



Monday, July 19, 2010

3:45:22 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 5283

दिनांक 19/07/2010

गावाचे नाव कणेरी

दस्तऐवजाचा अनुक्रमांक

बिवंडी 05283 2010

दस्ता ऐवजाचा प्रकार



सादर करणाराचे नाव: दिलीप भिमजी जैन -

नोंदणी फी

:- 22960.00

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

:- 600.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (30)

एकूण रु. 23560.00

आपणास हा दस्त अंदाजे 4:00PM ह्या वेळेस मिळेल

दुय्यम निबंधक
बिवंडी 1

बाजार मुल्य: 2296000 रु. मोबदला: 1800000 रु.

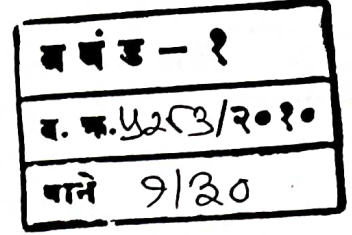
भरलेले मुद्रांक शुल्क: 114800 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

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

डीडी/घनाकर्ष क्रमांक: 002066; रक्कम: 23000 रु.; दिनांक: 16/07/2010

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



बाजार मूल्य दर तकल्यानुसार 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	उद्देवाहन सुविधा	नाही
मिळकतीचा प्रकार	बांधीव	बांधकामाचा दर	
मिळकतीचे वय	11 to 20		

$$\begin{aligned}
 \text{घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर} &= \text{बाजार मुल्यदर} + \text{घसा-यानुसार नविन दर} \\
 &= 13400.00 + (80 / 100) \times () \\
 &= 10720.00
 \end{aligned}$$

$$\begin{aligned}
 \text{A) मुख्य मिळकतीचे मुल्य} &= \text{घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर} * \text{मिळकतीचे क्षेत्र} \\
 &= 10720.00 * 214.13 \\
 &= 2295473.60
 \end{aligned}$$

$$\begin{aligned}
 \text{एकत्रित अंतिम मुल्य दर} &= \text{अंतिम मुल्य दर} + \text{तळघराचे मुल्य} + \text{पोटमाळ्याचे मुल्य} + \text{खुल्या जमिनीवरील वाहन तळाचे मुल्य} \\
 &\quad + \text{बंदिस्त वाहन तळाचे मुल्य} + \text{लगतच्या गच्चीचे मुल्य} + \text{वरील गच्चीचे मुल्य} + \text{इमारती भोवतीच्या खुल्या जागे} \\
 &= A + B + C + D + E + F + G + H \\
 &= 2295473.60 + .00 + .00 + .00 + .00 + .00 + .00 + .00 \\
 &= 2295473.60
 \end{aligned}$$

$$\begin{aligned}
 \text{एकत्रित अंतिम मुल्य दर} &= \text{अंतिम मुल्य दर} + \text{तळघराचे मुल्य} + \text{पोटमाळ्याचे मुल्य} + \text{खुल्या जमिनीवरील वाहन तळाचे मुल्य} \\
 &\quad + \text{बंदिस्त वाहन तळाचे मुल्य} + \text{लगतच्या गच्चीचे मुल्य} + \text{वरील गच्चीचे मुल्य} + \text{इमारती भोवतीच्या खुल्या जागे} \\
 &= A + B + C + D + E + F + G + H \\
 &= 2295473.60 + .00 + .00 + .00 + .00 + .00 + .00 + .00 \\
 &= 2295473.60
 \end{aligned}$$



व्य. पुस्तक निबंधक, रिबंडी-६.

