

मुद्रित आई

533/1689

पावती

Original/Duplicate

Monday, March 25, 2013

नोंदणी क्र. :39म

6:41 PM

Regn.:39M

पावती क्र.: 2042

दिनांक: 25/03/2013

गावाचे नाव: बोळीज

दस्तऐवजाचा अनुक्रमांक: वसई4-1689-2013

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: प्रकाश रत्ना भुरकुड

नोंदणी फी

रु. 20350.00

दस्त हाताळणी फी

रु. 1780.00

पृष्ठांची संख्या: 89

एकूण:

रु. 22130.00

आपणास हा दस्तऐवज अंदाजे 7:03 PM ह्या वेळेस मिळेल आणि सोबत थंबनेल प्रत व CD घ्यावी.

सहकारिता नि. व. लि. क. लि. बसई क्र. ४

बाजार मुल्य: रु.1395303 /-

मोबदला: रु.2035000/-

भरलेले मुद्रांक शुल्क :

रु. 122100/-

- 1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.20350/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 017487 दिनांक: 22/03/2013
बँकेचे नाव व पत्ता: Bassein Catholic Co-Op Bank Ltd .
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 1780/-

मूळ दस्त थंबनेल प्रिंट व सिनीमिडी
सह प्रत दिला. 25/3/13
सह. नि. व. लि. क. लि.

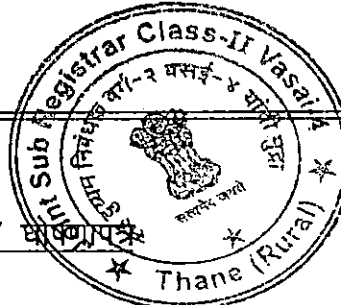
Verified with Original
STATE BANK OF INDIA

Branch Manager
Virar (W) Br. 04880

महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग
मुल्यांकल अहवाल सन 2013

वसई - ४
दस्त क्र. १६६६ १२०१३
१६६

दस्ताचा प्रकार : करारनाम
सादरकर्त्याचे नांव : प्रकाश रत्ना मुरकुड
तालुका : वसई 4. गावाचे नांव : लोकीज
तगरमुमापन क्रमांक/सर्व्हे क्र./अंतिम मुखंड क्रमांक : 178
मूल्य दरविभाग (झोन) : उपविभाग 1
मिळकतीचा प्रकार :- खुली जमिन/निवासी /कार्यालय/दुकान/औदयागिक/ 27300/-
दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ : 51.11 कारपेट/बिल्टअप/सुपर बिल्टअप/चौ. मीटर/फुट.
कारपार्किंग : गच्ची : पोटमाळा :
मजला क्रमांक : उदवाहन सुविधा :- आहे/नाही
बांधकाम वर्ष : घसारा :
बांधकामाचा प्रकार :- आरसीसी / इतर पक्के / अर्धे पक्के / कच्चे
बाजारमूल्य तक्त्यातील मार्गदर्शक सुचना क्र. : ज्यान्वये दिलेली घट/वाढ
लिह अॅन्ड लायसन्सचा दस्त : 1. प्रतिमाह भाडे रक्कम
निवासी/अनिवासी 2. अनामत रक्कम/आगावू भाडे :
3. कालावधी :
निर्धारित केलेले बाजारमूल्य :- 1396000/-
दस्तामध्ये दर्शविलेला मोबदला :- 2035000/-
य मुद्रांक शुल्क :- 122100/- 18. भरलेले मुद्रांक शुल्क :- 122100/-
य नोंदणी फी :-



सह दुय्यम निबंधक

Verified with Original
STATE BANK OF INDIA

प्रतिज्ञा / घोषणापत्र

म्ही
१) श्री/श्रीमती. प्रकाश रत्ना मुरकुड
२) श्री/श्रीमती. मंगला प्रकाश मुरकुड
३) श्री/श्रीमती.

Branch Manager
Virar (W) Br. 34860

सत्य प्रतिज्ञेवर कथन करितो की, दस्तऐवजाची विषयवस्तू असलेली मिळकत ही यापूर्वी खरेदी देणा-याने कोठेही विक्री, गहाण, दान, खत्यार, पोटगी 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 पाहून खात्री करून घेतलेली आहे. या मिळकतीबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी माझी/आमचीच राहिल /आम्ही हमी देतो.

खरेदी घेणार (Purchaser)

1. [Signature]
2. [Signature]

वसई - ४
दस्त क्र. १६१९ १२०१३
३७२९



No. 3357

खातेदाराची प्रत / Party Copy

बॅसीन कॅथॉलिक को-ऑपरेटिव्ह बँक लि.

(सेड्युल्ड बँक)

Bassein Catholic Co-operative Bank Ltd.

प्रति मॅनेजर / To, The Branch Manager

नालासोपारा शाखा / Nallasopara Branch

दि. / Dt. 20/03/2013

मुद्रांक शुल्क / Stamp Duty रु. / Rs. 1,22,100/-

सेवा शुल्क / Service Charges रु. / Rs. 10/-

एकूण दस्तऐवज / No. of Documents

एकूण / Total रु. / Rs. 1,22,110/-

अक्षरी रूपये / Amount in Words One lakh

twelve thousand
one hundred ten rupees

मुद्रांक शुल्क भरण्याचे नांव / Name of stamp duty

paying party- Shri /smt. Prakash

Ratna Bhurkumbar

पत्ता / Address Chavre Sankel

Siddheshwari Rd. Baling Vihar (W).

समोरच्या पक्षकाराचे नांव / Name of counter party

Shri / Smt. Kalidas Construction

व्यवहाराच्या उद्देशाचे कारण / Purpose of transaction

for purchase

प्रदेश / वे. ऑर्डर ज्या बँकेचा काढला आहे / Name of the Drawee Bank

नांव / Name of the Drawee Bank

नांव / Name of the Drawee Bank

नांव / Name of the Drawee Bank

नांव / Name of the Drawee Bank

नांव / Name of the Drawee Bank

नांव / Name of the Drawee Bank

नांव / Name of the Drawee Bank

नांव / Name of the Drawee Bank

नांव / Name of the Drawee Bank

नांव / Name of the Drawee Bank

नांव / Name of the Drawee Bank

नांव / Name of the Drawee Bank

नांव / Name of the Drawee Bank

नांव / Name of the Drawee Bank

नांव / Name of the Drawee Bank

नांव / Name of the Drawee Bank

नांव / Name of the Drawee Bank

नांव / Name of the Drawee Bank

नांव / Name of the Drawee Bank

नांव / Name of the Drawee Bank

नांव / Name of the Drawee Bank

नांव / Name of the Drawee Bank

नांव / Name of the Drawee Bank

Verified with Original
STATE BANK OF INDIA

Branch Manager
Vias (W) Br. 04880

वसई - ४
 वस. क्र. १९८९ / २०१३
 ५१०९

प्रकार (Type)	Agreement for sale
विवरण (Description)	A/101, Chauragarden, Boteshwar Rd. Boteshwar (W) No. 1
विवरण (Description in brief)	
मूल्य (Consideration Amount)	20,25,000/-
प्राप्तकर्ता/खरीदारीचे नाव प्रकाशक-१ नाव (Stamp Purchaser's Name)	Poolesh Ratna Bhurke &
विक्रेता/दुसऱ्या पक्षावरील नाव (Name of Seller Party)	Wellton Construction
प्राप्तकर्त्यास नाव व पत्ता (If through Name Address)	
अधिकृत/हस्ताक्षर (Authorized Signature Seal)	[Signature]

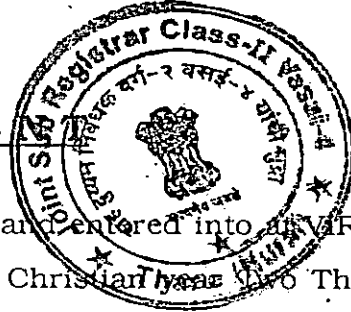
Agreement Value : _____

Market Value : _____

Stamp Duty : _____

AGREEMENT

ARTICLES OF AGREEMENT is made and entered into by VIRAR on this 22nd day of March in the Christian Year 2013 and Thirteen between M/s. WELLDON CONSTRUCTIONS, a partnership firm duly registered under Indian Partnership Act, 1932, having its office at A/03, Shalimar Apartment, Baitul Nasar, Nallasopara (West), Taruka Vasai Dist Thane, hereinafter called "THE BUILDERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partner or partners for the time being of the said firm or their survivor or survivors or the heirs, executors, administrators and assigns of the other parnters) of the FIRST PART.



Bassein Catholic Co-op Bank Ltd.
 Zenda Bazar Branch, Zenda Bazar,
 Vasai District Thane-400201
 D-SISTP/M/C.R.102/101/2013/2801
 15

REGD. NO. 122/001-PS/2013
 17:35
 MAR 21 2013
 SPECIAL AGENT
 69272
 148767

[Handwritten signatures]

Branch Manager
 Virar (W) Br. 04880

STATE BANK OF INDIA

वसई - ४
दस्ता क्र. १६८१/२०१३
UTCP

AND

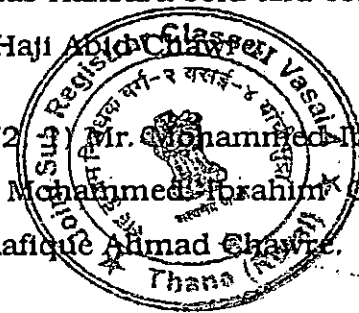
Shri / Smt. PRAKASH RATNA BHURKUD
MEENA PRAKASH BHURKUD.

residing at UJJWAL WING. NO. 3, FLAT. NO - 001,
CHAYKRE SANKUL, BOLINJ NAKA, VIRAR (W)

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

WHEREAS :

