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SHARE CERTIFICATE

This Day On Sunday 11th September 2022.

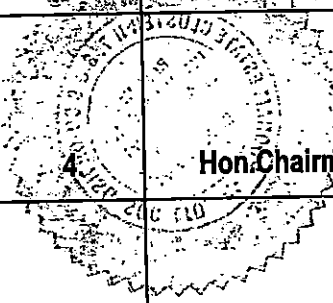
POONAM ESTATE CLUSTER II, 7.8 & 9 Co-op. Hsg. Soc. Ltd. ... Rs. 500/- ... Hon. Chairman

POONAM ESTATE CLUSTER II, 7.8 & 9 Co-op. Hsg. Soc. Ltd. ... Hon. Secretary

9/9/2022

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

| Sr. No. of Transfer | Date of General Body / Managing Committee Meeting at Which Transfer Was Approved | To Whom Transferred | Sr. No. In the Share Register at which the transfer of Shares held by the transferor is registered | Sr. No. in the Share Register at which the name of the transferee is Recorded |
|---------------------|--|---------------------|--|---|
| 1. | 2. | 3. | 4. | 5. |
| 1. | Hon.Chairman. | Hon. Secretary | | Committee Member |
| 2. | Hon.Chairman | Hon. Secretary | | Committee Member |
| 3. | Hon.Chairman | Hon. Secretary | | Committee Member |
| 4. | Hon.Chairman | Hon. Secretary | | Committee Member |
| 5. | Hon.Chairman | Hon. Secretary | | Committee Member |



393/9969

पावती

Original/Duplicate

Wednesday, August 10, 2016

नोंदणी क्र.: 39म

5:33 PM

Regn.: 39M

पावती क्र.: 11630 दिनांक: 10/08/2016

गावाचे नाव: पेणकरपाडा

दस्तऐवजाचा अनुक्रमांक: टनन10-9969-2016

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मय्यद शाहीदा अहवाब हुमैन - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1940.00

पृष्ठांची संख्या: 97

एकूण:

रु. 31940.00

आपणास मूळ दस्त, थंवेनेल प्रिंट, मूची-२ अंदाजे
5:53 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक वग २ ठाप - 90

वाजार मूल्य: रु.5641000/-

मोवदला रु.5720000/-

भरलेले मुद्रांक शुल्क : रु. 343500/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003405788201617S दिनांक: 10/08/2016

बँकेचे नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: By Cash रक्कम: रु 1940/-

Baheda

"मूळ दस्त व स्कॅन प्रिंट मिळाली"

(5)
(6) ते
(7) ठेव
दिव
आदे
पत्ता
(8) व
व किं
हुकुम
असल
(9) वं
(10) व
(11) अ
(12) व
(13) वा
(14) शे
मुल्यांक
तपशील:
मुद्रांक शु
अनुच्छेद

२१
गवास्तान



12/08/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 10

दस्त क्रमांक : 9969/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) पेणकरपाडा

| | |
|--|--|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोवदला | 5720000 |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | 5641000 |
| (4) भू-मापन, पोटहिस्सा व धरक्रमांक (असल्यास) | 1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन : इतर माहिती: मौजे पेणकरपाडा, वॉर्ड-पी, विभाग क्रमांक:-4/21. मध्ये. सदनिका क्रमांक:-304,3 रा मजला, टाईप:-2, विल्डींग नं.7, पूनम इस्टेट क्लस्टर नं.02, पेणकरपाडा, मिरारोड पूर्व ठाणे. सर्व्हे नं:-150/पार्ट, 151/पार्ट, 226 ते 230. नवीन सर्वे नं.48/2, 53/2, 54/2, 58/2, 59/2, 61/2, 62/2. क्षेत्रफळ:-67.47 चौ.मि. विल्टअप. ((Survey Number : 48/2 ;)) |
| (5) क्षेत्रफळ | 1) 67.47 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मेसर्स रवि डेव्हलपमेंट चे भागीदार जयेश टी शाह तर्फे कु मु म्हणुन हेमल जे दोशी - - वय:-33; पत्ता:-प्लॉट नं:-, माळा नं: 1 ला मजला, इमारतीचे नाव: हर्ष प्लाझा, ब्लॉक नं:-, रोड नं: मिरारोड पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AAAFR2516G |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता | 1): नाव:-सय्यद शाहीदा अहवाव हुसैन - - वय:-39; पत्ता:-प्लॉट नं: रूम नं.43,4/डी, माळा नं:-, इमारतीचे नाव: ज्युपिटर को ऑप ही सोसा ली, ब्लॉक नं: नरेंद्र पार्क, नया नगर, रोड नं: मिरारोड पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-BMGPS1614D |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 10/08/2016 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 12/08/2016 |
| (11) अनुक्रमांक, खंड व पृष्ठ | 9969/2016 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | 343500 |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | 30000 |
| (14) शेर | |



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-:

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

सह दुय्यम निबंधक वर्ग २ ठाणे - १०

मेजा खान

महाराष्ट्र शासन नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१६ / २०१७

- १ दस्तावा प्रकार फ्लॉरिंग मनुष्येद क्र. : २५ ब
- २ भादरकत्यांचे नाव सत्यद शाहीदा अहवाल हुसेन
- ३ तालुका ठाणे
- ४ गावचे नाव पोळरपाडा
- ५ नगरभुमापन क्र. / सर्वे क्र. अंतिम क्र. : ५८२
- ६ मूल्य दर्शविभाग (ज्ञान) : पी उपविभाग : ५२
- ७ मिळकतीचा प्रकार : खुली जमीन निवासी / कार्यालय / दुकान / औद्योगिक
प्रति चौ. मी. दर : ७६०००/-
- ८ दस्तात नमुद केलेल्या क्षेत्रफळ : ६७.५७ क्वारपेट / बिल्टअप चौ. मीटर / फुट
- ९ कारपाकिंग : ० गच्ची ० पोटमाळा : ०
- १० मजला क्र. : तिमश उद्वाहन सुविधा : आहे / नाही.
- ११ बांधकाम वर्षे : ० बसारा : ०
- १२ बांधकाम प्रकार : आर आर सी / इतर पक्के / अर्धे पक्के / कच्चे
- १३ बाजारमुल्यदर तक्त्यातील मार्गदर्शन मुचना क्र. : ज्यान्वये दिलेली घट वाढ.
- १४ लिक्व अन्ड लायमन्सचा दस्त : १. प्रति माह भाडे रक्कम : ०
२. अनामत रक्कम / आगाऊ भाडे : ०
३. कालावधी : ०
- १५ निर्धारित केलेले बाजारमुल्य : ९६५१,०००/-
- १६ दस्तामध्ये दर्शविलेला मोबदला : ९७,२०,०००/-
- १७ देय मुद्रांक शुल्क : ३५३,५००/- भरलेला मुद्रांक शुल्क : ३५३५००/-
- १८ देय नोंदणी फी : ३०,०००/-

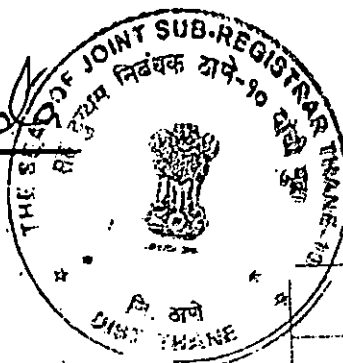
लिपिक

सह दुय्यम निबंधक ठोणे - १०

हमी पत्र

सदरचे हमी पत्र आज दिनांक १०th माहे ऑक्टोबर सन २०१६ रोजीचे दिवशी या द्वारे घोषित करण्यात येते की, या दस्तासोबत निवासी या स्थावर मिळकतीसोबत वाहन तळ विकत देण्यात / विकत घेण्यात आलेले नाही.

लिहून देणाऱ्याची / घेणाऱ्याची मही



ट न न - १०

२२२ २०१६

१ - २०

नीतायान

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
 ई-सुरक्षित बैंक व कोषागार पावली
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

14081923458422

Bank/Branch: PNB/MIRA ROAD(4509)
 Pmt Txn id : 100816M170929
 Pmt DtTime : 10-08-2016@11:21:25
 ChallanIdNo: 03006172016080950494
 District : 1201/THANE

Stationery No: 14081923458422
 Print DtTime: 10-08-2016@14:52:11
 GRAS GRN : MH003405788201617S
 Office Name : IGR122/THN10_THANE NO 10

StDuty Schm: 0030046401-75/Sale of Other NonJudicial Stamps SoS
 StDuty Amt : R 3,43,500/- (Rs Three, Four Three, Five Zero Zero only)

RgnFee Schm: 0030063301-70/Ordinary Collections IGR
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25/Agreement to sale/Transfer/Assignment
 Prop Mvblty: Immovable Consideration: R 57,20,000/-
 Prop Descr : FLAT NO.304,3RD,FLOOR, BLDG NO.7,TYPE-E2,POONAM ESTATECLUSTER NO.II
 MIRA ROAD EAST,THANE,Maharashtra

Duty Payer: (PPN-F1588816) SAYED SHAHIDA AHBAB HUSSEIN
 Other Party: (PAN-AAAFR2516G) MS RAVI DEVELOPMENT

कृते पंजाब नेशनल बैंक
 For PUNJAB NATIONAL BANK

Bank official1 Name & Signature

[Signature]
 अधिकारी
 Officer

[Signature]
 25/8
 प्रबन्धक
 Manager



Bank official2 Name & Signature

--- Space for customer/office use --- *[Signature]* Please write below this line ---



Asheda

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| ट न न - १० |
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AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Mira Road, on this 10 day of August 2016 BETWEEN: M/s. RAVI DEVELOPMENT, a partnership firm: registered under the Indian Partnership Act, 1932 bearing Registration No. BA6568, dated 8th July, 1986, having its office at Laxmi Palace, 76, Mathurdas Road, Kandivali (West), Mumbai 400 067, hereinafter called and referred to as the "BUILDERS" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include the said firm, its partner or partners from time to time and their respective heirs, executors, administrators and assigns) of the FIRST PART

M/V

Baheda



AND

SHRI/SMT./M/S Sayed Shahida Ahbab Hussein

Shahida

aged _____ having address at Room No. 43, 410 Jupiter CHS. Narendra Park, Naya Nagar Mira Road (East)

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

WHEREAS the Maharashtra Housing and Area Development Authority is sized and possessed or otherwise sufficiently entitled to the land bearing Old Survey No. 150 (Part), New Survey No. 21, Hissa No. 2, Old Survey No. 226 (Part), New Survey No. 22, Hissa No. 2, Old Survey No. 227 (Part), New Survey No. 58, Hissa No. 2, Old Survey No. 227, New Survey No. 59, Hissa No. 2, Old Survey No. 228 (Part), New Survey No. 60, Hissa No. 2, Old Survey No. 229, New Survey No. 61, Hissa No. 2, Old Survey No. 230 (Part), New Survey No. 62, Hissa No. 2, totally measuring 100286.25 sq. meters, situate, lying and being at Mira Road, Taluka and District Thane and in the Registration District and Sub-District of Thane, more particularly described in the First Schedule hereunder written, (hereinafter referred to as 'THE SAID PROPERTY').

AND WHEREAS the Builders had submitted a proposal on 31st August, 2006 to the Vice President and Chief Executive Officer, MHADA for the development of the said property, more particularly described in the First Schedule hereunder written,

AND WHEREAS the said Maharashtra Housing and Area Development Authority had decided to implement the housing project through Joint Venture on the said property on Swiss Challenge method with the approval of the Government in Housing Department.

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Handwritten initials/signature

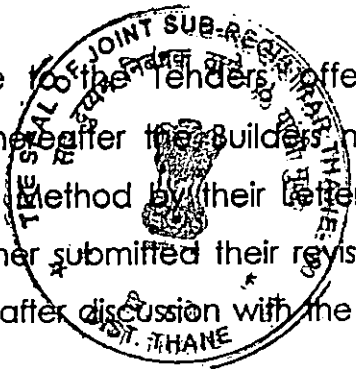
Shahida



AND WHEREAS considering the proposal of the Maharashtra Housing and Area Development Authority, the Government in Housing Department by its Letter No. Allotment/1107/Case No. 186/HSG, dated 17th May, 2007, had accorded its approval to take up a Joint Venture as per the Swiss challenge Method and also further directed to take up the scheme on Joint Venture on Swiss Challenge Method as a Pilot Project.

AND WHEREAS in view of the approval granted by the Government of Maharashtra, the said Maharashtra Housing and Area Development Authority, through its Regional Board i.e. Konkan Housing and Area Development Board established under the Section 18 of the said Act, invited tenders for competitive bids in the open market on Swiss Challenge Method.

AND WHEREAS in pursuance to the Tenders offers were received on 11th June, 2007 and thereafter the Builders matched their offer under the Swiss Challenge Method by their letter, dated 14th June, 2007 and the Builders further submitted their revised offer to the Authority on 9th October, 2007 after discussion with the MHADA Authority.



AND WHEREAS accordingly as per the Offer, dated 9th October, 2007, the MHADA accepted the offer of the Builders for implementation of Housing Scheme through Joint Venture Project on the said property vide its Resolution No. 6284, dated 22nd November, 2007, on the terms and conditions stipulated therein.

AND WHEREAS in pursuance to the Authority's Resolution No. 6284, dated 22nd November, 2007, the said Board on behalf of the MHADA had issued the Acceptance Letter for making up Housing Scheme in Joint Venture on the said land at Mira Road District Thane with the said Builders as per the Swiss Challenge Method vide No. CO/KB/152/EE (Ratnagiri) 08, dated 24th January 2008.

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cb

AND WHEREAS meanwhile on 4th September, 2007, Shree Krishna Pratishthan filed PIL No. 72 of 2007, before the High Court of

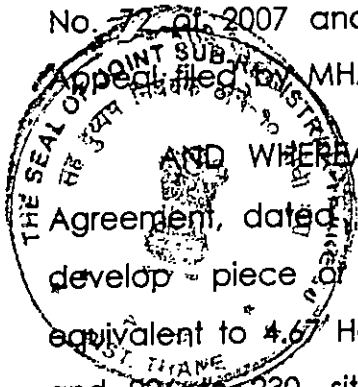
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Mumbai challenging the Public Notice, dated 20th May, 2007 issued by the MHADA in respect of the project under reference. Also after giving undertaking accepting the Swiss Challenge Method and participation and having failed in the tender process, M/s. Ostwal Builders Ltd., one of the participant in the Tender Process filed W.P. (L) No. 2714 of 2007 challenging the Public Notice, dated 20th May, 2007 as well as MHADA's Resolution, dated 22nd November, 2007. The High Court of Mumbai by its impugned common Order, dated 27th March, 2008, allowed the Writ Petition

AND WHEREAS aggrieved by the said order, the MHADA filed Special Leave Petition in the Supreme Court of India under No. 11355 - 11356 of 2008. However, the Builders have also filed two separate Special Leave Petition in the Supreme Court of India under No. SLP (C) No. 11229 of 2008 and SLP (C) No. 13149 of 2008. After hearing all the parties, the Supreme Court of India set aside the Order of Mumbai High Court, dated 27th March, 2008 passed in PIL No. 72 of 2007 and W.P. (L) No. 2714 of 2007 and allowed the appeal filed by MHADA and the Builders.



AND WHEREAS MHADA had entered into a Joint Venture Agreement, dated 13th August, 2009, with the Builders herein to develop a piece of parcel of land admeasuring 46712 Sq Meters equivalent to 4.67 Hectare, bearing Survey No. 150 (Part), 151 (Part) and 226 to 230, situate, lying and being at Village Penkarpada (Mira Road), Taluka and district Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation, on the terms and conditions stipulated therein (hereinafter referred to as "the Said Principal Agreement")

AND WHEREAS in the meanwhile Smt. Sneha Shreenath Navalkar, Saihas Saiprasad Pradhan and M/s. Ever Smile Properties Pvt. Ltd., had filed Special Leave Petition (Civil) before the Hon'ble Supreme Court of India bearing No. 23670 of 2008, challenging the rights over the land admeasuring 53574.25 sq. meters and in the Special Leave Petition, the Hon'ble Supreme Court of India had

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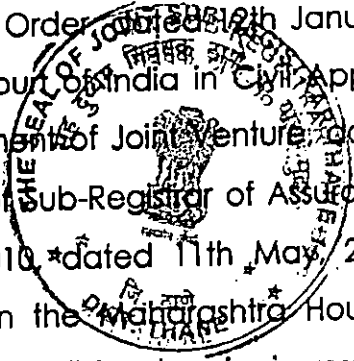


granted status quo in respect of portion of the said area admeasuring 53574.25 sq. meters out of the total area admeasuring 100286.25 sq. meters.

AND WHEREAS it was agreed and recorded in the said principal agreement that as soon as the Hon'ble Supreme Court of India decides the said SLP(C) No. 23670 of 2008, the Supplementary Agreement of joint venture will be executed between the parties in respect of the said area admeasuring 53574.25 sq. meters.

AND WHEREAS the Hon'ble Supreme Court of India was pleased to vacate the said order of status quo vide an Order, dated 12th January, 2010, passed in Civil Appeal No. 281 of 2010 and observed therein that any construction made on the said land will be subject to final decision of the Writ Petition No. 929 of 2008.

AND WHEREAS in view of the said Order dated 12th January, 2010, passed by the Hon'ble Supreme Court of India in Civil Appeal No. 281 of 2010, a Supplementary Agreement of Joint Venture dated 22nd April, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/05482/2010, dated 11th May, 2010, came to be executed by and between the Maharashtra Housing and Area Development Authority and the Builders herein, in respect of the said area admeasuring 53574.25 sq. meters, forming the portion of the said land.



AND WHEREAS in the premises aforesaid, the Builders herein is entitled to construct the buildings on the said property, more particularly described in the First Schedule hereunder written..

AND WHEREAS the Builders have proposed to construct Building known as "POONAM ESTATE CLUSTER NO. II" in the layout of the said property, more particularly described in the Second Schedule 90 hereunder written.

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|--------------------|
| Second Schedule 90 |
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| to |

AND WHEREAS in the premises aforesaid and subject to the terms and conditions stipulated in the Agreement for Joint Venture,

MND

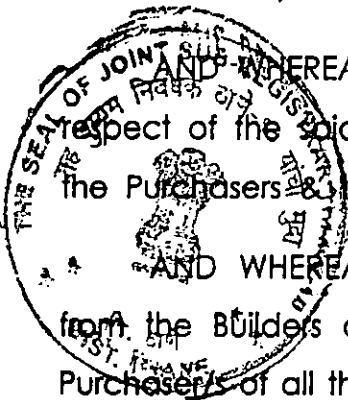
Baheda



dated 13th August, 2009, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/7073/2009, the Builders has the right to sell 64.50% of the total constructed area in the buildings to be constructed by the Builders in the layout of the said property, more particularly described in the Second Schedule hereunder written and to enter into Agreement for Sale with the Purchasers of the flats and shops and to receive the sale price in respect thereof.

AND WHEREAS Mira Bhayandar Municipal Corporation has sanctioned the plan of the buildings to be constructed in the layout of the said property vide V.P.No. MB/MNP/NR/2517/2005-2006, dated 21st January, 2006.

AND WHEREAS Mira Bhayandar Municipal Corporation has also issued Commencement Certificate No. MB/MNP/NR/2372/2009-2010, dated 23rd September, 2009, to proceed with the work of construction of the buildings in the layout of the said property as per the plan sanctioned by it and same has been revised vide Order No. MB/MNP/NR/1867/2010-11, dated 11th August, 2010.



AND WHEREAS Xerox copies of the Property Register Card in respect of the said property has been furnished by the Builders to the Purchasers & the Purchasers hereby acknowledges the same.

AND WHEREAS the Flat/Shop/Office Purchaser/s demanded from the Builders and the Builders have given inspection to the Purchaser/s of all the documents of title relating to the said property, the said orders and permissions granted by the authorities concerned, and the documents executed by and between the parties thereto and also approved building 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 to the said property issued by the Advocate of the Builders, copies of VI or VII

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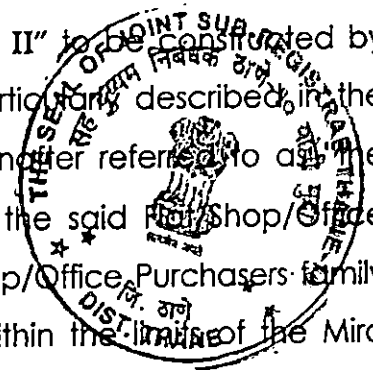
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and XII or any other relevant revenue record showing the nature of title of the Builders to the said property and copies of the plans approved by the concerned authorities have been annexed hereto as Annexure "I"

AND WHEREAS the Builders have accordingly commenced construction of the said building known as "POONAM ESTATE CLUSTER NO. II" in accordance with the permission and orders granted by the authorities concerned.

AND WHEREAS the Purchaser/s applied to the Builders for allotment to the Purchaser/s Flat/Shop/Office bearing No. 304, admeasuring 605¹ Sq. Feet (Carpet area) i. e. equivalent to — sq. meters on the 3rd floor in Building No. 7 Type E2 and Car Parking No. — on the Ground/Still of the building known as "POONAM ESTATE CLUSTER NO. II" to be constructed by the Builders. on the said property, more particularly described in the Second Schedule hereunder written, (hereinafter referred to as the Said Premises") and declared that neither the said Flat/Shop/Office Purchaser/s nor the members of the Flat/Shop/Office Purchaser's family own a tenement or a house or building within the limits of the Mira Bhayandar Municipal Corporation



AND WHEREAS relying upon the said application, declaration the Builders agreed to sell to the Purchaser/s the said premises at the price and on the terms and conditions hereinafter appearing:

AND WHEREAS under section 4 of the said Act, Agreement for Sale of the said premises is required to be executed by the Builders in favour of the Purchaser/s being in fact these presents and also to register these presents under the Registration Act, subject to the payment of requisite stamp duty, registration fee and all incidental fees/charges, etc. by the Flat/Shop/Office Purchaser/s to that effect.

The Flat/Shop/Office Purchasers shall therefore lodge the stamp for registration & inform the Builders to enable them to admit the execution thereof.

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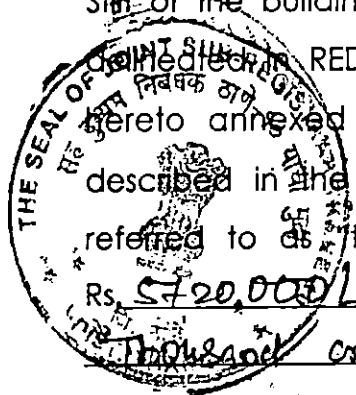


NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows :-

1. The Builders shall construct building known as "POONAM ESTATE CLUSTER NO. II" consisting of Ground & more than 20 upper floors in the layout of the said property in accordance with plans, designs, specifications approved by the local authority which have been seen and approved by the Purchaser/s 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/s hereby gives consent.

2. The Purchaser/s hereby agrees to purchase from the Builders and Builders hereby agree to sell to the Purchaser/s Flat/Shop/Office bearing No. 304, admeasuring 605' Sq. Feet (Carpet area) i. e. equivalent to — sq. meters on the 3rd floor in Building No. 7 Type E2 and Car Parking No. — on the Ground/

Slab of the building known as "POONAM ESTATE CLUSTER NO. II" demarcated in RED colour boundary line on the Floor Plan thereof hereto annexed & marked as Annexure "II" more particularly described in the Second Schedule hereunder written (hereinafter referred to as "the Said Premises") for the lump sum price of Rs. 5720,000/- (Rupees Fifty Seven Lakh Twenty Thousand Only)



and as such, the Purchaser/s agree to pay the said total amount to the Builders in the following manner;

- 1. Rs. 3146000/- as Earnest Money on or before the execution of this Agreement.
- 2. Rs. — /- On completion of Plinth work.
- 3i. Rs. — /- On completion of Podium Slab.
- 4. Rs. — /- On completion of the first Slab.
- 5. Rs. — /- On completion of the Second Slab.
- 6. Rs. — /- On completion of the Third Slab.

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- 7. Rs. _____/- On completion of the Fourth Slab.
- 8. Rs. _____/- On completion of the Fifth Slab.
- 9. Rs. _____/- On completion of the Sixth Slab.
- 10. Rs. _____/- On completion of the Seventh Slab.
- 11. Rs. _____/- On completion of the Eighth Slab.
- 12. Rs. _____/- On completion of the Ninth Slab.
- 13. Rs. _____/- On completion of the Tenth Slab.
- 14. Rs. _____/- On completion of the Eleventh Slab.
- 15. Rs. 143000/- On ~~completion~~ ^{as before 20.8.16} of the Twelveth Slab.
- 16. Rs. 143000/- On completion of the Thirteenth Slab.
- 17. Rs. 143000/- On completion of the Fourteenth Slab.
- 18. Rs. 143000/- On completion of the Fifteenth Slab.
- 19. Rs. 143000/- On completion of the Sixteenth Slab.
- 20. Rs. 143000/- On completion of the Seventeenth Slab.
- 21. Rs. 143000/- On completion of the Eighteenth Slab.
- 22. Rs. 143000/- On completion of the Nineteenth Slab.
- 23. Rs. 143000/- On completion of the Twentieth Slab.
- 24. Rs. 143000/- On completion of the Twenty-first Slab.
- 25. Rs. 143000/- On completion of Internal Bricks Work.
- 26. Rs. 143000/- On completion of External Bricks Work.
- 27. Rs. 143000/- On completion of Internal Plaster
- 28. Rs. 143000/- On completion of External Plaster.
- 29. Rs. 143000/- On completion of

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- 30. Rs. 143000/- On completion of

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- 31. Rs. 286000/- On giving possession of the said premises.



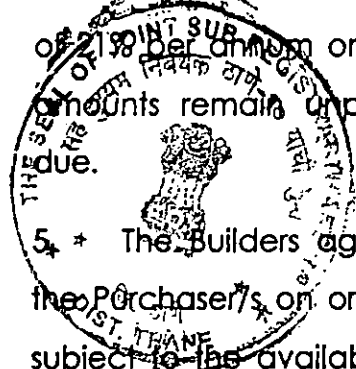
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3. IT IS HEREBY EXPRESSLY AGREED that the time for payment of each of the aforesaid installments of the purchase price shall be the essence of the contract. In the event of the Purchaser/s making any default in payment of any of the installments of the purchase price, the Builders will be entitled to terminate this Agreement and in that event, the Builders will refund to the Purchaser/s money paid by the Purchaser/s as purchase price till then without any interest thereon and the same shall be refunded by the Builders to the Purchaser/s only after the said premises is sold to another party by the Builders and that too after the receipt of sale proceeds by the Builders from such intending Purchaser/s of the said premises. Provided further that the Builders shall be entitled to deduct outgoings in respect of the said premises and the loss or damages, if any, sustained by the Builders on account of default committed by the Purchaser/s from the said amount to be refunded by the Builder to the Purchaser/s under these presents.

4. Without prejudice to the above and also without prejudice to the Builder's other rights under this agreement and/or in law the Purchaser/s shall be liable to pay to the Builder interest at the rate of 21% per annum on all amounts due under this Agreement if such amounts remain unpaid for seven days or more after becoming due.



5. * The Builders agree to give possession of the said premises to the Purchaser/s on or before the 21st day of December 2018, 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 enemies or other causes beyond the control of the Builders. If however, the Builders are not able to give possession of the said premises to the Purchaser/s owing to unavoidable circumstances, the Purchaser/s shall not be entitled to claim any damages whatsoever from the Builders.

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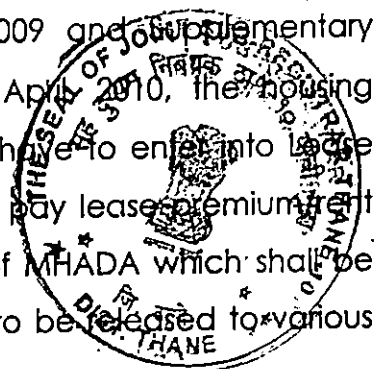


6. Any Addition and alteration in the said premises and/or in respect of the specifications and amenities by the Purchaser/s, if agreed by the Builders, shall be carried out at the risk and extra cost of the Purchaser/s which shall be paid in advance to the Builders by the Purchaser/s.

7. The furniture, fittings & amenities to be provided by the Builders in the said building & in the Flat/Shop/Office are those as described in the Annexure "III" hereunder written.

8. The Purchaser/s hereby place on record that the Builders shall be entitled to consume entire FSI of the said property by constructing building or building thereon and shall also be entitled to load additional FSI on the said property by way of TDR and as such, the Purchaser/s shall not raise any objection for the same.

9. It is understood between the parties that as per the terms and condition agreed between the Builder and MHADA in joint venture Agreement, dated 13th August 2009 and Supplementary Agreement of Joint Venture, dated 22nd April 2010, the housing societies of the Flat/Shop/Office purchasers have to enter into Lease Deed with MHADA and the society have to pay lease premium/rent whichever may be charged as per policy of MHADA which shall be divided in proportion of the said land area to be released to various society to be formed by the prospective buyers.



