



Monday, July 19, 2010
3:53:04 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 5284

गावाचे नाव कणेरी

दिनांक 19/07/2010

दस्तऐवजाचा अनुक्रमांक

वॉर्ड 1 - 05284 - 2010

दस्ता ऐवजाचा प्रकार

अभिहस्तांतरणपत्र

सादर करणाराचे नाव: दिलीप भिमाजी जेन

नोंदणी फी

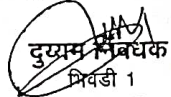
:- 22960.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (28)

:- 560.00

एकूण रु. 23520.00

आपणास हा दस्त अंदाजे 4:07PM ह्या वेळेस मिळेल


दुय्येश निवंधक
मिबंदी 1

बाजार मूल्य: 2296000 रु. मोबदला: 800000 रु. **दुय्येश निवंधक, मिबंदी-१,**

भरलेले मुद्रांक शुल्क: 114800 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: अभ्युदय को.ऑप बँक लि गोपालनगर मिबंदी;

डीडी/धनाकर्ष क्रमांक: 002067; रक्कम: 23000 रु.; दिनांक: 19/07/2010

मूल्यांकनाचे वर्ष 2010
जिल्हा ठाणे
प्रमुख मुख्य विभाग 145-निजामपूर कणेरी (भिवंडी निजामपूर महानगर पालिका)
उप मुख्य विभाग 5/53-वॉर्ड क्र. 15/2) कणेरी न. भू. क्र.
नागरी क्षेत्राचे नांव Pune/Pimpri/Chichwad/Bhivand/Nashik
सर्व्हे नंबर सर्व्हे नंबर-33

बंड - १

द. क्र. ५२८४/२०१०

पाने १/२८

बाजार मूल्य दर तक्त्यानुसार जमिनीचा दर

खली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
2400.00	9500.00	13400.00	18100.00	13400.00

मिळकतीचे क्षेत्र 214.13 बांधकामाचे वर्गीकरण 1-आर सी सी
मिळकतीचा वापर औद्योगिक गाळा उद्भवान सविधा नाही
मिळकतीचा प्रकार बांधीव बांधकामाचा दर
मिळकतीचे वय 11 to 20

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = बाजार मूल्यदर + घसा-यानुसार नविन दर
= 13400.00 + (80 / 100) ()
= 10720.00

A) मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र
= 10720.00 * 214.13
= 2295473.60

एकत्रित अंतिम मूल्य दर = अंतिम मूल्य दर + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य
बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागे
= A + B + C + D + E + F + G + H
= 2295473.60 + .00 + .00 + .00 + .00 + .00 + .00 + .00
= 2295473.60

एकत्रित अंतिम मूल्य दर = अंतिम मूल्य दर + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य
बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागे
= A + B + C + D + E + F + G + H
= 2295473.60 + .00 + .00 + .00 + .00 + .00 + .00 + .00
= 2295473.60



५६. मुख्य निबंधक, निवडणूक-२

(Customer Copy)

Date: 19/07/2010
Deposit Br.: Bhiwandi, Thane.

Pay to: Bombay Mercantile Co-operative Bank Ltd.
A/c. Stamp Duty

Franking Value Rs.	1,14,800/-
Service Charges Rs.	0/-
Total Rs.	1,14,800/-

Name of Stamp Duty paying party:

Dilip B. Jain

DD / Cheque No. _____

Drawn on Bank & Branch: _____

Tran ID _____

Franking Sr. No. 19526

Officer _____

BOMBAY MERCANTILE CO-OPERATIVE BANK LTD. (SCHEDULED BANK)
Franking Deposit Slip
Govt. of Mah. General Stamp Office Licence No. D-5/STP(V)/C.R.1056/07/05/1728 - 31/05

GOVT. VALUE	Rs. 22,96,000/-
CONSIDERATION	Rs. 8,00,000/-
STAMP	Rs. 1,14,800/-

AUTHORIZED SIGNATORY
BHIWANDI BRANCH

SALE DEED

THIS DEED OF SALE has been made and entered into at Bhiwandi on this 19TH day of July 2010.