बल ड - १
 व. क्र २७३/२०१०
 पाने २१२०

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

(Customer Copy) 35

Date: 15/07/2010
 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.	10/-
Total Rs.	1,14,810/-

Name of Stamp Duty paying party:
Dilip B. Jain

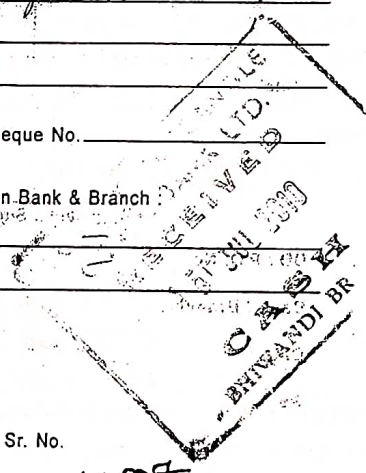
DD / Cheque No. _____

Drawn on Bank & Branch _____

Tran ID _____

Franking Sr. No. _____

Officer _____



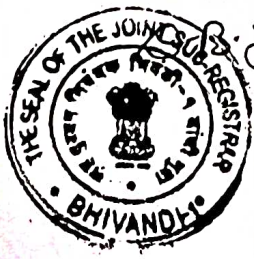
19327
 153683

GOVT. VALUE Rs. 22,96,000/-
 CONSIDERATION Rs. 18,00,000/-
 STAMP Rs. 1,14,800/-

SALE DEED

THIS DEED OF SALE has been made and entered into at Bhiwandi
 this 15TH day of July 2010.

BETWEEN



Dilip B. Jain
Kala D. Jain

Mandhar Lal Bhatnagar

Bombay Mercantile Co-operative
 Bank Ltd.,
 Bhiwandi Branch,
 38, Kobergata,
 Bhiwandi-421 302.
 D-5/STP(V)/C.R.1056/07/05
 1728-31/05

भारत 19327
 153683
 SPECIAL
 ADHESIVE
 JUL 15 2010
 भारत
 R.01148001-P85452
 13:05
 INDIA
 STAMP DUTY
 MAHARASHTRA

ब ब ड - १

द. क्र. ५२३/२०१०

पाने ३/३०

(1) **SHRI SATYANARAYAN GOVINDLAL BHOOTRA**, Age 51 Years,
(2) **SHRI BANSILAL GOVINDLAL BHOOTRA**, Age 66 Years, Occupation:
Business, through their attorney holder and for himself
(3) **SHRI MANOHARLAL GOVINDLAL BHOOTRA**, Age 49 Years,
Occupation: Business, residing at 202 Saraswati Sadan, Link Road, Bangur
Nagar, Goregaon (w), Mumbai-90, 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 by virtue of Sale Deed dated 30/03/1999 duly registered
with the office of the Sub-Registrar of Assurances, Bhiwandi, vide its serial
No. 497/1999 dated 31/03/1999 executed between Shri Dineshkumar Munnu
Singh and the Vendor herein, the Vendor herein did purchase and acquire all
rights, title and interest in Powerloom Gala No. 3 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. 1380/1 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 is in absolute physical possession of the
said property free from all encumbrances having clear and marketable title to



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ब. क्र. ५२३/२०१०

पाने ४/३०

the said property and legally competent and even otherwise sufficiently entitled to the said property intends to dispose off the same.

THAT, the Bhiwandi Nizampur Municipal Council had given permission for construction of the said building consisting of ground and upper floors 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.

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. 18,00,000/- (Rupees Eighteen Lakh only) free from all encumbrances, liabilities and charges.

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

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. 18,00,000/- (Rupees Eighteen Lakh only) paid through 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 and administrators covenant with the Purchaser that



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द. क्र. ५२३/२०१०
पाने ५/३०

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.

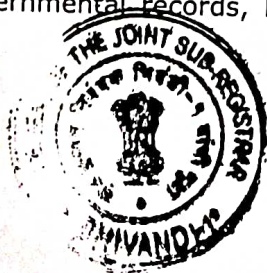
THAT the Vendor now have in himself good rights, full powers and absolute authority to grant, convey or assure or transfer and assign the said property hereby granted, released, conveyed or assured or intended to be UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid.

AND THAT it shall be lawful for the Purchaser from time to time and at all times hereinafter peacefully and quietly to hold, enter upon and have 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 further covenants that the said property is not subject to any dispute before any Court of Law or Arbitrator or Tribunal.

The Vendor further covenants with the Purchaser that the Vendor shall get the said property transferred in the name of the Purchaser in all Governmental records, Municipal Corporation etc. and co-operate with the



ब. सं. उ - १
ब. क्र. ५२७/२०११
पाने ६/२०

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 declares that they have not received any notice of acquisition or requisition or reservation of the said property from Government of Maharashtra or Collector of Thane, Municipal Corporation and/or any other concerned authorities.