- a) 1) Khushamnalal Prabhudas Kansara, 2) Venilal Prabhudas Kansara were the owners of land bearing Survey No. 178, Hissa No. 7, admeasuring H.R. 0-10-4, Survey No. 178, Hissa No. 8, admeasuring H.R. 0-10-1, lying being and situate at Village BOLINJ, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. II (Virar).
- b) By an Conveyance Deed dated 19th August 1953, 1) Khushamanlal Prabhudas Kansara, 2) Venilal Prabhudas Kansara sold and conveyed the said land Mr. Mohammed Ibrahim Haji Abid Chawre.
- c) By an Gift Deed dated 5th August 1972 Mr. Mohammed Ibrahim Haji Abid Chawre, 2) Abid Hussein Mohammed Ibrahim Chawre gifted the said land to Smt. Hafsabibi Rafique Ahmad Chawre.
- d) Smt. Hafsabibi Rafique Ahmad Chawre died intestate on 06/05/1998 leaving behind her 1) Rafique Ahmad Imamuddin Chawre, 2) Abdul Salam Rafique Ahmad Chawre, 3) Ubidur Rehman Rafique Ahmad Chawre, 4) Mohamad Matin Rafique Ahmad Chawre, 5) Munrabegam Abdul Mannan Mamtule, being the legal heirs.
- e) By an Conveyance Deed dated 2nd June 2008, Rafique Ahmad



Mun

Original
Verified
ESTATE BANK OF INDIA

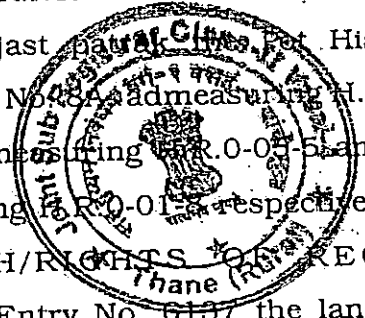
Branch Manager
Virar (W) Br. 04880

वसई - ४
दस्त क्र. १६१९ / २०१३

Imamuddin Chawre, 2) Abdul Salam Rafique Ahmad Chawre, 3) Munirabegam Abdul Mannan Mamtule, 4) Ubidar Rehman Rafique Ahmad Chawre, 5) Mohamad Matin Rafique sold and conveyed the land admeasuring H.R. 0-08-87, out of Survey No. 178, Hissa No. 7, land admeasuring H.R. 0-5-47, out of Survey No. 178, Hissa No. 8 to Mr. Purushottam Anant Kawali .

f) The land bearing Survey No. 178, Hissa No. 7, admeasuring H.R. 0-10-4 has been surveyed through TILR vide M.R.No. 632/2010 and modify Tag No. 239/2011 and as per kami jast patrak the Pot Hissa were confirmed as Survey No. 178, Hissa No. 7A, admeasuring H.R.0-08-9 and Survey No. 178, Hissa No. 7B, admeasuring H.R.0-01-5 respectively and as per Taluka Order No. MH/RIGHTS OF RECORDS/KV/554/2011/03/2011 and Mutation Entry No. 6139 the land bearing Survey No.178, Hissa No. 7A, admeasuring H.R.0-08-9 has been recorded in the name of Mr. Purushottam Anant Kawali and Survey No. 178, Hissa No. 7B, admeasuring H.R.0-01-5 has been recorded in the name of Mr. Kishor Jagannath Raut.

g) The land bearing land bearing Survey No. 178, Hissa No. 8, admeasuring H.R. 0-10-1 has been surveyed through TILR vide M.R.No. Surveyed/Bolinj/A.T.PH./M.R.No. 633.2010 and modify Tag No. 240/2011 and as per kami jast patrak the Pot Hissa were confirmed as Survey No. 178, Hissa No. 8A, admeasuring H.R.0-02-8, Survey No. 178, Hissa No. 8B, admeasuring H.R.0-05-5 and Survey No. 178, Hissa No. 8C, admeasuring H.R.0-01-8 respectively and as per Taluka Order No. MH/RIGHTS OF RECORDS/KV/553/21/03/2011 and Mutation Entry No. 6137 the land bearing Survey No. 178, Hissa No. 8A, admeasuring H.R.0-02-8 has been recorded in the name of Mr. Rafique Ahmad Imamuddin Chawre and others and Survey No. 178, Hissa No. 8B, admeasuring H.R.0-05-5 has been recorded in the name of Mr. Purushottam Anant Kawali and Survey No. 178, Hissa No. 8C, admeasuring H.R.0-01-8 has been



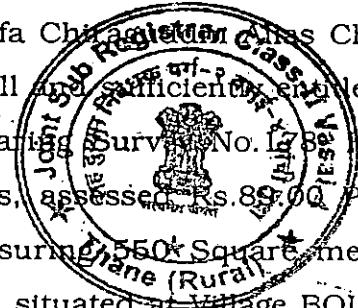
[Handwritten signature]

[Handwritten signature]

वसई - ४
दस्ता क्र. १६८९ / २०१३
११/११

recorded in the name of Mrs. Shewta Sunil Wan

- h) By an Deed of Exchange dated 28/04/2011 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 05437/2011, dated 28/04/2011, entered into between 1) Mr. Abdul Rehman Abid Hussein Chawre, 2) Mr. Mohammed Saalim Abid Hussein Chawre, 3) Mr. Mohamad Abbas Abid Hussein Chawre, 4) Mrs. Amera Nazar Sonde, 5) Mrs. Arefa Chiraguddin Kokni (therein called "The Party of the First Part") and Mr. Purushottam Anant Kawali (therein called "The Party of the Second Part"), the Party of the First Part transferred all their right, title and interest whatsoever in favour of the party of the Second Part absolutely and forever hitherto held by them in the land bearing Survey No. 183, Hissa No.1, 6 and in exchange of that the Party of the Second Part transferred all his right, title and interest whatsoever absolutely and forever hitherto held by him in the land bearing Survey No. 178, Hissa No.7A, admeasuring H.R. 0-08-9 and Survey No. 178, Hissa No.8B, admeasuring H.R. 0-05-5 in favour of the party of the First Part.
- i) As such 1) Mr. Abdul Rehman Abid Hussein Chawre, 2) Mohammed Saalim Abid Hussein Chawre, 3) Mohammed Abbas Abid Hussein Chawre, 4) Amera Nazar Sonde, 5) Arifa Chiraguddin Kokni are the owners of or otherwise well and sufficiently entitled to the pieces and parcels of N.A. land bearing Survey No. 178, Hissa No.7A, admeasuring 890 Square metres, assessed Rs.89.00 Paise, Survey No. 178, Hissa No. 8B, admeasuring 550 Square metres, assessed Rs.55.00 Paise lying, being and situated at village BOLINJ, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. II (Virar) more particularly described in schedule 'A' hereinunder written (hereinafter called "The said land").
- j) The land Survey No.178, Hissa No.7A, 8B has been amalgamated and converted into N.A. by the Office of Collector of Thane vide its Order bearing No.REV/DESK-1/T-9/ NAP/BOLINJ-VASAI/SR-



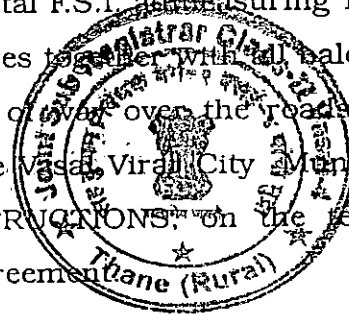
[Handwritten signature]

[Handwritten signature]

128/2011, dated 04/11/2011.

वसई - ४
दस्त.क्र. १६८१ /२०१३
१३/११

- k) The Vasai Virar City Municipal Corporation have approved the building plan and have granted Commencement Certificate for the proposed Residential Building on land vide its order bearing No. VVCMC/TP/CC/VP-0626/2639, dated 21/03/2012.
- l) By an Development Agreement dated 13th September 2012 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 08942-2012, dated 13/09/2012, 1) Mr. Abdul Rehman Abid Hussein Chawre, 2) Mohammed Saalim Abid Hussein Chawre, 3) Mohammed Abbas Abid Hussein Chawre, 4) Amera Nazar Sonde, 5) Arifa Chiraguddin Alias Chirag Kokni (therein called "The Owners") of the First Part and M/s. WELLDON CONSTRUCTIONS (therein called "The Developers") of the Second Part and hereinafter called "The Builders, the said Mr. Abdul Rehman Abid Hussein Chawre and others have granted the development right in respect of the said land to utilise the sanctioned F.S.I. admeasuring 15928 Square feet (constructable area) and the F.S.I. of P.G. Reservation admeasuring 2269.71 Square feet to be sanctioned by the Vasai Virar City Municipal Corporation total F.S.I. admeasuring 18197.71 Square feet i.e. 1691.23 Square metres together with all balconies and staircases area together with right of way over the road and other common facilities approved by the Vasai Virar City Municipal Corporation to M/s. WELLDON CONSTRUCTIONS, on the terms and conditions mentioned in the said agreement.
- m) The said Mr. Abdul Rehman Abid Hussein Chawre and others have executed a Power of Attorney dated 13/09/2012 which is registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 08943-2012, dated 13/09/2012 in favour of M/s. WELLDON CONSTRUCTIONS with a right to develop the said land.
- n) The Builders are entering into several agreement similar to this



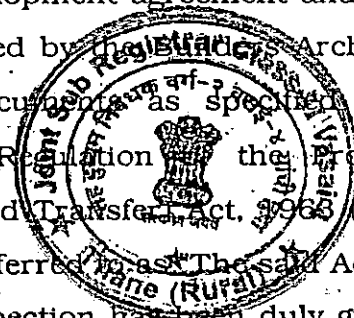
Amir

M. Bende

वसई - ४
दस्त क्र. १६६१ १२०१३
१५/१६

agreement with several parties who may agree to take acquire premises in the said plot of land on ownership except and subject to such modification as may be necessary or considerable, desirable or proper by the Builders with a view ultimately that the Purchaser/s of the various premises alongwith occupants of the other premises in the said plot of land shall form a Co-Operative Housing Society or Limited Company the said plot of land together with the building thereon will be conveyed as herein provided.

