

CHALLAN
MTR Form Number-6

Mangidevi

Alc 391598 7949

Cent home

GRN	MH003149079201415E	BARCODE	Date 30/09/2014-20:40:34		Form ID 25.2
Department	Inspector General Of Registration		Payer Details		
Type of Payment	Non-Judicial Customer-Direct Payment		TAX ID (If Any)		
	Sale of Non Judicial Stamps IGR Rest of Maha		PAN No. (If Applicable)	AAGPK2777G	
Office Name	THN7_THANE NO 7 JOINT SUB REGISTRAR		Full Name	MANGIDEVI SHANTILAL KATARIA	
Location	THANE		Flat/Block No.	Flat No. 24/A DIVINE SHERATON PLAZ	
Year	2014-2015 One Time		Premises/Building	A CHS LTD	
Account Head Details	Amount In Rs.		Road/Street	Jesal park	
0030046401 Sale of NonJudicial Stamp	222600.00		Area/Locality	Bhayandar East Thane	
			Town/City/District		
			PIN	4 0 1 1 0 5	
			Remarks (If Any)	PAN2--PN=KANCHAN SURESH KARNANI and other-CA=	
Total	222600.00	Amount In Words	Two Lakh Twenty Two Thousand Six Hundred Rupees Only		
Payment Details	VIJAYA BANK		FOR USE IN RECEIVING BANK		
Cheque/DD Details	Bank CIN	REF No.	03907642014093000101	4375762	
Cheque/DD No	Date	30/09/2014-20:09:56			
Name of Bank	Bank-Branch	VIJAYA BANK			
Name of Branch	Serial No. / Date	Not Verified with Scroll			

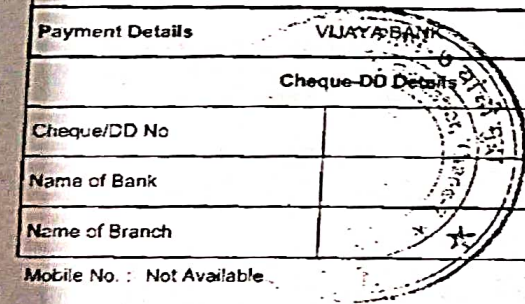
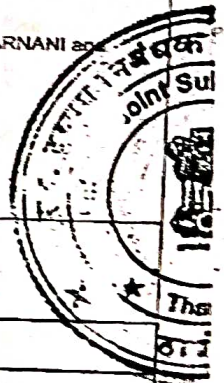
Mobile No. : Not Available

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CHALLAN
MTR Form Number-8

GRN	MH003149021201415E	BARCODE	[Barcode]				Date	30/09/2014-20-32-29	Form ID	25.2
Department	Inspector General Of Registration				Payer Details					
Type of Payment	Registration Fees Ordinary Collections IGR				TAX ID (If Any)					
Office Name	THN7_THANE NO 7 JOINT SUB REGISTRAR				PAN No. (If Applicable)	AAGPK2777G				
Location	THANE				Full Name	MANGIDEVI SHANTILAL KATARIA				
Year	2014-2015 One Time				Flat/Block No.	Flat No. 24/A DIVINE SHERATON PLAZ				
Account Head Details			Amount In Rs.	Premises/Building	A CHS LTD					
0030053301	Amount of Tax		30000.00	Road/Street	Jesal Park					
				Area/Locality	Bhayandar East Thane					
				Town/City/District						
				PIN	4	0	1	1	0	5
				Remarks (If Any)	PAN2--PN=KANCHAN SURESH KARNANI other-CA=					
				Amount In	Thirty Thousand Rupees Only					
Total				30000.00	Words					
Payment Details				FOR USE IN RECEIVING BANK						
Cheque/DD Details				Bank CIN	REF No.	03907642014093000100		4375733		
Cheque/DD No				Date	30/09/2014-20:09:15					
Name of Bank				Bank-Branch	VIJAYA BANK					
Name of Branch				Scroll No. , Date	Nct Verified with Scroll					



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AGREEMENT FOR SELL

THIS AGREEMENT FOR SELL is made and entered into Bhayandar (East) On This 3rd day of October, in the Christian year Two Thousand Fourteen.

BETWEEN

(1) KANCHAN SURESH KARNANI AND (2) RAMOLLA KARNANI, both adult Indian Inhabitant, Residing at Flat No. 24/A, **DIVINE SHERATON PLAZA**, situated at Jesal Park, Bhayandar (East) Taluka & District Thane, hereinafter called "**THE TRANSFEROR**" (which expression shall unless it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include their, heirs executors administrators nominee and assigns) of the **ONE PART**.

AND

SMT. MANGIDEVI SHANTILAL KATARIA, adult Indian, Inhabitant, Residing at Flat No. 101, Rahul Paradise, Rahul Park, Bhayandar (East), Dist. Thane- 401 105, hereinafter called the "**THE TRANSFEREE**" (which expression shall unless it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include her, heirs, executors, administrators, nominees and assigns) of the **OTHER PART**.

K.S. Karnani.
Karnani

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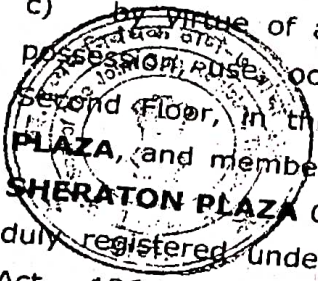
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WHEREAS

a) by under an Agreement for sale dated 05/11/1988, entered into between **M/s. Sheth Estate and Development** thereafter Called "THE PROMOTER " Of The One Part and **SHRI PREMCHAND GOPALDAS JAIN**, of the OTHER PART, has acquired and purchased Flat No. 24 In "A" Wing, on the Second Floor in **DIVINE SHERATON PLAZA**, situated at Jesal Park, Bhayandar (East) Taluka & District Thane for the full & Final Consideration and on the terms and condition contained therein.

