

प्रा. ६५५

(१५)

23807 (1)

पावती क्र.

नोंदणी ३९ म.
Regn. 39 m

दस्तावेजाचा/अर्जाचा अनुक्रमांक 2329/1

दिनांक ३०/५/१९५१

दस्तावेजाचा प्रकार-

कराचिन्ना २. ६ 232.4000

सादर करणाराचे नाव-

२. 36. ६००१
महा प्रसाद गुप्ता सा. म. पु.

खालीलपमाणे फी मिळावी:-

- नोंदणी फी
- नकल फी (फोलियो)
- पुस्तकांनाची नकल फी
- उपासखर्च
- नकला किंवा शापने (कलम ६४ ते ६७)
- शोध किंवा निरीक्षण
- दंड-कलम २५ अन्वये
- कलम ३४ अन्वये
- प्रमाणित नकला (कलम ५७) (फोलियो)
- इतर फी (भागील पात्रावरील) बाब क्र.

8360/-

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Received Regn. fee by Challan / Demand Draft / Pay Order vide No. १५ ३०/०५/५१
 Payee Bank एक्कूण .. 2329/1
 Rs 2329/-
 (Subject to presentation) नोंदणीकृत डाके पाठवली जाईल.
 (भागील पात्रावरील) या कार्यालयात पाठवली जाईल.
 Mahesh
 Sub. निबंधक ठाणे
 नावे नोंदणीकृत डाके पाठवली जाईल.

दस्तावेज

नकल

दस्तावेज खाली नाव दिलेला व्यक्तीच्या

नावे नोंदणीकृत डाके पाठवली जाईल.

सादर

Ward No. 17
 Revenue Village Goddev
 Survey No. 14.12.54.1.10317
 Flat/Shop Office No. 21002
 Area Built up. 264 sq. ft X 900
 No. of Floors of Bldg. Grat
 Consideration. 2,32,500/-
 Market Value. 2,37,500/-
 Stamp Duty. 2,380/-
 Paid. ✓

Rs Two thousand three hundred eighty

Mahesh
 PROVER OFFICER
 COLLECTOR OF STAMPS
 THANE

AGREEMENT FOR SALE

ARTICLE OF AGREEMENT made and entered into at Bhayandar, on this 24th day of May, 2001 BETWEEN: **M/s. SONAM BUILDERS** a partnership firm, having its office at **A/304, Aakash Ganga, Devchand Nagar Road, Bhayandar (West), Thane-401 101**, hereinafter called as **"THE BUILDERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the said firm, its partner or partners from time to time and their respective heirs, executors, administrators and assigns) of the FIRST PART AND Mahesh Prasad Gupta Ganesh Dham Bldg R. No-7, B. P. Road, New Shiv Sena, office Bhayandar (West)

Golden Nest

Mahesh

OFFICE OF THE
 JOINT DISTRICT REGISTRAR
 THANE, MAHARASHTRA
 MAH/CCRA/DIST/003

INDIA
 281986
 0002380
 SPECIAL
 -8.5.2001
 00040
 MAHARASHTRA

110843221311

hereinafter referred to as **THE PURCHASER/S** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their respective heirs, executors, administrators and assigns) of the **OTHER PART**.

AND WHEREAS originally 1) Mr. Vency Francis Correa, 2) Georgey Francis Correa, 3) Lissy Franky Correa, 4) Luiza John Ghonsalves, 5) Cibei Melton Misquitta, were the owners of land bearing Old Survey No. 53, New Survey No. 14, Hissa No. 6, admeasuring 3049 sq. yards, i.e. equivalent to 2550 sq. meters, situate, lying and being at Village Goddeo, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane, (hereinafter referred to as '**THE SAID FIRST PROPERTY**').

AND WHEREAS by an Agreement for Sale, dated 29th day of July, 1988, the said Mr. Vency Francis Correa and others had agreed to sell the said first property to one M/s. Laj Developers at the price and on the terms and conditions therein contained.

AND WHEREAS in pursuance to the said Agreement for Sale, dated 29th day of July, 1988, the said Mr. Vency Francis Correa and others had executed an Irrevocable General Power of Attorney, in favour of partners of the said M/s. Laj Developers, conferring upon them several powers inter-alia power to sell the said first property to the person or persons of their choice.

AND WHEREAS by an Agreement for Sale, dated 17th day of January, 1994, the said M/s. Laj Developers, in its turn agreed to sell the said first property to 1) Smt. Malti V. Tripathi, 2) Smt. Vijayalaxmi R. Shukla and 3) Shri Devendra Kumar Tiwari at the price and on the terms and conditions therein contained.

AND WHEREAS in pursuance to the said Agreement for Sale, dated 17th day of January, 1994, the said M/s. Laz Developers had executed an Irrevocable General Power of Attorney in favour of the said Smt. Malti V. Tripathi and others, conferring upon them several powers inter-alia power to sell the said first property to the person or persons of their choice.

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SONAM BUILDERS

AND WHEREAS by an Agreement for Sale, dated 20th day of September, 1994, the said Smt. Malti V. Tripathi and others, in their turn agreed to sell the said first property, to M/s. Sonam Builders, being the Builders herein at the price and on the terms and conditions therein contained.

AND WHEREAS in pursuance to the said Agreement for Sale, dated 20th day of September, 1994, the said Smt. Malti V. Tripathi and others had executed an Irrevocable General Power of Attorney in favour of the Builders herein, conferring upon them several powers inter-alia power to develop the said first property by constructing building or buildings thereon and also to sell the flats/shops and other premises in the buildings to be constructed thereon to the intending buyers thereof.

WHEREAS originally one Shri Gopal Babu Keni was the absolute owner of several properties inter-alia land bearing Old Survey No. 57, New Survey No. 103, Hissa No. 7, admeasuring 3176 sq. yards, i. e. equivalent to 2625 sq. meters, situate, lying and being at village Goddeo, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane, (hereinafter referred to as THE SECOND PROPERTY).

AND WHEREAS by a Deed of Conveyance, dated 12th April, 1932, the said Shri Gopal Babu Keni had sold and transferred the said second property to one Mr. Jimmi Correa for the consideration mentioned therein.

AND WHEREAS since 1932, the said property was in exclusive physical possession of the said Mr. Jimmi Correa till his death and after the demise of the said Mr. Jimmi Correa, the said second property is in the possession of 1) Mrs. Sandra Christopher Henriques, 2) Mrs. Agatha Godfrey Mascaranes, 3) Mrs. Merlyn Terrance D'souza, 4) Smt. Celine Correa, 5) Shri Anthony James Correa, 6) Miss Anita James Correa and 7) Mr. Joe James Correa, being the legal heirs of late Mr. Jimmi Correa.

AND WHEREAS by an Agreement, dated 6/2/1994, the said Smt. Celine Correa, Shri Anthony James Correa, Miss Anita James Correa and Mr. Joe James Correa have agreed to sell their undivided right, title, interest and share in the said second property to one Shri Vijay Mutreja at the price and on the terms and conditions therein contained.

