



Sub-Treasury Officer
VASAI.
-7 NOV 2002

श्री. विलीप पी. देशमुख फार्मिन फॉपी सेंटर, हुमान नं ४१ ला माळा,
पर्यामगल कॉम्प्लेक्स, नालासोपारा (पुर्व), पुणे, पत्ताना नं २२९
श. फ. ११..... श्री/जीमती.....
एस्ते..... दिनांक..... मुद्रांक दिनेना

7 NOV 2002

वमई-३
दस्त क्र. २२३/२००३
२१३४

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Nallasopara this 11 day of NOVEMBER in the Christian year Two Thousand Two BY AND BETWEEN M/S. SEVEN STAR ENTERPRISES, carrying on his business at Plot No. 121, Charadhar Nagar, Nallasopara (West), hereinafter called "The Builders" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its proprietor and his legal heirs, executors, and representatives and/or assigns) of the ONE PART:-

एमिच
राधा सिध



Handwritten signature or initials.



Treasury Officer
 VASAI
 - 7 NOV 2002
 - 7 NOV 2002

श्री. दिलीप वी. देवगन फार्निचर कंपनी लि., दुकान नं. ४१ ला माळा,
 यशोम ल कॉम्प्लेक्स, वा. ला. वासा (पूर्व), परवाना क्रमांक ०८९
 अ. क्र. ४६ / विमती २०११.९.१६.२०१५
 हस्ते..... दिनांक..... मुद्रांक विक्रेता.....

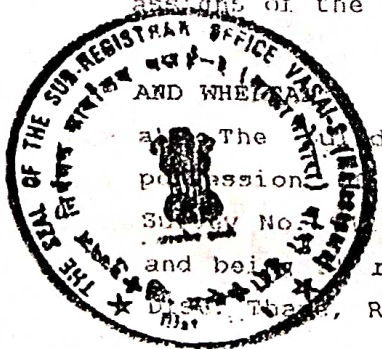
7 NOV 2002

वसई-३
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 ३/३४

AND

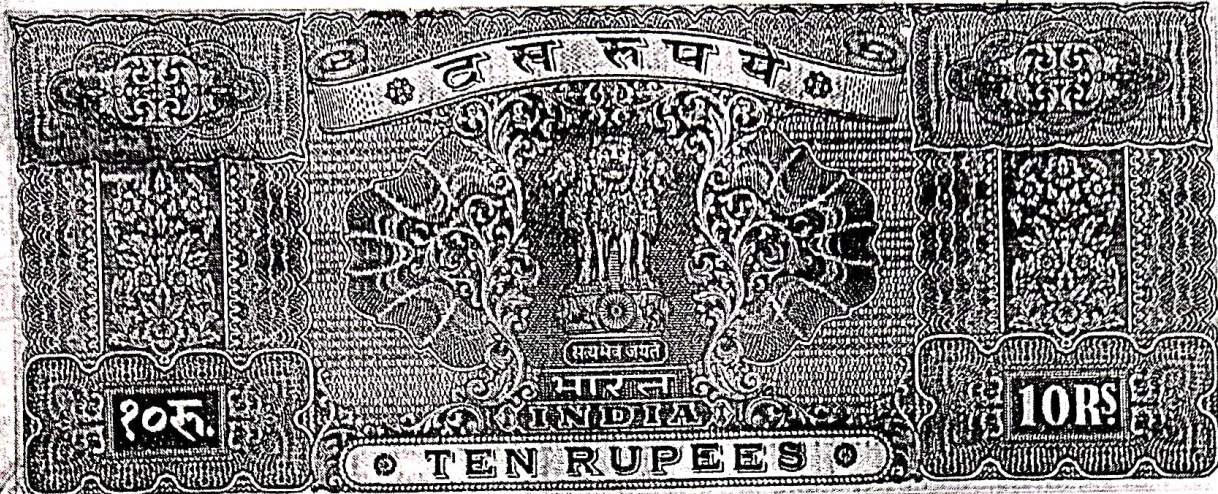
SHR/SMT. ARVIND PRATAP SINGH & Smt. RADHA A. SINGH
 Age about — years; adult Residing at 101, Shivpeoja
Apt. Chakradhar nagar Nilemore,
Nallasopara (West) Tal-Vasai Dist.Thane hereinafter
 referred to as the FLAT/SHOP Purchaser/s (which
 expression shall unless it be repugnant to the
 meaning or context thereof, be deemed to mean and
 include his/her/their executors, administrators and
 assigns of the OTHER PART:-

रविंद्र
 राधा सिंह



The undersigned is sole and absolute owner in
 possession of a Non-Agricultural plot of land under
 Survey No. 114 Part, Plot No. 121 situate lying
 and being in revenue Village Nilemore, Taluka Vasai,
 District Thane, Registration Sub-District of Vasai-3 and

Handwritten signature/initials.



Sub-Treasury Officer
VASAL

श्री. दिलीप जी देवानंद कार्पेन कॉपी लेखक, दुकान नं. ४/१ ला माळा,
बशीरमाल कॉम्प्लेक्स, राव लोपगा (पुणे), पत्ताना क्रमांक ०८९
अ. क्र. ८८..... श्री/श्रीमता
हस्ते..... दिनांक ७ NOV 2002 विक्रेता.....

