

A

REGISTRATION DEPARTMENT

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

Tuesday, December 04, 2012

1:38 PM

पावती क्र.: 15371

दिनांक: 04/12/2012

गावाचे नाव: मोरे

दस्तावेजाचा अनुक्रमांक: वस3-15143-2012

दस्तावेजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: अशोक आप्पा गायकवाड

नोंदणी फी

रु. 11750.00

दस्त हाताळणी फी

रु. 480.00

पृष्ठांची संख्या: 24

रु. 12230.00

एकूण:

आपणास हा दस्तावेज अंदाजे 1:58 PM ह्या वेळेस मिळेल आणि सोबत थंबनेल प्रत व CD घ्यावी.

Sub Registrar Vasai 3

बाजार मूल्य: रु. 803000/-

भरलेले मुद्रांक शुल्क : रु. 70500/-

नोबदला: रु. 1175000/-

पहिल्या निबंधक वर्ग-३

दस्तावेज क्र. ३

1) देयकाचा प्रकार: By Demand Draft रकम: रु. 11750/-

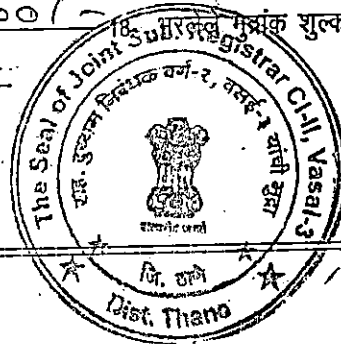
डीडी/धनादेश/पे ऑर्डर क्रमांक: 009193 दिनांक: 04/12/2012

बँकेचे नाव व पत्ता: Punjab and Maharashtra Co-Operative Bank Ltd "

2) देयकाचा प्रकार: By Cash रकम: रु 480/-



दस्ताचा प्रकार : कुरीर नामा
सादरकर्त्याचे नांव : अशोक आप्पा बायकवास
तालुका : वरुड 4. गावाचे नांव : आरे
नगरमुमापन क्रमांक/सर्व्हे क./अंतिम मुखंड क्रमांक : 30
मूल्य दरविभाग (झोन) : 6 उपविभाग : 27000
मिळकतीचा प्रकार :- खुली जमिन/निवासी / कार्यालय/दुकान/औदयागिक/
दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ : 29.73 कारपेट/बिल्टअप/सुपर बिल्टअप/चौ. मीटर/फुट.
कारपार्किंग : गच्ची : पोटमाळ :
मजला क्रमांक : उदवाहन सुविधा :- आहे/नाही
बाधकाम वर्ष : घसारा :
बाधकामाचा प्रकार :- आरसीसी / इतर पक्के / अर्धे पक्के / कच्चे
बाजारमूल्य तक्त्यातील मार्गदर्शक सुचना क्र. : ज्यान्वये दिलेली घट/वाढ
लिहू अॅन्ड लायसन्सचा दस्त : 1. प्रतिमाह भाडे रक्कम
निवासी/अनिवासी : 2. अनामत रक्कम/आगावू भाडे :
3. कालावधी :
निर्धारित केलेले बाजारमूल्य :- 8,6,3000/-
दस्तामध्ये दर्शविलेला मोबदला :- 11,75,000/-
देय मुद्रांक शुल्क :- 90,500/-
देय नोंदणी फी :- 11,750/-



सह दुय्यम निबंधक

प्रतिज्ञा / घोषणापत्र

आम्ही
१) श्री/श्रीमती. अशोक आप्पा बायकवास
२) श्री/श्रीमती.
३) श्री/श्रीमती.

सत्य प्रतिज्ञेवर कथन करितो की, दस्तऐवजाची विषयवस्तू असलेली मिळकत ही यापूर्वी खरेदी देणा-याने कोठेही विक्री, गहाण, दान, मुखत्यार, पोटणी वा इतर अन्य प्रकारे कोठेही जडजोखिमांमध्ये गुंतविलेली नाही. याची नोंदणी कायदा - १९०८ मधील असणा-या (Search) तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सदर मिळकत ही खरेदी देणार यांच्याच मालकीची आहे. याबाबत सुध्दा ख पाहून खात्री करून घेतलेली आहे. या मिळकतीबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी माझी/आमचीच राहिली आहे/आम्ही हनी देतो.

खरेदी घेणार (Purchaser)

1. [Signature]
2.
3.

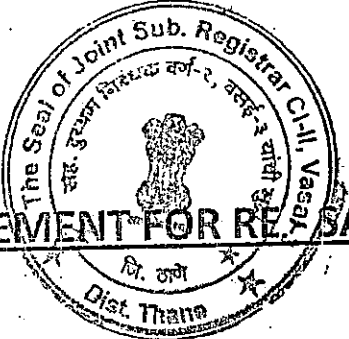
Customer's Copy
THE KAPOL CO-OP BANK LTD.
 FRANKING DEPOSIT SLIP

Branch: 18538
 Pay to: Acct. Stamp Duty Date: 3-12-19
 Franking Value: DELIVERED Rs. 70,500
 Service Charges Rs. 10
 TOTAL Rs. 70,510
 Name & Address of the Stamp duty paying party
 Ashok oppo Gokhale/Dibyendu
 Bishnuvoda A/301 Baba
 Regency Central park Near
 Tel/Mobile No. 9320193131
 Desc. of the Document
 DD/Cheque No.:
 Drawn on Bank:
 (For Banks Use Only)
 Tran ID A254 Rs.
 PL:546 Rs.
 Franking Sr. No. 97313
 Cashier: [Signature]

दस्तावेज क्र. 97313
 2012

दस्तावेज प्रकार (Nature of Document)	Resale Agreement
रजिस्ट्रेशन विवरण (Registration Details)	Registrable / Non Registrable
रजिस्ट्रेशन नाम (Registration Name of S.R.O.)	
दस्तावेज क्रमांक (Frinking Unique No.)	97313
दस्तावेज का संक्षिप्त वर्णन (Brief Property Discription in Brief)	
विचारणा रकम (Consideration Amount)	11,75,000/-
दस्तावेज खरीदने वाले का नाम (Stamp Purchasers Name)	Mr. Ashok Appa Gaikwad
दस्तावेज खरीदने वाले के नाम (Name of the Other Party)	Mr. Dibendu Bishnuvoda Bera
दस्तावेज खरीदने वाले के नाम (If Through Name)	
दस्तावेज खरीदने वाले (Stamp Duty Amt.)	70500/-
दस्तावेज खरीदने वाले का पूर्ण हस्ताक्षर (Authorized Person's Full Signature & Seal)	For THE KAPOL CO-OP BANK LTD.

