification in the concern Sub-Registrar.
	b.	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Yes
	c.	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	No
	d.	Whether proper registration of documents completed. Details thereof to be provided.	Yes





9.	a.	Property offered as security falls within the jurisdiction of which sub-registrar office?	Kurla
	b.	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	Sub Registrar Assurance at Bhiwandi
	c.	Whether search has been made at all the offices named at (b) above?	Yes
	d.	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
10.	a.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder.	As stated herein under

FLOW OF TITLE OF PROPERTY - (History of Title)

1. After going through the records of documents made available to us it is observed that Mr. Ramchandra Vasudev Ghanvatkar was the owner of the land bearing Survey No. 4 of Village Temghar Taluka Bhiwandi District Thane (Hereinafter referred to as the said land).
2. It is observed that by and under Sale Deed dated 11/02/1960 Mr. Ramchandra Vasudev Ghanvatkar sold, conveyed and transferred the land bearing Survey No. 4(Pt) of Village Temghar Taluka Bhiwandi District Thane to Mr. Budhya Vithu Choudhari, for consideration and upon the terms and conditions stated therein.
3. By Mutation Entry No. 661 dated 20/03/1960 the above transfer is recorded in the revenue records.
4. It is observed that by and under Sale Deed dated 11/02/1960 Mr. Ramchandra Vasudev Ghanvatkar sold, conveyed and transferred the land bearing Survey No. 4(Pt) of Village Temghar Taluka Bhiwandi District Thane to Mr. Shankar







- Vithu Choudhari, for consideration and upon the terms and conditions stated therein.
5. By Mutation Entry No. 662 dated 20/03/1960 the above transfer is recorded in the revenue records.
  6. Mr. Shankar Vithu Choudhary died on 07/08/1963 leaving behind him wife Smt. Parvati Shankar Choudhari, sons Mr. Arjun Shankar Choudhari, Mr. Sukrya Shankar Choudhari, Mr. Shivnath Shankar Choudhary, Mast. Dayaram Shankar Choudhary, Miss. Janabai Shankar Choudhari as the only legal heirs
  7. Mr. Budhya Vithu Chaudhary died leaving behind him wife Smt. Kashibai Budhya Choudhary, Mr. Appa Budhya Choudhary, Mr. Valkya Budhya Choudhary, Mrs. Nagi Dattu (Married daughter) Mrs. Tarabai Bhaskar (Married Daughter).
  8. The said land was in possession of Mr. Valkya Budhya Chaudhari & Mr Vithu Gajanan Chaudhari, by the virtue of Tauka Order No. RTS/WS/1317A dated 14/12/1983 and by Virtue of declaration and Oral Partition made by Mr. Appa Budhya Chaudhari & Ors. the said land is transferred and subdivided amongst Mr. Valkya Budhya Choudhari to the extent of 525 Sq. Mtrs. and Mr Vithu Gajanan Choudhari to the extent of 500 Sq. Mtrs.
  9. As per the Mutaiton entry No. 1765 dated 01/12/1987 Mr. Arjun Shankar Choudhari died leaving behind him his mother Smt. Parvati Shankar Choudhari, Mr. Shivnath Shankar Choudhari (Brother); Mr. Dayaram Shankar Coudhari (Brother) and Smt. Janabai Trimbak Mhatre married daughter as the only legal heirs.
  10. As per the Mutation Entry No. 1766 dated 01/12/1987 Mr. Sukrya Shankar Choudhari died leaving behind him Smt. Parvati Shankar Choudhari, Mr. Shivnath Shankar Choudhari (Brother); Mr. Dayaram Shankar Coudhari (Brother) and Smt. Janabai Trimbak Mhatre married daughter as the only legal heirs.
  11. Smt. Kashibai Budhya Choudhari died leaving behind him Mr. Appa Budhya Choudhari (Son), Mr. Valkya Budhya Choudhari, Smt. Nagi Dattu (Married daughter) Smt. Tarabai Bhaskar (married daughter) Mr. Vithu Gajanan (Nephew) and Smt. Anandi Gajajna as the only legal heirs.





12. Deed of Partition dated 04/02/2002 registered with Sub registrar Bhiwandi under Sr. No. 497/2002 dated 04/02/2002, is executed between Mr. Appa Budhya Chaudhari, Mr. Valkya Budhya Chaudhari, Smt. Nagri Dattu, Smt. Tarabai Bhaskar, Mr. Vithu Gajanan Chaudhari, Smt. Anandi Gajanan Chaudhari through their constituted attorney Mr. Appa Budhya Chaudhari & Smt. Vanita Pralhad Jadhav, whereby the said land is divided amongst themselves, by the virtue of the said partition land adm. 820 Sq. Mtrs. of Survey No. 4(Pt) came to the share of Mr. Appa Budhya Chaudhari

13. Mr. Valku Budhaji Choudhari died on 04/05/2002, leaving behind him Smt. Manjulabai Valku Chaudhari (Wife) Mr. Bharat Valku Chaudhari, Smt. Ratna Sudam Chaudhari, Mr. Shatrughan Valku Chaudhari, Mr. Prakhad Valku Chaudhari and Mr. Pandharinath Valku Chaudhari as the only legal heirs.

14. by Mutation Entry No. 3000 dated 03/08/2002 death of Valku Budhaji Choudhari and names of his legal heirs are recorded in the revenue records.

15. Mrs. Parvatibai Shankar Choudhari died on 20/01/1989 leaving behind her Mr. Arjun Shankar Choudhari (pre-deceased unmarried son) Mr. Sukrya Shankar Choudhari (pre-deceased unmarried son) Mr. Shivnath Shankar Choudhari (pre-deceased married son) having (Smt. Mangalabai Shivnath Choudhary, Kishore Shivnath Choudhary, Mrs. Sadhna Jagannath Madhvi, Mrs. Kavita Shraavan Mahatre, Mrs. Saras Dipak Patil, Smt. Kamal Prakash Mali, Hausa Shivnath Choudhari, Mrs. Nanda Manik Patil, Mr. Pradip Shivnath Choudhary) Mr. Dayaram Shankar Choudhari and Mrs. Janabai Trimbak Mhatre as the only legal heirs.

16. in the premises aforesaid Mr. Dayaram Shankar Chaudhari & Ors. are the owners of the land adm. 1970 Sq. Mtrs. bearing Survey No. 4(Pt) and Mrs. Manjulabai Walku Chaudhari is the owner of the land adm. 530 Sq. Mtrs. bearing Survey No. 4(Pt); Mr. Vithu Gajanan Chaudhari is the owner of land adm. 500 Sq. Mtrs. bearing Survey No. 4(Pt) and Mr. Appa Budhya Chaudhari is the owner of land adm. 820 Sq. Mtrs. bearing Survey No. 4(Pt) of Village Temghar Taluka Bhiwandi District Thane.

17. by and under Order dated 13/06/2012 District Collector Thane granted Non Agricultural permission in respect of the area adm. 3679.84 Sq. Mtrs. area adm. 76.87 Sq. Mtrs. is reserved for proposed road and area adm. 540.44 Sq. Mtrs. is reserved for recreation ground and area adm. 3062.53 Sq. Mtr. is permitted to be used for residential purpose.





18. By Mutation Entry No. 4504 dated 01/02/2013 the above order is recorded in the revenue record.
19. By and under Development Agreement dated 19/05/2014 registered with Sub registrar Bhiwandi 1 under Sr. No. 4459/2014 dated 29/05/2014, Mr. Appa Budhya Chaudhari & 7 Ors. as the Owners granted development rights in respect land bearing Survey No. 4(Pt), 4(Pt), 4(Pt) & 4(Pt) adm. 1850 Sq. Mtrs. of Village Temghar Taluka Bhiwandi District Thane to M/s. VPM Jairaj Developers through it's Partners Mr. Vijay Mohanlal Shah & Mr. Ashit R. Shah as the Developers, for consideration and upon the terms and conditions stated therein
20. In pursuance of the said Development Agreement dated 19/05/2014. Mr. Appa Budhya Chaudhari & 7 Ors. have also executed Irrevocable Power of Attorney dated 29/05/2014 registered with Sub registrar Bhiwandi 1 under Sr. No. 4460/2014 dated 29/05/2014 in favor of M/s. VPM Jairaj Developers through it's Partners Mr. Vijay Mohanlal Shah & Mr. Ashit R. Shah.
21. By Mutation Entry No. 5918 dated 01/02/2013 the above development agreement is recorded in the revenue records. By and under Development Agreement dated 05/06/2015 registered with Sub registrar Bhiwandi – 1 under Sr. No. 3912/2015 dated 05/06/2015, Smt. Janabai Trimbak Mhatre & 11 Ors. as the Owners granted development rights in respect of the land bearing Survey No. 4(Pt), 4(Pt), 4(Pt) & 4(Pt) adm. 1850 Sq. Mtrs. of Village Temghar Taluka Bhiwandi District Thane to M/s. VPM Jairaj Developers through it's Partners Mr. Vijay Mohanlal Shah & Mr. Ashit R. Shah, for consideration and upon the terms and conditions stated therein.
22. In pursuance of the said Development Agreement dated 19/05/2014, Smt. Janabai Trimbak Mhatre & 11 Ors. also executed Irrevocable Power of Attorney dated 05/06/2015 registered with Sub registrar Bhiwandi – 1 under Sr. No. 3913/2015 dated 05/06/2015 in favor of Smt. Janabai Trimbak Mhatre & Ors.
23. By Mutation Entry No. 5896 the above development agreement is recorded in the revenue records.
24. By and under Gift Deed dated 09/02/2016 registered with Sub registrar Bhiwandi – 2 under Sr. No. 958/2016 dated 09/02/2016, Mr. Appa Budhaji Chaudhari gifted his share in the said land i.e. area adm. 820 Sq. Mtrs. in the



land bearing Survey No. 4(Pt) of Village Temghar Taluka Bhiwandi District Thane to Mrs. Vanita Pralhad Jadhav, without any consideration.

26. It is observed by and under Mutation Entry no. 5367 dated 22/04/2016 the above transfer is recorded in the revenue records.

27. Fire NOC dated 08/07/2022 is issued by the Fire Brigade officer of Bhiwandi Nijampur City Municipal Corporation.

28. Building plans are approved by Bhiwandi Nijampur City Municipal Corporation for the construction of the building and Commencement Certificate bearing No. 12/07/2022 is issued by Bhiwandi Nijampur City municipal Corporation for Building No. 1 Wing A & Wing B comprising of Ground Floor Partly Parking and partly Commercial + 1<sup>st</sup> to 7<sup>th</sup> Floor Residential and Building No. 2 Wing C comprising of Ground Floor Parking + 1<sup>st</sup> Floor to 6<sup>th</sup> Floor residential + 7<sup>th</sup> Floor partly residential + 8<sup>th</sup> Floor to 11<sup>th</sup> Floor residential + 12<sup>th</sup> Floor partly residential + 13<sup>th</sup> to 16<sup>th</sup> Floor residential + 17<sup>th</sup> Floor partly residential + 18<sup>th</sup> Floor to 22<sup>nd</sup> Floor residential + 23<sup>rd</sup> Floor partly residential + 24<sup>th</sup> Floor on the said land, in the manner and upon the terms and conditions contained therein.

29. M/s. VPM Jairaj Developers have registered the said Project under the Real Estate Act with the Real Estate Regulatory Authority (hereinafter referred to as "MahaRERA") and Certificate of Registration of Project bearing No. P51700034679 dated 20/04/2022 is issued by MahaRERA.

30. In view of the above, M/s. VPM Jairaj Developers are entitled to commence the construction of Residential Project known as "Sairaj Heights" on the above said Property and Sale the flats to the Prospective Purchasers.

10.	b.	<p>Wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.</p> <p>In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)</p>	No.
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	c.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Not applicable.
11.	a.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.)	Ownership rights.
		If Ownership Rights,	Yes.
	a.	Details of the Conveyance Documents	Sale Agreement is to be executed between Developer and Prospective Purchaser in due course.
	b.	Whether the document is properly stamped.	To be seen at the time of creation of equitable mortgage.
	c.	Whether the document is properly registered.	To be seen at the time of creation of equitable mortgage
		If leasehold, whether;	Yes, in respect of land
	a.	The Lease Deed is duly stamped and registered	Yes.
	b.	The lessee is permitted to mortgage the Leasehold right,	Not Applicable
	c.	duration of the Lease/unexpired period of lease,	60 Years
	d.	if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not Applicable
	e.	Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not Applicable
	f.	Right to get renewal of the leasehold rights and nature thereof.	Not Applicable





		If Govt. grant/ allotment/Lease-cum/Sale Agreement / Occupancy / Inam Holder / Allottee etc, whether;	No
	a.	Grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	Not Applicable
	b.	The mortgagor is competent to create charge on such property?	Not Applicable
	c.	Any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	Not Applicable
		If occupancy right, whether;	No
	a.	Such right is heritable and transferable,	Not Applicable
	b.	Mortgage can be created.	Not Applicable
12.		Has the property been transferred by way of Gift/Settlement Deed	No.
	a.	The Gift/Settlement Deed is duly stamped and registered;	Not Applicable.
	b.	The Gift/Settlement Deed has been attested by two witnesses;	Not Applicable .
	c.	Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	Not Applicable
	d.	The Gift/Settlement Deed transfers the property to Donee;	Not Applicable .
	e.	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions?	Not Applicable .
	f.	Whether the Donee is in possession of the gifted property?	Not Applicable
	g.	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	Not Applicable





	h.	Any other aspect affecting the validity of the title passed through the gift/settlement deed.	No.
13.		Has the property been transferred by way of partition / family settlement deed	Not Applicable.
	a.	Whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	Not Applicable.
	b.	Whether mutation has been effected	Not Applicable.
	c.	Whether the mortgagor is in possession and enjoyment of his share.	Not Applicable.
	d.	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	Not Applicable
	e.	In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	Not Applicable.
	f.	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	No.
14.		Whether the title documents include any testamentary documents /wills?	Not Applicable.
	a.	In case of wills, whether the will is registered will or unregistered will?	Not Applicable.
	b.	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not Applicable.
	c.	Whether the property is mutated on the basis of will?	Not Applicable.
	d.	Whether the original will is available?	Not Applicable.



	e.	Whether the original death certificate of the testator is available?	Not Applicable.
	f.	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	Not Applicable.
	g.	Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.	No.
15.		Whether the property is subject to any wakf rights / belongs to church / temple or any religious / other institutions	Not Applicable.
	a.	Any restriction in creation of charges on such properties?	Not Applicable.
	b.	Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	No
16.	a.	Where the property is a HUF/joint family property?	Not Applicable.
	b.	Whether mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	Not Applicable.
	c.	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	No.
17.	a.	Whether the property belongs to any trust or is subject to the rights of any trust?	Not Applicable.
	b.	Whether the trust is a private or public trust and whether trust deed	Not Applicable.







		specifically authorizes the mortgage of the property?	
	c.	If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable.
	d.	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	No
18.		Is the property an Agricultural land	Not Applicable.
	a.	Whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	Not Applicable.
	b.	In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	By Order dated 13/06/2012 issued by Office of District Collector Thane land is converted to non-agricultural land.
	c.	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed / permission obtained?	Fire NOC 08/07/2022 is issued by Bhiwandi Nijampur City Municipal Corporation.
19.	a.	Whether the property is affected by any local laws or special enactments or other regulations having a bearing on the security creation / mortgage (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)?	NA
	b.	Additional aspects relevant for investigation of title as per local laws.	No.
20.	a.	Whether the property is subject to any pending or proposed land acquisition proceedings?	As above.





	b.	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	No.
21.	a.	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	Not Applicable.
	b.	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not Applicable.
	c.	Whether the title documents have any court seal/ marking which points out any litigation/ attachment / security to court in respect of the property in question? In such case please comment on such seal/marking?	Yes, development rights belong to VPM Jairaj Developers .
22.	a.	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	Not Applicable.
	b.	Property belonging to partner(s), whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	Not Applicable.
	c.	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	No.
23.	a.	Whether the property belongs to a Limited Company, check the Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	Not Applicable.





	b/1.	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	Not Applicable.
	b/2.	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser)?	Not Applicable
	b/3.	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)?	Not Applicable
	b/4.	If the search reveals encumbrances / charges, whether such charges / encumbrances have been satisfied?	No
24.		In case of Societies, Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Yes.
25.	a.	Whether any POA is involved in the chain of title during the period of search?	Irrevocable Power of Attorney dated 29/05/2014, registered with Sub registrar Bhiwandi 1 under Sr. No 4460/2014 dated 29/05/2014.  Irrevocable Power of Attorney dated 05/06/2015, registered with Sub registrar Bhiwandi - 1 under Sr. No 3913/2015 dated 05/06/2015.
	b.	Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created	Not Applicable.



	an interest in favour of the builder/developer and as such is irrevocable as per law.	
c.	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	Not Applicable.
d.	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	No.  Yes.  General.  No.
e.	In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.  i) Whether the original POA is verified and the title investigation is done on the basis of original POA?	in force and not revoked.



		<p>ii) Whether the POA is a registered one?</p> <p>iii) Whether the POA is a special or general one?</p> <p>iv) Whether the POA contains a specific authority for execution of title document in question?</p>	
	f.	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	POA is genuine.
	g.	Please comment on the genuineness of POA?	Enforceable and valid.
	h.	The unequivocal opinion on the enforceability and validity of the POA.	No
26.		Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	Residential Project.
27.	1.	If the property is a flat/apartment or residential/commercial complex	M/s. VPM Jairaj Developers Development Rights of the land.
	a.	Promoter's/Land owner's title to the land/ building;	Yes.
	b.	Development Agreement/Power of Attorney;	Permitted to construct thereon and sell the Flats.
	c.	Extent of authority of the Developer/builder;	Independent the title of the said property verify in the SRO
	d.	Independent title verification of the Land and/or building in question;	To be executed in due course
	e.	Agreement for sale (duly registered);	To be executed in due course
	f.	Payment of proper stamp duty;	Sale Agreement with proposed Buyer to be registered in due course.



g.	Requirement of registration of sale agreement, development agreement, POA, etc.;	Yes
h.	Approval of building plan, permission of appropriate/local authority, etc.;	In due Course
i.	Conveyance in favour of Society/ Condominium concerned;	In due Course
j.	Occupancy Certificate/allotment letter/letter of possession;	Prospective Purchaser will be enrolled a member of the society on payment of charges as mentioned.
k.	Membership details in the Society etc.;	Shall be issued by the society after enrolment as member.
l.	Share Certificates;	NOC Letter to be obtained from M/s VPM Jairaj Developers for creating Equitable Mortgage.
m.	No Objection Letter from the Society;	Complied.
n.	All legal requirements under the local/Municipal laws, regarding ownership of flats / Apartments / Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	Charge to be noted with the Developer and subsequently with Co-op Housing Society as and when formed.
o.	Requirements, for noting the Bank charges on the records of the Housing Society, if any;	Approved Plan.
p.	If the property is a vacant land and construction is yet to be made, approval of layout and other precautions, if any.	Yes.
q.	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Yes
II.A.	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	M/s. VPM Jairaj Developers has registered the project by the name of "Sairaj Heights " under the provisions of the Real Estate (Regulation and Development) Act. 2016 with the Real Estate Regulatory Authority under





			Registration No. P51700034679 dated 20/04/2022.
	II.B.	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	Agreement for Sale is to be executed between M/s. VPM Jairaj Developers as the Promoter of the First Part and Prospective Purchaser/s as the Allottees/Purchasers of the Second Part
	II.C.	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Yes
	II.D.	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	We have conducted search for 30 years in Sub Registrar office at Bhiwandi and it is noticed that the said property is not mortgaged.
28.		Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Years 1995 to 2024 No charges found.
29.		The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	Property Tax paid receipt shall be obtained.
30.		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Not Applicable.
31.	a.	Urban land ceiling clearance, whether required and if so, details thereon	Not applicable.
	b.	Whether No Objection Certificate under the Income Tax Act is required / obtained?	Property Cards verified





32.	a.	Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	Not Applicable, In Project tie up
	b.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Yes
33.	a.	Whether the property offered as security is clearly demarcated?	Yes
	b.	Whether the demarcation/ partition of the property is legally valid?	Yes
	c.	Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Since under construction
34.	a.	Whether the property can be identified from the following documents: a) Document in relation to electricity connection; b) Document in relation to water connection; c) Document in relation to Sales Tax Registration, if any applicable; d) Other utility bills, if any.	No
	b.	Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	Yes as per the sanction approved plan
35.	a.	Whether the documents i.e. Valuation report / approved sanction plan reflect / indicate any difference / discrepancy in the boundaries in relation to the Title Document / other document. (If the valuation report and /or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).	Yes







36.	a.	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes
	b.	Property is SARFAESI compliant (Y/N)	Yes
37.	a.	Whether original title deeds are available for creation of equitable mortgage	Original documents are available
	b.	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Before sanctioning the said loan, to the prospective Purchasers the Bank should ascertain the existence and present status of the said flat/Building
38.		Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	<ul style="list-style-type: none"> <li>➤ Before sanctioning the said loan to the prospective Purchasers/ Borrower, the Bank should ascertain the existence and present status of the status of the Flat/Building.</li> <li>➤ Before sanctioning the said loan kindly cross verify Permission to Mortgage issued by the said builder.</li> <li>➤ Legal Report is provided on the documents mentioned under Part II submitted by the Developer to us. In view of the various fraudulent instant, it is noticed that the Borrower /Guarantor presents original documents alongwith the proposal, however. Borrower/ Guarantor at the time of the creation of mortgage deposit colour/fabricated/forged title deeds. In the said circumstances we advised to kindly verify the genuineness of the Title Deeds at the time of creation of the equitable mortgage.</li> </ul>





39.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Prospective Purchasers
-----	--	------------------------

Note: In case separate sheets are required, the same may be used, signed and annexed.

Date: Mumbai

Place: 6<sup>th</sup> March, 2024



Signature of the Advocate





10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage.