वसई-३
दस्त क्र. २२३/२००३
१/३४

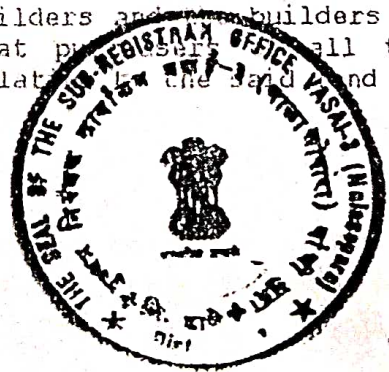
e) That the Builder herein had applied and obtained Non-Agricultural permission from competent authority. Thane vide Order No. Rev/Desk-1/TA/NAP/SR-88-1986 dated 15/6/1989.

f) That the Builder herein had obtained Building permission from Competent Authority CIDCO vides order No. CIDCO/VVGR/BP-2797/W/2080 dated 17/1/2001.

g) By virtue of various deeds duly executed, (as written herein above) the Builders herein became the absolute owners of the above said plot of land and in peaceful and vacant possession of the said plots of land. The Builder alone have the sale and exclusive right to develop the said property with a power to sell the flat/shop in the buildings to be constructed by the Builder on the said land to enter into agreement with the purchasers of flat and to revive the sale price in respect thereof.

h) The flat/shop purchaser had demanded from the builders and builders have give inspection to the flat purchaser all the documents of the title relating to the said land and the plans, designs

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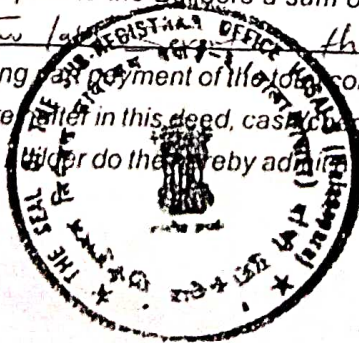
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and specifications prepared by the Vendors Architect M/s. Arch Designers & Consultants and other documents as are specified under the Maharashtra Ownership Flats (Regulation of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "THE SAID ACT") and.

दस्तावेज क्र. ८२३/२००३
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- i) The copies of certificate a title issued by R.D. KEWAT the advocate of the builders copies of property cards or any other relevant record showing the nature of that title of the Builder to the said land on which the flat/shop is constructed and the plans which has been approved by the concerned local authority hereto and marked as schedule 'A', 'B', 'C', 'D' respectively.
- j) The builder has got approved form the concerned revenue planning and local authority the specifications, sections and details of the said buildings.
- k) While sanctioning the said plans concerned local and planning authority and/or Government has laid down certain terms & conditions stipulations and restrictions which are are to be observed and performed by the builders while developing the said land and the said buildings and upon due observance and performance of which duly the completion and occupation certificate in respect of the said building shall be granted by the concerned planning local authority. The Builder has accordingly commenced construction of the said plans.
- l) The flat purchaser/s applied to the Builder for allotment to the purchaser Flat/shop bearing flat/shop No. 202 on the Second floor, in — wing admeasuring 410 sq. fts. super builtup in the said building namely "DEV- DEEP" situated at Village Nilemore, Nallasopara (West), Taluka Vasai, District Thane.
- m) Relying upon the said application the builder have agreed to sell to the flat/shop purchaser/s Flat/shop at the price and on the terms and conditions hereinafter appering.
- n) Prior to the execution of these presents the flat/shop purchaser/s has paid to the Builders a sum of Rs. 2,17,090 (Rupees Two lakh seventeen thousand ninety only) being the payment of the total consideration amount as mentioned here after in this deed, cash/cheque/demand draft, receipt whereof the Builder do hereby admit and acknowledge.

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रथा रथे



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- o) Under section 4 of the Said Act the builders is required to execute a written agreement for sale of the said flat to the flat/shop purchaser, being in fact theses presents and also to register the said Agreement under the Registration Act.

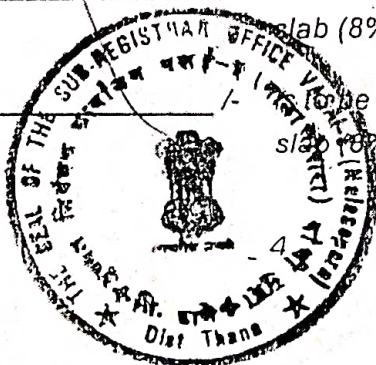
NOW THIS AGREEMENT AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO FOLLOWS:-

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दस्तावेज क्र. २२३/२००३
७/३४

1. The builder shall construct the said building consisting of still of ground and upper floors on the said Non Agricultural plot of land and in accordance with the plans designs and specifications approved by the concerned local authority and which have been seen aproved by the flat/shop purchaser with only such variations and modifications as the builder may consider necessary or as may be required by the concerned local authority or the Government to be made in them or any of them provided that the builder shall have to obtain prior consent in writing from the flat/shop purchaser/s in repsect of such verification or modification which may adversely effect the flat/shop pruchaser/s.

2. The flat/shop purchaser hereby agrees to purchase from the builder and Builder hereby agreed to sell to the flat/shop Purchaser No 202 on Second floor 410 sq. ft. super buil up (which is inclusive of the area of Balconies as shown on the floor plan thereof hereto annexed and marked Annexe "D" (hereinafter referred to as the flat/shop) for the total price of Rs. _____ /- (Rupees _____ only) being the proportionate price of the common area facilities appurtenant to the premises the flat/shop, purchaser/s. hereby agrees pay to the builders the amount mentioned above in following manner

- a) Rs. _____ /- is to be payable on or before execution of the plinth (20% of the total value).
- b) Rs. _____ /- is to be payable on casting of 1st slab (8% of the total value).
- c) Rs. _____ /- is to be payable on casting of 2nd slab (8% of the total value).