10. The Purchaser/s shall have no claim or right save and except in respect of the premises agreed to be purchased by him/her/ them. However, the Builders have exclusive right to make use of the terrace of the said building/ building for hording purpose or for installation of Antenna thereon and for any other purposes and as such whatever income arising out of the same shall be appropriated by the Builders and under no circumstances, either the Purchasers of the flats/shops in the said building or the society of the Flat/Shop/Office purchasers in the said building shall be entitled to lay their claim either on the terrace of the said building or to the income or benefit to be accrued out of the said hording or Antenna.

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similarly, the Builders shall not be liable to render the account of the same either to the society or any of the Flat/Shop/Office purchasers in the said building. All open spaces, Lobbies, terrace, etc. will remain the property of the Builders until the whole building are transferred to the Co-operative Society or Federation as hereinafter mentioned but subject to the rights of the Builders as hereinafter stated.

11. IT IS EXPRESSLY AGREED that the Builders shall be entitled to sell the premises in the said building for the purpose of using the same as guest house, dispensaries, nursing homes, maternity homes, for residential or for commercial user and/or for any other use as may be permitted by the local authority in that behalf and the Purchaser/s or his/her/their assignee/s shall not object to the use of the premises for the aforesaid purpose at any time in future by the respective purchasers thereof.

12. The Purchaser/s has informed the Builders that he/she desires to use the said premises for residential purposes and/or any other purposes or user as may be permitted by the Builders and the local Authority from time to time. However, the Purchaser/s shall not change the use of the premises without prior written permission of the Builders.

13. IT IS HEREBY EXPRESSLY AGREED that the terrace on the said building shall always belong to the Builders and they shall be entitled to deal with and dispose off the same in such manner as they may deem fit and proper. In the event of the Builders obtaining permission from the local authority for constructing any type of premises on the terrace, or the open spaces then the Builders shall be entitled to dispose off such premises constructed by them on the terrace with or without the terrace to such person and on such terms as the Builders may deem fit. The Builders shall be entitled in that event to allow the entire terrace to be used by the Purchasers of such premises constructed on the terrace and the terrace shall then be in exclusive possession of the Purchasers of such premises constructed

on the terrace. The Society that may be formed by the Purchaser/

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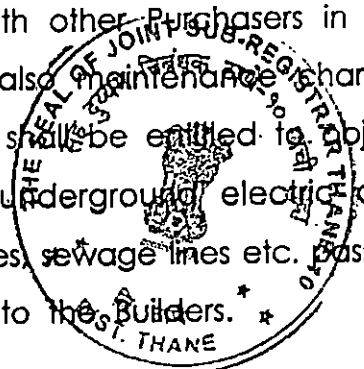
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s of premises in the said building shall admit the Purchaser/s of such premises that may be constructed on the terrace or on the open spaces as its member and shall allot to such Purchasers the premises that may have been constructed on the terrace along with the terrace. In the event of any water storage tank for the building being constructed on the terrace then the Society shall be entitled to depute its representative to go to the terrace for the regular check up and upkeep and for repairing the tank at all reasonable times and/or during such time as may be mutually agreed upon by the Purchaser/s of the premises on the terrace and the Society.

14. The Builders have informed the Purchaser/s that there will be common access roads, passages, electric and telephone cables, water lines, drainage lines, Septic Tank and other common amenities in the layout of the property. The Builders have further informed that all the maintenance charges of the aforesaid amenities will be common and the Purchaser/s along with other Purchasers in the building shall share such charges and also maintenance charges proportionately. None of the Purchasers shall be entitled to object to the Builders laying such pipelines, underground electric and telephone cable, water lines, drainage lines, sewage lines etc. passing through any of the property belonging to the Builders.



15. The Builders shall have a right until the execution of the Deed of Conveyance in favour of the proposed Society to make additions or alteration or put up additional structures and stories on the said building which shall be the property of the Builders and the Builders will be entitled to dispose off the same in such manner as they deem fit and the Purchaser/s shall have no objection against the same. If any additional F.S.I. is available to the Builders before the execution of the conveyance in favour of the proposed society, the Builders shall be entitled to utilise the same by constructing additional floors on the said building and also to sell and dispose off the premises that may be constructed by utilising such additional F.S.I. irrespective of the fact that the premises and/or the management

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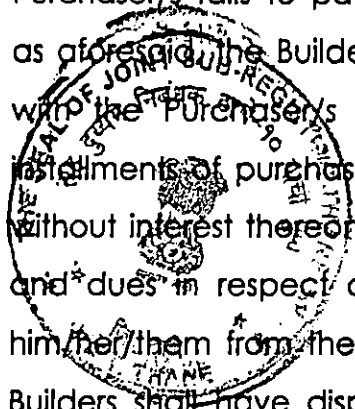
of the said building has been handed over to or taken over by such co-operative Society or Ad-hoc Committee or any other Body of such Purchasers.

16. IT IS HEREBY EXPRESSLY AGREED AND PROVIDED THAT so long as it does not in any way effect or prejudice the rights hereunder granted in favour of the Purchaser/s in respect of the said premises agreed to be purchased by the Purchaser/s, the Builders shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose off their right, title or interest in the said property and/or in building to be constructed by the Builder /Promoter or any part thereof in accordance with the provisions of law for the time being in force.

17. As soon as the Building is notified by the Builders as complete such of the Purchasers of the premises (Including the Purchaser/s herein) shall pay the respective outstanding arrears of the price payable by them within 7 days of such notice served individually or to be put up in any prominent place in the said building. If the Purchaser/s fails to pay the said arrears inspite of the notice served as aforesaid the Builders will be entitled to terminate this agreement with the Purchaser/s and to refund to such Purchaser/s all the installments of purchase price paid by such Purchaser/s till then, but without interest thereon and after deducting therefrom the outgoings and dues in respect of the premises agreed to be purchased by him/her/them from the date of completion of the building until the Builders shall have disposed off such premises.

18. The Builders shall in respect of any amount remaining unpaid by the Purchaser/s under the terms and conditions of this Agreement, have a first lien and charge on the said premises agreed to be purchased by the Purchaser/s.

19. The Purchaser/s shall maintain at his/her/their own costs the said premises agreed to be purchased by him/her/them in the same good condition, state and order in which it is delivered to him/her/ them, and shall abide by all orders, bye-laws, rules and regulations



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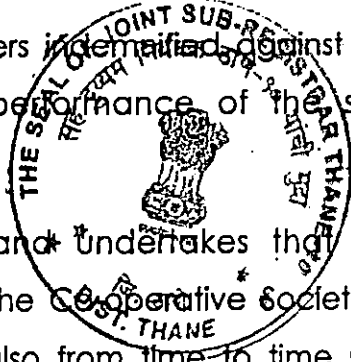
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of the Government, and any other authorities and the Local Authority and shall attend or answer and be responsible for all actions and violations of any of the conditions or orders or rules or bye-laws and shall observe and perform all terms and conditions contained in this Agreement.

20. The Purchaser/s hereby agrees to pay all the amounts payable under the terms of this Agreement as and when they become due and payable, time in this respect being the essence of the contract. Further, the Builders are not bound to give notice regarding such payment and the failure thereof shall not be pleaded as an excuse for non-payment of any amount or amounts on the respective due dates.

21. The Purchaser/s hereby covenants with the Builders to pay amounts required to be paid by the Purchaser/s under this Agreement and to observe and perform the covenants and conditions contained in this Agreement and to keep the Builders indemnified against the said payment and observance and performance of the said covenants and conditions.



22. The Purchaser/s hereby agrees and undertakes that the Purchaser/s shall become a member of the Co-operative Society in the manner hereinafter appearing and also from time to time sign and execute the application for the Registration and other papers and documents necessary for the incorporation and the registration of such Society including the bye-laws of the proposed Society. No objection shall be raised for changes/additions made to the draft bye-laws as may be required by the Registrar of Co-operative Societies or other competent authority. The Purchaser/s shall be bound from time to time to sign, all papers and documents and to do all other things as may be required from time to time for safeguarding the interest of the Building and other Flat/Shop/Office purchasers in the said building and failure to comply with the provisions of this clause will render this agreement ipso facto to come to an end.

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23. The Purchaser/s hereby agrees that in the event of any amount becoming payable by way of premium to the concerned local authorities or to the State Government or any amount becoming payable by way of betterment charge or development charges or any other payment of a similar nature in respect of the said property and/or the structure or structures to be constructed thereon and if paid by the Builders, the same shall be reimbursed by the Purchaser/s to the Builders in the proportion to the area of the said premises in the said building and/or in all other structures in the said property as the case may be. Determination of such proportionate charges by the Builders shall be final.

24. The Purchaser/s shall on demand pay to the Builders a sum of Rs. 35000/- (Rupees Three Thousand Five Hundred only) ^(5000/- Society charges + 30,000/- Infrastructure) Only)

in addition to the cost of the Flat agreed to be acquired as stated above, being his/her/their proportionate share in the general expenses such as entrance fees of the society, share money, charges for laying cables, the charges for electric and water meters to be paid to the local authority, expenses for formation of the society and the professional costs of the lawyers of the Developers of this Agreement and all other miscellaneous expenses to be incurred by the Developers. This amount is non refundable.

25. The Purchaser/s shall prior to taking the possession of the premises, pay to the Builders a sum of Rs. 65520/- (Rupees Sixty Five Thousand Five Hundred Twenty only) Only) which will be held by the Builders and shall be entitled to utilize the moneys from such deposits towards payment of taxes, other outgoings and other expenses incurred by the Builders on behalf of the Purchaser/s or the society of the Purchaser/s under the terms of this Agreement.

In case there shall be deficit in the regard, the purchaser shall forthwith on demand pay to the Builders his proportionate share to make up such deficit.

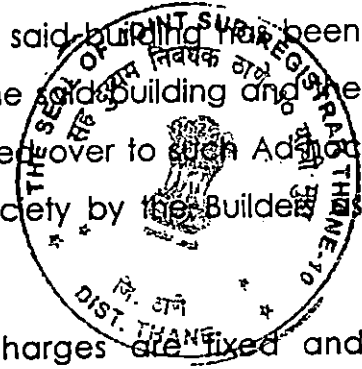
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26. a) The Purchaser/s hereby further agrees and bind himself/herself to pay from the date of the delivery of the possession of said premises, his/her/their proportionate share that may be determined by the Builders from time to time as outgoings in respect of the property including the insurance, all taxes, water charges, common lights, lift charges, sweepers charges, tanker water charges, watchman and security service, sanitation, additions, and alterations, paintings, colour washing etc. and all other expenses incidental to the management of the property. Such payment shall be made by the Purchaser/s on or before 5th day of each and every calendar month in advance whether demand thereof is made or not.

b) The Purchaser/s shall pay his/her/their proportionate share of the aforesaid taxes, charges and outgoings to the Builders until the Ad-hoc Committee constituted by the Purchasers of the Flats/shops in the said building has been formed and the management of the said building and the common amenities has been handed over to such Ad-hoc Committee or the Co-operative Society by the Builders in the case may be.

c) Until all the taxes and water charges are fixed and separately assessed the exact amount of outgoings is worked out, the Purchasers shall regularly pay to the Builders the amount calculated by the Builders for the outgoings. If the amount so recovered by the Builders is more than the actual outgoings worked out for the premises purchased by the Purchasers, the amount in excess shall be refunded to the Purchaser/s and if the amount so recovered is less than the actual amount worked out, the Purchaser/s shall immediately on demand pay to the Builders the amount of the difference.



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27. The Purchaser/s shall not without the written permission of Builders, let, sub-let, sell, convey, charge or in any way encumber or deal with or dispose off his/her/their premises nor assign, underlet or part with his/her/their interest or benefit factor under this Agreement or any part thereof or in the said premises until the execution of the conveyance in favour of such Co-operative Society and till the Purchaser/s shall have paid to the Builders all moneys payable to Builders under this Agreement or otherwise. The Co-operative Society so formed shall have no right to recognise any transfer without the prior written permission of the Builders and shall submit to the Builders a statement of the existing members at the end of every three month till the time the conveyance has been executed in favour of the Society as stated herein.

28. The Flat/Shop/Office Purchaser shall indemnify and keep indemnified the Builders against all acts & proceedings & all cost, charges, expenses, fines, penalties & loss or damages which may be incurred, caused or suffered by or imposed or levied on the Builders by reason of or on account of or due to the failure on the part of the Flat/Shop/Office Purchasers on presenting this agreement for registration & giving sufficient notice to the Builders to enable their authorised representative to admit execution of the agreement, the Builders will not be bound & liable to pay any stamp duty or registration charges under this agreement or otherwise.

29. The Purchaser/s shall permit the Builders and their surveyors and agents with or without workmen and others at all reasonable times to enter upon his/her/their premises or any part thereof for the purpose of repairing any part of the building and for laying checking and repairing cables, water lines, gutters, wires, structure and other conveniences or servicing to be used for the said building and also for the purpose of maintenance, repairing and testing drainages, welding and electric wires and for similar purposes and also for the purpose of cutting off the supply of water to the premises or any other premises in the building in respect whereof the Purchaser/s or the occupier of such of other premises, as the case may be, shall

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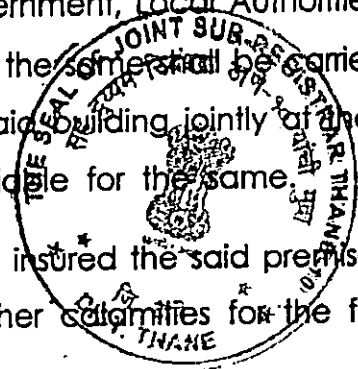
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have committed default by not paying his/ her/their share of the water tax and/or other outgoings and the electric charges and all other outgoings.

30. The Purchaser/s shall not at any time demolish the said premises or cause to be done any additions or alterations whatsoever nature in or to the said premises or any part thereof. The Purchaser/s shall keep the premises, walls, partition wall, sewers, drainages, pipes and appurtenances thereto in good and tenantable repair condition and in particular the said building including his/her/their premises. The Purchaser/s shall not close or cause to be closed the balconies or make or cause to be made any alterations in the elevations and outside colour scheme of the premises to be acquired by him/her/ them.

31. After the possession of the premises is handed over to the Purchaser/s if any additions or alterations relating to the said building are required to be carried out by the Government, Local Authorities, Municipality or any other statutory authority, the same shall be carried out by the Purchasers of premises in the said building jointly at their own costs and the Builders shall not be liable for the same.



32. The Purchaser/s shall insure and keep insured the said premises against loss or damage by fire or any other calamities for the full value thereof.

33. The Purchaser/s shall not do or permit to be done any act or thing which may render void or voidable any insurance of any premises or any part of the said building or cause any increased premium to be payable in respect thereof or which may or is likely to cause nuisance or annoyance to occupiers of the other premises in the said building.

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34. In the event of the Society being formed and registered before the sale and disposal by the Builders of all the premises in the said building, the power and the authority of the Society so formed or of the purchasers herein and other purchasers of the premises shall

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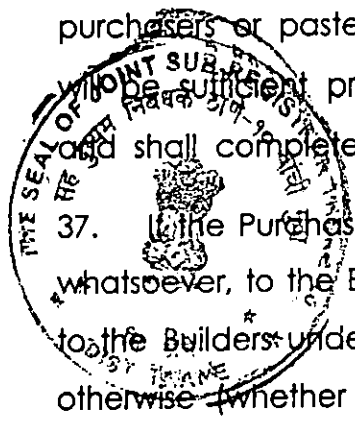
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be subject to the overall power of the Builders in any of the matters concerning the building, the construction and completion thereof and all amenities pertaining to the same and in particular, the Builders shall have absolute authority and control as regards the unsold premises and the disposal thereof irrespective of the fact that the Purchasers of the different premises have formed a Co-operative Society, Ad-hoc Committee or any other body of the purchasers of the premises.

35. Any delay or indulgence by the Builders in enforcing the terms of this Agreement or any forbearance or giving time to the Purchaser/s for any reason whatsoever shall not be construed as a waiver on the part of the Builders of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser/s nor shall the same in any manner prejudice the rights and remedies of the Builders.

36. The letters, receipts and/or notices issued by the Builders dispatched under certificate of posting to the address given by purchasers or pasted on the conspicuous part of the said building will be sufficient proof of receipt of the same by the Purchaser/s and shall completely and effectively discharge the Builders.



37. If the Purchaser/s neglects, omits or fails to pay for any reason whatsoever, to the Builders any part of the amount due and payable to the Builders under the terms and conditions of this Agreement or otherwise (whether before or after the delivery of the possession) within the time herein specified or if the Purchaser/s shall in any other way fail to perform or observe any of the covenants and stipulations herein contained or referred to, the Builders shall be entitled to re-enter upon and resume possession of the said premises and this Agreement shall stand terminated. The Purchaser/s herein agrees that on the Builders re-entry on the said premises as aforesaid

All the right, title and interest of the Purchaser/s in the said premises and under this Agreement shall cease and the Purchaser/s shall also be liable for immediate ejection as a Trespasser.

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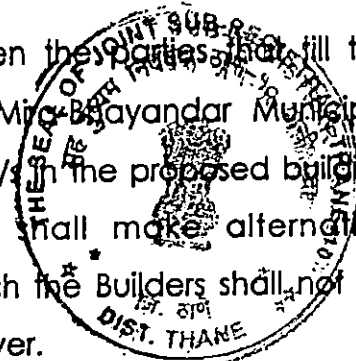
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38. The Builders shall in that event refund the moneys without interest paid as purchase price by the Purchaser/s only after disposing off the premises to any other party. The Builders shall be entitled to deduct from the purchase price becoming refundable to the Purchaser/s under this clause the loss or damage suffered by the Builders and/ or other purchasers of premises on account of the Purchaser/s committing breach of any of the terms and conditions herein.

39. The name of the society shall be decided by the Builders and the Purchasers shall not be entitled to change such name in future at any time. It is also mutually agreed by and between the Builders and the Purchaser/s that the Builders shall have exclusive right to use its own logo along with name of the society and under no circumstances, either the Purchaser/s or the society of the Purchasers of the flats/shops in the said building shall be entitled to remove or change the same from the said building.

40. It is hereby agreed by and between the parties that till the date of getting water supply from the Mira-Bhayandar Municipal Corporation, the Flat/Shop/Office Purchaser/s in the proposed building on their own and at their own cost shall make alternative arrangement for water supply and to which the Builders shall not be held responsible in any manner whatsoever.



41. It is hereby expressly agreed by and between the parties hereto that the Builders shall be entitled to recover before the possession of the premises hereby agreed to be sold is given to the purchasers all the amounts of deposits paid by the Builders to the various authorities which are non-refundable.

42. The Purchaser/s hereby agrees that ~~even after the Society is formed they shall not charge maintenance charges for the unsold premises to the Builders.~~

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43. The Purchaser/s hereby agrees that he/she/they shall not avail the T.V. cables from any Cable Operator other than the Cable

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Operator approved by the Builder /Promoter and further agrees and undertakes that he/she/they shall not entertain any other T.V. Cable Operator in the said building.

44. The Purchaser/s also hereby agrees, confirm and place on record that the Builders shall be entitled to allot stilts, parking and open parking in the said building to the person or persons of their choice and shall also be entitled to take the consideration from such allottees of the said stilt area. Similarly, the Builder /Promoter shall also be entitled to sell the terrace abutting to the flats/shops to the purchasers of such flats/shops. The Purchaser/s also hereby agrees and undertakes that he /she/they shall fix the grills to the said Flat/Shop/Office as per the grill designed approved by the Builders. The Purchaser/s also hereby place on record that he/she/they is aware of that the water connection to the said building as well as to the said flat/shop/Office will be provided by the Builders in accordance with the rules and regulations adopted by the Mira Bhayandar Municipal Corporation.

45. The Purchaser/s also hereby agrees and undertakes that he/she/they shall become the member of the Ad-hoc Co-operative Housing Society of the purchasers of the premises in the said building from the date of formation and registration of the Society under the provisions of Maharashtra Co-operative Societies Act and shall also agrees to adhere to all the rules and regulations to be formulated by such Ad-hoc Committee of the Co-operative Housing Society to be formed and registered by the Flat/Shop/Office purchasers in the said building.

46. The Builders have represented to the Purchaser/s that they shall develop the property adjoining to the said property, more particularly described in the First schedule hereunder written in a phased manner and as such, the common amenities provided in the layout of the said property, more particularly described in the

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the said property, more particularly described in the First Schedule

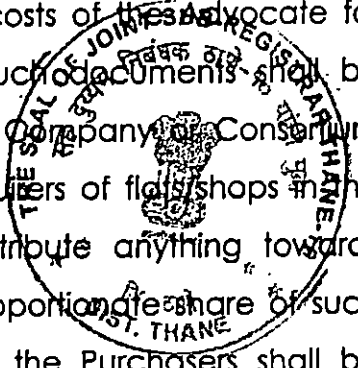
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hereunder written are common and as such, the Purchaser/s shall maintain the said common amenities in co-ordination with the Purchasers of flats/shops in the building to be constructed by the Builders on the property adjoining to the said property more particularly described in the First Schedule hereunder written. The Purchaser/s also hereby agree and undertake to accept the representation made by the Builders hereinabove in toto and under no circumstances, the Purchaser/s shall be entitled to raise any objection for the same.

47. All costs, charges and expenses in connection with the formation of the Co-operative Housing Society or Limited Company or Consortium as well as the costs, charges and expenses of preparing, engrossing, stamp duty and registering all the documents of transfer including Deed of Conveyance or any other writing or writings required to be executed by the Builders in favour of the Co-operative Housing Society for conveying the land together with building as well as the entire professional costs of the Advocate for Builders in preparing and approving all such documents shall be borne and paid by the Society or Limited Company or Consortium to be collected proportionately by all acquirers of flats/shops in the said building. The Builders shall not contribute anything towards such costs, charges and expenses. The proportionate share of such costs, charges and expenses, payable by the Purchasers shall be paid by the Purchasers to the Builders immediately on demand.



48. It is hereby agreed by and between the parties hereto that in case the Purchaser/s intend to have additional amenities to the said Flat/shop/Offices then in that event the Purchaser/s shall execute a separate Agreement with the Builders in respect of the said additional amenities to be provided by the Builders to the Purchaser/

s and for the same the Purchaser/s shall pay to the Builders extra amount for the extra amenities to be provided by the Builders to the Purchaser/s in the said Flat/Shop/Office. and between the parties hereto that the said Agreement for

to the Builders extra amount for the extra amenities to be provided by the Builders to the Purchaser/s in the said Flat/Shop/Office. It is further agreed by

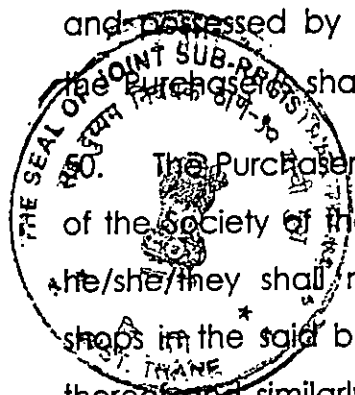
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Additional Amenities to be executed by and between the parties hereto shall be treated as part and parcel of these presents for all purposes and intents.

49. The Purchaser/s also hereby agrees and undertakes that he/she/they shall not object against the work of construction of the building by the Builder on their adjoining plot of lands. The Purchaser/s also hereby agree and confirm that he/she/they have no right and/or authority to grant the right of way/means of access through, across and over the said property, more particularly described in the First Schedule hereunder written, to any third parties. However, the Builders has absolute rights and authority either to assign the right of way / means of access through, across and over the said property, more particularly described in the First Schedule hereunder written, to the person or persons of their choice. Likewise, the Builders shall have right to make use of the right of way / means of access through the said property, more particularly described in the First Schedule hereunder written for developing the other property owned and possessed by the Builders herein and under no circumstances the Purchaser/s shall be entitled to raise any objection for the same.



The Purchaser/s also agrees and undertakes that after formation of the Society of the Flat/Shop/Office purchasers in the said building, he/she/they shall not take any objection to sell the unsold flats/shops in the said building by the Builder to the intending purchasers thereof and similarly, till the Builder sell the vacant and unsold flats/shops to the intending purchasers, neither the Flat/Shop/Offices purchasers nor the Society of the Flat/Shop/Office purchasers in the said building shall demand maintenance from the Builders in respect of the said unsold flats/shops in the said building.

51. The registration of this Agreement is compulsory and mandatory under the Indian Registration Act, and also under the Maharashtra Ownership Flat Act, 1963 within 3 months from the date of execution hereof failing which the same attracts penalty. The Purchaser/s shall at his/her/their cost lodge this Agreement within three months

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from the date hereof for registration with Sub-Registrar of Assurance at Thane and forthwith inform the Builders, the serial number and the date under which the same is lodged to enable them to admit the execution of the same. The Purchaser/s shall pay stamp duty, registration fee and other incidental expenses for registration of this Agreement.

52. The lump sum cost of purchase of this Flat/Shop/Office as agreed to be purchased by the purchaser does not include sales tax, service tax & any other Government tax, levies & same if determined to be payable on this transaction at any later date by concerned authorities the same shall become payable by the purchasers on demand at any time. Similarly any additional statutory levies imposed by Government which may affect this deal shall also be fully recovered by the Builders from the purchaser. The purchaser/s also have agreed to give an Affidavit to the Builders stating therein at any stage if service tax is applicable, the same shall be paid by the Purchaser/s to the Builders within a period of 7 days on receipt of such intimation.

53. The Flat/Shop/Office Purchasers hereby agree to undertake that he/she/they shall not do/or suffered to be done anything in or bring and or consume or sell any type of non vegetarian foods, open a non vegetarian restaurant, liquor shop, clubs, video parlour in the flats/shops in the said building



54. All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by Registered Post A.D. at his/her/their address given by him/her/them specified below :-

Room No 43, 4/9 Jupiter, CHS
Narendra Park, Naya Nagar Bahelder

Miraj Road (East)
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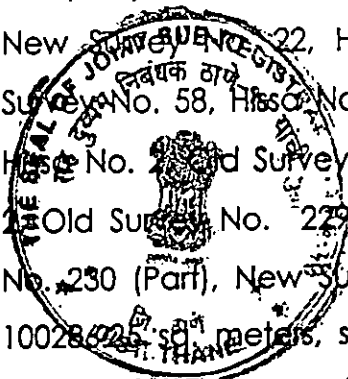


55. Without prejudice to the terms and conditions stipulated hereinabove, this Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the Maharashtra Ownership Flats (Regulation 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 Mira Road on this 10 day of August, 2016 hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of land bearing Old Survey No. 150 (Part), New Survey No. 21, Hissa No. 2, Old Survey No. 151 (Part), New Survey No. 22, Hissa No. 2, Old Survey No. 226 (Part), New Survey No. 58, Hissa No. 2, Old Survey No. 227, New Survey No. 59, Hissa No. 2, Old Survey No. 228 (Part), New Survey No. 60, Hissa No. 2, Old Survey No. 229, New Survey No. 61, Hissa No. 2, Old Survey No. 230 (Part), New Survey No. 62, Hissa No. 2, totally admeasuring 10028.22 sq. meters, situate, lying and being at Mira Road, Taluka and District Thane and in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal



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THE SECOND SCHEDULE ABOVE REFERRED TO

A Flat/Shop/Office bearing No. 304, admeasuring 6057 Sq. Feet (Carpet area) i. e. equivalent to — sq. meters on the 3rd floor in Building No. 7 Type E2 and Car Parking No. — on the Ground/Still of the building known as "POONAM ESTATE CLUSTER NO. II" to be constructed on the property described in the First Schedule hereinbefore written.

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SIGNED SEALED AND DELIVERED

by the within named

"BUILDERS"



M/s. RAVI DEVELOPMENT

For M/s. RAVI DEVELOPMENT

through its authorised

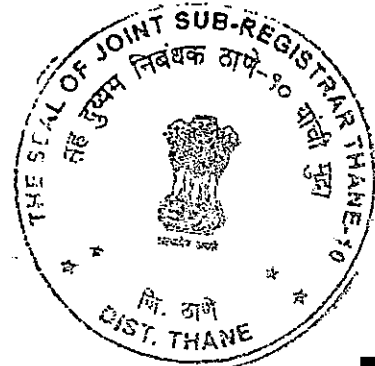
Signatory

Mr. Hernal J. Doshi

Authorised Signatory

in the presence of _____

- 1.
- 2.



SIGNED SEALED AND DELIVERED

by the within named

"PURCHASER/S"

SHRI/SMT./M/s Sayed Shahida

Abbas Hussein



in the presence of _____

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RECEIPT

RECEIVED of and from the within named Purchaser/s, the sum of Rs. 858000 (Rupees Eight Lakh Fifty Eight Thousand only only) by way of part/full payment of sale consideration price hereinabove mentioned, on this ____ day of ____ 20 ____, by Cash/ Cheque/ DP/ Pay Order bearing No. 304489 dated 18.11.14 drawn on ICICI Bank Branch Borivali.