BETWEEN



[Handwritten signatures]

D.B. Jain
Karla D. Jain

Bhiwandi Branch,
38, Keshavnagar,
Bhiwandi-421 302.
D-5/STP(V)/C.R.1056/07/05
1728-31/05

INDIA
STAMP DUTY MAHARASHTRA
R. 0114800/-P85452
13:04

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पाने ३/२८

SHRI AMITKUMAR RAMNARAYAN SINGH, Age adult,
Occupation: Business, through his attorney holder
(1) **SHRI AJAY SITARAM YADAV,** Age 42 Years, Occupation: Business,
(2) **SHRI VIJAY SITARAM YADAV,** Age 39 Years, Occupation: Business,
both residing at 411 Gopal Nagar, Kalyan Road, Bhiwandi, Dist. Thane,
hereinafter known as **"THE VENDOR"** (which expression shall unless
repugnant to the context or meaning thereof shall mean & include their heirs,
successors, executors, survivors, administrators, representatives and assigns
etc.) PARTY OF THE FIRST PART.

AND

(1) **SHRI DILIP BHIMAJI JAIN,** Age 46 Years, Occupation: Business,
(2) **SMT. KALA DILIP JAIN,** Age 46 Years, Occupation: Business &
Household, both residing at Harsh Apartment, Shivaji Chowk, Bhiwandi,
Dist. Thane, hereinafter known as **"THE PURCHASER"** (which expression
shall unless repugnant to the context or meaning thereof shall mean &
include their heirs, successors, executors, survivors, administrators,
representatives and assigns etc.) PARTY OF THE SECOND PART.

AND

(1) **SHRI AJAY SITARAM YADAV,** Age 42 Years, Occupation: Business,
(2) **SHRI VIJAY SITARAM YADAV,** Age 39 Years, Occupation: Business,
both residing at 411 Gopal Nagar, Kalyan Road, Bhiwandi, Dist. Thane,
hereinafter known as **"THE CONFIRMING PARTY/ LAND OWNER"** (which
expression shall unless repugnant to the context or meaning thereof shall
mean & include their heirs, successors, executors, survivors, administrators,
representatives and assigns etc.) PARTY OF THE THIRD PART.

WHEREAS the Confirming party is owner, seized and possessed of plot
of Land bearing Survey No. 33 Hissa No. 5 situate lying and being at
Village Kaneri, Taluka Bhiwandi, within the limits of Bhiwandi Nizampur
City Municipal Corporation, Bhiwandi, Sub-Registration of Taluka
Bhiwandi and Registration of District and Division Thane, for the sake of
brevity & convenience the said plot of Land hereinafter referred to as **"SAID
LAND"**.

AND WHEREAS with intends to develop the said land, the Confirming
party have prepared plan and specification and submitted the same to the
concerned authority of Bhiwandi Nizampur Municipal Council and the same

11/02/1991
21/5

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बाने ७/२५

have been sanctioned and issued the permission certificate, vide TP/299 dated 11/02/1991 and after the completion of the construction work, the said authority has given occupancy certificate vide TP/98 dated 27/04/1994.

AND WHEREAS by virtue of full and final payment of consideration paid by the Vendor to the Confirming Party, the Confirming party has given No objection in Municipal Council for the transfer in favour of Vendor of the Powerloom Gala No. 2 admeasuring about 2304 sq.ft. equivalent to 214.13 sq.mts. Built up area on Ground Floor upto height of 14' feet from plinth level in R.C.C. Building bearing Municipal House No. 1380 New Kaneri, constructed on plot of land bearing Survey No. 33 Hissa No. 5 situate lying and being at Village Kaneri, Taluka Bhiwandi, within the limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi, Sub-Registration of Taluka Bhiwandi and Registration of District and Division Thane, for the sake of brevity & convenience said Powerloom Gala hereinafter referred to as "SAID PROPERTY" and which is more particularly described in the Schedule hereunder written.

AND WHEREAS, the Vendor & Confirming party is in absolute physical possession of the said property free from all encumbrances having clear and marketable title to the said property and legally competent and even otherwise sufficiently entitled to the said property intends to dispose off the same.

THAT, the Purchaser is desirous of purchasing the said property together with all fittings, fixtures and all easementary and customary rights and appurtenances whose ever rights and upon the said property or any part or portion thereof and with all the terms and conditions and more particularly described in the Schedule referred to this Sale Deed.

THAT, The Vendor has agreed to sell to the Purchaser the said property and the Purchaser has agreed to purchaser from the Vendor the said property, with all rights attached and/or relating thereto for a total consideration of Rs. 8,00,000/- (Rupees Eight Lakh only) free from all encumbrances, liabilities and charges.