[Signature]
 Authorised Signatory



AGREEMENT FOR RE-SALE

ARTICLES OF AGREEMENT made and entered into at NALLASOPARA, on the 4th day of December in the Christian year Two Thousand Twelve by MR. DIBYENDU BISHNUVODA BERA, Age [blank] adult, Indian Inhabitants, residing at A/301, Baba Regency Apartment, Central Park, Nallasopara (E), Thane - 401209. hereinafter called "THE VENDORS" (which expression shall unless it be repugnant to the meaning or context thereof deemed to include their heirs, executors, administrators and assigns of the FIRST PART)

Dibyendu Bera
 Gaikwad

The Joint Sub-Registrar
 C-11, Vashi, Dist. Thane
 Maharashtra
 17/12/2012
 11:55 AM
 9320193131
 97313
 1175000

AND

MR. ASHOK APPA GAIKWAD, Age 49, Residing at Shivneri Chawl, Room No.9, Jyotirling Nagar, Mankurd (W), Mumbai – 400043. hereinafter called "THE PURCHASER" (which expression shall unless it be repugnant to the meaning or context thereof be deemed to include her heirs, executors, administrators and assigns) of the SECOND PART:-

WHEREAS:By the Agreement for development dated 20/10/2005 M/s. SAI KIRAN CONSTRUCTION CO. through its partners 1) Mr. Pravin D. Jani & 2) Mr. Vispi M. Ridder (referred to therein parties of the first part) of the first part & MR. MANOJ G. BHOSALE (Partners fo M/S. Baba Realtors) (Reffered to thereinas parties of the second part) of the second part & hereinafter called "THE BUILDERS". MR. MANOJ G. BHOSALE (Partner of M/S. Baba Realtors) has agreed to develop the admeasuring 15800 sq.ft. (A & B Wing) out of 2500 sq.mtrs. and by the Sale Agreement dated 01/12/2007 MR. MANOJ G. BHOSALE (Partner of M/s. Baba Realtors) sold the said Flat No. A/301, 3rd Floor, of "BABA REGENCY APARTMENT." Super Built up area admeasuring 29.73 Sq.Mtr., A –Wing (Which is inclusive of the area of the balconies), constructed on land bearing Survey No. 30, Hissa No.1+2+4A admeasuring area 15800 sq.ft. out of 2500 sq. mtrs. lying, being and situated at Nallasopara (E.), Village : More, Taluka : Vasai, District : Thane to MR. DIBYENDU BISHNUPODA BERA, hereinafter called "THE TRANSFEROR" on the terms and conditions mentioned in the said agreement

- a) And as such the Vendors are the member of the said "BABA REGENCY APARTMENT." Registered No. / HSG (TC) / Dated and holding five equity share bearing distinctive No. to and share certificate No. and as such member the Vendors is in occupation of Flat No. A/301 in the building known as "BABA REGENCY APARTMENT." constructed on land bearing Survey No. 30, Hissa No.1+2+4A admeasuring area 15800 sq.ft. out of 2500 sq. mtrs. lying, being and situated at Nallasopara (E.), Village : More, Taluka : Vasai, District : Thane, hereinafter referred to as the said Flat.

Dibyendu Bera
Ashok Gaikwad

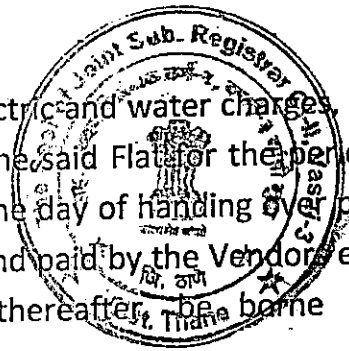
Being absolutely seized, possessed and sufficiently entitled to the said Flat, to the Vendors are ready and willing to sell the said Flat for a total consideration of Rs.11,75,000/- (Rupees Eleven Lacs Seventy Five Thousand Only) upon the terms and conditions hereinafter appearing.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THIS PARTIES THAT:

1. The Vendors sale to the Purchaser and the Purchaser shall purchase from the Vendors Flat No. A/301, BABA REGENCY APARTMENT., Near Ostwal Nagari, Central Park, Nallasopara (E.), Thane - 401209. Super Built up area admeasuring 29.73 Sq.Mtr., A -Wing (Which is inclusive of the area of the balconies), in the building known as "BABA REGENCY APARTMENT" constructed on land bearing Survey No. 30, Hissa No.1+2+4A admeasuring area 15800 sq.ft. out of 2500 sq. mtrs., lying, being and situated at Nallasopara (E.), Village : More, Taluka : Vasai, District : Thane. Within the area of Sub-Registrar Vasai-III, Taluka : Vasai, District: Thane.
2. The Purchaser has paid a sum of Rs.2,00,000/- (Rupees Two Lac Only) as and by way of earnest money on or before the execution of this present agreement and the balance amount of Rs.9,75,000/- (Rupees Nine Lac Seventy Five Thousand Only) to be paid within 30 days from the date of the execution of this agreement. Time being the essence of the contract. The sale shall be completed only on payment of the balance amount of Rs.9,75,000/- (Rupees Nine Lac Seventy Five Thousand Only).
3. The Vendors shall handover the possession of the said Flat No. A/301 and the Purchaser shall take possession of the said Flat No. A/301 for use and occupation of the purchaser against the payment of balance consideration amount and all other amounts payable under this agreement within 30 days payable from the date of the execution of the said agreement.

