



Friday, December 18, 2009

12:50:34 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 11531

गावाचे नाव एक्सर

दिनांक 18/12/2009

दस्तऐवजाचा अनुक्रमांक

वदर12 - 11524 - 2009

दस्ता ऐवजाचा प्रकार

कारनामा



सादर करणाराचे नाव: रतिलाल जिवराज राज्यगौर

नोंदणी फी

:-

1800.00

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

:-

580.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (29)

एकूण

रु.

2380.00

आपणास हा दस्त अंदाजे 1:05PM ह्या वेळेस मिळेल

दुय्यम निबंधक
सह दु.नि.का-बोरीवली 6

बाजार मुल्य: 178560 रु.

मोबदला: 150000रु.

भरलेले मुद्रांक शुल्क: 9000 रु.

सह दुय्यम निबंधक बोरीवली क्र. ६,

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

मुंबई उपनगर जिल्हा.

बँकेचे नाव व पत्ता: इंडियन बँक ;

डीडी/धनाकर्ष क्रमांक: 557269; रक्कम: 1800 रु.; दिनांक: 08/12/2009

R. J. Rajyagor

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON.....

SPECIAL
MAHARASHTRA
REGISTRAR
OF DOCUMENTS
DEC 07 2009
16:07
0001-PB5536
MAHARASHTRA

R-S. Rajyagor

-2-

AND

D/S

बदर-१२/	
११५२४	२
२००९	

(1) RATILAL JIVRAJ RAJYAGOR, aged 66 years, both adults, Indian Inhabitants, residing at Flat No.6, 4th floor, Vora House, Daulat Nagar, Borivali (East), Mumbai-400 066, hereinafter called and referred to as the "**PURCHASERS**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their respective heirs, executors, administrators and assigns) of the **SECOND PART**.



WHEREAS by an Agreement for Permanent Accommodation dated 27th July, 2007, registered in the Office of the Joint Sub-Registrar of Assurances, bearing registration no. DBR-2-5180/2007, the **OWNER** agreed to provide to the **PURCHASERS** herein, therein referred to as the "**TENTNATS**" the permanent alternate accommodation free of cost, in lieu of the tenanted premises, in the possession of the **PURCHASERS** herein, therein referred to as the "**TENTNATS**" in the new building proposed to be constructed by the **OWNER** after demolishing the existing structures standing on the plot of land bearing Plot No. 107, of Daulat Nagar Scheme,

D/S

R-S. Rajyagor

बदल-१२/	
११५०६	३
२००९	

being portion of Survey No. 117, of Village Eksar, Taluka Borivall, now bearing Survey No. 2601, within the Registration District of Mumbai Suburban admeasuring 417.90 sq. mtrs., situate at Daulat Nagar, Borivall (East), Mumbai-400 066;

AND WHEREAS the PURCHASERS request the OWNER to sell to the PURCHASERS herein additional built-up area admeasuring 60 sq. fls) the new building to be constructed on the abovesaid property by the OWNER, to which the OWNER agreed and the parties hereto are desirous to reduce the terms and conditions of this agreement into writing as recorded hereinunder;



NOW THEREFORE THESE PRESENTS WITNESSETH AS
UNDER:

1) The parties hereto hereby repeat, reiterate and declare that the said Agreement for Permanent Accommodation dated 27th July, 2007, is valid, subsisting and existing and the same is not rescinded and/or cancelled and the same is in full force and virtue.

DS

2) That on request of the PURCHASERS, the

R. J. Rajyaga

SCHEDULE

बदर-१२/	
११५२०८	३
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Additional area admeasuring 60 sq. fts. (built-up) area in Flat No. 401, 4th floor, Maa Encore, Daulat Nagar Road No.8, Borivali (East), Mumbai-400 066, C. T. S. No. 2601, of Village Eksar, Taluka Borivali, Mumbai Suburban DsitRICT.


SIGNED, SEALED & DELIVERED)
 by the withinnamed "OWNER")
 MR. DHANISH JITENDRA SHAH)
 in the presence of)

D. Shah)
)
)



SIGNED, SEALED & DELIVERED)
 by the withinnamed "PURCHASER")
 MR. RATILAL JIVRAJ RAJYAGOR)
 in the presence of.....)

R. J. Rajyagor)
)
)

- ① 
- ② V C Shah

No. CHE/ A-4244 /BP(WS)/AP/AR

10 OCT 2007

COMMENCEMENT CERTIFICATE

To, Shri Dhanish J. Shah

Owner,

Sir,

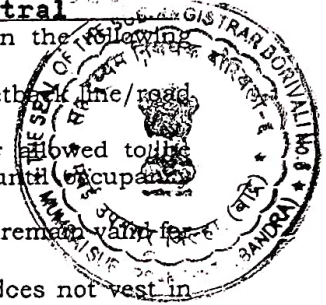
बदर-२२/
११५२४/७०

With reference to your application No. 369 dated 26.06.2007 for Development Permission and grant of Commencement Certificate under Section 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed Residential building

C.T.S. No. 2601
at premises at Street _____
Village Eksar Plot No. _____
situated at Daulat Nagar, Borivali (E) Ward R/Central

The Commencement Certificate/Building Permit is granted on the following conditions:

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until the permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - (c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud, or misrepresentation and the application and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act 1966.
7. The conditions of this certificate shall be binding not only on the applicant by on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



The Municipal Commissioner has appointed Shri S.N. Abhang Executive Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.