GOLDEN NEST

AND WHEREAS by a Tripartly Agreement for Sale, dated 15th June, 1995, the said Smt. Celine Correa, Mr. Anthony James Correa, Miss Anita James Correa and Shri Joe James Correa, with the consent and confirmation of the said Shri Vijay Mutreja have agreed to sell their undivided right, title, interest and share in the said second property to M/s. Sonam Builders, being the Builders herein at the price and on the terms and conditions therein contained.

AND WHEREAS in pursuance to the said Agreement for Sale, dated 15th day of June, 1995, the said Smt. Celine Correa, Mr. Anthony James Correa, Miss Anita James Correa and Mr. Joe James Correa had executed an Irrevocable General Power of Attorney in favour of the Builders herein, conferring upon them several powers inter-alia power to develop the said second property by constructing building or buildings thereon and also to sell the flats/shops and other premises in the buildings to be constructed thereon to the intending buyers thereof.

AND WHEREAS by an Agreement for Sale, dated 15th May, 1997, the said 1) Mrs. Sandra Christopher Henriques, 2) Mrs. Agatha Godfrey Mascaranes and 3) Mrs. Merlyn Terrance D'souza, have agreed to sell their undivided right, title, interest and share in the said second property to Shri Bharat Mithalal Jain, Prop. of M/s. Sonam Builders at the price and on the terms and conditions therein contained.

AND WHEREAS in pursuance to the said Agreement for Sale, dated 15th day of May, 1997, the said 1) Mrs. Sandra Christopher Henriques, 2) Mrs. Agatha Godfrey Mascaranes and 3) Mrs. Merlyn Terrance D'souza, had executed an Irrevocable General Power of Attorney in favour of the said Shri Bharat M. Jain, Prop. of M/s. Sonam Builders, conferring upon him several powers inter-alia power to develop the said second property by constructing building or buildings thereon and also to sell the flats/shops and other premises in the buildings to be constructed thereon to the intending buyers thereof.

AND WHEREAS subsequently, the said proprietorship business has converted into partnership firm known as Sonam Builders in order to develop the several properties including the said second property.



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AND WHEREAS originally 1) Shri Abid A. Patel, 2) Pramilaben Nathalal Shah, 3) Harish Nathalal Shah, 4) Motilal Nathalal Shah, 5) Suresh Nathalal Shah, 6) Laxmibai Rasiklal Shah, 7) Vijay Prakash Gujjar and 8) Usha Himatlal Bhodiya were the joint owners of land bearing Old Survey No. 53, New Survey No. 14, Hissa No. 2, admeasuring 4295.5 sq. yards, i.e. equivalent to 3550 sq. meters and Old Survey No. 53, New Survey No. 14, Hissa No. 5, admeasuring 2541 sq. yards, i.e. equivalent to 2100 sq. meters, situate, lying and being at Village Goddeo, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane, (hereinafter referred to as 'THE SAID THIRD PROPERTIES').

AND WHEREAS by an Agreement, dated 15th day of April, 1994, the said Shri Abid A. Patel and eight others had agreed to sell several properties inter-alia the said third properties to M/s. Rainbow Realtors at the price and on the terms and conditions therein contained.

AND WHEREAS in pursuance to the said Agreement, dated 15th April, 1994, the said Shri Abid A. Patel and others had executed an Irrevocable General Power of Attorney in favour of partners of the said M/s. Rainbow Realtors, conferring upon them several powers inter-alia power to sell the said third properties to the person or persons of their choice.

AND WHEREAS by an Agreement for Sale cum Development, dated 27th day of August, 1994, the said M/s. Rainbow Realtors, in its turn agreed to sell several properties inter-alia the said third properties to M/s. Sonam Builders, being the Builders herein at the price and on the terms and conditions therein contained.

AND WHEREAS in pursuance to the said Agreement for Sale cum Development, dated 27th day of August, 1994, the said M/s. Rainbow Realtors had executed an Irrevocable General Power of Attorney in favour of the Builders herein, conferring upon them several powers inter-alia power to develop the said third properties by constructing building or buildings thereon and also to sell the flats/shops and other premises in the buildings to be constructed thereon to the intending buyers thereof.

 AND WHEREAS originally 1) Mr. Bernard A. Noronha, 2) Mrs. Edma Bernard Noronha, 3) Mr. Arthor Bernard Noronha and 4) Mr. Nestor

Bernard Noronha, were the owners of several properties inter-alia land bearing Old Survey No. 344, New Survey No. 15, Hissa No. 2(Part), admeasuring 6957.5 Sq. Yards, i.e. equivalent to 5817 sq. meter situate, lying and being at village Goddeo, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane, (hereinafter referred to as 'THE SAID FOURTH PROPERTY').

AND WHEREAS by an Agreement for Sale cum Development, dated 1st day of September, 1994, the said Mr. Bernard A. Noronha and others had agreed to sell several properties inter-alia the said fourth property to Shri Kuldeep R. Sanghai, the Proprietor of M/s. R. K. Constructions, at the price and on the terms and conditions therein contained.

AND WHEREAS in pursuance to the said Agreement for Sale cum Development, dated 1st September, 1994, the said Mr. Bernard A. Noronha and others had agreed to executed an Irrevocable General Power of Attorney, in favour of the said Shri Kuldeep R. Sanghai, Proprietor of M/s. R. K. Constructions, conferring upon him several powers inter-alia power to sell the said fourth property to the person or persons of his choice.

AND WHEREAS by an Agreement for Sale, dated 17th day of October, 1994, the said Shri Kuldeep R. Sanghai, Proprietor of M/s. R. K. Constructions, in his turn agreed to sell several properties inter-alia the said fourth property to M/s. Sonam Builders, being the Builders herein, at the price and on the terms and conditions therein contained.

AND WHEREAS in pursuance to the said Agreement for Sale, dated 17th day of October, 1994, the said Shri Kuldeep R. Sanghai, Proprietor of M/s. R. K. Constructions had executed an Irrevocable General Power of Attorney in favour of the Builders herein, conferring upon them several powers inter-alia power to develop the said fourth property by constructing building or buildings thereon and also to sell the flats/shops and other premises in the buildings to be constructed thereon to the intending buyers thereof.

AND WHEREAS for the sake of brevity, the said first, second, third and fourth properties are more particularly described in the First Schedule

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SONAM BUILDERS

hereunder written, hereinafter collectively referred to as THE SAID PROPERTIES.


AND WHEREAS the said Agreements and Power of Attorneys executed by an between the parties thereto as stated hereinabove are valid, legal, subsisting and same are in full force and effect.


AND WHEREAS the said properties, described in the First Schedule hereunder written are contiguous properties, as a result, the Builders herein had got approved a Layout of several properties inter-alia the said properties, more particularly described in the First Schedule hereunder written in order to construct buildings, row houses and shops in the name and style of "Golden Nest" Phase-VIII.

AND WHEREAS in the name of owners of the respective properties described hereinabove, the Builders have already taken the necessary permissions and sanctions in respect of the said properties, more particularly described in the First Schedule hereunder written from the Dy. Collector and the Competent Authority, Thane under the provision of Urban Land (Ceiling and Regulation) Act, 1976.