Rs. 858000

WE SAY RECEIVED

Baheda

For M/s. RAVI DEVELOPMENT



[Handwritten Signature]

(Authorised Signatory)

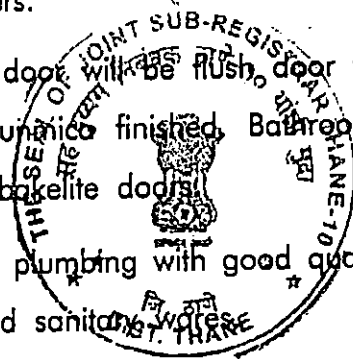
WITNESS :

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LIST OF AMENITIES

- BUILDING : The Building shall be R.C.C. Frame structure.
- FLOORING : Granamite Flooring in living room, bedroom, passage and kitchen. And for bathroom W.C. will be of ceramic tiles.
- KITCHEN : Granite platform with S.S. Sink and 4ft. ceramic tiles above the platform.
- BATHROOM /W.C. : Full height ceramic tiles in bathroom, W.C. & toilet. One geyser all the bathrooms.
- WINDOW : Powder coated sliding windows with marble sill. The windows in the bathroom and W.C. will have louvers.
- DOORS : The main door will be flush door with vineer polish / sunmica finished. Bathroom & W.C. will have bakelite doors.
- PLUMBING : Concealed plumbing with good quality fittings, fixtures and sanitary ware.
- ELECTRIFICATION : Concealed copper wiring with adequate points with good quality fittings. T.V. & Telephone points shall be provided in all the rooms.
- PAINTING : Oilbound distemper in all the rooms, Exterior painting will be of Tex paints.



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Baheda

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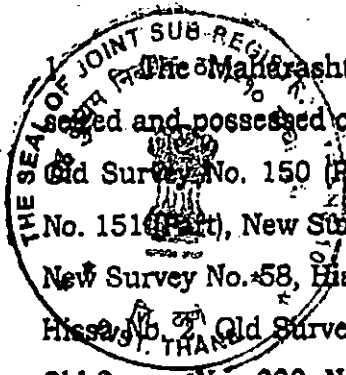
B. Com., LL.M.

ADVOCATE, HIGH COURT

104, Saroj Plaza,
Near Maxus Mall, Flyover Road,
Bhayandar (West), Thane - 401 101.
Ph.: 28191739. Cell: 9820640511.
email : adv.dgn@gmail.com

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have investigated the title to the land bearing Old Survey No. 150 (Part), New Survey No. 21, Hissa No. 2, Old Survey No. 151 (Part), New Survey No. 22, Hissa No. 2, Old Survey No. 226 (Part), New Survey No. 58, Hissa No. 2, Old Survey No. 227, New Survey No. 59, Hissa No. 2, Old Survey No. 228 (Part), New Survey No. 60, Hissa No. 2, Old Survey No. 229, New Survey No. 61, Hissa No. 2, Old Survey No. 230 (Part), New Survey No. 62, Hissa No. 2, totally admeasuring 100286.25 sq. meters, situate, lying and being at Village Mira Road, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation, (hereinafter referred to as "the Said Property") owned by Maharashtra Housing and Area Development Authority and have to state as hereunder:



The Maharashtra Housing and Area Development Authority is seized and possessed or otherwise sufficiently entitled to the land bearing Old Survey No. 150 (Part), New Survey No. 21, Hissa No. 2, Old Survey No. 151 (Part), New Survey No. 22, Hissa No. 2, Old Survey No. 226 (Part), New Survey No. 58, Hissa No. 2, Old Survey No. 227, New Survey No. 59, Hissa No. 2, Old Survey No. 228 (Part), New Survey No. 60, Hissa No. 2, Old Survey No. 229, New Survey No. 61, Hissa No. 2, Old Survey No. 230 (Part), New Survey No. 62, Hissa No. 2, totally admeasuring 100286.25 sq. meters, situate, lying and being at Mira Road, Taluka and District Thane and in the Registration District and Sub-District of Thane.

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2. M/s. Ravi Developments, had submitted a proposal on 31st August, 2006 to the Vice President and Chief Executive Officer, MHADA for the development of the said property.

3. The Maharashtra Housing and Area Development Authority had decided to implement the housing project through Joint Venture on the said property on Swiss Challenge method with the approval of the Government in Housing Department.

4. Considering the proposal of the Maharashtra Housing and Area Development Authority, the Government in Housing Department by its Letter No. Allotment/1107/Case No. 186/HSG, dated 17th May, 2007, had accorded its approval to take up a Joint Venture as per the Swiss challenge Method and also further directed to take up the scheme on Joint Venture on Swiss Challenge Method as a Pilot Project.

5. In view of the approval granted by the Government of Maharashtra, the said Maharashtra Housing and Area Development Authority, through its Regional Board i.e. Konkan Housing and Area Development Board established under the Section 18 of the said Act, invited tenders for competitive bids in the open market on Swiss Challenge Method. In pursuance to the Tenders, offers were received on 11th June, 2007 and thereafter the said M/s. Ravi Developments matched their offer under the Swiss Challenge Method by their Letter, dated 14th June, 2007 and the said M/s. Ravi Developments further submitted their revised offer to the Authority on 9th October, 2007 after discussion with the MHADA Authority. Accordingly as per the Offer, dated 9th October, 2007, the MHADA accepted the offer of the said M/s. Ravi Developments

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Ph.: 28191739. Cell: 9820640511.
email : adv.dgn@gmail.com

for implementation of Housing Scheme through Joint Venture Project on the said property vide its Resolution No. 6284, dated 22nd November, 2007, on the terms and conditions stipulated therein. In pursuance to the Authority's Resolution No. 6284, dated 22nd November, 2007, the said Board on behalf of the MHADA had issued the Acceptance Letter for making up Housing Scheme in Joint Venture on the said land at Mira Road District, Thane with the said M/s. Ravi Developments, as per the Swiss Challenge Method vide No. CO/KB/152/EE (Ratnagiri) 08, dated 24th January, 2008.

6. On 4th September, 2007, Shree Krishna Pratisthan filed PIL No. 72 of 2007, before the High Court of Mumbai challenging the Public Notice, dated 20th May, 2007 issued by the MHADA in respect of the project under reference. Also after giving undertaking accepting the Swiss Challenge Method and participation and having failed in the tender process, M/s. Osava Builders Ltd., one of the participant in the Tender Process filed W.P.(C) No. 2714 of 2007 challenging the Public Notice, dated 20th May, 2007 as well as MHADA's Resolution, dated 22nd November, 2007. The High Court of Mumbai by its impugned common Order, dated 27th March, 2008, allowed the Writ Petition

7. Aggrieved by the said order, the MHADA filed Special Leave Petition in the Supreme Court of India under No. 11355 - 11356 of 2008. However, the said M/s. Ravi Developments have also filed two separate Special Leave Petition in the Supreme Court of India under No. SLP (C) No. 11229 of 2008 and SLP (C) No. 13149 of 2008. After hearing all the parties, the Supreme Court of India set aside the Order of Mumbai High Court, dated 27th March, 2008 passed in PIL No. 72 of 2007 and W.P. (L)

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No. 2714 of 2007 and allowed the Appeal filed by MHADA and the said M/s. Ravi Developments.

8. The Maharashtra Housing and Area Development Authority had entered into a Joint Venture Agreement, dated 13th August, 2009, with M/s. Ravi Developments to develop piece or parcel of land admeasuring 46712 Sq Meters equivalent to 4.67 Hectare, bearing Survey No. 150 (Part), 151 (Part) and 226 to 230, situate, lying and being at Village Penkarpada (Mira Road), Taluka and district Thane, in the Registration District and Sub-District Thane and now within the limits of Mira Bhayandar Municipal Corporation, on the terms and conditions stipulated therein.

9. Smt. Sneha Shreenath Navalkar, Saihas Saiprasad Pradhan and M/s. Ever Smile Properties Pvt. Ltd., had filed Special Leave Petition (Civil) before the Hon'ble Supreme Court of India bearing No. 28670 of 2008, challenging the rights over the land admeasuring 53574.25 sq. meters and in the Special Leave Petition, the Hon'ble Supreme Court of India had granted status quo in respect of portion of the said area admeasuring 53574.25 sq. meters out of the total area admeasuring 100286.25 sq. meters. The Hon'ble Supreme Court of India was pleased to vacate the said order of status quo vide an Order, dated 12th January, 2010, passed in Civil Appeal No. 281 of 2010 and observed therein that any construction made on the said land will be subject to final decision of the Writ Petition No. 929 of 2008.

10. In view of the said Order, dated 12th January, 2010, passed by the Hon'ble Supreme Court of India in Civil Appeal No. 281 of 2010, a

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D. G. NAIK
B. Com., LL.M.
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Ph.: 28191739. Cell: 9820640511.
email : adv.dgn@gmail.com

Supplementary Agreement of Joint Venture, dated 22nd April, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/05482/2010, dated 11th May, 2010, came to be executed by and between the Maharashtra Housing and Area Development Authority and the said M/s. Ravi Developments, in respect of the said area admeasuring 53574.25 sq. meters, forming the portion of the said land.

11. M/s. Ravi Developments have proposed to construct Building known as "POONAM ESTATE CLUSTER NO. II" in the layout of the said property.

12. The Mira Bhayandar Municipal Corporation has sanctioned the plan of the buildings to be constructed in the layout of the said property vide Order No. MB/MNP/NR/2517/2005-2006, dated 21st January, 2006.

13. Mira Bhayandar Municipal Corporation has also issued Commencement Certificate No. MB/MNP/NR/2372/2009-2010, dated 23rd September, 2009, to proceed with the work of construction of the buildings in the layout of the said property as per the plan sanctioned by it and the same has been revised vide Order No. MB/MNP/NR/1867/2010-11, dated 11th August, 2010.

14. I have also taken the searches in the office of Sub-Registry of Thane from 1980 to till date and during the course of my searches, I have come across a Supplementary Agreement of Joint Venture, dated 22nd April, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-10/05482/2010, dated 11th May, 2010, executed by the Maharashtra Housing and Area Development Authority in

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favour of M/s. Ravi Developments, in respect of the said area admeasuring 53574.25 sq. meters, forming the portion of the said property and save and except the said document, I have not come across any registered instruments pertaining to the said property

15. On the whole from the searches taken by me in the office of Sub-Registry of Thane from 1980 to till date and also on the basis of documents furnished to me as well as on the basis of information provided to me, I hereby state and certify that title to the land bearing Old Survey No. 150 (Part), Survey No. 151(Part), Hissa No. 2 and Survey No. 226 to 230, admeasuring 100286.25 sq. meters, situate, lying and being at Village Mira Road, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation owned by Maharashtra Housing and Area Development Authority, is clear, marketable and free from all encumbrances. I further state and certify that M/s. Ravi Developments is entitled to develop the said property by constructing the said Building known as "POONAM ESTATE CLUSTER NO. II" in the layout of the said property as per the permissions and sanctions granted by the Authorities Concerned.

Dated : 7th May, 2011


Advocate

Unique Shant/Ravi Developments (Cluster II)

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गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव मिरे
तालुका ठाणे

जु.स. (१५०/५)

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| भूमापन क्रमांक | भूमापन क्रमांकाचा उपविभाग | भूधारणा पद्धती | भोगवटादाराचे गांव |
| न.स. 29 | 2 | | फोकण हील्सिंग अँड एरिया डेव्हलपमेंट को. (१५०३) |
| शेतीचे स्थानिक नांव | | | |
| लागवडी योग्य क्षेत्र | हेक्टर | आर | |
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| सो. ख. (लागवडी योग्य नसलेले) | 9-04-६ | | |
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| जुडी किंवा विशेष आकारणी | | | |

कुळाचे नांव

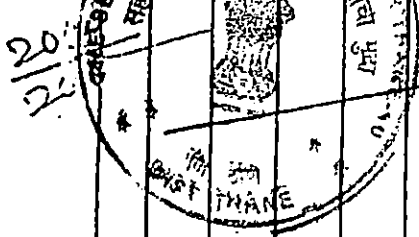
इतर अधिकार

~~विशेषीकृत माती उत्खनन~~
~~केल्यामुळे दंडाधिकार रु.~~
१,५०,२० या जागेला
डेव्हलपमेंट को. (२०) पंचायत

सिमा आणि भूमापन चिन्हे

गांव नमुना बारा (पिकाची नोंद वही)

| वर्ष | हंगाम | पिकाखालील क्षेत्राचा तपशिल | | | | | | | | | | लागवडीसाठी उपलब्ध नसलेली भूमी | जमीनसिंखनाचे साधन | जमीन कारणाचे नांव | ट. नोंद | | |
|------|-------|----------------------------|----------------|----------------|----------------|----------------|---------------------------|----------------|----------------|----------------|----------------|-------------------------------|-------------------|-------------------|---------|--------|--------|
| | | मिश्र पिकाखालील क्षेत्र | | | | | निर्मेल पिकाखालील क्षेत्र | | | | | | | | | | |
| | | पिक | पिकेचे क्षेत्र | पिकेचे क्षेत्र | पिकेचे क्षेत्र | पिकेचे क्षेत्र | पिकाचे नांव | पिकाचे क्षेत्र | पिकाचे क्षेत्र | पिकाचे क्षेत्र | पिकाचे क्षेत्र | | | | | | |
| | | १ | २ | ३ | ४ | ५ | ६ | ७ | ८ | ९ | १० | ११ | १२ | १३ | १४ | १५ | १६ |
| | | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. |
| | | | | | | | | | | | | | | | | | |



अस्सल धरतुकूम खरी नक्कल दिली असे.

तारीख 22/2/2090

हरि नारायण बाघमारे
तलाठी सजा - मिरे,
तालुका जिल्हा ठाणे

ट न र १०
६६६ २०९६
३८ - ६६

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव मिरे

तालुका ठाणे

जु.स. (१५१) १०

| | | | | |
|------------------------------|---------------------------|---------------|--|-------------|
| भूमापन क्रमांक | भूमापन क्रमांकाचा उपविभाग | भूमापना पंखती | भोगयदादाराचे गांव | कुळाचे नांव |
| न.स. 22 | 2 | | फोकण हील्सींग अँड एरिया डेव्हलपमेंट कोर्पोरेशन | S |
| लागवडी योग्य क्षेत्र | | | हेक्टर | आर |
| एकूण | | | 0-22-5 | |
| पो. ख. (लागवडी योग्य नसलेले) | | | | |
| वर्ग (अ) | | | | |
| वर्ग (ब) | | | | |
| एकूण | | | | |
| आकारणी | | | 5-00 | |
| जुडी किंवा विशेष आकारणी | | | | |

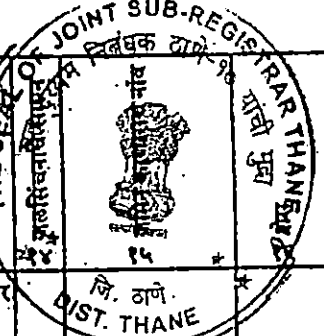
इतर अधिकार

अगजिकृत माती उत्खनन
केल्यमुळे दिनांक 20/09/2021 चा व्हाटा ठेवणे
शे.० (20) पे.प.)

सिमा आणि भूमापन चिन्हे

गांव नमुना बारा (पिकाची नोंद घरी)

| वर्ष | हंगाम | पिकाखालील क्षेत्राचा तपशिल | | | | | | | | | | लागवडीसाठी उपलब्ध नसलेले क्षेत्र | एकूण | टिप |
|-----------|-------|----------------------------|------------|-------|------------|--------|--------------------------|--------|------------|--------|--------|----------------------------------|--------|-----|
| | | मिथ पिकाखालील क्षेत्र | | | | | निर्मळ पिकाखालील क्षेत्र | | | | | | | |
| | | पिकाचे क्रमांक | पिकेचे नाव | अवकाश | पिकाचे नाव | अवकाश | पिकाचे नाव | अवकाश | पिकाचे नाव | अवकाश | | | | |
| 2008/2009 | | हे.आर. | हे.आर. | | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | 45 मि | 0-22-5 | |



असल बरहुकूम खरी नक्कल दिली असे.

तारीख 24/2/2020

हरि नारायण वाघमारे
तलाठी संजा मिरे,
तालुका जिल्हा ठाणे

ट न न - १०
२०१६
१२ - २०

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव पेठाकरवाडा
तालुका ठाणे

सु.स. (296/पैकी)

| | | | |
|------------------------------|---------------------------|----------------|------------------------|
| भूमापन क्रमांक | भूमापन क्रमांकाचा उपविभाग | भूयारणा पद्धती | भोगवटादाराचे गांव |
| न.स. ४८ | २ | | फोकण हीलिंग बँक |
| लागवडी योग्य क्षेत्र | | | हॅरिया डेव्हलपमेंट सोई |
| एकूण | | | १३९० |
| पो. ख. (लागवडी योग्य नसलेले) | | | |
| वर्ग (अ) | | | |
| वर्ग (ब) | | | |
| एकूण | | | |
| आकारणी | | | |
| जुडी किंवा विशेष आकारणी | | | १-४३ |

कुळाचे नांव

इतर अधिकार:

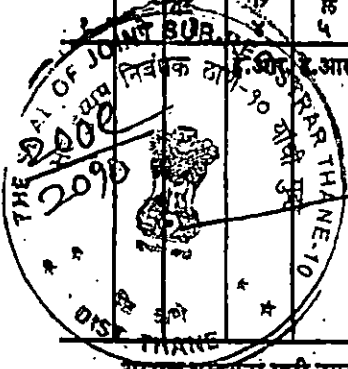
विनाशिकृत माती उत्खनन
केवळ मुळे वंजाळी २० रु
१,५०,२०२/ न्या. बेजा
ठेवठा अवे ०

२०

सिमा आणि भूमापन चिन्हे

गांव नमुना बारा (पिकाची नोंद यही)

| वर्ष | हंगाम | पिकाखालील क्षेत्राचा तपशिल | | | | | | | | | | लागवडीसाठी उपलब्ध नसलेली जमीन | लागवडीसाठी वलसिंचनाचे सापट | वापिन कारणाचे नांव | शेरा |
|------|-------|----------------------------|-------------|------------------------------------|------------|----------|--------------------------|------------|----------|-------------|--------|-------------------------------|----------------------------|--------------------|------|
| | | मिश्र पिकाखालील क्षेत्र | | | | | निर्मळ पिकाखालील क्षेत्र | | | | | | | | |
| | | पिके स्थिति | अजाल स्थिति | पटक पिके व प्रत्येका खालील क्षेत्र | पिकाचे नाव | वलसिंचित | अजाल स्थिति | पिकाचे नाव | वलसिंचित | अजाल स्थिति | स्वरूप | | | | |
| | | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | | | | |



अस्तित्वात भरकूम खरी नक्कल दिली असे.

तारीख २२/९/२०१८

हरि नारायण माधवारे
तलाठी सजा मिरे,
तालुका जिल्हा ठाणे

| |
|------------|
| ट न न - ९० |
| ९९९ २०१६ |
| ९० - ९९ |

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव पेठकरपाडा

तालुका ठाणे

जु.स. (209) पेठकर

| | | | |
|------------------------------|----------------------------|----------------|---|
| भूसापन क्रमांक | भूसापन क्रमांकांचा उपविभाग | भूपारणा पद्धती | भोगवटादाराचे गांव |
| न.स. <u>५३</u> | <u>२</u> | | <u>फोका हॉलिंग ऑफ</u> <u>एरिया डेव्हलपमेंट सोई</u> |
| शेतीचे स्थानिक नांव | | | |
| लागवडी योग्य क्षेत्र | हेक्टर | आर | |
| | <u>७५५३-००</u> | <u>५३</u> | <u>१३००</u> |
| एकूण | <u>७५५३-००</u> | | |
| पो. ख. (लागवडी योग्य नसलेले) | | | |
| वर्ग (अ) | | | |
| वर्ग (ब) | | | |
| एकूण | | | |
| आकारणी | | | |
| शुद्धी किंवा विशेष आकारणी | <u>४=१००</u> | | |

कुळाचे नांव

इतर अधिकार

अनधिकृत भाती उत्खनन करम
दंडाचा र० रु. १,९७, २०२५
वैजा. ठेवला आहे

सिमा आणि भूसापन चिन्हे

गांव नमुना बारा (पिकाची नोंद घरी)

| वर्ष | हंगाम | पिकाखालील क्षेत्राचा तपशिल | | | | | | | | सागवडी खोली उपलब्ध नसलेली क्षेत्र | पिकाचे क्षेत्र | पिकाचे क्षेत्र | पिकाचे क्षेत्र |
|----------------------------|-------|----------------------------|-----------|------------|------------------------------------|---------------------------|-----------|------------|-------------|-----------------------------------|----------------|----------------|----------------|
| | | मिथ पिकाखालील क्षेत्र | | | | निर्मेल पिकाखालील क्षेत्र | | | | | | | |
| | | पिकाचा क्रमांक | जल सिंचित | अजल सिंचित | घटक पिके व प्रत्येका खालील क्षेत्र | पिकाचे नांव | जल सिंचित | अजल सिंचित | पिकाचे नांव | | | | |
| <u>२००९</u> <u>२०१०</u> | | | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | | | |

असल बलुकूम खरी नक्कल दिली असे.

तारीख २२/२/२०१०

हरि दाखणी वाघमारे
तलाठी सजा. मिरे,
तालुका जिल्हा ठाणे

ट न न - १०
०००० २०१६
४१ - ००

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव पेठकरपाडी
तालुका ठाणे

जु.स. (२२२/१०१)

| | | | |
|--------------------------------|---------------------------|----------------|---------------------------------------|
| भूमापन क्रमांक | भूमापन क्रमांकाचा उपविभाग | भूधारणा पद्धती | भोगवदादाराचे गांव |
| न.स. ५४ | २ | | |
| शेतीचे स्थानिक नांव | | | फोकण हॉलिंग अँड ट्रिपल डेव्हलपमेंट को |
| लागवडी योग्य क्षेत्र | हेक्टर | आर | (१३६०) |
| एकूण | ०६० | च.अ. | |
| | ०६०-०० | | |
| पो. ख. (लागवडी योग्य नसलेले) | | | |
| वर्ग (अ) | | | |
| वर्ग (ब) | | | |
| एकूण | | | |
| आकारणी जुडी किंवा विशेष आकारणी | ०=२० | | |

कुळाचे नांव

इतर अधिकार

अग्रिमूल्य भाकी उत्खणन
पेठकरपाडी देडभाकर रु. १,५०००
चा बोजा ठेपणा अर्ब

S

(२०)

सिमा आणि भूमापन चिन्हे

गांव नमुना बारा (पिकाची नोंद घडी)

| वर्ग | पिकाखालील क्षेत्राचा तपशिल | | | | | | | | | | लागवडीसाठी उपलब्ध नसलेली घर्मीन | सिमाचिन्हाचे साधन | सिमाचिन्हाचे नांव | शेता |
|------|----------------------------|--------|--------|--------|--------|---------------------------|--------|--------|--------|--------|---------------------------------|-------------------|-------------------|------|
| | निम्न पिकाखालील क्षेत्र | | | | | निर्मूल पिकाखालील क्षेत्र | | | | | | | | |
| | पिकाचे नांव | पल | सिंचित | अपल | सिंचित | पिकाचे नांव | पल | सिंचित | अपल | सिंचित | | | | |
| | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | | | | |
| | | | | | | | | | | | | | | |



असल बाबतकूम खरी नक्कल दिली आहे.

तारीख २२/२/२०१०

हरि बाबूजी बाबुगारे
तलाठी सजा मिरे,
तालुका जिल्हा ठाणे

ट न २ - १०
०००० २०१०
४२ - ०६

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव प्रेडाकवपाडा
तालुका ठाणे

ज.स. (२०१६)

| | | | | |
|-------------------------------------|---------------------------|----------------|---|---|
| भूमापन क्रमांक | भूमापन क्रमांकाचा उपविभाग | भूमापना पध्दती | भोगपदाद्वाराचे गांव (990) (203) (260) | कुळाचे नांव |
| न.स. | <u>५८</u> | <u>२</u> | फोकण ए.सी.एम. डी.क हरिया डेव्हलपमेंट सोई | S |
| शेतीचे स्थानिक नांव | | | | |
| लागवडी योग्य क्षेत्र | हेक्टर | आर | (9300) | |
| एकूण | <u>११४९९-</u> | | | |
| पो. ख. (लागवडी योग्य नसलेले) | | | | इतर अधिकार अनधिकृत गारमि उल्खान केल्यामुळे देडगरी २००० १,५०,२०२५ न्याय क्षेत्रा ठेवण वर्षे (१०) |
| घर्ग (अ) घर्ग (ब) | | | | |
| एकूण | | | (9300) | |
| आकारणी शुद्धी किंवा विशेष आकारणी | | <u>१०=८४</u> | | सिमा आणि भूमापन चिन्हे |

गांव नमुना बारा (पिकाची नोंद घरी)

| वर्ष | हंगाम | पिकाखालील क्षेत्राचा तपशिल | | | | | | | | | | प्राप्यवही नोंदणी उपसल्लाखालील क्षेत्र | प्राप्यवही नोंदणी | | | | |
|----------------------------|-------|----------------------------|------------|------------|--------------------------------------|-------------|--------------------------|-----------|------------|-------------|-------------|--|-------------------|--|--|--|--|
| | | मिश्र पिकाखालील क्षेत्र | | | | | निर्मळ पिकाखालील क्षेत्र | | | | | | | | | | |
| | | पिकाचा क्रमांक | जाल सिंचित | अजल सिंचित | पट्टक पिके व प्रत्येका खालील क्षेत्र | पिकाचे नांव | पिकाचे नांव | जल सिंचित | अजल सिंचित | पिकाचे नांव | पिकाचे नांव | | | | | | |
| | | हे.आर. | हे.आर. | | हे.आर. | हे.आर. | | हे.आर. | हे.आर. | | | | | | | | |
| <u>२०००</u> <u>२०१०</u> | | | | | | | | | | | | | | | | | |

अस्तसल बरहुकूम खरी नक्कल दिली असे.

तारीख २५/२/२०१०

हरि नारायण वाघमारे
तलाठी सजा मिर,
तालुका जिल्हा ठाणे

ट न न - १०
२२२ २०१६
४१ - २२

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव जेठलरपाण

जु.स. (225 पिका)

तालुका ठाणे

| | | | |
|------------------------------|---------------------------|----------------|--|
| भूमापन क्रमांक | भूमापन क्रमांकाचा उपविभाग | भूमापना पद्धती | भोगवटादादाचे गांव (390) (340) (203) (220) |
| न.स. 49 | 2 | | |
| रोतीचे स्थानिक नांव | | | फोकण हील्कींग अँड एरिया डेव्हलपमेंट को. |
| लागवडी योग्य क्षेत्र | हेक्टर | आठ | (938) |
| | 56000-83 | | |
| एकूण | 56000-83 | | |
| पो. ख. (लागवडी योग्य नसलेले) | | | |
| वर्ग (अ) | | | |
| वर्ग (ब) | | | |
| एकूण | | | |
| आकारणी | 2-8E | | |
| जुडी किंवा विशेष आकारणी | | | |

कुळाचे नांव

इतर अधिकार

डी.जी. प्रिन्स भागी उत्पन्न
कोण्याचे दंडात्मक 2.5
9, 50, 20 मन्वा कोजा ठेव
शेकी (20)
दि इस्टेट इन्व्हेस्टमेंट कं. लि.
सिमा आणि भूमापन धिने (9834)

गांव नमुना बारा (पिकाची नोंद घरी)

| वर्ग | हंगाम | पिकांखालील क्षेत्राचा तपशिल | | | | | | | | | | लागवडीसाठी उपलब्ध नसलेली जामीन | सामन | सामन क्रमापचे नांव | जगा | | |
|------|-----------|-----------------------------|-------------|----------------|----------------|----------------|--------------------------|----------------|----------------|----------------|----------------|--------------------------------|--------|--------------------|--------|--------|--------|
| | | मिश्र पिकाखालील क्षेत्र | | | | | निर्मळ पिकाखालील क्षेत्र | | | | | | | | | | |
| | | पिकाचे स्थिति | पिकाचे नांव | पिकाचे क्षेत्र | पिकाचे क्षेत्र | पिकाचे क्षेत्र | पिकाचे क्षेत्र | पिकाचे क्षेत्र | पिकाचे क्षेत्र | पिकाचे क्षेत्र | पिकाचे क्षेत्र | | | | | | |
| 1 | 2000-2090 | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. | हे.आर. |

असल घरहुकूम खरी नक्कल दिली असे.

तारीख 22/2/2090

हरि नारायण वाघमारे
तलाठी सजा - मिरे,
साहूकरा जिल्हा ठाणे

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मिरा भाईदर महानगरपालिका

मुख्य कार्यालय, भाईदर (प.),
छत्रपती शिवाजी महाराज मार्ग, ता. जि. ठाणे - ४०१ १०१.



जा. क्र. मि.भा./मनपा/नर/...१८६७.../२०१०-११

दिनांक :- ११/५/२०१०

प्रति,

जमीन/जागामालक - मे. कोकण गृहनिर्माण व क्षेत्र विकास मंडळ

अधिकार पत्रधारक - मे. रवि डेक्कलपमेंट

द्वारा - वास्तुविशारद - मे. अविनाश म्हात्रे अॅन्ड असो.