- o) The Purchaser/s has/have demanded from the Builders for inspection of the aforesaid building plans, specification of and other documents referred to above including the agreement such inspection has been duly given to and taken by the Purchaser/s. The Purchaser/s has/have also satisfied himself/herself/themselves about the same.
- p) The Builders have engaged the service of M/s. EN-CON as a Architect and Structural Engineer M/s. EN-CON for preparation of the structural drawings of the building and the Builders accepts the professional supervision of the Architect and Structural Engineer till the completion of the building.
- q) The Purchaser/s demanded from the Builders and the Builders have given inspection to the Purchaser/s of all the documents of title relating to the said land, the development agreement and the plans, designs and specifications prepared by the Builders Architects M/s. EN-CON and of such other documents as specified under the Maharashtra Ownership Flats (Regulation the Promotion of Construction Sale Management and Transfer) Act, 1963 (hereinafter for the sake of brevity it may be referred to as "The said Act") and the rules made thereunder, such inspection has been duly given to and taken by the Purchaser/s. The Purchaser/s has/have also satisfied himself/herself/ themselves about the same.



[Handwritten signature]

[Handwritten signature]

वसई - ४
दस्तावेज क्र. १६६१ १२०१३
१४५८९

- r) The Builders have supplied to the Purchaser/s such of the documents as are mentioned in Rule 4 of the Maharashtra Ownership Flat, Rules 1964, as demanded by the Purchaser/s.

NOW, THIS, AGREEMENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

- 1) The Builders shall construct the said building on the said plot of land more particularly described in schedule 'A' hereinunder written in accordance with the plans, designs, specifications approved by the concerned local authority and which have been seen and approved by the Purchaser/s with only such variations and modifications as the Builders may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them.

- 2) The Purchaser/s hereby agree to purchase from the Builders and the Builders hereby agrees to sell to the Purchaser/s, the Flat bearing No. 101, admeasuring 550 Square feet i.e. 51.11 Square metres (Built up area) (which is inclusive of the area of balconies and staircase) on FIRST Floor, in 'A' wing as shown in the floor plan thereof hereto annexed and marked and the building known as "CHAWRE GARDEN" (hereinafter referred to as 'the Flat') for the price of Rs. 20,35,000/- (Rupees THIRTY FIVE THOUSAND RUPEES only) including price of the common area and facilities appurtenant to the premises, the nature, extent and description of the common facilities which are more particularly described in the schedule 'B' hereunder written.

- 3) The said consideration of Rs. 20,35,000/- (Rupees TWENTY LAKH THIRTY FIVE THOUSAND RUPEES only) shall be payable in the following manner :-

[Signature]

7.

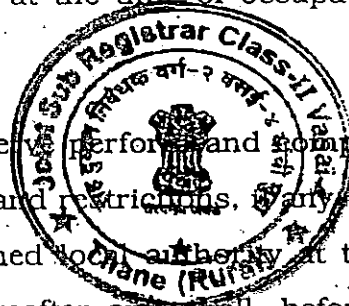
[Signature]
M. B. B. B.

वसई - ४
दस्त क्र. १६११/२०१३
१६/११

- a) Rs 4,00,000/- on booking of the Flat.
- b) Rs 2,00,000/- on or before completion of plinth.
- c) Rs 2,00,000/- on or before completion of 1st slab.
- d) Rs 2,00,000/- on or before completion of 2nd slab.
- e) Rs 2,00,000/- on or before completion of 3rd slab.
- f) Rs 2,00,000/- on or before completion of 4th slab.
- g) Rs 1,50,000/- on or before completion of 5th slab.
- h) Rs 1,50,000/- on or before completion of brick work.
- i) Rs 1,50,000/- on or before completion of plaster (Internal and External).
- j) Rs 1,00,000/- on or before completion of flooring and plumbing.
- k) Rs 85,000/- remaining at the time of occupation of the said Flat.

4) The Builders hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Flat to the Purchaser/s, obtained from the concerned local authority occupation and/or completion certificates in respect of the Flat.

5) The Builders hereby declares that the Floor Space Index available in respect of the said land is _____ Square metres only and that no part



Mine

Beneb

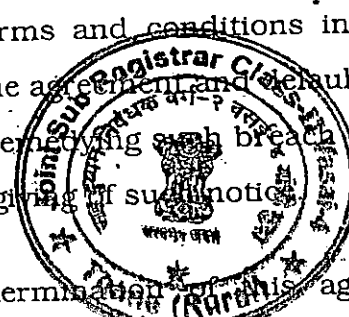
of the said Floor Space Index has been utilized by the Builders elsewhere for any purpose whatsoever.

6) The Purchaser/s agrees to pay to the Builders interest at eighteen per cent per annum on all the amounts which become due and payable by the Purchaser/s to the Builders under the terms of this agreement from the date of the said amount is payable by the Purchaser/s to the Builders.

7) On the Purchaser/s committing default in payment on due date of any amount due and payable by the Purchaser/s to the Builders under this agreement (including his/her/their proportionate share of taxes levied by concerned local authority and other outgoing) and on the Purchaser/s committing breach of any of the terms and conditions herein contained, the Builders shall be entitled at their own option to terminate this agreement;

PROVIDED always that the Power of termination herein before contained shall not exercised by the Builders unless and until the Builders shall have given to the Purchaser/s fifteen days prior notice in writing of their intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and such default shall have been made by the Purchaser/s in removing such breach or breaches within a reasonable time after the giving of such notice.

PROVIDED further that upon termination of this agreement as aforesaid, the Builders shall refund to the Purchaser/s the installments of sale price of the Flat which may till have been paid by the Purchaser/s to the Builders but the Builders shall not be liable to pay to the Purchaser/s any interest on the amount so refunded and upon termination of this agreement and refund of aforesaid amount by the Builders, the Builders shall be at liberty to dispose off and sell



[Handwritten signature]

[Handwritten signature]

वसई - ४
दस्त क्र. १६६१ १२०१३
२३.११

the Flat to such person and at such price as the Builders may in their absolute discretion think fit.

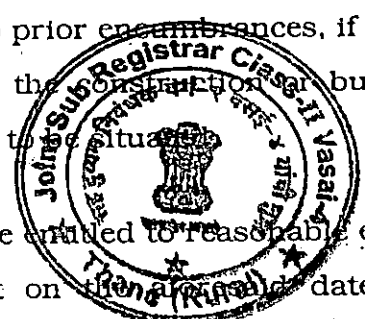
- 8) The fixtures, fittings and amenities to be provided by the Builders in the premises and the said building are those that are set out in schedule 'D' hereunder written.
- 9) The Builders shall give possession of the premises to the Purchaser/s on or before _____. If the Builders fails or neglects to give possession of the Flat to the Purchaser/s on account of reasons beyond their control and of their agents as per the Provisions of Section 8 of Maharashtra Ownership Flat, Act, by the aforesaid date or dates prescribed in Section 8 of the said act, then the Builders shall be liable on demand to refund to the Purchaser/s the amounts already received by them in respect of the Flat with simple interest at nine per cent, per annum from the date the Builders received the sum till the date the amounts and interest thereon is repaid, provided that by mutual consent it is agreed that dispute whether the stipulations specified in Section 8 have been satisfied or not will be referred to the competent authority who will act as an Arbitrator. Till the entire amount and interest thereon is refunded by the Builders to the Purchaser/s they shall, subject to prior encumbrances, if any, be a charge on the said land as well as the construction building in which the Flats are situated or were to be situated.

PROVIDED that the Builders shall be entitled to reasonable extension of time for giving delivery of Flat on the aforesaid date, if, the completion of building in which that Flat is to be situated is delayed on account of:

- 1) Non-Availability of steel, cement, other building material, water or electric supply.

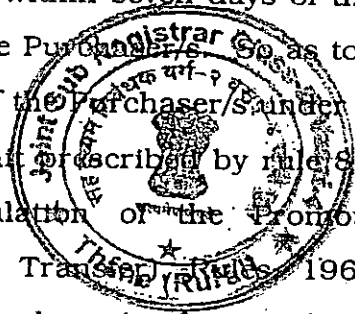
[Handwritten Signature]

[Handwritten Signature]



वसई - ४
दस्ता क्र. १६८१ १२०१३
२५/१९

- (ii) War, Civil Commotion or act of God.
- (iii) Any notice, order rule, notification of the Government and/or other public or competent authority.
- (iv) On delay in issue of occupation certificate, water connection to the building/s by concerned Authority.
- (10) The Purchaser/s shall take possession of the Flat within seven days of the Builders giving written notice to the Purchaser/s intimating that the said Flats are ready for use and occupation.
- (11) The Purchaser/s shall use the Flat or any part thereof or permit the same to be used only for purpose of RESIDENCE.
- (12) The Purchaser/s alongwith other Purchaser/s of Flats in the building shall join in forming and registering the society or a limited company to be known by the name as Chawre Garden Co-operative Housing Society Ltd., The Purchaser/s will also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the society or limited company and for becoming a member, including the bye-laws of the proposed society and full fill and sign and returns to the Builders within seven days of the same being forwarded by the Builders to the Purchaser/s as to enable Builders to register the organization of the Purchaser/s under Section 10 of the said Act within the time limit prescribed by rule 8 of the Maharashtra Ownership Flat (Regulation of the Promotion of Construction, Sale, Management and Transfer) Rules, 1964. No objection shall be taken by the Purchaser/s if any, changes or modifications are made in draft bye-laws or the Memorandum and/or Articles of Association, as may be required by the registrar of Co-Operative Societies or the Registrar of Companies, as the case may



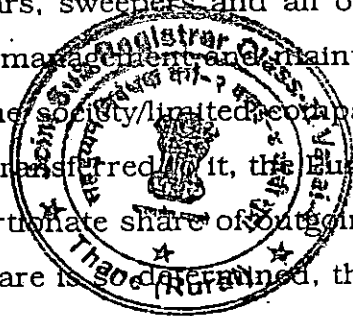
[Handwritten signature]

[Handwritten signature]

वसई - ४
दस्त क्र. 9 ECR 12023
<i>W.K.S.</i>

be, or any other competent authority.