AND WHEREAS the Mira Bhayandar Municipal Council, by its letter, No. NF/NR/2314/120/95-96, dated 5/4/1995 was pleased to sanction the plan of the buildings to be constructed on the approved Layout comprising the said properties, more particularly described in the First Schedule hereunder written.

AND WHEREAS the Collector of Thane by his Order No.Revenue/ K-1/T-7/NAP/SR/154/95, dated 25/11/1997, was pleased to grant N. A. permission u/s. 44 of the Maharashtra Land Revenue Code, 1966 in respect of properties, more particularly described in the First Schedule hereunder written.

 AND WHEREAS the Mira Bhayandar Municipal Council, by its letter No.NF/NR/1729/2076/98-99, dated 16/6/1998 has granted the Commencement Certificate in respect of the buildings to be constructed on the said properties, more particularly described in the First Schedule hereunder written.

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GOLDEN NEST

AND WHEREAS as per the said permissions and orders granted by the Authorities concerned and as a result of the said Agreements and Power of Attorneys executed by and between the parties thereto as stated hereinabove, the Builders herein are entitled and enjoyed upon to construct buildings on the said properties in accordance with the said order and permissions granted by the concerned authorities.

AND WHEREAS the Builders have proposed to construct on the said properties, more particularly described in the First Schedule hereunder written new multistoried buildings known as **GOLDEN NEST, Phase-VIII**, (hereinafter referred to as the 'SAID BUILDINGS').

AND WHEREAS in the premises aforesaid, the Builders alone have the sole and exclusive right to sell the Flats/Shops and other premises in the said buildings to be constructed by the Builders on the said properties and to enter into agreement with the Purchasers of the flats and shops and to receive the sale price in respect thereof.

AND WHEREAS the Flat/Shop/Row House Purchaser demanded from the Builders and the Builders have given inspection to the Flat/Shop/Row House Purchaser of all the documents of title relating to the said properties, the said orders and permissions granted by the Authorities concerned, and the Agreements and Irrevocable General Power of Attorney executed by and between the parties thereto and also buildings plans, designs and specifications and of such 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 the Rules made thereunder.

AND WHEREAS the copies of Certificate of title issued by the Advocate of the Builders, copies of Village forms VI or VII and XII or any other relevant revenue record showing the nature of title of the Builders to the said properties described in the First Schedule hereunder written and copies of the said plans approved by the concerned authorities have been annexed hereto.

AND WHEREAS the Builders have accordingly commenced construction of the said buildings in accordance with the permission and orders granted by the authorities concern.

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SONAM BUILDERS

AND WHEREAS the Flat/Shop/Row House Purchaser applied to the Builders for a allotment to the Purchaser Row House/Flat/Shop No. 002, admeasuring 310 Sq. Feet (Super Built-up/Built-up/Carpet) on the Ground floor in L Wing of the Building No. — in the complex known as GOLDEN NEST, Phase-VIII to be constructed by the Builders on the properties described in the First Schedule hereunder written and declared that neither the said Flat/Shop Purchaser nor the members of the Flat/Shop Purchasers family own a tenement or a house or building within the limit of the Mira-Bhayandar Municipal Council and agreed that the Flat/ Shop/ Row House purchaser shall not resell or transfer the said Flat/ Shop/ Row House for a period of Two years from the date of execution of the Agreement of the said Flat/ Shop/ Row House.

AND WHEREAS relying upon the said application, declaration and agreement, the Builders agreed to sell to the Flat/Shop Purchaser a Flat/Shop/ Row House at the price and on the terms and conditions hereinafter appearing.

AND WHEREAS under section 4 of the said Act, the Builders are required to execute a written Agreement for Sale of the said Flat/Shop/ Row House to the Flat/Shop/ Row House Purchasers being in fact these presents and also to register the said Agreement under the Registration Act.

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

1. The Builders shall construct the said buildings known as GOLDEN NEST, PHASE-VIII on the said properties in accordance with plans, designs, specifications approved by the local authority which have been seen and approved by the Purchaser with only such variations and modifications as the Builders may consider necessary or as may be required by the concerned local authority for which the Purchaser hereby gives consent.
2. The Purchaser hereby agrees to purchase and the Builders hereby agree to sell Row House/Flat/Shop No. 002 of an area admeasuring 310 sq. feet. (Carpet/Built-up/Super Built-up), on the Ground Floor, in L Wing, in the Building No. — in the complex known as GOLDEN NEST, Phase-VIII and more particularly described in the Second Schedule hereunder written. (hereinafter called "the said Premises").



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Make...

GOLDEN NEST

3. The Purchaser shall pay to the Builders a sum of Rs. 2,32,500/- (Rupees Two Lacs thirty two thousand five hundred). Only as the purchase price in respect of the said premises apart from other payments to be made by the Purchaser under this Agreement to the Builders. The Purchase price shall be paid by the purchaser to the Builders in the following manner.

- a) Rs. 34,875/- as Earnest Money on or before the execution of this Agreement.
- b) Rs. -/- on completion of footing work.
- c) Rs. 34,875/- On completion of Plinth work.
- d) Rs. 25,575/- On completion of the 1st Slab
- e) Rs. 25,575/- On completion of the Second Slab
- f) Rs. 25,575/- On completion of the Third Slab.
- g) Rs. 25,575/- On completion of the Fourth Slab
- h) Rs. 25,575/- On completion of the Fifth Slab
- i) Rs. 11,625/- On completion of Brick Work.
- j) Rs. 11,625/- On completion of external Plastering work.
- k) Rs. -/- On completion of internal Plastering.
- l) Rs. 6,975/- On completion of Tiling.
- m) Rs. 4,650/- On giving POSSESSION of the premises

4. IT IS HEREBY EXPRESSLY AGREED that the time for payment of each of the aforesaid instalments of the purchase price shall be the essence of the contract. In the event of the Purchaser making any default in payment of any of the installments of the purchase price, the Builders will be entitled to terminate this Agreement and in that event to refund to the Purchaser all the money paid by the purchaser as purchase price hereunder without

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SONAM BUILDERS

any interest only after the said premises is sold to another party as the Builders may determine and after the Builders shall have received the payment from the New Purchaser of such premises, and the Builders shall also be entitled to deduct outgoings in respect of the said premises and the loss or damages, if any, sustained by the Builders and in the event of such termination of the Agreement for the said default, the purchaser will have no right whatsoever on such premises.

5. Without, prejudice to the above and the Builders other rights under this agreement and/or in law the purchaser shall be liable to pay to the Builders interest at the rate of 24% per annum on all amounts due under this Agreement if such amounts remain unpaid for seven days or more after becoming due.

6. The Builders agree to give possession of the said premises to the Purchaser on or before the 31st day of May 2002, subject to the availability of cement, steel, water for construction or other building materials and subject to strike, civil commotion or any act of God such as Earthquake, flood or any other natural calamities and act of enemy or other cause beyond the control of the Builders. If however, the Builders are not able to give possession of the said premises to the Purchaser owing to unavoidable circumstances, the Purchaser shall not be entitled to do any damages whatsoever he/she shall be entitled to receive back the money paid by him/her to the Builders towards the price of the said premises without interest thereon.