This C.C. is restricted for work up to stilt slab level only

For and on behalf of Local Authority
Brihanmumbai Mahanagarpalika

CERTIFIED TRUE COPY
For A. R. Mehta & Assoc.

Architect

Executive Engineer, Building Proposal (W. S.)
'P' & 'R' Wards

FOR

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

2007/A 4244/BP (WS)/AR/A2

9) This C.O. is now further extended to work up to 5th + 2 upper floor as per approved plan dtd 31.7.2007

5 JAN 2008

बदल-२२/	
११५२०	११
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AS G.O. 20/11/08
 EXECUTIVE ENGINEER,
 BUILDING PROPOSAL (W.S.) B-Ward

10) This C.O. is now valid and further extended for entire work i.e. up to 5th + 3 + (A) 4 upper floors as per approved plan dtd. 14/2/2008

28 FEB 2008



AS G.O. 28/10/08
 EXECUTIVE ENGINEER,
 BUILDING PROPOSAL

10) This C.O. is now valid and further extended for entire work i.e. 5th + 6 + 7th (PH) upper floors as per approved amended plans dtd. 19/6/08.

19 JUN 2008

AS G.O. 19/6/08
 E. E. B. P. (R).

CERTIFIED TRUE COPY
For A. N. Mulla & ASSOC.

(Signature)
 Architect

BRIHANMUMBAI MAHANAGARPALIKA

No. CHE/A-4244/BP (WS)/AR of **28 APR 2009**

बदर-२२/	
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२००९	

hanish J. Shah.

Subject: Permission to occupy the completed building on plot bearing C.T.S. No.2601 of Village-Eksar at Daulat Nagar, Borivli [East].

Reference: Your Architect's letter dated 30/12/08.

the development work of building comprising of Stilt + 6 upper + 6
floors on plot bearing C.T.S. No. 2601 of Village-Eksar at Borivli (E)
completed under the supervision of Shri. A.R. Mehta, Lic. Architect having
Lic. No. CA/80/5956, Shri. Haresh L. Patel, Lic. structural Engineer, having
Lic. No. STR/P/107 and Site Supervisor, Shri. Vivek M. Poopal, having
Lic. No. 253/33-I may be occupied on the following conditions:-



1ed
2A
That the certificates U/s 270-A of B.M.C. Act shall be obtained from
the E.W. W. (R/C) and a certified copy of the same shall be submitted to
this office.

That all the deposit shall be claimed within 6 years from the date of
payment or within a year from the date of B.C.C. whichever is earlier,
failing which the same shall be forfeited.

That the Co.op. Hsg. Society shall be formed and registered within
three months from the date of issue hereof, or before B.C.C.
whichever is earlier.

Set of completion plan is returned herewith.

Yours faithfully,

s/c
Ex. Engineer Bldg. Proposal
(Western Suburbs) R- Ward.

२००९



दुय्यम निबंधक: सह दु.नि.का-बोरीवली 6

दस्तक्रमांक व वर्ष: 11524/2009

नोंदणी 63 म.

Friday, December 18, 2009

सूची क्र. दोन INDEX NO. II

Regn. 63 m.e.

12:51:30 PM

गावाचे नाव : एकसर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 150,000.00
बा.भा. रु. 178,560.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 2601 वर्णन: विभागाचे नाव - एकसर (बोरीवली), उपविभागाचे नाव - 87/400 - भुभाग: उत्तरेस गावाची सीमा, पूर्वेस व दक्षिणेस गावाची सीमा व पश्चिमेस रेल्वे मार्ग. सदर मिळकत सि.टी.एस. नंबर - 2601 मध्ये आहे. ----- सदनिका क्रं 401.4 था मजला. माँ एन्कोर, दौलत नगर रोड नं 8, बोरीवली पु मुं 66 (1)बांधीय मिळकतीचे क्षेत्रफळ 5.58 चौ.मी. आहे.
- (3) शेअर
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) धनिश जितेंद्र शाह - :- घर/प्लॉट नं: 8,3 रा मजला, बाबुलनाथ व्दयु, वी नं 7, बाबुलनाथ रोड, मुं 7; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, गार्दीचे नाव व संपूर्ण पत्ता (1) रतिलाल जिवराज राज्यगोर - :- घर/प्लॉट नं: 6,4 था मजला, वोरा हाऊस, दौलत नगर, बोरीवली पु मुं 66; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (7) दिनांक करून दिल्याचा 08/12/2009
(8) नोंदणीचा 18/12/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 11524 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 8950.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 1800.00
- (12) शेंरा