Sr. No.	Date of Documents	Name of the parties	Original/ Certified Photocopy/ True copy
1.		Registered Agreement for Sale is to be executed between M/s. VPM Jairaj Developers through it's Partners Mr. Ashit Rajnikant Shah & Mr. Kaushik Kiritkumar Shah and Prospective Purchaser/s.	Original
2.		Registration Receipt	Original
3.		Index-II	Original
4.	20/04/2022	Certificate of registration of project bearing No. P51700034679 issued by Maharashtra Real Estate Regulatory Authority.	Photocopy
5.		7/12 Extract.	Photocopy
6.	08/07/2022	Fire NOC dated 08/07/2022 issued by Bhiwandi Nijampur City Municipal Corporation.	Photocopy
7.	12/07/2022	Revised Development Permission dated 12/07/2022 issued by Bhiwandi Nijampur City Municipal Corporation.	Photocopy
8.	13/06/2012	Non - Agricultural Permission dated 13/06/2012 issued by the Office of District Collector Thane	Photocopy
9.	29/05/2014	Development Agreement dated 19/05/2014 executed between Mr. Appa Budhya Chaudhari & 7 Ors. and M/s. VPM Jairaj Developers through it's Partners Mr. Vijay Mohanlal Shah & Mr. Ashit R. Shah. The said Development Agreement dated 19/05/2014 is duly stamped and registered bearing Reg. No. BVD-1-4459-2014.	Photocopy
10.	29/05/2014	Irrevocable Power of Attorney dated 29/05/2014 executed by Mr. Appa Budhya Chaudhari & 7 Ors. in favor of M/s. VPM Jairaj Developers through it's Partners Mr. Vijay Mohanlal Shah & Mr. Ashit R. Shah. The said Irrevocable Power of Attorney dated 29/05/2014 is duly stamped and	Photocopy





		registered bearing Reg. No. BVD-1-4460-2014 dated 29/05/2014.	
11.	05/06/2015	Development Agreement dated 05/06/2015 executed between Smt. Janabai Trimbak Mhatre & 11 Ors. and M/s VPM Jairaj Developers through it's Partners Mr. Vijay Mohanlal Shah & Mr. Ashit R. Shah. The said Development Agreement dated 05/06/2015 is duly stamped and registered bearing Reg. No. BVD-1-3912-2015 dated 05/06/2015.	Photocopy
12.	05/06/2015	Irrevocable Power of Attorney dated 05/06/2015 executed by Smt. Janabai Trimbak Mhatre & 11 Ors. in favor of M/s VPM Jairaj Developers through it's Partners Mr. Vijay Mohanlal Shah & Mr. Ashit R. Shah. The said Irrevocable Power of Attorney dated 05/06/2015 is duly stamped and registered bearing Reg. No. BVD-1-3913-2015 dated 05/06/2015.	Photocopy
13.	08/04/2022 & 17/06/2023	Title Search Report issued by Advocate R. J. Mishra.	Photocopy
14.	13/02/2020 & 13/06/2023	Search Report issued by Advocate Archana Khandu Thakre.	Photocopy
15.		NOC for creation of Mortgage to be obtained from the M/s VPM Jairaj Developers.	Original
16.		Execution of usual documents of Equitable Mortgage i.e. Memorandum of Entry (adequately stamped in the prescribed format of SBI in the prescribed format). and other usual documents generally obtained by the SBI for creation of Equitable Mortgage.	Original

There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

It is certified that the property is SARFAESI compliant.



SCHEDULE OF THE PROPERTY (IES)

All that piece and parcel of land bearing adm. 3820 Sq. Mtrs. bearing Survey No. 4/2/4/4/4/5/4/6  
(Old Survey no. 4/Pt, 4Pt, 4Pt, 4Pt) of Village Temghar Taluka Bhiwandi & District Thane.

Place: Mumbai

Date: 6<sup>th</sup> March, 2024



Signature of the Advocate



**MS LEGAL**

Advocates & Solicitors (UK)

11, 1st Floor, ...

✉ ...



## SEARCH REPORT

In respect of Situate, lying at Village Temghar Taluka Bhiwandi & District Thane bearing:-

Property S. No.
Survey No. 4/2/4/4/4/5/4/6 (Old Survey no. 4/Pt, 4Pt, 4Pt, 4Pt)

All that piece and parcel of land bearing adm. 3820 Sq. Mtrs. bearing Survey No. 4/2/4/4/4/5/4/6 (Old Survey no. 4/Pt, 4Pt, 4Pt, 4Pt) of Village Temghar Taluka Bhiwandi & District Thane. (hereinafter referred to as the said property, Flat & Flat for brevity's sake)

**DEVELOPER:** - M/s. VPM Jairaj Developers.

THIS IS TO CERTIFY THAT I have taken search in respect of the above said property for the period of 30 years from 1995-2024 on Kurla in the Office of Sub-Registrar Bhiwandi which is as follows:

**YEAR :-**

Search taken at Sub-Registrar's Office at Bhiwandi Manual Record from the year 1995 to 2002 (08 Years)

1994	NIL-S.P.T.
1995	NIL-S.P.T.
1996	NIL-S.P.T.
1997	NIL-S.P.T.
1998	NIL-S.P.T.
1999	NIL-S.P.T.
2000	NIL-S.P.T.
2001	NIL-S.P.T.
2002	ENTRY Deed of Partition 04/02/2002 (Rs. 40000000/-) (Rs. 0/-) Bearing Survey No. 4(Pt) adm. 820 Sq. Mtrs. of Village Temghar Taluka Bhiwandi & District Thane  Mr. Appa Budhya Chaudhari And



Mr. Valkya Budhya Chaudhari
And
Smt. Nagi Dattu
And
Smt. Tarabai Bhaskar
And
Mr. Vithu Gajanan Chaudhari
And
Smt. Anandi Gajanan Chaudhari.
And
Mr. Appa Budhya Chaudhari
And
Smt. Vanita Pralhad Jadhav
Sr. No. BVD-497-2002
dated 04/02/2002

Search taken at Sub-Registrar's Office at Bhiwandi Computer Records from the year 2003 to 2024 (22 Years)

2003	Nil
2004	Nil
2005	Nil
2006	Nil
2007	Nil
2008	Nil
2009	Nil
2010	Nil
2011	Nil
2012	Nil
2013	Nil
2014	Entry in Index II, (Records not maintained properly) Development Agreement dated 19/05/2014. Development rights in respect land bearing Survey No. 4(Pt), 4(Pt), 4(Pt) & 4(Pt) adm. 1850 Sq. Mtrs. of Village Temghar Taluka Bhiwandi District Thane.





	<p>Mr. Appa Budhya Chaudhari &amp; 7 Ors. And M/s. VPM Jairaj Developers through its Partners Mr. Vijay Mohanlal Shah &amp; Mr Ashit R. Shah. Sub registrar Bhiwandi 1 under Sr. No. 4459/2014 dated 29/05/2014</p>
2015	<p>Entry in Index II, (Records not maintained properly) Development Agreement dated 05/06/2015. Granted development rights in respect of the land bearing Survey No. 4(Pt), 4(Pt), 4(Pt) &amp; 4(Pt) adm. 1850 Sq. Mtrs. of Village Temghar Taluka Bhiwandi District Thane. Smt. Janabai Trimbak Mhatre &amp; 11 Ors. And M/s. VPM Jairaj Developers through its Partners Mr. Vijay Mohanlal Shah &amp; Mr Ashit R. Shah Sub registrar Bhiwandi – 1 under Sr. No. 3912/2015 dated 05/06/2015.</p>
2016	<p>Entry in Index II. Gift Deed dated 09/02/2016. Gifted his share in the said land i.e. area adm. 820 Sq. Mtrs. in the land bearing Survey No. 4(Pt.) of Village Temghar Taluka Bhiwandi District Thane. Mr. Appa Budhaji Chaudhari And Mrs. Vanita Pralhad Jadhav Sub registrar Bhiwandi – 2 under Sr. No. 958/2016 dated 09/02/2016.</p>
2017	NIL
2018	NIL
2019	NIL
2020	NIL
2021	NIL
2022	NIL
2023	NIL
2024	NIL



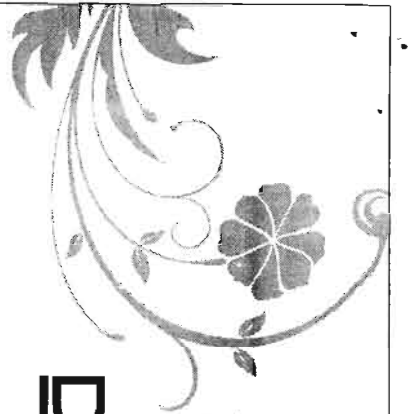
Attached Govt. Fees paid vide GRN No. MH016831475202324E, dated 6<sup>th</sup> March, 2024

Register of Computerized Print copies of Index II are prepared for search from 1995 onward, which have not been maintained property and manual books are in partly torn untidy and loose condition.

Date: 6<sup>th</sup> March, 2024

Place: Mumbai





**THE PROMOTER**



DEVELOPER:



VPM JAIRAJ  
DEVELOPERS

Site Address:

33 Sairaj Heights, Near Tenghar Naka, Village Tenghar, Bhiwandi, Dist. - Thane 421302

For Booking & Information Call

+91 88 2811 8121

sales@dattiraj.in

Architect  
HK Design  
Wahced/Ansari

Design & Consulting Architect  
Digisha Savla  
Digisha Savla

RCC Consultant  
Profiles  
Jiten Patel

MAHA RERA NO.: P51700034679

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We are here to fulfil your biggest dream of owning your own affordable luxurious home in the city of dreams, hence we endeavour to make your colourful dreams come true through this project.

So here are some Glimpses of your Dream project ❧ Sai Raj Heights

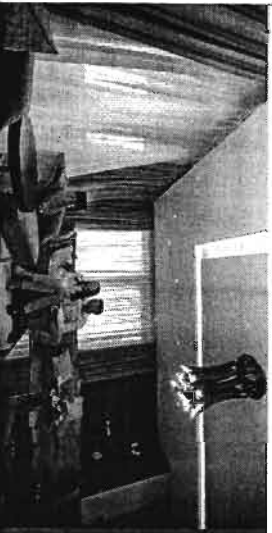


## About the Project - ❧ Sairaj Heights

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A B E T T E R W



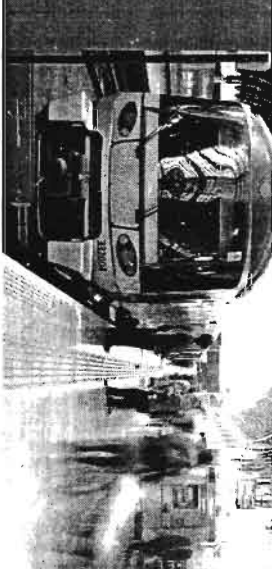
*Luxury*

*Nature*



*Amenities*

*Connectivity*



### Life at Sairaj Heights

Life at Sairaj Heights is unique for the kind of living it offers and hence living here will provide you a better South exclusive indulgence.

Refresh your blissful morning with a beautiful view from your window or rejuvenate yourself with morning walk beautiful jogging park with lush green garden, healthy walk on Red-silhouette path, attached home in Recreation or Some Exercises at Gym.

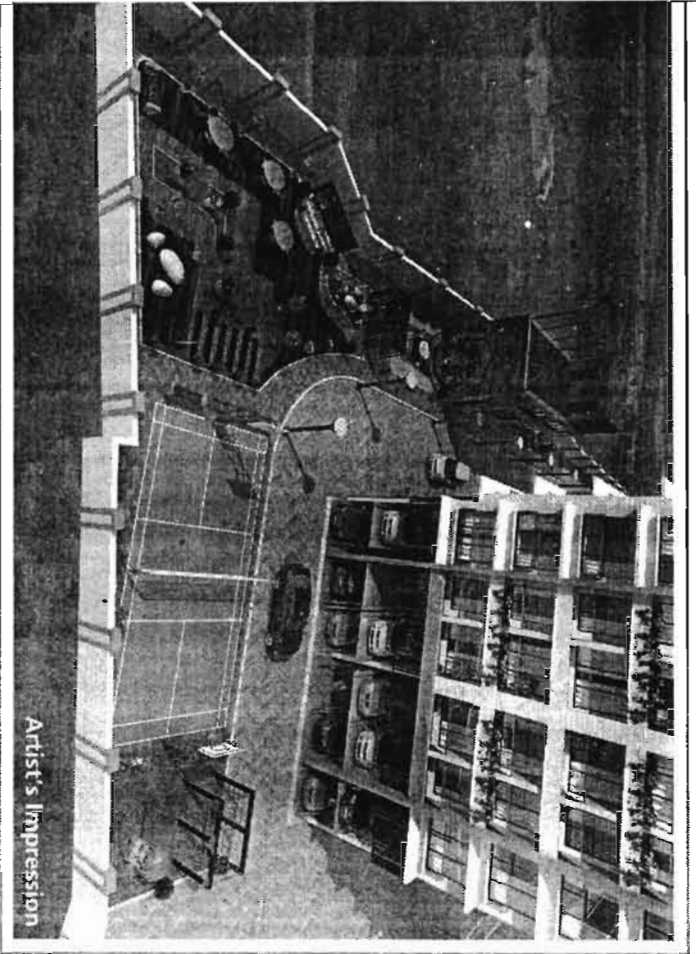
Spend your evening leisure time Chitchatting in the Terrace, having a Billiard Area, Kiosk and Indian Snacks, Sports Turf, games Area or freshen up watching your kids football at the Kids Play Area.

**Fusion for a Happiness**

Luxury | Nature | Amenities | Connectivity



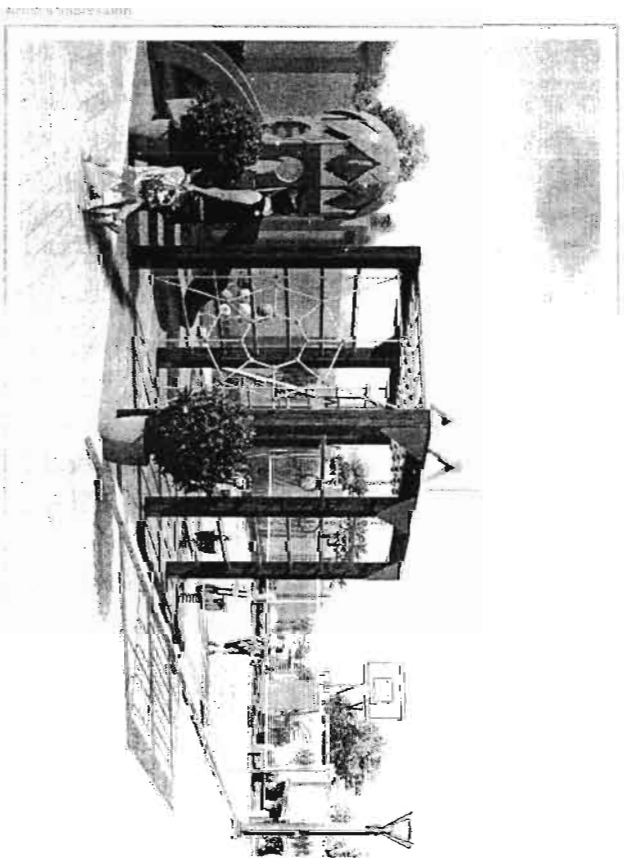




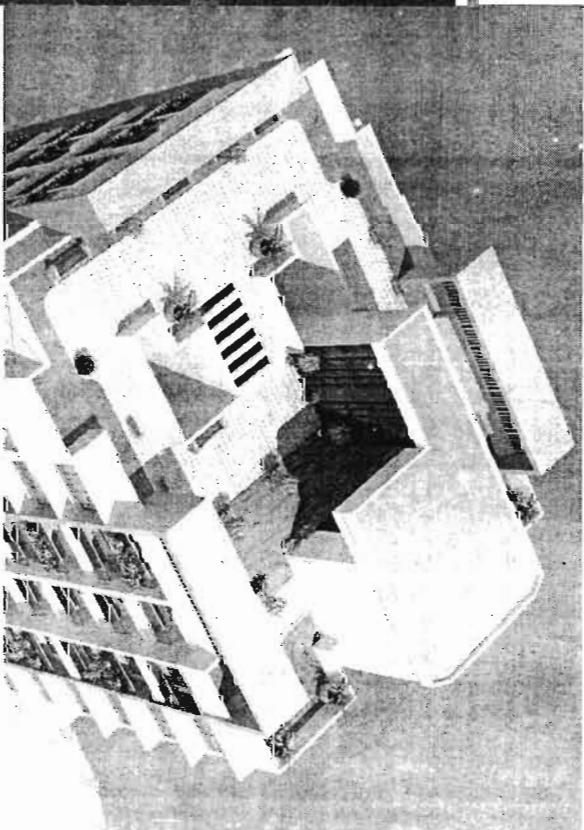
Artist's Impression

The Most Notable Lifestyle Amenities Include....

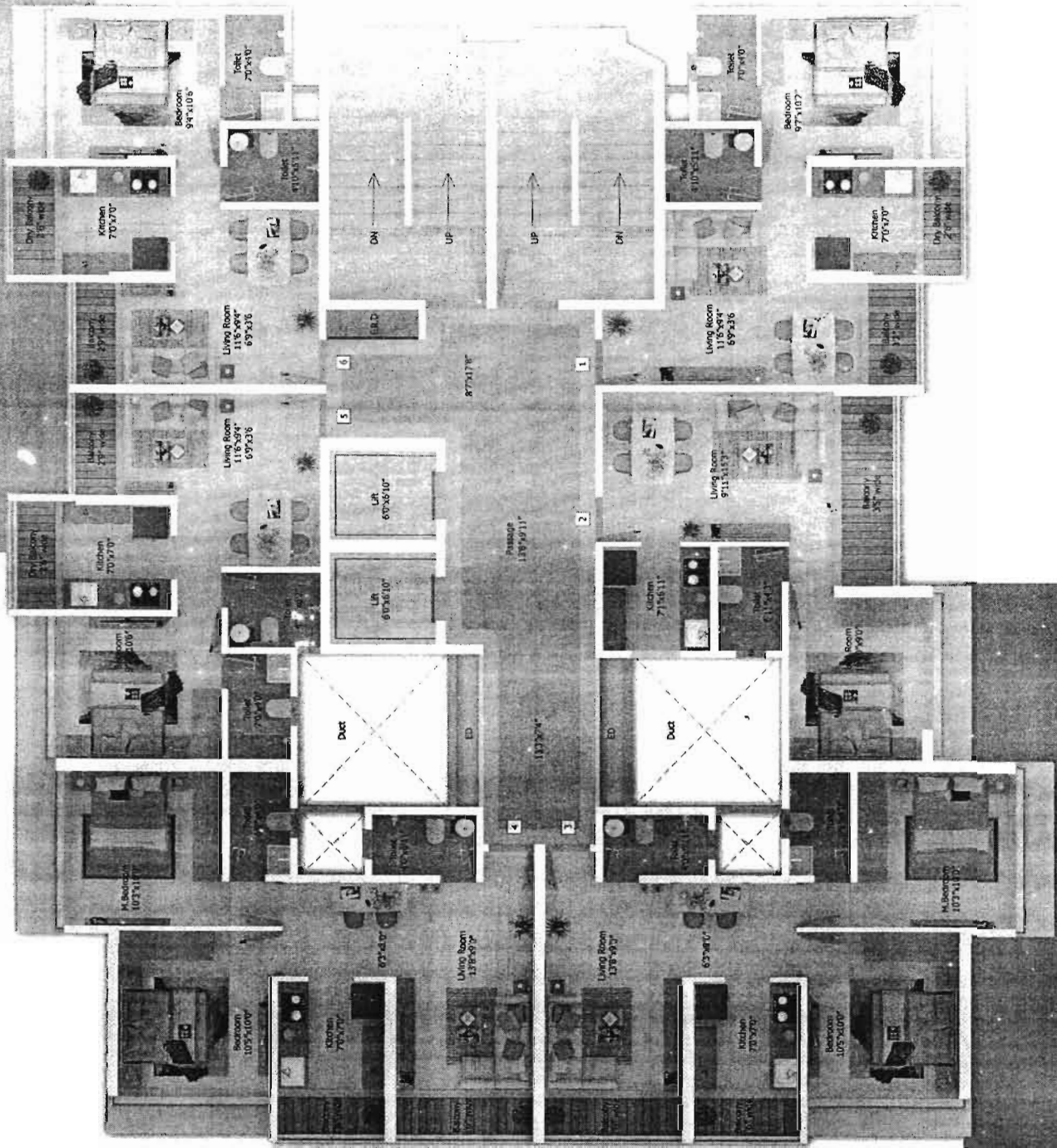
- \* Basketball & Volley Ball Court
- \* Badminton Court
- \* Gymnasium
- \* Sit-Out Area
- \* Yoga & Meditation Hall
- \* Kids Play Area
- \* Jogging Track
- \* Garden
- \* Solar Panel
- \* Multipurpose Hall
- \* Sport Turf
- \* Reflexology Path
- \* Landscape Garden with fountain
- \* Roof Top Lounge
- \* Grand Entrance Lobby
- \* High Speed Elevators
- \* Smart Homes
- \* CCTV Camera