SP

30. That water supply is at present provided by water Tanker in present Area hence flat purchaser/s will have contribute towards the cost of tanker.

31. This Agreement shall always be subject to the provisions of Maharashtra Ownership Flats (Regulation of the Promotion of Construction Sale, Management and Transfer) Act, 1963, and the rule made thereunder & Maharashtra Co-operative Housing Society Act, 1960.

दस्तावेज-३
दस्तावेज क्र. ८२३/२००३
१०/३४

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT, Pieces or parcels of N/A Plot of land situated at Village Nilemore, within the limits of Nalla Sopra Nagar Palika Registration District of Thane and Registration Sub-District of Vasai 11, Taluka Vasai, Zilla Parishad Thane, bearing Survey No. 112 & 114 Plot No. 121 both admeasuring to 489 sq. meters or thereabouts which as under:-

ON OR TOWARDS THE WEST : 1 Plot No.120
ON OR TOWARDS THE EAST : Plot No.122
ON OR TOWARDS THE SOUTH : By Road
ON OR TOWARDS THE NORTH : Plot No. 86,87

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT, above said flat/shop No. 202 on the Second floor, — wing, flat/shop admeasuring to 410 Sq. Ft. Super Built up area or thereabouts namely "DEV-DEEP" situate lying and being at revenue Village Nilemore, Taluka Vasai, District Thane, Zilla Parishad Thane, in the area of Nalla Sopara Nagar Palika, Registration District of Thane and Registration Sub-District of Vasai-2.

२०/६
राधा सिंह



IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR RESPECTIVE HANDS TO THESE PRESENTS ON THE DAY AND THE YEAR HEREINABOVE FIRST WRITTEN.

SIGNED, SEALED & DELIVERED)
BY THE WITHIN NAMED "BUILDER")
M/s. SEVEN STAR ENTERPRISE)

For SEVEN STAR ENTERPRISES

A Partnership concern through its partner
In the presence of :

Ram Lal H. Mittal

- 1. Shri
- 2. Shri

पञ्जाबी
दस्त क्र. २२३/२००३
१८/३४

SIGNED, SEALED & DELIVERED)
BY THE WITHIN NAMED "PURCHASERS")

SHR/SMT/MRS. ARVIND PRATAP SINGH)
Smt. RADHA ARVIND SINGH.)

Arvind Pratap Singh
राधा सिंह

In the presence of :

- 1. Shri
- 2. Shri

RECEIPT

RECEIVED of and from the within named purchaser herein a sum of Rs. 2,17,090/- (Rupees Two Lakh Seventeen thousand ninety only) as and by way of earnest/part/full payment in cash /cheque No. _____ to be paid by him/her to us.

WE SAY RECEIVED
For SEVEN STAR ENTERPRISE

Ram Lal H. Mittal
Partner

WITNESS:

- 1.)
- 2.)



वमई-३
द.त.क. २२३/२००३
२९/३४

CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

AMBIKA COMMERCIAL COMPLEX, VASAI (EAST), DIST. THANE - 401 210 PHONE : (012) 334486 / 334487 FAX : 334486 (STD. 0250)

Ref.: CIDCO/VVSR/BP-2797/W/2000

Date: 17/1./2001.

To,
JITENDRA C. SAVLA
 Mr. Rameshchandra Shriram Manihar
 P.A. Holder of M/s. Seven Star Builders,
 G-1, Garden View, Narayan Nagar,
 Bhyandar(W)- 401 101.
 Dist. Thane.

Sub: Development Permission for proposed Residential/ Commercial Building on land bearing Plot No. 121, S.No. 112, 114 (New)/72, 74 (Old), Village Nilemore, Tal. Vasai, Dist: Thane.

- Ref: 1) N.A. Order No. REV/K.3/T.9/NAP/SR-88/1986, dated 15/06/1989 from the Collector, Thane.
 2) TILR M.R.No. 265, dated 26/10/89 for measurement.
 3) Assurance letter from Nallasopara Municipal Council dated 22/11/2000 for potable water supply.
 4) EE(BP)'s report dated 21/11/2000.
 5) Your licenced surveyor's/architect's letter dated 4/1./2001.

Sir/Madam,

Please refer to your application for development permission on land bearing Plot No. 121, S. No. 112, 114 (New)/ 72, 74 (Old), Village Nilemore, Taluka Vasai, Dist: Thane.

The Development Permission is hereby granted to construct Residential/ Commercial Building upto plinth level on land bearing Plot No. 121, S. No. 112, 114 (New)/ 72, 74 (Old), Village Nilemore, Taluka Vasai, Dist. Thane. Further, permission will have to be obtained in form of plinth completion certificate.

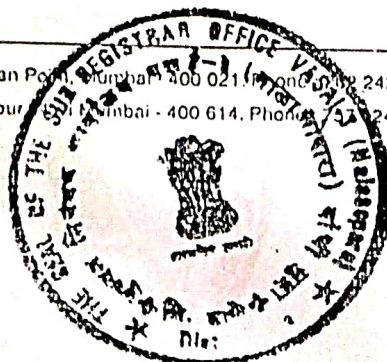
This commencement certificate is valid only for one year from the date of issue of this letter.