AND, The Purchaser has requested the Vendor & Confirming party to execute this Sale Deed in respect of the said property in favour of the Purchaser and the Vendor & Confirming party has agreed to execute this Sale Deed in respect of the said property in favour of the Purchaser in the matter hereinafter mentioned.



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ब. सं. ५२८४/२०१०
पाने ५/२८

NOW, THIS DEED WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

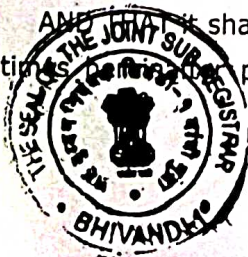
That in pursuance of the Indenture of Sale Deed and on full consideration of Rs. 8,00,000/- (Rupees Eight Lakh only) paid through Cash and Cheques by the Purchaser to the Vendor being the full and final payment before execution of this Sale Deed (the receipt of the same, the Vendor hereby admits, acknowledges and releases the Purchaser forever).

The Vendor doth hereby grant, sell, convey, assure and transfer and assign unto the Purchaser ALL AND SINGULAR & piece and parcel of the said property situate lying and being at Village Kaneri, Taluka Bhiwandi and more particularly described in the Schedule hereunder written TOGETHER WITH irrevocable right to the use of passage and access to the said property and all the estate, right, title, claim and demand whatsoever at Law and in equity of the Vendor into and upon the said property TO HAVE AND TO HOLD ALL AND SINGULAR the said property hereby granted, released, conveyed and assured or intended or conveyed or transferred unto and to the use and benefits of the Purchaser absolutely and forever subject to the payment of all cesses, charges, taxes, assessments, dues and duties now charged, levied upon the same or hereafter to become payable in respect thereof to Government, Municipal Corporation or to any local or Public Body or Authority in respect and administrators covenant with the Purchaser that notwithstanding any fact, deed, matter or thing whatsoever by the Vendor or by any person or persons lawfully or equitably claiming, by, from, under, through or in trust for him or any them, executed, committed or knowledgeably or willingly suffered to the contrary.

The Vendor & Confirming party do hereby acquit, released, transferred, discharge their all rights, interest, benefits, demands, title etc. and pass the possession of the said property in favour of the Purchaser forever.

THAT the Vendor & Confirming party now have in himself good rights, full powers and absolute authority to grant, convey or assure or transfer and assign the said property hereby granted, released, conveyed or assured or intended to be UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid.

AND IT shall be lawful for the Purchaser from time to time and at all times to possess, enjoy, use, and have peaceably and quietly to hold, enter upon and have



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occupy, enjoy the said property hereby granted, with their appurtenances and receive the rents, issues and profits thereof to and for their own use and benefits without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for him and that free and clear and freely, clearly and absolutely acquitted, exonerated, released and forever discharges or otherwise by the Vendor will sufficiently saved, defended and kept harmless and indemnified of, from and against all former and other estate, titles, charges and encumbrances whatsoever other already or to be hereafter and made, executed or/and assigned or suffered by the Vendor, or any other person or persons lawfully or equitably claiming to, by, from, under or in trust for them, at cost & consequences of Vendor.

AND FURTHER that they the Vendor, all persons having or lawfully or equitably claiming any estate, rights, titles or interest at law or in equity in the said property hereby granted, released, assured, conveyed or any part, thereof, from, under or in trust for the Vendor or their heirs, executors shall and will from the time to time and at all times hereafter at the request and cost of the Vendor do and execute all such further and more particularly and absolutely granting and assuring the said property and every part thereof hereby granted, conveyed and assured UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid as shall or may be required by the Purchaser, their respective heirs, executors, administrators, and assigns, or their Counsel in Law.

The Vendor & Confirming party further covenants that the said property is not subject to any dispute before any Court of Law or Arbitrator or Tribunal.

The Vendor & Confirming party further covenants with the Purchaser that they shall get the said property transferred in the name of the Purchaser in all Governmental records, Municipal Corporation etc. and co-operate with the Purchaser in that respect of mutation of name in the Records of Rights in favour of the Purchaser without demanding any extra consideration amount or expenses. However, the expenses for such transfer shall be bear by Purchaser alone.

The Vendor & Confirming party declares that they have not received any notice of requisition or requisition or reservation of the said property



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from Government of Maharashtra or Collector of Thane, Municipal Corporation and/or any other concerned authorities.