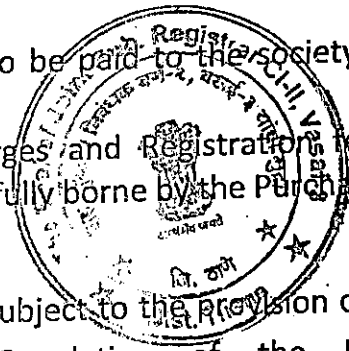
Diley-ende Berea
Agreement

4. The Purchaser hereby agreed that the agreement shall be treated as cancelled, if the purchaser is unable to pay balance amount within a 45 day from the date of the execution of this agreement.
5. The Vendors shall deliver to the purchaser all title, deeds and documents relating to the said flat. The Vendors hereby agrees to sign and execute the application for transfer and such other paper and documents as may be necessary.
6. The Vendors hereby declares that they have not charged or encumbered the said Flat or part or portion thereof nor has been pledged the said shares in any manner whatsoever and that they have in themselves good right, full power and absolute authority to assign and transfer the said Flat unto and to the use and benefit of the purchaser exclusively and absolutely.
7. The Purchaser hereby agrees to become member of the said society and to abide by its rules, regulations and byelaws for the being in force.
8. All out going such as electric and water charges, Municipal taxes etc in respect of the said Flat for the period ending on the day previous to the day of handing over possession thereof shall be borne and paid by the Vendors exclusively and the same shall, thereafter, be borne and paid exclusively.
9. The Vendors hereby agrees and undertakes to execute or cause to executed all such other and further writings, deeds and documents as may be reasonably required by the purchaser or her heirs, executors, administrators and assigns at the cost of the Purchaser for the better and more perfectly assigning and transferring the said Flat and the said shares to the Purchaser.



Shri. Suresh Chandra Bera
for Vendor

10. The Purchaser hereby agree to keep the walls, partition walls, sewers, drains, pipes and the appurtenances thereof belonging in good and tenantable repairs and conditions and so to support the shelter and protect the part of the said building.
11. The Purchaser shall not throw nor shall allow or cause to be thrown any rubbish or garbage or dirt or any other refuse out of the said Flat or any part of the said building.
12. The Purchaser shall not use the said Flat for any purpose other than as a private dwelling unit nor for any purpose which may or which is likely to cause annoyance or nuisance to the occupants of other tenements in the said building nor for any illegal or immoral purposes whatsoever.
13. The parties hereto shall register agreement for sale at the office of Sub-Registrar concerned by paying proper Stamp duty at a mutual convenient date.
 - Transfer charges to be paid to the society by purchaser and seller 50:50.
 - Stamps duty charges and Registration fees and other legal fees shall be fully borne by the Purchasers.
14. This Agreement is subject to the provision of Maharashtra Ownership Flat Regulation of the Promotion of Construction Sale, Management and Transfer Act, 1963 and Co-operative societies Act, 1960 and the rules frames there under.



Dileyendu Bera.

Approved,

वसई - ३
दस्ता क्र. ११११११
२०१२
[Signature]

THE SCHEDULE ABOVE REFERRED TO

Flat No. A/301, BABA REGENCY APARTMENT, Near Ostwal Nagari, Central Park, Nallasopara (E.), Thane - 401209. Super Built up area admeasuring 29.73 Sq.Mtr., A -Wing (Which is inclusive of the area of the balconies), in the building known as "BABA REGENCY APARTMENT" constructed on land bearing Survey No. 30, Hissa No.1+2+4A admeasuring area 15800 sq.ft. out of 2500 sq. mtrs. lying, being and situated at Nallasopara (E.), Village : More, Taluka : Vasai, District : Thane. Within the area of Sub-Registrar Vasai- III, being and situated at Nallasopara (E.), Taluka : Vasai, District: Thane.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS HEREUNTO THE DAY AND THE YEARS FIRST ABOVE WRITTEN.

SIGNED AND DELIVERED BY THE

Within named VENDORS

MR. DIBYENDU BISHNUPODA BERA

IN THE PRESENCES OF.....

1. [Signature]

2. Nikhil



Dibyendu Bera

SIGNED AND DELIVERED BY THE

Within named PURCHASER

MR. ASHOK APPA GAIKWAD

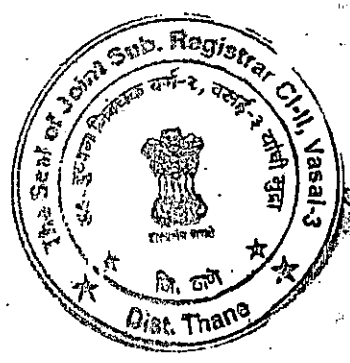
IN THE PRESENCE OF.....

1. [Signature]

2. Nikhil



Ashok Gaikwad



..7..


RECEIPT


वसई - ३
वसई क्र. ११११/२०१२
८१२४

RECEIVED Subject to realization of Cheque or Payorder from the within named purchaser, a sum of Rs.2,00,000/- (Rupees Two Lac Only) and by Cash, Cheque or Payorder as and by way of Final payment to be paid by him to me.

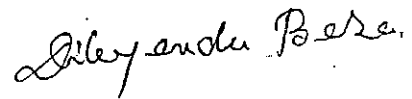
Date	Amount	Mode	Bank
14/11/2012	10,000/-	CASH
26/11/2012	1,90,000/-	Chq. No. 632125	Central Bank of India

WITNESSES :-

1. 

2. 

I SAY RECEIVED,



MR. DIBYENDU BISHNUPODA BERA.
(VENDORS)



Jagjivandas Khimji Nathani

B.A., LL.B.

Advocate High Court, Mumbai.

RESIDENCE:
D/204, Om-Jai Shivneri Co.-op. Hsg. Soc. Ltd,
2nd Floor, Rajendra Nagar Road,
Datta Pada, Borivali (East), Mumbai-400 066,
Tel. (R) 128703687
Mobile: 955463986

Note: Any correspondence may please be made either at the residence address or following address and not at Office address:
Esplanade Court, Ground Floor,
Mahapalika Marg, Mumbai - 400 001.