b) **AND WHEREAS** By virtue of an Agreement dated 15/08/1994 due to personal reasons the said **SHRI PREMCHAND GOPALDAS JAIN** sold the said Flat to one (1) **KANCHAN SURESH KARNANI** AND (2) **RAMOLLA KARNANI** and put them in vacant and peaceful possession of the said flat after receiving the full consideration and has been in use, occupation and possession of the said Flat. The above said agreement registered with Deed of Confirmation dated 01/07/2014 duly registered it under the Joint Sub-Registrar of Thane-7 under the Registration No. TNN-7/5242/2014.

c) by virtue of above the Transferor herein is in exclusive possession, use and occupation of Flat No. 24 in "A" Wing on Second Floor, in the building known as **DIVINE SHERATON PLAZA**, and member of the registered shareholder of **DIVINE SHERATON PLAZA** Co-operative Housing Society Ltd., a Society duly registered under the Maharashtra Co-operative Societies Act, 1960, vide Regn. No. TNA/(TNA)/HSG/ TC/20063/2008/2009 (hereinafter referred to as "the said Society") having its address at Jesal Park, Bhayandar (East), Taluka & District Thane and interest in the property of the Society free from any encumbrances.



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d) the Transferee has approached the Transferors for the purchase of the said Flat and the Transferors have agreed to transfer, assign and sale all their rights, title and interest in the said flat and said shares (as per schedule herein) to the Transferee herein for a total consideration of Rs. 36,61,000/-- (Rupees Thirty Six Lakhs Sixty one Thousand only) free from all types encumbrances.

e) The parties hereto are desirous of recording the terms and conditions in writing as under.

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

1. The Transferors hereby agreed to the Transferee for transfer, convey and assign all the right, title and interest in Flat No. 24 In "A" Wing, on the Second Floor, in the building known as **DIVINE SHERATON PLAZA Co-Op. Hsg. Soc. Ltd.** situated at Jesal Park, Bhayandar (East) Taluka & District Thane, admeasuring 960 sq. ft. built up area and 200 Sq. Ft. Terrace area or equivalent 89.21 sq. Mtrs. Built-up area and 10.50 Sq. Mtrs Terrace area (as more particularly described in the Schedule hereunder Written) for a total consideration of Rs. 36,61,000/-- (Rupees Thirty Six Lakhs Sixty one Thousand only) and all the rights and benefits acquired by the Transferors in the said Flat together with the benefits of deposit money, Sinking Fund and other amounts standing credited to the account of the Transferors in the books of the Society/Bullders.

2. The said consideration to be paid by the Transferee to the Transferors as under:

the Transferee to the
₹ 1,01,000/- 12/01/24
₹ 1,01,000/-

a. Rs. 1,01,000/- (Rupees One Lakh One Thousand only) paid on the execution of this agreement as Part Payment cheque being subject to clearance (the receipt whereof the Transferor hereby admit and acknowledge in the presence of witnesses);

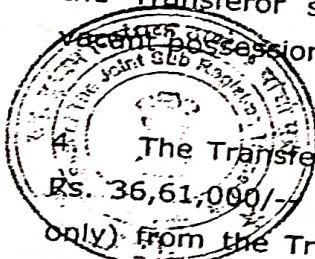
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b) Rs.15,50,000/= (Rupees Fifteen Lakhs Fifty Thousand Only) in accordance with the terms as set out herein and within 31/10/2014.

c) And the balance of Rs. 20,10,000/ (Rupees Twenty Lakhs Ten Thousand Only) on or before 10th December, 2014 and against receipt of the original title document by the transferees and upon handing of the quiet, vacant and peaceful possession of the premises by the transferors to the transferees and upon completion of sale by execution.

3. It is hereby further agreed between the parties hereto that the Transferee would intimate the Transferors in advance informing him the date for payment of final consideration amount so that the Transferor can make arrangements for handing over of the peaceful and vacant possession of the Said flat to the Transferee herein. It is hereby agreed between the parties hereto that on receipt of the full agreed Consideration the Transferor shall immediate hand over the peaceful and the Transferee possession of the Said flat to the Transferee.



The Transferors on receiving full consideration amount of Rs. 36,61,000/- (Rupees Thirty Six Lakhs Sixty one Thousand only) from the Transferee, the Transferors shall grant, assign, transfer and assure all rights, title, interest of the said Flat and said shares handover possession in favour of the Transferee herein.

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The Transferee shall be entitled to have and hold the said flat on full payment of consideration amount for the use and benefit of the Transferee, his heirs, executors and administrators, and nominated forever without any lien, interest, charge, demand or claim of whatsoever nature from the Transferors or any person/s claiming through them.

T.S. Karmali

Devarai

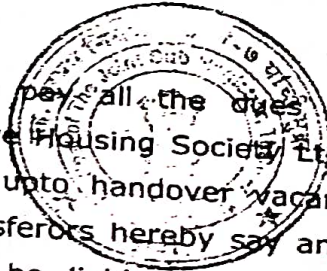
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6. The Transferee shall on full payment of consideration amount be entitled to apply to the society for the transfer of said flat and said shares in the name of the Transferee and shall be entitled to become the member.

7. It is hereby further agreed between the both Parties hereto that on payment of the entire consideration mentioned hereinabove, the Transferors shall hand over the peaceful and vacant possession of the said flat to the Transferee and shall also hand over all the original documents and papers pertaining to the said Flat to the Transferee. The Transferor doth hereby agree and undertake that on receiving the full consideration amount not to claim any right, title, share, use, occupation, enjoyment, possession or any other interest whatsoever in or over the said Flat and share.

8. The Transferee hereby agreed to become a member of **DIVINE SHERATON PLAZA** Co-operative Housing Society Ltd. in place of the Transferor in respect of the said flat and hereby further agree to abide by all the bye-laws and rules and regulations adopted by it or which it may adopt from time to time.