The Vendor & Confirming party further declares that they are having clear & marketable title to the said property & are legally competent & even otherwise, sufficiently entitled to deal with the said property. And they have not parted with, or transferred their rights & interest in the said property, neither donated the said property nor created any trust in the said property in favour of any other persons by any oral or written agreement or commitment or otherwise.

The Vendor has paid all rates, taxes and cesses and charges payable to the concerned Authorities, Revenue Authorities, Municipal Corporation, Electricity Board etc upto the date of this Sale Deed and in case, same are found due and payable, the Vendor shall be liable to pay the same to the concerned authorities upto the date of this Sale Deed and from the date of this Sale Deed, the Purchaser shall be liable to pay all the taxes, cesses, rates, and charges payable to the concerned authorities.

The expenses for Stamp Duty, Registration Fees and other related expenses for Registration of this Deed has been borne and paid by the Purchaser alone.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL OF Powerloom Gala No. 2 admeasuring about 2304 sq.ft. equivalent to 214.13 sq.mts. Built up area on Ground Floor upto height of 14' feet from plinth level in R.C.C. Building bearing Municipal House No. 1380 New Kaneri, constructed on plot of land bearing Survey No. 33 Hissa No. 5 situate lying and being at Village Kaneri, Taluka Bhiwandi, within the limits of Bhiwandi Nizampur City Municipal Corporation, Bhiwandi, Sub-Registration of Taluka Bhiwandi and Registration of District and Division Thane. The said property is bounded as follows:

ON OR TOWARDS EAST : Staircase
ON OR TOWARDS WEST : M.H.No.1380/1 New Kaneri
ON OR TOWARDS NORTH : 15 feet Common Galli
ON OR TOWARDS SOUTH : Galli

OF THE JOINT SUB-...

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व. क्र. ५२८४/२०१०

पाने १२८

IN WITNESS WHEREOF the parties hereto have set and subscribed their hands at Bhiwandi on the day and year first written hereinabove.

SIGNED SEALED & DELIVERED
by the within named "VENDOR"
SHRI AMITKUMAR RAMNARAYAN SINGH
through his attorney holder
(1) SHRI AJAY SITARAM YADAV



[Handwritten signature]



SHRI AMITKUMAR RAMNARAYAN SINGH
through his attorney holder
(2) SHRI VIJAY SITARAM YADAV

[Handwritten signature]



SIGNED SEALED & DELIVERED
by the within named "PURCHASER"
(1) **SHRI DILIP BHIMAJI JAIN**



[Handwritten signature]



(2) **SMT. KALA DILIP JAIN**



[Handwritten signature]



SIGNED SEALED & DELIVERED
by the within named "CONFIRMING PARTY"
(1) **SHRI AJAY SITARAM YADAV**



[Handwritten signature]



(2) **SHRI VIJAY SITARAM YADAV**



[Handwritten signature]



IN THE PRECENSE OF
WITNESSES:

1) *[Handwritten signature]*
(SURAJ L. JAIN)

2) *[Handwritten signature]*
(MONOHAR BHATTA)



बंड - १
द. क्र. ५२००/२०१०
पाने ९/२८

RECEIPT

RECEIVED Rs. 8,00,000/- (Rupees Eight Lakh only) through Cheques from (1) SHRI DILIP BHIMAJI JAIN, and (2) SMT. KALA DILIP JAIN, being the full and final payment of consideration amount of the aforesaid property as contemplated in this deed in the following manner:

<u>DATE</u>	<u>CHEQUE NO.</u>	<u>AMOUNT</u>	<u>NAME OF THE BANK</u>
19/07/2010	332716	Rs. 1,00,000/-	HDFC Bank, Bhiwandi.
19/07/2010	332717	Rs. 1,00,000/-	-----do-----
19/07/2010	332718	Rs. 1,00,000/-	-----do-----
19/07/2010	332719	Rs. 1,00,000/-	-----do-----
19/07/2010	332723	Rs. 1,00,000/-	-----do-----
19/07/2010	332724	Rs. 1,00,000/-	-----do-----
19/07/2010	332725	Rs. 1,00,000/-	-----do-----
19/07/2010	332726	Rs. 1,00,000/-	-----do-----
	Total	Rs. 8,00,000/-	=====