विषय :- मिरा भाईदर महानगरपालिका क्षेत्रातील मौजे - पेणकरपाडा
स.क्र. २२६पै., २२७पै., २२८पै., २२९पै., २३०पै., व
मौजे मिरा स.क्र. १५०पै., १५१पै.
या जागेत नियोजित बांधकामास बांधकाम प्रारंभपत्र
मिळणेबाबत.

संदर्भ :- १) आपला दि. २५/०६/२०१० चा अर्ज.

२) कोकण गृहनिर्माण व क्षेत्रविकास मंडळ (म्हाडा) यांचेकडील
पत्र क्र. सीओ/केबी-१४६७/१०, दि. ०६/०६/१० चे पत्र.

३) शासनाचे पत्र क्र. टिपीएस-१२०८/युओआर-१५०/सीआर-
४४६/०८/युडी-१२, दि. ३०/०४/२०१०.

४) या कार्यालयाचे पत्र क्र. मिभा/मनपा/नर/२३७२/२००९-१०,
दि. २३/०९/२००९ अन्वये सुधारीत बांधकाम परवानगी.

५) अग्निशमन विभागाकडील पत्र क्र. मज्या/धो/१५/१६/११,
दि. १५/०७/१० अन्वये तात्परता नोंद घेतली आहे.

-: सुधारीत बांधकाम प्रारंभपत्र :- (सुधारीत नकाशा मंजूरिसह)
(फक्त जोत्यापर्यंत)

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ४५ अन्वये व मुंबई
प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३, २५४ (प्रकरण १२ सह)
विकास कार्य करण्यासाठी / बांधकाम प्रारंभपत्र मिळण्यासाठी आपण विनंती केले
नुसार मिरा भाईदर महानगरपालिका क्षेत्रातील मौजे - पेणकरपाडा सि.स.नं./सर्वे
क्र./हिस्सा क्र. २२६पै., २२७पै., २२८पै., २२९पै., २३०पै., व मौजे मिरा, स.क्र. १५०पै.,
१५१पै. या जागेतील रेखांकन, इमारतीचे बांधकाम नकाशांस खालील अटी व शर्तीचे
अनुपालन आपणाकडून होण्याच्या अधीन राहून ही मंजूरी देण्यात येत आहे.

- १) सदर भुखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या रहिवास + वाणिज्य
वापरासाठीच करण्याचा आहे.
- २) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर
कोणतेही बांधकाम करता येणार नाही.

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३) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्यांची तालुका मालकी अभिलेख ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखात दोन प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.

४) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगीशिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विकसीत करण्यासाठी इतर/दुस-या विकासकास अधिकार दिल्यास / विकासासाठी प्रधिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम नकाशे व चटई क्षेत्राचे व परवानगीत नमूद अटी व शर्तीचे उल्लंघन केल्यास/पालन न केल्यास या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.

५) या जागेच्या आजूबाजूला जे पूर्वीचे नकाशे मंजूर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्याशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावीत होणा-या बांधकामास रस्ते संलग्नित ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक/वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकाची कोणतीही हरकत असणार नाही.

६) नागरी जमीन धारणा कायदा १९७६ चे तरतुदीना व महाराष्ट्र जमीन महसुल अधिनियम च्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये व या दोन्ही कायदयान्वये पारित झालेल्या व यापुढे वेळोवेळी होणा-या सर्व आदेशाची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहिल.

७) रेखांकनात /बांधकाम नकाशात इमारतीचे समोर दर्शविण्यात / प्रस्तावीत करण्यात आलेली सामासिक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहिल व या जागेचा वापर सार्वजनिक रस्त्यासाठी /रस्ता स्वीकरणासाठी करण्यात येईल. याबाबत अर्जदार व विकासक व इतर धारकांचा कोणताही हक्क असणार नाही.

८) मालकी हक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक व संबंधित व्यक्ती जबाबदार राहिल. तसेच वरील जागेस पोच मार्ग उपलब्ध असल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. यामध्ये तफावत निर्माण झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे.

९) मंजूर रेखांकनातील रस्ते, ड्रेनेज, गटारे व खुली जागा (आर.जी.) अर्जदाराने / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वल्पी खुली ठेवणे बंधनकारक राहिल.

१०) मंजूर रेखांकनातील इमारतीचे नियमावलीनुसार जोत्याचे प्रमाणपत्र प्राप्त केल्याशिवाय उर्वरित बांधकाम करण्यात येऊ नये.

११) इमारतीस उदवाहन, अग्निशामक तरतुद, पाण्याची जमिनीवरील व इमारतीवरील अशा दोन टाक्या, दोन इलेक्ट्रीक पंपसेटसह तरतुद केलेली असली पाहिजे.

१२) महानगरपालिका आपणांस बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाणी पुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक/धारक यांची राहिल. तसेच सांडपाण्याची सोय व मैलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकाची/ धारकाची राहिल.

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१३) अर्जदाराने स.नं., हि.नं., मोजे, महानगरपालिका मंजूरी, बिल्डरचे नाव, अकृषिक मंजूरी व इतर मंजूरींचा तपशील दर्शाविणारा फलक लावण्यात आल्यानंतरच इतर विकास कामास सुरवात करणे बंधनकारक आहे. सर्व मंजूरीचे मूळ कागदपत्र तपासणीसाठी/निरीक्षणासाठी जागेवर सर्व कागदपत्रे उपलब्ध करून ठेवणे ही वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. कागदपत्रे जागेवर प्राप्त झाल्यास तातडीने काम बंद करण्यात येईल.

१४) मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारात घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) आर.सी.सी. डिझाईन तयार करून संबंधीत सक्षम अधिका-यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल बिल्डिंग कोड प्रमाणे तरतुदी करून कार्यान्वीत करणे तसेच बांधकाम चालू असतांना तांत्रिक व अंतांत्रिक कार्यवाही पूर्ण करून त्याची पालन करण्याची जबाबदारी अर्जदार, विकासक, स्ट्रक्चरल अभियंता, वास्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहिल.

१५) रेखांकनातील जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची पूर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत वृक्षारोपण करण्यात यावे.

१६) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार त्वरीत सुधारीत बांधकाम नकाशांना मंजूरी घेणे बंधनकारक आहे अन्यथा हे बांधकाम मंजूर विकास नियंत्रण नियमावलीनुसार अनधिकृत ठरते त्यानुसार उक्त अनधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.

१७) बांधकाम साहित्य इत्यावर व सार्वजनिक ठिकाणी ठेवता येणार नाही. याबाबतचे उल्लंघन झाल्यास महानगरपालिकेकडून आपणाविष्यद दंडात्मक कार्यवाही करण्यात येईल.

१८) इमारतीचे बांधकामाबाबत व पूर्णत्वाबाबत नियमावलीतील काटेकोरपणे अंमलबजावणी करण्याची संपूर्ण जबाबदारी विकासक, वास्तुविशारद, स्ट्रक्चरल अभियंता, बांधकाम पर्यवेक्षक व धारक यांची राहिल.

१९) महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभ पत्र रद्द करण्याची कार्यवाही खालील बाबतीत करण्यात येईल व मुंबई प्रांतिक महानगरपालिकेच्या अधिनियम १९४९ व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार संबंधितांविष्यद विहित कार्यवाही करण्यात येईल.

१) मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास.

२) मंजूर बांधकाम नकाशे व प्रारंभ पत्रातील नमुद सर्व अटी व शर्तीचे पालन होत नसल्याचे निदर्शनास आल्यास.

३) प्रस्तावित जागेचे वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ व इतर अधिनियमान्वये प्रस्तावाखालील जागेच्या वापरात बदल होत असल्यास अथवा वापरात बदल करण्याचे नियोजित केल्यास.

४) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात चुकीची माहिती व विधी ग्राह्यता नसलेली कागदपत्रे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेची दिशाभूल केल्याचे निदर्शनास आल्यास या अधिनियमाचे कलम २५८ अन्वये कार्यवाही करण्यात येईल.

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इमारतीमध्ये तळमजल्यावर स्टिल्ट (Stilt) प्रस्तावीत केले असल्यास इमारतीच्या मंजूर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी व या जागेचा वापर वाहनतेजासाठीच करण्यात यावा.

२१) मंजूर विकास योजनेत विकास योजना रस्त्याने / रस्ता रूंदीकरणाने बाधित होणारे क्षेत्र ५०९२.५० चौ.मी. महानगरपालिकेकडे हस्तांतर केले असल्याने व ह्या हस्तांतर केलेल्या जागेच्या मोबदल्यात आपणांस अतिरिक्त चटई क्षेत्रांचा लाभ/ मंजुरी देण्यात आली असल्याने सदरचे क्षेत्र कायमस्वरूपी खुले, मोकळे, अतिक्रमणविरहीत ठेवण्याची जबाबदारी विकासकाची राहिल. तसेच या जागेचा मालकी हक्क इतरांकडे कोणत्याही परिस्थितीत व केव्हाही वर्ग करता येणार नाही. तसेच या क्षेत्राचा इतरांकडून मोबदला आपणांस इतर संबंधितांस व धारकांस स्विकारता येणार नाही.

२२) मंजूर बांधकाम नकाशातील १५.० मी. पेक्षा जास्त उंचीचे इमारतीचे अग्निशमन व्यवस्थेबाबत सक्षम अधिका-याचे 'ना हरकत प्रमाणपत्र' सादर करणे बंधनकारक आहे.

२३) मंजूर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावीत केले असल्यास विद्यमान बांधकामक्षेत्र महानगरपालिकेकडून प्रमाणीत करून घेतल्यानंतर विद्यमान इमारत तोडून नवीन बांधकामास प्रारंभ करणे बंधनकारक आहे.

२४) प्रस्तावातील इमारतीचे बांधकाम पूर्ण झाल्यानंतर नियमाप्रमाणे पूर्ण झालेल्या इमारतीस प्रथम वापर परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा वापरासाठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना घेता इमारतीचा वापर चालू असल्याचे निदर्शनास आल्यास वास्तुविशारद, विकसक व धारक यांच्यावर व्यक्तीशः कायदेशीर कार्यवाही करण्यात येईल.

२५) पुनर्विक्रीसाठी / नव्याने पूर्ण होणा-या इमारतीमध्ये विद्यमान रहिवाशांना सामावून घेण्याची कायदेशीर जबाबदारी वास्तुविशारद, विकासक व धारक यांची राहिल.

याबाबतची सर्व कायदेशीर पुर्तता (विकासकाने-रहिवाशांसोबत करावयाचा करारनामा व इतर बाबी) विकासकाने/धारकाने करणे बंधनकारक राहिल.

२६) या मंजुरीची मुदत दि.११.०१.२०२० पासून दि.१०.०१.२०२२ पर्यंत राहिल. तदनंतर महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे तरतुदीनुसार विहित कालावधीसाठी नुतनीकरण करण्यात येईल अन्यथा सदरची मंजुरी कायदेशीररीत्या आपोआप रद्द होईल.

२७) सदरच्या आदेशातील नमूद अटी व शर्तीचे पालन करण्याची जबाबदारी अर्जदार, वास्तुविशारद, विकासक, अधिकार पत्रधारक, बांधकामपर्यवेक्षक स्ट्रक्चरल अभियंता व धारक यांची राहिल.

२८) सदर जागेच्या मालकीबाबत व न्यायालयात दावा प्रलंबीत नसल्याबाबत आपण प्रतिज्ञापत्र दिलेले आहे. याबाबत काहीही विसंगती आढळून आल्यास दिलेली परवानगी रद्द करण्यात येईल.

२९) बांधकाम परवानगीमधील मंजूर इमारतीच्या स्टिल्ट क्षेत्राची उंची ही क्रॉस बीम पासून २.४० मी. ठेवणे आपणावर बंधनकारक राहिल.

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मिरा भाईंदर महानगरपालिका

मुख्य कार्यालय, भाईंदर (प.),
छत्रपती शिवाजी महाराज मार्ग, ता. जि. ठाणे - ४०१ १०१.

जा. क्र. मि.भा./मनपा/नर/-२३५७/२०१३-१४

दिनांक :- १८/१०/२०१३

प्रति,
जमीन/जागामालक - मे.कोकण गृहनिर्माण व क्षेत्रविकास मंडळ (म्हाडा)
अधिकार पत्रधारक - मे. रवि डेव्हलपमेंट
द्वारा - वास्तुविशारद - मे. अविनाश म्हात्रे अॅन्ड असो.

विषय :- मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - पेणकरपाडा
सर्वे क्र./ हिस्सा क्र. स.क्र. २२६पै., २२७पै., २२८पै.,
२२९पै., २३०पै. व मौजे मिरा, स.क्र. १५०पै., १५१पै.
या जागेत नियोजित बांधकामास बांधकाम प्रारंभपत्र
मिळणेबाबत.

- संदर्भ :- १) आपला दि. ०१/०७/२०१३ व दि.१०/०७/२०१३ चा अर्ज.
२) कोकण गृहनिर्माण व क्षेत्रविकास मंडळ (म्हाडा) यांचेकडील
पत्र क्र. सीओ/केबी-१४६७/१०, दि.०६/०८/२०१० चे पत्र.
३) शासनाचे पत्र क्र. टिपीएस-१२०८/युआरि-१५०/सीआर
४४६/०८/युडी-१२, दि.३०/०४/२०१०.
४) या कार्यालयाचे पत्र क्र. मनपा/नर/१८६९/२०१०-११
दि.११/०८/२०१० अन्वये सुधारीत बांधकाम परवानगी.
५) अग्निशमन विभागाकडील पत्र क्र. मनपा/अग्नि/१५/१०-११,
दि.१५/०७/१० व पत्र क्र. मनपा/अग्नि/३५८/२०१३-१४
दि.१५/०५/२०१३ अन्वये तात्पुरता नाहरकालीन परवानगी.

--: सुधारीत बांधकाम प्रारंभपत्र :- (सुधारीत नकाशे मंजूरीसह)
(क्लस्टर २ मधील इमारतीकरिता जोत्यापर्यंत)

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ४४, ४५ अन्वये व
मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३ ते २६९ विकास कार्य
करण्यासाठी / बांधकाम प्रारंभपत्र मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईंदर
महानगरपालिका क्षेत्रातील मौजे - पेणकरपाडा सि.स.नं./सर्वे क्र./हिस्सा क्र. स.क्र.
२२६पै., २२७पै., २२८पै., २२९पै., २३०पै. व मौजे मिरा, स.क्र. १५०पै., १५१पै. या
जागेतील रेखांकन, इमारतीचे बांधकाम नकाशांस खालील अटी व शर्तीचे अनुपालन
आपणाकडून होण्याच्या अशीन राहून ही मंजूरी देण्यात येत आहे.

- १) सदर भुखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या रहिवास + वाणिज्य
वापरासाठीच करण्याचा आहे.
- २) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर
कोणतेही बांधकाम करता येणार नाही.

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REGISTRAR THANE-10

मिरा भाईंदर महानगरपालिका

मुख्य कार्यालय

१८/१०/२०१३

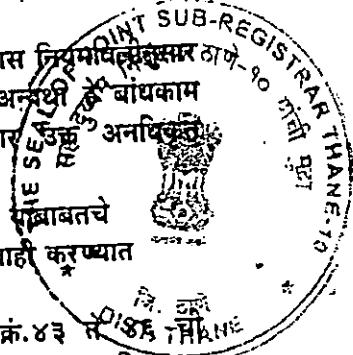
१८ - १०

- ३) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्यांची तालुका निरीक्षक भूमि अभिलेख ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखार्थ दोन प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.
- ४) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगीशिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विकसीत करण्यासाठी इतर/दुस-या विकासकास अधिकार दिल्यास / विकासासाठी प्रधिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम नकाशे व चटई क्षेत्राचे व परवानगीत नमूद अटी व शर्तीचे उल्लंघन केल्यास/पालन न केल्यास या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.
- ५) या जागेच्या आजुबाजुला जे पुर्वीचे नकाशे मंजूर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्याशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावीत होणा-या बांधकामास रस्ते संलग्नित ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक/वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकाची कोणतीही हरकत असणार नाही.
- ६) नागरी जमीन धारणा कायदा १९७६ चे तरतुदींना व महाराष्ट्र जमीन महसुल अधिनियम च्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये व या दोन्ही कायदयान्वये पारीत झालेल्या व यापुढे वेळोवेळी होणा-या सर्व आदेशाची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहिल.
- ७) रेखांकनात /बांधकाम नकाशात इमारतीचे समोर दर्शविण्यात / प्रस्तावीत करण्यात आलेली सामासीक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहिल व या जागेचा वापर सार्वजनिक रस्त्यासाठी /रस्ता रंदीकरणासाठी करण्यात येईल. याबाबत अर्जदार व विकासक व इतर धारकांचा कोणताही कायदेशीर हक्क असणार नाही.
- ८) मालकी हक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक व संबंधीत व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पोच मार्ग उपलब्ध असल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. यामध्ये तफावत निर्माण झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे.
- ९) मंजूर रेखांकनातील रस्ते, ड्रेनेज, गटारे व खुली जागा (आर.जी.) अर्जदाराने / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वस्मी खुली ठेवणे बंधनकारक राहिल.
- १०) मंजूर रेखांकनातील इमारतीचे नियमावलीनुसार जोत्याचे प्रमाणपत्र प्राप्त केल्याशिवाय उर्वरीत बांधकाम करण्यात येऊ नये.
- ११) इमारतीस उदवाहन, अग्निशामक तरतुद, पाण्याची जमिनीवरील व इमारतीवरील अशा दोन टाक्या, दोन इलेक्ट्रीक पंपसेटसह तरतुद केलेली असली पाहिजे.
- १२) महानगरपालिका आपणांस बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाणी पुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक/धारक यांची राहिल. तसेच सांडपाण्याची सोय व मलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकाची/ धारकाची राहिल.



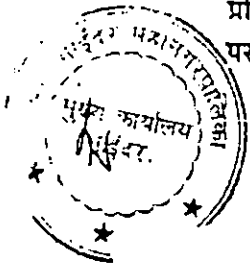
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| मुख्य कार्यालय भांडारी | १० |
| ०००० | १०५५ |
| ५० - ०० | |

- १३) अर्जदाराने स.नं., हि.नं., मोजे, महानगरपालिका मंजूरी, बिल्डरचे नांव, आर्किटेक्टचे नांव, अकृषिक मंजूरी व इतर मंजूरींचा तपशील दर्शविणारा फलक प्रत्यक्ष जागेवर लावण्यात आल्यानंतरच इतर विकास कामास सुरुवात करणे बंधनकारक राहिल. तसेच सर्व मंजूरीचे मुळ कागदपत्र तपासणीसाठी/निरीक्षणासाठी जागेवर सर्व कालावधीसाठी उपलब्ध करून ठेवणे ही वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.
- १४) मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारात घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) आर.सी.सी. डिझाईन तयार करून संबंधीत सक्षम अधिका-यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल बिल्डींग कोड प्रमाणे तरतुदी करून कार्यान्वीत करणे तसेच बांधकाम चालू असतांना तांत्रिक व अंतांत्रिक कार्यवाही पूर्ण करून त्याची पालन करण्याची जबाबदारी अर्जदार, विकासक, स्ट्रक्चरल अभियंता, वास्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहिल.
- १५) रेखांकनातील जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची पूर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत वृक्षारोपण करण्यात यावे.
- १६) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार त्वरीत सुधारीत बांधकाम नकाशांना मंजूरी घेणे बंधनकारक आहे अन्यथा बांधकाम मंजूर विकास नियंत्रण नियमावलीनुसार अनधिकृत ठरते त्यानुसार बांधकाम तोडण्याची कार्यवाही करण्यात येईल.
- १७) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठिकाणी ठेवता येणार नाही. बांधकाम उल्लंघन झाल्यास महानगरपालिकेकडून आपणाविरुद्ध दंडात्मक कार्यवाही करण्यात येईल.
- १८) इमारतीचे बांधकामाबाबत व पूर्णत्वाबाबत नियमावलीतील बाब क्र.४३ काटेकोरपणे अंमलबजावणी करण्याची संपुर्ण जबाबदारी विकासक, वास्तुविशारद, स्ट्रक्चरल अभियंता, बांधकाम पर्यवेक्षक व धारक यांची राहिल.
- १९) महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभ पत्र रद्द करण्याची कार्यवाही खालील बाबतीत करण्यात येईल व मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार संबंधिताविरुद्ध विहित कार्यवाही करण्यात येईल.
- १) मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास.
- २) मंजूर बांधकाम नकाशे व प्रारंभ पत्रातील नमुद सर्व अटी व शर्तीचे पालन होत नसल्याचे निदर्शनास आल्यास.
- ३) प्रस्तावित जागेचे वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ व इतर अधिनियमान्वये प्रस्तावाखालील जागेच्या वापरात बदल होत असल्यास अथवा वापरात बदल करण्याचे नियोजित केल्यास.
- ४) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात चुकीची माहिती व विधी ग्राह्यता नसलेली कागदपत्रे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेच्या दिशाभूल केल्याचे निदर्शनास आल्यास या अधिनियमाचे कलम २५८ अन्वये कार्यवाही करण्यात येईल.



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| ५९ | ०० |

- २०) प्रस्तावीत इमारतीमध्ये तळमजल्यावर स्टिल्ट (Stillt) प्रस्तावीत केले असल्यास स्टिल्टची उंची मंजूर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी व या जागेचा वापर वाहनतळासाठीच करण्यात यावा.
- २१) मंजूर विकास योजनेत विकास योजना रस्त्याने / रस्ता रूंदीकरणाने बाधित होणारे क्षेत्र ५०९२.५० चौ.मी. महानगरपालिकेकडे हस्तांतर केले असल्याने व हया हस्तांतर केलेल्या जागेच्या मोबदल्यात आपणांस अतिरिक्त चटई क्षेत्रांचा लाभ/ मंजूरी देण्यात आली असल्याने सदरचे क्षेत्र कायमस्वरूपी खुले, मोकळे, अतिक्रमणविरहीत ठेवण्याची जबाबदारी विकासकाची राहिल. तसेच या जागेचा मालकी हक्क इतरांकडे कोणत्याही परिस्थितीत व केव्हाही वर्ग करता येणार नाही. तसेच या क्षेत्राचा इतरांकडून मोबदला आपणांस इतर संबंधितास व धारकास स्विकारता येणार नाही.
- २२) मंजूर बांधकाम नकाशातील १५.० मी. पेक्षा जास्त उंचीचे इमारतीचे अग्निशमन व्यवस्थेबाबत सक्षम अधिका-याचे 'ना हरकत प्रमाणपत्र' सादर करणे बंधनकारक आहे.
- २३) मंजूर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावीत केले असल्यास विद्यमान बांधकामक्षेत्र महानगरपालिकेकडून प्रमाणीत करून घेतल्यानंतर विद्यमान इमारत तोडून नवीन बांधकामास प्रारंभ करणे बंधनकारक आहे.
- २४) प्रस्तावातील इमारतीचे बांधकाम पूर्ण झाल्यानंतर नियमाप्रमाणे पूर्ण झालेल्या इमास्तीस प्रथम वापर परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा वापरासाठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेतले इमारतीचा वापर चालू असल्याचे निदर्शनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तीशः कायदेशीर कार्यवाही करण्यात येईल.
- २५) पुनर्विकसीत / नव्याने पूर्ण होणा-या इमारतीमध्ये विद्यमान रहिवाशांना सामावून घेण्याची कायदेशीर जबाबदारी वास्तुविशारद, विकासक व धारक यांची राहिल. याबाबतची सर्व कायदेशीर पुर्तता (विकासकाने रहिवाशांसोबत करावयाचा करारनामा व इतर बाबी) विकासकाने / धारकाने करणे बंधनकारक राहिल.
- २६) या मंजूरीची मुदत दि.२६/१०/१३ पासून दि.१०/१०/१४ पर्यंत राहिल. तदनंतर महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे तरतुदीनुसार विहित कालावधीसाठी नुतनीकरण करण्यात येईल अन्यथा सदरची मंजूरी कायदेशीररीत्या आपोआप रद्द होईल.
- २७) सदरच्या आदेशातील नमूद अटी व शर्तीचे पालन करण्याची जबाबदारी अर्जदार, वास्तुविशारद, विकासक, अधिकार पत्रधारक, बांधकामपर्यवेक्षक स्ट्रक्चरल अभियंता व धारक यांची राहिल.
- २८) सदर जागेच्या मालकीबाबत व न्यायालयात दावा प्रलंबीत नसल्याबाबत आपण प्रतिज्ञापत्र दिलेले आहे. याबाबत काहीही विसंगती आढळून आल्यास दिलेली परवानगी रद्द करण्यात येईल.



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| ट नं - १० |
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| ४२ - ११ |

१९) यापूर्वी पत्र क्र. दि. अन्वये
/पासोवतच्या मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे मर्यादित ठे वून
त्यानुसार कार्यान्वीत करणे बंधनकारक राहिल.

| अ.क्र. | इमारतीचे नांव/प्रकार | संख्या | तळ + मजले | प्रस्तावित बांधकाम क्षेत्र चौ.मी. |
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| १ | क्लस्टर ३ | | | |
| २ | इमारत प्रकार डी | १ | पार्ट तळ + पार्ट पोढीअम + १ ते २० मजले | ५६०४.४६ |
| ३ | इमारत प्रकार जी | १ | पार्ट तळ + पार्ट पोढीअम + १ ते २० मजले | ५१११.८४ |
| ४ | इमारत प्रकार एफ | १ | पार्ट तळ + पार्ट पोढीअम + १ ते २० मजले | ८११०.४८ |
| ५ | इमारत प्रकार डी १ | १ | पार्ट तळ + पार्ट पोढीअम + १ ते २० मजले | ५५८७.४० |
| | क्लस्टर २ | | | |
| ६ | इमारत प्रकार ई | १ | घेसमेंट + पार्ट तळ + १, २ पार्ट पोढीअम + १ ते १९ + पार्ट २० | ८११५.२७ |
| ७ | इमारत प्रकार बी १ | १ | घेसमेंट + पार्ट तळ + १, २ पार्ट पोढीअम + १ ते १९ + पार्ट २० | ८११५.२७ |
| ८ | इमारत प्रकार बी २ | १ | घेसमेंट + पार्ट तळ + १, २ पार्ट पोढीअम + १ ते १९ + पार्ट २० | ८५११.७४ |
| ९ | इमारत प्रकार बी ३ | १ | घेसमेंट + पार्ट तळ + १, २ पार्ट पोढीअम + १ ते २० | ८८११.१२ |
| १० | इमारत प्रकार बी ४ | १ | घेसमेंट + पार्ट तळ + १, २ पार्ट पोढीअम + १ ते २० | ८५११.७५ |
| ११ | इमारत प्रकार बी ५ | १ | घेसमेंट + पार्ट तळ + १, २ पार्ट पोढीअम + १ ते २० | ८११५.२७ |
| १२ | इमारत प्रकार बी ६ | १ | घेसमेंट + पार्ट तळ + १, २ पार्ट पोढीअम + १ ते २० | ८११५.२७ |
| १३ | इमारत प्रकार बी ७ | १ | घेसमेंट + पार्ट तळ + १, २ पार्ट पोढीअम + १ ते २० | ८११५.२७ |
| १४ | इमारत प्रकार सी १ | १ | घेसमेंट + तळ + २ | ५११५.२७ |
| १५ | इमारत प्रकार सी २ | १ | घेसमेंट + तळ + २ | ५११५.२७ |
| | | | वजावट कॉमन डॉल | |



- २०) यापूर्वीचे पत्र क्र. नपा/नर/..... दिनांक
- अन्वये देण्यात आलेली मंजूरी रद्द करण्यात येत आहे.
- २१) जागेवर रेन वॉटर हार्वेस्टिंगची व्यवस्था करणे तसेच अग्निशामन व्यवस्था करणे व अग्निशामन विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २२) प्रस्तावित इमारतीसाठी भोगवटा दाखल्यापूर्वी प्रती सवनिका १०० लिटर या क्षमतेची सौर उर्जा वरिल पाणी गरम करण्याची व्यवस्था (सोलार वॉटर हिटिंग सिस्टीम) बसवून कार्यान्वीत करणे व त्याबाबत सार्वजनिक बांधकाम विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २३) भोगवटा दाखल्यापूर्वी वृक्ष प्राधिकरणाकडील नाहरकत दाखला सादर करणे बंधनकारक राहिल.
- २४) भोगवटा दाखल्यापूर्वी जागेमध्ये महानगरपालिकेच्या पाणीपुरवठा विभागाकडील रेन वॉटर हार्वेस्टिंग व्यवस्था केलेबाबतचे प्रमाणपत्र सादर करणे बंधनकारक राहिल.
- २५) जोत्याच्या दाखल्यापूर्वी रेखांकनामधील नागरी सुविधा क्षेत्र (Aminity open space) चे क्षेत्र ४४७४.३२ चौ.मी. मिरा भाईंदर महानगरपालिकेस दिनामुल्य हस्तांतरित करून त्याबाबत महसूल अभिलेखी ७/१२ उतान्यावर निविदाद नोंद करून देणे आपणावर बंधनकारक राहिल.
- २६) महाराष्ट्र प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २६३ अन्वये भोगवटा दाखला घेणे आपणावर बंधनकारक राहिल.
- २७) इमारत पूर्ण झाल्यानंतर बांधकाम परवानगी मधील नमुद अटी व शर्तीचे पालन केल्याशिवाय बांधकाम पूर्णत्वाचे प्रमाणपत्र व भोगवटा दाखला देण्यात येणार नाही. अटीची पूर्तता न केल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ व मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ अन्वये विकासकावर गुन्हा नोंद करून पुढील कार्यवाही करण्यात येईल.