OFFICE:
Worli B.D.D. Chawl No. 115/65,
1st Floor, Shivram Amrutwar Marg,
Worli, Mumbai - 400 028

वस्तु क्र. ११०/२००६
२५/३२

TITLE CERTIFICATE

The inspection of relevant document, dated - 29/8/05, receipt No. 0038336. This is to certify that the title of land bearing S.No.30, H.No. 1+2+4 A, Area H.R.P: 0-25-0 Gunthas lying being and situated at Village More, Tal. Vasai, Dist. Thane, is clear and marketable. The said property is shown on 7/12 extract in the names of M/s. Sai Kiran Construction Co. Through her partners Mr. Pravin D. Jani & Mr. Vispi M. Rander.

Smt. Taminabai Isufali Bandukwala Was the owner of the said land. By an conveyance deed dated - 20/12/1985 smt. Taminabai Isufali Bandukwala Through her C.A. Holder Mr. Herman Joseph Vincent Sold and conveyance the said land to Mr. Georing Herman Vincent. & they Sold this land By conveyance deed dated - 7/12/04 to M/s. Sai Kripa Enterprise Through her partner Mr. Pravin D. Jani.

I have taken search in the books of Sub Registrar and I have investigated the owner's title of the said property and found the same to be clear and marketable and free from all encumbrances.



Date:



Jagjivandas Khimji Nathani
Jagjivandas Nathani B.A., LL.B.
Advocate, High Court, Mumbai,
D/204, Shivneri (Opp. ... Kunj),
Rajendra Nagar,
Borivali (E), Mumbai - 400 066

Jagjivandas Khinji Nathani

B.A., LL.B.

Advocate High Court, Mumbai.

RESIDENCE:

D/204 Om Jain Shivneri Co-op. Hsg. Soc. Ltd.

2nd Floor, Rajendra Nagar Road,

Dalla Pada, Borivali (East), Mumbai-400 066.

Tel: (R) 28703687

Mobile 55463986

Search Report

This is to certify that the title of land bearing S.No.30, H.No. 274 A Area H.R.P. 0-25-0 Gunthas, lying, being and situated at Village More, Tal. Vasai, Dist. Thane, is clear and marketable. The said property is shown on 7/12 extract in the names of M/s. Sai Kiran Construction Co. Through her partners Mr. Pravin D. Jani & Mr. Mispi M. Reader.

I have taken search from 1975 to 2004. The detail search report is as follows:

<u>Years</u>	<u>Finding</u>
1975	Nil
1976	Nil
1977	Nil
1978	Nil
1979	Nil
1980	Nil
1981	Nil
1982	Nil
1983	Nil
1984	Nil
1985	Nil

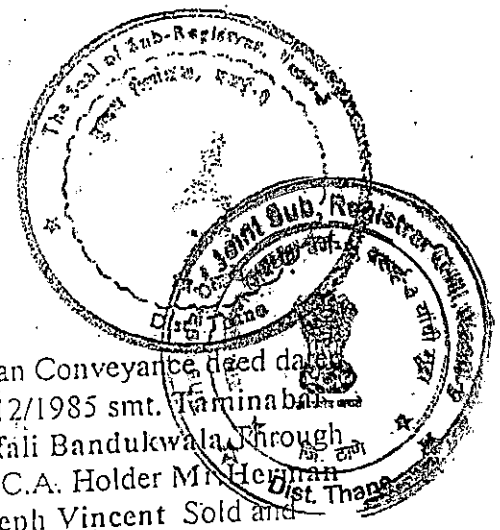
By an Conveyance deed dated 20/12/1985 smt. Taminabai Isufali Bandukwala, through her C.A. Holder Mr. Herman Joseph Vincent Sold and conveyance the said land to Mr. Georing Herman Vincent

वसई - ३
दस्ता क्र १५९७

Note : Any correspondence may please be made either at the residence address or following address and not at Office address: Esplanade Court, Ground Floor, Mahapalika Marg, Mumbai - 400 001.

OFFICE :
Worli B.D.D. Chawl No. 115/65,
1st Floor, Shivram Amrutwar Marg,
Worli, Mumbai - 400 028.

वसई - ३
दस्ता क्र २९०/२००६
२६/३२



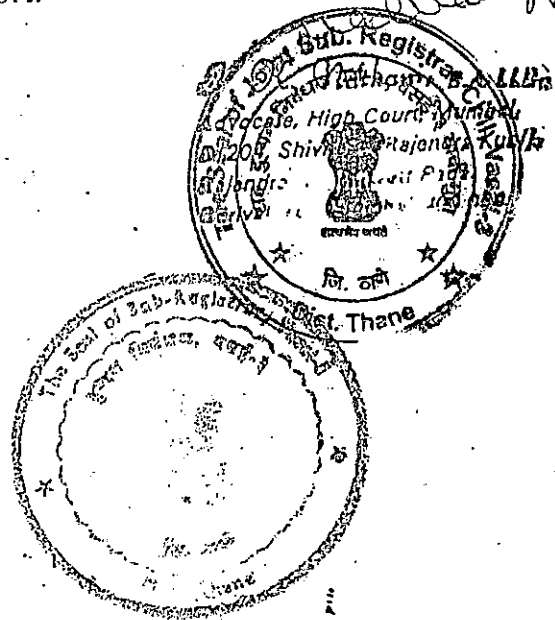
बसई-३
 दस्ता क्र २१०/२००६
 २६/३२

1986	Nil
1987	Nil
1988	Nil
1989	Nil
1990	Nil
1991	Nil
1992	Nil
1993	Nil
1994	Nil
1995	Nil
1996	Nil
1997	Nil
1998	Nil
1999	Nil
2000	Nil
2001	Not ready
2002	"
2003	"
2004	"

बसई - ३
 दस्ता क्र १११/२००२
 ११/५४

This title & Search report is prepared upon document produced by the Owners & Search report.