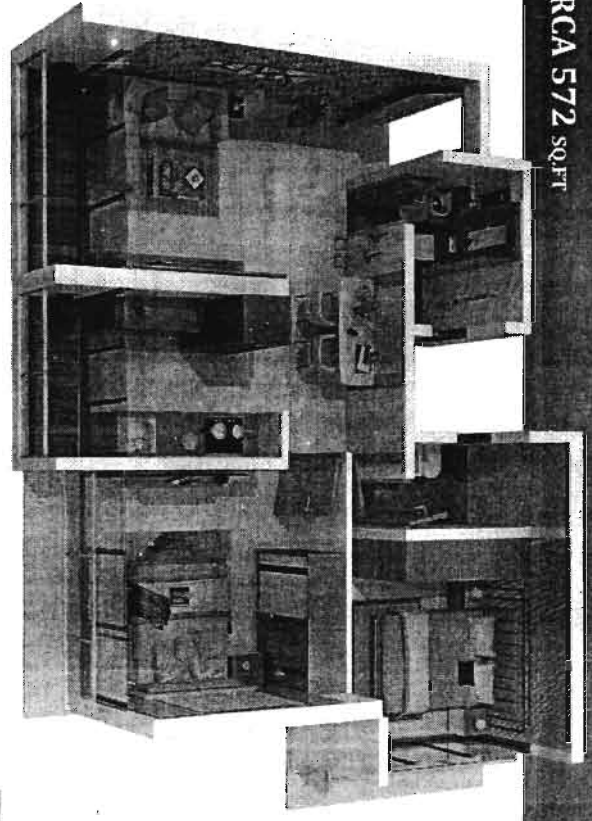
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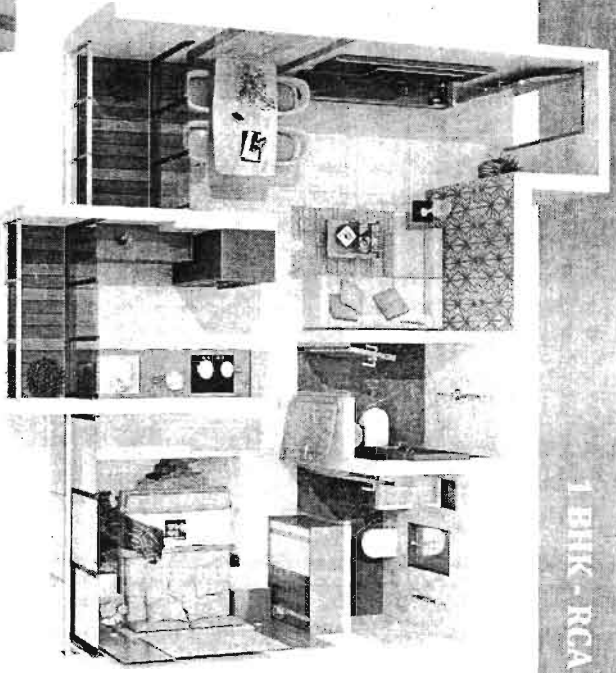
Typical Floor Plan



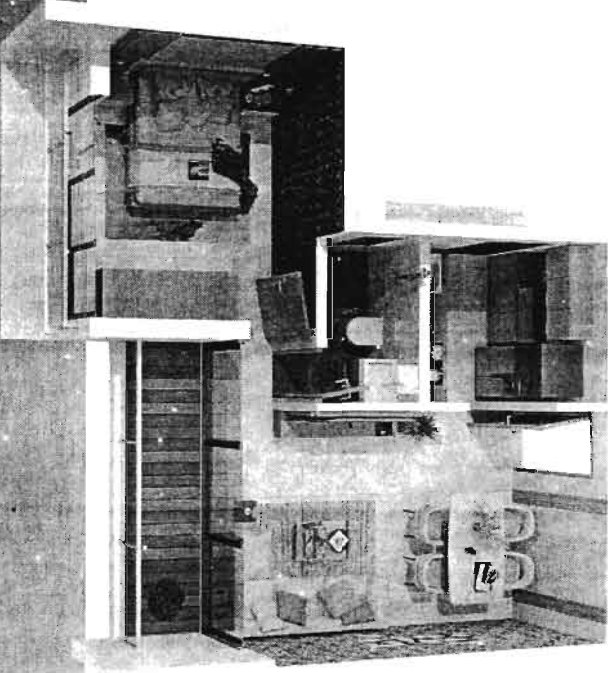
2 BHK - RCA 572 sq.ft



1 BHK - RCA 426 sq.ft

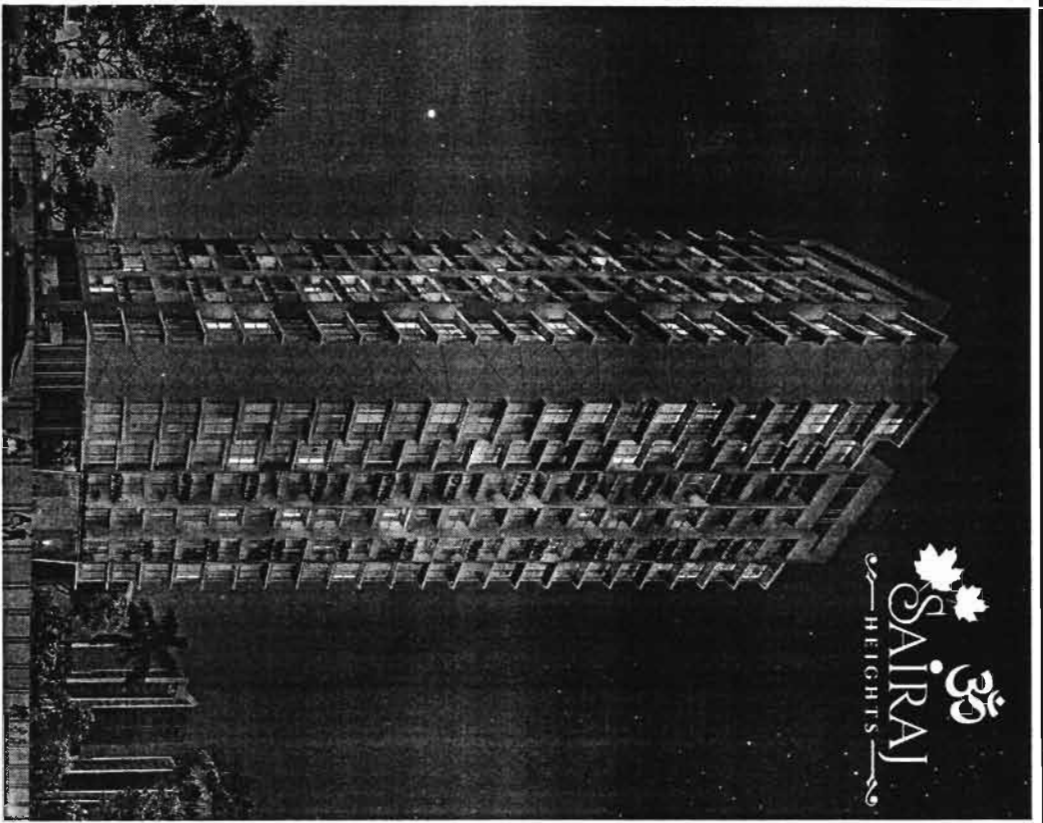


1 BHK - RCA 391 sq.ft



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ॐ  
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NH 3 - 5 Minutes

SI. Bus Stop  
4 Minutes

Railway Station  
15 Minutes

Radisson  
15 Minutes

Apartment  
at Vashi

Marine Drive  
15 Minutes



International  
& Airlines

National  
& Airlines

LOCATION



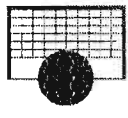
SCAN ME



## THE LIST OF AMENITIES



BASKET BALL



VOLLEY BALL



BADMINTON



GYMNASIUM



SIT-OUT AREA



YOGA



MEDITATION



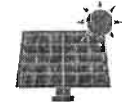
KIDS PLAY AREA



JOGGING TRACK



GARDEN



SOLAR PANEL



MULTIPURPOSE HALL



SPORT TURF



REFLEXOLOGY PATH



FOUNTAIN



ROOF TOP GARDEN



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# CREDAI - MCHI

Maker Bhavan – II, 4<sup>th</sup> Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai – 400 020.  
Tel: 42121421, Fax : 42121411/ 407 • Email : secretariat@mchi.net • Website : www.mchi.net

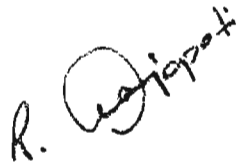
We are pleased to inform you that your RERA Project Membership has been approved with SRO - CREDAI-MCHI. This membership is entitled and restricted only to RERA related services. \*

Company Name : VPM Jairaj Developers

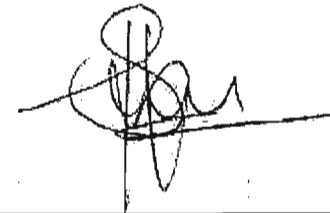
Project Name : Sai Raj Heights

Representative : Mr. Ashit R. Shah

Under Membership Category	:	<b>RERA Project Membership</b>
Date of Issuance of Membership	:	<b>4<sup>th</sup> February, 2022</b>
Membership Number	:	<b>RPM/MCHI/517000/TNA/1108</b>



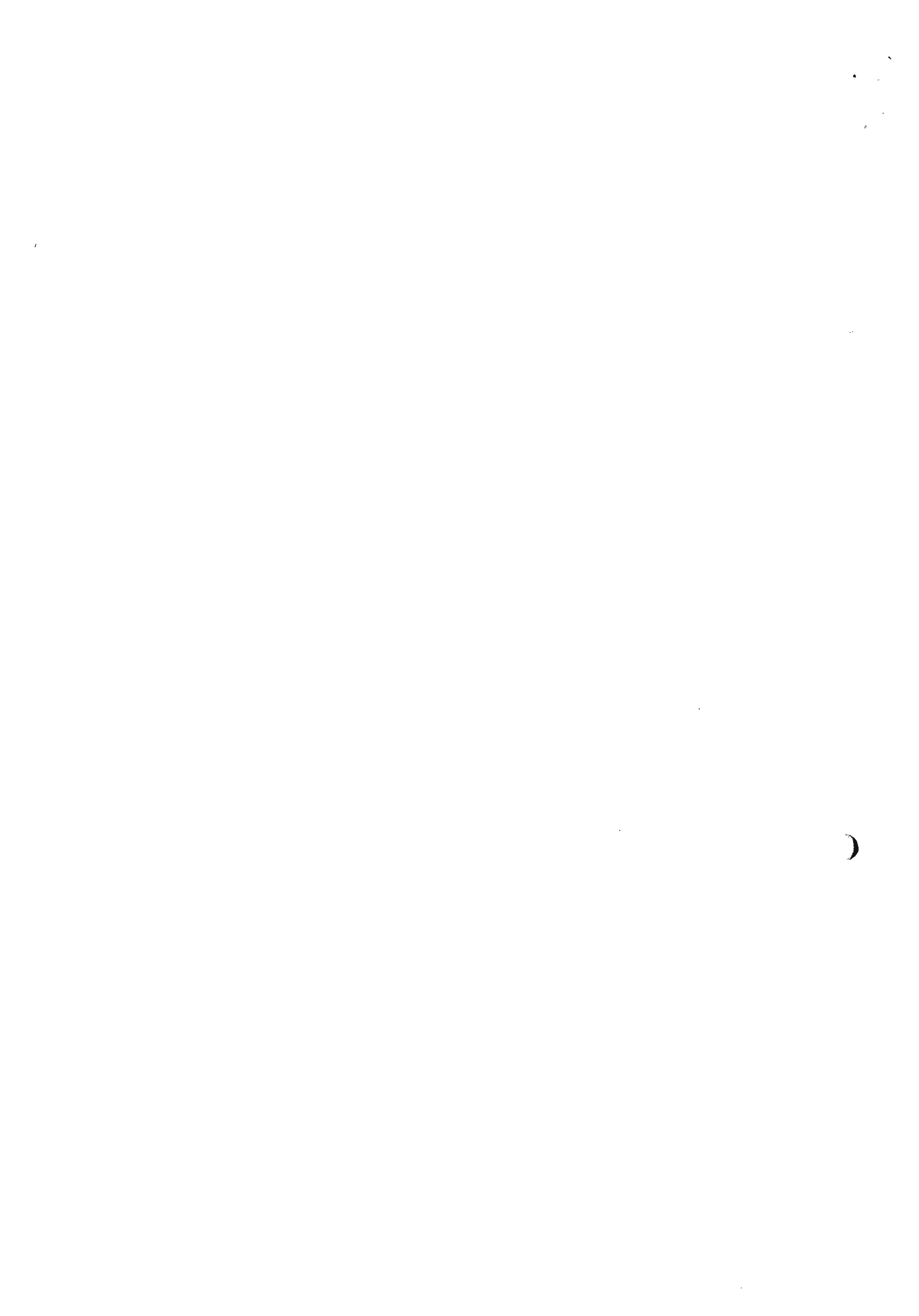
**Chairman SRO - CREDAI-MCHI**



**Head Secretariat, CREDAI-MCHI**

\* This RERA Project Membership shall not be part of CREDAI-MCHIs' Life, Patron, Corporate, Enterprise, Ordinary, Primary and Associate Membership. RPM fee will be valid until the project completion date as indicated on MahaRERA Portal/ SRO Application Form. In case of extension of the project, RPM fee needs to be renewed.

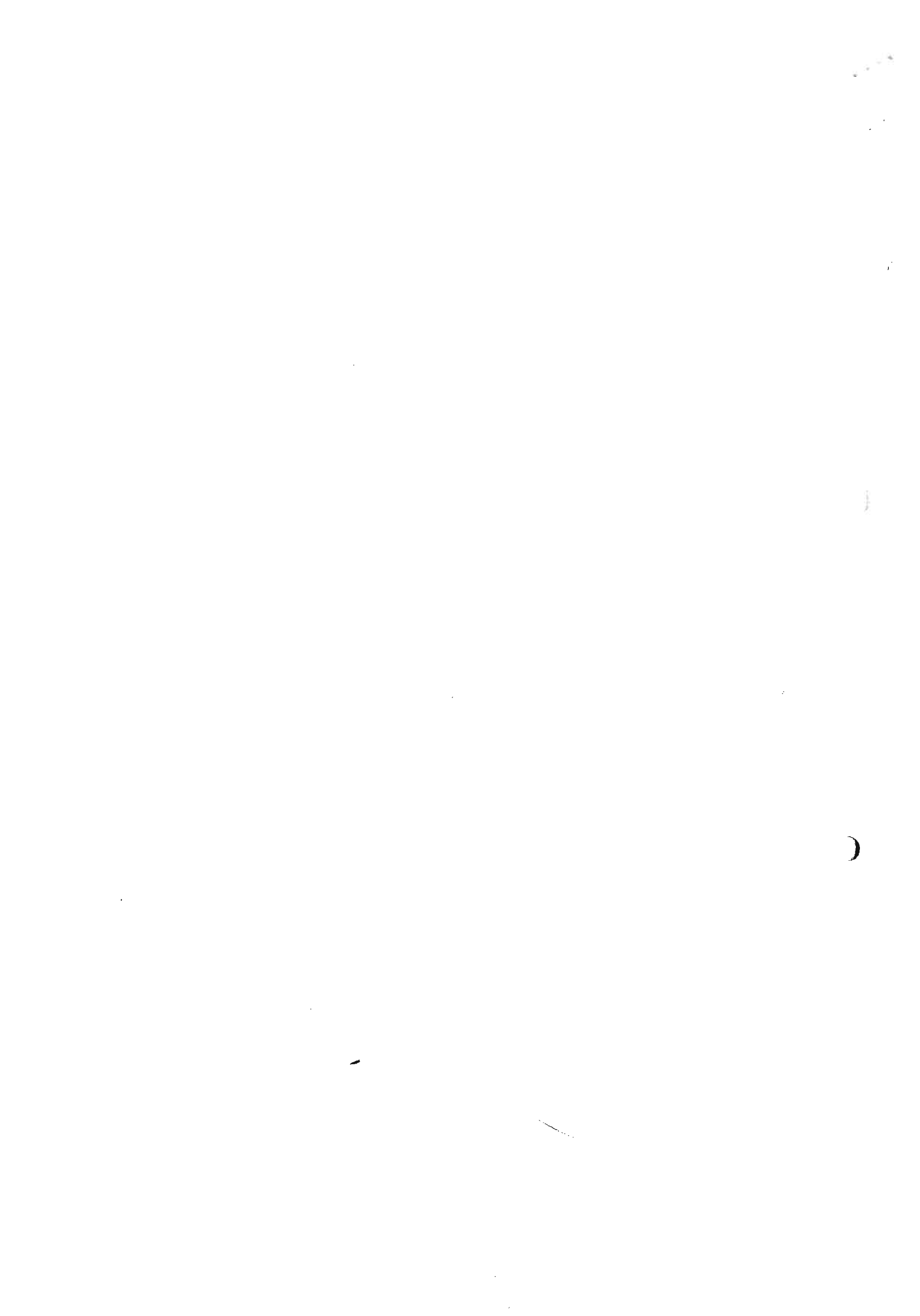




विंग-सी	नकाशा क्रमांक --- पाहिलेला नकाशा, लांबी व रु.	एकूण
	पहिला मजला --- रहिवासी	३६३.३१
	दुसरा मजला --- रहिवासी	३६३.३१
	तिसरा मजला --- रहिवासी	३६३.३१
	चौथा मजला --- रहिवासी	३६३.३१
	पाचवा मजला --- रहिवासी	३६३.३१
	सहावा मजला --- रहिवासी	३६३.३१
	अंशतः सातवा मजला --- रहिवासी	३२३.६३
	आठवा मजला --- रहिवासी	३६३.३१
	नववा मजला --- रहिवासी	३६३.३१
	दहावा मजला --- रहिवासी	३६३.३१
	अकरावा मजला --- रहिवासी	३६३.३१
	अंशतः बारावा मजला --- रहिवासी	३२३.६३
	त्रावा मजला --- रहिवासी	३६३.३१
	चौदावा मजला --- रहिवासी	३६३.३१
	पंधरावा मजला --- रहिवासी	३६३.३१
	सोळावा मजला --- रहिवासी	३६३.३१
	अंशतः सतरावा मजला --- रहिवासी	३२३.६३
	अठरावा मजला --- रहिवासी	३६३.३१
	एकोणीसवा मजला --- रहिवासी	३६३.३१
	विसावा मजला --- रहिवासी	३६०.६३
	एकवीसवा मजला --- रहिवासी	३६०.६३
	बावीसवा मजला --- रहिवासी	३६०.६३
	अंशतः तेवीसवा मजला --- रहिवासी	३२३.६३
	चोवीसवा मजला --- रहिवासी	३६०.६३
	एकूण	६२२.६३
	एकूण बांधकाम क्षेत्र	१२५६३.६६

#### अटी व शर्ती :-

- प्रस्तुतची परवानगी ही तिच्या निर्गमनाच्या दिनांकापासून एक वर्षाच्या कालावधी पूर्तीच वैध राहिल तत्पूर्वी आपण बांधकामास प्रारंभ केला पाहिजे अथवा मुदतवाढीचा अर्ज केला पाहिजे, अन्यथा ती रद्द झाल्याचे समजण्यांत येईल.
- प्रस्तुतची बांधकाम परवानगी ही अर्जदाराने प्रस्तावासोबत मादर केलेल्या कागदपत्रांच्या आधारावर देण्यांत आलेली आहे. त्यामुळे उक्त कागदपत्रांमध्ये भविष्यात काही त्रुटी आढळून आल्यास अथवा त्यांची विधीग्राह्यता संपुष्टात आल्यास, अथवा न्यायालयीन स्थगिती/हुकुम लपवून ठेवल्यास परवान्याची विधीग्राह्यता संपुष्टात येईल.
- जागेच्या मालकी डक्कावाबत तसेच भाडेकरूंच्या पुनर्वसनाच्या/मोबदल्याच्या अनुषंगाने काही वाद निर्माण झाल्यास त्यास पूर्णतः अर्जदार जबाबदार राहतील तसेच अस्तित्वातील भाडेकरूंची पर्यायी व्यवस्था करण्याची जबाबदारी परवानगीधारक यांचेवर राहिल.
- अर्जदाराने नियोजित इमारतीचा वापर मंजुरीनुसार करावयाचा असून या व्यतिरीक्त जागेवर वेगळा वापर केल्यास ही परवानगी रद्द समजण्यांत येईल. तसेच प्रस्तावित बांधकामाच्या नकाशानुसार बांधकाम साहित्याची गुणवत्ता व दर्जा, प्रस्तावित इमारतीचे स्ट्रक्चरल डिझाईननुसार उभारणी तसेच इमारतीची स्टॅबिलिटी व आयुष्यमानावाबत संबंधित विकासकर्ता, वास्तुविशारद, सल्लागार अभियंता, स्ट्रक्चरल अभियंता व बांधकाम पर्यवेक्षक जबाबदार राहिल.
- अर्जदाराने मंजूर बांधकाम परवानगीनुसार विकास योजनेतील रस्ते, अंतर्गत रस्ते, खुली जागा, विकास योजनेतील आरक्षण व प्रस्तावित योजनेतील इमारतीची आखणी सिमांकन मोजणीद्वारे करणे आवश्यक असून अशी मोजणी करताना प्रस्तावातील रस्त्यांच्या सभोवतालच्या रस्त्यांशी समन्वय साधणे आवश्यक आहे.
- अर्जदाराने विकास योजनेतील रस्ते व अंतर्गत रस्ते म.न.पा.स हस्तांतरित करणे आवश्यक आहे. तसेच या जागेवर व पोहोच मार्गावर कुठल्याही स्वरूपाचे बांधकाम/अतिक्रमण होणार नाही याची दक्षता घ्यावी लागेल.
- प्रस्तावित बांधकाम नकाशांमध्ये दर्शविलेली सामासिक अंतरं प्रत्यक्ष जागेवर उपलब्ध होणे आवश्यक असून त्या जागा कायमस्वरूपी खुल्या ठेवणे आवश्यक राहिल.