7. Any Addition and alteration in the said premises and/or in respect of the specifications and amenities by the Purchaser, if agreed by the Builders, shall be carried out at the risk and extra cost of the Purchaser which shall be paid in advance to the Builders.

8. Nothing contained in this Agreement, shall be construed so as to confer upon the Purchaser any rights title or interest of any kind whatsoever into or over the said property or building or any part thereof of the said premises such conferment shall take place only on execution of conveyance in favour of such co-operative



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Maresh Prasad Gupta
Ganesh Dham Bldg. R. NO-7,
B.P. Road, Near Shiv Sena
Office,
Bhayandar (East)

56. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the Maharashtra Ownership Flats (Regulation of the Promotion of the Construction etc.) Rules 1964 or any modifications, orders and notifications issued by the competent authority under the Ownership Flats Act and for the time being in the force or any other provisions of law applicable thereto.


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

THE FIRST SCHEDULE ABOVE REFERRED TO :

Sr.No.	Old Survey No.	New Survey No.	Hissa No.
1	53	14	2
2	53	14	5
3	53	14	6
4	344	15	2/P
5	57	103	7

situate, lying and being at village Goddeo, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane.

THE SECOND SCHEDULE ABOVE REFERRED TO


A Flat/Shop/Rew House bearing No. 002 admeasuring 310
Sq. Feet (Built-up/Super Built-up/Carpet) on the 6th floor in
h Wing in the Building No. ----- in the complex known
as **GOLDEN NEST**, Phase No. VIII to be constructed on the properties
described in the First Schedule hereinbefore written.

GOLDEN NEST

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SIGNED, SEALED AND DELIVERED

by the withinnamed "BUILDERS"

M/s. SONAM BUILDERS

through its Partners

Mr. Bharat M. Jain



in the presence of

SIGNED, SEALED AND DELIVERED

by the withinnamed "PURCHASERS"

Maresh Praveen Gupta



in the presence of

1.

2.

SONAM BUILDERS

मिरा-भाईंदर नगरपालिका



मुख्य कार्यालय, भाईंदर (पश्चिम)

छत्रपती शिवाजी महाराज मार्ग, भाईंदर (पश्चिम). पिन कोड नं. ४०१ १०१.

जा. क्र. जापा/मिर/१७८२/२०७६/६८-६६ दि. १६/६/१८

वाचले :- १) श्री श्रीमती मे. नकाशा अर्जिंदर

यांचा दि. ६/१२/१८ चा अर्ज.

२) अर्बन लॅन्ड सिलिंग खालील सक्षम प्राधिकारी नागरी संकुलन ठाणे यांच्याकडील आदेश

क्र. यु. एल. सी. / टी. अ. १३३३/१९९२ आर. ६८ १२-३ ७०२२

दि. ३१/१०/१८ ची मंजूरी.

३) मे. जिल्हाधिकारी सी. ठाणे यांचेकडील आदेश क्रमांक महसूल ७५४-१९८६/१५४६

१५४६-१५४६ दि. २५/११/१८ ची अकृषिक मंजूरी.

४) मिरा-भाईंदर नगरपालिका परिषद जा. क्रमांक जापा/मिर/२३१३/१२०/१५-६६

दि. ५/४/१५ अकृषिक मंजूरी.

५) क्र. यु. एल. सी. २०/१५४६-७६८, ७५६, ७७१, ७७०, ७६८ दि. २०/११/१८

१५४६-१६८, १६८ दि. २१/१०/१८ आर. ६३३ २१३ दि. ६/३/१५ आर. ६५८ दि. ६/३/१५ आर. ६५२ दि. १०/३/१५ ची मंजूरी.

—: आदेश :—

जुल्ल्या सधें नं. पुपाट ८१ ५३/२, ३, ४, ५, ६, ७, ८, ९, १०, ११, १२, १३, १४, १५, १६, १७, १८, १९, २०, २१, २२, २३, २४, २५, २६, २७, २८, २९, ३०, ३१, ३२, ३३, ३४, ३५, ३६, ३७, ३८, ३९, ४०, ४१, ४२, ४३, ४४, ४५, ४६, ४७, ४८, ४९, ५०, ५१, ५२, ५३, ५४, ५५, ५६, ५७, ५८, ५९, ६०, ६१, ६२, ६३, ६४, ६५, ६६, ६७, ६८, ६९, ७०, ७१, ७२, ७३, ७४, ७५, ७६, ७७, ७८, ७९, ८०, ८१, ८२, ८३, ८४, ८५, ८६, ८७, ८८, ८९, ९०, ९१, ९२, ९३, ९४, ९५, ९६, ९७, ९८, ९९, १००

येथील नियोजित बांधकामाचा नकाशा श्री श्रीमती मे. नकाशा अर्जिंदर यांनी दि. ०६/१०/१८ रोजी दाखल केले होते. सदर कामी मे. सक्षम प्राधिकारी

नागरी संकुलन ठाणे यांच्याकडून दि. ३१/१०/१८ २६/१०/१८ २१/१०/१८ जंरु ती मंजूरी घेतलेली आहे.

तसेच सदर प्लॅन एन. अ. (अकृषिक वापराकरीता) नगरपालिकेने जा. क्र. जापा/मिर/२३१३/१२०/१५-६६

दि. ५/४/१५ ने मंजूर केलेले होते. अर्जदार यांना मे. जिल्हाधिकारी ठाणे यांचेकडील

आदेश क्र. महसूल ७५४-१९८६/१५४६ दिनांक २५/११/१८

ने रेशाकनास व अकृषिक वापरास मंजूरी मिळालेली आहे. या सधें बांधकामाचा विचार करून अर्जदारास महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४५ नुसार खालील अटी शर्तीवर बांधकाम सुरु करण्यास मंजूरी देणेत येत आहे.

१) बांधकाम इकडील पत्र क्र. जापा/मिर/२३१३/१२०/१५-६६ दि. ५/४/१५ ने सोबत

मंजूर केलेल्या प्लॅन प्रमाणे करणे आवश्यक आहे.

२) इकडील पत्र क्र. नपा/वि/२३११/१२०/९५.८८ दि. ५/७/९५ मधील अटीवरीचे पालन करण्याची जबाबदारी अर्जदार ह्यांची असून त्याच उल्लेखन झाल्यास परवानगी रद्द केली जाईल व त्याची जबाबदारी अर्जदारावर राहिल.

३) मे. जिल्हाधिकारी सा. ठाणे यांचेकडील आदेश दि. १५/११/९० चे पालन करण्याची जबाबदारी अर्जदाराची असून अन्य संबंधीत कायद्याची पूर्तता करण्याची जबाबदारी अर्जदारावर राहिल.

४) प्लॅथ सर्टीफिकेट न घेता पुढील बांधकाम सुरु ठेवल्यास परवानगी रद्द करण्यात येईल.