- 13) Unless it is otherwise agreed to by and between the parties hereto the Builders shall, within four months of registration of the society or limited company, as aforesaid cause to be transferred to society or limited company all right, title and interest of the vendors and/or the owners in the aliquot part of the said land together with the building obtaining or executing the necessary conveyance and/or assignment of lease of the said land (or to the extent as may be permitted by the authorities) and the said building in favour of such society or limited company, as the case may be such conveyance/ assignment of lease shall be in keeping with the terms and provisions of this agreement.
- 14) Commencing a week after notice in writing is given by the Builders to the Purchaser/s that the Flat is ready for use and occupation, the Purchaser/s shall be liable to bear and pay the proportionate share (i.e. proportion to the floor area at the Flats) of outgoings in respect of the said land and building namely local taxes, betterment charges or such other levies by the concern local authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and building. Until the society/limited company is formed and the said land and building transferred to it, the Purchaser/s shall pay to the Builders such proportionate share of outgoings as may be determined. The Purchaser's share is Rs. _____ per month towards the outgoings. The amounts so paid by the Purchaser/s to the Builders shall not carry any interest and remain with the Builders until a conveyance/ assignment of lease is executed in favour of the society or a limited company as aforesaid. Subject to the provisions of Section 6 of the said Act, on such



[Handwritten signature]

[Handwritten signature]

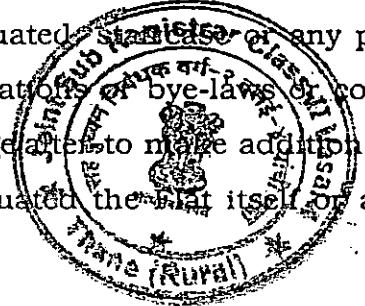
वसई - ४
दस्त क्र. १६८९ / २०१३
<i>[Handwritten Signature]</i>

conveyance/assignment of lease being executed, the aforesaid deposits (less deductions provided for this agreement) shall be paid over by the Builders to the society or the limited company, as the case may be. The Purchaser/s undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

15) At the time of registration the Purchaser/s shall pay to the Builders the Purchaser's share of stamp duty and registration charges payable, if any, by the said society or limited company on the conveyance or lease or any documents or instrument of transfer in respect of the said land and the building to be executed in favour of the society or limited company.

16) The Purchaser/s or himself/herself/ themselves with intention to bring all persons into whatsoever hands the Flat may come, doth hereby covenant with the Builders as follows :-

a) To maintain the Flat at the Purchaser's own costs any good tenable repair and condition from the date of possession of the Flat is taken and shall not do or suffered to be done anything in or to the building in which the Flat is situated or any passages which may be against the rule, regulations or bye-laws concerned local or any other authority or change after to make addition in or to the building in which the Flat is situated the flat itself or any part thereof.



b) Not to store in/ the Flat any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structures of the building in which the Flat is situated or storing of which good is objected to by the concerned local or other authority and shall not carry or caused to be carried heavy

[Handwritten Signature]

[Handwritten Signature]
NBrock

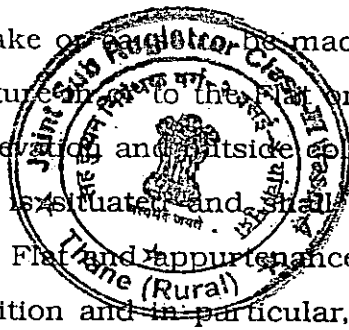
वसई - ४
दस्त क्र. १६६९ / २०१३
३१/६

packages whose upper floors which may damage or likely to damage the staircases, common passages or any other structure of the building in which Flat is situated, including entrances of the building in which the Flat is situated and in case any damage is caused to the building in which the Flat is situated or the Flat on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach.

c) To carry at his/her/their own cost all internal repairs to the said Flat and maintain the Flat in the same conditions, state and order in which it was delivered by the Builders to the Purchaser/s and shall not do or suffering to be done any thing in or to the building in which the Flat is situated or the Flat which may given the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser/s committing any act the contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

d) Not to demolish or cause to be demolished the Flat or any part thereof, nor at any time make or be made any addition or alteration of whatsoever nature to the Flat or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat is situated and shall keep the portion, sewers, drains pipes in the Flat and appurtenances thereto in good tenantable repair and condition and in particular, so as to support shelter and protect the other parts of the building in which the Flat is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs, or R.C.C. Pardis or other structural members in the Flat without the prior written permission of the Builders and/or the society or limited company.

e) Not to do or permit to be done any act or thing which may render



M. M. M.

R. B. B.

वसई - ४
दस्त क्र. 9 ECP 12023

void or voidable any insurance of the said land and the building in which the Flat is situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance.

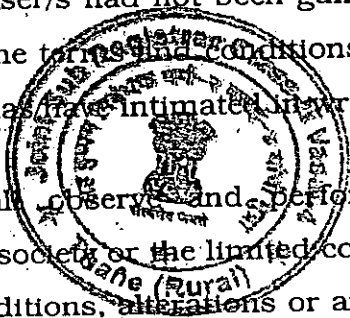
f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said land and the building in with the Flat is situated.

g) Pay to the Builders within seven days of demand by the Builders, their share of security deposit demanded by concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Flat is situated.

h) To bear and pay increase in local taxes, water charges, insurance and such other levys, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat by the Purchaser/s viz. user for any purposes other than for residential purpose.

i) The Purchaser/s shall not let, sub-let, transfer, assign or part with the Purchaser's interest or benefit factor of this agreement or part with the possession of the Flat until all the dues payable by the Purchaser/s to the Builders under this agreement are fully paid up and only if the Purchaser/s had not been guilty of breach of or non-observance of any of the terms and conditions of this agreement and until the Purchaser/s has intimate in writing to the Builders.

j) The Purchaser/s shall observe and perform all the rules and regulations which the society or the limited company may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flats therein and for the observance and performance of the said building Rules, Regulations and bye-laws for the time being of the concerned local authority and of Government



[Handwritten signature]

[Handwritten signature]
Bende

वसई - ४
दस्त क्र. 9 ECP 12023
(Rural)

वसई - ४
दस्त क्र १६८१ १२०१३
BY १६५

and other public bodies. The Purchaser/s shall also observe and perform all the stipulation and condition laid down by the society/limited company regarding the occupation and use of the Flat in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this agreement.

Till a conveyance of building in which Flat is situated is executed the Purchaser/s shall permit the Builders and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land and building or any part thereof to view and examine the state and condition thereof.

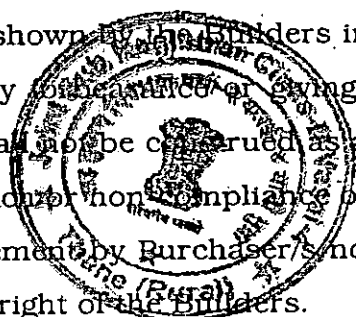
Nothing contained in this agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said Flats or of the said plot of land and building or any part thereof. The Purchaser/s shall have no claim save and except in respect of the Flat hereby agreed to be sold to them and all open spaces, parking spaces, lobbies, staircases, recreation spaces etc., will remain the property of the Builders until the said land and building is transferred to the society/limited company as hereinbefore mentioned.

Any delay tolerated or indulgence shown by the Builders in enforcing the terms of this agreement or any other clause or giving of time to the Purchaser/s by the Builders shall not be construed as a waiver on the part of the Builders of any breach or non-compliance of any of the terms and conditions of this agreement by Purchaser/s nor shall the same in any manner prejudice the right of the Builders.

The Purchaser/s and/or the Builders shall present this agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the registration act and the Builders will attend such office and admit

[Handwritten signature]

[Handwritten signature]



वसई - ४
दस्त क्र. 9 ECF 12022
30/1/22

execution thereof.

- 20) All notices to be served on the Purchaser/s as contemplated by this agreement shall be deemed to have been duly served, if sent, to the Purchaser/s, by registered post A.D./Under Certificate of posting at his/her/their address specified below :-

VIZ: Ujjwal, WING, NO. 3, FLAT NO. 001,
CHAWRE SANKUL, CHAWRE WADI,
BOLINS NAKA, VIRAR (VI).

- 21) IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERETO that the terrace space in front of or adjacent to the terrace Flats in the said building, if any, shall belong exclusively to the respective Purchaser/s of the terrace Flat and such terrace spaces are intended for the exclusive use of the respective terrace Purchaser/s. The said terrace shall not be enclosed by the Purchaser/s till the permission in writing is obtained from the concerned local authority and the Builders or the Co-operative Housing society, or as the case may be, the limited company.

- 22) IT IS AGREED BETWEEN the Builders and Purchasers that in case any additional F.S.I. is granted or construction of additional floor or floors is allowed then the Builders are entitled to construct and dispose of the said additional construction and the Builders have reserved the right to construct the same additional construction mentioned above and dispose the same. The necessary covenant in the deed of conveyance to be executed in favour of Co-operative Housing society shall be incorporated.

- 23) It is agreed that the Builders shall be entitled, without affecting the rights of the Purchaser/s to the said premises including the area thereof, to revise the building plans in respect of the said building

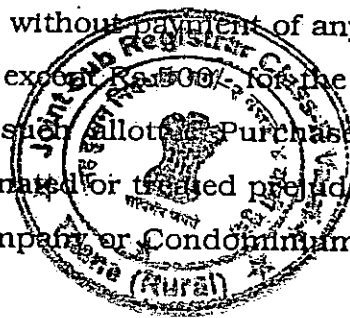
M. M. M.

M. B. B.

वसई - ४
दस्त क्र. १६८१ १२०१३
३६६८

and to utilise the total F.S.I. and the development rights available in respect of the said property by suitably modifying the building plans in respect of the said premises as the Builders may desire and the Purchaser/s hereby irrevocably consents to the right of the Builders to revise and modify the building plans in respect of the said premises from time to time.

24) In the event of any society being formed and registered before the sale and disposal by the Builders of all the premises, the powers and the authority of the society or limited company or Condominium of Apartment so formed or the Purchaser/s and other holders of the premises shall be subject to the over all authority and control of the Builders in respect of all the matters concerning the said building and in particular the Builders shall have absolute authority and control as regards the unsold premises and the disposal thereof. PROVIDED AND ALWAYS the Purchaser/s hereby agrees and confirms that in the event of the said society and/or Limited Company or Condominium of Apartment being formed earlier than the Builders dealing with or disposing of the said building on the said property then and in that event any allottee or Purchaser/s of premises from the Builders shall be admitted to such co-operative society, limited company of Condominium of Apartment on being called upon by the Builders without payment of any premium or any additional charges save and except Rs.500/- for the share money and Rs.100/- entrance fee and such allottee Purchaser/s or transferee thereof shall not be discriminated or treated prejudicially by such co-operative society, limited company or Condominium or Apartment as the case may be.