I SAY RECEIVED

AMITKUMAR RAMNARAYAN SINGH
through his attorney holder



(1) AJAYKUMAR SITARAM YADAV



(2) VIJAYKUMAR SITARAM YADAV



ब बंड - १

प. क्र. ५२८४/२०१०

दिनांक १०/२६



भिवंडी निजामपुर शहर महानगरपालिका, भिवंडी
कराची पावती No. 133406

पुस्तक क्रमांक १३८० रस्ता न कुपेरी मंडल/विभागाचे मालक/भोगवटदार

मालमत्ता क्रमांक ३५६८ (अक्षरी) यांच्याकडून २००६-०७ या वर्षाच्या

जुल करारा बदल रक्कम रुपये ३५६८ (अक्षरी) तिग ६५५२ पंचडी

मिळाले) बिल क्रमांक मागणी नोंदवहीतील अनुक्रमांक

कराचे बिल	मिळालेली रक्कम		
	थकबाकी	चालु	एकूण
कन्सल्टिडेड टॅक्स	१६७५	१६७५	३३५०
विशेष शिक्षण फर (वृक्षकर) किंवा ट्री सेस	५०	५०	१००
महाराष्ट्र शासन शिक्षणकर	६४	६४	१२८
रोजगार हमीकर			
वाढीव शिक्षणकर			
पाणीपट्टी			
संडास पट्टी			
व्हील टॅक्स			
नोटीस फी			
वारंट फी			
व्याज व इतर वसुलीचा खर्च			
एकूण	१७८९	१७८९	३५६८

दिनांक - २५/१०/०६

करवसुली कारकून



बंद-१

व. क्र. ५३८०/२०१०

वार्ड ११/२८



भिंवडी सिजामपुर शहर महानगरपालिका, भिवंडी

कसची पत्रवती No.133506

पुस्तक क्रमांक १३८० ~~व. कोरी~~
मालमत्ता क्रमांक ~~रस्ता~~ मंडल/विभागाचे मालक/भोगवटदार

~~सामितकामा २ मि. ६~~ यांच्याकडून २००६-७ या वर्षाच्या

पुढील करारा बद्दल रक्कम रुपये ~~१२००० (अक्षरी)~~ ~~५००००२~~ ~~२५२३~~

मिळाले) बिल क्रमांक ~~मागणी नोंदवहीतील अनुक्रमांक~~

कराचे बिल	मिळालेली रक्कम		
	थकबाकी	चालू	एकूण
कन्सल्टिडेटेड अॅकॉउंट			
विशेष शिक्षण कर (वृक्षकर) किंवा ट्री सेस			
महाराष्ट्र शासन शिक्षणकर	६६३	६६३	१५०६
रोजगार हमीकर	१०५	११३	२१८
वाढीव शिक्षणकर			
पाणीपट्टी			
संडास पट्टी			
व्हील टॅक्स			
नोटीस फी			
वारंट फी			
व्याज व इतर वसुलीचा खर्च			
एकूण	८०८	११६६	१९७४

दिनांक - २५/११/०७

करवसुल कारकून



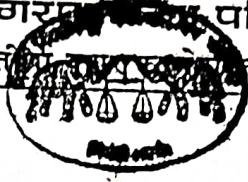
ब ब ड - १

ब. क्र. ५२८४/२०१०

बाने १५२८

भिवंडी निजामपूर नगरपालिका परिषद, भिवंडी (जि. ठाणे)

इमारतीचे बांधकामाचा दाखला



नं. १ टी. १ पी. १८

दिनांक २७/११/१९९७

श्री. / श्रीमती अनंतकुमार शिवाबाब यादव

श. भिवंडी

कारणे दाखला देण्यांत येत आहे की, भिवंडी निजामपूर नगरपालिका परिषदेकडून तुम्हांस परवानगी नंबर २८८ दिनांक ११/१२/९७ रोजी देण्यांत आली आहे, सदर परवानगी प्रमाणे भिवंडी सिटी सर्व्हे नंबर — मोजे कणारी सर्व्हे नंबर ३३ प्लॉट नंबर मध्ये

त्या प्रमाणे इमारतीचे बांधकाम अंजुन नकाशा प्रमाणे तळभजला इमारतीचे बांधकाम पुणे

१) (४७'६" x ४४'६") १४.३३ मि x १३.४१ मि

मोजमाप (२) (५४ x ३५) १६.५४ मि x १०.६७ मि

अशा मोजमापाचे ता. ११/१२/९७ रोजी पूर्ण। अपूर्ण केले आहे. अशाबाबत आलेल्या रिपोर्टवरून तुम्हांस इमारतीचे बांधकामाबाबत दाखला देऊन घराचा वापर करणेची परवानगी देणेत येत आहे.