मनपा/नर/२३५०/१३/१४

दि. १८/१०/२०१३

मिरा भाईंदर महानगरपालिका

प्रत - माहितीस्तव व पुढील कार्यवाहीस्तव
१) प्रभाग अधिकारी
प्रभाग कार्यालय क्र.
२) कर निर्धारक व संकलक अधिकारी
कर विभाग

१०

१०३६

५३ - ६६

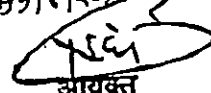


३०) यापूर्वी पत्र क्र. _____ दि. _____ अन्वये
/यासोबतच्या मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे मर्यादित क्षेत्रानुसार कार्यान्वीत करणे बंधनकारक राहिले.

| अ.क्र. | इमारतीचे नाव/प्रकार | संख्या | तळ + मजले | प्रस्तावित बांधकाम क्षेत्र चौ.मी. |
|--------|---------------------|--------|----------------------------------|-----------------------------------|
| १ | अ | १ | पार्ट तळ + १८ | ६४५९.०० |
| २ | अ-१ | १ | पार्ट तळ + १८ | ६३१०.७३ |
| ३ | बी | २ | पार्ट तळ + १८ | १२४४७.६६ |
| ४ | बी-१ | २ | बेसमेंट + पार्ट तळ + पॉडियम + २० | १६४८५.४४ |
| ५ | बी-२ | २ | बेसमेंट + पार्ट तळ + पॉडियम + २३ | २८३८८.२८ |
| ६ | सी | १ | स्टिक्ट + १८ पार्ट | ६२२९.८९ |
| ७ | डी | १ | पार्ट तळ + पॉडियम + २० | ५४८७.८९ |
| ८ | डी-१ | १ | पार्ट तळ + पॉडियम + २० | ५४४४.१२ |
| ९ | ई | ४ | बेसमेंट + पार्ट तळ + पॉडियम + २० | ३३०५१.५२ |
| १० | एफ | १ | पार्ट तळ + पॉडियम + २० | ७८४२.८२ |
| ११ | जी | १ | पार्ट तळ + पॉडियम + २० | ५०००.८२ |
| १२ | एच | ७ | स्टिक्ट + १८ | १८२२७.४८ |
| १३ | एच-१ | ७ | स्टिक्ट + १७ | १७०९९.११ |
| १४ | एच-२ | १ | स्टिक्ट + १८ पार्ट | २५०४.५५ |
| १५ | आय | १ | स्टिक्ट + १८ | ३६१०४.४० |
| १६ | सी-१ | १ | तळ + १ | २६६.८६ |
| १७ | सी-२ | १ | तळ + १ | ४३०.८६ |
| एकूण | | | एकूण क्षेत्र | २०७६७३.४३ चौ.मी. |
| | | | बगावट कॉमन बॉल | ४५४.५० चौ.मी. |
| | | | विद्यमान बांधकाम क्षेत्र | १७८४०.५९ चौ.मी. |
| | | | एकूण बांधकाम क्षेत्र | २२६२४.५९ चौ.मी. |

- ३१) यापूर्वीचे पत्र क्र. मिभा/मनपा/नर/१३७९/२००९-१०, दि. २३/०९/२००९ अन्वये घेण्यात आलेली मंजूरी रद्द करण्यात येत आहे.
- ३२) जागेवर रैन वॉटर हॉव्हेस्टिंगची व्यवस्था करणे तसेच अग्निशामन व्यवस्था करणे व अग्निशामन विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिले.
- ३३) प्रस्तावित इमारतीसाठी भोगवटा दाखल्यापूर्वी सौर ऊर्जा बरिल पाणी गरम करण्याची व्यवस्था (सोलार वॉटर हीटिंग सिस्टीम) घसवून कार्यान्वीत करणे व त्याबाबत सार्वजनिक बांधकाम विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिले.
- ३४) भोगवटा दाखल्यापूर्वी वृक्ष प्राधिकरणाकडील नाहरकत दाखला सादर करणे बंधनकारक राहिले.
- ३५) मा. शासनाकडील दि. ३०/०४/२०१० रोजीच्या परिपत्रकाचे पालन करणे आपणावर बंधनकारक राहिले.
- ३६) विकास योजनांमधील दर्शविलेली अग्निशामन ओपन स्पेस ची जागा (क्षेत्र ४४७४.३२ चौ.मी.) दि. मिरा भाईदर महानगरपालिकेच्या नावे करून सादर जागा महानगरपालिकेस हस्तांतरित करणे आपणावर बंधनकारक राहिले.
- ३७) भविष्यात मिरा भाईदर महानगरपालिका / मा. शासनाकडून नमुब रेखांकनातील बांधकामाबाबत ज्या काही काही सुचना किंवा आदेश येथिल त्याची पूर्तता करणे आपणावर बंधनकारक राहिले.
- ३८) आपण सादर केलेल्या हमीपत्राचे पालन करणे आपणावर बंधनकारक राहिले.
- ३९) जोत्याच्या दाखल्यापूर्वी पर्यावरण विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिले.

मनपा/नर/१८६७/२०१०/११

दि. ११/८/२०१०

 आयुक्त

मिरा भाईदर महानगरपालिका

- प्रत - माहितीस्तव व पुढील कार्यवाहीस्तव
- १) मा. अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी, ठाणे नागरी संकुलन, ठाणे, जिल्हाधिकारी कार्यालय, ठाणे
 - २) प्रभाग अधिकारी प्रभाग कार्यालय क्र.

र न न - १०
 ०००० २०१६
 ५५ - ००

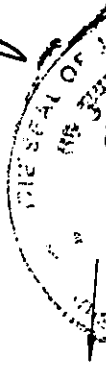
15.00 M WIDE D.P. ROAD

LAYOUT PLAN



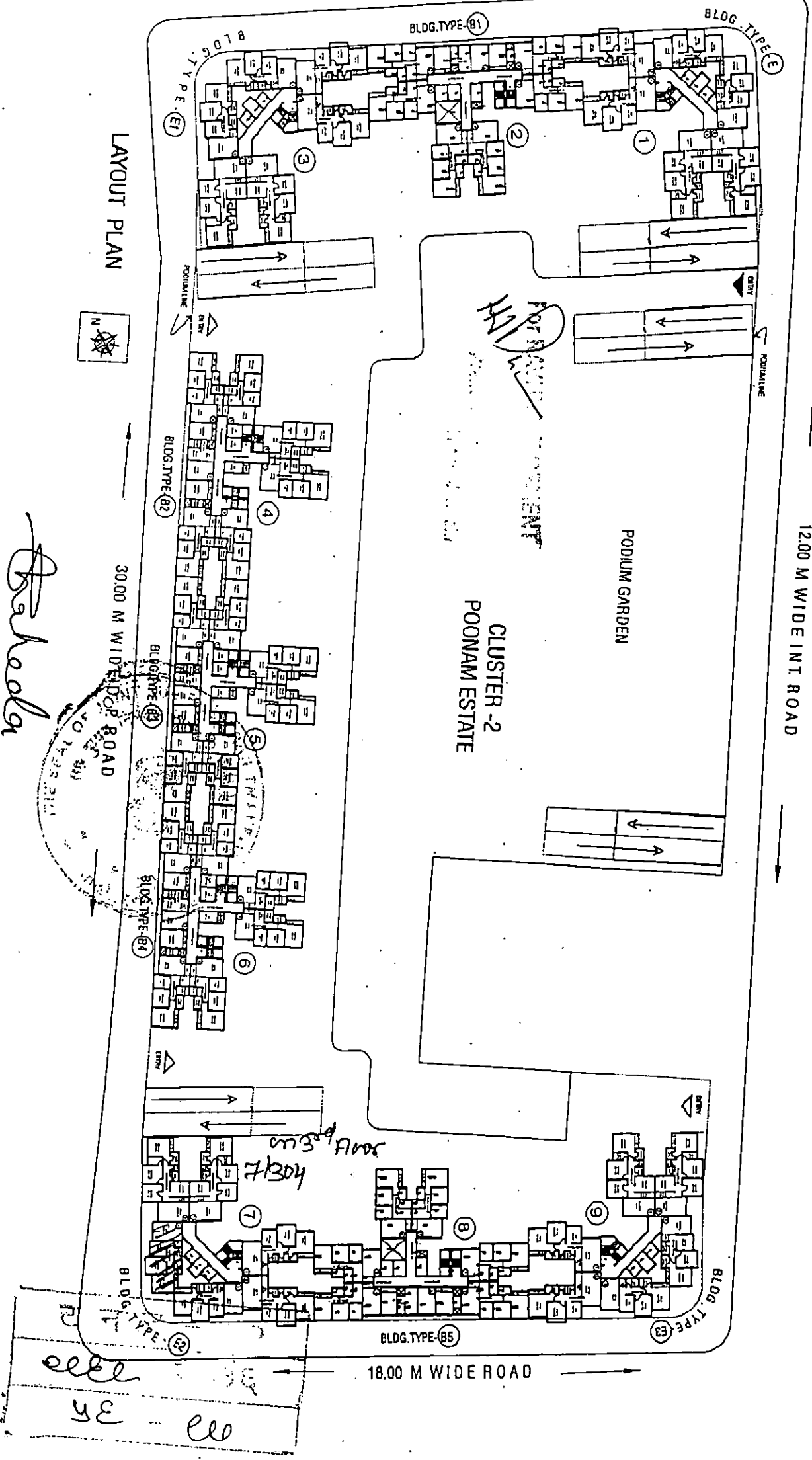
Barhala

30.00 M WIDE D.P. ROAD



18.00 M WIDE ROAD

12.00 M WIDE INT. ROAD



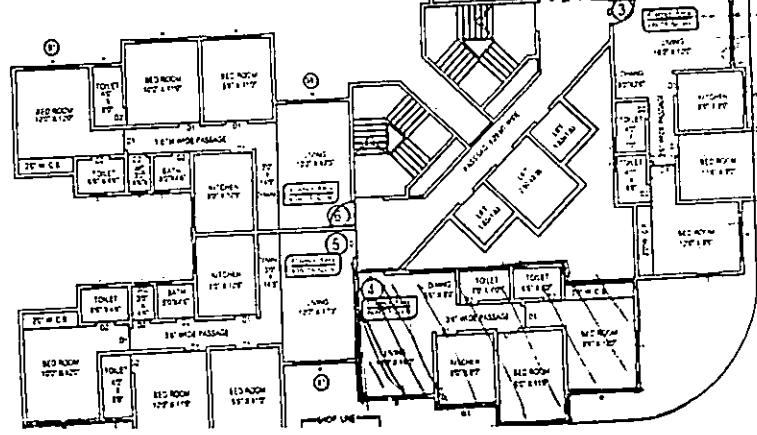
CLUSTER -2
POONAM ESTATE

PODIUM GARDEN

*on 3rd floor
7/204*

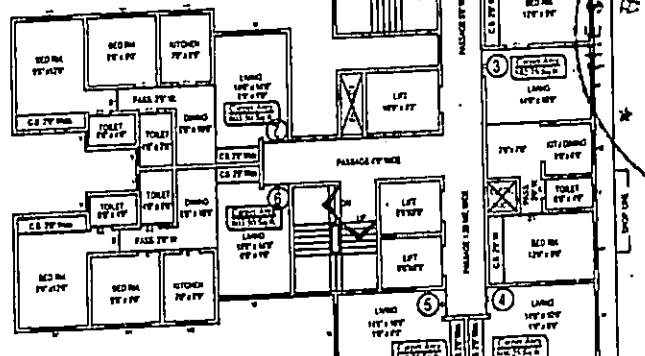
*eee
SE - ee*

BLDG NO-7



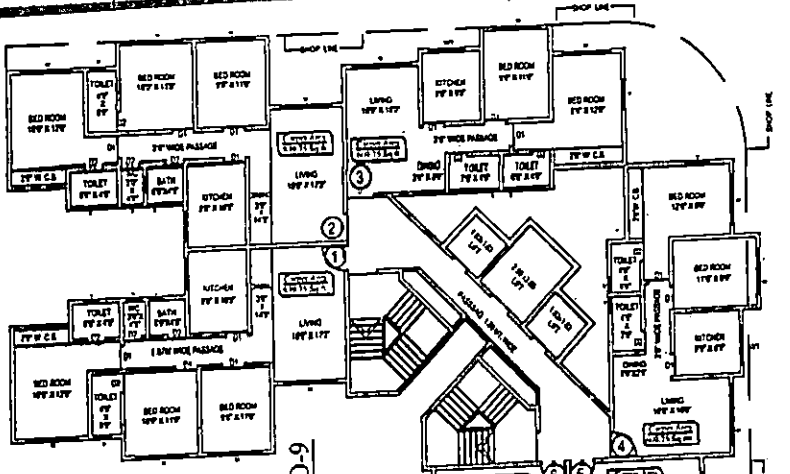
BLDG TYPE - E2
GR.PT.+POD.+20TH.

BLDG NO-8



BLDG TYPE - B5
GR.PT.+POB+20TH.

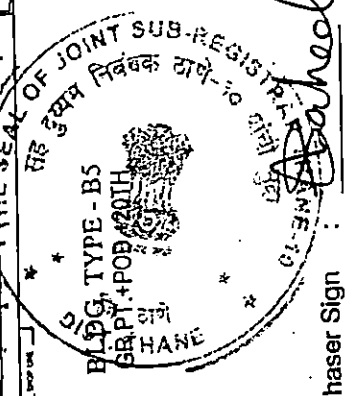
BLDG NO-9



BLDG TYPE - E3
GR.PT.+POD.+20TH.

Handwritten signature and initials.

Developers Sign



Purchaser Sign

Flat No : 304
On Floor : 3rd Floor
In Bldg NO : F Type - E2
Carpet Area : 605 Sq. Ft.

TYPICAL FLOOR-PLAN

FOR REFERENCE ONLY. THIS PLAN IS SUBJECT TO THE TANK TOWN DEVELOPMENT REGULATIONS, 1976.

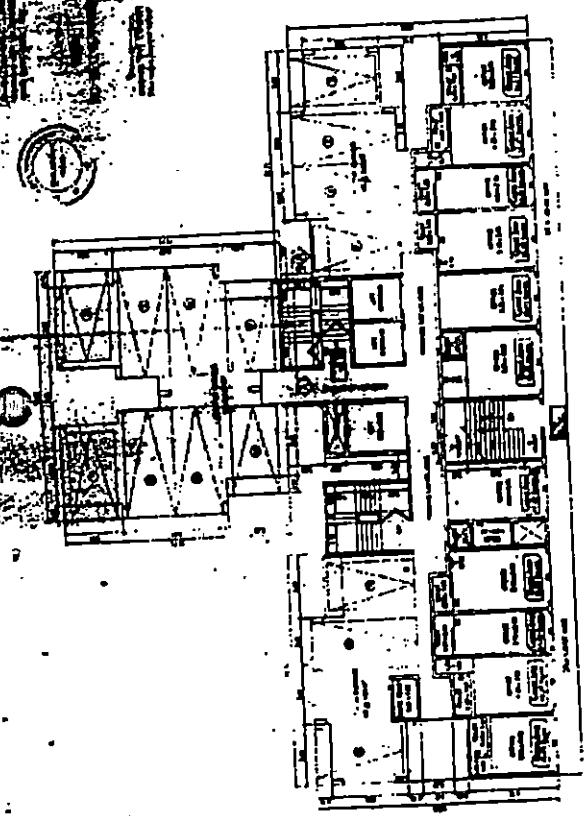
| Sl. No. | Particulars | Area (sq. m.) |
|---------|----------------------------------|---------------|
| 1 | Area under roof | 1000.00 |
| 2 | Area under ground floor | 2000.00 |
| 3 | Area under first floor | 2000.00 |
| 4 | Area under second floor | 2000.00 |
| 5 | Area under third floor | 2000.00 |
| 6 | Area under fourth floor | 2000.00 |
| 7 | Area under fifth floor | 2000.00 |
| 8 | Area under sixth floor | 2000.00 |
| 9 | Area under seventh floor | 2000.00 |
| 10 | Area under eighth floor | 2000.00 |
| 11 | Area under ninth floor | 2000.00 |
| 12 | Area under tenth floor | 2000.00 |
| 13 | Area under eleventh floor | 2000.00 |
| 14 | Area under twelfth floor | 2000.00 |
| 15 | Area under thirteenth floor | 2000.00 |
| 16 | Area under fourteenth floor | 2000.00 |
| 17 | Area under fifteenth floor | 2000.00 |
| 18 | Area under sixteenth floor | 2000.00 |
| 19 | Area under seventeenth floor | 2000.00 |
| 20 | Area under eighteenth floor | 2000.00 |
| 21 | Area under nineteenth floor | 2000.00 |
| 22 | Area under twentieth floor | 2000.00 |
| 23 | Area under twenty-first floor | 2000.00 |
| 24 | Area under twenty-second floor | 2000.00 |
| 25 | Area under twenty-third floor | 2000.00 |
| 26 | Area under twenty-fourth floor | 2000.00 |
| 27 | Area under twenty-fifth floor | 2000.00 |
| 28 | Area under twenty-sixth floor | 2000.00 |
| 29 | Area under twenty-seventh floor | 2000.00 |
| 30 | Area under twenty-eighth floor | 2000.00 |
| 31 | Area under twenty-ninth floor | 2000.00 |
| 32 | Area under thirtieth floor | 2000.00 |
| 33 | Area under thirty-first floor | 2000.00 |
| 34 | Area under thirty-second floor | 2000.00 |
| 35 | Area under thirty-third floor | 2000.00 |
| 36 | Area under thirty-fourth floor | 2000.00 |
| 37 | Area under thirty-fifth floor | 2000.00 |
| 38 | Area under thirty-sixth floor | 2000.00 |
| 39 | Area under thirty-seventh floor | 2000.00 |
| 40 | Area under thirty-eighth floor | 2000.00 |
| 41 | Area under thirty-ninth floor | 2000.00 |
| 42 | Area under fortieth floor | 2000.00 |
| 43 | Area under forty-first floor | 2000.00 |
| 44 | Area under forty-second floor | 2000.00 |
| 45 | Area under forty-third floor | 2000.00 |
| 46 | Area under forty-fourth floor | 2000.00 |
| 47 | Area under forty-fifth floor | 2000.00 |
| 48 | Area under forty-sixth floor | 2000.00 |
| 49 | Area under forty-seventh floor | 2000.00 |
| 50 | Area under forty-eighth floor | 2000.00 |
| 51 | Area under forty-ninth floor | 2000.00 |
| 52 | Area under fiftieth floor | 2000.00 |
| 53 | Area under fifty-first floor | 2000.00 |
| 54 | Area under fifty-second floor | 2000.00 |
| 55 | Area under fifty-third floor | 2000.00 |
| 56 | Area under fifty-fourth floor | 2000.00 |
| 57 | Area under fifty-fifth floor | 2000.00 |
| 58 | Area under fifty-sixth floor | 2000.00 |
| 59 | Area under fifty-seventh floor | 2000.00 |
| 60 | Area under fifty-eighth floor | 2000.00 |
| 61 | Area under fifty-ninth floor | 2000.00 |
| 62 | Area under sixtieth floor | 2000.00 |
| 63 | Area under sixty-first floor | 2000.00 |
| 64 | Area under sixty-second floor | 2000.00 |
| 65 | Area under sixty-third floor | 2000.00 |
| 66 | Area under sixty-fourth floor | 2000.00 |
| 67 | Area under sixty-fifth floor | 2000.00 |
| 68 | Area under sixty-sixth floor | 2000.00 |
| 69 | Area under sixty-seventh floor | 2000.00 |
| 70 | Area under sixty-eighth floor | 2000.00 |
| 71 | Area under sixty-ninth floor | 2000.00 |
| 72 | Area under seventieth floor | 2000.00 |
| 73 | Area under seventy-first floor | 2000.00 |
| 74 | Area under seventy-second floor | 2000.00 |
| 75 | Area under seventy-third floor | 2000.00 |
| 76 | Area under seventy-fourth floor | 2000.00 |
| 77 | Area under seventy-fifth floor | 2000.00 |
| 78 | Area under seventy-sixth floor | 2000.00 |
| 79 | Area under seventy-seventh floor | 2000.00 |
| 80 | Area under seventy-eighth floor | 2000.00 |
| 81 | Area under seventy-ninth floor | 2000.00 |
| 82 | Area under eightieth floor | 2000.00 |
| 83 | Area under eighty-first floor | 2000.00 |
| 84 | Area under eighty-second floor | 2000.00 |
| 85 | Area under eighty-third floor | 2000.00 |
| 86 | Area under eighty-fourth floor | 2000.00 |
| 87 | Area under eighty-fifth floor | 2000.00 |
| 88 | Area under eighty-sixth floor | 2000.00 |
| 89 | Area under eighty-seventh floor | 2000.00 |
| 90 | Area under eighty-eighth floor | 2000.00 |
| 91 | Area under eighty-ninth floor | 2000.00 |
| 92 | Area under ninetieth floor | 2000.00 |
| 93 | Area under one hundred floor | 2000.00 |

Conceptual area = 100000 sq. m.
 Approved area = 100000 sq. m.

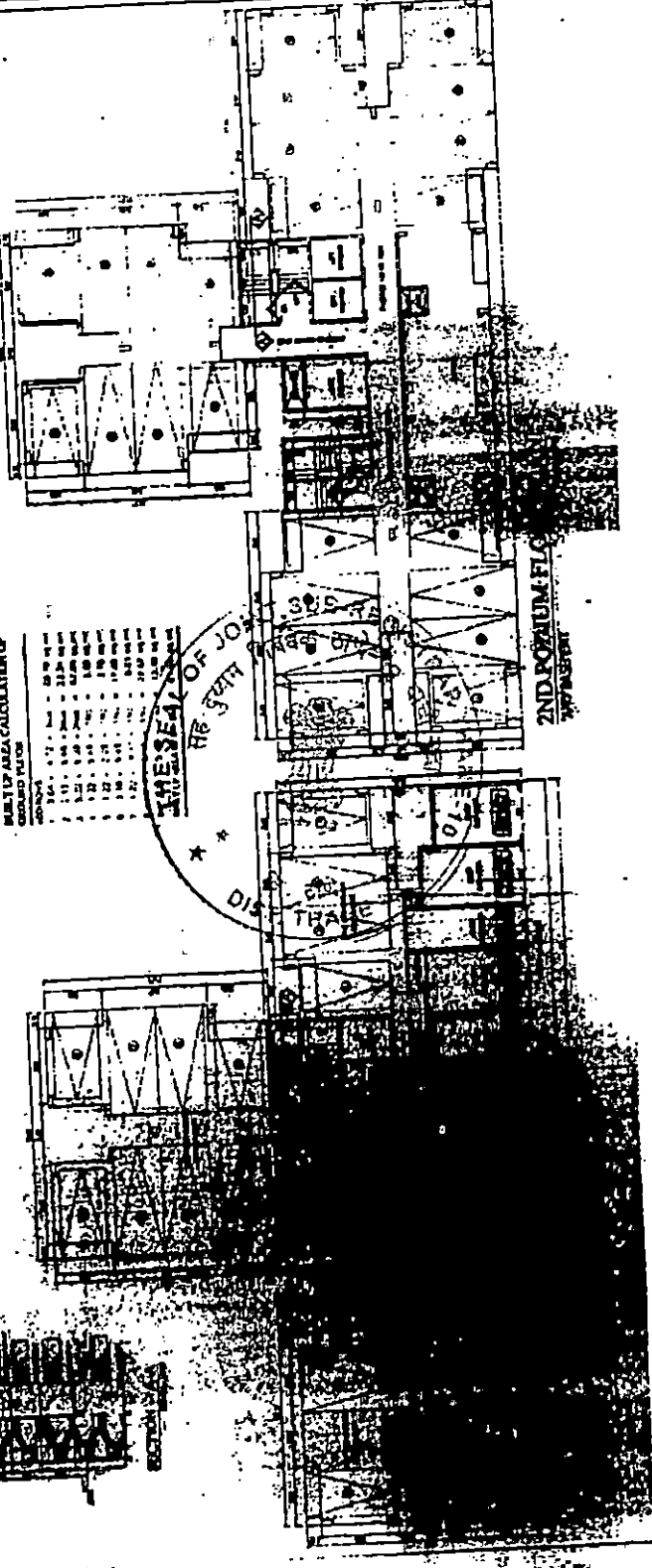
APPROVED FOR CONSTRUCTION

Project Name: _____
 Address: _____
 Date: _____

Signature: _____
 Stamp: _____



1ST PODIUM FLOOR PLAN



2ND PODIUM FLOOR PLAN

NET AREA CALCULATION OF GROUND FLOOR

| Sl. No. | Description | Area (sq. m.) |
|---------|----------------------------------|---------------|
| 1 | Area under roof | 1000.00 |
| 2 | Area under ground floor | 2000.00 |
| 3 | Area under first floor | 2000.00 |
| 4 | Area under second floor | 2000.00 |
| 5 | Area under third floor | 2000.00 |
| 6 | Area under fourth floor | 2000.00 |
| 7 | Area under fifth floor | 2000.00 |
| 8 | Area under sixth floor | 2000.00 |
| 9 | Area under seventh floor | 2000.00 |
| 10 | Area under eighth floor | 2000.00 |
| 11 | Area under ninth floor | 2000.00 |
| 12 | Area under tenth floor | 2000.00 |
| 13 | Area under eleventh floor | 2000.00 |
| 14 | Area under twelfth floor | 2000.00 |
| 15 | Area under thirteenth floor | 2000.00 |
| 16 | Area under fourteenth floor | 2000.00 |
| 17 | Area under fifteenth floor | 2000.00 |
| 18 | Area under sixteenth floor | 2000.00 |
| 19 | Area under seventeenth floor | 2000.00 |
| 20 | Area under eighteenth floor | 2000.00 |
| 21 | Area under nineteenth floor | 2000.00 |
| 22 | Area under twentieth floor | 2000.00 |
| 23 | Area under twenty-first floor | 2000.00 |
| 24 | Area under twenty-second floor | 2000.00 |
| 25 | Area under twenty-third floor | 2000.00 |
| 26 | Area under twenty-fourth floor | 2000.00 |
| 27 | Area under twenty-fifth floor | 2000.00 |
| 28 | Area under twenty-sixth floor | 2000.00 |
| 29 | Area under twenty-seventh floor | 2000.00 |
| 30 | Area under twenty-eighth floor | 2000.00 |
| 31 | Area under twenty-ninth floor | 2000.00 |
| 32 | Area under thirtieth floor | 2000.00 |
| 33 | Area under thirty-first floor | 2000.00 |
| 34 | Area under thirty-second floor | 2000.00 |
| 35 | Area under thirty-third floor | 2000.00 |
| 36 | Area under thirty-fourth floor | 2000.00 |
| 37 | Area under thirty-fifth floor | 2000.00 |
| 38 | Area under thirty-sixth floor | 2000.00 |
| 39 | Area under thirty-seventh floor | 2000.00 |
| 40 | Area under thirty-eighth floor | 2000.00 |
| 41 | Area under thirty-ninth floor | 2000.00 |
| 42 | Area under fortieth floor | 2000.00 |
| 43 | Area under forty-first floor | 2000.00 |
| 44 | Area under forty-second floor | 2000.00 |
| 45 | Area under forty-third floor | 2000.00 |
| 46 | Area under forty-fourth floor | 2000.00 |
| 47 | Area under forty-fifth floor | 2000.00 |
| 48 | Area under forty-sixth floor | 2000.00 |
| 49 | Area under forty-seventh floor | 2000.00 |
| 50 | Area under forty-eighth floor | 2000.00 |
| 51 | Area under forty-ninth floor | 2000.00 |
| 52 | Area under fiftieth floor | 2000.00 |
| 53 | Area under fifty-first floor | 2000.00 |
| 54 | Area under fifty-second floor | 2000.00 |
| 55 | Area under fifty-third floor | 2000.00 |
| 56 | Area under fifty-fourth floor | 2000.00 |
| 57 | Area under fifty-fifth floor | 2000.00 |
| 58 | Area under fifty-sixth floor | 2000.00 |
| 59 | Area under fifty-seventh floor | 2000.00 |
| 60 | Area under fifty-eighth floor | 2000.00 |
| 61 | Area under fifty-ninth floor | 2000.00 |
| 62 | Area under sixtieth floor | 2000.00 |
| 63 | Area under sixty-first floor | 2000.00 |
| 64 | Area under sixty-second floor | 2000.00 |
| 65 | Area under sixty-third floor | 2000.00 |
| 66 | Area under sixty-fourth floor | 2000.00 |
| 67 | Area under sixty-fifth floor | 2000.00 |
| 68 | Area under sixty-sixth floor | 2000.00 |
| 69 | Area under sixty-seventh floor | 2000.00 |
| 70 | Area under sixty-eighth floor | 2000.00 |
| 71 | Area under sixty-ninth floor | 2000.00 |
| 72 | Area under seventieth floor | 2000.00 |
| 73 | Area under seventy-first floor | 2000.00 |
| 74 | Area under seventy-second floor | 2000.00 |
| 75 | Area under seventy-third floor | 2000.00 |
| 76 | Area under seventy-fourth floor | 2000.00 |
| 77 | Area under seventy-fifth floor | 2000.00 |
| 78 | Area under seventy-sixth floor | 2000.00 |
| 79 | Area under seventy-seventh floor | 2000.00 |
| 80 | Area under seventy-eighth floor | 2000.00 |
| 81 | Area under seventy-ninth floor | 2000.00 |
| 82 | Area under eightieth floor | 2000.00 |
| 83 | Area under eighty-first floor | 2000.00 |
| 84 | Area under eighty-second floor | 2000.00 |
| 85 | Area under eighty-third floor | 2000.00 |
| 86 | Area under eighty-fourth floor | 2000.00 |
| 87 | Area under eighty-fifth floor | 2000.00 |
| 88 | Area under eighty-sixth floor | 2000.00 |
| 89 | Area under eighty-seventh floor | 2000.00 |
| 90 | Area under eighty-eighth floor | 2000.00 |
| 91 | Area under eighty-ninth floor | 2000.00 |
| 92 | Area under ninetieth floor | 2000.00 |
| 93 | Area under one hundred floor | 2000.00 |