- १०) वापरकर्त्यास साहित्य प्रदान करून देण्यावरून प्रत्येक दिवसाच्या बंधनकारक राहिले पावे.
- ११) कोणते वांधकाम पूर्ण झाल्याची सुकतपूर्वी अर्जदार यांनी प्रत्येक वास्तव्य विभागक मन्वतचे कार्यालय ता. १२/२०२२ पर्यंत नकाशा व अ. नकाशा व कायदा प्रमाणे पूर्ण झालेला दाखल करून घ्यायला पाहिजे. इतर कोणतेही अडथळे नसावे.
- १२) प्रस्तावित वांधकामास वांधकाम प्रमाणपत्र व वापर परवाना घेतल्याशिवाय इमारतीचा वापर करू नये. अन्यथा तो अनाधिकृत समजून कायदाबाहेर करण्यात येईल.
- १३) प्रस्तावित वांधकामास वांधकाम प्रमाणपत्र व वापर परवाना घेतल्याशिवाय इमारतीचा वापर करू नये. अन्यथा तो अनाधिकृत समजून कायदाबाहेर करण्यात येईल.
- १४) प्रस्तावित वांधकामास वांधकाम प्रमाणपत्र व वापर परवाना घेतल्याशिवाय इमारतीचा वापर करू नये. अन्यथा तो अनाधिकृत समजून कायदाबाहेर करण्यात येईल.
- १५) प्रस्तावित वांधकामास वांधकाम प्रमाणपत्र व वापर परवाना घेतल्याशिवाय इमारतीचा वापर करू नये. अन्यथा तो अनाधिकृत समजून कायदाबाहेर करण्यात येईल.
- १६) प्रस्तावित वांधकामास वांधकाम प्रमाणपत्र व वापर परवाना घेतल्याशिवाय इमारतीचा वापर करू नये. अन्यथा तो अनाधिकृत समजून कायदाबाहेर करण्यात येईल.
- १७) प्रस्तावित वांधकामास वांधकाम प्रमाणपत्र व वापर परवाना घेतल्याशिवाय इमारतीचा वापर करू नये. अन्यथा तो अनाधिकृत समजून कायदाबाहेर करण्यात येईल.
- १८) प्रस्तावित वांधकामास वांधकाम प्रमाणपत्र व वापर परवाना घेतल्याशिवाय इमारतीचा वापर करू नये. अन्यथा तो अनाधिकृत समजून कायदाबाहेर करण्यात येईल.
- १९) प्रस्तावित वांधकामास वांधकाम प्रमाणपत्र व वापर परवाना घेतल्याशिवाय इमारतीचा वापर करू नये. अन्यथा तो अनाधिकृत समजून कायदाबाहेर करण्यात येईल.
- २०) भिवंडी-निजामपूर शहर महानगरपालिकेने यापूर्वी पत्र क्र.न.र.वि./५११,दि.२०/०२/२०१७ अन्वये मंजूर केलेल्या वांधकाम परवानगीमधील नकाशा हे विषयाधीन वांधकाम नकाशांना दिलेल्या मंजूरीमुळे निष्प्रभावीत (Superseeds) करण्यात येत आहेत.
- २१) प्रस्तुत प्रकरणी होणारी उपकराची रक्कम ही वांधकाम परवानगीच्या निर्गमनाचे एक वर्षांचे आंत किंवा जांता तपासणी प्रमाणपत्रापूर्वी जे आधि घडेल त्यावेळेचे चालू वार्षिक बाजार मुल्य दर तक्यानुसार महानगरपालिकेत जमा करणे आपणांवर बंधनकारक राहिले.
- २२) प्रस्तुत प्रकरणी उपअधिक्षक भुमि अभिलेख,भिवंडी यांचेकडील जागेवरील अद्यावत स्थिती दर्शविणारा अद्यावत जांता तपासणी नकाशा हा वांधकाम सुरु करणेपूर्वी सादर करणे आवश्यक राहिले.
- २३) प्रस्तुत प्रकरणी १८ मी.रुंद विकास योजना रस्त्याने बाधित होणारे १०८.४७ चौ.मी. क्षेत्र हे नोंदणीकृत दस्तावेजाद्वारे वांधकाम सुरु करणेपूर्वी महानगरपालिकेचे नांव करून देऊन उक्त बाधित होणाऱ्या क्षेत्राच्या भोगवटदार सदरी महानगरपालिकेचे नांव दाखल झालेले ७/१२ उतारे हे इमारत प्रकार-१(विंग-ए व बी) चे वापर दाखल्यापूर्वी अद्यावत विंग-सी या इमारतीचे जांत्याचे वांधकाम पूर्ण होण्यापूर्वी जे आधि घडेल त्यावेळी सादर करणे आपणांवर बंधनकारक राहिले.
- २४) प्रस्तुत प्रकरणी महानगरपालिकेच्या अग्निशमन विभागाकडील दि. ०८/०७/२०२२ रोजीच्या ना-हरकत दाखल्यातील अटी व शर्तीचे पालन करणे आपणांवर बंधनकारक राहिले.
- २५) प्रस्तुत प्रकरणी उर्वरीत अधिमूल्य शुल्क रक्कमेचा भरणा हा आपण सादर केलेल्या धनादेशानुसार विहित कालावधीत जमा करणे आपणांवर बंधनकारक राहिले.
- २६) प्रस्तुत प्रकरणी पश्चिम बाजूकडील वांधकामास सुरुवात करणेपूर्वी लगतचे जमिनमालक यांचेसमवेत सामाईक हद्दीबाबत समजूतीचे करारनामा नोंदरीकृत करून सादर करणे आपणांवर बंधनकारक राहिले.
- २७) प्रस्तुत प्रकरणाच्या अनुषंगाने वांधकाम करतांना इमारतीच्या सभोवताली संरक्षणाच्या दृष्टीने संरक्षक जाळी लावून वांधकाम करणे आपणांवर बंधनकारक राहिले.



२०) इमान्दारीतः प्रकृत्यनुसारं

नूतनीकरणे

असल्यास धरणे आपणावर बंधनकारक राहिल

२१) प्रकृत्याच्या ठिकाणा वारं वारं प्रकृत्याची वीर्यातरीत्या पात्र अस्त्वयत्वा मुलांसाठी शिष्टाचारची साथ राहिल असल्यास धरणकारक राहिल

२२) मा.जिल्हा न्यायालय व न्यायाधीश, यांच्या आज्ञांनुसार प्रत्येक बाबतच्या कार्यासंदर्भात न्यायाधीश यांच्या आज्ञांनुसार प्रकृत्याच्या ठिकाणा वारं वारं प्रकृत्याची वीर्यातरीत्या पात्र अस्त्वयत्वा मुलांसाठी शिष्टाचारची साथ राहिल असल्यास धरणकारक राहिल

२३) नव्विन इमान्दारीतः प्रकृत्यानुसार प्रकृत्याच्या ठिकाणा वारं वारं प्रकृत्याची वीर्यातरीत्या पात्र अस्त्वयत्वा मुलांसाठी शिष्टाचारची साथ राहिल असल्यास धरणकारक राहिल

२४) बांधकाम प्रारंभ करण्यासाठी आवश्यक अटी व शर्तीच्या पूर्ततेनंतर बांधकाम प्रारंभ करित असल्याचे सूचनापत्र महानगरपालिकेस सादर करणे बंधनकारक राहिल.

उपरोक्त अ.क्र.१ ते २४ मधील कोणत्याही अटी व शर्तीचा भंग केल्यास ही परवानगी मु.प्र.म.न.प.चे कलम २५८ अन्वये रद्द अथवा स्थगित करण्यात येईल व अशी बांधकामे अनधिकृत स्मजून पुढील कारवाई करण्यात येईल. तसेच म.प्र.व.न.र.अधि.१९६६ चे कलम ५२,५३,५४ नुसार फौजदारी कार्यवाहीस पात्र राहिल, याची कुपया नोंद घ्यावी.

(भा. आयुक्त सा. यांचे मान्यतेनुसार)

  
(अ.स. वेलमामे)

प्र.सहाय्यक संचालक, नगररचना,  
भिवंडी-निजामपूर शहर महानगरपालिका,  
भिवंडी.

- प्रत:- १) मा.जिल्हाधिकारी, ठाणे यांना माहितीस्तव सादर  
२) सहाय्यक संचालक, नगररचना ठाणे यांचेकडे माहितीस्तव अग्रप्रेषित.  
३) प्रभाग अधिकारी, प्रभाग समिती क्र. यांचेकडे माहितीस्तव रवाना.  
४) सहाय्यक व्यवस्थापक, सहाय्यक विभाग यांना सादरची बांधकाम परवानगीची प्रत मनपाचे संकेतस्थळावर प्रसिध्द करण्यासाठी रवाना.

भिवंडी निजामपूर शहर महानगरपालिका, भिवंडी जि.ठाणे.



वा.प्र.क्र./१८/२०२२-२०२३

जा.क्र.न.र.वि./१९२०

दिनांक: १२-०८-२०२२

सुधारीत बांधकाम परवानगी

(म.प्र.व.न.र.अधि.१९६६ चे कलम ४५ (१) व ५२(३) व म.प्र.म.न.पा.अधि.१९४३ चे कलम २५२ नुसार)

प्रति,

श्रीमती यमिता प्रल्हाद जाधव व इतर-११ तर्फे  
डीपीएम जयराज डेव्हलपमें तर्फे श्री. असित रजनिकांत शहा  
द्वारा : श्री. वाहिद अन्सारी, इजिनिअर, म.एच.के. डिझाईन कंस.  
१०६, पहिला मजला, सगवी परसवा क्लासिक, टेम्पल, भिवंडी

- संदर्भ :- १) या कार्यालयाकडील बांधकाम परवानगी जा.क्र.न.र.वि./२३८८,  
दि.१५/१२/२०११  
२) या कार्यालयाकडील इमारत प्रकार-ए या इमारतीचे जोता तपासणी प्रमाणपत्र  
जा.क्र.न.र.वि./१९२०, दि. ०७/११/२०१५  
३) या कार्यालयाकडील सुधारीत बांधकाम परवानगी जा.क्र.न.र.वि./५११,  
दि.२०/०२/२०१७  
४) आपला दि.१८/०४/२०२२ रोजीचा अर्ज

निम्नलिखित जागेमध्ये संदर्भिय क्र.१ अन्वये डॉन इमारतीचे रहिवास वापरासाठीचे बांधकाम करण्यास  
बांधकाम परवानगी मंजूर करण्यांत आली होती. त्यानुसार संदर्भ क्र. २ अन्वये इमारत प्रकार-ए इमारतीस जोता  
तपासणी प्रमाणपत्र मंजूर केलेले आहे. त्यानंतर परवानगीधारक यांनी हस्तांतरणीय विकास हक्क क्षेत्र वापरण्याचे  
प्रस्तावित केलेले असल्याने त्यानुसार संदर्भ क्र. ३ अन्वये सुधारीत बांधकाम परवानगी मंजूर केलेली आहे. आता  
आपण प्रस्तावासाठी गधिन इजिनिअर यांची नियुक्ती करून यापूर्वी मंजूर केलेल्या नकाशांमध्ये हस्तांतरणीय विकास  
हक्क क्षेत्र वापरून बदल करण्यांचे प्रस्तावित करून संदर्भ क्र. ४ अन्वये सुधारीत बांधकामाचे नकाशे मंजूरीसाठी सादर  
केले आहेत

त्यानुसार आपण दि.०८/०७/२०२२ रोजी बांधकामाचे परवानगीसाठी पूर्तता केली असून त्याचा  
विचार करता खाली नमूद करण्यांत आलेल्या अटी व शर्तीच्या अधिन राहून साबतच्या मंजूर नकाशा प्रमाणे इमारतीचे  
खालील प्रमाणे बांधकाम करण्यांस परवानगी देण्यांत येत आहे.

जागा मोजे टेम्पल येथील स.नं.४/२/४/४/४/५/४/६ (जुना स.नं. ४५) मधील १६२.६० चौ.मी.

बांधकामाचा वापर :- रहिवास व वाणिज्य वापरासाठी ✓

बांधकामाचा तपशिल :- (मंजूर नकाशाप्रमाणे.)

अ.क्र	इमारतीचे टाईप	संख्या	मजले	बांधकामक्षेत्र (चौ.मी.)
१	१ (विंग-ए व बी)	१	अंशतः तळमजला — वाहनतळ अंशतः तळमजला — वाणिज्य वापर पहिला मजला — रहिवासी दुसरा मजला — रहिवासी तिसरा मजला — रहिवासी चौथा मजला — रहिवासी पाचवा मजला — रहिवासी सहावा मजला — रहिवासी सातवा मजला — रहिवासी	— २६४.३४ ५१०.९६ ५१०.९६ ५१०.९६ ५१०.९६ ५१०.९६ ५१०.९६ ५१०.९६
			एकूण	३८४१.०६

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	दुसरा मजला --- रहिवासी	३६३.३१
	तिसरा मजला --- रहिवासी	३६३.३१
	चौथा मजला --- रहिवासी	३६३.३१
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	नववा मजला --- रहिवासी	३६३.३१
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	अकरावा मजला --- रहिवासी	३६३.३१
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	सोळावा मजला --- रहिवासी	३६३.३१
	अंशतः सतरावा मजला --- रहिवासी	३२३.६३
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	एकोणीसवा मजला --- रहिवासी	३६३.३१
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	एकवीसवा मजला --- रहिवासी	३६०.८३
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#### अटी व शर्ती :-

- प्रस्तुतची परवानगी ही तिच्या निर्गमनाच्या दिनांकापासून एक वर्षाच्या कालावधी पूर्तीच वैध राहिल तत्पूर्वी आपण बांधकामास प्रारंभ केला पाहीजे अथवा मुदतवाढीचा अर्ज केला पाहीजे, अन्यथा ती रद्द झाल्याचे समजण्यात येईल.
- प्रस्तुतची बांधकाम परवानगी ही अर्जदाराने प्रस्तावासाबत सादर केलेल्या कागदपत्रांच्या आधारावर देण्यात आलेली आहे. त्यामुळे उक्त कागदपत्रांमध्ये भविष्यात काही त्रुटी आढळून आल्यास अथवा त्यांची विधीग्राह्यता संपुष्टात आल्यास, अथवा न्यायालयीन स्थगिती/दुकुम लपवून ठेवल्यास परवान्याची विधीग्राह्यता संपुष्टात येईल.
- जागेच्या मालकी हक्काबाबत तसेच भाडेकरूंच्या पुनर्वसनाच्या/मोबदल्याच्या अनुषंगाने काही वाद निर्माण झाल्यास त्यास पूर्णतः अर्जदार जबाबदार राहतील तसेच अस्तित्वातील भाडेकरूंची पर्यायी व्यवस्था करण्याची जबाबदारी परवानगीधारक यांचेवर राहिल.
- अर्जदाराने नियोजित इमारतीचा बापर मंजूरीनुसार करावयाचा असून या व्यतिरीक्त जागेवर वेगळा बापर केल्यास ही परवानगी रद्द समजण्यात येईल. तसेच प्रस्तावित बांधकामाच्या नकाशानुसार बांधकाम साहित्याची गुणवत्ता व दर्जा, प्रस्तावित इमारतीचे स्ट्रक्चरल डिझाईननुसार उभारणी तसेच इमारतीची स्ट्रक्चरलीटी व आयुष्यमानाबाबत संबंधित विकासकर्ता, वास्तुविशारद, सल्लागार अभियंता, स्ट्रक्चरल अभियंता व बांधकाम पर्यवेक्षक जबाबदार राहिल.
- अर्जदाराने मंजूर बांधकाम परवानगीनुसार विकास योजनेतील रस्ते, अंतर्गत रस्ते, खुली जागा, विकास योजनेतील आरक्षण व प्रस्तावित योजनेतील इमारतीची आखणी सिमांकन मोजणीद्वारे करणे आवश्यक असून अशी मोजणी करताना प्रस्तावातील रस्त्यांच्या सभोवतालच्या रस्त्यांशी समन्वय साधणे आवश्यक आहे.
- अर्जदाराने विकास योजनेतील रस्ते व अंतर्गत रस्ते म.न.पा.स हस्तांतरीत करणे आवश्यक आहे. तसेच या जागेवर व पोहोच मार्गावर कुठल्याही स्वरूपाचे बांधकाम/अतिक्रमण होणार नाही याची दक्षता घ्यावी लागेल.
- प्रस्तावित बांधकाम नकाशांमध्ये दर्शविलेली सामासिक अंतरे प्रत्यक्ष जागेवर उपलब्ध हाणे आवश्यक असून त्या जागा कायमस्वरूपी खुल्या ठेवणे आवश्यक राहिल.



- १) जात्याचे बांधकाम पूर्ण झाल्याची मुदतीपूर्वी अर्जदार यांनी इमारतीची भूकंप विरोधक संरचनेचे आराखडे व डिझाईन परवानाधारक व अहताधारक स्ट्रक्चरल इंजिनियर यांच्याकडून तयार करून घेऊन त्याप्रमाणे इमारतीचे बांधकाम करणे अनिवार्य आहे.
- १०) जात्याचे बांधकाम पूर्ण झाल्यानंतर अग्नीशमन एम. एम.ए. महानगरपालिकेत कळविणे आवश्यक असून, तदनंतरच जोत्यावरील बांधकाम करणे बंधनकारक राहिल.
- ११) प्रस्तावित बांधकामात फ्लाय अंश विटा व त्या आधारेत सांडलेय वापरणेत यावे.
- १२) मंजूर नियमावलीतील तरतूद क्र. २८.३ नुसार जागेच्या दर्शनी भागावर बांधकामाच्या तपशिलासह व स्ट्रक्चरल इंजिनियर, सिल्व्हील इंजिनियर, टेक्निकल ऑफिसर यांची नावे, रोल नॉम्बर्स व इतर यांची दर्शविणारा बांधकाम परवानगीचा फलक लावणेत यावा.
- १३) प्रकरणी आवश्यक असल्यास इमारतीच्या एतावरील पायथळ्यातील पाणी पाईपव्दार जमिनीत येण्याची व्यवस्था करणे तसेच सदरच्या पाण्याचा जमिनीत निचरा होणेसाठी तळ मजल्यावर झिरपे छद्दा करणे आवश्यक आहे.
- १४) मनपाच्या पाणी पुरवठ्याची क्षमता व शहराची वाढती लोकसंख्या विचारांत घेता, बांधकामाचा पाणीपुरवठा करणे मनपास शक्य होत नसल्यास अशावेळी अर्जदाराने स्वखर्चाने विधन विहीर/कुपनलिका बांधण्यात यावी व त्या अनुषंगाने दिलेले प्रतिज्ञापत्र आपणावर बंधनकारक राहिल.
- १५) प्रकरणी आवश्यक असल्यास विषयाधीन इमारतीत आवश्यक नुसार ओला कचरा व सुका कचरा यांचे वर्गीकरण व त्यांची बिल्हेवाट लावणे याबाबत योग्य ती स्वतंत्र उपाय योजना ही इमारत वापर दाखल्यापूर्वी कार्यान्वित करणे आपणावर बंधनकारक राहिल.
- १६) शासन निर्णय दि. १५/०१/२०१६ नुसार आवश्यकत नुसार प्रकल्पामध्ये सांडपाणी प्रक्रिया व पुनर्बापर करणेबाबतची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- १७) बांधकामास प्रारंभ करण्यापूर्वी अर्जदार यांनी मोक्यावर ट्रायल पिट घेऊन, भारबहन क्षमता तपासणे आवश्यक असून (त्याप्रमाणे इमारतीची संरचना करणे आवश्यक आहे)
- १८) प्रस्तावित बांधकामास बांधकाम प्रमाणपत्र व वापर परवाना घेतल्याशिवाय इमारतीचा वापर कठ नये. अन्यथा तो अनाधिकृत समजून कार्यवाही करण्यात येईल.
- १९) प्रस्तुत प्रकरणी मंजूर नकाशा प्रमाणे इमारतीमधील स्टिल्टचा वापर हा वाहनतळासाठीच करण्यात यावा तसेच तो कायम स्वरुपी खुल्या ठेवण्यात यावा व भविष्यकाळात तो कोणत्याही परिस्थितीत बंदिस्त करता कामा नये.
- २०) भिवंडी-निजामपूर शहर महानगरपालिकेने यापूर्वी पत्र क्र.न.र.वि./५११, दि.२०/०२/२०१७ अन्वये मंजूर केलेल्या बांधकाम परवानगीमधील नकाशा हे विषयाधीन बांधकाम नकाशांना दिलेल्या मंजूरीमुळे निष्प्रभावीत (Superseeds) करण्यात येत आहेत.
- २१) प्रस्तुत प्रकरणी होणारी उपकराची रक्कम ही बांधकाम परवानगीच्या निर्गमनाचे एक वर्षाचे आंत किंवा जोता तपासणी प्रमाणपत्रापूर्वी जे आधि घडेल त्यावेळेचे चालू वार्षिक बाजार मुल्य दर तक्त्यानुसार महानगरपालिकेत जमा करणे आपणावर बंधनकारक राहिल.
- २२) प्रस्तुत प्रकरणी उपअधिकारक भुमि अभिलेख, भिवंडी यांचेकडील जागेवरील अद्यावत स्थिती दर्शविणारा अद्ययावत मोजणी नकाशा हा बांधकाम सुरु करणेपूर्वी सादर करणे आवश्यक राहिल.
- २३) प्रस्तुत प्रकरणी १८ मी. रुंद विकास योजना रस्त्याने बाधित होणारे १०८.४७ चौ.मी. क्षेत्र हे नोंदणीकृत दस्तऐवजाद्वारे बांधकाम सुरु करणेपूर्वी महानगरपालिकेचे नांव करून देऊन उक्त बाधित होणाऱ्या क्षेत्राच्या भोगवटदार सदरी महानगरपालिकेचे नांव दाखल झालेले ७/१२ उतारे हे इमारत प्रकार-१(विंग-ए व बी) चे वापर दाखल्यापूर्वी अथाव विंग-सी या इमारतीचे जोत्याचे बांधकाम पूर्ण होण्यापूर्वी जे आधि घडेल त्यावेळी सादर करणे आपणावर बंधनकारक राहिल.
- २४) प्रस्तुत प्रकरणी महानगरपालिकेच्या अग्निशमन विभागाकडील दि. ०८/०७/२०२२ रोजीच्या ना-हरकत दाखल्यातील अटी व शर्तीचे पालन करणे आपणावर बंधनकारक राहिल.
- २५) प्रस्तुत प्रकरणी उर्वरीत अधिमूल्य शुल्क रक्कमेचा भरणा हा आपण सादर केलेल्या घनादेशानुसार विहित कालावधीत जमा करणे आपणावर बंधनकारक राहिल.
- २६) प्रस्तुत प्रकरणी पश्चिम बाजूकडील बांधकामास सुरुवात करणेपूर्वी लागतचे जमिनमालक यांचेसमवेत सामाईक हद्दीबाबत समजूतीचे करारनामा नोंदरीकृत करून सादर करणे आपणावर बंधनकारक राहिल.
- २७) प्रस्तुत प्रकरणाच्या अनुषंगाने बांधकाम करताना इमारतीच्या सभोवताली संरक्षणाच्या दृष्टीने संरक्षक जाळी लावून बांधकाम करणे आपणावर बंधनकारक राहिल.