9. The Transferors hereby agree to pay all the dues to **DIVINE SHERATON PLAZA** Co-operative Housing Society Ltd. and Builders and statutory due if any upto handover vacant possession of the said flat and the Transferors hereby say and declare that the Transferee shall not be liable for making payment of any dues and charges in respect of the said flat prior to handover possession of the flat. The Transferor hereby also agrees to pay the electricity charges to Rellance Energy, in respect of meter installed for the said flat. The Transferor hereby agrees to indemnify and keep indemnified the Transferee against all such payments and charges by the Transferee in respect of the said Flat as may be applicable prior t the handover of the possession of the flat.



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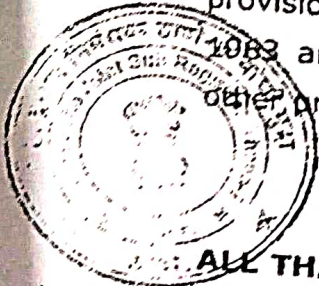
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27. The Transferee doth hereby acknowledge that she has gone through the documents relating to the property and is satisfied with the title of the same and that the title is clear and marketable, free from all encumbrances and reasonable doubts in respect of the said premises.

28. The Transferee doth hereby covenant with the transferor that the Transferee on getting possession of the said premises and upon execution of the transfer deed by the parties hereto, shall regularly pay municipal taxes, water charges, maintenance and other charges as applicable.

29. In the event that the transferee fails and / or neglects to complete the transaction as stipulated herein for any reason whatsoever, the transferors shall be entitled to forfeit any sum received till that date as and by way of liquidated damages. This right shall be without prejudice to such other rights in law that the transferor may have against the Transferee.

31. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and the Maharashtra Ownership Flats Rules, 1964 or any other provisions of law applicable hereto.



THE SCHEDULE ABOVE REFERRED TO

ALL THAT FLAT PREMISES bearing No.24 in "A" Wing, on the Second Floor, admeasuring 960 sq. ft. built up area and 200 Sq. Ft. Terrace area or equivalent 89.21 sq. Mtrs. Built-up area and 18.58 Sq. Mtrs Terrace area thereabouts in the building known as **DIVINE SHERATON PLAZA CO-OP. HSG. SOC. LTD.,** having its Registration No TNA/(TNA)/ HSG / (TC)/ 20063/2008/2009 situated at Jesal Park, Bhayandar (East), Dist:- Thane, pin - 401 105, situated on the piece of land bearing Old survey No. 159 to 164 New survey No. 20 to 25, situated lying and being in the Revenue Village "KHARI" of Bhayandar (E), Tal. & Dist- Thane., and within the Registration District and Sub-District of Thane, and within the Jurisdiction of Mira-Bhayandar Mahanagar Palika Bhayandar.

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K.S. Ramani

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IN WITNESS WHEREOF, the Parties hereto have hereunto set and subscribed their respective hand and seal the day and year first hereinabove written.

SIGNED and DELIVERED by the
Withinnamed the TRANSFEROR
(1) KANCHAN SURESH KARNANI
(2) RAMOLLA KARNANI
in the Presence of

1. Shantilal M. Kataria

2. Sgpt



K. S. Karnani

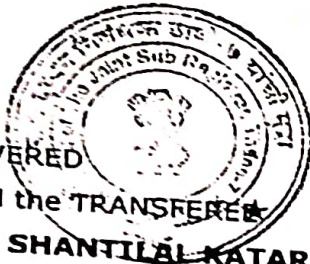
Ramani



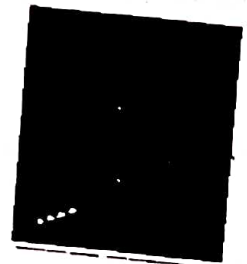
SIGNED AND DELIVERED
by the withinnamed the TRANSFEREE
SMT. MANGIDEVI SHANTILAL KATARIA
in the presence of

1. Shantilal M. Kataria

2. Sgpt



माँगी देवी



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दस्ता नम्बर ७६९४ / १२०१५
९३ / २८

मिरा-भाईंदर नगरपालिका परिषद

MIRA-BHAYANDAR MUNICIPAL COUNCIL

मुख्य कार्यालय भाईंदर

उपपती विद्याजी महाराज मार्ग, भाईंदर [प.], पीन कोड ४०१ (०१).

सं. २८२/२०२३

दिनांक २६/६/२३

- वाचने :-
- १) मे. इन्टीग्रेटेड डिझाईन कन्सल्ट यांचा दि. १७/२/२२ चा अर्ज.
 - २) मे. अर्बन लॅन्ड तिलींग यालील तहम प्राधिकारी ठाणे याचे आदेश क्र. पुरनती/टीए/भाईंदर/सतजार/४१५प्रते ४१७ दि. ४/४/८६ ची मंजूरी.
 - ३) मे. जिल्हाधिकारी सांगे. हयाचे कडील ऑर्डर क्र. आरईयू/डीएफ/टीयुआय सनस्पी/सतजार २६५, दि. १७/१/८७ ची अकृषिक मंजूरी.
 - ४) मे. सहाय्यक संचालक नगर रचना ठाणे यांचे कडील आदेशक्र. ४६७५ दि. १/१२/८८ ची मंजूरी.
 - ५) मिरा भाईंदर नगरपालिका परिषद जा.क्र. ३७४४, दि. ६/१२/८८ च बांधकाम मंजूरी अर्ज.
 - ६) श्री. जी.के. बनवारी आफिटिक्ट यांचा इमारत पुणेतेचा दाखला.

वा प र प र वा ना.

दाखला देण्यांत येत आहे की, मिरा भाईंदर नगरपालिका क्षेत्रांत मोठे खारी क्र. नं. १५२ ते १६४ [भाईंदर पूर्व] येथील अनंत व्हॉलंटियरियस व्हेट लि. या जलपार्क घरणाला भोक्नेत सेक्टर ती-२ येथे डिझाईन आदेश क्र. १५५४ प्रते १५५४ बांधकाम पूर्ण केले असून नगर इमारतीचे बांधकाम पूर्ण झाले आहे. बांधकाम पूर्ण झाले असून नगर इमारतीचे बांधकाम पूर्ण झाले आहे. बांधकाम पूर्ण झाले असून नगर इमारतीचे बांधकाम पूर्ण झाले आहे. बांधकाम पूर्ण झाले असून नगर इमारतीचे बांधकाम पूर्ण झाले आहे.

