

SCANNED

DOC NO 12319/2024

① Withhus

photo copy

Stamp duty detail

F147 NO 401-A

AV 43,00,000/-

MV 33,73000/-

SD 301000/-

RF 30,000/-

~~①~~

337/12319

पावती

Original/Duplicate

Friday, July 05, 2024

नोंदणी क्र.: 39म

2:15 PM

Regn.:39M

पावती क्र.: 13210

दिनांक: 05/07/2024

गावाचे नाव: भाईदर

दस्तऐवजाचा अनुक्रमांक: टनन7-12319-2024

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मोहम्मदी अब्दुल्लाह पीपरमिटवाला - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकूण:

रु. 32000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

2:34 PM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 7

बाजार मुल्य: रु.3372424 /-

मोबदला रु.4300000/-

भरलेले मुद्रांक शुल्क : रु. 301000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

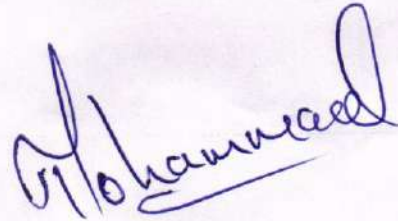
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0724059807253 दिनांक: 05/07/2024

वँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004739598202425R दिनांक: 05/07/2024

वँकेचे नाव व पत्ता: IDBI



मुळदस्त परत मिळाला



05/07/2024

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 7

दस्त क्रमांक : 12319/2024

नोंदणी :

Regn:63m

## गावाचे नाव : भाईदर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4300000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3372424
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे भाईदर,वार्ड क्र. जे-1,विभाग क्र. 1/14,ता. जि. ठाणे येथील सदनिका क्र. 401,चौथा मजला,ए विंग,अंजनी प्राईड,भाईदर व्हिलेज,मीरा रोड पूर्व,ठाणे,क्षेत्र 36.86 चौ.मी. कारपेट + बाल्कनी क्षेत्र 3.48 चौ.मी. कारपेट( ( Survey Number : 39/4 ; ) )
(5) क्षेत्रफळ	1) 40.34 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. गीता डेव्हलपर्स चे भागीदार रामावतार जी. भुतडा तर्फे कु.मु.म्हणून जगदीश यादव - - वय:-; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पहिला मजला, मिलन प्लाझा, 90 फूट रोड, भाईदर प., ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-AACFG3654J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मोहम्मदी अब्दुल्लाह पीपरमिटवाला - - वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सैफी बुरहाणी पार्क ई, म्हाडा ट्रान्सीट नव हिंद मिल कंपाऊंड, 501, पाचवा मजला,ल रामभाऊ भोगले मार्ग, घोडपदेव मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुंबई. पिन कोड:-400033 पॅन नं:-AOYPP1315F
(9) दस्तऐवज करून दिल्याचा दिनांक	04/07/2024
(10) दस्त नोंदणी केल्याचा दिनांक	05/07/2024
(11) अनुक्रमांक,खंड व पृष्ठ	12319/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	301000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शोरा	

सह दुय्यम निबंधक वर्ग. २  
ठाणे क्र ७

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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



**Payment Details**

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MOHAMMADI ABDULLAH PIPERMINTWALA	eSBTR/Simple Receipt	69103332024070451139	MH004739598202425R	301000.00	SD	0002583320202425	05/07/2024
2		DHC		0724059807253	2000	RF	0724059807253D	05/07/2024
3	MOHAMMADI ABDULLAH PIPERMINTWALA	eSBTR/SimpleReceipt		MH004739598202425R	30000	RF	0002583320202425	05/07/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0724059807253	Date 05/07/2024
Received from geeta, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Thane 4 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 05/07/2024
Bank CIN 10004152024070527771	REF No. 455361077183
This is computer generated receipt, hence no signature is required.	