२८) इमारतीच्या पाया उत्खननासाठी अ.क्र.१२४ मधील कोणत्याही अटी व शर्तीच्या भंग केल्यास आपणावर बंधनकारक राहिल.

२९) प्रकल्पाच्या ठिकाणी काम करणाऱ्या कामगारांसाठी पात्र शाळाबाह्य मुलांसाठी शिक्षणाची सोय करणे आपणावर बंधनकारक राहिल.

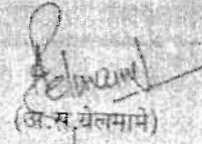
३०) मा.उच्च न्यायालय जनरित याचिका क्र.२१३/२०१३ मध्ये देण्यात आलेल्या अदेशानुसार आपल्या बांधकाम प्रकल्पामध्ये २०० पैसां जास्त बांधकाम कामगार प्रसाधन बांधकामाच्या ठिकाणी Facilitation Center उभारण्यात यावे व त्याचा उपयोग कामगारांसाठी राबविण्यात याव्या योजना,त्यासाठी अटी व शर्तीबाबतची इतर आवश्यक माहिती तसेच पात्र बांधकाम कामगारांची नोंदणी करिता आवश्यक प्रक्रिया,नोंदणी नुतनीकरण करण्याची प्रक्रिया,बांधकाम कामगारांचे बँक खाते उघडणे इ. सर्व प्रकारची कामे करणे आपणावर बंधनकारक राहिल. तसेच प्रकल्पाच्या ठिकाणी काम करणाऱ्या बांधकाम कामगारांसाठी/कर्मचाऱ्यांसाठी बांधकामाच्या ठिकाणी(परिहार) सापुरत्या इतरात वरील टॅक्सही शौचालयाची व्यवस्था करणे आपणावर बंधनकारक राहिल.

३१) नविन इमारतीच्या आतील बाजूस तसेच इमारतीममोराल रस्त्यात सी.सी.टी.व्ही. विक्रीकरण केल्यास बांधकामाच्या ठिकाणी सी.सी.टी.व्ही यंत्रणा कार्यान्वित करणे आपणावर बंधनकारक राहिल.

३२) बांधकाम प्रारंभ करण्यासाठी आवश्यक अटी व शर्तीच्या पूर्ततेनंतर बांधकाम प्रारंभ करित असल्याचे सूचनापत्र महानगरपालिकेस सादर करणे बंधनकारक राहिल.

उपरोक्त अ.क्र.१ ते ३२ मधील कोणत्याही अटी व शर्तीचा भंग केल्यास ही परवानगी भु.प्रा.म.न.पा.चे कलम २५८ अन्वये रद्द अथवा स्थगित करण्यात येईल व अशी बांधकामे अनधिकृत समजून पुढील कारवाई करण्यात येईल. तसेच म.प्रा.व.न.र.अधि.१९६६ चे कलम ५२,५३,५४ नुसार फौजदारी कार्यवाहीस पात्र राहिल, याची कृपया नोंद घ्यावी.

(मा. आयुक्त सां. यांचे मान्यतेनुसार)

  
(अ. स. येलमामे)

प्र.सहाय्यक संचालक,नगररचना,  
भिवंडी-निजामपूर शहर महानगरपालिका,  
भिवंडी.

प्रत:- १) मा.जिल्हाधिकारी, ठाणे यांना माहितीस्तव सादर

२) सहाय्यक संचालक,नगररचना ठाणे ह्यांचेकडे माहितीस्तव अर्पित.

३) प्रभाग अधिकारी,प्रभाग समिती क्र. ह्यांचेकडे माहितीस्तव रवाना.

४) संगणक व्यवस्थापक,संगणक विभाग यांना सादरची बांधकाम परवानगीची पत्र मनपाचे संकेतस्थळवर प्रसिध्द करणेसाठी रवाना.





# भिवंडी निजामपूर शहर महानगरपालिका. भिवंडी

## अग्निशमन व आणीवाणी सेवा

कार्यालय: भिवंडी टॉकीज, नागरीक बँकेसमोर, कॅम्पस रोड, भिवंडी, जि.ठाणे. फोन नं. ०२५२२/२२०५००

जा.क्र./गिनिशमनपा/अग्नि/ ४५८/२०२२

दिनांक: ०८/०७/२०२२

प्रति,

मा. सहाय्यक संचालक साा

नगररचना विभाग,

भिवंडी निजामपूर शहर महानगरपालिका, भिवंडी

**विषय:** आग प्रनिबंधक व आग विझविण्याच्या उपाययोजना करीता अग्निशमन विभागाचा अटीचा ना-हरकत दाखला.

- संदर्भ:- १. जा.क्र.न.र.वि/गिनिशमनपा/नरवि/एस.आर./ १२५४. दि. २९/०४/२०२२ रोजीचे पत्र  
 २. फायर एनओसी रजिस्ट्रेशन ऑनलाईन नोंदणी क्र. 202021FRBNCMC 0559, DATE: 08/07/2022 रोजीचा अर्ज.  
 ३. आर्किटेक्टने दिलेल्या प्लॅनमध्ये दिलेला निवासी कम कमर्शियल इमारत विंग अे आणी बी.स्टील्ड + शॉप आणि ०७ मजले. २३.४० मीटर उंच एक्झीस्टींग स्ट्रक्चर. निवासी विंग सी स्टील्ड + २४ मजले ६८.४० मीटर उंच. इमारतीचा एकुण विल्टअप एरिया १२५६३.८७ स्क्वेअर मिटर दिलेला आहे. त्यानुसार त्याची फी ५.८६.१४१/- (अक्षरी- पाच लाख शहाऐशी हजार एकशे एकेचाळीस रुपये मात्र) पावती क्र. डी. डी. नं. ००७९१७. दि.०७/०७/२०२२ नुसार भरलेली आहे.

**महोदय,**

अर्जदार मे. व्हीपीएम जयराज डेव्हलपर्स, द्वारा आर्किटेक्ट श्री. वाहीद अन्सारी, इंजिनियर मे.एच.के.अलो.भिवंडी.यांनी मौजे- टेमघर, येथील स.क्र.-४ हि.नं.२ पै निवासी कम कमर्शियल इमारत विंग अे आणी बी.स्टील्ड + शॉप आणि ०७ मजले, २३.४० मीटर उंच, एक्झीस्टींग स्ट्रक्चर आणी निवासी विंग सी स्टील्ड + २४ मजले ६८.४० मीटर उंच, इमारतीकरीता अग्निशमनाच्या दृष्टीकोनातून ना-हरकत दाखला मिळणे बाबतचे पत्र प्लॅनसह सादर केलेले आहे.

**सदर इमारतीची रचना :- इमारत विंग अे आणी विंग बी एक्झीस्टींग स्ट्रक्चर**

१. (तळमजला):- स्टील्ड पार्किंग, दुकाने.

२. (पहिला ते सातवा मजला):- फ्लॅट ची संख्या-०८

**सदर इमारतीची रचना :- इमारत विंग सी स्टील्ड + २४ मजले,**

१. (तळमजला):- स्टील्ड पार्किंग, सोसायटी ऑफिस.

२. (पहिला ते सहावा, आठ ते अकरा, तेरा ते सोळा आणि आठरा मजला):- फ्लॅट ची संख्या-०६.

३. (सात, बारा आणि सतरा मजला):- मजल्यावरील फ्लॅट ची संख्या-०५. रेफ्युज एरिया- ३७.२३ स्क्वेअर मिटर.

४. (तेवीस मजला):- मजल्यावरील फ्लॅट ची संख्या-०५, रेफ्युज एरिया- ३७.२३ स्क्वेअर मिटर.

५. (एकोणावीस ते बावीस, आणि चोवीस मजला):- फ्लॅट ची संख्या-०६.

**सदर इमारतीची चतुःसिमा खालिलप्रमाणे :-**

१. उत्तर :- एक्झीस्टींग स्ट्रक्चर

२. दक्षिण :- एक्झीस्टींग स्ट्रक्चर

३. पूर्व :- १८ मीटर डीपी रोड

४. पश्चिम:- एक्झीस्टींग स्ट्रक्चर

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सदर इमारतीची IIMR PR-2016 मधील मर्यादांना पाहिलेले कारण वचनासह. २४.०५.२०१६ (MIRI  
युधारीत 2016) नुसार व महाराष्ट्र आणि प्रतिभात व जीवितसुरक्षा अधिनियमाच्या प्राधान्यात २००६ च्या  
नियमावली येते. अग्निशमन विभागाकडून खालील नुसार, सदर इमारतीच्या बांधकामास अग्निप्रतिबंधक व  
जीवसुरक्षक उपाययोजनांचा दृष्टीकोनातून खालिल अधिका आधारे अटविलेला शाखेचा इश्यास येत  
आहे.

१. प्रत्येक :-
  - i. एक प्रवेशद्वार व एक बाहेर जाण्याचा रस्ता असे दोन द्वार कर्णित कमी ४.५ मी. रुंदीच असलेले तसेच  
कामान बनविलेली असल्याकऱ्याची उंची ५ मी पेक्षा कमी नसावी.
  - ii. इमारतीच्या आवारात अडथळा निर्माण होऊन जशी कोणतीही वस्तू ठेवू नये व आवार हा नऊवी मॉकक  
रेषेचा.
  - iii. इमारतीच्या बाजूची मॉककी जागा ही अग्निशमन विभागाकडील फायर इजिनचा ४५ टन बजन घेवलेला  
अशी असवी.
  - iv. इमारती बावतीची जागा ही प्लेनमध्ये दर्शविल्याप्रमाणे असवी.
२. स्टेअर केस (जीना) :-
  - i. इमारती नध्ये दोन स्टेअर केस इनक्लोज टाईप ठेवणे बंधनकारक आहे. त्यामधील एक स्टेअर केस  
फायर एक्सेस स्टेअर केस असवी व फायर डोंअर (१तास फायर रेसिस्टन्सचा) बसविणे बंधनकारक  
आहे.
  - ii. इमारती मधील दोन स्टेअर केस (जिना) ची रुंदी ही १.५ मी. व फायर एक्सेस स्टेअर केस (जिना) ची  
रुंदी ही १.५ मीटर पेक्षा कमी नसावी. तसेच इमारत न ७ विंग-ए आणि विंग-बी मधील दोन स्टेअर  
केस (जिना) ची रुंदी ही १.२ मी. व फायर एक्सेस स्टेअर केस (जिना) ची रुंदी ही १.२ मीटर पेक्षा  
कमी नसावी.
  - iii. जीन्याच्या प्रत्येक टप्प्यावर स्टेअर केस (जिना) हा ज्या वाहेरील बाजूच्या भिंतीला असलेली जाळी  
बसविलेली असावी व ती ०.५ चौ.मी. पेक्षा कमी असू नये.
  - iv. फायर एक्सेस स्टेअर केस (जिना) हा NBC-2016-4.4.2.5 नुसार स्मॉक कंट्रोल ऑफ एक्सीट  
(फिझरायझेशन) असवा.
  - iii. ट्रेड, स्टेप, रॅम्प NBC-2016-4.4.2.4.3(1,2,3,4,5) नुसार असणे आवश्यक आहे.
  ३. रेंबा बाहिनी :-

इमारतीमधील सर्व सेवा बाहिनी ह्या प्रत्येक मजल्यावर न जळणाऱ्या वस्तूपासून बंद केलेले असावेत व  
ते फिडनाशक(Vermiculite / Intumescent) ह्या मटेरीयल पासून बनविलेले असावे.
  ४. विद्युत केबल शाफ्ट / विद्युत कक्ष :-
    - i. विद्युत केबल शाफ्ट हा फक्त विद्युत केबल मधीच उपयोगात आणला गेला पाहिजे तसेच विद्युत केबल  
शाफ्ट जीन्याजवळ नसावा व तो प्रत्येक मजल्यावर न जळणाऱ्या मटेरीयल पासून बंद केलेला असावा  
जेणेकरून धुम्रपान, उष्णता व आगीपासून तो सुरक्षित राहील.
    - ii. विद्युत कक्षात विद्युत मीटर व्यतिरीक्त इतर कोणतीही वस्तू ठेवू नये.(विद्युतकक्ष जिण्याव्याली रुडिण्यात  
येवू नये.)
    - iii. विद्युत केबल ही हॅलोन मुक्त विनविद्यारी न जळणारी व बागी धूर करणाऱ्या तांब्याच्या तारेची असावी.
    - iv. विद्युत शाफ्ट हा फक्त विद्युत केबलसाठी वापरता व तो जिण्यामध्ये उघणार नाही याची बक्षता घ्यावी
    - v. विद्युत मीटर कक्ष हा तळमजल्यावरच व प्लेनमध्ये दर्शविल्याप्रमाणे असावा तसेच तो बाहेरील हवा  
खेळती राहील अशा पध्दतीचा असवा.



VI. जळणार साहित्य : इमारतीच्या बाहेर पडण्याच्या मार्गावर थपवू नयेत वरील उर कारपेट टाकणार गॅलरी, जीन्यात किंवा सकटकाली बाहेर पडण्याच्या मार्गावर थपवू नयेत वरील उर कारपेट टाकणार असाल तर कमीत कमी १ तास आगरोधक (Fire Retardent) पावून बनविलेला असावा.

५. लिफ्ट:- लिफ्टचा दरवाजा हा कोलॅप्सिबल शटर हो असू नये तो अँटिफॅलिंग बट टाकणार असावा. इमारती मध्ये असलेल्या लिफ्ट पैकी एक फायर लिफ्ट उभरण आवश्यक असावा. (निधमानुसार आवश्यक आहे)

६. रिफ्युज एरिया:- २४ मी पेक्षा अधिक उंच असलेल्या इमारतीकरिता रिफ्युज एरिया हा १५ मी मी किंवा ०.३ चौ.मी प्रति व्यक्ती या पैकी नो अधिक असत अशी जागा थपवून देणे गरजेचे आहे. व्यक्तींना जागा होईल अशा स्वरूपाचे असावे. एतर रिफ्युज एरिया हा तळरीत बाजुम पंगोफये १२ किंवा कॅन्टीलिनर प्रोजेक्शनवर देणे व तो हवेशीर व एका बाजुम स्लॉज न सुरक्षित केलेला असावा. २४ मी पेक्षा अधिक उंचीच्या इमारती करिता २४ मी उंची वर एक रिफ्युज एरिया व त्यावरिल प्रत्येक १५ मी वर देणे आवश्यक आहे.

(NBC-2016- Additional requirement for high rise buildings Annex E, E4 एतर उर नव्हे असल्यास इतर आवश्यक आहे)

७. अग्निमुरशा प्रणाली व्यवस्था :- निवासी ईमारत विंग सी करीता.

१. भूमीगत पाण्याची टाकी :- आग विझविणे कामी एक वेगळी कमीत २,००,००० लीटर क्षमतेची पाणी साठवणूकीची टाकी भूमीगत असावी व त्यातील पाणी फक्त आग विझविण्याकरिताच वापरून इतर कोणत्याही कामासाठी वापरू नये.

२. गच्चीवरील पाण्याची टाकी :- वेगळी १०,००० लीटर ची पाणी साठवणूकीची टाकी असावी व त्यातील पाणी फक्त आग विझविण्याकरिताच वापरावे इतर कोणत्याही कामासाठी वापरू नये.

३. जाई उन्मार्ग (Wet Riser):- इमारतीमध्ये फायर डक्ट (NBC-2016-2.14) वनवून त्यामध्ये जाई उन्मार्ग (वॉट रायझर) हायड्रंट लाईन देवून प्रत्येक मजल्यावर हायड्रंट कनेक्शन देवून प्रत्येक हायड्रंट कनेक्शनच्या ठिकाणी होजबॉक्स डबलडोअर व होजपाईप गुंडाळी शटऑफ नोझल सह अशा बाबीचे टेंवण्यात यावे कि ते फ्लॅटच्या अंतिम टोकापर्यंत (डॅडलाईन पर्यंत) पोहचले पाहिजे.

४. याई हायड्रंट (Yard Hydrant) :- सदर इमारतीच्या चारही बाजुने याई हायड्रंट आवश्यक त्या ठिकाणी जाऊटलट होज बॉक्स (१५ मीटर चे दोन होज व एक ब्रॅच पाईप) सह प्रत्येकी ३० मीटर अंतरावर देणे आवश्यक आहे.

५. पंप (pump) :- नॅशनल बिल्डींग कोड-२०१६ टेबल नं. ७ रहिवासी इमारत (ए) (सी) (५) नुसार (Note 12 & 13 (टीप २२ आणि २३ देखील पहा)) फायर पंप बसविणे आवश्यक आहेत.

६. स्वयंचालित तपास व भयमुचक यंत्रणा (Automatic Detection & Alarm System) स्वयंचालित तुषार यंत्रणा (Automatic Sprinkler & (Drenchers) System):- संपूर्ण इमारतीमध्ये स्प्रिंकलर सिस्टीम बसविणे आवश्यक आहे.

७. पब्लिक अलार्म सिस्टीम (Automatic Detection & Alarm System) P.A. System:- बसविणे आवश्यक आहे.

८. हस्तचालित भयमुचक यंत्रणा (Manual Call Point System):- इमारतीमध्ये बसविणे आवश्यक आहे.

९. कोर्ट याई हायड्रंट (COURT YARD HYDRANT) :- इमारतीच्या आवारामध्ये प्रमुख ठिकाणी याई हायड्रंट बसविलेले असावे.

१०. सिमेंस कनेक्शन (Siamese Connection) :- एक फोर वे सिमेंस कनेक्शन हे इमारतीच्या प्रवेशद्वाराजवळ लावावे.



अग्निसुरक्षा प्रणाली व्यवस्था :- इमारत विंग-ए आणि विंग-बी एक्झिस्टिंग स्ट्रक्चर करीता

१. गच्चीवरील पाण्याची टाकी :- एक वेगळी २५,००० लीटर ची पाणी साठवणूकीची टाकी ही गच्चीवर असावी व त्यातील पाणी फक्त आग विझविण्याकरीताच वापरले जाईल. सदर पाण्याचा वापर इतर कामासाठी करू नये. सदर पाण्याची टाकी ही बुस्टर पंपने गॉन रिटर्न व वॉल्वने खाली येणाऱ्या नळकांड्याला (Down Commar) ला जोडलेली असेल पाण्याच्या टाकीत घडणारे पाणी हे अगोदर अग्निशमन वरीता असलेल्या पाण्याच्या टाकीत पडेल व ओव्हर फ्लो झाल्यानंतर इमारतीच्या वापर असलेल्या पाण्याच्या टाकीत पडेल व हे सर्व NBC च्या part iv नुसार असेल.

२. बुस्टर पंप :- गच्चीवर एक बुस्टर पंप ९०० लीटर / मीनीट क्षमता असलेली तसेच Down Commar च्या शेवटच्या Hydrant ला ३.२ kg/cm<sup>2</sup> पेक्षा कमी प्रेशर असायला नको असा बसविलेला असावा. तसेच सदर पंपचा स्वीच पंप रुममध्ये तसेच तळमजल्यावर सुध्दा घाव्यास हवा जेणेकरून पंप दोन्ही ठिकाणावरून चालू केला जाऊ शकतो.

३. खाली येणारा (Down Commar):- इमारतीमध्ये बसविला जाणारा Down Commar हा १०० mm (आतील व्यास) चा व क्लास 'C' चा पाईपने बनविलेला असावा. खाली येणारा Down Commar हा फायर डक्टमध्येच व १०० mm चा GA पाईप हा 'C' Class चा असावा व तो तळाच्या स्लुईस वॉल्व्ह पर्यंत असावा व त्याला मॅटेनन्स करीता वॉल्व्ह दिलेला असावा.

४. फायर डक्ट Fire Duct (With glass doors):- तळमजल्यापासून ते शेवटच्या मजल्यापर्यंत फायर डक्ट दिलेला असावा व तो सरसकट व प्रत्येक मजल्यावर व्यवस्थित रित्या पॅक केलेला असावा व त्यामध्ये खालिल बाबींचा समावेश असावा.

कमीत कमी जागा :- (Minimum Size Area)

चंदी - १.४ मीटर

i) १०० मीमी GA चा 'C' Class रायझर जिन्ध्यावर

रुंदी - १.०० मी

ii) ६३ मीमी गणमेटल फिमेल सिंगल हायड्रंट

खोली - १ मी

iii) ३० मी ची होज रील

(व त्यावर फायर लिहावे) iv) १५ मीटर Flax RAL होज रिल मेल व फिमेल ६३ mm

कपलिंग, नोझलसह प्रत्येक मजल्यावर ठेवणे बंधनकारक आहे.

५. कोर्ट यार्ड हायड्रंट (COURT YARD HYDRANT):- इमारतीच्या आवारामध्ये प्रमुख ठिकाणी हायड्रंट बसविलेले असावे.