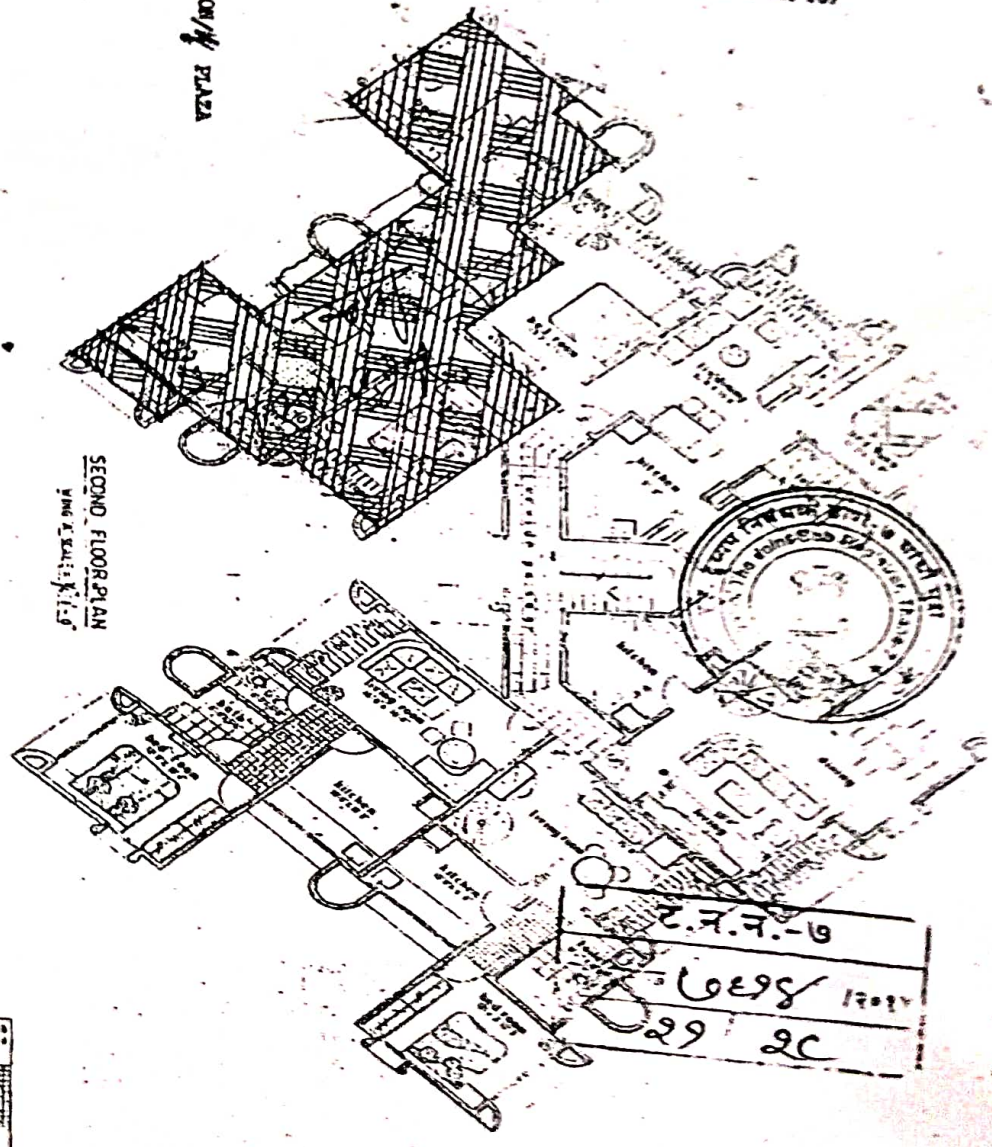


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 मुख्याधिकारी
 मिरा भाईंदर नगरपालिका परिषद

द.न.न.-७
 ७६९४ / १२०२९
 २० २८

FOR SHEET ESTATE & DEVELOPMENT CORPORATION
Proprietor

ADDRESS :-
FLAT NO: 24
WING J A
SECOND FLOOR
DIVINE SERAVALOK PLAZA



SECOND FLOOR PLAN
WING A, FLAT NO. 24

PROPOSED COMMERCIAL CIVIL RESIDENTIAL COMPLEX ON SECTOR C, B AT JESAL PARK TOWNSHIP
BHAYANDER EAST, DIST. THANE FOR THE SHEET ESTATE & DEVELOPMENT CORPORATION, BOMBAY.



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NO.	DATE	REMARKS



04/10/2014 2 24:05 PM

दस्त गोषवारा भाग-2

टनन २७/२८

दस्त क्रमांक:7614/2014

दस्त क्रमांक :टनन7/7614/2014

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:कंचन सुरेश करणानी - - पत्ता:प्लॉट नं: 24/ ए विंग, माळ नं: दुसरा मजला, इमारतीचे नाव: डिवाईन शेरटॉन प्लाझा को-ऑप. हौसिंग सोसायटी लिमिटेड, जेसल पार्क, आईदर पूर्व, ता. जि. ठाणे, ब्लॉक नं: -, रोड नं: - . . . पॅन नंबर:ACVPK1612R <i>K.S. Karan</i>	लिहून देणार वय :-58 स्वाक्षरी:-		
2	नाव:रमोल्ला करणानी - - पत्ता:प्लॉट नं: 24/ ए विंग, माळ नं: दुसरा मजला, इमारतीचे नाव: डिवाईन शेरटॉन प्लाझा को-ऑप. हौसिंग सोसायटी लिमिटेड, जेसल पार्क, आईदर पूर्व, ता. जि. ठाणे, ब्लॉक नं: -, रोड नं: - . . . पॅन नंबर:AAEPK7929A <i>Ramanai</i>	लिहून देणार वय :-55 स्वाक्षरी:-		
3	नाव:मांगीदेवी शांतीलाल कटारिया - - पत्ता:101, पहिला मजला, राहुल पैराडायस, राहुल पार्क, आईदर पूर्व, ता. जि. ठाणे, - . . . Bhayander East, MAHARASHTRA, THANE, Non-Government. पॅन नंबर:AAGPK2777G <i>मांगी देवी</i>	लिहून देणार वय :-45 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तयार करून घ्यावा. कसोटीमास चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिकका क्र.3 ची वेळ:04 / 10 / 2014 02 : 16 : 36 PM

ओळख:-

खालील इसम असे निवेदील करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवतात

अनु क्र.

पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

- 1 नाव:शांतीलाल कटारिया - - *Shantilal m. Kataria*
वय:54
पत्ता:आईदर पूर्व, ता. जि. ठाणे
पिन कोड:401105

स्वाक्षरी



ANNEXURE A

N.A. certificate of
Tera. Part

Office of the Collector, Thane
No: REV.D.I.T.VII.MAP.SR
-1-87.

- READ :-
1. Application dt. 24/10/86 from Shri. Avinash Parakh, Director of Janta Housing Pvt.Ltd. Constituted Attorney of Shri. Sitaram Devji Choudhary and others of Bombay
 2. Correspondance ending with letter No.LMD/VIS/297 dt. 7-12-86 from the Tahsildar Thane.
 3. [Handwritten text in Marathi]

ORDER :

In exercise of the powers vested in him under Rule read with para 16 of Part II of Schedule III of (Conversion of use of land and N.A.A.) Rules, 1966 Additional Collector of Thane is pleased to approve the accompanying layout for Residential purpose only and admeasuring 184173.58 sqr. mtrs. in respect of the (S.No. 20 to 25 New) of village [Handwritten] Taluka Thane owned by Shri. Sitaram Choudhary, Smt. Pushpa Sitaram Choudhary and Sitaram Choudhary.

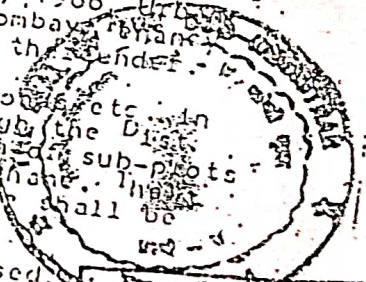
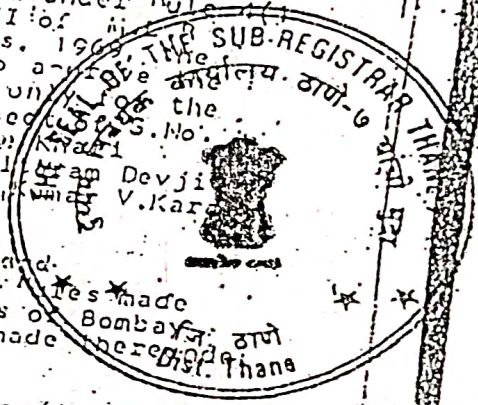
The layout is approved subject to the provisions of Mah.Land Revenue Code 1966 and the provisions of Bombay Tenancy and Agril. Lands Act, 1948 and Rules made thereunder and also subject to the provisions of the following conditions.

The layout permission and the sale/purchase/permission shall be subject to the provisions of the Mah. Land Revenue Act, 1966, Mah: Regional Town Planning Act, 1966, Ceiling and Regulation Act, 1976 and Bombay Agril.Lands Act, 1948 and Rules framed thereunder.

All the plots, open spaces, internal roads etc. in layout shall be demarcated on site through the Director of Land Records, Thane and the area of sub-plots also be ascertained from the D.I.L.R. Thane. The area of the road and the area of open space shall be fully adhere to:

The layout roads shall be allowed to be used by the holder for the purpose of access if required. The plot shall not be disposed of unless the roads to be actually constructed on site and handed over to the local authority alongwith open spaces for the public purpose.

The plots shall be disposed of within a period of [Handwritten] from the date of this order and if the disposal is not commenced within this stipulated period the resale of open plots prohibited unless prior permission from the undersigned.



TRAKS	C.N.N.-6
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१५/३०	

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

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

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

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

6. The occupant shall give a copy of the approved layout plan and copy of this order to every plot holder at the time of sale or agreement to sale.

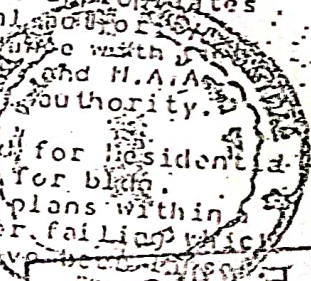
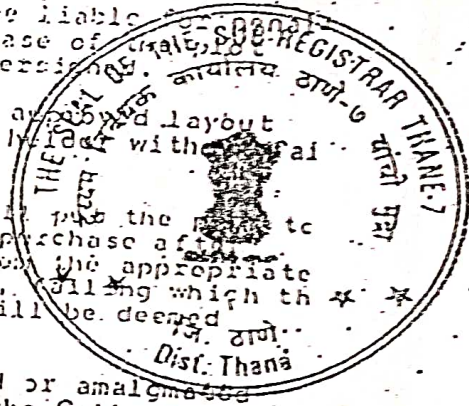
6-A. The applicants purchaser of a plot will have to obtain requisite building permission from the appropriate revenue and local authorities respectively, failing which the sale/purchase permission unless extended will be deemed to have been cancelled.

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

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

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

No structure shall be allowed to be constructed on the open space in the layout. The open space shall be properly developed and maintained by the holder handed over to the appropriate authority for maintenance. The occupant shall at make his own cost the



REGISTRATION NO. - 6
DATE 12/11/2017
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vests in that authority and in other cases, he shall prepare the building plans strictly according to the provisions contained in the schedule III to appended the Mah. Land Revenue (Conversion of use of land and N.A.A.) Rules, 1969, and get them approved by the Collector, Thane and construct the bldg. according to the sanctioned plans.