Date



दस्ता क्र. ५११/२०१२

१२/१०/२००६

महाराष्ट्र

हराव औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिकार कार्यालय, कॉम्प्लेक्स, दूसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
दूरधनी (कोड - ९५२५०) - २३९०४८६ / २३९०४८७ फॅक्स : (कोड - ९५२५०) २३९०४६६

दिनांक : 14/10/2005

सं. क्र. CIDCO/VVSR/CC/BP-3929/E/ 240०५

वसई-३
दस्ता क्र. २१०/२००६
१८१३२

To
Mr. Pravin D. Jani, Partner of
M/s. Sai Kiran Construction Co.
B-001, Sai Ashirwad Apartment
Ostwal Nagari, Nallasopara (E)
Taluka Vasai
DIST. THANE.

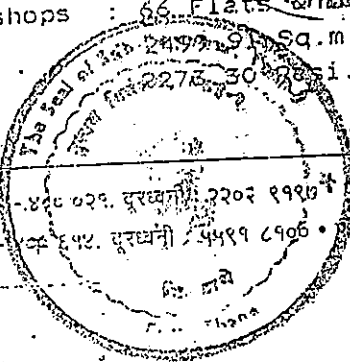
Sub: Commencement Certificate for the proposed Residential
with Shopline Building on land bearing S.No.30,
H.No. 1+2+4/A, Village More, Taluka Vasai, Dist. Thane.

- Ref:
- 1) N. A. Order No. REV. D. I. T. IX. NAP. Layout/SR/349/86 dated 25/05/1987 from the Collector, Thane.
 - 2) TILR M.R.No. 183/04 dtd. 05/04/2005 for measurement
 - 3) Assurance letter from Nallasopara Municipal Council vide letter dated 31/08/2005 for potable water supply.
 - 4) NOC for construction work from Virar Municipal Council vide letter dated 09/09/2005.
 - 5) EE(BP-VV)'s Report dated 04/10/2005.
 - 6) Your architect's letter dated 14/10/2005.

Sir/Madam,
Development Permission is hereby granted for the proposed Residential with Shopline Building under Sec. 45 of the Maharashtra Regional and Town planning Act, 1966 (Mah. XXVII of 1966) to Mr. Pravin D. Jani, Partner of M/s. Sai Kiran Construction Co.

It is subject to the conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-3929/E/ 2402, dated [] The detail of the building are given below :

- | | |
|----------------------------|---|
| 1) Location | : S. [] H. 1+2 of Village More, Taluka Vasai, Dist. Thane. |
| 2) No. of Building | : 1 (One) |
| 3) No. of floors | : Gr. + 1 Apt. |
| 4) Use | : Residential with Shopline. |
| 5) No. of tenements/ shops | : 66 Flats + 3 Shops. |
| 6) Built-up area | : 2497.91 Sq.m. + 226.61 Comm. |



Contd... 2.

दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२९. दूरधनी - २२०२ ९१९७ • फॅक्स : ००-९१-२२-२२०२ २५०९
सिडको भवन - सी.डी.सी.-वैलापूर, नवी मुंबई - ४०१ २१२. दूरधनी - ५५९९ ८१०६ • फॅक्स : ००-९१-२२-५५९९ ८१६६

वसई - ३
दस्ता क्र. १५१/२०१२

हर च औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अधिकारकमिशन कॉम्प्लेक्स, दूसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१०
दस्ता क्र. (कोड - १५२५०) - २३९०४८६ / २३९०४८७ फॅक्स : (कोड - १५२५०) २३९०४८६

वसई-३
दस्ता क्र. २१०/२००८
१८/३२

दिनांक :

..... 2

This order is to be read along with the accompanying drawings with this letter. This certificate shall remain valid for a period of one year commencing from the date of its issue.

The amount of this Rs. 30,500/- (Rupees Thirty thousand five hundred only) deposited vide challan No. 3883 dated 14/10/2005 with CIDCO as interest free Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other build- ing Control Regulations & Conditions attached to the permis- sion covered by the Commencement Certificate. Such forfei- ture shall be without prejudice to any other remedial right of the Corporation.

You shall give a copy of the approved plan to the housing society after its formation under intimation to CIDCO.

Yours faithfully,

Encl: 3/a

[Signature]
ASSOCIATE PLANNER/ADDL.TPO (E)

- 1. M/s. Shree Consultants, Architects
107, Nallasopara Trade Centre
Nallasopara (E), Taluka Vasai
Dist. THANE- 401 209.
- 2. The collector,
Office of the collector, Thane.
- 3. The tahasildar
Office of the Tahasildar, Vasai
- 4. The Chief Officer
Nallasopara Municipal Council



सहायक नगरपालिका अधिकारी, दुसरा मजला, नरीमन पॉइंट, मुंबई - ४०० ०२९ • फॅक्स : ००-११-२२-२२०२ २५०९
सहायक नगरपालिका अधिकारी, सी.बी.डी.-वैलापूर, नवी मुंबई - ४०० ६११ • फॅक्स : ००-११-२२-५५९९ ८९६६

वसई-३
 दस्त क्र २२१०/२००७
 १७/३२

जुना संख्या: ६७७६०
 गाव: जिरी

जगात जमिनी अधिकार अधिलेख आणि नोंदवद्या (तयार करणे व सुविधतीत ठेवणे) नियम १९७१-यांतील नियम १, ५, ६ आणि ७]
 (अधिकार अभिलेख पत्रक)
 तहसील: वसई

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूखारणा पदवी
३०	२-२-४ अ	
प्लॉट नं.	प्लॉट क्र.	प्लॉट क्षेत्र
होटेलाचा (लागवडी) प्लॉट नं.	होटेलाचा (लागवडी) प्लॉट क्षेत्र	होटेलाचा (लागवडी) प्लॉट क्षेत्र
आकारणी	व्यय	पैसे
		२ = ००