५) सदर बांधकामाची मुदत दि. १६/६/९८ पासून दि. १५/६/९९ पर्यंत राहिल.

६) सदर परवानगीची जास्तीत जास्त दोन वेळा नूतनीकरण करणेत येईल.

७) असेगपट्टा दाखल प्राप्त करणेपूर्वी गल्लानगर इलिकोन्स निगम लि. यांचे साहकृत दाखल सादर करावा.

८) नगरसेविका प्रशासन पत्रिका कथरा कुंठे वगैरे

९) वगैरे पीटलेदेवता लुधारीत पाणी पुस्तक गोठान कार्यन्वित रेलिग्यु नॉ देल्लान ग्रेटा वगैरे

१०) पिकाय नियंत्रण निगमावधि गुन्दा पुस्तक - मिरा-भाईंदर नगरपालिका परिषद लुधारीत कथे आवश्क आहे

११) नगरसेविका प्रशासन न्यायशास्त्र लुधारीत आवश्क आहे



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मुख्याधिकारी
मिरा भाईंदर नगरपालिका परिषद

क्र. गा.सं.प्र.नि.ग.सं. १/११-७/एमएपी/एसआर-१५६/१५
 जिल्हाधिकारी कार्यालय ठाणे
 दिनांक २५/११/१९९७

घाघले:- १. श्री. शशिवंता नागजीभाई पटेल व इतर यांचा दिनांक २२/९/९५ चा अर्ज व दिनांक ३१/१२/१९९६ चा फेर अर्ज.

२. तहसिलदार ठाणे यांचेकडील चौकशी अहवाल(१) क्र. जमिनबाब/२/वशी/ एसआर/२३६/९५, दिनांक ८/१०/९५ (२) क्रमांक/जमिनबाब/२/वशी-२५८०, दिनांक १९/८/१९९७
 ३. उप विभागीय अधिकारी, ठाणे विभाग, ठाणे यांचेकडील आदेश क्रमांक टीडी/६/कुज/वि.प. एस.आर.६६/९७, दिनांक ७/६/१९९७.

४. अपर जिल्हाधिकारी व सक्षम प्राधिकारी, ठाणे नागरी संकुलन ठाणे यांचेकडील आदेश क्रं. (१) युएलसी/टिओ/डब्ल्यू.एस.एन.एस/२०/एसआर-१६९, दिनांक २१/१०/९४
 (२) युएलसी/टिओ/डब्ल्यू.एस.एन.एस-२०/एसआर-६८, दिनांक ३१/१०/९४.
 (३) युएलसी/टिओ/मोडबंदर/एसआर-७३ मिरा एसआर-१०४, दिनांक ३०/८/९४
 (४) क्रं. युएलसी/टिओ/भाईदर/एसआर-५१५, दिनांक २३/७/९०
 (५) क्रं. युएलसी/टिओ/भाईदर/एसआर-४१८ + १०१८ दिनांक ७/३/९०
 (६) क्रं. युएलसी/टिओ/भाईदर/एसआर-१०५६, दिनांक २०/५/९५
 (७) क्रं. युएलसी/टिओ/डब्ल्यू.एसएनएस-२०/एसआर-७६८ दिनांक २९/१२/९४
 (८) क्रं. युएलसी/टिओ/डब्ल्यू.एसएनएस-२०/एसआर-७७६, दिनांक २९/१२/९४
 (९) क्रं. युएलसी/टिओ/डब्ल्यू.एसएनएस-२०/एसआर-७७१, दिनांक २९/१२/९४
 (१०) क्रं. युएलसी/टिओ/डब्ल्यू.एसएनएस/२०/एसआर-८५२, दिनांक १०/३/९५
 (११) क्रं. युएलसी/टिओ/डब्ल्यू.एसएनएस-२०/एसआर-१२३, दिनांक ३१/१०/९४
 (१२) क्रं. युएलसी/टिओ/डब्ल्यू.एसएनएस-२०/एसआर-७७०, दिनांक २९/१२/९४
 (१३) क्रं. युएलसी/टिओ/डब्ल्यू.एसएनएस-२०/एसआर-८३३, दिनांक ९/३/९५
 (१४) क्रं. युएलसी/टिओ/डब्ल्यू.एसएनएस-२०/एसआर-१६८, दिनांक २१/१०/९४
 (१५) क्रं. युएलसी/टिओ/डब्ल्यू.एसएनएस-२०/एसआर-८२२, दिनांक ६/३/९५
 (१६) क्रं. युएलसी/टिओ/डब्ल्यू.एसएनएस-२०/एसआर-७६९, दिनांक २९/१२/९४
 (१७) क्रं. युएलसी/टिओ/डब्ल्यू.एसएनएस-२०/एसआर-१७०, दिनांक २१/१०/९४
 (१८) क्रं. युएलसी/टिओ/डब्ल्यू.एसएनएस-२०/एसआर-८७८, दिनांक ६/५/९५
 (१९) क्रं. युएलसी/टिओ/डब्ल्यू.एसएनएस-२०/एसआर-२१३, दिनांक ९/५/९५
 (२०) क्रं. युएलसी/टिओ/डब्ल्यू.एसएनएस-२०/एसआर-७२२, दिनांक ३१/१०/९४
 (२१) क्रं. युएलसी/टिओ/डब्ल्यू.भाईदर/एसआर-८३, दिनांक ६/६/९५

अपर जिल्हाधिकारी व सक्षम प्राधिकारी ठाणे यांचेकडील पत्र क्रमांक युएलसी/टिओ/एटीपी/जगरला/९७, दिनांक ३०/७/९७

- शासनाने गृहनिर्माण व विशेष साहाय्य विभाग यांचेकडील पत्र क्रमांक
 (१) क्रं. मुदत-४२९७/प्र.क्र.२३६/नाजकथा-३, दिनांक २५ सप्टेंबर, १९९७
 (२) क्रमांक: मुदत-४२९७/प्र.क्र.२२२/नाजकथा-३, दिनांक २२ सप्टेंबर, १९९७
 (३) क्रमांक: मुदत-४२९७/प्र.क्र.२२३/नाजकथा-२, दिनांक २५ सप्टेंबर, १९९७
 (४) क्रमांक: मुदत-४२९७/प्र.क्र.२२४/नाजकथा-३, दिनांक २५ सप्टेंबर, १९९७



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स्टेट बन्केस गॅट कंपनीकडाला ना हरकत वाखला क्रमांक