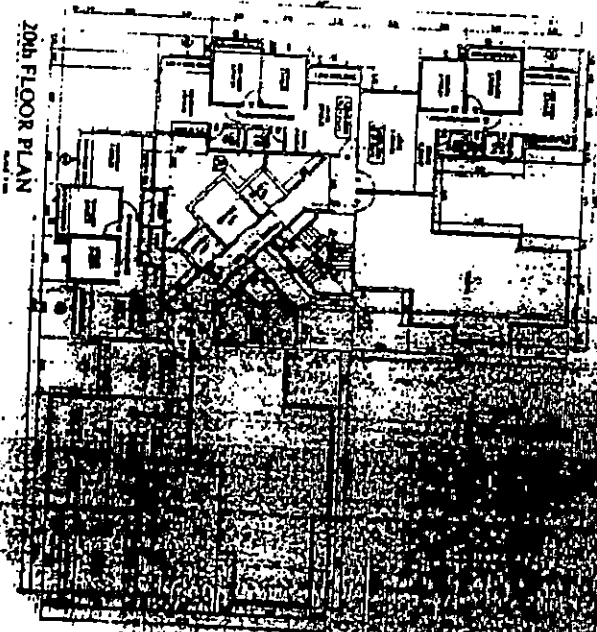
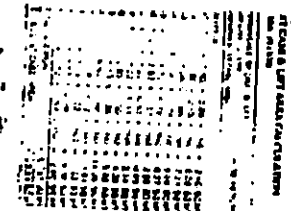
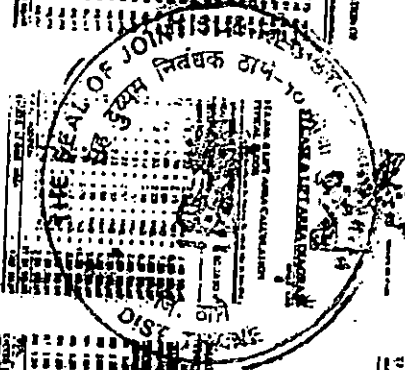
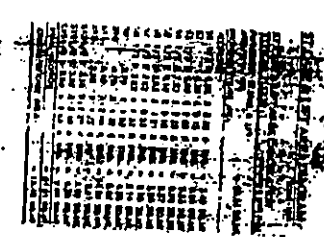
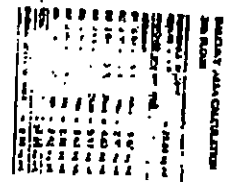
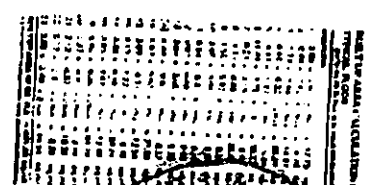
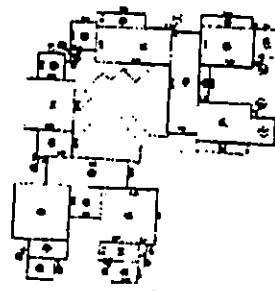
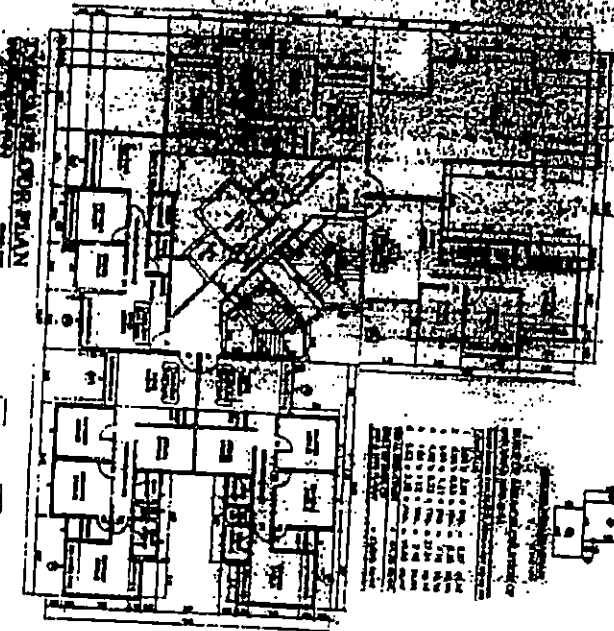
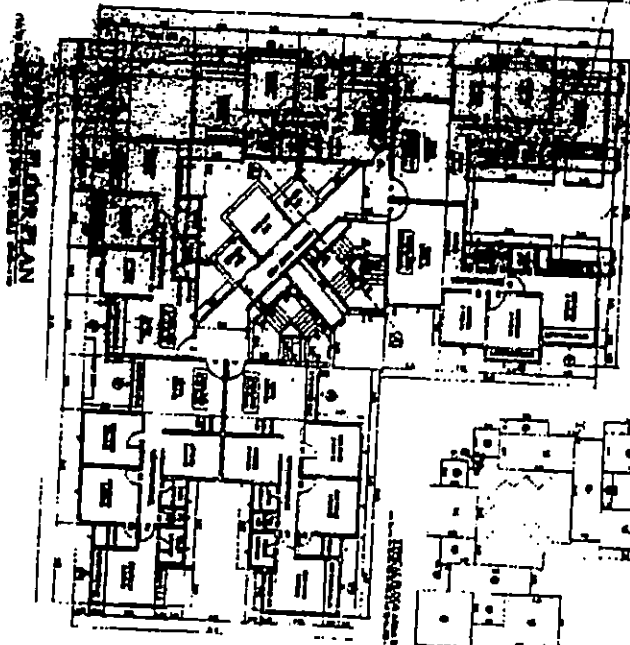
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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|



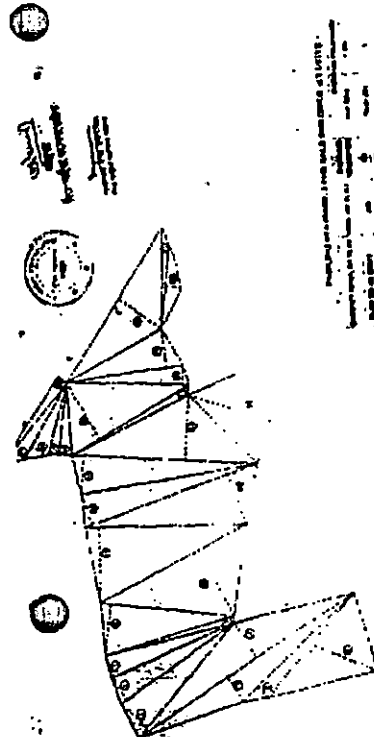
LOCATION PLAN

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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|

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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|

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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|

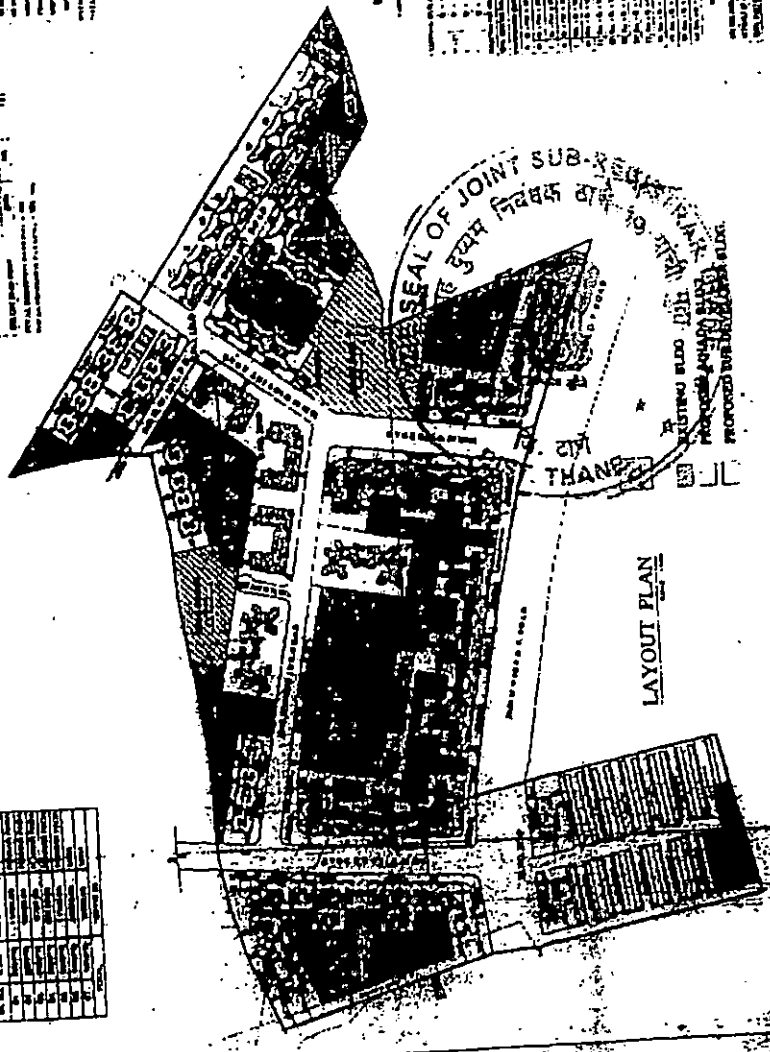
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|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|



PLOT AREA DIAGRAM

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|

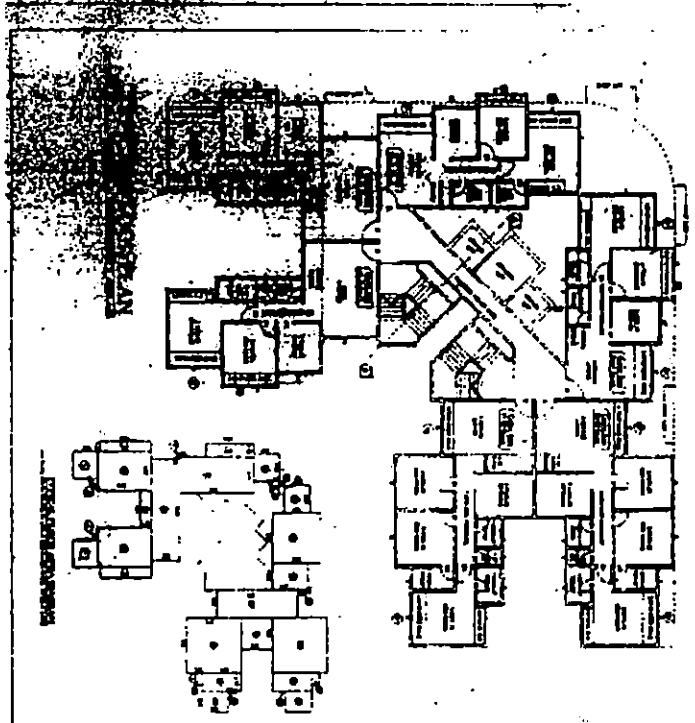
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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|



LAYOUT PLAN

SEAL OF JOINT SUB-DIVISIONAL ENGINEER & SUB-DIVISIONAL ENGINEER
 THANG
 10TH FEBRUARY 1978
 PROPOSED SUB-DIVISIONAL ENGINEER'S OFFICE

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NET GROSS AREA CALCULATION

| NO. | DESCRIPTION | AREA |
|--------------|-------------------|----------------|
| 1 | FLOOR AREA | 1000.00 |
| 2 | STAIRS | 50.00 |
| 3 | TOILETS | 30.00 |
| 4 | REAR | 20.00 |
| 5 | ROOF | 100.00 |
| 6 | OTHER | 50.00 |
| TOTAL | GROSS AREA | 1250.00 |

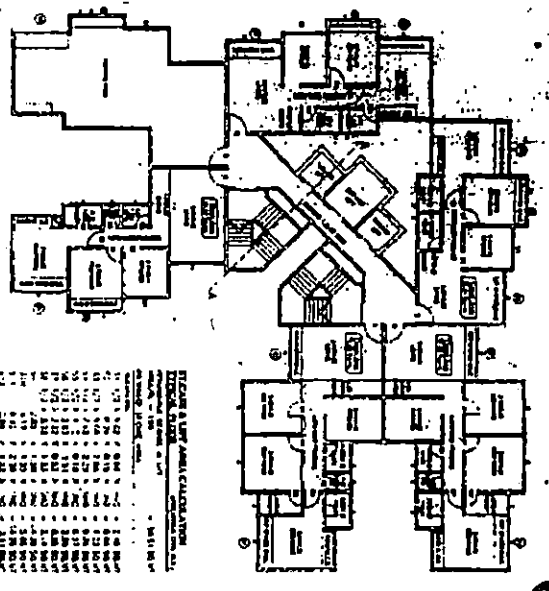
NET GROSS AREA CALCULATION

| NO. | DESCRIPTION | AREA |
|--------------|-------------------|----------------|
| 1 | FLOOR AREA | 1000.00 |
| 2 | STAIRS | 50.00 |
| 3 | TOILETS | 30.00 |
| 4 | REAR | 20.00 |
| 5 | ROOF | 100.00 |
| 6 | OTHER | 50.00 |
| TOTAL | GROSS AREA | 1250.00 |

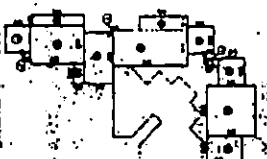
TYPICAL FLOOR PLAN

FLOOR AREA CALCULATION

| NO. | DESCRIPTION | AREA |
|--------------|-------------------|----------------|
| 1 | FLOOR AREA | 1000.00 |
| 2 | STAIRS | 50.00 |
| 3 | TOILETS | 30.00 |
| 4 | REAR | 20.00 |
| 5 | ROOF | 100.00 |
| 6 | OTHER | 50.00 |
| TOTAL | GROSS AREA | 1250.00 |



20th FLOOR PLAN

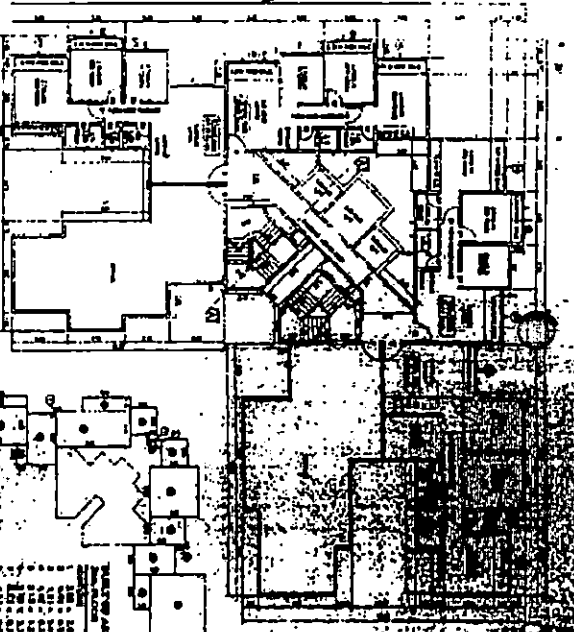


NET GROSS AREA CALCULATION

| NO. | DESCRIPTION | AREA |
|--------------|-------------------|----------------|
| 1 | FLOOR AREA | 1000.00 |
| 2 | STAIRS | 50.00 |
| 3 | TOILETS | 30.00 |
| 4 | REAR | 20.00 |
| 5 | ROOF | 100.00 |
| 6 | OTHER | 50.00 |
| TOTAL | GROSS AREA | 1250.00 |

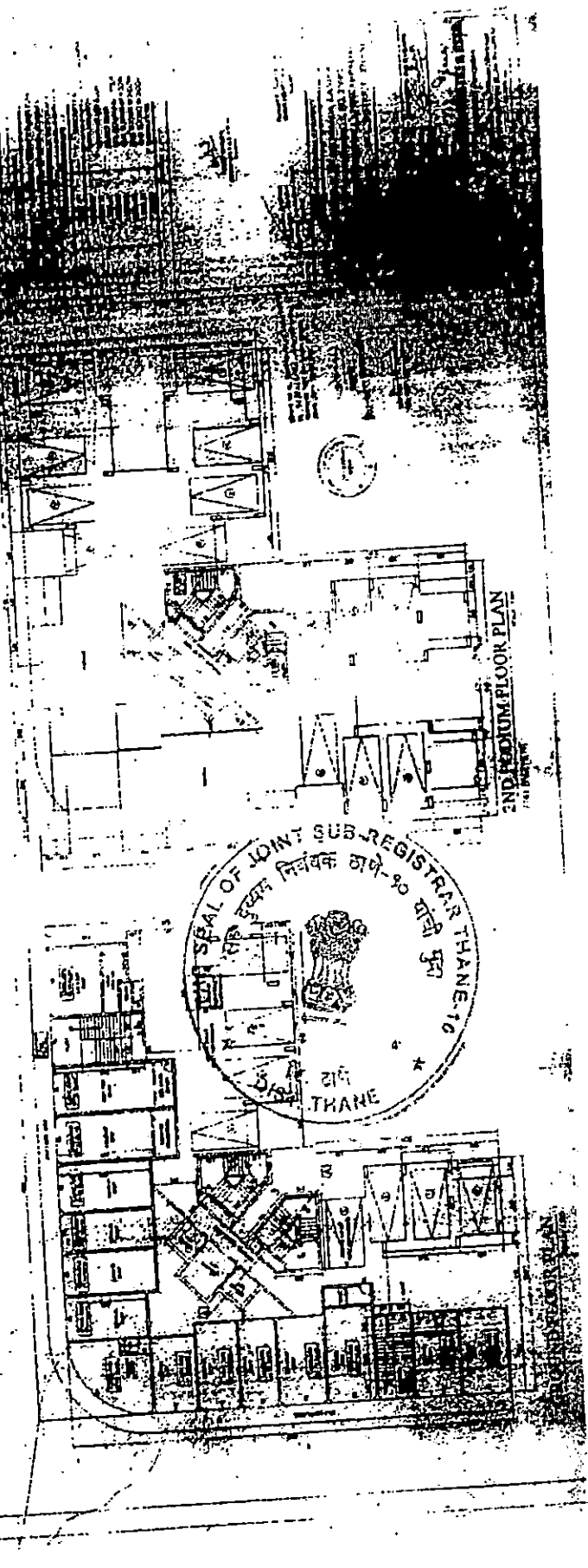
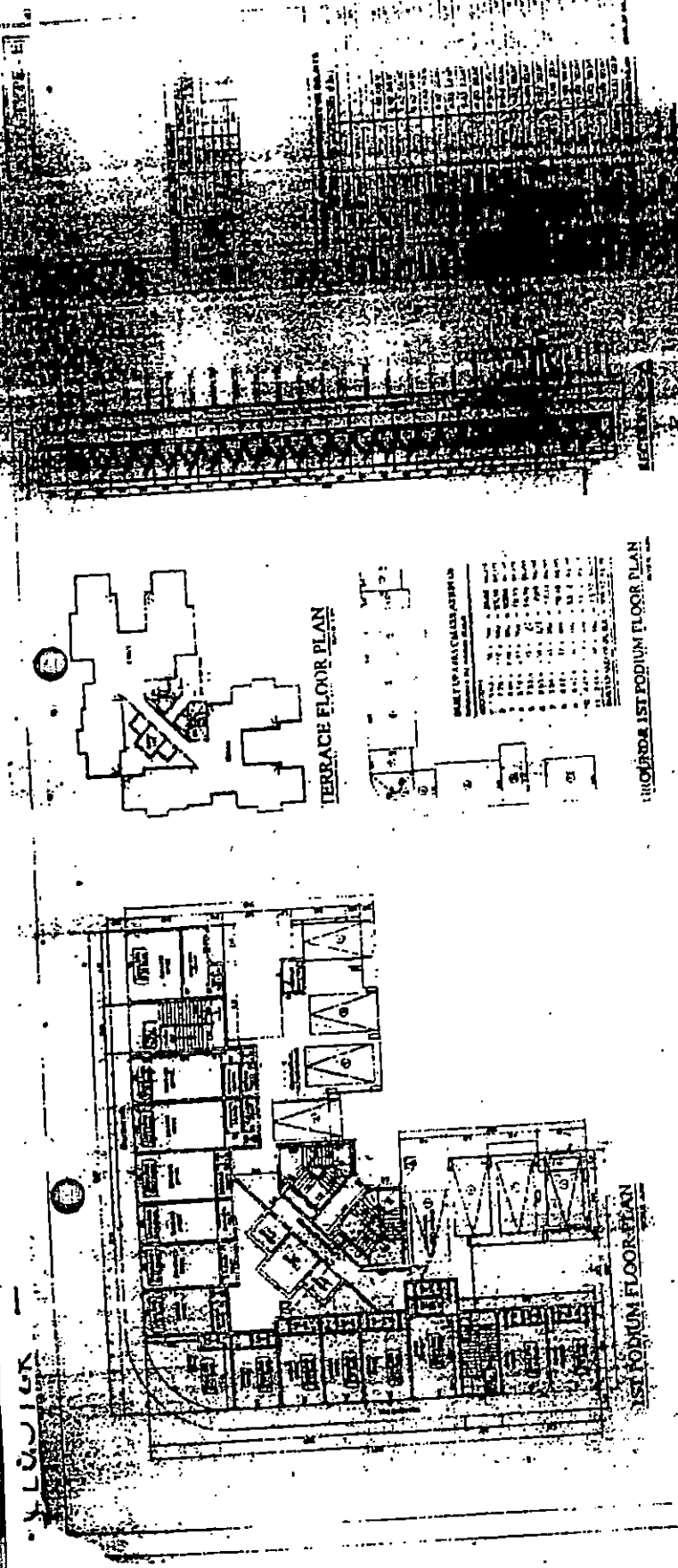
NET GROSS AREA CALCULATION

| NO. | DESCRIPTION | AREA |
|--------------|-------------------|----------------|
| 1 | FLOOR AREA | 1000.00 |
| 2 | STAIRS | 50.00 |
| 3 | TOILETS | 30.00 |
| 4 | REAR | 20.00 |
| 5 | ROOF | 100.00 |
| 6 | OTHER | 50.00 |
| TOTAL | GROSS AREA | 1250.00 |

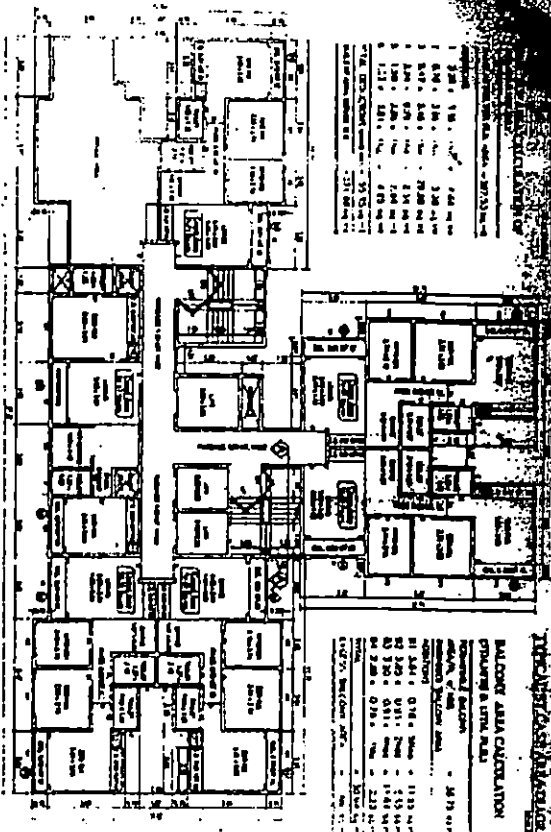


INSERT TYPE - B

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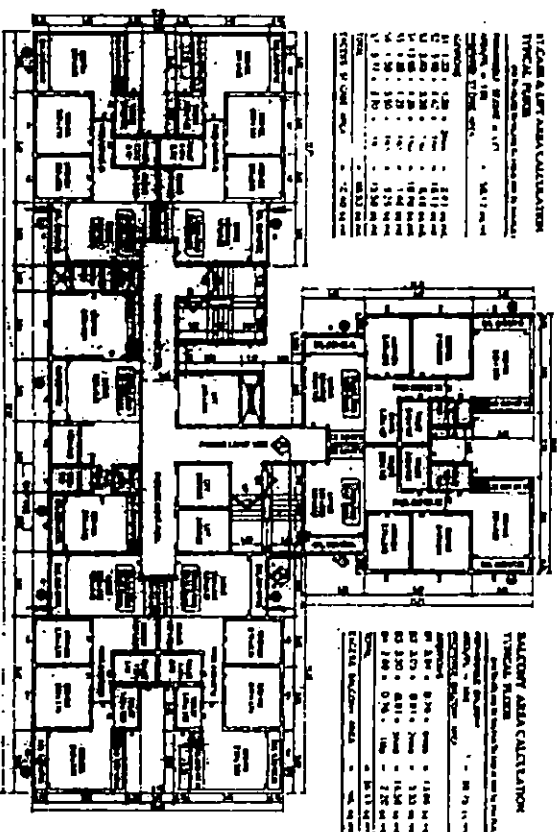
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BALCONY AREA CALCULATION
 17TH FLOOR

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| TOTAL ROOM AREA | |
| 17TH FLOOR | 1,112.00 |
| BALCONY AREA | 1,112.00 |
| TOTAL | 2,224.00 |

REFUGE FLOOR PLAN
 17TH FLOOR & 18TH FLOOR



TYPICAL STAIRCASE AREA DIAGRAM

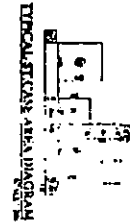
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| TOTAL ROOM AREA | |
| 17TH FLOOR | 1,112.00 |
| 18TH FLOOR | 1,112.00 |
| TOTAL | 2,224.00 |

BALCONY AREA CALCULATION
 17TH FLOOR

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| TOTAL ROOM AREA | |
| 17TH FLOOR | 1,112.00 |
| BALCONY AREA | 1,112.00 |
| TOTAL | 2,224.00 |

STAIRCASE AREA CALCULATION

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| TOTAL ROOM AREA | |
| 17TH FLOOR | 1,112.00 |
| 18TH FLOOR | 1,112.00 |
| TOTAL | 2,224.00 |



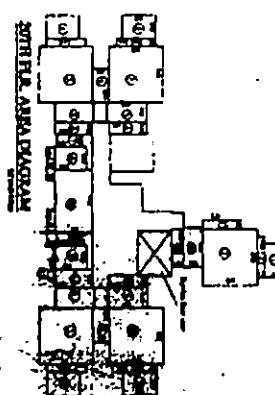
BALCONY AREA CALCULATION
 17TH FLOOR

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| TOTAL ROOM AREA | |
| 17TH FLOOR | 1,112.00 |
| BALCONY AREA | 1,112.00 |
| TOTAL | 2,224.00 |