भोगवटदाराचे नांव
 १) १२०५ १३ (३०) (३२) (५३३)
 ६७५ ६३७
 ग्रेसी साईकिरण कॅम्प क्लबचे प्रागल्हिक श्री. प्रवीण डी. जानी व दिव्या प्रमू बीडर

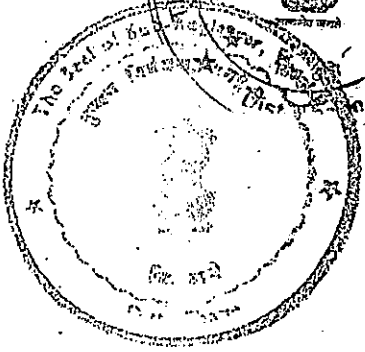
खाते क्रमांक
 कुळाचे नांव
 रत अधिकार-तुकरा
 हीमा आणि भूमापन चिन्हे:-

जगात जमिनी अधिकार अधिलेख आणि नोंदवद्या (पिकांची नोंदपही) नियम, १९७१ यांतील नियम २९]

पिकांसाठी तयारी

दिनांक	पिकांसाठी तयारी						निर्भेद पिकांसाठी तयारी			लागवडीसाठी उपलब्ध नसलेली क्षेत्र		जल सिंचनाचे साधन	जमीन करणाऱ्याचे नाव	शेरा
	पिकांचे नांव	जल सिंचित	अजल सिंचित	पिकांचे क्षेत्र	जल सिंचित	अजल सिंचित	पिकांचे क्षेत्र	जल सिंचित	अजल सिंचित	क्षेत्र	क्षेत्र			

दिनांक १९/३



ज. अ. ३
 ज. अ. ३

दस्तावेज क्र. २०१२

Office of the Collector, Thane.
NO. REV. D. I. T. IX. 1290/SF/2012

Dated :- 25/5/1987.

- Read :-
- 1) Application dated 29-9-1986 from Shri. Herman J. Vincent and Shri. Goering H-Vincent of Bombay.
 - 2) Correspondance ending with letter No. M.P/Layout Nilemore/Vasai/ADThane/1193, dated 13/3/1987 from the A.D.T.P.Thane.
 - 3) Tahsildar Vasai's report No. NA/SF/84/..S/5526 dated 30/12/1986..
 - 4) N.C.C.No.213/86-87 dated 11-7-1986 from the Sarpanch, Grampanchayat, Nilemore

वसई - ३

दस्तावेज क्र. २०१२

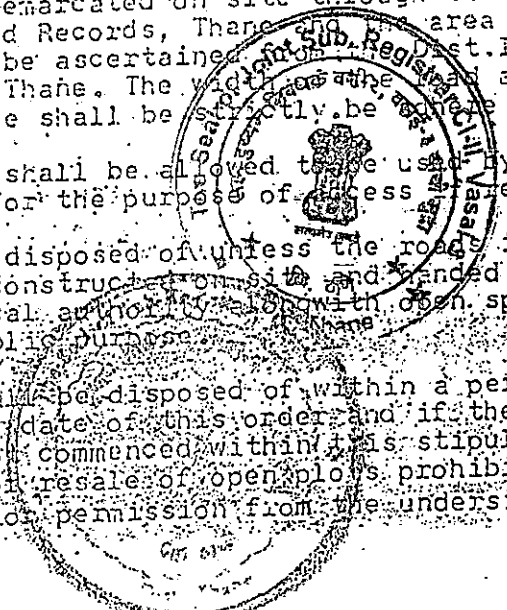
20132

C.P.D.E.R.

In exercise of the powers vested in him under Rule 4(1) read with para 16 of Part II of Schedule III of M.L.R. (Conversion of use of Land and N.A.A.) Rules, 1969, the Collector of Thane is pleased to approve the accompanying layout for residential purpose only for the land admeasuring 74953 Sq. Mtrs. in respect of S.No. 4pt, 5pt, 6pt, 26pt, 27pt, 28pt, 29pt, 30pt, 31, 32pt and 33pt of Village Nilemore Taluka Vasai owned by 1) Shri. Arun Ramakant Konadkar 2) Shri. Balaram M. Mankar, 3) Smt. Shalubai Ladakya Patil & others 2 4) Goering Herman Vincent 5) Carin H. Vincent 6) Krishna Kana Patil 7) Shri. Herman Jojef Vincent 8) Shri. Sanjay K. Lope 9) Smt. Temina Tsufali Bandukwala (1) Smt. Prayana H. Vincent 11) Smt. Somaribai Gajanan Patil & others 12) Shri. Narayan Somarya Patil (13) Motya Farasha Pegat & others 4 of Nilemore Taluka Vasai.

The layout is approved subject to the provisions of Maharashtra Land Revenue Code, 1966 and Rules made thereunder with following conditions.

1. The layout permission will be subject to the provisions of the Mah. Land Revenue Code, 1966, Maharashtra Regional Town Planning Act, 1966, Urban Land Ceiling and Regulation Act, 1976 and Rules framed thereunder.
2. All the plots, open spaces, internal roads etc. in the layout shall be demarcated on site through the Dist. Inspector of Land Records, Thane and the area of Sub-plots shall also be ascertained by the Dist. Inspector of Land Records, Thane. The width of roads and the area of open space shall be as shown in the layout and shall be strictly adhered to.
3. The layout roads shall be allowed to be used by adjacent holder for the purpose of access as required.
4. No plot shall be disposed of unless the roads in the layout actually constructed on site and handed over to the concerned local authority along with open spaces as shown for the public purpose.
5. All the plots shall be disposed of within a period of one year from the date of this order and if the N.A. use of the land is not commenced within this stipulated period any further resale of open plots prohibited unless with specific prior permission from the undersigned.



अनुसूची ३२

5-A) If at the end of one year any plot/plots remained unsold for which period of sale/purchase permission is not extended, this permission will stand cancelled. In such cases the holder of this permission may approach the undersigned for extension of the sale permission for each and every unsold plot.