(१) आरई/११८, दिनांक २६/३/९६ (२) आरई/११९ दिनांक २६/३/९६

(३) आरई/१२०, दिनांक २६/३/९६ (४) आरई/१२१, दिनांक २२/१/९५

(५) आरई/१२२, दिनांक १६/८/९६ (६) आरई/१२३, दिनांक १६/८/९६

(७) आरई/१२४, दिनांक ३०/८/९६ (८) आरई/१२५, दिनांक १६/८/९६

(९) आरई/१२६, दिनांक १६/९/९६ (१०) आरई/१२७, दिनांक २६/३/९६

(११) आरई/१२८, दिनांक २०/३/९६ (१२) आरई/१२९, दिनांक २६/३/९६

(१३) आरई/१३०, दिनांक १८/९/९६ (१४) आरई/१३१, दिनांक १८/९/९६

(१५) आरई/१३२, दिनांक २६/३/९६ (१६) आरई/१३३, दिनांक १६/८/९६

(१७) आरई/१३४, दिनांक १८/९/९६ (१८) आरई/१३५, दिनांक ४/७/९४

(१९) आरई/१३६, दिनांक १०/९/९६ (२०) आरई/१३७, दिनांक १८/९/९६

(२१) आरई/१३८, दिनांक ८/१०/९६ (२२) आरई/१३९, दिनांक १८/९/९६

(२३) आरई/१४०, दिनांक १२/१०/९६ (२४) आरई/१४१, दिनांक १२/१०/९६

(२५) आरई/१४२, दिनांक ८/१०/९६ (२६) आरई/१४३, दिनांक १६/८/९६

(२७) आरई/१४४, दिनांक १७/४/९७

८. मिरा-भाईंदर नगरपरिषद यांचेकडील बांधकाम परवानगी क्रमांक न.पा/नर/२३१/१२०/

९५-९६, दिनांक ५/४/९५ व बांधकाम परवानगाची मुदतवाढ पत्र क्रमांक न.पा/न.र/१०५/२३४५

९७-९८, दिनांक १३/५/९७.

९. जिल्हाधिकारी कार्यालयातील सामान्य शाखा (भूसंपादन विभाग) यांचेकडील

पत्र क्र. सामन्य/का-४/टे-३/भूसं/वावि-८७७/९३, दिनांक २०/८/९७.

आदेश

ज्याअर्थी श्री. शशिकांत नागजीभाई पटेल व इतर राहणार-गांडदेव, ता. ठाणे, जि. ठाणे या

ठाणे जिल्ह्यातील ठाणे तालुक्यातील मीजे- गोडदेव या ठिकाणी स.नं. जूना स.नं. ५५/१, नविन १२/१,

जूना स.नं. ५५/६, नविन १२/६, जूना स.नं. ५५/८, नविन १२/८, जूना स.नं. ५३/२, नविन १४/२,

जूना स.नं. ५३/३, नविन १४/३, जूना स.नं. ५३/८, नविन १४/८, जूना स.नं. ५३/५, नविन १४/५,

जूना स.नं. ५३/६, नविन १४/६, जूना स.नं. ५७/७, नविन १०३/७, जूना स.नं. ५४/१, नविन २१/१,

जूना स.नं. ५४/२, नविन स.नं. २१/२, जूना स.नं. ५४/३, नविन २१/३, जूना स.नं. ५४/४, नविन २१/४,

जूना स.नं. ५६/५, नविन स.नं. १३/५, जूना ५६/५, नविन १३/५, जूना ५६/७, नविन स.नं. १३,

जूना स.नं. ५६/६, नविन १३/६, जूना स.नं. ३४८/२, नविन १५/२, जूना स.नं. ५६/११,

नविन स.नं. १३/११, जूना स.नं. ३४८/६, नविन स.नं. १५/६, जूना स.नं. ७२/३, नविन ९/३,

जूना स.नं. ७४/५, नविन स.नं. १०/५, जूना स.नं. ७४/५, नविन १०/५, जूना स.नं. ७४/७,

नविन स.नं. १०/७, जूना स.नं. ७४/८, नविन स.नं. १०/८, जूना स.नं. ७४/११, नविन १०/११,

जूना ७४/२, नविन ११/२, जूना स.नं. ७५/८, नविन ११/८ मधील आपल्या मालकीच्या जमिनीतल

५७३००-०० नो.मा. एवढ्या जागेना रहिवास व वाणिज्य या विंगरशांतका प्रयोजनार्थ वापर करण्याची

परवानगी मिळण्याबाबत अर्ज केलेला आहे.

ज्याअर्थी, आता महाराष्ट्र जमिन महसुल अधिनियम १९६६ चे कलम ४४ अन्वये

जिल्हाधिकारी ठाणे यांच्याकडे निधीत करण्यात आलेल्या अधिवारांना वापर करून उक्त जिल्हाधिकारी,

यांच्या श्री. शशिकांत नागजीभाई पटेल (२) फा.सं.स. मर्यादा बृद्धी (३) आंध्र ए.पी.टी. व इतर

(४) रमेश गजानन पाटील व इतर (५) रमेशशिव अंतोन गोमर (६) ज्ये.सी. फ्रान्सीस गोरीया

(७) नारायण गोपाळ विष्णू (८) वसंतरावें पापटवाल शाहा (९) लक्ष्मण धामंदर नाईक व इतर

पालन करूनच विकणे किंवा अशा शतीनुसारच त्याची अन्य प्रकारे विलेखाट साधणे आणि त्याने केलेल्या विलेखात तसा खास उल्लेख करणे हे त्याने गर्तव्य असेल.

५) मिरा-भाईदर नगरपालिका परिषद यांनी मंजूर केलेल्या स्थळ आराखड्यात आणि किंवा नकाशात नकाशात निर्दिष्ट केलेल्याप्रमाणेच इतक्या जोते दोघावर चांगणनाम मारण्याविषयी ही परवानगी आलेली आहे. सदर भूखंडातील नकाशात दर्शविल्याप्रमाणेच उर्वरित क्षेत्र विना बांधनाम मारणे पाहिजे.

६-अ) प्रस्तावित बांधकाम नकाशात दर्शविलेल्या मजल्यापेक्षा जास्त मजल्याने असू नये.

७) प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) यांच्या बांधकामास सुरवात करणे अनुज्ञाग्राही व्यक्तीने (ट्रॅडीने) महानगरपालिका यांची असे बांधकाम करण्याविषयीची परवानगी मिळविणे हे अशा व्यवतीवर बांधनकारक असेल.

८) अनुज्ञाग्राही व्यक्तीने मिरा-भाईदर नगरपालिका परिषद यांनी मंजूर केलेल्या नकाशात दर्शविल्या सिमांतिक मोकळे अंतर (ओपन मार्जिनल डिस्टन्सेस) सोडले पाहिजे.

९) या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा शेतकी प्रयोजनासाठी चापर करण्यास सुरवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढवित आला असेल तर ती गोष्ट अलाहिदा.

अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे न केले्यास ही परवानगी रद्द करण्यात आली असल्याने सामना येईल.

१०) अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे विगर शेतकी प्रयोजनार्थ चापर करण्यास ज्या दिनांकास सुरु केली असेल आणि किंवा ज्या दिनांकास त्याने अशा जमीनीच्या चापरात बदल केला असेल तर तो दि त्याने एक महिन्याच्या आंत तलाठया मार्फत ठाणे तहसिलथरास कळविले पाहिजे. जर तो असे करत नसेल तर महाराष्ट्र जमीन महसुल (जमीनीच्या चापरातील बदल व विगर शेतकी आकारणी) च्या १९६९ मधील नियम ६ अन्वये त्यांच्यावर कार्यवाही करण्यास असा अनुज्ञाग्राही पात्र ठरेल.