The Commencement Certificate as required under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 is enclosed herewith for the structure referred above.

You will ensure that the building material will not be stacked on the road during the construction period.

Contd..... 2.

Office : 'NIRMAL', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 2420 / 202 2579 Fax : 00-91-22-202 2500
 Ad Office : 'CIDCO Bhavan', CBD-Belapur, Mumbai - 400 614. Phone : 241 (9 lines) Fax : 00-91-22-757 1066



22/38

CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

AMBIKA COMMERCIAL COMPLEX, VASAI (EAST), DIST. THANE - 401 210 PHONE : (912) 334486 / 334487 FAX : 334466 (STD. 0250)

Ref.:

2 Date:

You will demarcate at site the property boundary and the locations of the D.P. reservations, D.P. roads, recreational open spaces, amenity plot etc. as may be applicable before completing plinth and applying for plinth completion certificate.

You will provide a suitable arrangement by constructing a drain of sufficient width to take care of the drainage problem of water of the surrounding lands, on reclamation of your land as recommended by this office.

You will not store any hazardous/obnoxious/explosive material in the aforesaid premises without obtaining specific approval from the competent and appropriate authority.

Encl: a/a.

Yours faithfully,

ASSOCIATE PLANNER/ADDL. TPO(W)

c.c. to :

1. M/s. Arch Designers & Consultants,
2, Gardenview, Ground Floor,
Narayan Nagar, Bhyandar(W),
Dist. Thane.
2. The Collector,
Office of the Collector, Thane.
3. The Tahasildar,
Office of the Tahasildar, Vasai.
4. The Chief Officer
Nallasopara Municipal Council.
5. CUC (VV) For information please.

Regd. Office : 'NIRMAL', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 202 2579 / 202 2579 Fax : 00-91-22-202 2509
Head Office : 'CIDCO Bhavan', CBD-Belapur, Navi Mumbai - 400 614. Phone : 757 2411 (Ext. 2411) Fax : 00-91-22-757 1066



R.D. Kewat

ADVOCATE HIGH COURT

7-5-2
23/12/2001
23/12/2001

TO WHOMSOEVER IT MAY CONCERN :

THIS IS TO CERTIFY THAT I have taken search from the books of Sub-Registrar of Assurance Vasai, on dated 12/10/2000, for the period of 30 years from 1968 to 2000 for the property situate at Village Nilemore, Taluka Vasai District Thane, sub-registration District of Vasai, Panchayat Samiti Vasai, Zilla Parishad Thane, land bearing old Survey No. 72 & 74, New Survey No.112 & 114, Plot No.121 belongs to M/s.Seven Star Enterprises, a firm Search taken by me on 12/10/2000, records available till Dec.1998.


SCHEDULE OF PROPERTY :

ALL that Non-Agricultural plot of land under old Survey No. 72 & 74 (part), New Survey No. 112 & 114, plot No.121, admeasuring 489 Sq.meters or thereabouts situate lying and being at revenue Village-Nilemore, Taluka Vasai, District Thane, which comes under the area of Nallasopara Nagar Palika, Panchayat Samiti Vasai, Zilla Parishad Thane, which is bounded as under :-

- ON OR TOWARDS THE EAST : by Plot No. 122
- ON OR TOWARDS THE WEST : by Plot No. 120
- ON OR TOWARDS THE NORTH : by Plot No. 86
- ON OR TOWARDS THE SOUTH : by existing Road.

After going through all the records I am of opinion that title to the above said property is clear,marketable and free from encumbrances of whatsoever in nature I hereby further certify that abovesaid plot is not coming under the limits of U.L.C. & R.Act.1976. Search of records taken for Thirty years.

DATE : 12/9/2001.


 (R.D. KEWAT)
ADVOCATE HIGH COURT.



Postal Address
 Floor, ShreeRam Complex,
 K. T. Stand, Navghar,
 Bassein Road,
 Thane - 401202
 Phone : 338377 / 338008

OFFICE :
 1st Floor,
 Navghar,
 Bassein Road (W),
 Thane, (Mah) 401202.
 Phone : 338305

Advocate for :
 C.C. & United Western Bank.

TWAT

सिद्धा विभागाची कार्यालय, ठाणे.

क्रमांक/सहायक/का.प. १/८१. ९/एनएपी/सहायक
दिनांक - १५.१०.१९८९.

बाबत:- १) श्री. विमोदकुमार रणजोडजी पांचाळ व इतर ७ पांचा दिनांक
२१.१.१९८८ वा आई.

२) सहाय्यक संचालक, नगर रचना, ठाणे आणि पत्र क्रमांक विधी भा/
रेखांकन/निष्पत्ती/वार्ड/तलावाची/१०६१ दिनांक ९.३.१९८७.

३) उप-विभागाची अधिकारी शिवांगी विभागासंबंधीत अकृषिक
परवानगी आदेशा [१] क्रमांक वीडी/एनएपी/सहायक/६३
दिनांक १५.१२.७५ च्या परवानगीवर पुस्तक परवानगी दिनांक

२९.७.७५ व [२] क्रमांक विडी/एनएपी/सहायक. ९९/८१ दि. २४.३.८२

४) तहसिलदार वार्ड पांचाळीत अकृषिक परवानगी आदेशा [१] क्र.