25) The Purchaser/s hereby agrees that in the event of any amount towards development charges or betterment charges or of a similar nature becoming due and payable by the Builders to the Government or Vasai Virar City Municipal Corporation or to any other public body.

[Handwritten signature]

[Handwritten signature]

वसई - ४

दस्ता क्र. १६६९/२०१३

२१/६

in respect of the said property, the same shall be reimbursed by the Purchaser/s in proportion to the area of his/her/their Flat.

26) The Purchaser/s hereby agrees that in the event of any amount by way of premium or security deposit is payable to the Vasai Virar City Municipal Corporation or the State Government or betterment charges or development tax or security deposit for the purpose of giving water connection or any other tax or payment of a similar nature becoming payable by the Builders the same shall be paid by the Purchaser/s to the Builders in proportion to the area of the said premises and in determining such amount, the discretion of the Builders shall be conclusive and binding upon the Purchaser/s.

27) The Builders have informed the Purchaser/s and the Purchaser/s hereby confirms that the Builders are entitled to :-

(a) Put up hoarding and display advertisements with any of the various devices, including electric, laser and/or neon signs, etc., on any of the external dead walls of the said building and/or on the said terrace above the topmost floor of the said building.

(b) Use the said terrace of the said building for erecting and installing Cellular Telecommunication Relay Station, Radio Pager Relay Station, Satellite and Communication Relay Stations etc and/or for any other purpose;

(c) Erect and install and/or allow installation of Antenna/s boosters and other equipment lay cables from ground level to the level of the terrace above the topmost floor for facilitating relay of Cellular Communication, Radio, Pager services and Satellite and other Communications, provide cable network services for television and from the concerned local authority and the Builders or the society or as the case may be.

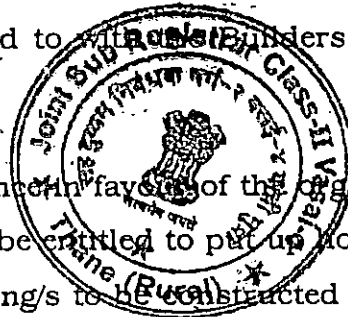
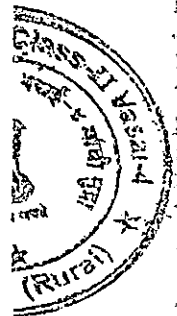
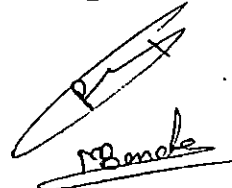
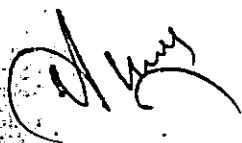


[Handwritten signature]

[Handwritten signature]

वसई - ४
दस्ता क्र. १६८१ १२०१३
७३८९

- 28) The Builders shall have absolute right to dispose off the still area, parking area and the common space in the said building/s and the Purchaser/s shall not claim any right, title and interest in the said still and common space area.
- 29) The Purchaser/s shall be liable to pay the service tax, Vat tax, or any other tax, Cess if applicable on purchasing the Flat to be imposed by the Central and/or State Government or any other Government body at his/her/their own cost and expenses at the time of booking of the Flat.
- 30) It is agreed and understood that the terrace if attached to any Flat shall be exclusively used by the Purchaser/s or such Flat/Shop and no other Purchaser/s of Flat nor society shall have rights of any nature whatsoever over such terrace. The terrace over the top floor shall be used commonly by the Purchaser/s of Flats only on the society or other organization being formed and registered.
- 31) The Builders shall in respect of any amount remaining unpaid by the Purchaser/s under this agreement have first lien and charge on the said Flat agreed to be purchased/acquired by the Purchaser/s.
- 32) The Purchaser/s shall not decorate the exterior of the said premises otherwise than in a manner agreed to with the Builders under this agreement.
- 33) Until the execution of the Conveyance in favour of the Organisation of the Purchasers, the Builders shall be entitled to put up hoarding/s on the said land or on the said building/s to be constructed on the said property and the said hoarding/s may be illuminated or may comprise of neon signs and for the purpose, the Builders are fully authorised to allow temporary or permanent construction or erections and installations either on the exterior of the said building or on the said land and the Purchaser/s agree/s not to object or raise



दस्तावेज - ४
दस्तावेज क्र. १८८९ १२०१३
२०१९

SCHEDULE 'A'

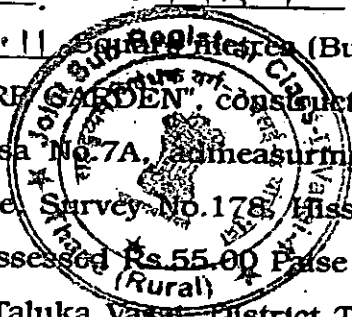
THE SCHEDULE ABOVE REFERRED TO

ALL THOSE pieces and parcels of N.A. land bearing Survey No.178, Hissa No.7A, admeasuring 890 Square metres, assessed Rs.89.00 Paise, Survey No.178, Hissa No. 8B, admeasuring 550 Square metres, assessed Rs.55.00 Paise lying, being and situated at Village BOLINJ, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. II (Virar).

SCHEDULE 'B'

THE SCHEDULE ABOVE REFERRED TO FLAT

Flat No. 101, Wing 'A' on the FIRST Floor, admeasuring 550 Square feet i.e. 51.11 square metres (Built up area), in the building known as "CHAWRE GARDEN", constructed on N.A. land bearing Survey No.178, Hissa No.7A, admeasuring 890 Square metres, assessed Rs.89.00 Paise, Survey No.178, Hissa No. 8B, admeasuring 550 Square metres, assessed Rs.55.00 Paise lying (Rural) being and situated at Village BOLINJ, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. II (Virar).



[Handwritten signature]

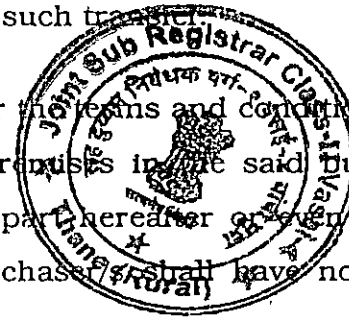
[Handwritten signature]

any dispute in respect of the same.

वसई - ४
हस्त क्र. १६८१ १२०१३
४५१८१

34) It is expressly and specifically agreed understood and confirmed by the Purchaser/s that till the conveyance, lease or assignment or other vesting documents in respect of the said building or one or more of them together with the land appurtenant thereto is are executed and even after execution of such documents in favour of the society or limited company to be formed, registered, incorporated by the Purchaser/s of Flat in the said building, the Builders shall have full rights, power and absolute authority to deal with or dispose off the unsold Flats etc. which are in the name of the Builders or their nominee to the discretion to which the Purchaser/s herein and the other Purchaser/s have no right or authority to object or challenge the same. On the Builders intimating to the society or limited company; as the case may be the name or names, of the Purchaser or Purchasers of such unsold Flats etc. the society shall admit and accept such person/persons as his/her/their member/s and share holder/s and issue transfer share certificate in favour of such person/persons without charging/recovering any premium, fees, donation or any amount of whatsoever nature for such transfer.

35) The Builders shall be entitled to alter the terms and conditions of the Agreement relating to the unsold premises in the said building of which the aforesaid premises form part hereafter or even after the said society is formed and the Purchaser/s shall have no right to object to the same.



36) This agreement shall always be subject to the Provision of Maharashtra Co-Operative Societies Act, 1960 with rules made thereunder and also The Maharashtra Ownership Flats (Regulation of the Promotions of Construction Sale Management and Transfer) Act, 1963.

[Handwritten signature]

[Handwritten signature]

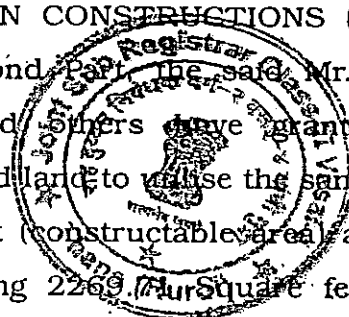
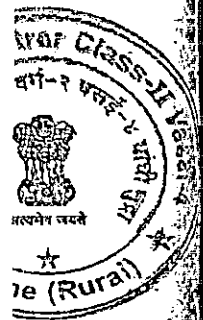
SCHEDULE 'C'

वसई - ४
दस्त क्र. १६६१ १२०१३
२६७९

TITLE CLEARANCE REPORT

THIS IS TO CERTIFY THAT I have investigated the title of N.A. land bearing Survey No.178, Hissa No.7A, admeasuring 890 Square metres, assessed Rs.89.00 Paise, Survey No. 178, Hissa No. 8B, admeasuring 550 Square metres, assessed Rs.55.00 Paise lying, being and situated at Village BOLINJ, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. II (Virar) belonging to 1) MR. ABDUL REHAMAN ABID HUSSEIN CHAWRE, 2) MR. MOHAMMED SAALIM ABID HUSSEIN CHAWRE, 3) MR. MOHAMAD ABBAS ABID HUSSEIN CHAWRE, 4) MRS. AMERA NAZAR SONDE, 5) MRS. AREFA CHIRAGUDDIN KOKNI.

By an Development Agreement dated 13th September 2012 and registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial.No. 08942-2012, dated 13/09/2012, 1) Mr. Abdul Rehman Abid Hussein Chawre, 2) Mohammed Saalim Abid Hussein Chawre, 3) Mohammed Abbas Abid Hssein Chawre, 4) Amera Nazar Sonde, 5) Arifa Chiraguddin Alias Chirag Kokni. (therein called "The Owners") of the First Part and M/s. WELLDON CONSTRUCTIONS (therein called "The Developers") of the Second Part, the said Mr. Abdul Rehman Abid Hussein Chawre and others have granted the development right in respect of the said land to use the sanctioned F.S.I. admeasuring 15928 Square feet (constructable area) and the F.S.I. of PG. Reservation admeasuring 2269.71 Square feet to be sanctioned by the Vasai Virar City Municipal Corporation total F.S.I. admeasuring 18197.71 Square feet i.e. 1691.23 Square metres together with all balconies and staircases area together with right of way over the roads and other common facilities approved by the Vasai Virar City Municipal Corporation to M/s. WELLDON CONSTRUCTIONS, on the terms and conditions mentioned in the



[Handwritten signature]

[Handwritten signature]

वसई - ४
दस्ता क्र. १६६९ १२०१३
५९७८९

said agreement.