११) अशा जमीनीचा त्या प्रयोजनार्थ चापर करण्यास अनुज्ञाग्राहीस परवानगी देण्यांत आली असे प्रयोजनार्थ चापर करण्यास प्रारंभ करण्याच्या दिनांका पासून सदर अनुज्ञाग्राहीने त्या जमीनीच्या दर चौ.मी. मागे रक्कस ०-१९-७ व वाणिज्य ०-३९-४ रुपये या दराने विगर शेतकी आकारणी पाहिजे. अशा जमीनीच्या चापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्या प्रमाणेच दराने विगर शेतकी आकारणीच्या हमीनी मुदत अत्रुन समाप्त व्हावयाची आहे ही गोष्ट विना संशय येणार नाही.

१२) दि. ३१.३.१९९१ गेची अस्तीत्वांत असलेल्या दराने अकृषिक आकारणी सदर आदेशाच्या १९९१ च्या १९६६ मधील तरतुदीनुसार आणि अनुषंगाने वेळोवेळी तयार करण्यांत आलेल्या प्रचलित नियमानुसार दि. १.८.१९९१ पासून अकृषिक आकारणीचे जे सुधारीत प्रमाणदर अंगलात येतील त्या दरानुसार आकारणीची रक्कम भरणे परवानगी घ्यावयाची राहिल. तसेच दि. १.८.१९९१ पासून निर्दिष्ट केलेल्या आदेशान्वये जरी सुधारीत अकृषिक आकारणीचे दर मंजूर केले असले तरी अस्तित्वांत येणारे दर याच परवानगी रक्कम भरणे परवानगी घ्यावयाची राहिल. त्याच प्रमाणे रंगांतरीत कराने परवानगी रक्कम भरणे हे देखील अनुज्ञाग्राही याचेवर बांधनकारक राहिल.

१३) जमीनीच्या विगर शेतकी चागरास सुरवात केल्या पासून एक महिन्याच्या आंत अनुज्ञाग्राही जमीनीच्या मोजणीची परीक्षित पाहिजे.

१४) गुणवत्ता विभागाकडून जमीनीची मोजणी करण्यांत आल्या नंतर असा जमीनीत विविध क्षेत्र आढळून येईल अितक्या क्षेत्रफळानुसार या आदेशात आणि समक्षमध्ये नमूद केलेले क्षेत्र रक्कम शेतकी आकारणी यास घेण्यात येणारी असेल.

Handwritten signature and circular stamp.

(५)

Handwritten signature and scribble at the bottom.

१५) सपर जमीनीच्या बिगर शेतकी वापरात प्रारंभ केल्याच्या दिनांका पासून दोन वर्षांच्या मर्यादापेक्षा अनुशासनाधीने अशा जमीनीत आतश्यात ही शारत बांधणी पाहिजे. अन्यथा सपरतु आदेश रद्द झाल्यापासून येईल. व अनुशासनाधी यांना अकृषिक परवानगासाठी नव्याने अर्ज सादर करावा लागेल.
१६) पुर्विन मंजूर केलेल्या नगरशावरहुतुग आगोरन बांधलेल्या शारतीत अनुशासनाधीने नोपतीही भर घालता कामा नये. किंवा तो मध्ये काणताही फेरबदल करता कामा नये. मात्र अशा भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांनीपरवानगी घेतली असेल आणि अशा भरीने किंवा फेरबदलाने नकाशं मंजूर करून घेतले असतील तर तो गोष्ट घेऊन.

१७) अनुशासनाधी व्यवतीने आजुनाजुच्या परिसरांत अस्वच्छता व पाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चांने आपली पाणी पुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.

१८) जमीनीच्या बिगर शेतकी वापरात प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या कालावधीत अनुशासनाधी व्यवतीने महाराष्ट्र जमीन महसुला (जमीनीच्या वापरात बदल व बिगर शेतकी आकारणी) नियम १९६९ यांतल अनुसूची पाच मध्ये दिलेल्या नमुन्यांत एक सनद करून देऊन तीत या आदेशांतल सर्व शर्ती समाविष्ट करणे त्यास बांधनगरक असेल.

१९अ) या आदेशात आणि सनदामध्ये नमुद केलेल्या शर्तीपैकी काणत्याही शर्तीचे अनुशासनाधी व्यवतीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबन्धाने असा अनुशासनाधी ज्या नोपत्याही शास्तीस पात्र ठरेल त्या शास्तीस बांध येऊ न देता ठाण्याच्या जिल्हाधिका-यास तो निषिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भुखंड अर्जापरांच्या ताब्यात राहु देण्याचा अधिकार असेल.

१९ब) वरील खंड अ मध्ये काहीही अंतर्भूत असले तरीही त्या परवानगीच्या तरतुदी विरुद्ध जाऊन नोपतीही श्मारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा अशा तरतुदी विरुद्ध या श्मारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर विनिषिष्ट मुदतीच्या आंत अशा रीतीने उभारलेली श्मारत नव्हतु टाकण्या विषयी किंवा तीत फेरबदल करण्या विषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असेल. तसेच ठाण्याच्या जिल्हाधिका-याला अशी श्मारत किंवा बांधकाम काढुन टाकण्याचे किंवा तीत फेरबदल करण्याने काम करवुन गेण्याच्या किंवा त्या प्रीत्यर्थ आलेला खर्च अनुशासनाधी व्यक्तीकडुन जमीन महसुलाची थकबाकी म्हणुन वसूल करुन घेण्याचा अधिकार असेल.

२०) दिलेली ही परवानगी मुबई वुळवहियाट व शेतजमिन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इत्यादी सारख्या त्या त्यावेळी अंमलात असलेल्या इतर काणत्याही कायद्याने काणतोही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागु होतील त्या बाबींच्या अधिन असेल.

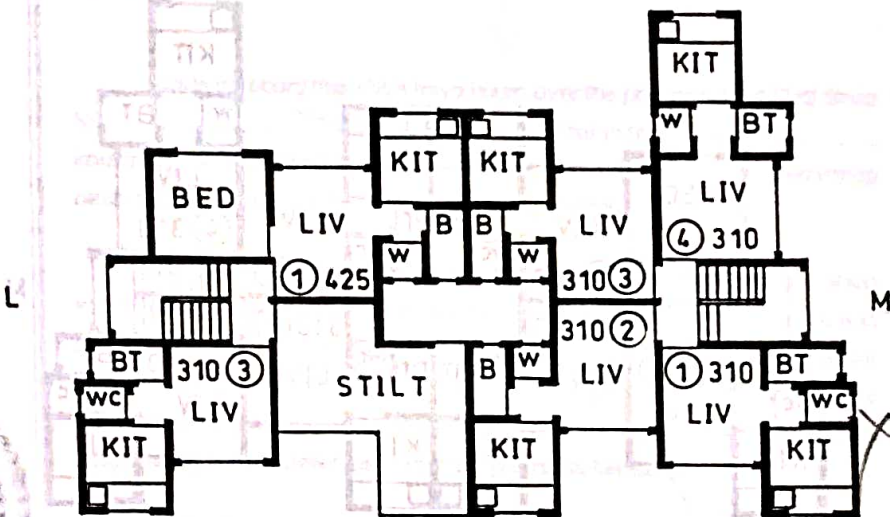
२१) हा आदेश निर्गमित केल्याच्या दिनांका पासून तोस दिवसांच्या आंत बिगर शेतकी आकारणीच्या तिपट रक्कम म्हणजे र ३६३५८/- (अक्षरी रुपये छत्तीस हजार तिनशे अठ्ठवेन्न मात्र)इतकी रक्कम रूपांतर कर (कन्व्हर्शन टक्स) म्हणुन अनुशासनाधी व्यवतीने भरली पाहिजे. जर अरो करण्यात तो कररु नरेल तर ही बिगर शेतकी वापराबाबत देण्यांत आलेली परवानगी रद्द होण्यास पात्र ठरेल. या करानी रक्कम संबंधित तहसिलदारकडे भरली पाहिजे.