5-B) In case the above said conditions is not adhered to and a resale of an open plot is done without prior permission from the undersigned both the vendor and purchaser will be liable for action under the provisions of Bombay Tenancy and Agricultural Lands Act, 1948. Consequently the vendor shall be liable to the penalty of the cost of the plot as purchaser shall be liable to the penalty of surrender of the plot to Government.

5-C) In case the Urban holding of the purchaser exceeds the limit as prescribed in Urban Land (Ceiling and Regulation) Act, 1976, the purchaser shall file necessary return in form 6 of the Act with the Competent Authority under that Act. If the purchaser fails to do so he will be liable for penal action under the Act as well as the purchase of the plot will be declared null and void by the undersigned.

6) The occupant shall give a copy of the approved layout plan and copy of this order to every plot holder without fail at the time of sale or agreement to sale.

6-A) The applicants purchaser of a plot will put the plot for N.A. use within one year from the date of purchase after obtaining requisite building permission from the appropriate revenue and local authorities respectively, failing which the sale/purchase permission unless extended will be deemed to have been cancelled.

6-B) The plot shall not further be sub-divided or amalgamated without obtaining the prior permission of the Collector of Thane.

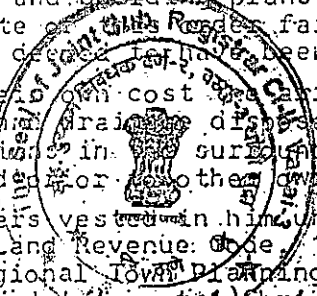
7) No building shall be constructed on the plots unless approved building plan is obtained from the appropriate both the Revenue Authority and the local authority. The building construction shall be in accordance with the Maharashtra Land Revenue Rules and the Rules framed by the local authority.

8) All the plots in the layout shall be used for Residential purpose of which the plot holder shall apply for bidg. permission with the site plans and building plans within period of one year from the date of purchase failing which this permission shall be deemed to have been lapsed.

9) The occupants shall at their own cost make arrangements for water supply, electricity and drainage disposal without creating any insanitary conditions in surrounding area. These works should be completed for other works.

Further in exercise of the powers vested in him under section 44 of the Maharashtra Land Revenue Code, 1966, and under section 18 of the Mah. Regional Town Planning Act, 1966 the Collector of Thane is pleased to grant 1) Shri. Arun Ramakant Kondkar, 2) Shri. Balaram M. Mankar, 3) Smt. Shalubai Laddya Patil, 3 others, 4) Shri. Geering Heiman Vincent, (5) Carin H. Vincent, (6) Shri. Krishna Dada Patil, (7) Shri. Herman Joje Vincent, (8) Shri. Sanjay Das Lopes, (9) Smt. Temina Isufali Bandukwala, (10) Smt. Pravina H. Vincent.

दस्तावेज ३११/२०११



वसई-३
दस्तावेज क्र. २१०/२०००
२३/३२

18. That the applicants shall pay the N.A.A. in respect of the land at the rate of Rs. 0-01 per sq.mtr. from the date of commencement of the N.A. use of the land for the purpose of which the permission is granted. In the event of any change in the use of the land, the N.A.A. shall be liable to be levied at the different rate irrespectively of the fact that the guarantee period of N.A.A. already levied is to be expired.

19. That the applicants shall pay the measurement fee within one month from the date of commencement of N.A. use of the land.

दस्तावेज क्र. १११/२०१२
११/१२

20. That the N.A. shall be guaranteed for the period ending 31-7-1991 after which it shall be liable for revision at revised rate.

21. That the area and the N.A.A. mentioned in this order and the sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.

22. That the applicants shall construct substantial bldg. or other structure, if any, in the land within a period of three years from the date of commencement of the N.A. use of the land. This period may be extended by the Collector in his discretion, on payment by the grantee such fine premium as may be imposed as per Govt. orders.

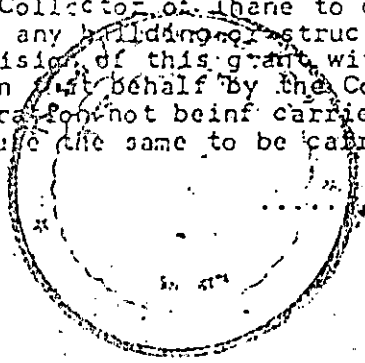
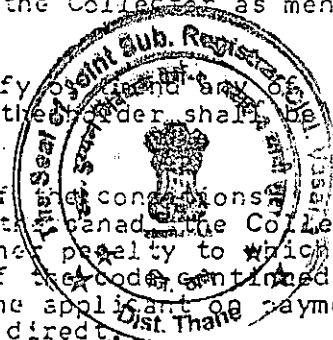
23. That the applicants shall be bound to execute a sanad in form as provided in schedule IV appended to the Mah.Land Revenue (Conversion of use of land and N.A.A.) Rules, 1969 embodying therein all the conditions of this order, within a period of one month from the date of commencement of the use of the land.

24. That the applicants shall get the N.A. plot measured through the District Inspector of Land Records and if any difference in the plot area found in a large scale revised plan should be prepared and get it approved from the Collector as mentioned by the A.D.T.P. Thane.

24. The undersigned is at liberty to modify the conditions from time to time and the order shall be liable to abide by them.

25. (a) If the grantee contravenes any of the conditions mentioned in this order and those in the sanad, the Collector Thane may without prejudice to any other penalty to which he may be liable under this provisions of the Code, continue the said land/plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

(b) Notwithstanding any thing contained in clause (a) shown it shall be lawful for the Collector of Thane to direct the removal or alteration of any building or structure erected or cause contrary to the provision of this grant within such time as it may be specified in writing on behalf by the Collector Thane and such removal or alteration not being carried out within specific time, he may cause the same to be carried out, and *



वसुधै - कुर्वन्
 290/2006
 28/32

5
 recover the cost of carrying out the same from the applicants as an arrears of land revenue.

26) The grant of this permission is subject to the provisions of any other laws for the time being in force and that of any other laws for the time being in force and that may be applicable to the relevant other facts of the case the Bombay Tenancy and Agricultural Lands, Act 1948 the Maharashtra Village Panchayat Act, 1965. The Municipal etc. 1965 etc.