एनएपी/सहायक. ३१, दिनांक २४.१०.७८ [२] एनएपी/सहायक/३७०,

दिनांक २४.१०.७८ [३] एनएपी/सहायक. २९, दिनांक २४.१०.७८

[४] एनएपी/सहायक/२८, दिनांक २४.१०.७८ [५] एनएपी/सहायक/२५, दिनांक २४.१०.७८

[६] एनएपी/सहायक/२५, दिनांक २४.१०.७८, [७] एनएपी/सहायक/२५, दि. २४.१०.७८

दस्त क्र. २२३/२००२

२५/७४

बाबत:-

२. शिवांगी निष्पत्ती, तासुडा-वार्ड येथील बाबती वरून केलेल्या समन्यायी
रविवाता प्रयोजनाकरिता अकृषिक परवानगी उप-विभागाची अधिकारी, शिवांगी
विभाग व तहसिलदार वार्ड यांनी दिलेली आहे.

अकृषिक परवानगी देणारा : आदेशा क्रमांक व दिनांक : त. नं. दि. नं. होडा
अधिकारी युना : नवीन

[१]	[२]	[३]	[४]
१. उप-विभागाची अधिकारी	विडी/एनएपी/सहायक	६२	८३
शिवांगी विभाग, शिवांगी	६३, दिनांक ०१.५.७५	७०	११०
	[दि. १५.१२.७२ रोजी	७१	१११
	मुळ दिलेल्या परवानगीची	७२	११२
	पुस्तक परवानगी]	७३	११३
		७४	११४
		७५	११५
		७६	११६
		७७	११७
		७८	११८
		७९	११९
		८०	१२०
		८१/३	१२२/३
२. उप-विभागाची अधिकारी	शिवांगी/एनएपी/सहायक	५२	५३
शिवांगी विभाग शिवांगी	१९/८१, दि. २४.९.८२	५४/२	५५/२ वा. शिवांगी
		५५	५६
		५७	५८
		५९	६०
		६१	६२
		६३	६४
		६५	६६
		६७	६८
		६९	७०
३. तहसिलदार वार्ड	एनएपी/सहायक	६३	६४

TRUE COPY,

R. D. KEWAT
(Advocate)

HIGH COURT
SHREE-RAM COMPLEX
1ST FLOOR, NAVGHAR
VASAJ (W), THANA.



वसई-३
 दरत क्र. २२३/२००३
 ०६/३४

प्लान नं. २
 =====

- ७) सहसिलदार वतई एमएपी/एसाआर/२९, दि. २४.१०.०८ ६४/२ ८६/२ ७१६९.२५ वी.धार
- ५) सहसिलदार वतई एमएपी/एसाआर/३०, दि. २४.१०.०८ ५६ ८४ ५०७८=७५ ६१पाई ८२ वी.धार
- ६) सहसिलदार वतई एमएपी/एसाआर.३२, दि. २४.१०.०८ ६० ८१ १०७१०=५० ६१पाई ८२ वी.धार

प्रस्तुतधर्मे जमिनीची लिखाणा भिरंगाकडमार्फत अभिलेखा ठाणो पांच्याकडून, गो. र. नं. ५९०, दिनांक २२.११.१९७८ अन्वये मोजणी करण्यांत आली असून मोजणीनुसार रेखांकनातील जमिनाचे एकूण क्षेत्र २,००,१८०=६ पीरत मिटर होत असून त्यापैकी त. नं. ५२, ५४/२, ५ ५२ यापैकी १९७८=३६ पीरत मिटर जागिन अन्वये व्यक्तींमध्ये हस्तगत केला आहे. व शिल्लक १,८०,७०२=२४ पीरत मीटर कमीसाठी सुधारित स्वरूपात रेखांकन आराखडा मंजूर करण्याची धनंती केला आहे.

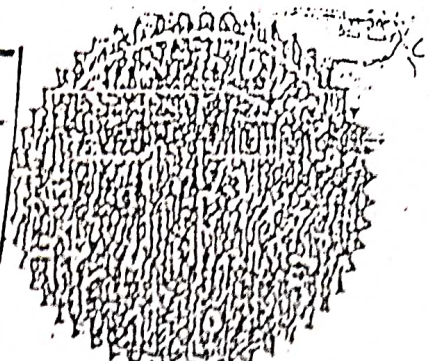
प्रस्तुत प्रकरणात तहायक संघात, नगर रचना, आणि याचे अधिप्राप्त मागणी अन्वये त्यांचा इतर इजाजत विसीप/रेखांकन/निवेदने/वतई/सत/ठाणो इत्यादी, दिनांक २.३.१९७७ अन्वये रेखांकन आराखड्यात मान्यातून देण्याची विनंती केलेली आहे.

त्याअर्शी, मी, लिखाणाकारांनी ठाणो महाराष्ट्र जागिन महसूल अधिनियम १९७६ चे कलम ७४ तहत महाराष्ट्र जागिन महसूल अधिनियमाच्या धारणात वरत व अक्षाधिक आकारणी नियम १९६२ चा नियम ७ अन्वये तान मीना २ परिच्छेद १६ अन्वये मला असलेल्या अधिकाऱ्यांचा वापर करत आला व्यतीत केलेल्या जमिनीचा सुधारित रेखांकन आराखडा अर्दार श्री. विनोदकुमार रणाडोडकी पांचाव, श्री. अनिल वामन देवावर, श्रीमती विना विनोदकुमार पांचाव व श्रीमती आशा अनिल देवावर, सर्व राहाणार-२, शिवमोंड, तलापी विवेकानंद मार्ग, नौपाडा, ठाणो पांच्या नावे मंजूर करित आहे.