The said Mr. Abdul Rehman Abid Hussein Chawre and others have executed a Power of Attorney dated 13/09/2012 which is registered in the office of Sub-Registrar at Vasai No. II (Virar) under Serial No. 08943-2012, dated 13/09/2012 in favour of M/s. WELLDON CONSTRUCTIONS with a right to develop the said land.

I have investigated the title and the same is found clear, marketable and without any encumbrance.

sd/-

(N.B.DESHMUKH & CO.)

ADVOCATE



[Handwritten signature]

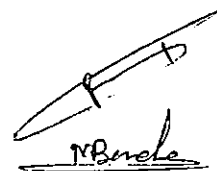
[Handwritten signature]

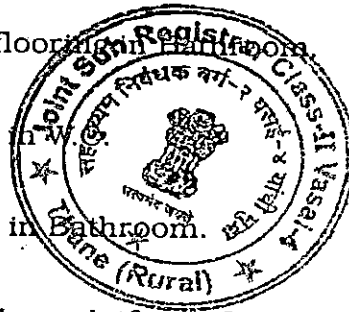
SCHEDULE 'D'

वसई - ४
दस्त क्र. १६६९ १२०१३
१३-१६९

LIST OF AMENITIES

1. BUILDING : R.C.C. framed structures with 6" wall and and 4" thick inside brick walls.
2. PLASTERING : Outside plaster will be two coats and faced with cement paint. Inside plaster will be neer finished cement plaster with distemper colour.
3. DOORS : Flush door (main door with polish) with fancy fittings, becalite doors in W.C. and Bathroom.
4. WINDOWS : Aluminium sliding windows with marble frame.
5. FLOORING :
 - i) Spartex Flooring with scarting in all rooms.
 - ii) Spartex flooring in W.C.
 - iii) Full Tile in W.C.
 - iv) Full tiles in Bathroom.
6. KITCHEN PLATFORM : Raised kitchen platform Granite on top & steel sink with kitchen trolleys.
7. PAINTING :
 - i) All door oil Painted.
 - ii) Distemper painted walls in the flat.
 - iii) Externally Acrylic Paint.


M. B. Chole



बसई - ४
दस्तावेज क्र. ECP 12023
यु. टी. ए.

- 8 ENTRANCE : Decorative Entrance
- 9 ELECTRICITY : An electric wiring and main line concealed.
- 10 WATER : Over head RCC water tank with electric pump set.
- 11 PLUMBING : Concealed plumbing in Bathroom and WC.
- 12 R.C.C. Loft : Bathroom and Kitchen.
- 13 One white wash basin.
- 14 Shower and Fancy taps in bathroom.
- 15 Orissa Pan in W.C.



[Handwritten signature]

[Handwritten signature]

वसई - ४
र.स.क. १६१९ १२०१३

IN WITNESSES WHEREOF THE PARTIES HERETO HAVE
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS THE DAY
AND THE YEAR FIRST HEREINABOVE WRITTEN.

SIGNED AND DELIVERED BY THE)
WITHIN NAMED "THE BUILDERS")
M/S. WELLDON CONSTRUCTIONS.)
a partnership firm, through its partner)
in the presence of.....)

Handwritten signature



ABDUL MUQEET . M.S.
JASNAK.

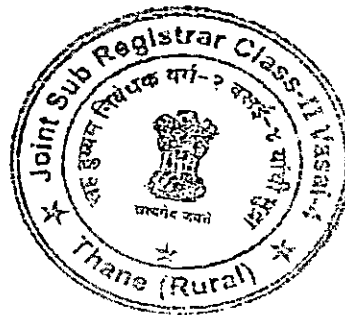
1. Name: . YUBAIR . N-SHAIKH

Address: NALLASOPARA (W)

Handwritten signature

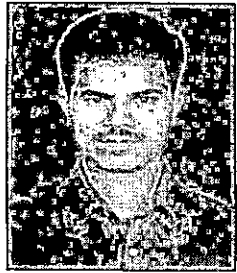
2. Name:

Address:



Handwritten signature
Handwritten signature

वसई - ४
दस्त क्र. 9819 12023
9819



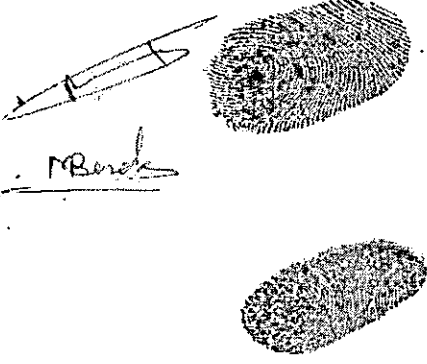
SIGNED AND DELIVERED by the)

with in named "THE PURCHASER/S")

PRAYASH RATHA BHURKUD)

MEENA PRAKASH BHURKUD)

in the presence of)



1.

Name: ZUBAIR N. SHAIKH.

Address: NALLA SOPARA

ZUBAIR.

2.

Name: [Signature]

Address:

RECEIVED the day and the year first)

hereinabove written of and from the)

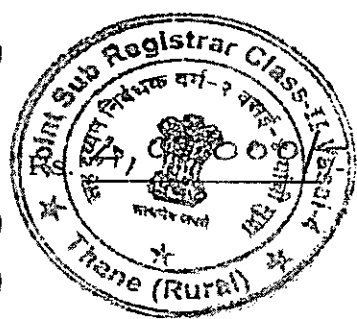
with in named PURCHASER/S, the sum)

of Rupees four lakh)

seven thousand rupees)

as and by way of earnest money, paid by)

him/her/them to us.)



WITNESSES:

1. ZUBAIR.

2. [Signature]

WE SAY WE HAVE RECEIVED.

[Signature]
BUILDERS

वसई - ४
दस्त क्र. १९६९ १२०१३

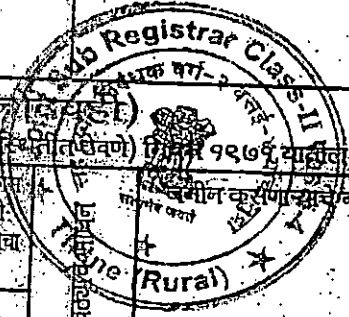
क्रमांक

गांव नमुना सात (अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमिन अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ - यातील नियम ३, ५, ६ आणि ७)

तहसील : वसई

भुमापन क्रमांक	भुमापन क्रमांकाचा उपविभाग	भूधारण पद्धती	९३१	भोगवटाधाराचे नांव	९२५	खाते क्रमांक :	९२१	
१९७७	०३	१	९५१	९५२	९६०	कटाचे नांव :		
हेताचे स्थानिक नांव			अण्णलेखनात जमिंदारीचे नांव				जोवर	
लागवडी क्षेत्र	हेक्टर	आर	प्रति	महमद खान जमिंदारीचे नांव				जोवर
वैरस मिटर	०.०८२९			आमेरा नगर सोई				जोवर
एकूण	०.२९९९			आदिपा (वसई) जमिंदारी				जोवर
एकरा (लागवडी)				सीमा आणि भुमापन चिन्हे :				
योग्य नसलेले				७२५५				९१६९
वर्ग (अ)				७२५५				९१६९
वर्ग (ब)								
एकूण								
आकारणी	रुपये	पैसे						
मुंडी कुवा विशेष आकारणी	८९	००						



गांव नमुना १२ (पिकांची नोंदवह्या)

(महाराष्ट्र जमिन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१, यातील नियम २९)

खाल	पिकाखालील क्षेत्र						पडोत व पिकास निरुपयोगी अशा जमिनीचा तपशिल		शेरा	
	मिश्रपिकांचे एकूण क्षेत्र			घटक पिके व प्रत्येक पिकाचे क्षेत्र			रुप	क्षेत्र		
पिकाचे नांव	जलसिंचन	अजल सिंचन	पिकाचे नांव	जलसिंचन	अजल सिंचन	पिकाचे नांव	जलसिंचन	अजल सिंचन	रुप	क्षेत्र
१	५	५	६	७	८	९	१०	११	१२	१३
हे.आ.	हे.आ.		हे.आ.	हे.आ.		हे.आ.	हे.आ.	हे.आ.		१४
										१५

३ DEC 2011

तहसील वसई

(Handwritten signature)

(Handwritten signature)

वसई - ४
 क्र. १६११ / २०१३
 ६३५५

गांव नसुना सात (अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमिन अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ - यातील नियम ३, ५, ६ आणि ७)

तहसील : वसई

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारण पद्धती	भोगवटोधाराचे नांव (६१६)	खाते क्रमांक : ६२१
१०७	६७		अब्दुल रेवफाक अब्दुल हसन	कच्चे नाव :
भेताचे स्थानिक नाव			अब्दुल रेवफाक अब्दुल हसन	
लिंगी भेदा	हेक्टर	आर	प्रति	
चौरस मिटर				
००५	५			
एकूण	००५	५		
मिटरपयवा लागवडी योग्य नसलेले				
वर्ग (अ)				
वर्ग (ब)				
वर्ग (क)				
उपखे				
पेढे				
आकारणी	३५-००			
आकारणी				

गांव नसुना १२ (पिकांची नोंदवही)

(महाराष्ट्र जमिन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९)

दिवस	मिश्रपिकांचे एकूण क्षेत्र			घटक पिके व प्रत्येक पिकाचे क्षेत्र			मिश्रपिकांचे एकूण क्षेत्र			पडीत व पिकास निरुपयोगी अशा जमिन तपशील	पिकांच्या नाव	क्षेत्र
	जमिन संचलन	अजल संचलन	पिकांचे नाव	जमिन संचलन	अजल संचलन	पिकांचे नाव	जमिन संचलन	अजल संचलन	स्वरूप			
१	हे.आ.	६	६	६	६	६	१०	११	१२	१३	हे.आ.	
२	हे.आ.			हे.आ.	हे.आ.		हे.आ.	हे.आ.			हे.आ.	