६. सिमेंस कनेक्शन (Siamese Connection):- एक फोर वे सिमेंस कनेक्शन हे इमारतीच्या प्रवेशद्वाराजवळ लावावे.

७. स्वयंचालित तपास व भयसुचक यंत्रणा (Automatic Detection & Alarm System) :- मिटर रुम व लिफ्ट रुममध्ये बसविणे आवश्यक आहे.

८. आग विझविण्याचे छोटे उपकरण (फायर अप्लायन्सेस) :- आग विझविण्याचे छोटे उपकरण खालिल दिलेल्या सूचनेप्रमाणे बसविण्यात यावे.

i) ABC टाईप फायर एक्स्टिंग्युशर्स ०४ kg इमारतीच्या विंग अे.बी.सी मध्ये प्रत्येक मजल्यावर, सर्व दुकानांमध्ये एक नग बसविण्यात यावे. तसेच पार्किंग एरियामध्ये बसविण्यात यावे.

ii) कार्बनडाय ऑक्साईड गॅस फायर एक्स्टिंग्युशर्स IS:२८७८-३kg वजनाचे-१ सर्व इमारतीच्या एक विद्युत मिटर कक्षात व एक लिफ्ट मशीन कक्षात प्रत्येकी एक नग बसविण्यात यावे.

**टिपणी व अटी (Remark & General):-**

i. ज्वलनशील माल / विस्फोटक / विषारी वायु निर्माण करतील अशी कोणतीही वस्तु इमारतीच्या परिसरात ठेवू नये.

ii. संपूर्ण अग्निसुरक्षा प्रणाली ही लाल रंगाने रंगविलेली असावी.

त्यांचा प्रत्येक मजल्यावर शापर त्या फायर रीटायलरच्या मार्गाने वाढविले जाणे  
त्यांचा सामुगीन बांधकाम करावे.

- iv. इमारतीच्या मुख्य ठिकाणी फस्ट एंड वॉक्स तसेच-निकास व भटत्याच फोन नंबर विहीलले बोर्ड लावलेले असावेत.
- v. फस्ट एंड वॉक्स हा सोसायटीच्या कार्यालयात तसेच सिक्युरिटीच्या कंत्रातमध्ये ठेवलेला असावा.
- vi. इमारतीच्या बाजूला सोडलेल्या जागेमध्ये कोणतेही वाहन उभी करू नयेत ते फक्त पार्किंगच्या जागेवरच उभे केले जावे.
- vii. इमारतीचे बांधकाम करतांना कोठेही डेड लाईन तयार होणार नाही याची दक्षता घ्यावी.
- viii. सर्व कामे ही मान्यता प्राप्त व लाइक (योग्य) ठेकेदारांकडूनच करून घ्यावे.

खालील सहा करणार यांनी फायनल पहाणीच्या वेळी काही सुधारणा करण्याचे किंवा वाढीव शिफारशी करण्याचे अधिकार हे वेळोवेळी होणाऱ्या कायदेशीर सुधारणा व इमारतीच्या सुरक्षिततेच्या दृष्टीने राखून ठेवलेले आहेत. पुढील भविष्यातील विस्ताराकरीता तसेच अटिच्या ना-हरकत दाखल्यासोबत अप्रोव्हल करून दिलेल्या इमारतीच्या रचनेमध्ये आपणास कोणतेही बदल करावयाचे असल्यास त्याकरीता नव्याने ना-हरकत दाखला घेणे आवश्यक राहिल.

**सुचना :-** अग्निसुरक्षा यंत्रणा ही भिवंडी निजामपूर शहर महानगरपालिका अग्निशमन विभाग / मा. संचालक सां. महाराष्ट्र राज्य अग्निशमन सेवा यांच्याकडील लायसन्स प्राप्त अभिकरणाकडूनच वसवावी. लायसन्सप्राप्त अभिकरणांची यादी [www.mahafireservice.gov.in](http://www.mahafireservice.gov.in) या संकेतस्थळावर उपलब्ध आहे.

१) डेव्हलपर २) आर्किटेक्ट ३) फायर कॉन्ट्रक्टर यांच्या करीता सुचना :-

१. डेव्हलपर करीता :-

- i. फायर कॉन्ट्रक्टर कडून वापरले जाणारे साहित्य हे ISI स्टॅण्डर्ड आहे व त्यांनी दिलेल्या विलाप्रमाणे व तुम्ही मान्यता दिल्याप्रमाणे असावे.
- ii. सर्व कामे ही लायसन्स प्राप्त अभिकरणाकडूनच करून घ्यावे.
- iii. लिफ्टसाठी कोलॅप्सिबल शटर (COLAPSIBLE SHUTTER)चा वापर करू नये.
- iv. इमारतीमधील लिफ्टमध्ये आपत्कालीन परिस्थितीत काम करण्याकरीता सदर लिफ्टचा फायर लिफ्ट प्रमाणे उपयोग करता येईल असे कनेक्शन केलेले असावे.

२. आर्किटेक्ट करीता :-

- i. अटिच्या ना-हरकत दाखल्यामध्ये दिलेल्या अटिनुसार कामे करावत.
- ii. प्लॅनिंग स्टेजच्या दरम्यान खालिल बाबी लक्षात घ्याव्यात.
  - a. फायर डक्ट ची रचना नियमानुसार करावी.
  - b. मोकळी जागा नियमानुसार सोडावी.
  - c. लिफ्टसाठी जिऱ्याला वेगळे करण्यासाठी मध्ये भिंत बांधलेली असावी व आग प्रतिरोधक (रेझिस्टन्स) दरवाजा बसविलेला असावा.
  - d. विद्युत मीटरची रुम ही अत्यंतो जीऱ्याखाली किंवा जीऱ्याजवळ नसावी कारण आग लागल्यानंतर होणारा धुर हा जीऱ्यातून वरच्या दिशेला जाईल व त्यामुळे बाहेर पडण्याच्या मार्गावर अडथळा निर्माण होईल.
  - e. लिफ्टची साईज चेक करून घ्यावी जेणेकरून ०८ मापसे एकाचवेळी जाऊ शकतात. लिफ्टची आतील साईज ही (१.६ मी.) पक्षा कमी नसावी.
  - f. पॅसीव्ह फायर प्रोटेक्शन घ्यावे.
  - g. बांधकाम करतांना कोठेही डेडलाईन तयार होणार नाही याची दक्षता घ्यावी.

३. फायर कॉन्ट्रक्टर (ठेकेदार) करीता :-

- i. डेव्हलपमेंट दिलेल्या कामाबद्दल त्यांच्याकडून एक नियुक्त पत्र घ्यावे.



श्री. डॉ. पी. एम. चव्हाण, एम. ए. एम. एल. ऑफिसर, एम. ए. एम. एल. ऑफिसर, एम. ए. एम. एल. ऑफिसर

माहिती सादर

श्री. प्र. के. महा. मित्र.

मि. श्री. प्र. के. महा. मित्र. यांना याबाबतची माहिती देण्यात येत आहे. याबाबतची माहिती देण्यात येत आहे.



08/12/2022

क्याबाबतची माहिती देण्यात येत आहे. याबाबतची माहिती देण्यात येत आहे. याबाबतची माहिती देण्यात येत आहे.

याबाबतची माहिती देण्यात येत आहे. याबाबतची माहिती देण्यात येत आहे. याबाबतची माहिती देण्यात येत आहे.

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याबाबतची माहिती देण्यात येत आहे. याबाबतची माहिती देण्यात येत आहे. याबाबतची माहिती देण्यात येत आहे.

# NA. ORDER

महसुल/व-१/टे-८/एनएपी/रिमघर-भिवंडी/एनआर-११/२०१२  
जिल्हाधिकारी कार्यालय ठाणे  
दिनांक :- / / २०१२

वाचने :-

- १) श्रीमती मंगलाबाई शिवनाथ चौधरी व इतर यांचे कु.मू. मे. व्ही.पी. एम. जयराज डेव्हलपर्स प्रा.लि. श्री विजय मोहनलाल शहा व इतर रा. १५०३, तक्षशिला विरडींग, निर्मळनगर, गोरेगांव-मुलूंड, लिंगरोड, मुंबई व श्रीमती मंजुळाबाई वाळकू चौधरी व इतर यांचे कु.मू. मे. व्ही.पी. एम. जयराज डेव्हलपर्स प्रा.लि. तर्फे श्री संदिप शंकर तेजे रा. वीर तानाजी व्यायाम शाळेजवळ, नवी चाल, भिवंडी, जि. ठाणे यांचा दिनांक १६/१२/२०११ व दिनांक १८/५/२०१२ रोजीचा अर्ज.
- २) आमुक्त, भिवंडी निजामपूर शहर महानगरपालिका यांचेकडील विकास / वांघकाम परवानगी, वां.प्र.क्र./७८/२०११-१२/ जा.क्र.न.र.ति./२३८८ दि. १५/१२/२०११
- ३) उपजिल्हाधिकारी (भूसंपादन) भेंद्रासेठर-३ ठाणे यांचेकडील क्र भूसं/मे.से.३/ एसआर-१६ दिनांक ९/१/२०१२
- ४) उपविभागीय अधिकारी भिवंडी विभाग भिवंडी यांचेकडील क्र विडी/महसुल/टे-३/ भूसं/ कावि-३२३/२०१२ दि. १०/०३/२०१२
- ५) भूमी संपादन विशेष अधिकारी (विशेष घटक) ठाणे यांचेकडील जा क्र भूसंविअ/ नाहटा/९४ दिनांक ११/१/२०१२
- ६) उपजिल्हाधिकारी (भूसंपादन) उल्हासखोरे प्रकल्प ठाणे यांचेकडील क्र भूसंपादन /टे.नं ४/ सी-७१८ दिनांक ११/१/२०१२
- ७) उपजिल्हाधिकारी (भूसंपादन) लघुपाटबंधारे यांचेकडील क्र.भुसं/लपा/टे-१/एसआर-६२ दिनांक १७/१/२०११
- ८) उपजिल्हाधिकारी (भूसंपादन) लघु पाटबंधारे ठाणे ५ व मजला क्र. भूसंपादन/एसआर/ टे-१/ वशि-११/१२ दिनांक १५/२/२०१२
- ९) दैनिक महाराष्ट्र जनमुद्रा या वृत्तपत्रामध्ये दिनांक ०४/१/२०१२ व दैनिक दर्पण वृत्तपत्रामध्ये व दि. ५/१/२०१२ रोजी प्रसिध्द केलेला जाहिरनामा.
- १०) तहशिलदार भिवंडी यांचेकडील पत्र क्र. मशा/कक्ष-१/टे-१०/ जमिनबाव/ अ.प./ एसआर-१११/२०११ दिनांक २५/१/२०१२.
- ११) अर्जदार यांनी सादर केलेले दिनांक ४/१/२०१२ रोजीचे हमीपत्र कम संमतीपत्र.
- १२) अर्जदार यांनी सादर केलेले दि. २/३/२०१२ रोजीचे शपथपत्र व बंधपत्र

आदेश :-

ज्या अर्था श्रीमती मंगलाबाई शिवनाथ चौधरी व इतर यांचे कु.मू. मे. व्ही.पी. एम. जयराज डेव्हलपर्स प्रा.लि. श्री विजय मोहनलाल शहा व इतर रा. १५०३, तक्षशिला विरडींग, निर्मळनगर, गोरेगांव-मुलूंड, लिंगरोड, मुंबई व श्रीमती मंजुळाबाई वाळकू चौधरी व इतर यांचे कु.मू. मे. व्ही.पी. एम. जयराज डेव्हलपर्स प्रा.लि. तर्फे श्री संदिप शंकर तेजे रा. वीर तानाजी व्यायाम शाळेजवळ, नवी चाल, भिवंडी, जि. ठाणे यांनी ठाणे जिल्ह्यातील भिवंडी तालुक्यातील भोजे- टेमघर येथील स नं. ४पै क्षेत्र १९७०.०० चौ.मि., स नं. ४पै क्षेत्र ८२०.०० चौ.मि., स.नं. ४पै क्षेत्र ५३०.०० चौ.मी. व स.नं. ४पै क्षेत्र ५००.०० चौ.मी. असे एकूण क्षेत्र ३८२०.०० चौ.मि. एवढ्या जागेचा रहिवास या विगरशेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे.

ज्या अर्थी, या कार्यालयाने दिनांक ४/१/२०१२ च्या महाराष्ट्र जनमुद्रा व दि. ५/१/२०१२ च्या दैनिक दर्पण या वृत्तपत्रात जाहिरात प्रसिध्द करण्यात आलेली होती. त्यावर मुदतीत कोणतीही हरकत/तक्रार उपलब्ध कागदपत्रे पाहता या कार्यालयाकडे प्राप्त झालेली दिसून येत नाही.

*(Handwritten signature)*

ज्याअर्थी, प्रस्तुत जमिनीचावत आशियाची रक्षितरण कावसा / वा.ज.क.शा. कायद्याचे कर्णाचीचा संग झालेल्या मसल्याचे तसेच प्रस्तावित अर्जात ही अर्जादार यांची कायदेशिररित्या प्रमाण केलेली आगल्याचे तहसिलदार भिवंडी यांचे उभोव्णनातील अ.क्र. १ च्या आह्वालाने तर्काकले आहे.

आणि ज्याअर्थी, आयुक्त, गिबडी-निजामपुर शहर महानगरपालीका यांनी त्यांचे वा.ज.क.शा./८८/२०११-१२/जा.क्र.न.र.वि./२३८८ दि. १५/१२/२०११ अन्वये नकाशे मंजूर केले अशून प्रस्तावित जमिनीचावत अर्जादार यांना रक्षितार फारणासाठी विनास / बांधकाम परवानगी दिनी आहे.

त्या अर्थी महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये निर्हित करण्यांत आलेल्या अधिकारांचा वापर करुन उक्त जिल्हाधिकारी याद्वारे दयाशम शंकर चौधरी, जनाबाई त्रिंबक म्हात्रे, मंगळाबाई शिवनाथ चौधरी, किशोर शिवनाथ चौधरी, साधना जगन्नाथ महर्षी, कविता श्रावण म्हात्रे, रास दिपक पाटील, कमल प्रकाश माळी, हौसा शिवनाथ चौधरी, नंदा माणिक पाटील, प्रतिप शिवनाथ चौधरी, आप्पा सुध्या चौधरी, मंजुळाबाई वालकु चौधरी, भरत वालकु चौधरी, रत्ना सुदाम चौधरी, शत्रुघ्न वालकु चौधरी, प्रल्हाद वालकु चौधरी, पंढरीनाथ वालकु चौधरी, विदु गजानन चौधरी यांना मौजे-टेनघर ता.भिवंडी येथील स नं. ४पै क्षेत्र १९७०.०० चौ.मि., स नं. ४पै क्षेत्र ८२०.०० चौ.मि., स.नं. ४पै क्षेत्र ५३०.०० चौ.मी. व स.नं. ४पै क्षेत्र ५००.०० चौ.मी. असे एकूण क्षेत्र ३८२०.०० चौ.मि.चे भिवंडी निजामपुर शहर महानगरपालीका यांचेकडील मंजूर बांधकाम नकाशाप्रमाणे त्रिमितीय पध्दतीने येणाऱ्या ३६७९.८४ चौ.मी. क्षेत्रातील प्रभोज रोडचे ७६.८७ चौ.मि. क्षेत्र व रिट्रीएशन ग्राऊंडचे ५४०.४४ चौ.मि. क्षेत्र वगळून उर्वरीत ३०६२.५३ चौ.मि. जमिनीचा रक्षितार या बिगरशेतकी प्रयोजनार्थ वापर करण्याचावत पुढील शर्तीवर अनुज्ञा (परमिशन) देण्यांत येत आहे.

#### त्या शर्ती अशा :-

१. ही परवानगी अधिनियम त्याखाली केलेले नियम यांना अधिन ठेवून देण्यांत आलेली आहे.
२. अनुज्ञाग्राही व्यक्तीने (ट्रॅडीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ केवळ केला पाहिजे. आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी हाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या वापरावरुन जमिनीचा वापर तरविण्यांत येईल.
३. जागेच्या मालकी हक्कांचावत भविष्यात वाद उदभवल्यास त्याची सर्वस्वी जबाबदारी अर्जादार /विकासक यांची राहिल.
४. अर्जादाराने सदर प्रकरणी सादर केलेली कागदपत्रे खोटी आढळल्यास/दिशाभूल करणारी आढळल्यास सदरहू परवानगीची शिफारस रद्द समजण्यात येईल व त्यास अर्जादार हे सर्वस्वी जबाबदार राहतील.
५. विषयांकीत जागेचे स्थान, आकार, वहिवाट, भोगवटादार, भाडेकरू, वापर, हद्द निश्चिती, मालकी हक्क इ. संदर्भात काही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी अर्जादार यांच्यावर राहिल.
६. अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबधित महानगरपालिका प्राधिकरण यांचे समाधान होईल अशा रीतीने अशा जमीनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमपन विभाग कडून अशा भूखंडाची मोजणी व त्यांचे सीमांकन करुन ती जमीन या आदेशाच्या तारखे पासुन एक वर्षाच्या आंत मंजूर आराखडया प्रमाणेच काटेकोरपणे

*Done*

- विकसित केली पाहिजे. आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विलेवाट लावता कामा नये.
७. अनुज्ञाग्राही व्यक्तीस अशा भूखंड विकत्याचा असेल किंवा त्याची इतर प्रकारे विलेवाट लावण्याची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विलेवाट लावणे आणि त्याने निष्पादित केलेल्या विलेवाट तसा काय उल्लेख करणे हे त्यांचे कर्तव्य असेल.
  ८. भिवंडी-निजामपूर शहर महानगरपालिका यांनी मंजूर केलेल्या स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात गिदिष्ट केलेल्या प्रमाणे इतक्या जाते क्षेत्रावर बांधकाम करण्याविषयी ही विनंती परवानगी देण्यांत आलेली आहे. सदर भूखंडातील नकाशात दर्शविल्या प्रमाणेच उर्वरित क्षेत्र विना बांधकाम मोकळे सोडले पाहिजे.
  ९. प्रस्तावित बांधकाम हे भिवंडी-निजामपूर शहर महानगरपालिका यांनी मंजूर नकाशात दर्शविलेल्या मजल्यापेक्षा जास्त मजल्याचे असु नये
  १०. प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने (श्रींतीने) भिवंडी निजामपूर शहर महानगरपालिका यांची असे बांधकाम करणाविषयीची आवश्यक ती परवानगी व गुदतवाड मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.
  ११. प्रस्तावित जमिनीचे अस्तित्वातील नैसर्गिक नाले/पाण्याचा प्रवाह असल्यास बंद करता येणार नाही अथवा त्यात अडथळा निर्माण करता येणार नाही व सदर नैसर्गिक नाले/पाणी प्रवाह विना अडथळा मोकळे ठेवणे अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
  १२. विषयाधीन जागेवरील प्रस्तावित वापराच्या अनुषंगाने इतर आवश्यक त्या परवानगी प्राप्त करून घेणे अर्जाद्वारावर बंधनकारक राहिल.
  १३. अनुज्ञाग्राही व्यक्तीने भिवंडी-निजामपूर शहर महानगरपालिका यांनी मंजूर नकाशात दर्शविल्या प्रमाणे सीमांतिक मोकळे अंतर (ओपन मार्जिनल डिस्टेंसेस) सोडले पाहिजे.
  १४. विषयाधीन अभिन्यासातील खुली जागा व अंतर्गत रस्ते हे संबधित अर्जदार यांनी प्रत्यक्ष विकसित करून देखभालीसाठी संबधित स्थानिक प्राधिकरण/नियोजन प्राधिकरण यांचेकडे नाममात्र रु १/- एवढ्या किमतीस देखभालीसाठी हस्तांतरित करणे बंधनकारक राहिल.
  १५. या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा बिगर शेती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यांत आला असेल तर ती गोष्ट अलाहिदा. अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी रद्द करण्यांत आली असल्याचे समजण्यांत येईल
  १६. महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ नुसार बांधकाम परवानगी ही दिलेल्या तारेखपासून एक वर्षापर्यंत चालू असेल नंतर पुढील वर्षासाठी अर्जदार यांनी योग्य त्या कारणासहीत नियोजन प्राधिकरणाकडे विनंती अर्ज करून परवानगीचे नुतनीकरण मुदत संपणे आधी करणे आवश्यक राहिल. अशा प्रकारचे नुतनीकरण फक्त तीन वर्षाकरीता येईल. वैध मुदतीत बांधकाम पूर्ण केले नसतील तर नियोजन प्राधिकरणाकडून नविन बांधकाम परवानगी घ्यावी लागेल. नविन परवानगी घेतांना त्यावेळी अस्तित्वात असलेल्या नियमांचा व नियोजित विकास आराखड्याच्या अनुषंगाने छाननी करण्यांत येईल व ती बाब अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
  १७. अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे बिगर शेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांका पासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आंत तलाठ्या मार्फत भिवंडी तहसिलदारांस कळविले पाहिजे. जर तो असे करण्यास चुकेल तर महाराष्ट्र जमीन महसूल (जमीनीच्या वापरातील बदल व बिगरशेतकी आकारणी ) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाग्राही पात्र ठरेल.