२२) अनुशासनाधी यांनी बिगर-शास्त्र नगरपालिका बांधलेल्या मंजूर नगरशावर हुतुग बांधकाम ठेवले पाहिजे.

२३) अनुशासनाधी यांनी बिगर-शास्त्र नगरपालिका बांधलेल्या बांधकाम नकाशा व्यवतिशिल नाश बांधकाम केल्यास अगर बांधकामागळ्य तपल करुन जाय नटई क्षेत्र निर्देशांक वापरल्यास अनुशासनाधी हे महाराष्ट्र प्रादेशिक नगरशा अधिनियम १९६९ चे कलाम ५२ अन्वये पत्रेवारी स्वल्पाना मुक्ता झाले करण्यास पात्र राहतील व असे आज बांधकाम व नगरशात पात्र राहिले.

Panasonic Letter

DR. BOMAYIL DORN,
A-101, Akash Nagar,
Linnagar, Mysore Road,
Channarayana (West),
Mysore 570 001



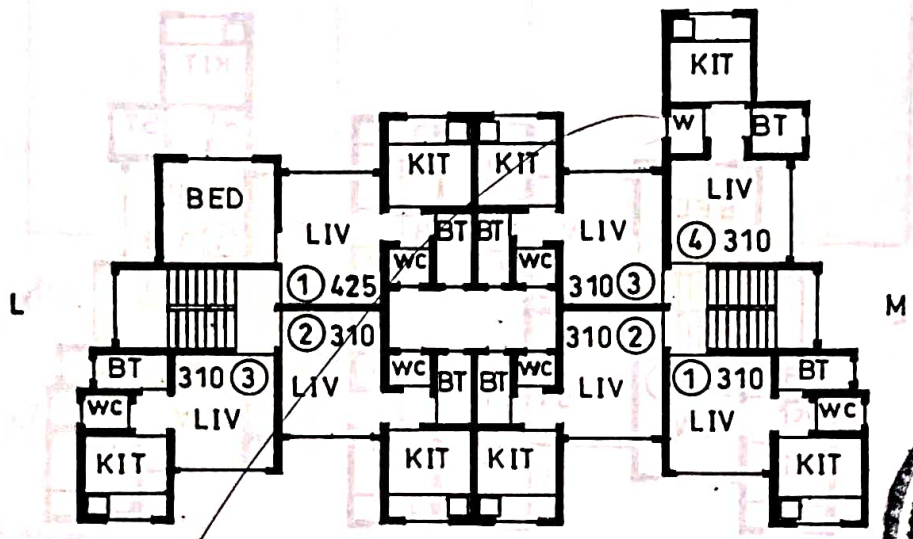
Marked

GROUND FLOOR PLAN

4002

GOLDEN NEST PHASE VIII

ON LAND BEARING SNO: 53/ 2, 5, 6, 57/7, 344/2pt HO
VIL. GODDEV, MIRA ROAD [E] 570 001



TYPICAL FLOOR PLAN (1st TO 4th)

GOLDEN NEST PHASE VIII
 ON LAND BEARING S. NO: 53/2, 5, 6, 57/7, 344/2 pt
 VIL. GODDEV, MIRA ROAD [E]



Possession Letter

Date

**M/s. SONAM BUILDERS,
A-304, Akash Ganga,
Devchand Nagar Road,
Bhayandar (West),
Thane 401 101.**

Re.: Flat /Shop No.: on floor, in
wing in the Building No..... in the complex known as
GOLDEN NEST, Phase-VIII, situate at Village Goddeo,
Bhayander (East), Tal. & Dist. Thane.

Dear Sir/Madam,

This is to record that I/We have taken over the possession of Flat/ Shop
No inWing on floor in the Building No.....
known as "GOLDEN NEST, Phase-VIII" agreed to be aquired on ownership
basis from you vide an Agreement For Sale, dated

I / We say that I / We have inspected my/our above referred flat / shop
in particular and building in general and it is in accordance with the plans and
specifications and as per the terms of an agreement for sale. I/we am/are
also fully satisfied with the material used including furnitures and fixtures and
I/We have no grievances of any nature whatsoever, you shall not thus be
responsible for any defectes in my/ our premises hereafter.

As per the terms and conditions of the agreement for sale, I/We shall
bear and pay regularly every month my/our share towards all the rates, taxes,
expeneses, water and electricity charges and other outgoings of the co-
operative society for this building. I/We further record that I/We shall pay
regularly every month towards temporary supply of electricity and the
proportionate amount towards cleaning and maintenance of sanitation blocks
W.C. septic tank etc.

Thanking you,

Yours faithfully

Name

Address

.....

.....

PURCHASER/S

नुमांश नं. ६०१ २३२९१०९
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 इत्ययं निबंधक वापें क्र. ४
 अज्ञान विभाग

४ Maresh

~~मेड~~
 इत्ययं निबंधक वापें क्र. ४
 अज्ञान विभाग

२) श्री. महेशा जी. गुप्ता

अज्ञान, नोकरी
 श. भाईदर

इस्तवेवज कसम पत्कर

केशवना

५ Maresh



चं. ४. ए- ३६१४१०९

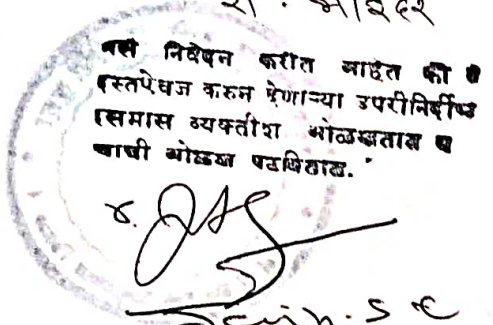
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 बाबी की २-
 भावा इफलेची की १-
 इत्यादी की १-

एकूण की २३६४=०

~~मेड~~
 इत्ययं निबंधक वापें क्र. ४

१) श्री. मनिष जैन
 अज्ञान, नोकरी
 श. भाईदर

२) श्री. फरू. सी. जैन
 अज्ञान, नोकरी
 श. भाईदर



30 MAY 2001

इत्ययं निबंधक वापें क्र. ४