मांच	सातुका	स. नं. / दि. नं.	क्षेत्र (पीरत मीटर)
		सुना	समीन
[१]	[२]	[३]	[४]
निवेदने	वतई	६२	८३
		७०	११०
		७१	१११
		७२	२२३६=५५
			१२७७७=१८
			११०५२=७७
			१०३६९=७३



वसई-३
दस्त क्र. २२३/२००३
३०/३४



पान नं. ६
=====

महाराष्ट्र जमिनी महसूल अधिनियम [जमिनीच्या बाबत, वदने, व अर्थिका आकारणां] नियम १९६९ च्या अन्वये पाच अध्याये दिलेल्या नमुन्यात एक तपस करून देउन तीत या आदेशातील सर्व शर्ती तलाखिड करणी त्याचा बंधनकारक असेल.

२०] या आदेशात आणि तनदीमध्ये नमूद केलेल्या शर्तीविकी कोणाच्याही शर्तीचे अनुशासनाही ध्यवतीने उल्लंघन केल्यात उक्त अधिनियमाच्या उपबंधांमध्ये असा अनुशासनाही ज्या कोणाच्याही शास्तीस पात्र असे त्या शास्तीस बाध घेऊ न देता शासनाच्या जिन्दापिका-पाना लो निविड असा असा असा आकारणां भारतीयानंतर उक्त जमिनी किंवा - हांड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.

२१] वरील २० मध्ये काहाही अंशित असेल तरही या वरच्या गोच्या तरतुद विरुद्ध जमिनी कोणाही अंशित किंवा बंधनकारक उक्त करण्यात आले असेल किंवा असा तरतुदी विरुद्ध त्या अंशित किंवा बंधनकारक बाबत करण्यात आले असेल तर निविड गुप्ततेच्या आत असा अंशित उभारलेली उभारलेली काढून घेण्याबाबत शासनाच्या जिन्दापिका-पाना निदेश देणे विधी असेल. तसेच शासनाच्या जिन्दापिका-पाना आता अंशित किंवा बंधनकारक काढून घेण्याचे किंवा तसेच वेरवून करण्याचे काम करून घेण्याचा अधिकार असेल.

२२] मुळ रेखांकन आराखाडा व अर्थिका आदेशातील शर्ती हे अनुशासनाही बंधनकारक राहतील.

सही / -xxxx
[गो. वा. विंगुकर]
जिन्दापिका-पाना अणो.

प्रातः -
श्री. विनोदकुमार रणाडोडजी पांचाण व इतर ३
रा. ३, झिमलंड, त्यागां विवेकानंद मार्ग, गीवाडा, अणो.