(Sd/- pdil)
 Collector Thane.

To,
 Shri. Herman J. Vincent,
 and others and Shri. Goaring H. Vincent,
 of Bombay, 219 Calicut Street,
 Ballard Estate, Bombay 400 001.

(With approved plan)



[Signature]
 For Collector, Thane;

वसुधै - कुर्वन्
 290/2006
 92/12/8



Summary1 (GoshwaraBhag-1)

मंगळवार, 04 डिसेंबर 2012 1:39 म.नं.

दस्त गोपवारा भाग-1

वसई 23/20
दस्त क्रमांक: 15143/2012

दस्त क्रमांक: वसई3 /15143/2012

वाजार मुल्य: रु. 8,03,000/- मोचदला: रु. 11,75,000/-

भरलेले मुद्रांक शुल्क: रु.70,500/-

दु. नि. सह: दु. नि. वसई3 यांचे कार्यालयात

प्रावती:15371

पावती दिनांक: 04/12/2012

अ. क्र. 15143 वर दि.04-12-2012

सादरकरणाराचे नाव: अशोक आप्पा गायकवाड

रोजी 1:36 म.नं. वा. हजर केला.

नोंदणी फी रु. 11750.00

दस्त हाताळणी फी रु. 480.00

पृष्ठांची संख्या: 24

एकुण: 12230.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Vasai 3

Sub Registrar Vasai 3

दस्ताचे अधिकारी

वसई 3

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 04 / 12 / 2012 01 : 37 : 07 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 04 / 12 / 2012 01 : 38 : 50 PM ची वेळ: (फी)

सर्व अधिकार आणि जबाबदारी यांचे कायदेपत्र, कुलमुद्रांकपत्र, स्थानीय रत्यादी वसईचे आढळून आल्याने याची संपूर्ण जबाबदारी लिखादकीनी राहिल

अशोक गायकवाड
G. Jayant B. Bera







Summary-2(दस्त गोपवारा भाग - २)

04/12/2012 1 41:05 PM

दस्त गोपवारा भाग-2



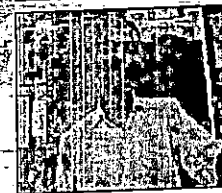

वसई-3
दस्त क्रमांक:15143/2012

दस्त क्रमांक: वसई3/15143/2012
दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: दिवेन्दु विशनुपोंधा बेरा पत्ता: प्लॉट नं: सदनिका क्रं ए/301, माळा नं: तिसरा मजला, इमारतीचे नाव: बावा रिजेन्सी अपार्टमेंट, ब्लॉक नं: -, रोड नं: सेंट्रल पार्क, नालासोपारा (पु), पिन नंबर: AIIPB0615P	लिहून देणार वय :-28 स्वाक्षरी:-		
2	नाव: अशोक आप्पा गायकवाड पत्ता: प्लॉट नं: स नं 9, माळा नं: -, इमारतीचे नाव: ज्योतिर्लिंग नगर, ब्लॉक नं: -, रोड नं: मानखुर्द (प), महाराष्ट्र, मुम्बई. पिन नंबर: ACFPG9645L	लिहून घेणार वय :-49 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तयारकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ: 04 / 12 / 2012 01 : 40 : 11 PM

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: रामजी सी कनोजिया वय: 36 पत्ता: नालासोपारा (पु) पिन कोड: 401209	स्वाक्षरी		
2	नाव: निखील संजय सिंग वय: 19 पत्ता: नालासोपारा (पु) पिन कोड: 401209	स्वाक्षरी		

शिक्षा क्र.4 ची वेळ: 04 / 12 / 2012 01 : 40 : 52 PM

शिक्षा क्र.5 ची वेळ: 04 / 12 / 2012 01 : 41 : 04 PM नोंदणी पुस्तक 1 मध्ये

Sub-Registrar Vasai 3

सहदुष्यम निबंधक वर्ग-३

वसई ३, ३

Sub-Registrar Vasai 3

सहदुष्यम निबंधक वर्ग-३

वसई ३, ३



3/2012

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06/12/2012

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.वसई 3
दस्त क्रमांक : 15143/2012
नोदणी :
Regn:63m

गावान्ने नाव : 1) मोरे

(1)विलेखाचा प्रकार	करारनामा
(2)मोवदला	1175000
(3) वाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	803000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	
(5) क्षेत्रफळ	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नांव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	04/12/2012
(10)दस्त नोंदणी केल्याचा दिनांक	04/12/2012
(11)अनुक्रमांक,खंड व पृष्ठ	15143/2012
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क	70500
(13)वाजारभावाप्रमाणे नोंदणी शुल्क	11750
(14)शेरा	



1) पालिकेचे नाव: ठाणे इतर वर्णन :सदनिका नं: ए/301, माळा नं: तिसरा मजला, इमारतीचे नाव: वावा रिजेन्सी अपार्टमेंट रोड नं: सेंट्रल पार्क, नालासोपारा (पु)
1) 29.73 चौ.मीटर

1): नाव: दिवेन्दु विशनुपोधा वय:-28; पत्ता:-प्लॉट नं: सदनिका क्र ए/301, माळा नं: तिसरा मजला, इमारतीचे नाव: वावा रिजेन्सी अपार्टमेंट, ब्लॉक नं: -, रोड नं: सेंट्रल पार्क, नालासोपारा (पु). पिन कोड:-401209 पॅन नं:-AIIIPB0615P

1): नाव: अशोक आप्पा गायकवाड वय:-49; पत्ता:-प्लॉट नं: रु नं 9, माळा नं: -, इमारतीचे नाव: ज्योतिर्लिंग नगर, ब्लॉक नं: -, रोड नं: मानबुर्द (प), महाराष्ट्र, मुम्बई. पिन कोड:-400043 पॅन नं:-ACFPG9645L



सत्यप्रस

सह दुय्यम निबंधक वगैरे
वसई क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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