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

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

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

that the applicant shall pay the N.A.A. in respect of the commencement of the N.A. use of the land for the purpose of which the permission is granted. In the event the N.A.A. is levied at the different rate in the fact that the guarantee period of N.A.A. is to be expired.

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

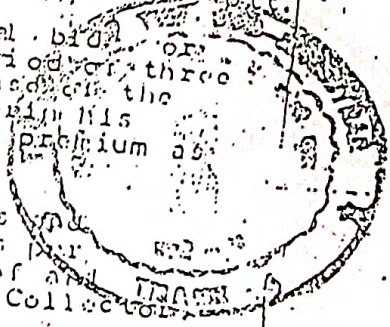
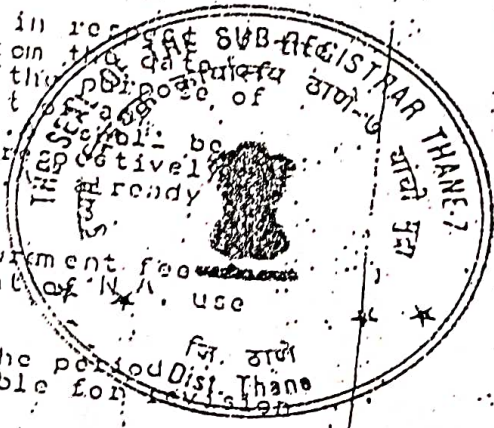
that the N.A.A. shall be guaranteed for the period of 31/7/1991 after which it shall be liable for revised rate, if any.

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

that the applicant shall construct substantial building or structure, if any, in the land within a period of three months from the date of commencement of the N.A. use. This period may be extended by the Collector on his permission, on payment by the applicant such fine premium as imposed as per Govt. orders.

that the applicant shall not make any additions or alterations to the building already constructed as per sanctioned plans without the previous permission of the Collector getting the plans thereof approved by the Collector.

that the applicant shall be bound to execute a Sanad in accordance with the provisions of the Mah. Land Revenue (Conversion of use of land and N.A.A.) Rules, 1969, within one month from the date of commencement of the N.A. use of the land.



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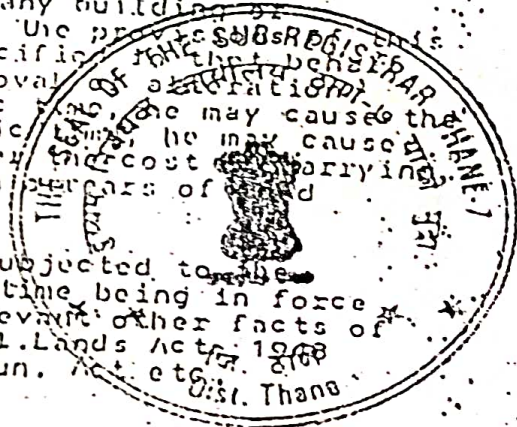
30. the undersigned is at liberty to modify or amend any of the conditions from time to time and the holder shall be liable to abide by them.

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

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

32(b) Notwithstanding any thing contained in clause (a) shown it shall be lawful for the Collector of Thane to direct the removal or alteration of any building or structure erected or use contrary to the provisions of the grant within such time as it specifies. The Collector, Thane and such removal or alteration may cause the same to be carried out within specific time. He may cause the same to be carried out and recover the cost of carrying out the same from the applicant as an officer of the State Revenue.

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



For Collector of Thane

To
Shri. Avinash Parekh, Director of Janta House
Pvt. Ltd. Constituted Attorney of Shri. Sitaram
Devaji Choudhary and others 2.



REGISTRAR OF THANE
दस्त क्रमांक ६४८ १२१२
२२ / ३३

द. न. न - ९
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for water supply, electricity and drainage disposal without creating any insanitary conditions in the surrounding area. These works should be completed prior to other works.

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

Further in exercise of the powers vested in him under section 14 of the Mah. Land Revenue Code, 1966 and Under section 18 of the Mah. Regional Town Planning Act, 1966, the Collector of Thane is pleased to grant Shri. Sitaram Devji Sitaram Choudhary of Khari Taluka Thane non agril. permission to use an area admeasuring 184,73.58 sq. mtrs. out of S.No. 159 to 164 of Khari (Bhayandar) Taluka Thane for the non-agril. purpose of Residential use only. Subject to the following conditions.

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

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

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

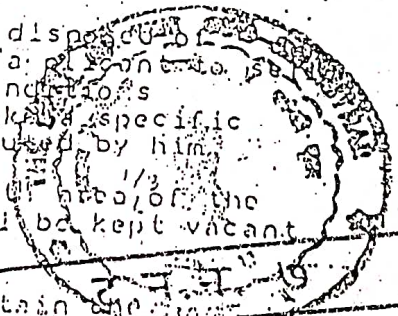
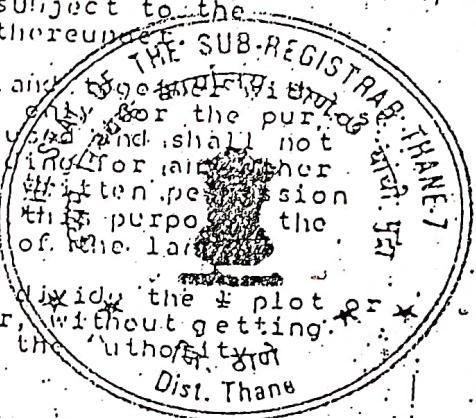
15. that the applicant shall develop the land strictly in accordance with the sanctioned layout plan within a period of one year from the date of this order by (a) constructing roads, drains etc. to satisfaction of the Collector and the concerned Mun. authority and (b) by measuring and demarcating the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

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

17. That this permission is to build a plain area of the plot and the remaining area of the plot shall be kept vacant and open to sky.