मुख्याधिकारी

भिवंडी-निजामपूर नगरपालिका परिषद

प्रत :- असेसमेंट खाते माहिती करीतां व पुढील कारवाई करीतां.



गुना सर्वे नं.

गाव नमुना सात (अधिकारी अभिलेख पत्रक)

(महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवद्दा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

गाव : कोरी

तहसील : मिळडी

भूमापन क्रमांक 33	भूमापन क्रमांकाचा उपविभाग ५ इ.व.३	भूधारणा पध्दती	श्री वज्रेश्वरी योगिनी देवी प. इ.२२				खाले क्रमांक
शेतीचे स्थानिक नाव	हेक्टर आर प्रति		श्री वज्रेश्वरी योगिनी देवी प. इ.२२				कुलाचे नांव - १ रु.
लागवडीयोग्य क्षेत्र	घोरेस मिटर		१७३८ १७७२ २७४ ५६६ १५९३				क. क्र. ५२८७/२०२०
			५४४ १२९२ १७७३ १७३८ १७७३				नाम १३/२८
			१७७२				
	० = ५० - ०		१) श्री अजय सिताराम यादव				
			२) विजय सिताराम यादव १७७३				
एकूण	० = ५० - ०						इतर अधिकार तुळडा १३
पोटखराब (लागवडीयोग्य नसलेले) वर्ग (अ)							
वर्ग (ब)							
एकूण							
	रुपये पैसे						
आकारणी	०९ = ००						
जुडी किंवा विशेष आकारणी	०९ = ००						सीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

(महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवद्दा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र						निर्भळ पिकाखालील क्षेत्र			रुप	क्षेत्र		
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका खालील क्षेत्र			पिकाचे नाव	जल सिंचित	अजल सिंचित				
					४ पिकाचे नाव	५ जल सिंचित	६ अजल सिंचित				७	८		
२०९०														
									विनशेती			०-५०-०		

(अस्तंत बरहुकूम खरी नक्कल रजू असे)

६/०७/२०१०

मिळडी तहसील

म. वि.प. वि.



ब. सं. उ - १
व. क्र. ५२८८/२०१०
बाने १४९/२८

NO. NAP/WS/SR/57/73
Office of the Sub-Divisional
Officer, Bhiwandi Division, Thana.
Date :- 25/5/73

- Read :- 1. Application from Shri Balaram Ganpat Patil & Others
Village Kaneri Taluka Bhiwandi for grant of
N.A. permission, dated 25/5/73
- Read :- 2. Town & Country Planner Thana NO. NAP/SR/57/73 dated
- Read :- 3. NAP/WS/SR/57/73

ORDER

In exercise of the powers vested in him under section 42 read with section 44 of the Maharashtra Land Revenue Code, the Sub-Divisional Officer, Bhiwandi Division Thana is hereby pleased to grant permission to Shri Balaram Ganpat Patil & Others (hereafter said occupant) to convert his agricultural land admeasuring _____ sq. yards out of S.No. 33/5 H.No. _____ Plot No. 1 to 6 Village Kaneri Taluka Bhiwandi for residential purpose only subject to the relevant provisions of the Maharashtra Land Revenue Code and Rules framed there under and of the B.T. & A.L. Act on the following conditions.

1. that the occupant will pay from the date of commencement of N.A. use a revised assessment of the rate of Rs. 735/- per acre and will be entitled to 3/8th concession if the land is used for non commercial purpose. The occupant shall pay N.A. Assessment of Rs. 735/- which is increased upto _____. The area and assessment mentioned above shall be liable to alteration in accordance with the survey correction issued by the Survey Department.
2. that the occupant shall construct the building in accordance with approved sanctioned plan attached herewith.
- 2.A. that the occupant shall get the building plans with approved from this office.
3. that the occupant shall keep the margin spaces and distances from the road strictly as per approved plan and shall not violate any building regulation prescribed for Thana District.
4. that the privy shall be inconspicuous to the neighbour and screened from public view and it shall not be at a distance less than 35 feet from level.
5. that no cattle shall be kept in a residential building.
6. that the occupant is prohibited under Section 67 from putting the land to any use other than that for which permission is granted.
7. that the occupant shall commence N.A. use of the land within a period of one year from the date of this order failing which, unless the said period is extended by the S.D.O. from time to time, the permission granted shall be deemed to have lapsed.

contd..2



व. क्र. ५२५०/२०१०
पाने १५/५८

2....