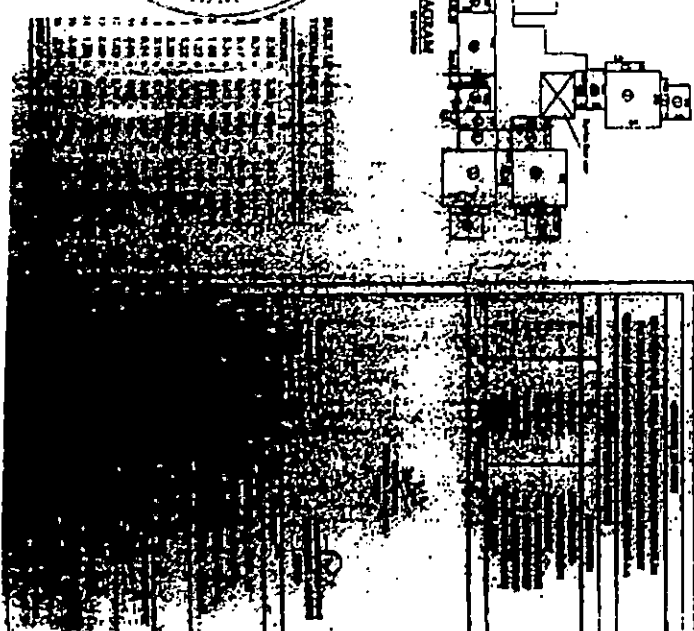
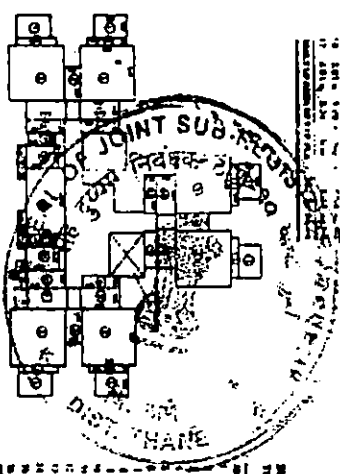
BALCONY AREA CALCULATION
 20TH FLOOR

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| TOTAL ROOM AREA | |
| 20TH FLOOR | 1,112.00 |
| BALCONY AREA | 1,112.00 |
| TOTAL | 2,224.00 |



BALCONY AREA CALCULATION

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|-----------------|-----------------|
| TOTAL ROOM AREA | |
| 17TH FLOOR | 1,112.00 |
| 18TH FLOOR | 1,112.00 |
| TOTAL | 2,224.00 |

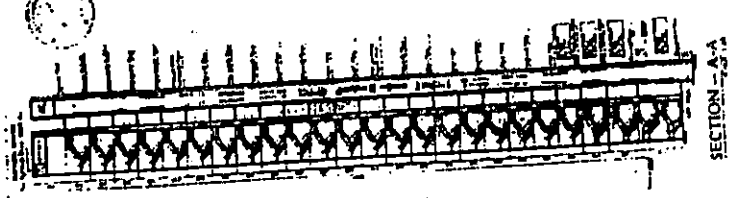


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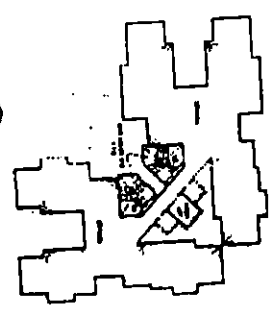
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BIDGE TYPE - FI

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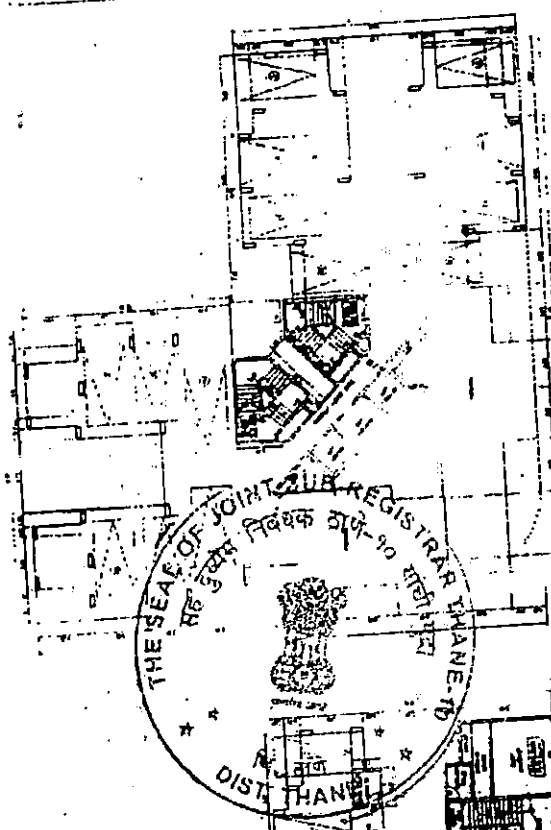
SECTION - A-A



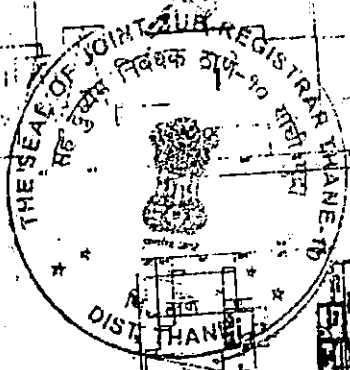
TERRACE FLOOR PLAN

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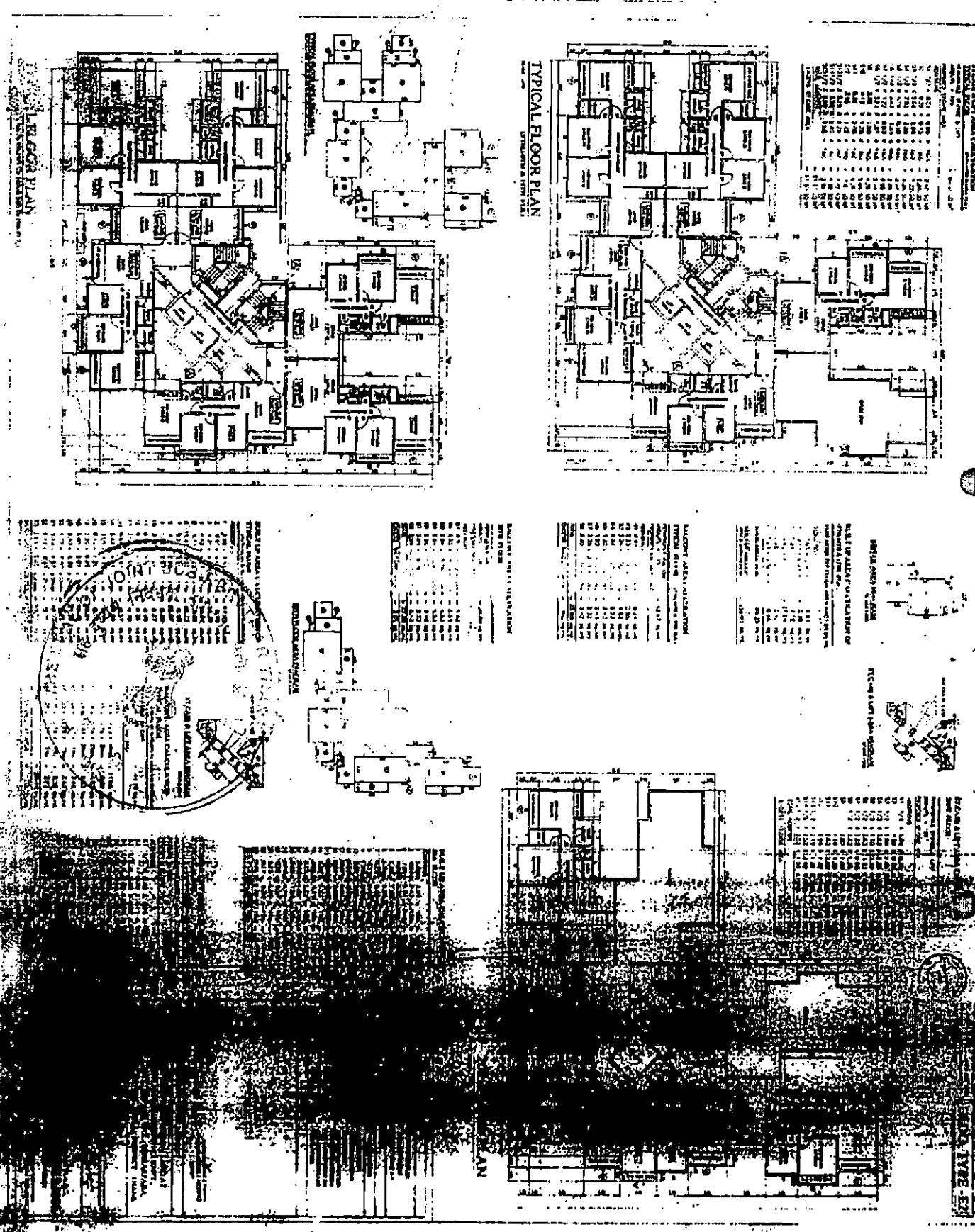
GROUND 1ST FLOOR PLAN



2ND PODIUM FLOOR PLAN



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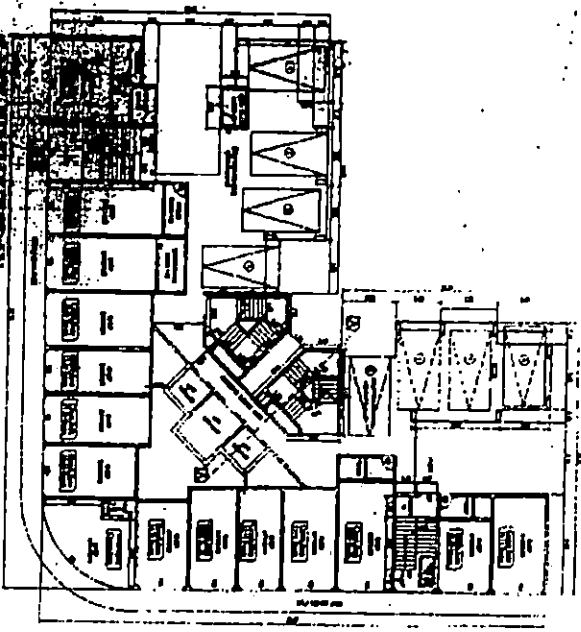


TYPICAL FLOOR PLAN
STAIRWAY & LIFT SHAFT

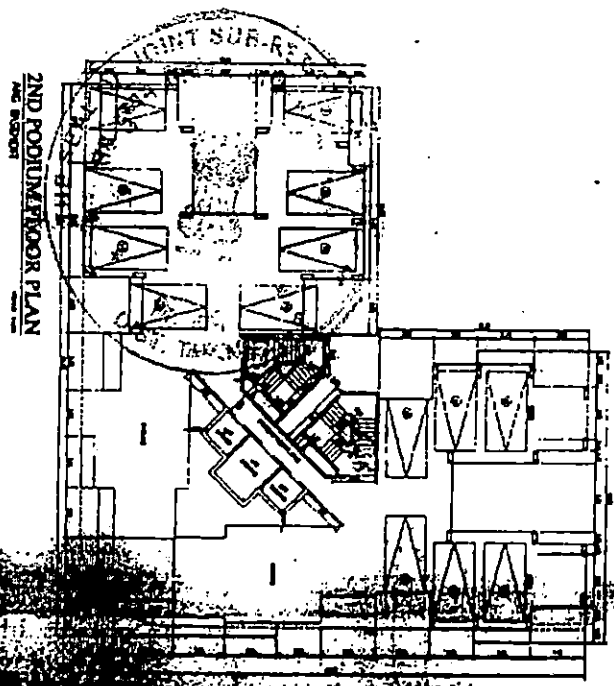
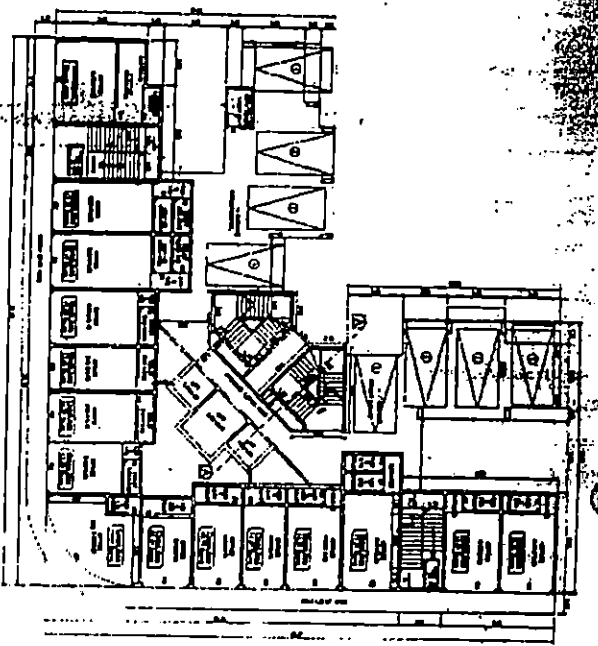
FLOOR PLAN



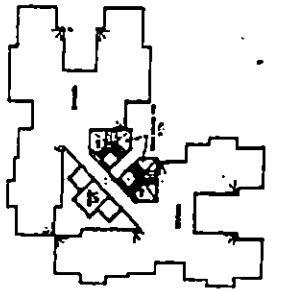
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1ST PODIUM FLOOR PLAN



2ND PODIUM FLOOR PLAN

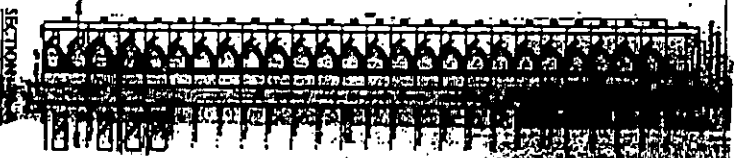


TERRACE FLOOR PLAN

TABLE OF AREA CALCULATION OF TERRACE FLOOR PLAN

| NO. | DESCRIPTION | AREA (SQ. M) |
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GROUND & 1ST PODIUM FLOOR PLAN



SECTION

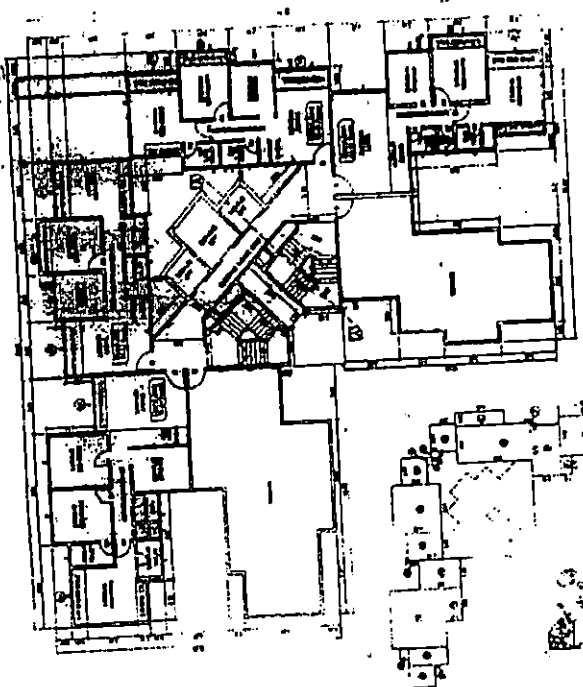
TABLE OF AREA CALCULATION OF TERRACE FLOOR PLAN

| NO. | DESCRIPTION | AREA (SQ. M) |
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Handwritten notes in a box:

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BLK-317PE-E3



20th FLOOR PLAN

REVISIONS

REVISIONS

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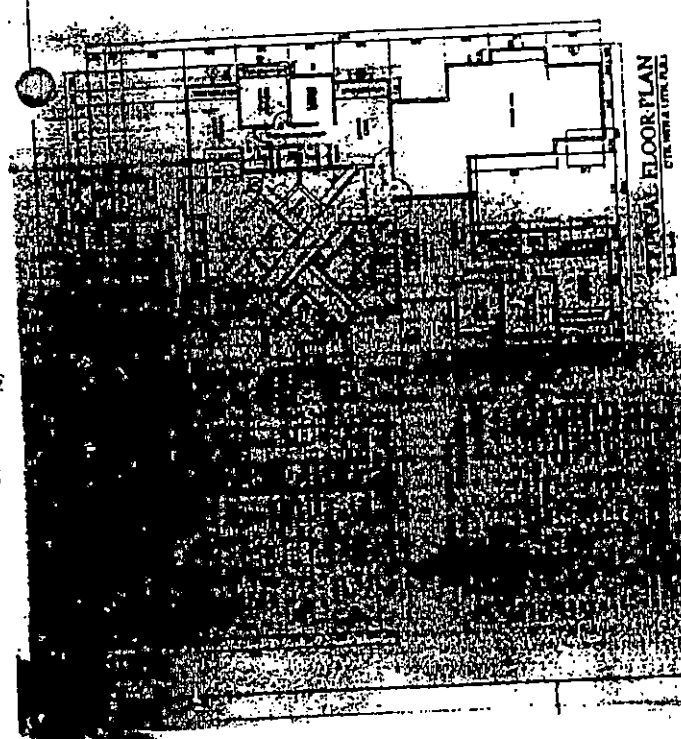
REVISIONS

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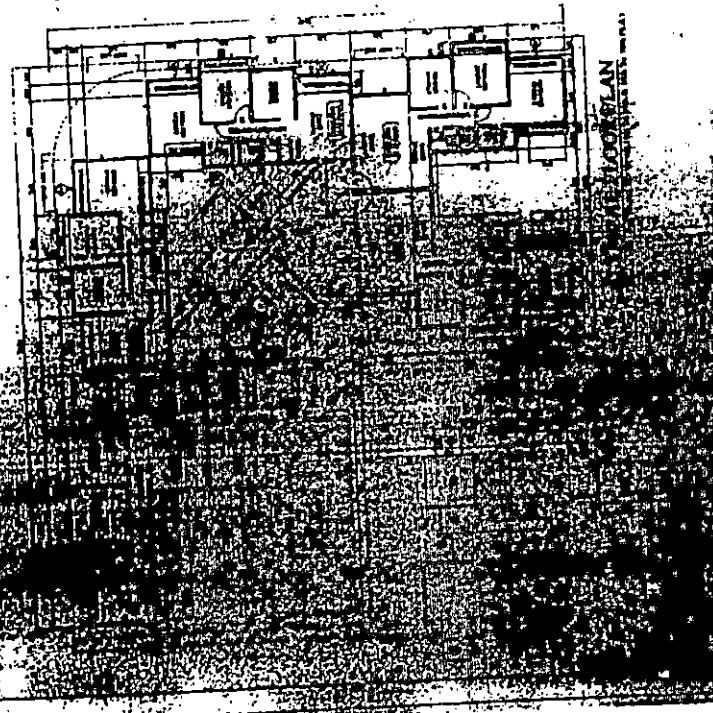


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19th FLOOR PLAN



18th FLOOR PLAN

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1ST FLOOR PLAN

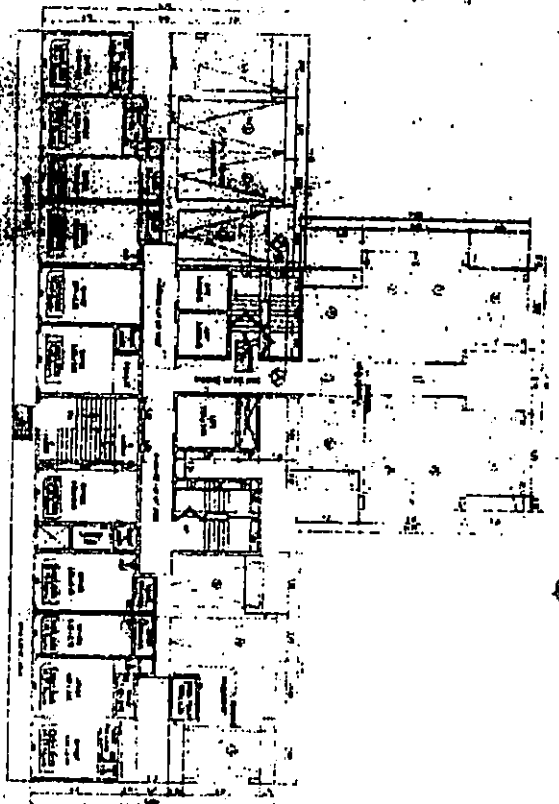
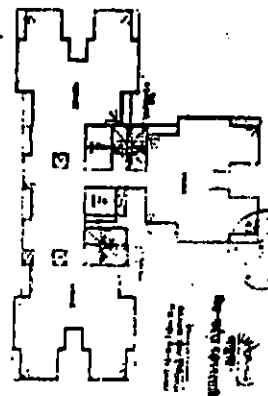
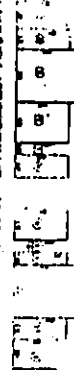


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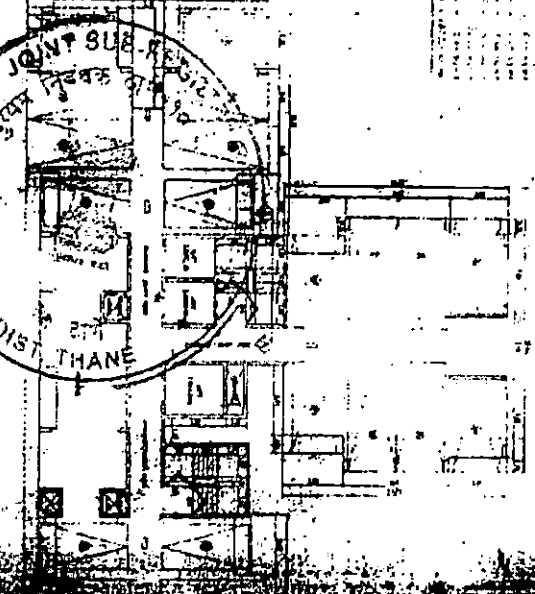
TERRACE FLOOR PLAN



(OPTIONAL) 1ST FLOOR PLAN



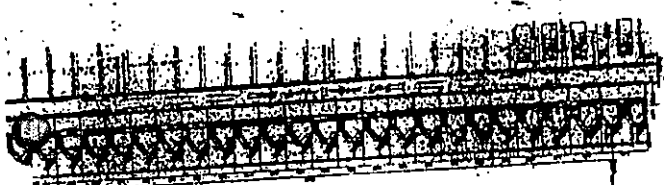
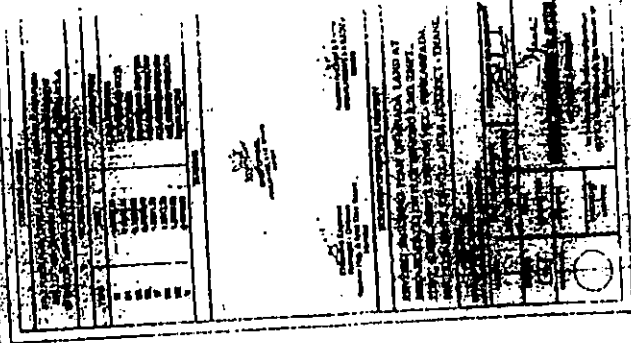
2ND FLOOR PLAN



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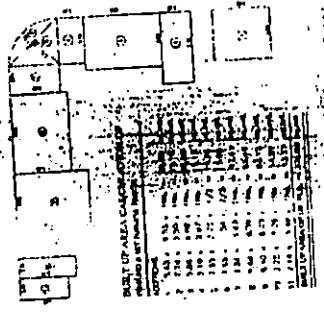
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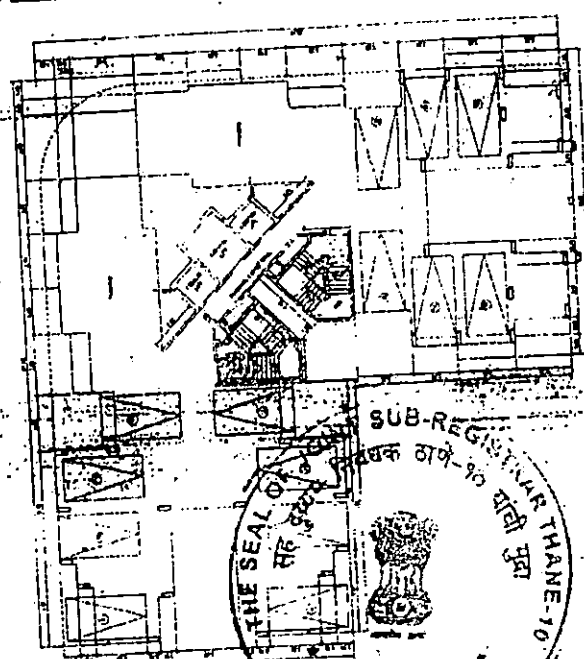
SECTION - A-A



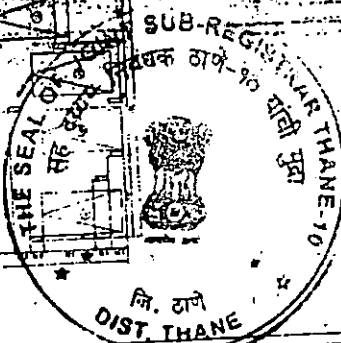
TERRACE FLOOR PLAN



GROUND & 1ST FLOOR PLAN



2ND PODIUM FLOOR PLAN



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393/1830

Tuesday, February 02, 2016

5:55 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2093 दिनांक: 02/02/2016

गावाचे नाव: मिरे

दस्तावेजाचा अनुक्रमांक: टनन10-1830-2016

दस्तावेजाचा प्रकार: कुनमुखत्यारपत्र

मादन करणाऱ्याचे नाव: दिलेश चंद्रकांत शाह - -

नोंदणी फी

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दस्त हाताळणी फी

₹. 380.00

पृष्ठांची संख्या: 19

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आपणास मूळ दस्त, धंवल्ले प्रिंट, सूची-२ अंवाजे
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सहाय्य निधीचा वॉच - 90

वाज्रात मुल्य: ₹. 1/-

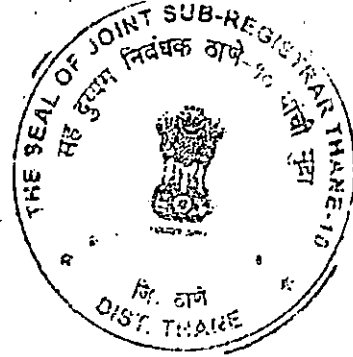
भरलेले मुद्रांक शुल्क: ₹. 500/-

मोबदला: ₹. 1/-

1) देयकाचा प्रकार: By Cash रक्कम: ₹ 100/-

2) देयकाचा प्रकार: By Cash रक्कम: ₹ 380/-

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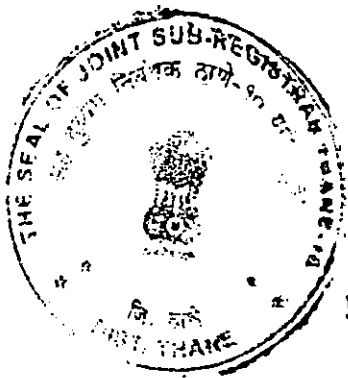


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दिनांक ३०/३/२०१६

समीक्षित
सह दुय्यम निबंधक वर्ग २ ठाणे क्र. १०

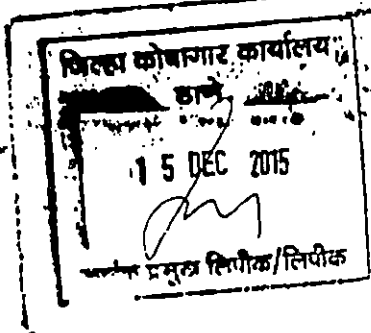
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महाराष्ट्र MAHARASHTRA

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POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, M/s. RAVI DEVELOPMENT, a Partnership Firm duly registered under the Indian Partnership Act, bearing Registration No. RA-6568 dated 08.07.1986, through its Partner Shri. Jayesh T. Shah, having its Registered Office at Laxmi Palace, 76, Mathuradas Road, Kandivali (West), Mumbai - 400 067, (hereinafter referred to as "the Developers")

SEND GREETINGS:

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जॉइंट पत्र २

राज्य सरकार/अटोरेडर का.....

काय सीलिंग कागजात आदेश का.....

सीलिंग होकर अराजकता नुसार विधिक कागजात का.....

विषयवस्तु का.....

पंजीकृत राजका.....

पुस्तक क्रमांक व पन्ना नंबर Ravi Development A/c. Poonam Estate,

पुस्तक संख्या का.....

परी अराजकता कादि नुसार का..... Rajin

पुस्तक पुस्तक का.....

पुस्तक क्रमांक व पन्ना नंबर १३९५०

पुस्तक काय सीलिंग/परी का.....

पुस्तक विवरण कादि / (पंजीकृत अ. १००)..... Rajin

पुस्तक विवरण कादि :- अराजकता नुसार, कादि कादि.....

मीरा रोड (पूर्व), कादि - ४०१०२३.....

पुस्तक काय सीलिंग कादि कादि.....

(काय अराजकता नुसार अराजकता नुसार.....)

पुस्तक काय सीलिंग कादि कादि.....

पुस्तक काय सीलिंग कादि कादि.....