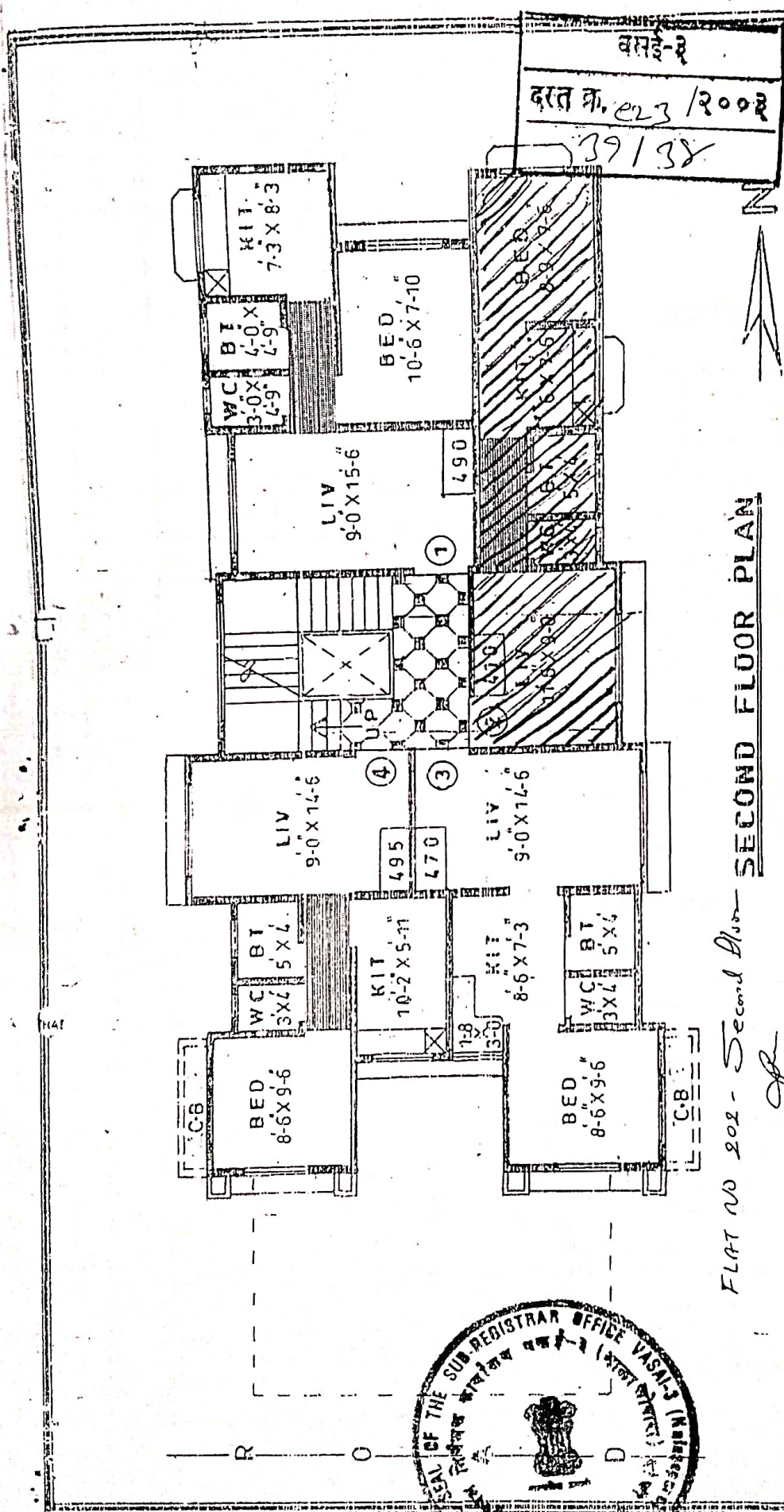
ओळी/१५.६.८९



श्री. विनोदकुमार
रा. ३, झिमलंड,
त्यागां विवेकानंद मार्ग,
गीवाडा, अणो.



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(Advocate)
SHREE-RAH COMPLEX
1ST FLOOR, NAVGHAR
VASAI (W), THANA.



FLAT NO 202 - Second Floor SECOND FLOOR PLAN

BUILDERS & DEVELOPERS

Seven Star Enterprises

Site Address:
 PLOT NO: 121
 CHAKRADHAR NAGAR
 NALLASOPARA (W)

DEV-DEEP

PLOT NO 121
 CHAKRADHAR NAGAR
 NALLASOPARA(W)

ARCHITECT
ARCH. DESIGNER & CONSULTANTS

G/2, GARDEN VIEW
 MARAYAN NAGAR
 BHAYANDAR (W)
 TEL: 6194302



06/02/2003

दुय्यम निबंधकः

3:54:02 pm

वसई 3

दस्त गोपवारा भाग-1

वसई3

दस्त क्र 923/2003

33/38

दस्त क्रमांक : 923/2003

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा टप्पा

1 नाव श्री अशोक प्रताप सिंह
 पत्ता: घर/फ्लॉट नं: 101
 मल्की/दस्ता: -
 ईंगारतीचे नाव: शिवपूजा अपार्ट
 ईंगारत नं: -
 पेठ/वसाहत: -
 शहर/गाव: नालासोपारा प
 तालुका: वसई
 पिन: -

लिहून घेणार

वय 31

सही

अशोक प्रताप सिंह



2 नाव श्री रमण बरगिद सिंह
 पत्ता: घर/फ्लॉट नं: 101
 मल्की/दस्ता: -
 ईंगारतीचे नाव: शिवपूजा अपार्ट
 ईंगारत नं: -
 पेठ/दस्ताहत: -
 शहर/गाव: नालासोपारा प
 तालुका: वसई
 पिन: -

लिहून घेणार

वय 28

सही

रमण सिंह



3 नाव मे सेवन स्टार एन्टरप्रायजेस लॉन्ग मागियार श्री रमण
 एन गिस्टी
 पत्ता: घर/फ्लॉट नं: प्लॉट नं 121
 मल्की/दस्ता: चक्रवर्त नगर
 ईंगारतीचे नाव: -
 ईंगारत नं: -
 पेठ/वसाहत: -
 शहर/गाव: नालासोपारा

लिहून घेणार

वय 53

सही

Ramaji H. Mh



वसई-१

पत्र क्रमांक : 2320/200

37/42



सत्यमेव जयते
महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : टी एन ए / (व्ही एस आय) /

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

" देव दिव " को-ऑपरेटिव्ह होटिंग सोसायटी लि.

प्लॉट नं. १२१, तळे नं. ११२ व ११४, [मिर्जा], तालुका?

नालासोपारा [प.], तालुका- वसई, जिल्हा-ठाणे.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९(१) अन्वये नोंदण्यात आली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक १०(१) अन्वये संस्थेचे वर्गीकरण
संस्था असून उपवर्गीकरण
आहे.

गृहनिर्माण संस्था

गोदरेकर मह्यागोदरेकर गृहनिर्माण संस्था

कार्यालयीन/मौहोर

सही

वसई

दिनांक

उप निबंधक

वसई तालुका वसई



37

पुणे - १
एच. नं. १२३४०/१००
२६/५२५

पत्रिका

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

पं. क्र. १०१२१० दूरध्वनी : (११२) - ३३४४६६ / ३३४४६७ फॅक्स : ३३४४६६ (एच. टी. डी. ०२५०)

क्र. : BP-2797/W/

- 2 दिनांक :

3. Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Planning Authority to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.
4. You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
5. The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
6. Also you shall submit a cloth mounted copy of the As-built drawings, without which the security deposit will not be refunded.

One set of as built drawing duly certified is returned herewith for your record.