३ DEC 2011

तलाठी सज्जु बाळीज
 तहसिली वसई

Handwritten signature

Handwritten signature

दस्तावेज क्र. 9 ECP 12011
EY PGP

वाचले :-

- श्री.अब्दूल रेहमान आबिद हुसेन चावरे व इतर रा.मलिका मंजिल, वृ-हान चौक, सोपारा, ता.वसई जि.ठाणे यांचा अर्ज दिनांक २०/८/२०११
- वसई-विरार शहर महानगरपालिका यांचेकडील परवानगी क्र. VVCMC/ TP/ NANOÇ/ VP-०६२६/८७० दि.९/८/२०११
- तहसिलदार वसई यांचेकडील पत्र क्रमांक/महसूल/जमिनबाब/एसआर-९२ दिनांक १४/९/२०११
- १) उपजिल्हाधिकारी (भूसंपादन) लघुपाटबंधारे, ठाणे ३ रा मजला यांचेकडील पत्र क्र.भूस/ ल.प्रा/एसआर-६०५० दि. १३/९/२०११ २) उपजिल्हाधिकारी (भूसंपादन) लघुपाटबंधारे, ५वा माळा ठाणे यांचेकडील पत्र क्र.भूसंपादन/वशी-४७८/टे-१/जा.क्र.१९४/१९ दि.१४/९/२०११ ३) भूमी संपादन विशेष अधिकारी (विशेष घटक) ठाणे यांचेकडील पत्र क्र.भूसविअ/नाहदा/११७७ दि. ५/९/२०११ ४) उपजिल्हाधिकारी (भूसंपादन) मेट्रो सेंटर-३, ठाणे यांचेकडील पत्र क्र.भूस/मे.से-३/एसआर-७७० दि.१३/९/२०११. ५) उपजिल्हाधिकारी (भूसंपादन) उल्हास खोरे प्रकल्प, ठाणे यांचेकडील पत्र क्र भूसंपादन/ टे.नं.१/वशी-५४७५ दि.१५/९/२०११ ६) उप विभागीय अधिकारी भिवंडी विभाग भिवंडी यांनी त्यांचेकडील पत्र क्र.बीडी/महसूल/टे-३/भूसं/कावि-७/११ दि.२८/९/२०११ अर्जदार यांनी सादर केलेले हमीपत्र दिनांक ९/९/२०११ इकडील कार्यालयाने दिनांक २९/८/२०११ रोजीचे 'महाराष्ट्र जनमुद्रा' व दिनांक ३०/८/२०११ रोजीचे 'आपला उपनगर' या वृत्तपत्रात प्रसिध्द केलेला जाहिरनामा या वृत्तपत्रात प्रसिध्द केलेला जाहिरनामा



आदेश :-

ज्या अर्थी श्री.अब्दूल रेहमान आबिद हुसेन चावरे व इतर रा.मलिका मंजिल, वृ-हान चौक, सोपारा, ता.वसई जि.ठाणे यांनी ठाणे जिल्ह्यातील वसई तालुक्यातील मीजे बोर्डीज येथील स.नं./हि.नं. १७८/७अ क्षेत्र ८९०-०० चौ.मी. व स.नं.१७८/८ब क्षेत्र ५५०-०० चौ.मी. असे एकूण क्षेत्र १४४०-०० चौ.मी. जागेचा रहिवास व वाणिज्य या बिगरशेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्या बाबत अर्ज केलेला आहे.

आणि ज्याअर्थी, प्रस्तावित जमीनीस धिनशेती परवानगी देण्याच्या संदर्भात दिनांक २९/८/२०११ रोजीचे दैनिक 'महाराष्ट्र जनमुद्रा' व दिनांक ३०/८/२०११ रोजीचे 'आपला उपनगर' या वृत्तपत्रात जाहिरनामा प्रसिध्द करणेत आला होता. सदर जाहिरनामा वृत्तपत्रात प्रसिध्द झाल्यापासून ७ दिवसांचे मुदतीत एकही तक्रार/ हरकत या कार्यालयास प्राप्त झाली नाही.

त्या अर्थी आता महाराष्ट्र जमीन महसूल अधिनियम १९६२ च्या कलम १३२ अन्वये त्यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करून उपजिल्हाधिकारी यांनी १) अब्दूल रेहमान आबिद हुसेन चावरे २) महमंद सलीम अन्विस आबिद हुसेन चावरे ३) महमंद अन्विस आबिद हुसेन चावरे ४) अमिरा नजर सोडे ५) आरीफ नजर सोडे यांनी यांनी ठाणे जिल्ह्यातील वसई तालुक्यातील मीजे बोर्डीज येथील स.नं./हि.नं. १७८/७अ क्षेत्र ८९०-०० चौ.मी. व स.नं.१७८/८ब क्षेत्र ५५०-०० चौ.मी. असे एकूण क्षेत्र १४४०-०० चौ.मी. मधील अर्जदारी प्रयोजनार्थ वापर करण्या बाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यात येत असून वसई-विरार शहर महानगरपालिका यांचेकडील मंजूर नकाशाप्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही.



३) आर.जी.@ १०% (नॉन डिडक्टेबल)

- १२२-९१ चौ.मी.

ला.शर्ती अशा:-

१) या परवानगी अधिनियम १९६२ च्या कलम १३२ अन्वये देण्यात आलेली

(Handwritten signature)

(Handwritten signature)

- २ - क्र. महसुल/क-१/टे-९/एनएपी/बोलीज-वसई/रस्तार/२८/२०१३

- २ अनुज्ञाग्राही व्यक्तीने (ग्रॅटीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यांत आली असेल त्याच प्रयोजनार्थ केला पाहिजे. आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्या शिवाय इतर कोणताही वापर करता कामा नये. इमारतीच्या वापरावरून जमिनीचा वापर उरविण्यांत येईल.
- ३ अशी परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्यांचे जे कोणतेही उपभूखंड करण्या बाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पोट विभागणी करता कामा नये.
- ४ अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान होईल अशा रीतीने अशा जमीनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभागा वरून अशा भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासून एक वर्षाच्या आंत मंजूर आराखड्या प्रमाणेच काटेकोरपणे विकसित केली पाहिजे. आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.
- ५ अनुज्ञाग्राही व्यक्तीस असा भूखंड दिकावयचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्यांचे निष्पादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.
- ६ या सोबत जोडलेल्या वसई-विरार शहर महानगरपालिकेने मंजूर केलेल्या स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केल्या प्रमाणेच जोते क्षेत्रावर बांधकाम करण्या विषयी ही परवानगी देण्यांत आलेली आहे. सदर भूखंडातील नकाशात दर्शविल्या प्रमाणेच उर्वरित क्षेत्र विना बांधकाम मोकळे सोडले पाहिजे. प्रस्तावित बांधकाम हे वसई-विरार शहर महानगरपालिकेच्या मंजूर नकाशात दर्शविलेल्या मजल्या पेक्षा जास्त मजल्याचे असू नये.
- ७ प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने (ग्रॅटीने) वसई-विरार शहर महानगरपालिका यांची असे बांधकाम करण्या विषयाची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.
- ८ अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या वसई-विरार शहर महानगरपालिकेने मंजूर नकाशात दर्शविल्या प्रमाणे सीमांतिक मोकळे क्षेत्र (ओपन मैन्सोफ्ट डिस्टेंसेस) सोडले पाहिजे.
- ९ या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा बिगर शेती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यांत आला असेल तर तो हाऊट अलाहदा. अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी आपोआप रद्द झाली असेल. समजण्यांत येईल.
- १० अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे बिगर शेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांका पासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आंत तलाठ्या मार्फत वसई तहसिलदारांस कळविले पाहिजे. जर तो असे करण्यास चुकेल तर महाराष्ट्र जमीन महसुल (जमीनीच्या वापरातील बदल व बिगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाग्राही पात्र ठरेल.
- ११ अशा जमीनीचा त्या प्रयोजनार्थ वापर करण्यास अनुज्ञाग्राहीस परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ वापर करण्यास प्रारंभ करण्याच्या दिनांका पासून सदर अनुज्ञाग्राहीने



[Handwritten signature]

[Handwritten signature]

- ३ - क्र.महसुल/क-१/टे-९/एनएपी/बोर्लीज-वसई/एसआर-१२८/२०११

अंमलात येणारे विनशेती आकार देणे बंधनकारक राहिल.अशा जमिनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यात आला तर त्याप्रसंगी निराळ्या दराने बिगरशेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारात घेण्यात येणार नाही.

- १२ प्रस्तावित जमिनीची अतितातडीची मोजणी फी रक्कम रुपये ९,०००/- (अक्षरी रुपये नऊ हजार मात्र) चलन क्र.५३३/२०११ (भारतीय स्टेट बँक चलन क्र १६८३) दिनांक ३/११/२०११ अन्वये शासन जमा केली आहे.
- १३ भूमापन विभागाकडून जमिनीची मोजणी करण्यात आल्या नंतर अशा जमिनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच बिगरशेतकी आकारणी यांत बदल करण्यात येईल.
- १४ सदर जमिनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून दोन वर्षांच्या कालावधीत अनुज्ञाग्राहीने अशा जमिनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेश रद्द समजण्यात येईल. व अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.
- १५ पुर्वीच मंजूर केलेल्या नकाशावरहकुम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणतीही भर घालता कामा नये किंवा ती मध्ये कोणताही फेरबदल करता कामा नये. मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असेल आणि अशा भरीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.
- १६ अनुज्ञाग्राही व्यक्तीने आजुबाजुच्या परिसरांत अस्वच्छता व घाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.
- १७ जमिनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमीन महसुल (जमिनीच्या वापरात बदल व बिगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल
- १८अ या आदेशात आणि सनदी मध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाग्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिका-यास तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.
- १८ब वरील खंड अ) मध्ये काहीही अंतर्भूत असले तरीही मालकी मालिका विषयक जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यात आले किंवा तरतुदी किंवा या इमारतीच्या किंवा बांधकामांचा वापर करण्यात आला असेल किंवा निर्दिष्ट मुदतीच्या आंत अशा रीतीने उभारलेली इमारत काढून घ्यावी किंवा किंवा फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देतो किंवा फेरबदल करण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून घ्यावे किंवा फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रीत्यर्थ आलेल्या अनुज्ञाग्राही व्यक्तीकडून जमीन महसुलाची थकबाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.
- १९ दिलेली ही परवानगी मुंबई कुळवहियाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ.सारख्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील. त्या उपबंधाच्या अधिन असेल.
- २० प्रस्तावित जमिनीच्या बिगरशेतकी आकारणीच्या पाचपट रक्कम रु.७२० /- (अक्षरी रु.सातशे वीस मात्र) रूपांतरीत कर (कन्व्हर्शन टॅक्स) म्हणून चलन क्र.६२२/२०११ (भारतीय स्टेट बँक चलन क्र १६४१) दिनांक ३/११/२०११ अन्वये सरकार जमा केली आहे.