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

19. that the applicant shall get the building plan approved by the Competent authority, where the bldg. collector



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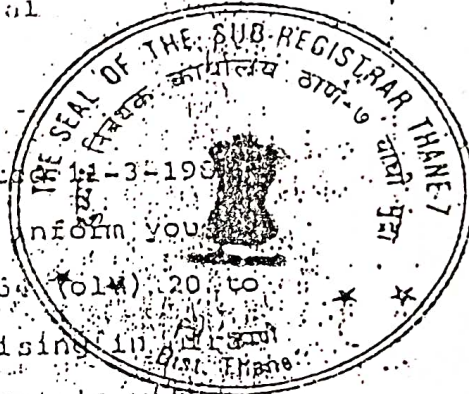
NO. 012/25/Plany/collec/1812-1/15-71
 Office of the Competent Authority,
 Thane Urban Agglomeration,
 Maharashtra, Thane, Maharashtra, Thane,
 2nd Floor, Kalyan Lane, Thane.
 Dated:- 17-4-1986

टनन-४
 १८०५-४६/१०
 २००९

S. S. Dand, Architect,
 1st floor, Gautam Niwas,
 Dr. D. S. Rd., Matunga,
 Bombay - 400 019

Subj:- No Objection Certificate for
 amendment of layout and for
 revised D.A. in respect of
 land situated at Navghar
 village Mira Bhayandar Municipal
 Council bearing S. Nos. 159 to 164

Ref:- Addl. collector Thane's appeal
 order No. 22 & 23 of 1980
 dated 31-7-1982



With reference to your letter dated 11-3-1986
 on the subject mentioned above. I have to inform you
 that since the land bearing S. Nos. 159 to 164 (old) 20 to
 (new) situated at village Navghar comprising in Mira
 Bhayandar Municipal Council is allowed to retain with
 the clients as per the appeal order No. 22 & 23 of 1980
 dated 31-7-1982 issued by the Additional Collector, Thane
 for the purpose of integrated scheme of group housing,
 this office has no objection to revise the layout plan,
 and building plan previously sanctioned by the Additional Collector, Thane
 under order No. 103/IV/CB-64/71 dated 22-6-1972, subject to
 the development plan prepared by the Mira-Bhayandar
 Municipal Council.

This office has also no objection to convert
 the above land into D.A.

Yours, faithful

(Signature)

By, Collector &
 Competent Authority,
 Thane Urban Agglomeration & DRDA,
 Peripheral Area of Dr. Dombay.

ट.न.न.-७
 दस्त क्रमांक ६४४८ / २०१२
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DE COPY
 PARTNER

197

Handwritten text in Devanagari script, likely a deed or agreement, starting with "आदि" and "पश्चात्".

OVER



Handwritten text in Devanagari script, possibly a signature or name.



Handwritten text in Devanagari script, including a date "30/08/1908" and other details.



OVER

OR AREA	
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10	21
10	26
3	00
	1

Handwritten text in Devanagari script, possibly a signature or name, enclosed in a rectangular box.

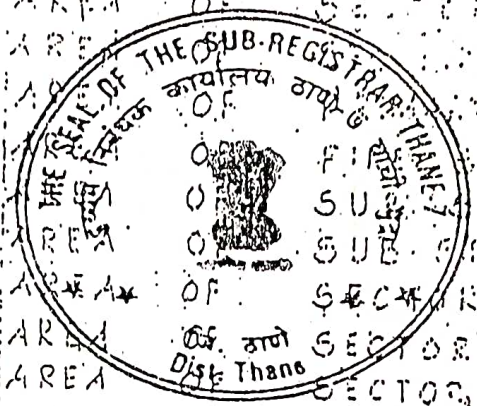


6.2	8	34	8
6.3	8	10	12
6.4	8	23	4
6.5	49		10

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- 3 AREA UNDER ...
- 4 AREA UNDER ...
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- 27 AREA OF ...
- 28 AREA OF ...
- 29 AREA OF ...
- 30 AREA OF ...
- 31 BALANCE BUILT UP ...

STATEMENT

NO.	AREA IN SQ.MTS
DOCU.	198443.93
P	184184.74
RESER.	14270.35
OT (9.3)	169914.33
SE (8.8)	12513.00
4.8)	167401.41
2.5)	15110.21
R.F.A	20448.28
6-(7.8)	121842.92
F	0.75
ABOVE	127435.79
4)	2513.00
EA (10.1)	129948.79
AREA	129824.44
13	0.99
ORE (13)	3210.00
MENTS	2571.00



ट.न.न.-७

दस्तावेजांक ६४४८ / २००२

हजारी-१

२६ / २३

हजारी-१

दस्तावेजांक ५५५८ / २००५

२३ / २०

LA Y O ३०

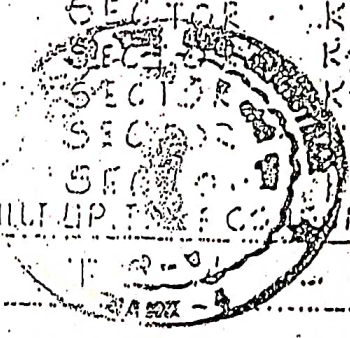
PROPOSED ...
 TOWNSHIP ...
 S. NPS 15 ...
 OF VILLAGES ...

16.2	8	34	8
16.3	8	10	12
16.4	8	23	4
16.5	49		12

STATEMENT

NO.	AREA IN SQ.MTS
PR. DOCU.	198443.93
RESER.	184184.74
RESER.	14270.35
RESER.	169914.33
RESER.	12513.00
RESER.	16740.41
RESER.	25110.21
RESER.	20448.28
RESER.	21842.92
RESER.	0.75
RESER.	27435.79
RESER.	2513.00
RESER.	29948.79
RESER.	29824.44
RESER.	0.9904
RESER.	3210.00
RESER.	2574.00

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- 29 AREA OF SECTOR...
- 30 AREA OF SECTOR...
- 31 BALANCE BUILT UP...