8. that occupant shall inform the Tahsildar, Collector and Village Officer in writing of the commencement in default of N.A. use within period of the 30 days from the date of such commencement in default shall be liable to pay such fine as the Collector may impose (Section 44 of the Maharashtra Land Revenue Code 1966)

9. that the built up area of the plot shall not be exceed 66 7050 sq.yds. as shown in accompanying approved plan dated 25/5/73 and remaining area viz. 5904 sq.yds. shall be open to the sky.

10. that the occupant shall obtain necessary permission before the commencement of N.A. under Town Planning Act or Municipal Act 1966, Village Panchayat Act 1958 or Bombay Highway Act 1955 or National Highway Act 1956 from the respective authority.

11. that the land will be regarded as agricultural land till actual use for N.A. purpose permitted under this order and then it shall be liable to be governed by the provisions of the Section 63 of B.U. & A.L. Act.

12. that the occupant shall be liable to the imposition of any penalty attached to this N.A. Permission for breach of conditions.

13. that the occupant shall execute Sanad in form in the Schedule V of the Maharashtra Land Revenue (Conversion of use of the Land & N.A.A.) Rules 1969 within one month from the date of commencement of N.A. use.

2. If the applicant contravenes any of the foregoing conditions the Collector may without prejudice to any other penalty to which applicant may be liable under the provisions of the said code continue the said plot in the occupation of the application of such fine/or assessment as he may be direct.

3. Notwithstanding anything contained in para above it shall be lawful for the Collector to direct the removal of alteration of any building or structure created or used contrary to the provisions of this grant a within a time prescribed in that behalf by the Collector and in such removal of alteration not being carried out and recover the cost of carrying out the same from the applicant as arrears of Land Revenue.

To
Shri



Y. G. Dalvi
Sub-Divisional Officer,
Bhiwandi Division, Thane.

1. Copy to the plan forwarded to the Tahsildar
2. Copy forwarded with compliments to the Sarpanch, Gram Panchayat,
3. Copy with a copy of sanctioned plan extracts of 7/12 forwarded to the Dist. Inspector of Land Records, Thana.

Balaram Ganpat Patil

Y. G. Dalvi
Sub-Divisional Officer,
Bhiwandi Division Thane.





दस्तक्रमांक व वर्ष: 5284/2010

दुय्यम निबंधक: भिवंडी 1

Monday, July 19, 2010

3:54:29 PM

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : कणेरी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 800,000.00
बा.भा. रु. 2,296,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्व क्र.: 33/5 मिळकत क्र.: 1380 वर्णन: मौजे कणेरी ता भिवंडी येथील स.नं. 33/5 या जागेवरील म्यु घर नं. 1380 न्यु कणेरी तळमजला पॉवरलुम गाळा नं. 2 क्षेत्र 214.13 चौ.मी. बांधीव
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून घेण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) अमितकुमार रामनारायण सिंह यांच्या तर्फे कु.मु. म्हणुन अजय सिताराम यादव - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; 411 गोपालनगर भिवंडी; तालुका: -; पिन: -; पॅन नम्बर: -.
(2) अमितकुमार रामनारायण सिंह यांच्या तर्फे कु.मु. म्हणुन विजय सिताराम यादव - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; सदर; तालुका: -; पिन: -; पॅन नम्बर: -.
(3) अजय सिताराम यादव - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: 411 गोपालनगर भिवंडी; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
(4) विजय सिताराम यादव - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: 411 गोपालनगर भिवंडी; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) दिलीप भिमाजी जेन - -; घर/प्लॉट नं: -; हर्ष अपार्ट, शिवाजी चौक भिवंडी; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
(2) कला दिलीप जेन - -; घर/प्लॉट नं: -; गल्ली/रस्ता: सदर; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 19/07/2010
- (8) नोंदणीचा 19/07/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 5284 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 114800.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 22960.00
- (12) शोरा



अस्सल बरहुकुम नकल

सह दुय्यम निबंधक, भिवंडी-१