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२८. नियोजित जागेवरील बांधकाम करताना आयएस १२९२०-१९९३ भूखण्डाकडून आर.सी.पी. डिझाईन नुसार बांधकाम घटकांचे नियोजन अर्हताप्राप्त नोंदणीकृत अभियंतांच्या मार्गदर्शनातून करणे आवश्यक असून त्याचे देखरेखीखाली नियोजित इमारतीचे बांधकाम पूर्ण करणे अर्जादार / विक्रयकर्ता बंधनकारक राहिल.
२९. नियोजित जागेवर विशिष्ट विद्युतवाहिनी जात असल्यास उक्त विद्युत वाहिनीचा क्षमतेच्या अनुषंगाने आवश्यक ती साप्ताशिक अंतर मंजूर विकास निबंधन निधमावरील प्रमाणे प्रत्यक्ष जागेवर गोठणे अर्जादार यांची जबाबदारी राहिल.
२०. अशी परवानगी देणा-या प्राथिका-याकडून अशा भूखंडाची किंवा त्यांचे जे कोणताही उपभूखंड काढण्याबाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी मोठे विभागणी करता कामा नये.
२१. अनुज्ञाग्राही व्यक्तीस अशा भूखंड विकासवाचा असेल किंवा त्यांची इतर प्रकारे विल्हेवाट लावण्याची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्याने निष्पादित केलेल्या विलेखात त्या खास उल्लेख करणे हे त्यांचे बंधनकारक राहिल.
२२. गदरदू आदेशाच्या दिनांकापासून सदर अनुज्ञाग्राहीने त्या जमिनीच्या संवधात दर चौ.मी. मागे ०.७९.२ पैसे रहवास या दराने बिगर शेतकी आकारणी दिली पाहिजे. किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे बिनशेती दराने बिनशेती आकार देणे बंधनकारक राहिल. अशा जमिनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्या प्रसंगी निराळ्या दराने बिगर शेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारात घेण्यात येणार नाही.
२३. सदर जागेची अति तातडीची मोजणी फी रक्कम रु. २७०००/- (अक्षरी रु. सत्तार्विस हजार मात्र) रजिस्टर चलन क्र. ३५५/२०१२ व भारतीय स्टेट बँक यांचेकडील चलन क्र. २०५ दि. १/६/२०१२ अन्वये शासन जमा केली आहे. प्रत्यक्ष होंगारी रक्कम व भरणा केलेली रक्कम यातील फरकाची रक्कम शासन जमा करणे अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
२४. महाराष्ट्र चेंबर्स ऑफ हाऊसिंग विरुद्ध महाराष्ट्र शासन या मा.उच्च न्यायालयातील रिट याचिका क्र. ६७०२/२०११ मधील मा.न्यायालयाचे अंतरीम स्थगितीबाबत शासनाचे महसुल व वनविभागाचे क्र. गौ.खनि-१०/१०११/प्र.क्र. ६१८/ख दि. १७/११/२०११ मधील सुचनांनुसार मा.न्यायालयाचे अंतिम आदेशास अधिन राहुन सदर परवानगी देणेत आली असून मा. उच्च न्यायालय / शासन याबाबतीत जे निर्णय / आदेश देतील ते अर्जादार यांचेवर बंधनकारक राहतील.
२५. भूमापन विभागाकडून जमिनीची मोजणी करण्यांत आल्या नंतर अशा जमिनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच बिगरशेतकी आकारणी यांत बदल करण्यांत येईल.
२६. सदर जमिनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून दोन वर्षांच्या कालावधीत अनुज्ञाग्राहीने अशा जमिनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरदू आदेश रद्द समजण्यांत येईल. व अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.
२७. पुर्वीच मंजूर केलेल्या नकाशावरहुकुम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणताही भर घालता कामा नये किंवा ती मध्ये कोणताही फेरबदल करता कामा नये. मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची/ महानगरपालीका यांची परवानगी घेतली असेल आणि अशा भरीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.

*Dare*

२०. अनुज्ञाप्राप्ती व्यक्तीने आजूबजूब्या परिसरानत अखळजा व बाण निनांण हांगार नाहो अशा मित्तीने आपल्या स्वतःच्या खर्चांने आपली पाणीपुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.
२१. जमीनीच्या विगरशेतकी वापरस प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या काळावधीत अनुज्ञाप्राप्ती व्यक्तीने महाराष्ट्र जमीन मसुदा (जमीनीच्या वापरानत बदल व विगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक रानद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.
२०. या आदेशान आणि रानदीमध्ये नमूद केलेल्या शर्तींकी कोणत्याही शर्तींके अनुज्ञाप्राप्ती व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधानुषंगे असा अनुज्ञाप्राप्ती ज्या कोणत्याही शास्त्रीस पात्र ठरेल त्या शास्त्रीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिका-यास तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.
२१. वरील अंश (३०) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतूदीविरुद्ध जाऊन कोणत्याही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा तरतूदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्या आंत अशा रीतीने उभारलेली, इमारत काढून टाकण्या विषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असेल. तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम भिवंडी निजामपूर शहर महानगरपालिका यांचे मार्फत करवून घेण्याचा किंवा त्या प्रीत्यर्थ आलेला खर्च अनुज्ञाप्राप्ती व्यक्ती कडून जमीन, महसुलाची थकवाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.
२२. दिलेली ही परवानगी मुंबई कुळवहिवाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ. सारख्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील. त्या उपबंधाच्या अधिन असेल.
२३. सदरहू जमिन भावष्यात भूसंपादन आढळून आल्यास किंवा संपादन केली गेल्यास सदर आदेश निर्गमित केलेल्या दिनांकापासून रद्द होतील.
२४. अनुज्ञाप्राप्ती यांनी विगरशेतकी आकारणीच्या पाचपट रक्कम रु. १४५७३/- (अक्षरी रु. चौदा हजार पाचशे त्र्याहत्तर मात्र) रूपांतरित कर (कन्व्हर्शन टॅक्स) म्हणून भारतीय स्टेट बँक यांचेकडील चलन क्र. २१३ व रजिस्टर चलन क्र. ४३२/२०१२ दिनांक १/६/२०१२ अन्वये सरकार जमा केली आहे.
२५. मौजे टेमघर, ता. भिवंडी येथील स.नं. ४पै क्षेत्र १९७०.००, स.नं. ४पै क्षेत्र ८२०.००, स.नं. ४पै क्षेत्र ५३०.००, स.नं. ४पै क्षेत्र ५००.०० चौ.मि. हया जमिनी कुळ कायदा कलम ४३ ला पात्र आहेत. मुंबई कुळवहिवाट शेतजमिन अधिनियम १९४८ चे कलम ४३ व तदनुषंगिक नियम १९५६ चे नियम २५ (अ) नुसार शर्तशिथील परवानगी देण्यास जिल्हाधिकारी सक्षम आहेत. त्यानुसार सदरहू जमिनीबाबत आकाराच्या ४० पट नजराण्याची रक्कम रु. ३३०/- (अक्षरी तीनशे तीस मात्र) भारतीय स्टेट बँक यांचेकडील चलन क्र. २३५ व रजिस्टर चलन क्र. ४३३/२०१२ दि. १/६/२०१२ अन्वये वसूल करून प्रकरणी कुळ कायदा कलम ४३ला असलेली शर्त शिथील करणेत येत आहे.
२६. अनुज्ञाप्राप्ती यांनी भिवंडी निजामपूर शहर महानगरपालिका यांचेकडील मंजूर नकाशावर हुकुमच बांधकाम केले पाहिजे. तसेच भिवंडी निजामपूर शहर महानगरपालिका भिवंडी यांचेकडील परवानगी बां.प्र.क्र./७८/२०११-२०१२/जा.क्र.न.र.वि./२३८८ दि १५/१२/२०११ मधील सर्व अटी व शर्ती अर्जदार यांचेवर बंधनकारक राहतील.
२७. अनुज्ञाप्राप्ती यांनी भिवंडी निजामपूर शहर महानगरपालिका यांचे कडील बांधकाम नकाशा व्यतिरीक्त जादा बांधकाम केल्यास अगर बांधकाम मध्ये बदल करून जादा चतुर्दक्षेत्र निर्देशांक वापरल्यास अनुज्ञाप्राप्ती हे महाराष्ट्र प्रादेशिक नगररचना





# V. S. Legal Associates

S. V. Lad

Advocates High Court

1A & 5, 5/A, 4<sup>th</sup> Floor, Kamanwala  
Chamber, Premises Co-op. Society  
Ltd.

Sir P. M. Road, Mumbai 400 001

Tel. No. : 91-022-66316626

Tel. No. : 91-022-617559/60

Email Id: [vs\\_legal@yahoo.co.in](mailto:vs_legal@yahoo.co.in)

Ref. VS/SBI/ZONALOFFICE/THANE/PR-19/2024

Date: 10/01/2024

To,  
Assistant General Manager  
Zonal Office  
Thane

Madam/Sir,

A/c. M/s. VPM Jairaj Developers

[Building known as "Sairaj Heights"]

## MEMORANDUM OF COST

Professional Charges for taking Search  
Prepared the Search Report & Search Receipt Rs.10,000.00

Search Charges

Total Rs. 10,000.00  
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For V. S. Legal Associates

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CHALLAN  
MTR Form Number-6



GRN	MH013791057202324E	BARCODE	[Barcode]				Date	10/01/2024-18:25:37	Form ID	
Department	Inspector General Of Registration					Payer Details				
Type of Payment	Search Fee Other Items					TAX ID / TAN (If Any)				
						PAN No.(If Applicable)				
Office Name	BVD1_BHIWANDI NO 1 SUB REGISTRAR					Full Name	V S Legal Associates			
Location	THANE									
Year	2023-2024 One Time					Flat/Block No.				
Account Head Details					Amount In Rs.	Premises/Bullding				
0030072201	SEARCH FEE				750.00	Road/Street				
						Area/Locality				
						Town/City/District				
						PIN				
						Remarks (If Any)				
						Village Temghar Survey No. 4 since 1994 to 2023 30yrs				
						Amount In	Seven Hundred Fifty Rupees Only			
Total					750.00	Words				
Payment Details	IDBI BANK					FOR USE IN RECEIVING BANK				
Cheque-DD Details						Bank CIN	Ref. No.	69103332024011019950	2847934092	
Cheque/DD No.						Bank Date	RBI Date	10/01/2024-18:26:19	Not Verified with RBI	
Name of Bank						Bank-Branch	IDBI BANK			
Name of Branch						Scroll No. . Date	Not Verified with Scroll			

Doc. ment ID: \_\_\_\_\_ Mobile No. : 9867267216  
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
अदर चलन "टाइप ऑफ पेमेंट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्त्यासाठी लागू नाही.

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# V. S. Legal Associates

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Tel. No. : 91-022-617559/60

Email Id: [vs\\_legal@yahoo.co.in](mailto:vs_legal@yahoo.co.in)

Ref. VS/SBI/ZONALOFFICE/THANE/PR-19/2024

Date: 10/01/2024

To,  
The Assistant General Manager,  
Zonal Office  
Thane.

Annexure - B

## REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY.

1.	a) Name of the Branch/ Business Unit Office seeking opinion	State Bank of India, Zonal Office Thane.
	b) Reference No. and date of the letter under the under the cover of the documents tendered for scrutiny	As per your letter Ref No. __/23-24 dated __/12/2023.
	c) Name of the Borrower.	N. A. in builder tie up
2.	a) Type of Loan	N. A. in builder tie up
	b) Type of Property	Leasehold Property.
3.	a) Name of the Unit/ Concern/ Company/ person offering the property/(ies) as security.	Prospective flat purchaser/s.
	b) Constitution of the unit/concern/ person offering the property for creation of charge.	N. A. in builder tie up.
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.	N. A. in builder tie up.
4.	Value of Loan (Rs. in crores)	-----
5.	Complete or full description of the immovable property/(ies) offered as security including the following details.	Residential project by M/s. VPM Jairaj Developers Project known as "Sairaj Heights"  As per Approved Plan & Commencement Certificate dated 12/07/2022 Building No. 1 Wing A & Wing B comprising of Ground Floor Partly Parking and partly Commercial + 1 <sup>st</sup> to 7 <sup>th</sup> Floor Residential and Building No. 2 Wing C comprising of Ground Floor Parking + 1 <sup>st</sup> Floor to 6 <sup>th</sup> Floor residential + 7 <sup>th</sup> Floor partly residential + 8 <sup>th</sup> Floor to 11 <sup>th</sup> Floor residential + 12 <sup>th</sup> Floor partly residential + 13 <sup>th</sup> to 16 <sup>th</sup> Floor residential + 17 <sup>th</sup> Floor partly residential + 18 <sup>th</sup> Floor to 22 <sup>nd</sup> Floor residential + 23 <sup>rd</sup> Floor partly residential + 24 <sup>th</sup> Floor.
	a) Survey No.	All that piece and parcel of land bearing adm. 3820 Sq. Mtrs. bearing Survey No. 4/2/4/4/4/5/4/6 (Old Survey no. 4/Pt. 4Pt. 4Pt. 4Pt) of Village Temghar Taluka

		Bhiwandi & District Thane.
	b) Door No. ( in case of house property)	Not Applicable.
	c) Extent/ area including plinth/built up area in case of house property	Land adm. 3536 Sq. Mtrs.
	d) Locations like name of the place, village, city, registration, sub-district etc. and boundaries	Village Temghar Taluka Bhiwandi & District Thane and boundary are bounded as follows:-  <b>On or towards East:-</b> 18 Mtrs. DP Road.  <b>On or towards West:-</b> Residential Tower.  <b>On or towards North:-</b> Bungalow.  <b>On or towards South:-</b> Residential Building.
6.	a) Particulars of the documents scrutinized- serially and chronologically	Mentioned herein under.
	b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.  <b>Note:</b> Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.	Mentioned herein under.

Sr. No.	Date of Document	Name of the parties	Original/ Certified Photocopy/ true copy	In case of copies, whether the original was scrutinized by the advocate.
1.	<b><u>To be entered</u></b>	Draft Agreement for Sale to be executed between M/s. VPM Jairaj Developers through it's Partners Mr. Ashit Rajnikant Shah & Mr. Kaushik Kiritkumar Shah as the Promoters/ Vendors of the First Part and Prospective Purchaser/s as the Allottees/Purchasers of the Second Part.	Draft Copy	No
2.	20/04/2022	Certificate of registration of project bearing No. P51700034679 issued by Maharashtra Real Estate Regulatory Authority.	Photocopy	No
3.		7/12 Extract.	Photocopy	No
4.	08/07/2022	Fire NOC dated 08/07/2022 issued by Bhiwandi Nijampur City Municipal Corporation.	Photocopy	No
5.	12/07/2022	Revised Development Permission dated 12/07/2022 issued by Bhiwandi Nijampur City Municipal Corporation.	Photocopy	No
6.	13/06/2012	Non Agricultural Permission dated 13/06/2012 issued by the Office of District Collector Thane	Photocopy	No
7.	29/05/2014	Development Agreement dated	Photocopy	No

			19/05/2014 executed between Mr. Appa Budhya Chaudhari & 7 Ors. as the Owners of the First Part and M/s. VPM Jairaj Developers through it's Partners Mr. Vijay Mohanlal Shah & Mr. Ashit R. Shah as the Developers of the Second Part, registered with Sub registrar Bhiwandi 1 under Sr. No. 4459/2014 dated 29/05/2014.		
	8.	29/05/2014	Irrevocable Power of Attorney dated 29/05/2014 executed by Mr. Appa Budhya Chaudhari & 7 Ors. in favor of M/s. VPM Jairaj Developers through it's Partners Mr. Vijay Mohanlal Shah & Mr. Ashit R. Shah, registered with Sub registrar Bhiwandi 1 under Sr. No. 4460/2014 dated 29/05/2014.	Photocopy	No
	9.	05/06/2015	Development Agreement dated 05/06/2015 executed between Smt. Janabai Trimbak Mhatre & 11 Ors. as the Owners of the One Part and M/s. VPM Jairaj Developers through it's Partners Mr. Vijay Mohanlal Shah & Mr. Ashit R. Shah, as the Developers of the Second Part, registered with Sub registrar Bhiwandi - 1 under Sr. No. 3912/2015 dated 05/06/2015.	Photocopy	No
	10.	05/06/2015	Irrevocable Power of Attorney dated 05/06/2015 executed by Smt. Janabai Trimbak Mhatre & 11 Ors. in favor of Smt. Janabai Trimbak Mhatre & Ors. registered with Sub registrar Bhiwandi - 1 under Sr. No. 3913/2015 dated 05/06/2015.	Photocopy	No
	11.	08/04/2022 17/06/2023	Title Search Report issued by Advocate R. J. Mishra.	Photocopy	No
	12.	13/02/2020 13/06/2023	Search Report issued by Advocate Archana Khandu Thakre.	Photocopy	No
	13.	12/07/2022	Approved Plans dated	Photocopy	No
7.	(a)	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.) (HL : If the value of loan => Rs.1 crore and in case of commercial loans irrespective of the loan component)		Not assigned.	
	b	Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted?  (In case originals title deed is not produced for comparing with the		Not Applicable.	



	certified or ordinary copies, the matter should be handled more diligently & cautiously).	
8. a	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Index II relevant to the property in question are available for verification on the IGR Website from year 2002.
b	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Yes, verification made on Index II
c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	E-stamp challan verified
d	Whether proper registration of documents completed. Details thereof to be provided.	Yes details mentioned in chain of title
9. a	Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar Office Bhiwandi 1 to 3.
b	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	Sub Registrar Office Bhiwandi 1 to 3.
c	Whether search has been made at all the offices named at (b) above?	Yes.
d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No.
10. a	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder.	Annexed as Annexure 1.
b	Wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)	No.
c	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Not applicable.
11. a	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.)	Ownership rights.

	<b>If Ownership Rights,</b>	Yes.
a	Details of the Conveyance Documents	Sale Agreement is to be executed between Developer and Prospective Purchaser in due course.
b	Whether the document is properly stamped.	To be seen at the time of creation of equitable mortgage.
c	Whether the document is properly registered.	To be seen at the time of creation of equitable mortgage.
	<b>If leasehold, whether;</b>	<b>Yes, in respect of land</b>
a	The Lease Deed is duly stamped and registered	Yes.
b	The lessee is permitted to mortgage the Leasehold right,	Not Applicable
c	Duration of the Lease/unexpired period of lease,	60 Years
d	if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not Applicable
e	Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not Applicable
f	Right to get renewal of the leasehold rights and nature thereof.	Not Applicable
	<b>If Govt. grant/ allotment/Lease-cum/Sale Agreement / Occupancy / Inam Holder / Allottee etc, whether;</b>	<b>No</b>
a	Grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	Not Applicable
b	The mortgagor is competent to create charge on such property?	Not Applicable
c	Any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	Not Applicable
	<b>If occupancy right, whether;</b>	<b>No</b>
a	Such right is heritable and transferable,	Not Applicable
b	Mortgage can be created.	Not Applicable
<b>12.</b>	<b>Has the property been transferred by way of Gift/Settlement Deed</b>	<b>No.</b>
a	The Gift/Settlement Deed is duly stamped and registered;	Not Applicable.
b	Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	Not Applicable .
c	The Gift/Settlement Deed transfers the property to Donee;	Not Applicable
d	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions?	Not Applicable .
e	Whether the Donee is in possession of the gifted property?	Not Applicable .
f	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	Not Applicable
g	Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable
<b>13.</b>	<b>Has the property been transferred</b>	<b>No.</b>

	<b>by way of partition / family settlement deed</b>	
a	whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	Not Applicable.
b	Whether mutation has been effected	Not Applicable.
c	Whether the mortgagor is in possession and enjoyment of his share.	Not Applicable.
d	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	Not Applicable.
e	In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	Not Applicable
f	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not Applicable.
<b>14.</b>	<b>Whether the title documents include any testamentary documents /wills?</b>	<b>No.</b>
a	In case of wills, whether the will is registered will or unregistered will?	Not Applicable.
b	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not Applicable.
c	Whether the property is mutated on the basis of will?	Not Applicable.
d	Whether the original will is available?	Not Applicable.
e	Whether the original death certificate of the testator is available?	Not Applicable.
f.	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	Not Applicable.
g	Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.	Not Applicable.
<b>15.</b>	<b>Whether the property is subject to any wakf rights / belongs to church / temple or any religious / other institutions</b>	<b>No.</b>
a	any restriction in creation of charges on such properties?	Not Applicable.
b	Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable.
<b>16</b>	<b>Where the property is a HUF/joint family property?</b>	<b>No</b>
a		
b	Whether mortgage is created for family benefit/legal necessity,	Not Applicable.

	whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	
c	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable.
17. a	<b>Whether the property belongs to any trust or is subject to the rights of any trust?</b>	<b>No.</b>
b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not Applicable.
c	If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable.
d	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable.
18	Is the property an <b>Agricultural land</b>	No
a	whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	Not Applicable.
b	In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not Applicable.
c	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	By Order dated 13/06/2012 issued by Office of District Collector Thane land is converted to non-agricultural land.
19. a	Whether the property is affected by any local laws or special enactments or other regulations having a bearing on the security creation / mortgage (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)?	Fire NOC 08/07/2022 is issued by Bhiwandi Nijampur City Municipal Corporation.
b	Additional aspects relevant for investigation of title as per local laws.	NA
20. a	Whether the property is subject to any pending or proposed land acquisition proceedings?	No.
b	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	As above.
21. a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No.
b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not Applicable.
c	Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on	Not Applicable.

	such seal/markings?	
22.	<b>In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?</b>	<b>Yes, development rights belong to VPM Jairaj Developers .</b>
a		
b	Property belonging to partner(s), whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	Not Applicable.
c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	Not Applicable.
23.	<b>Whether the property belongs to a Limited Company, check the Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.</b>	<b>No.</b>
a		
b/1	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ?	Not Applicable.
b/2	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser) ?	Not Applicable.
b/3	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)?	Not Applicable.
b/4	If the search reveals encumbrances / charges, whether such charges / encumbrances have been satisfied?	Not Applicable
24.	<b>In case of Societies, Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite resolutions, bye-laws.</b>	<b>No</b>
25.	Whether any POA is involved in the chain of title during the period of search?	Yes.
a		
b	Whether the POA involved is one coupled with interest, i.e. a Development Agreement - cum - Power of Attorney. If so, please clarify whether the same is a registered document, and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	Irrevocable Power of Attorney dated 29/05/2014, registered with Sub registrar Bhiwandi 1 under Sr. No. 4460/2014 dated 29/05/2014.  Irrevocable Power of Attorney dated 05/06/2015, registered with Sub registrar Bhiwandi - 1 under Sr. No. 3913/2015 dated 05/06/2015.
	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/	Not Applicable.

	Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	
c	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not Applicable.
d	In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.  i) Whether the original POA is verified and the title investigation is done on the basis of original POA?  ii) Whether the POA is a registered one?  iii) Whether the POA is a special or general one?  iv) Whether the POA contains a specific authority for execution of title document in question?	No.  Yes.  General.  No.
e	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	in force and not revoked.
f	Please comment on the genuineness of POA?	POA is genuine.
g	The unequivocal opinion on the enforceability and validity of the POA.	Enforceable and valid.
26.	<b>Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.</b>	<b>No</b>
27.	<b>If the property is a flat/apartment or residential/commercial complex</b>	Residential Project.
a	Promoter's/Land owner's title to the land/ building;	M/s. VPM Jairaj Developers <b>Development Rights of the land.</b>
b	Development Agreement/Power of Attorney;	Yes.
c	Extent of authority of the Developer/builder;	Permitted to construct thereon and sell the Flats.
d	Independent title verification of the Land and/or building in question;	Independent the title of the said property verify in the SRO
e	Agreement for sale (duly registered);	To be executed in due course
f	Payment of proper stamp duty;	To be executed in due course
g	Requirement of registration of sale agreement, development agreement, POA, etc.;	Sale Agreement with proposed Buyer to be registered in due course.
h	Approval of building plan, permission of appropriate/local authority, etc.;	Yes

i	Conveyance in favour of Society/ Condominium concerned;	In due Course
j	Occupancy Certificate/allotment letter/letter of possession;	In due Course
k	Membership details in the Society etc.;	Prospective Purchaser will be enrolled a member of the society on payment of charges as mentioned.
l	Share Certificates;	Shall be issued by the society after enrolment as member.
m	No Objection Letter from the Society;	NOC Letter to be obtained from M/s. VPM Jairaj Developers for creating Equitable Mortgage.
n	All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	Complied.
o	Requirements, for noting the Bank charges on the records of the Housing Society, if any;	Charge to be noted with the Developer and subsequently with Co-op Housing Society as and when formed.
p	If the property is a vacant land and construction is yet to be made, approval of layout and other precautions, if any.	Approved Plan.
q	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Yes.
II.A	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016?	Yes
II.B	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	M/s. VPM Jairaj Developers has registered the project by the name of "Sairaj Heights " under the provisions of the Real Estate (Regulation and Development) Act. 2016 with the Real Estate Regulatory Authority under Registration No. P51700034679 dated 20/04/2022.
II.C	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Agreement for Sale is to be executed between M/s. VPM Jairaj Developers as the Promoter of the First Part and Prospective Purchaser/s as the Allottees/Purchasers of the Second Part
II.D	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Yes
28.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	We have conducted search for 30 years in Sub Registrar office at Bhiwandi 1 to 3 and it is noticed that the said property is not mortgaged.
29.	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	<b>Years 1994 to 2024</b> No charges found.
30.	<b>Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if</b>	Property Tax paid receipt shall be obtained.

	<b>not paid, what remedy?</b>	
31.	<b>Urban land ceiling clearance, whether required and if so, details thereon</b>	Not Applicable.
b	Whether No Objection Certificate under the Income Tax Act is required / obtained?	Not applicable.
32.	Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	Property Cards verified
B	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Not Applicable, In Project tie up
33.	<b>Whether the property offered as security is clearly demarcated?</b>	<b>Yes</b>
B	Whether the demarcation/ partition of the property is legally valid?	Yes
C	Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes
34.	<b>Whether the property can be identified from the following documents :</b> a) Document in relation to electricity connection; b) Document in relation to water connection; c) Document in relation to Sales Tax Registration, if any applicable; d) Other utility bills, if any.	<b>Since under construction</b>
B	Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	No
35.	Whether the documents i.e. Valuation report / approved sanction plan reflect / indicate any difference / discrepancy in the boundaries in relation to the Title Document / other document. (If the valuation report and /or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).	Yes as per the sanction approved plan
36.	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes
B	<b>Property is SARFAESI compliant</b>	Yes
37.	Whether original title deeds are available for creation of equitable mortgage	Yes
B	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Original documents are available
38.	Additional suggestions, if any to safeguard the interest of Bank/	Before sanctioning the said loan, to the prospective Purchasers the Bank should



	ensuring the perfection of security.	ascertain the existence and present status of the said flat/Building
39.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Prospective Purchasers

Place : Mumbai

Date : 10/01/2024

  
Signature of the Advocate

**CERTIFICATE OF TITLE**

I have examined the Original of title deeds the which are intended to be deposited relating to the schedule property/(ies) and offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that :

1. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.
2. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices, /Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable. I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage except the charge of Catalyst Trusteeship Ltd. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search. **No Encumbrances Noticed.**
3. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/Doubt, if any, has been clarified by making necessary enquiries.
4. There are no prior Mortgage/ Charges/ encumbrances as could be seen from the Encumbrance Certificate for the period from 1994 to 2023 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances subject to the charge release letter from Catalyst Trusteeship Ltd.
5. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable) (Not Applicable)
6. Minor/(s) and his/ their interest in the property/(ies) is to the extent of (Specify the share of the Minor with Name). (Strike out if not applicable) (Not Applicable )
7. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower.
8. I certify that M/s. VPM Jairaj Developers have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
9. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage
  1. Original proposed Agreement for Sale executed between M/s. VPM Jairaj Developers through its Partners as the Promoter of the First Part and Prospective Purchaser/s as the Allottees/Purchasers of the Second Part
  2. Original Registration Receipt of the proposed Agreement for sale
  3. Original copy of Index II of the proposed agreement for sale
  4. Original NOC letter from the M/s. VPM Jairaj Developers through its Partners for creating equitable mortgage.

There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

10.It is certified that the property is SARFAESI compliant.

**SCHEDULE OF THE PROPERTY/IES**

All that piece and parcel of land bearing adm. 3820 Sq. Mtrs. bearing Survey No. 4/2/4/4/4/5/4/6 (Old Survey no. 4/Pt, 4Pt, 4Pt, 4Pt) of Village Temghar Taluka Bhiwandi & District Thane. and boundary are bounded as follows :-


**On or towards East:-** 18 Mtrs. DP Road.

**On or towards West:-** Residential Tower.

**On or towards North:-** Bungalow.

**On or towards South:-** Residential Building.

Date : 10/01/2014

  
Signature of the Advocate

**FLOW OF TITLE**

After going through the records of documents made available to us it is observed that Mr. Ramchandra Vasudev Ghanvatkar was the owner of the land bearing Survey No. 4 of Village Temghar Taluka Bhiwandi District Thane (Hereinafter referred to as the said land)

It is observed that by and under Sale Deed dated 11/02/1960 Mr. Ramchandra Vasudev Ghanvatkar sold, conveyed and transferred the land bearing Survey No. 4(Pt) of Village Temghar Taluka Bhiwandi District Thane to Mr. Budhya Vithu Choudhari, for consideration and upon the terms and conditions stated therein.

By Mutation Entry No. 661 dated 20/03/1960 the above transfer is recorded in the revenue records.

It is observed that by and under Sale Deed dated 11/02/1960 Mr. Ramchandra Vasudev Ghanvatkar sold, conveyed and transferred the land bearing Survey No. 4(Pt) of Village Temghar Taluka Bhiwandi District Thane to Mr. Shankar Vithu Choudhari, for consideration and upon the terms and conditions stated therein.

By Mutation Entry No. 662 dated 20/03/1960 the above transfer is recorded in the revenue records.

Mr. Shankar Vithu Choudhary died on 07/08/1963 leaving behind him wife Smt. Parvati Shankar Choudhari, sons Mr. Arjun Shankar Choudhari, Mr. Sukrya Shankar Choudhari, Mr. Shivnath Shankar Choudhary, Mast. Dayaram Shankar Choudhary, Miss. Janabai Shankar Choudhari as the only legal heirs.

Mr. Budhya Vithu Chaudhary died leaving behind him wife Smt. Kashibai Budhya Choudhary, Mr. Appa Budhya Choudhary, Mr. Valkya Budhya Choudhary, Mrs. Nagi Dattu (Married daughter) Mrs. Tarabai Bhaskar (Married Daughter).

The said land was in possession of Mr. Valkya Budhya Chaudhari & Mr. Vithu Gajanan Chaudhari, by the virtue of Tanka Order No. RTS/WS/1317A dated 14/12/1983 and by Virtue of declaration and Oral Partition made by Mr. Appa Budhya Chaudhari & Ors. the said land is transferred and subdivided amongst Mr. Valkya Budhya Choudhari to the extent of 525 Sq. Mtrs. and Mr. Vithu Gajanan Choudhari to the extent of 500 Sq. Mtrs.

As per the Mutation entry No. 1765 dated 01/12/1987 Mr. Arjun Shankar Choudhari died leaving behind him his mother Smt. Parvati Shankar Choudhari, Mr. Shivnath Shankar Choudhari (Brother); Mr. Dayaram Shankar Choudhari (Brother) and Smt. Janabai Trimbak Mhatre married daughter as the only legal heirs.

As per the Mutation Entry No. 1766 dated 01/12/1987 Mr. Sukrya Shankar Choudhari died leaving behind him Smt. Parvati Shankar Choudhari, Mr. Shivnath Shankar Choudhari (Brother); Mr. Dayaram Shankar Choudhari (Brother) and Smt. Janabai Trimbak Mhatre married daughter as the only legal heirs.

Smt. Kashibai Budhya Choudhari died leaving behind him Mr. Appa Budhya Choudhari (Son), Mr. Valkya Budhya Choudhari, Smt. Nagi Dattu (Married daughter) Smt. Tarabai Bhaskar (married daughter) Mr. Vithu Gajanan (Nephew) and Smt. Anandi Gajajna as the only legal heirs.

Deed of Partition dated 04/02/2002 registered with Sub registrar Bhiwandi under Sr. No. 497/2002 dated 04/02/2002, is executed between Mr. Appa Budhya Chaudhari, Mr. Valkya Budhya Chaudhari, Smt. Nagi Dattu, Smt. Tarabai Bhaskar, Mr. Vithu Gajanan Chaudhari, Smt. Anandi Gajanan Chaudhari through their constituted attorney Mr. Appa Budhya Chaudhari & Smt. Vanita Pralhad Jadhav, whereby the said land is divided amongst themselves, by the virtue of the said partition land adm. 820 Sq. Mtrs. of Survey No. 4(Pt) came to the share of Mr. Appa Budhya Chaudhari.

Mr. Valku Budhaji Choudhari died on 04/05/2002, leaving behind him Smt. Manjulabai Valku Chaudhari (Wife) Mr. Bharat Valku Chaudhari, Smt. Ratna Sudam

Chaudhari, Mr. Shatrughan Valku Chaudhari, Mr. Prakhad Valku Chaudhari and Mr. Pandharinath Valku Chaudhari as the only legal heirs.

by Mutation Entry No. 3000 dated 03/08/2002 death of Valku Budhaji Choudhari and names of his legal heirs are recorded in the revenue records.

Mrs. Parvatibai Shankar Choudhari died on 20/01/1989 leaving behind her Mr. Arjun Shankar Choudhari (pre-deceased unmarried son) Mr. Sukrya Shankar Choudhari (pre-deceased unmarried son) Mr. Shivnath Shankar Choudhari (pre-deceased married son) having (Smt. Mangalabai Shivnath Choudhary, Kishore Shivnath Choudhary, Mrs. Sadhna Jagannath Madhvi, Mrs. Kavita Shravan Mahatre, Mrs. Saras Dipak Patil, Smt. Kamal Prakash Mali, Hausa Shivnath Choudhari, Mrs. Nanda Manik Patil, Mr. Pradip Shivnath Choudhary) Mr. Dayaram Shankar Choudhari and Mrs. Janabai Trimbak Mhatre as the only legal heirs.

in the premises aforesaid Mr. Dayaram Shankar Chaudhari & Ors. are the owners of the land adm. 1970 Sq. Mtrs. bearing Survey No. 4(Pt) and Mrs. Manjulabai Walku Chaudhari is the owner of the land adm. 530 Sq. Mtrs. bearing Survey No. 4(Pt); Mr. Vithu Gajanan Chaudhari is the owner of land adm. 500 Sq. Mtrs. bearing Survey No. 4(Pt) and Mr. Appa Budhya Chaudhari is the owner of land adm. 820 Sq. Mtrs. bearing Survey No. 4(Pt) of Village Temghar Taluka Bhiwandi District Thane.

by and under Order dated 13/06/2012 District Collector Thane granted Non Agricultural permission in respect of the area adm. 3679.84 Sq. Mtrs. area adm. 76.87 Sq. Mtrs. is reserved for proposed road and area adm. 540.44 Sq. Mtrs. is reserved for recreation ground and area adm. 3062.53 Sq. Mtr. is permitted to be used for residential purpose.

By Mutation Entry No. 4504 dated 01/02/2013 the above order is recorded in the revenue record.

By and under Development Agreement dated 19/05/2014 registered with Sub registrar Bhiwandi 1 under Sr. No. 4459/2014 dated 29/05/2014, Mr. Appa Budhya Chaudhari & 7 Ors. as the Owners granted development rights in respect land bearing Survey No. 4(Pt), 4(Pt), 4(Pt) & 4(Pt) adm. 1850 Sq. Mtrs. of Village Temghar Taluka Bhiwandi District Thane to M/s. VPM Jairaj Developers through it's Partners Mr. Vijay Mohanlal Shah & Mr. Ashit R. Shah as the Developers, for consideration and upon the terms and conditions stated therein

In pursuance of the said Development Agreement dated 19/05/2014, Mr. Appa Budhya Chaudhari & 7 Ors. have also executed Irrevocable Power of Attorney dated 29/05/2014 registered with Sub registrar Bhiwandi 1 under Sr. No. 4460/2014 dated 29/05/2014 in favor of M/s. VPM Jairaj Developers through it's Partners Mr. Vijay Mohanlal Shah & Mr. Ashit R. Shah.

By Mutation Entry No. 5918 dated 01/02/213 the above development agreement is recorded in the revenue records.

By and under Development Agreement dated 05/06/2015 registered with Sub registrar Bhiwandi - 1 under Sr. No. 3912/2015 dated 05/06/2015, Smt. Janabai Trimbak Mhatre & 11 Ors. as the Owners granted development rights in respect of the land bearing Survey No. 4(Pt), 4(Pt), 4(Pt) & 4(Pt) adm. 1850 Sq. Mtrs. of Village Temghar Taluka Bhiwandi District Thane to M/s. VPM Jairaj Developers through it's Partners Mr. Vijay Mohanlal Shah & Mr. Ashit R. Shah, for consideration and upon the terms and conditions stated therein.

In pursuance of the said Development Agreement dated 19/05/2014, Smt. Janabai Trimbak Mhatre & 11 Ors. also executed Irrevocable Power of Attorney dated 05/06/2015 registered with Sub registrar Bhiwandi - 1 under Sr. No. 3913/2015 dated 05/06/2015 in favor of Smt. Janabai Trimbak Mhatre & Ors.

By Mutation Entry No. 5896 the above development agreement is recorded in the revenue records.

By and under Gift Deed dated 09/02/2016 registered with Sub registrar Bhiwandi - 2 under Sr. No. 958/2016 dated 09/02/2016, Mr. Appa Budhaji Chaudhari gifted his share in the said land i.e. area adm. 820 Sq. Mtrs. in the land bearing Survey No. 4(Pt)

of Village Temghar Taluka Bhiwandi District Thane to Mrs. Vanita Pralhad Jadhav, without any consideration.

It is observed by and under Mutation Entry no. 5367 dated 22/04/2016 the above transfer is recorded in the revenue records.

Fire NOC dated 08/07/2022 is issued by the Fire Brigade officer of Bhiwandi Nijampur City Municipal Corporation.

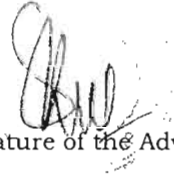
Building plans are approved by Bhiwandi Nijampur City Municipal Corporation for the construction of the building and Commencement Certificate bearing No. 12/07/2022 is issued by Bhiwandi Nijampur City municipal Corporation for Building No. 1 Wing A & Wing B comprising of Ground Floor Partly Parking and partly Commercial + 1<sup>st</sup> to 7<sup>th</sup> Floor Residential and Building No. 2 Wing C comprising of Ground Floor Parking + 1<sup>st</sup> Floor to 6<sup>th</sup> Floor residential + 7<sup>th</sup> Floor partly residential + 8<sup>th</sup> Floor to 11<sup>th</sup> Floor residential + 12<sup>th</sup> Floor partly residential + 13<sup>th</sup> to 16<sup>th</sup> Floor residential + 17<sup>th</sup> Floor partly residential + 18<sup>th</sup> Floor to 22<sup>nd</sup> Floor residential + 23<sup>rd</sup> Floor partly residential + 24<sup>th</sup> Floor on the said land, in the manner and upon the terms and conditions contained therein.

M/s. VPM Jairaj Developers have registered the said Project under the Real Estate Act with the Real Estate Regulatory Authority (hereinafter referred to as "MahaRERA") and Certificate of Registration of Project bearing No. P51700034679 dated 20/04/2022 is issued by MahaRERA.

In view of the above, M/s. VPM Jairaj Developers are entitled to commence the construction of Residential Project known as "Sairaj Heights" on the above said Property and Sale the flats to the Prospective Purchasers.

Place : Mumbai

Date : 10/01/2024



Signature of the Advocate



## SEARCH REPORT

**Developer :-** M/s. VPM Jairaj Developers.

**SCHEDULE OF THE PROPERTY:** - All that piece and parcel of land bearing adm. 3820 Sq. Mtrs. bearing Survey No. 4/2/4/4/4/5/4/6 (Old Survey no. 4/Pt, 4Pt, 4Pt, 4Pt) of Village Temghar Taluka Bhiwandi & District Thane. and boundary are bounded as follows :-

**On or towards East:-** 18 Mtrs. DP Road.

**On or towards West:-** Residential Tower.

**On or towards North:-** Bungalow.

**On or towards South:-** Residential Building.

THIS IS TO CERTIFY THAT I have taken search in respect of the above said property for the period of 30 years from 1994 to 2023 in the Office of Sub-Registrar Panvel which is as follows :-

**Search for the YEARS [1994 to 2024] :-**

1994	Pages Torn
1995	Pages Torn
1996	Nil
1997	Nil
1998	Nil
1999	Nil
2000	Nil
2001	Nil
2002	Entry in Index II. Deed of Partition dated 04/02/2002. bearing Survey No. 4(Pt) adm. 820 Sq. Mtrs. of Village Temghar Taluka Bhiwandi & District Thane Mr. Appa Budhya Chaudhari And Mr. Valkya Budhya Chaudhari And Smt. Nagi Dattu And Smt. Tarabai Bhaskar And Mr. Vithu Gajanan Chaudhari And Smt. Anandi Gajanan Chaudhari. And Mr. Appa Budhya Chaudhari And Smt. Vanita Pralhad Jadhav Sub registrar Bhiwandi under Sr. No. 497/2002 dated 04/02/2002.
2003	Nil
2004	Nil
2005	Nil
2006	Nil
2007	Nil
2008	Nil
2009	Nil
2010	Nil
2011	Nil
2012	Nil



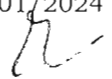
2013	Nil
2014	Entry in Index II, (Records not maintained properly) Development Agreement dated 19/05/2014. development rights in respect land bearing Survey No. 4(Pt), 4(Pt), 4(Pt) & 4(Pt) adm. 1850 Sq. Mtrs. of Village Temghar Taluka Bhiwandi District Thane. Mr. Appa Budhya Chaudhari & 7 Ors. And M/s. VPM Jairaj Developers through it's Partners Mr. Vijay Mohanlal Shah & Mr. Ashit R. Shah. Sub registrar Bhiwandi 1 under Sr. No. 4459/2014 dated 29/05/2014.
2015	Entry in Index II, (Records not maintained properly) Development Agreement dated 05/06/2015. granted development rights in respect of the land bearing Survey No. 4(Pt), 4(Pt), 4(Pt) & 4(Pt) adm. 1850 Sq. Mtrs. of Village Temghar Taluka Bhiwandi District Thane. Smt. Janabai Trimbak Mhatre & 11 Ors. And M/s. VPM Jairaj Developers through it's Partners Mr. Vijay Mohanlal Shah & Mr. Ashit R. Shah Sub registrar Bhiwandi - 1 under Sr. No. 3912/2015 dated 05/06/2015.
2016	Entry in Index II. Gift Deed dated 09/02/2016. gifted his share in the said land i.e. area adm. 820 Sq. Mtrs. in the land bearing Survey No. 4(Pt) of Village Temghar Taluka Bhiwandi District Thane. Mr. Appa Budhaji Chaudhari And Mrs. Vanita Pralhad Jadhav Sub registrar Bhiwandi - 2 under Sr. No. 958/2016 dated 09/02/2016.
2017	Nil, (Records not maintained properly)
2018	Nil, (Records not maintained properly)
2019	Nil, (Records not maintained properly)
2020	Nil, (Records not maintained properly)
2021	Nil, (Records not maintained properly)
2022	Nil, (Records not maintained properly)
2023	Nil, (Records not maintained properly)
2024	Nil, (Records not maintained properly)

Attached Govt. Fees Paid vide original Challan No. MH013791057202324E 10/01/2024.

Note: Register of Computerized Print Copies of Index II are prepared for Search from Feb. 2002 onward, which have not been maintained property and manual books are in partly torn, untidy and loose condition.

Place: Mumbai

Date : 10/01/2024



Mr. Rajendr Arekar  
(Search Clerk)