S. V. Vaidya
15/11/02

(S. V. Vaidya)

EXECUTIVE ENGINEER (BP & MV) P/C

AD



नोंदणीकृत कार्यालय : 'निर्मल' दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२१ दूरध्वनी : ३३४४६६ / ३३४४६७ फॅक्स : ३३४४६६ (एच. टी. डी. ०२५०)
मुख्य कार्यालय : सिडको भवन, सी. बी. डी. बेंलापूर, नवी मुंबई - ४०० ६१४ दूरध्वनी : ३३४४६६ (१ लायन) फॅक्स : ३३४४६६ (एच. टी. डी. ०२५०)

औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

सिडको

दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१० दूरध्वनी : (९९२) - ३३४४८६ / ३३४४८७ फॅक्स : ३३४४६६ (एत टी.डी. ०२५०)

CIDCO/VVSR/00/BP-2797/W/ 3353

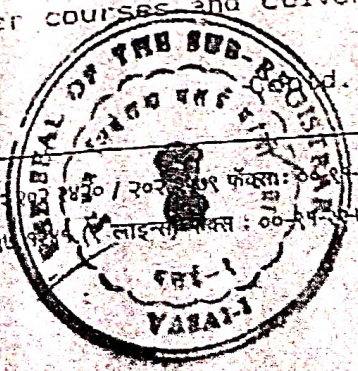
दिनांक :

18/09/2002 - 1
 प्लॉट नं. : 2320/200
 84/42

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential with Shopline Building, G + 3(Pt) with the built up area 385.92 Sq.m. on Plot No.121, S.No.112, 114(New)/72,74(Old), Village Nilemore, Tal. Vasai, Dist.Thane, completed under the supervision of M/s. Arch. Designers & Consultants, Architects (Licence/ Registration No.CA/80/5859) and has been inspected on 31/08/2002 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificates No. CIDCO/VVSR/BP-2797/W/2080, dated 17/01/2001 issued by the CIDCO and permitted to be occupied subject to the following conditions :-

1. No physical possession to the residents shall be handed over by the applicant developers/owner unless power supply and potable water is made available in the flat and also mosquito proof treatment certificate is obtained from the concerned Municipal Council.
2. You will have to provide necessary infrastructural facilities on site and also the improvement/repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructure are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.



कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पॉइंट, मुंबई - ४०० ०२१, दूरध्वनी : २०२ ४३० / २०२ ४३१ फॅक्स : २०२ २२-२०२ २५०९
 लय : सिडको भवन, सी.बी.डी.-वेलापूर, नवी मुंबई - ४०० ६१४, दूरध्वनी : ४५५ ४५५ (रेलाइन्स) फॅक्स : ००-२५-२४५७१८६६



औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

दुसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१० दूरध्वनी : (९९२) - ३३४४८६ / ३३४४८७ फॅक्स : ३३४४६६ (एस टी.डी. ०२५०)

CIDCO/VVSR/06/BP-2797/W/ 2353

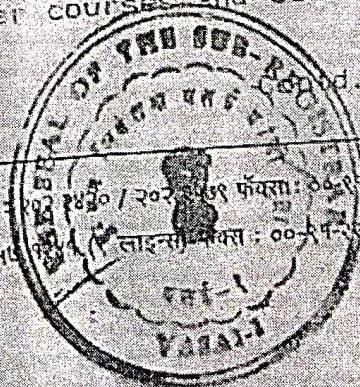
दिनांक :

18/09/2002
 वसई - १
 प्लॉट क्रमांक : 2320/200C
 35/42

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential with Shopline Building, G + 3(Pt) with the built up area 385.92 Sq.m. on Plot No.121, S.No.112, 114(New)/72,74(Old), Village Nilemore, Tal. Vasai, Dist.Thane, completed under the supervision of M/s. Arch. Designers & Consultants, Architects (License/ Registration No.CA/80/5859) and has been inspected on 31/08/2002 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificates No. CIDCO/VVSR/BP-2797/W/2080, dated 17/01/2001 issued by the CIDCO and permitted to be occupied subject to the following conditions :-

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कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२९, दूरध्वनी : २०२ २४३० / २०२ २४३१ फॅक्स : ०० २१ २२ २५०९
 तलय : सिडको भवन, सी.टी.डी.-वैलापूर, नवी मुंबई - ४०० ६१४, दूरध्वनी : ८५५ १३३१ (लाइन्स) फॅक्स : ०० २१ २२ २५०९

CIDCO VVSR
 2002

458-8
 पुणे नगरपालिका 12370/1000
 28/1/2012

पत्रिका

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नगरपालिका कार्यालय, दुसरा मजला, मराई (पूर्व), जि. ठाणे ४०१ २१०. दूरध्वनी : (९११) - ३३४४८८ / ३३४४८९ फॅक्स : ३३४४८९ (एन टी डी. ६२५०)

ह: BP-2797/W/

- 2 - दिनांक :

3. Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Planning Authority to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.
4. You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
5. The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.
6. Also you shall submit a cloth mounted copy of the As-built drawings, without which the security deposit will not be refunded.

One set of as built drawing duly certified is returned herewith for your record.

S. V. Vaidya
 18/1/12
 (S.V. Vaidya)

EXECUTIVE ENGINEER (DP & VU)/C

AD

नांदणीकृत कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२१, दूरध्वनी : ३३४४८८ / ३३४४८९ फॅक्स : ३३४४८९ (एन टी डी. ६२५०)
 मुख्य कार्यालय : सिडको भवन, सी.बी.डी., बेलापूर, नवी मुंबई - ४०० ६९४, दूरध्वनी : ३३४४८८ / ३३४४८९ फॅक्स : ३३४४८९ (एन टी डी. ६२५०)