The Vendor 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. 3 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. 1380/1 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	:	M.H.No.1380 New Kaneri
ON OR TOWARDS WEST	:	M.H.No.1381 New Kaneri
ON OR TOWARDS NORTH	:	15 feet Common Galli
ON OR TOWARDS SOUTH	:	Galli



बंद - १

द. क्र. ५२३/२०१०

पाने ०/३०

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 "THE VENDOR"
(1) SATYANARAYAN GOVINDLAL BHOOTRA
(2) BANSILAL GOVINDLAL BHOOTRA
through their attorney holder and for himself
(3) MANOHARLAL GOVINDLAL BHOOTRA



Manoharlal Bhootra

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



D. B. Jain

(2) SMT. KALA DILIP JAIN



Kala D. Jain

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



Ajay

(2) SHRI VIJAY SITARAM YADAV



Vijay

IN THE PRECENSE OF
WITNESSES:

1) S. Jain
(SURAJ L JAIN)

2) B. Jain
(BHARAT L JAIN)



ब. सं. उ - १
ब. क्र. ५२३/२०१०
पाने १/३०

RECEIPT

RECEIVED Rs. 18,00,000/- (Rupees Eighteen 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>
FROM DILIP B. JAIN -			
15/11/2009	066852	Rs. 4,50,000/-	Syndicate Bank Bhiwandi.
27/11/2009	066853	Rs. 1,50,000/-	-----do-----
10/12/2009	066854	Rs. 3,00,000/-	-----do-----
FROM KALA D. JAIN -			
15/11/2009	999089	Rs. 1,50,000/-	Syndicate Bank Bhiwandi.
27/11/2009	999090	Rs. 4,50,000/-	-----do-----
10/12/2009	066826	Rs. 3,00,000/-	-----do-----
	Total	Rs. 18,00,000/-	=====

WE SAY RECEIVED

Manoharlal Bhootra
 (1) MANOHARLAL G. BHOOTRA
 for himself and attorney holder of
 (1) Satyanarayan Govindlal Bhootra
 (2) Bansilal Govindlal Bhootra



ब बंड - १

व. क्र. ५२३/२०१०

पाने ९/३०



भिवंडी निसामपुर शहर नगरपालिका, भिवंडी

कराची पावती No 133505

पुस्तक क्रमांक १३००/१ न कोशी
मालमत्ता क्रमांक रस्ता मंडल/विभागाचे मालक/भोगवटदार

दिनेशकुमार मन्जु सिधे यांच्याकडून २००६-०७ या वर्षाच्या

माल करारा बंदल रक्कम रुपये ११३३६/०० (भाक्षरी) १०६ एच २ कोशी निसामपुर
मिळाले) बिल क्रमांक मागणी नोंदवहीतील अनुक्रमांक १/१०१

कराचे बिल	मिळालेली रक्कम		
	थकबाकी	चालू	एकूण
कन्सल्टिडेव्हड हॅन्ड्स			
विशेष शिक्षण कर (वृक्षकर) किंवा ट्री सेस	७७३	७७३	१५४६
महाराष्ट्र शासन शिक्षणकर	१९५	१९३	३८८
रोजगार हमीकर			
वाढीव शिक्षणकर			
पाणीपट्टी			
संडास पट्टी			
व्हील टॅक्स			
नोटीस फी			
वारंट फी			
व्याज व			
इतर वसुलीचा खर्च			
एकूण	९६८	९६६	१९३४

दिनांक २५/१०/१०

करवसुल कारकून



बंद - १

व. क्र. ५२८३/२०१०

पाने १०/३०

Bhoo177



भिवंडी सिजीमपूर शहर महानगरपालिका, भिवंडी

कराची पावती No. 133405

पुस्तक क्रमांक १३८०१ रस्ता ज. कुर्वी मंडल/विभागाचे मालक/भोगवटदार

दिनांक २१/१०/१० मजकूर मि. अक्षरी यांच्याकडून २००९-१० या वर्षाच्या

द्वितीय करारा बद्दल रकम म रुपये ३५६८ (अक्षरी) १०१८ ए.पी.ए. वी.सी.डी.