ट.न.न.-७

दस्तावेजांक ६४४८ १२०४२

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LAY OUT

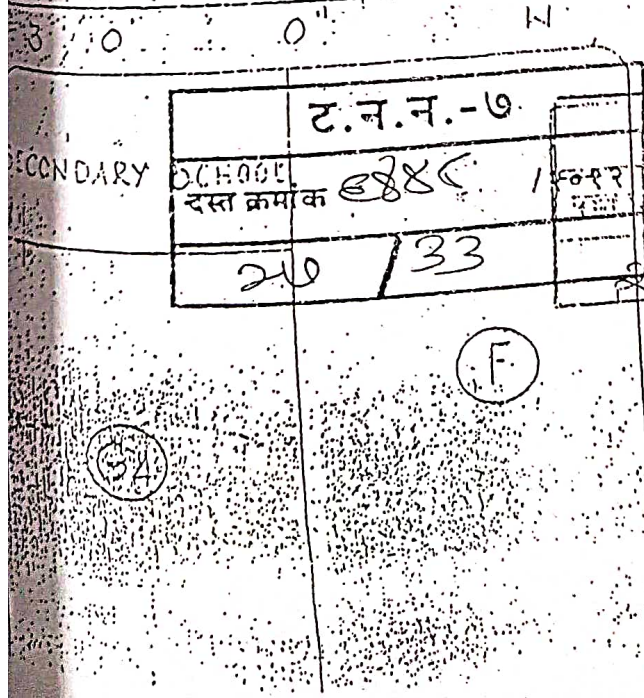
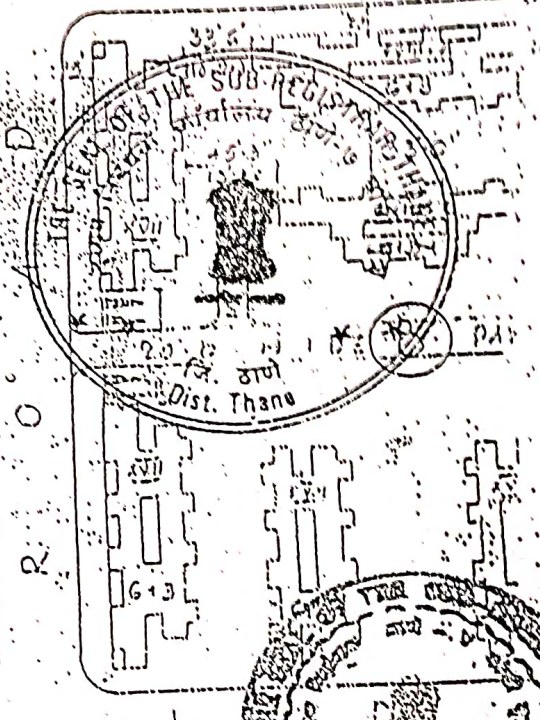
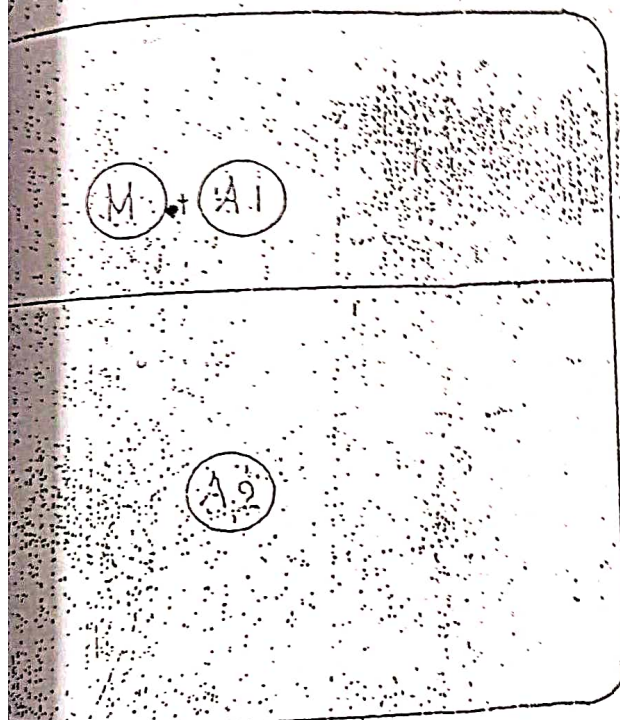
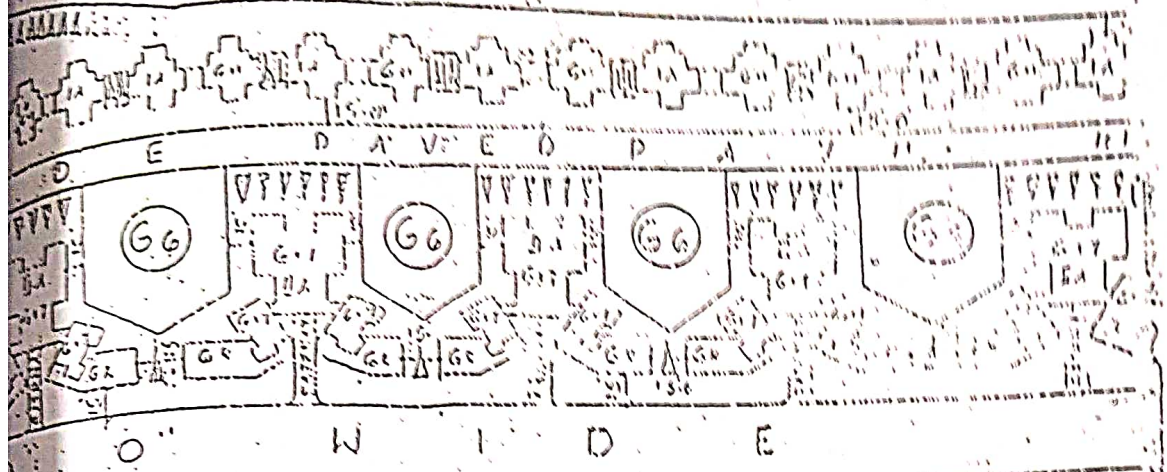
PROPOSED VILAGE

TOWNSHIP

S. NOS 15

OF VILAGE

B A S S E I N



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SECONDARY SCHOOL	दस्ता क्रमांक ६४८	1/20/33
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दस्ता क्रमांक ६४८	1/20/33
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