[Handwritten Signature]

[Handwritten Signature]

वसई - ४
दस्त क्र. 96LP 12093
96LP

- ४ - क्र.महसुल/क-१/टे-९/एनएपी/बोर्डीज-वसई/दस्तावर-१२८/२०११
- २१ अनुज्ञाग्राही यांनी वसई-विरार शहर महानगरपालिका यांचे कडील मंजूर नकाशावरहुकुमच बांधकाम केले पाहिजे. त्यात सिडको व महसुल खात्याचे पूर्व परवानगी शिवाय कोणताही बदल करता येणार नाही.
 - २२ अनुज्ञाग्राही यांनी वसई-विरार शहर महानगरपालिका यांचेकडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामा मध्ये बदल करून जादा घटाईक्षेत्र निदेशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये प्लॅजदारी स्वरूपाचा गुन्हा दाखल करण्यास पात्र रहातील व असे जादा बांधकाम दूर करण्यास पात्र राहिल.
 २३. अनौपचारिक संदर्भाने तहसिलदार (रेतीगट) ठाणे यांचेकडील पत्र क्रमांक रेतीगट/गोख/टे-५/कायि-३८९/२०११ दिनांक ३/११/२०११ अन्वये जोता क्षेत्रावर होणारे गौण खनिज उत्खनन १७४ ब्रास घर होणारे स्वामीत्व घनाची रक्कम रु.३४,८२५/- (अठ्ठाईस हजार आठशे पंचवीस मात्र) चलन क्र.३८९/११ (भारतीय स्टेट बँक शाखा ठाणे चलन क्र १६६६) दिनांक ३/११/२०११ अन्वये भ्रंश केले आहेत.
 २४. वसई-विरार शहर महानगरपालिका यांचे दिनांक ९/८/२०११ चे परवानगी मधील सर्व शर्ती अनुज्ञाग्राही यांचेवर बंधनकारक राहतील.

सही/-
(ए. एल जन्हाड)
जिल्हाधिकारी ठाणे.

प्रति,
श्री.अब्दुल रेहमान आबिद हुसेन चावरे व इतर
रा.मलिका मंजिल, बृ-हान चौक्,
सोपारा, ता.वसई जि.ठाणे

आदेश निर्गमित केले

[Signature]
जिल्हाधिकारी ठाणे करिता



TRUE COPY



अबुझर अब्दुल हाफिज शेख
(विशेष कार्याधिकारी अतिरिक्त)
ए-२०१, उर्बासि अपार्टमेंट, वसई, जि.ठाणे
नालासोपारा, ता. वसई, जि.ठाणे (Rural)
अनुक्रमांक - २६१९



[Signature]

[Signature]

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



वसई - ४
दस्त क्र. १६६९ १२०१३
०३/६९

दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasaivirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/CC/VP-0626/2640

21/3/2012

To,
Mr. Abdul Rehman A.H. Chawre & 4 others,
Through P.A. Holder, Mr. Abdul Mugeet M.S. Jasnak
Mallika Manzil, Burhan Chowk,
Nallasopara (W), Tal: Vasai,
DIST:THANE.

Sub: **Commencement Certificate for proposed Residential building on land bearing S.No. 178, H.No.7A & 8B of Village: Bolinj, Tal:Vasai, Dist:Thane.**

Ref :

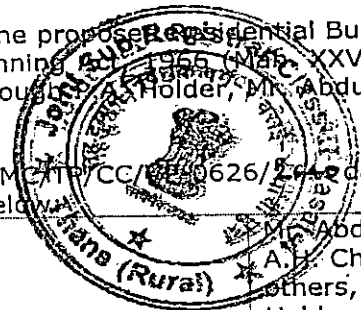
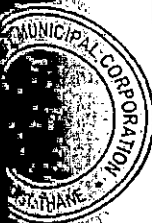
1. NOC for N.A. Permission granted by VVCMC vide letter No.VVCMC/TP/NANOC/VP-0626/870 dated 09/08/2011.
2. N.A Order No. REV/K-1/T-9/NAP/BOLINJ-VASAI/SR-128/2011 dtd. 04/11/2011, for Collector of Thane.
3. TILR M.R. No. 632/2010, dtd. 08/04/2011, & M.R. No. 633/2010, dtd. 08/04/2011, for measurement.
4. Assurance letter from Vasai Virar City Municipal Corporation vide letter dated 21/03/2012.....
5. Your Registered Engineer's letter dated 27/12/2011.

Sir/ Madam,

Development Permission is hereby granted for the proposed Residential Building in under Sec. 45 of Maharashtra Regional and Town Planning Act, 1956 (Mar. XVII of 1966) to Mr. Abdul Rehman A.H. Chawre & 4 others, Through P.A. Holder, Mr. Abdul Mugeet M.S. Jasnak.

It is conditions mentioned in the letter No.VVCMC/TP/CC/VP-0626/2640 dated 21/03/2012. The detail of the layout is given below.

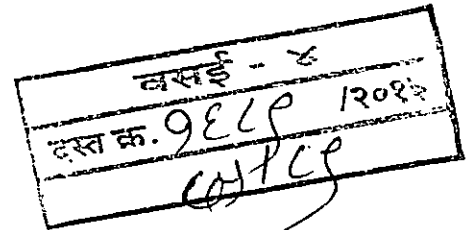
1	Name of assess owner / P.A. Holder	Abdul Rehman A.H. Chawre & 4 others, Through P.A. Holder, Mr. Abdul Mugeet M.S. Jasnak.
2	Location	Bolinj
3	Land use (Predominant)	Residential building.
4	Gross plot 7/12 Area	1440.00 sq.m
5	P.G Reservation	210.94 sq.m
6	Balance pot Area	1229.06 sq.m
7	RG @ 10% (Non-Deductable)	122.90 sq.m
8	Buildable Plot area	1229.06 sq.m
9	Permissible FSI	1.00
10	Permissible BUA	1229.06 sq.m
11	Proposed Built-Up-Area	1138.74 sq.m
12	No.of Bldg.	1 Nos.



(Handwritten signature)

(Handwritten signature)

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसाई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५२०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५२०७
ई-मेल : vasaivirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म.
दिनांक :

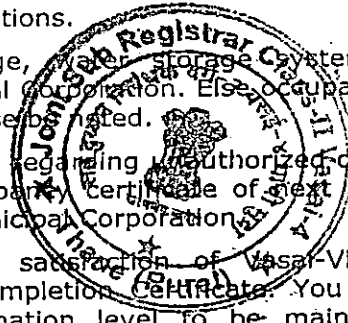
VVCMC/TP/CC/VP-0626/ 2 6 4 0

21/3/2012

The details of the Buildings is given below:

Sr. No.	Predominant Building	Bldg. No.	No. of Floors	No. of Flats	Built Up Area (in sq. mt.)
1.	Residential	1	G+4	32	1138.74

- 1) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 48 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).
- 2) The amount of Rs. 16,700/- (Rupees Sixteen Thousand Seven Hundred only) deposited vide receipt No. 211557 dated 06/03/2012 with Vasai-Virar City Municipal Corporation as interest from security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building Control Regulation & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.
- 3) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition.
- 4) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding, disease prone conditions.
- 5) You shall provide drainage, sewerage, storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- 6) You have to fix a board of public notice regarding authorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Vasai-Virar City Municipal Corporation.
- 7) You shall develop the road to the satisfaction of Vasai-Virar City Municipal Corporation applying before Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintain, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
- 8) You shall construct cupboard if any, as per sanctioned D.C Regulations.
- 9) You shall construct the compound wall & also developed the roads upto WBM standard before Plinth Completion Certificate.
- 10) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 11) You shall provide Mosquito proof treatment in order to avoid Mosquito breeding to the satisfaction of VVCMC. Occupancy Certificate will not be granted if Mosquito treatment is not provided.



[Handwritten signature]

[Handwritten signature]

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



वसई - ४
सं. क्र. १६६१/१२०१३
०५१६

दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasaivirarcorporation@yahoo.com

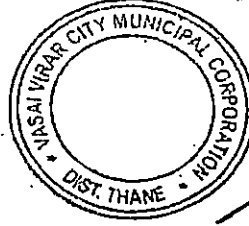
जा.क्र. : व.वि.श.मं.
दिनांक :

VVCMC/TP/CC/VP-0626/2640

21/3/2012

12) Water Storage tank's (cisterns) and septic tanks are required to be done Mosquito proof arrangement by licenses plumber.

Yours faithfully,



Dy. Director of Town Planning
Vasai-Virar City Municipal Corporation

Encl.: a/a.
c.c. to:

1. M/s. En-Con, Project Consultants,
G-7, 8 'D' Wing, Sethi Palace,
Ambadi Road, Vasai Road (W),
Tal. Vasai, Dist. Thane.
2. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation.
Ward officeA.....
3. The Collector,
Office of the Collector, Thane.
4. The Tahasildar
Office of the Tahasildar, Vasai



[Handwritten signature]

[Handwritten signature]
N. Benke