मिळाले. विल क्रमांक ३५६८ मागणी नोंदवहीतील अनुक्रमांक

कराचे विल	मिळालेली रकम		
	धकबाकी	चालु	एकूण
कॅम्पलिटिडेटेड रकम	१६६५	१६६५	३३५०
विशेष शिक्षण कर (वृक्षकर) किंवा ट्री सेस	४०	४०	१००
महाराष्ट्र शासन शिक्षणकर	६४	६४	१२८
रोजगार हमीकर			
वाढीव शिक्षणकर			
प्राणीपट्टी			
संडास पट्टी			
व्हील टॅक्स			
नोटीस फी			
वारंट फी			
व्याज व			
इतर वसुलीचा खर्च			
एकूण	१६६९	१६६९	३५६८

दिनांक २१/१०/१०

M. A. K.
कॅम्पलिटिडेटेड करार



ब पंड - १

ब. क्र. ५२५३/२०१०

दिनांक ११/३०

भिवंडी निजामपूर नगरपालिका परिषद, भिवंडी (जि. ठाणे)

इमारतीचे बांधकामाचा दाखला



नं. १ टी. १ पी. १५८
दिनांक २०/११/१९९७

श्री./श्रीमती अजयकुमार शिवाशय शिंदे

श. भिवंडी

कारणे दाखला देण्यांत येत आहे की, भिवंडी निजामपूर नगरपालिका परिषदेकडून तुम्हांस परवानगी नंबर २२२ दिनांक ११/२१/९७ रोजी देण्यांत आली आहे, सदर परवानगी प्रमाणे भिवंडी सिटी सर्व्हे नंबर — मौजे कणेरी सर्व्हे नंबर ३३ प्लॉट नंबर ५३ मध्ये त्या प्रमाणे इमारतीचे बांधकाम मंजूर नकाशा प्रमाणे लव्कभजला इमारतीचे बांधकाम पुढी ११ (४७'६" x ४४'६") १४.३३ मि x १३.४१ मि मोजमाप २३ (५४ x ३५) १६.५४ मि x १०.६७ मि अशा मोजमापाचे ता. ११/२१/९७ रोजी पूर्ण। अपूर्ण केले आहे. अशाबाबत आलेल्या रिपोर्टावरून तुम्हांस इमारतीचे बांधकामाबाबत दाखला देऊन घराचा वापर करणेची परवानगी देणेत येत आहे.

मुख्याधिकारी

भिवंडी-निजामपूर नगरपालिका परिषद

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



ध्या.
 अनुक्रम नंबर ४९९०
 सन १९९९ चे मास
 चे ३१ तारखेस ४ व ४.४५
 चे दरम्यान भिवंडीचे
 दुय्यम निबंधक यांचे कचेरीत
 आणून दिला.

(Signature)

C.A. Dinesh Kumar Munnisingh

दुय्यम निबंधक भिवंडी

देणार

श्री दिनेशकुमार मुक्तु मिर्जा
 सजान, व्यापार
 यांचे कुलभय (याही म्हणुन,

- १) भजयकुमार सिताशम यादव
- २) विजयकुमार सिताशम यादव
 दोघे - सजान, दंडा - व्यापार
 या भिवंडी.

दस्तऐवज करुन देणार

तथाकथित वकील
 दस्तऐवज करुन दिल्याचे कबूल
 करतात.

(Signature)

भारतीय स्टेट बँक शाखा भिवंडी यांचे
 चलन क्र. १०२ दिनांक ३०/३/१९९९ ने
 खालील प्रमाणे फी घेतली

नोंदणी फी-	१४०६०-
नफल फी-	१-
() पाने फोलींग	—
शेरे फी-	२-
रुजवात फी-	२-
फायलिंग फी-	१५-
टपाल फी-	—
एकूण फी-	१४०८०=००

दुय्यम निबंधक भिवंडी

द. क्र. ५२३/२०१०
पाने १३/३०

श्री लिलाशम रमसिंह
 वकील, भिवंडी.
 येथील दुय्यम निबंधकास माहीन भूतलेला ईसक
 असे निवेदन करतात की, त
 दस्तऐवज करुन देणा-या उपरोक्त
 इसमास व्यक्तिशः जाणतात आणि
 त्याची ओळख पटवितात.