PRAMOD R. DUBEY

Govt. Authorised Stamp Vendor LIC No. L S V-06
06, Adeshwar Krupa, Shanti Park, Mira Road (E), Thane
Tel. : 2810 9854

No. 523 RECEIPT Date 21/12/2015

RECEIVED with thanks a sum of Rs. 500/-

(Rupees Five Hundred Rupees only)

from the withinnamed Purchaser Ravi Development A/c. Poonam Estate

through Rajin towards the amount of Non-Judical

Stamp Paper/General stamp papers vide Serial No. १३९५०

to V830202

PRAMOD R. DUBEY
Stamp Vendor

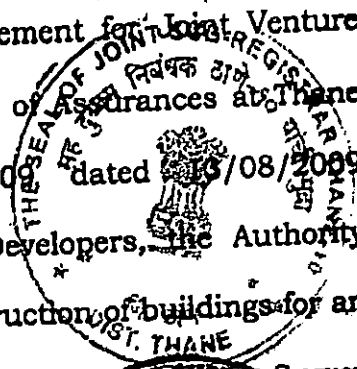
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WHEREAS Maharashtra Housing And Area Development Authority, a Statutory Corporation duly constituted under the Maharashtra Housing and Area Development Act 1976 (Mah. XXXVIII of 1977) having its Office at Griha Nirman Bhavan, Kala Nagar, Bandra (East), Mumbai 400 051 (hereinafter referred to as "the Authority") is possessed of or otherwise well and sufficiently entitled to all that piece or parcel of the Land bearing Survey Nos.150 (pt), 151(pt) and 226 to 230, totally admeasuring 100286.25 sq. meters situated at Mira Road, Thane, in the registration District of Thane and more particularly described in the Schedule (hereinafter referred to as "the said Land ")

AND WHEREAS by and under an Agreement for Joint Venture registered with the Office of the Sub-Registrar of Assurances at Thane bearing Registration No. TNN-10/7073/2009 dated 13/08/2009 executed between the Authority and the Developers, the Authority granted the right of development and/or construction of buildings for an area admeasuring 46712 sq. meters out of the said Land bearing Survey Nos.150 (pt), 151(pt) and 226 to 230 at Mira Road, Thane to the Developers, upon the terms and conditions contained therein

AND WHEREAS by and under a Deed of Supplementary Agreement of Joint Venture registered with the Office of the Sub-Registrar of Assurances at Thane bearing Registration No. TNN-10/5482/2010 dated 11/05/2010 executed between the Authority and the Developers, the Authority granted the right of development and/or construction of buildings for the balance area admeasuring 53574.25.

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sq. meters out of the said Land bearing Survey Nos.150 (pt), 151(pt) and 226 to 230 at Mira Road to the Developers upon the terms and conditions contained therein.

AND WHEREAS pursuant to the aforesaid J Agreement for Joint Venture dated 13.08.2009 and Deed of Supplementary Agreement for Joint Venture dated 11.05.2010, the Developers herein are sufficiently entitled to development of the said Land bearing Survey Nos. 150 (pt), 151(pt) and 226 to 230, totally admeasuring 100286.25 sq. meters situated at Mira Road, Thane, in the registration District of Thane.

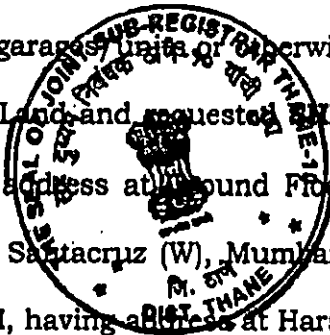
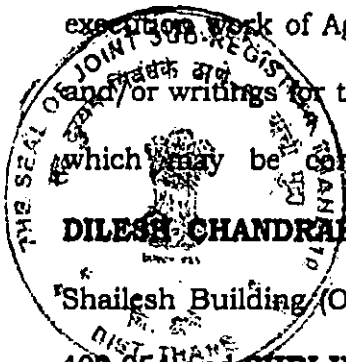
AND WHEREAS Agreements for Sale or other agreements, documents and/or writings shall be executed by the Developers with the prospective buyers of the flats/shops/garages/units or otherwise which may be constructed in the proposed buildings, therefore the Developers are desirous of appointing some fit and proper person to look after the execution of work of Agreements for Sale or other agreements, documents

and/or writings for the proposed flats/shops/garages/units or otherwise which may be constructed on the said Land and requested **SHRI**

DILESH CHANDRAKANT SHAH, having his address at Ground Floor, Shailsh Building (Out House) Linking Road, Santacruz (W), Mumbai - 400 054 and **SHRI HEMAL JITENDRA DOSHI**, having address at Harsh

Plaza, 1st Floor, Poonam Vihar, Opposite Sector No.2, Mira Road (East), District Thane - 401 107 (hereinafter called "the Attorneys") jointly

and severally, to act for the Developers and exercise the powers hereinafter given in respect of the said Land which the Attorneys have consented to do.



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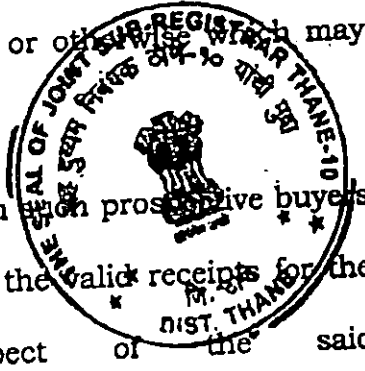
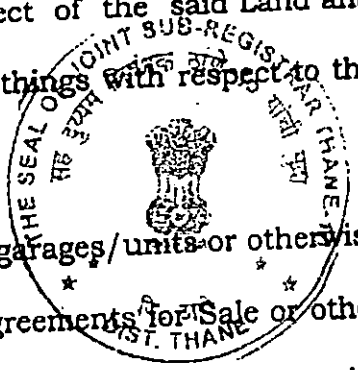
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AND WHEREAS in order to facilitate the aforesaid execution work in respect of the development work carried on by the Developers in Joint Venture with the Authority, the Developers are executing these presents in favor of **SHRI DILESH CHANDRAKANT SHAH** and **SHRI HEMAL JITENDRA DOSHI** (jointly and severally).

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH:

The Developers M/s. Ravi Development, do hereby nominate, constitute and appoint **SHRI DILESH CHANDRAKANT SHAH** and **SHRI HEMAL JITENDRA DOSHI** (hereinafter referred to as "the said Attorneys") jointly and severally, to be their true and lawful Attorneys to act for and on behalf of the Developers in respect of the said Land and to do the following act, deeds, matters and things with respect to the said Land.

1. To sell, assign and transfer flats/shops/garages/units or otherwise as the case may be and to enter into Agreements for Sale or other agreements, documents and/or writings with the prospective buyers of the flats/shops/garages/units or otherwise which may be constructed.
2. To receive the consideration amount from such prospective buyers either in whole or in part and to issue the valid receipts for the consideration received in respect of the said flats/shops/garages/units or otherwise.
3. To lodge such Agreements for registration with the Office of Sub-Registrar of Assurances, at Thane/Mira Road/Bhayander or at

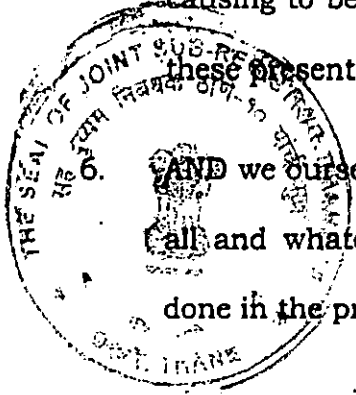


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| १० - १२ |
| ६६ - ६० |

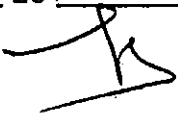
such other place and to admit execution thereof before such Authorities and for the aforesaid purpose to write or sign such letters, applications, vouchers, forms as may be necessary.

4. To issue Letters of Possession in favor of the prospective purchasers and handover vacate and peaceful possession of such flats/shops/garages or units, as the case may be to the prospective owners.
5. All costs, charges and expenses of and incidental to any acts, deeds, matters or things done or caused to be done by the Attorneys in or about the exercise of our power or powers herein contained shall be borne and paid by the Attorneys and shall indemnify and keep indemnified ourselves and our estate and effects from and against the payment of the aforesaid costs, charges and expenses and from and against the loss and damage that may be caused to us by reason of our Attorneys doing or causing to be done any acts, deeds, matters or things by virtue of these presents.



6. AND we ourselves agree and undertake to allow, ratify and confirm all and whatever the Attorneys shall lawfully do or cause to be done in the premises aforesaid by virtue of these presents.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals this 02nd day of

Feb 2016


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| ६ - ९६ |

THE SCHEDULE ABOVE REFERRED TO:

All that piece or parcel of Land bearing Survey Nos.150 (pt), 151(pt) and 226 to 230, area totally admeasuring 100286.25 sq. meters situated at Mira Road, Thane, in the registration District of Thane.

SIGNED AND DELIVERED by the

Within named 'the Developers'

M/S. RAVI DEVELOPMENT

Through its Partner

SHRI JAYESH T. SHAH

J. Shah



ACCEPTED AND CONSENTED by the


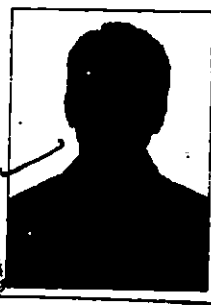
Within named 'the Attorneys'

1. **SHRI DILESH CHANDRAKANT SHAH**

D. Shah

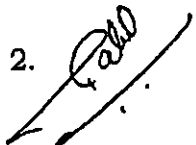


2. **SHRI HEMAL JITENDRA DOSHI**

H. Doshi



In presence of:

1. 

2. 




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| ११ - १२ |

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| १८३० २०१६ |
| ११ - १२ |

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
AAAPR2516G

स्व. नाम
RAVI DEVELOPMENT

प्रारंभ/बनने की तिथि DATE OF INCORPORATION/FORMATION
16-06-1985

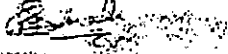

 आर्यभट्ट निदेशक (प्रणाली)
 DIRECTOR OF INCOME TAX (SYSTEMS)


आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

दिशेश चंद्रकांत शाह
 CHANDRAKANT-CHAMPAKLAL SHAH

15/09/1973
 Permanent Account Number
AGDPS6792A


 दिशेश चंद्रकांत शाह
 Signature



 03120119

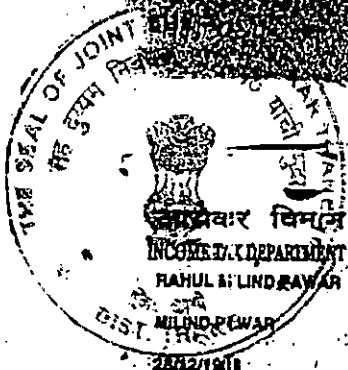
आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

हेमल जिंदरा दश
 JITENDRA PUNJAGHANG DASH

03/01/1983


 03120119





आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

राहुल बिलंदरावार
 RAHUL BILINDRAWAR

28/02/1981
 Permanent Account Number
BQDPP4173R


 राहुल बिलंदरावार
 Signature


 03120119




आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

अखिलेश कुमार यादव
 AKHILESH KUMAR YADAV

राधेश्याम यादव
 RADHE SHYAM YADAV

03/02/1986
 Permanent Account Number
AKUPY9767A


 03120119

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Summary-2(दस्त गोपवारा भाग - २)



02/02/2016 5 59:22 PM

दस्त गोपवारा भाग-2

दनन10 9092
दस्त क्रमांक:1830/2016

दस्त क्रमांक :दनन10/1830/2016
दस्तावा प्रकार :-कुलमुखत्यारपत्र

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | बंगळ्याचा ठसा |
|----------|---|--|-----------|---------------|
| 1 | नाम:दिलेश चंद्रकांत शाह - - पत्ता:प्लॉट नं: -, माळा नं: लळ मजला, इमारतीचे नाव: शैलेश बिल्डींग(आउट हाउस), ब्लॉक नं: सिर्किंग रोड, रोड नं: सांताक्रुस पश्चिम, महाराष्ट्र, मुम्बई. पॅन नंबर: | पॉवर वॉक वटोर्नी होल्डर वय :-42 स्वाक्षरी:- | | |
| 2 | नाम:हेमल जितेंद्र दोगी - - पत्ता:प्लॉट नं: -, माळा नं: 1 सा मजला, इमारतीचे नाव: हर्ष प्लाम्हा, ब्लॉक नं: पूनम बिहार,सेक्टर नं.2 समोर, रोड नं: मिरारोड पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर: | पॉवर वॉक वटोर्नी होल्डर वय :-32 स्वाक्षरी:- | | |

वरील दस्तऐवज करून देणार तपाकधीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कपुल करतात.

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीस: ओळखतात, व त्यांची ओळख पटवतात.

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | बंगळ्याचा ठसा |
|----------|---|-------------------|-----------|---------------|
| 1 | नाम:अखिलेश यादव - - वय:29 पत्ता:दुकान नं.3,बी.नं.6/7,सेक्टर-5,शांती गार्डन, मिरारोड पूर्व ,ठाणे पिन कोड:401107 | स्वाक्षरी | | |
| 2 | नाम:राहुल पवार - - वय:28 पत्ता:दुकान नं.3,बी.नं.6/7,सेक्टर-5,शांती गार्डन, मिरारोड पूर्व ,ठाणे पिन कोड:401107 | स्वाक्षरी | | |

खालील पक्षकाराची कसुती उपलब्ध नाही.

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| अनु क्र. | पक्षकाराचे नाव व पत्ता मेसर्स रवि डेव्हलोपमेंट चे भागीदार जयेश टी शाह - - प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: लक्ष्मी पॅलेस,76, ब्लॉक नं: म... रोड, रोड नं: क... पश्चिम, महाराष्ट्र, मुम्बई. AAAFR2516G |
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Joint Sub Registrar Thane 10

1830 /2016

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Summary (GoshwaraBhag-1)

393/1830

संगठनवार, 02 फेब्रुवारी 2016 5:55 म.नं.

दस्ता गोपवारा भाग-1

दस्ता 10

५३/१२

दस्ता क्रमांक: 1830/2016

दस्ता क्रमांक: दस्ता 10 / 1830/2016

वाजारा मूल्य: रु. 01/-

सौबदला: रु. 01/-

भरनेचे मुद्रांक शुल्क: रु. 500/-

दु. नि. म.ह. दु. नि. दस्ता 10 यांचे कार्यालयाने

अ. क्र. 1830 वर दि. 02-02-2016

वेळी 5:54 म.नं. वा. हजर केला.

पावती: 2093

पावती दिनांक: 02/02/2016

सादरकरणासाठीचे नाव: दिलेला पत्रकार शाह - -

नोंदणी फी रु. 100.00

दस्ता हाताळणी फी रु. 380.00

पृष्ठांची संख्या: 19

एकूण: 480.00

दस्ता हजर करणाऱ्याची मही:

Joint Sub Registrar Thane 10

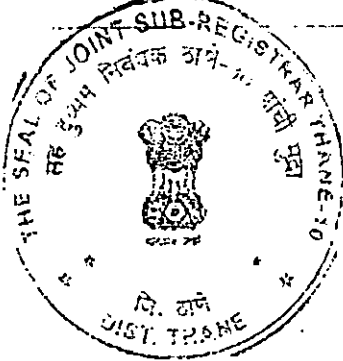
Joint Sub Registrar Thane 10

दस्ताचा प्रकार: कुनमुखत्यागपत्र

मुद्रांक शुल्क: (48-ह) (अ) ने (ग) खरीज@ इतर कोणत्याही प्रकारात

शिक्का क्र. 1 02 / 02 / 2016 05 : 54 : 52 PM ची वेळ: (मादगीकरण)

शिक्का क्र. 2 02 / 02 / 2016 05 : 55 : 09 PM ची वेळ: (फी)



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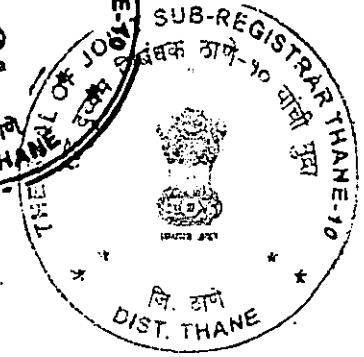
प्रतिज्ञापत्र
 नदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत
 असलेल्या तरतुदीनुसारच नोंदणीत दाखल केलेला
 आहे, दस्तावील संपूर्ण मजकूर निष्पादक व्यक्ती,
 साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता
 तपासली आहे. दस्ताची सत्यता, वैधता, कायदेशीर
 मालकी इत्यादी बाबींसाठी दस्त निष्पादक व
 कमुलीधारक, हे संपूर्णपणे जबाबदार राहतील.

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| १७ - १८ |

Index-2(सूची - २)



30/03/2016 2 23:58 PM

दस्त गोपयारा भाग-2

दनन10 १८/१८

दस्त क्रमांक:1830/2016

दस्त क्रमांक :दनन10/1830/2016

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|--|---|-----------|---------------|
| 1 | नाव:मेसर्स रवि डेव्हलोपमेंट चे भागीदार जयेश टी शाह -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: लक्ष्मी पॅलेस,76, ब्लॉक नं: मधुरादास रोड, रोड नं: कादिबली पश्चिम, महाराष्ट्र, मुम्बई. पॅन नंबर:AAAFR2516G | कुलमुखत्यार देणार वय :-54 स्वाक्षरी:- | | |

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:30 / 03 / 2016 02 : 22 : 17 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां आक्षीश: ओळखवात, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

खालील पक्षकाराची कबुली उपलब्ध आहे .

| अनु क्र. | पक्षकाराचे नाव व पत्ता |
|----------|--|
| 1 | हेमल जितेंद्र दोशी -:- प्लॉट नं: -, माळा नं: 1 सा मजला, इमारतीचे नाव: हर्ष प्लासा, ब्लॉक नं: पूनम विहार,सेक्टर नं.2 समोर, रोड नं: मिरारोड पूर्व, महाराष्ट्र. ठाणे. |
| 2 | दिवेश चंद्रकांत शाह -:- प्लॉट नं: -, माळा नं: तळ मजला, इमारतीचे नाव: शैलेश बिल्डींग(आउट हाउस), ब्लॉक नं: लिफिंग रोड, रोड नं: सांताक्रुस पश्चिम, महाराष्ट्र. मुम्बई. |

शिक्का क्र.4 ची वेळ:30 / 03 / 2016 02 : 22 : 29 PM

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आयकर विभाग
INCOME TAX DEPARTMENT
AKHILESH KUMAR YADAV
RADHE SHYAM YADAV



भारत सरकार
GOVT. OF INDIA

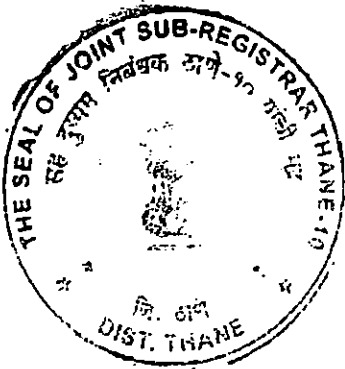
03/02/1986

Permanent Account Number
AKUPY9767A

Signature



08112013



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SURYARAO RAHUL MOHAN
MOHAN MADHUKAR SURYARAO

14/06/1985
Permanent Account Number
BVKPS6536B

Signature
R. Suryarao



28042008

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R. Suryarao

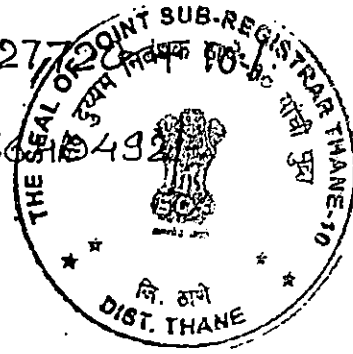
Summary1 (GoshwaraBhag-1)

| मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव) | | | | | |
|---|--|--|------------------|------------------------|------------|
| Valuation ID | 201608102786 | 10 August 2016,05:50:26 PM | | | |
| मूल्यांकनाचे वर्ष | 2016 | | | | |
| जिल्हा | ठाणे | | | | |
| मूल्य विभाग | तालुका : ठाणे | | | | |
| उप मूल्य विभाग | 4/21-पी) भू-भाग मोजे पेणकरपाडा गांवातील रेल्वे लाईनच्या पुर्वकडील सर्व मिळकती संव्दे क्रमांक | | | | |
| क्षेत्राचे नांव | Mira Bhaindar Municipal Corporation | सर्व्हे नंबर /न. भू. क्रमांक : सर्व्हे नंबर#48 | | | |
| वार्षिक मूल्य दर तबक्यानुसार मूल्यदर रु. | कार्यालय | दुकाने | औद्योगिक | मोजमापनाचे एकक | |
| खूती जमीन | निवासी सदनिका | 84200 | 108100 | 84200 | चौ. मीटर |
| 29470 | 76000 | | | | |
| बांधीव क्षेत्राची माहिती | | | | | |
| मिळकतीचे क्षेत्र- | 67.47चौ. मीटर | मिळकतीचा वापर- | निवासी सदनिका | मिळकतीचा प्रकार- | बांधीव |
| बांधकामाचे वर्गीकरण- | 1-आर सी सी | मिळकतीचे वय | 0 TO 2वर्षे | मूल्यदर/बांधकामाचा दर- | Rs.76000/- |
| उद्ववाहन सुविधा | आहे | मजला | 1st To 4th Floor | | |
| घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार नविन दर) * मजला निहाय घट/वाढ | | | | | |
| = (76000 * (100 / 100)) * 100 / 100 | | | | | |
| = Rs.76000/- | | | | | |
| A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र | | | | | |
| = 76000 * 67.47 | | | | | |
| = Rs.5127720/- | | | | | |
| एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मॅग्नॅटाईन मजला क्षेत्र मूल्य + लगतच्या गाछीचे मूल्य + वरील गाछीचे मूल्य + बंदिस्त वाहन तळचे मूल्य + खुल्या जमिनीवरील वाहन तळचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य | | | | | |
| = A + B + C + D + E + F + G + H | | | | | |
| = 5127720 + 0 + 0 + 0 + 0 + 0 + 0 + 0 | | | | | |
| = Rs.5127720/- | | | | | |

Home Print

टिप क्र. ५(ब) नुसार

5127720
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आयकर विभाग
INCOME TAX DEPARTMENT
AKHILESH KUMAR YADAV
RADHE SHYAM YADAV



भारत सरकार
GOVT. OF INDIA

03/02/1986

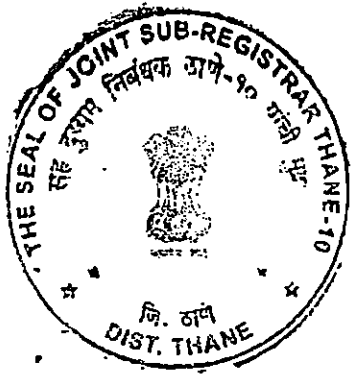
Permanent Account Number
AKUBY9767A

Signature



08112013

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SURYARAO RAHUL MOHAN
MOHAN MADHUKAR SURYARAO
14/06/1985
Permanent Account Number
BVKPS6536B

Suryarao
Signature



20042008

Suryarao

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Summary-2(दस्त गोषवारा भाग - २)



10/08/2016 5 39:37 PM

दस्त गोषवारा भाग-2

टनन10 २५१२०

दस्त क्रमांक:9969/2016

दस्त क्रमांक : टनन10/9969/2016

दस्ताचा प्रकार :- करारनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता. | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|---|---------------------------------------|-----------|---------------|
| 1 | नाव:सय्यद शाहीदा अह्वाब हुसैन - - पत्ता:प्लॉट नं: रूम नं.43,4/डी, माळा नं: -, इमारतीचे नाव: ज्युपिटर को ऑप ही सोसा ली, ब्लॉक नं: नरेंद्र पार्क,नयानगर, रोड नं: मिरारोड पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:BMGPS1614D | लिहून घेणार वय :-39 स्वाक्षरी:- | | |

Saheda

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

| अनु क्र. | पक्षकाराचे नाव व पत्ता | छायाचित्र | अंगठ्याचा ठसा |
|----------|--|-----------|---------------|
| 1 | नाव:राहुल सुर्यराव - - वय:28 पत्ता:दुकान नं.3,वी.नं.6/7,सेक्टर-5,शांती गार्डन, मिरारोड पूर्व, ठाणे पिन कोड:401107 | | |
| 2 | नाव:अखिलेश सावव - - वय:30 पत्ता:दुकान नं.3,वी.नं.6/7,सेक्टर-5,शांती गार्डन, मिरारोड पूर्व, ठाणे पिन कोड:401107 | | |

खालील पक्षकाराची कबुली उपलब्ध नाही.

| अनु क्र. | पक्षकाराचे नाव व पत्ता |
|----------|--|
| 1 | मैसर्स रवि इन्व्हेस्टमेंट्स व्ही भागीदार जयेश टी शाह तर्फे कु मु म्हणुन हेमल जे दोशी - :- प्लॉट नं: -, माळा नं: 1 ला मजला, इमारतीचे नाव: हर्ष प्लाझा, ब्लॉक नं: -, रोड नं:-मिरारोड पूर्व, महाराष्ट्र, ठाणे. AAAFR2516G |

Joint Sub-Registrar Thane 10

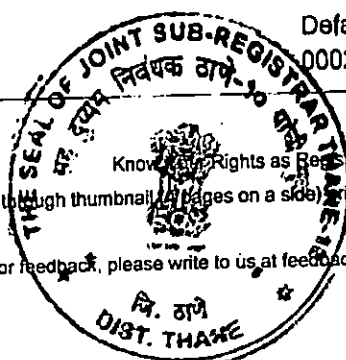
EPayment Details.

| Slr. | EPayment Number | Defacement Number |
|------|--------------------|-------------------|
| 1 | MH003405788201617S | 0002010873201617 |

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मैसर्स

Summary-2(दस्त गोषवारा भाग - २)



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दस्त गोषवारा भाग-2

दनन10 ९६११०

दस्त क्रमांक:9969/2016

दस्त क्रमांक :दनन10/9969/2016

दस्ताचा प्रकार :-करारनामा

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|--|--|-----------|---------------|
| 1 | नाव:भेसर्स रवि डेव्हलोपमेंट चे भागीदार जयेश टी शाह तर्फे कु मु म्हणुन हेमल जे दोशी - - पत्ता:प्लॉट नं: -, माळा नं: 1 ला मजला , इमारतीचे नाव: हर्ष प्लाझा, ब्लॉक नं: -, रोड नं: मिरारोड पूर्व, महाराष्ट्र, ठाणे. पॅन नंबर:AAAFR2516G | लिहून देणार वय:-33 स्वाक्षरी:- | | |

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:12 / 08 / 2016 03 : 39 : 47 PM

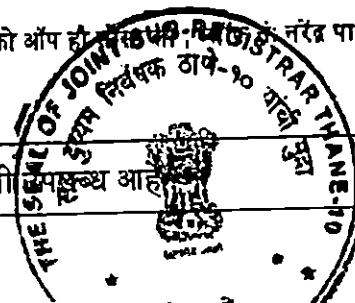
ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|--|-------------------|-----------|---------------|
| 1 | नाव:राहुल पवार -- वय:27 पत्ता:दुकान नं.3, बी.नं.6/7, सेक्टर-5, शांती गार्डन, मिरारोड पूर्व, ठाणे पिन कोड:401107 | स्वाक्षरी | | |
| 2 | नाव:अखिलेश यादव -- वय:30 पत्ता:दुकान नं.3, बी.नं.6/7, सेक्टर-5, शांती गार्डन, मिरारोड पूर्व, ठाणे पिन कोड:401107 | स्वाक्षरी | | |

खालील पक्षकाराची कबुली उपलब्ध आहे .

| | |
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| अनु क्र. | पक्षकाराचे नाव व पत्ता सय्यद शाहीदा अहवाव हुसैन - :- प्लॉट नं: रूम नं.43,4/डी, माळा नं: -, इमारतीचे नाव: ज्युपिटर को ऑप ही सोसा.ली. नरेंद्र पार्क, नयानगर, रोड नं: मिरारोड पूर्व, महाराष्ट्र, ठाणे. BMGPS1614D |
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खालील पक्षकाराची कबुली उपलब्ध आहे



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| अनु क्र. | पक्षकाराचे नाव व पत्ता सय्यद शाहीदा अहवाव हुसैन - :- प्लॉट नं: रूम नं.43,4/डी, माळा नं: -, इमारतीचे नाव: ज्युपिटर को ऑप ही सोसा.ली. नरेंद्र पार्क, नयानगर, रोड नं: मिरारोड पूर्व, महाराष्ट्र, ठाणे. BMGPS1614D |
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नेना रान

शिक्षा क्र.4 ची वेळ:12 / 08 / 2016 03 : 41 : 36 PM

शिक्षा क्र.5 ची वेळ:12 / 08 / 2016 03 : 41 : 43 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar Thane 10

EPayment Details.

Summary-2(दस्त गोषवारा भाग - २)

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.....वर नोंदला
पुस्तक क्रमांक.....
दिनांक १२/०५/२०१६

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सह दुय्यम निबंधक वर्ग २ ठाणे क्र. १०



मीना राव