(Signature)

दि. ३१-३-१९९९

दुय्यम निबंधक भिवंडी

काम २३० AC १) कायदर आधिकारिक
 १९६१ कायदाकारण देणार
 दाखल या कायतपाल
 कोदर देण.
 दिनांक २५/२०००

दुय्यम निबंधक, भिवंडी.

२९९९ २५९
 २९९९ २३५५



जुना 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 : भिवंडी

भूमापन क्रमांक 33	भूमापन क्रमांकाचा उपविभाग ५ इ.व.३	भूधारणा पध्दती	श्री वज्रेश्वरी योगीनी देवी प. इ. २२					खाते क्रमांक		
शेतीचे स्थानिक नाव			१७३८ १७७२ २७४ ५६६ १५१२					कुळचे नांव	खंड	
तागवडीयोग्य क्षेत्र	हेक्टर	आर	प्रति	५४४ १२१२ १७७३ १७३८ १७७३					<div style="border: 1px solid black; padding: 5px;"> ब ब उ - १ द. क्र. ५२३/२०१० पाने १४/३० </div>	
	चौरस मिटर			१७७२						
	० = ५० - ०			१) श्री अजय सिताराम यादव २) विजय सिताराम यादव १७७३					इतर अधिकार <u>तुकडा १३</u>	
एकूण	० = ५० - ०									
पोटखराव (लागवडीयोग्य नसलेले)										
वर्ग (अ)										
वर्ग (ब)										
एकूण										
		रुपये	पैसे							
आकारणी		०१ = ००								
जुडी किंवा विशेष आकारणी		०१ = 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	पिकांखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकांखालील क्षेत्र						निर्भळ पिकांखालील क्षेत्र			स्वरुप	क्षेत्र		
		सिंचनाचा सफेद क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका खालील क्षेत्र			पिकाचे नाव	जल सिंचित	अजल सिंचित				
३	४	५	६ पिकाचे नाव	७ जल सिंचित	८ अजल सिंचित	९	१०	११	१२	१३	१४	१५		
२००८														
२०१०							विजशेरी				०-५०-०			

(अस्तित् बरहकूम खरी नक्कल रुजू असे)

६/०६/२०१०



महाराष्ट्र सरकार
श. वि. वि. वि.

ब.क.उ. - १

ब.क.उ.२२/२०१०

बाने १५/३०

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 read 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

ब. नं. ५२६३/२०१०

पाने १९/३०

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.W. & 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 forgoing 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.



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

To
Shri

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, Thane.

Balaram Ganpat Patil

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





दस्ताक्रमांक व वर्ष: 5283/2010

दुय्यम निबंधक: भिवंडी 1

Monday, July 19, 2010

3:46:34 PM

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : कणेरी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,800,000.00
बा.भा. रु. 2,296,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 33/5 मिळकत क्र.: 1380 वर्णन: मौजे कणेरी ता भिवंडी येथील स.नं. 33/5 या जागेवरील म्यु घर नं. 1380/1 न्यु कणेरी तळमजला पॉवरलुम गाळा नं. 3 क्षेत्र 214.13 चौ.मी. बांधीव
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) सत्यनारायण गोविंदलाल भुतडा, बन्सीलाल गोविंदलाल भुतडा यांच्या तर्फे कु.मु. म्हणून व स्वतः करिता मनोहरलाल गोविंदलाल भुतडा - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: 202 सरस्वती सदन, लिंक रोड, बांगुरनगर, गोरेगांव(प) मुबई-90; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (2) अजय सिताराम यादव - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: 411 गोपालनगर भिवंडी शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (3) विजय सिताराम यादव - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/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 भिमजी जैन - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; हर्ष अपार्ट, शिवाजी चौक भिवंडी; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (2) कला दिलीप जैन - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: सदर; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 19/07/2010
- (8) नोंदणीचा 19/07/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 5283/2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 114800.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 22960.00
- (12) शेरा



अस्सल बरहुकुम नकल

सह दुय्यम निबंधक, भिवंडी-१