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CHALLAN	
MTR Form Number-6	२ १००



GRN	MH004739598202425R	BARCODE	[Barcode]		Date	04/07/2024-17:19:15	Form ID	B25
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Bank Portal - Simple Receipt			TAX ID / TAN (If Any)				
				PAN No.(if Applicable)	AOYPP1315F			
Office Name	THN4_THANE NO 4 JOINT SUB REGISTRA			Full Name	MOHAMMADI ABDULLAH PIPERMINTWALA			
Location	THANE			Flat/Block No.	FLAT NO 401,4TH FLOOR A WING,ANJANI			
Year	2024-2025 One Time			Premises/Building	PRIDE			
Account Head Details		Amount In Rs.		Road/Street				
0030046401 Stamp Duty(Bank Portal)		301000.00		BHAYANDAR,THANE				
0030063301 Registration Fee		30000.00		Area/Locality				
				,VILLAGE				
				Town/City/District				
				PIN				
				4 0 1 1 0 7				
				Remarks (if Any)				
				Prop rnvb!ty=Immovable~Prop Amt=4300000.00~Prop area=40.34~Prop area UOM=Sq.Meter~oth Prop ID=PAN-AACFG3654J~oth Prop Name=MS GEETA DEVELOPERS~				
				Amount In				
				Three Lakh Thirty One Thousand Rupees Only				
				Words				
				Total				
		3,31,000.00						
Payment Details			IDBI BANK			FOR USE IN RECEIVING BANK		
Cheque-DD Details			Bank CIN	Ref. No.	69103332024070451139	743961837		
Cheque/DD No.			Bank Date	RBI Date	04/07/2024-17:19:14	Not Verified with RBI		
Name of Bank			Bank-Branch			IDBI BANK		
Name of Branch			Scroll No. , Date			Not Verified with Scroll		

Department ID :

Mobile No. : 919821027480

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

*Mohammed*

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**AGREEMENT FOR SALE**

**THIS AGREEMENT** is made and entered into at Bhayandar, on this 4<sup>th</sup> day of JULY of the Christian Year Two Thousand twenty four ~~BY~~ 2024 **AND BETWEEN GEETA DEVELOPERS**, a partnership firm duly constituted under the provisions of The Indian Partnership Act 1932, having its address at 1<sup>st</sup> Floor, Milan Plaza, 90 Feet Road, Bhayandar (West), District - Thane 401 101, hereinafter for the sake of brevity referred to as **"THE PROMOTERS / BUILDERS"** (which expression shall unless it be repugnant to the context and meaning thereof would mean and deem to mean and include the said partnership firm, the partners constituting the said firm for the time being and from time to time, their respective legal heirs, representatives, executors, administrators and assigns) of the **ONE PART**

**AND**

**SHRI/SMT./MS./MESSER** MOHAMMADI ABDULLAH PIPERMINTWALA

having his/her/their/its address at Saifee Buxhani Park II, MHADA Transit New Hind Mill Compound, 3A, 5<sup>th</sup> Floor, 501, Rambhao Bhogle Marg, Near Cotton Green Station, Ghodapdeo.

hereinafter for the sake of brevity referred to as **"THE ALLOTTEE"** (which expression shall unless it be repugnant to the context and meaning thereof, would mean and deem to mean and include, in case of

(Promoter/s)

(Allottee/s)

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individual or individuals, his/her/their legal heirs, executors, 8 900 administrators and permitted assigns/in case of body corporate, its




successors and permitted assigns/in case of partnership, the such firm, the partners constituting the said firm, for the time being and from time to time, their survivor/s and their respective legal heirs, administrators, executors and permitted assigns/in case of Hindu Undivided Family, the co-parcenors of the such HUF, for the time being and from time to time, their survivors from time to time and their respective legal heirs, administrators, executors and permitted assigns/in case of trust, the trustees for the time being and from time to time of the trust and the survivor/s of them and their respective legal heirs, executors, administrators and permitted assigns of the last survivor of them) of the **OTHER PART.**

The Promoters and the Allottee are hereinafter collectively referred to as **"The Parties"** and individually as **"The Party"**.

**W H E R E A S :-**

=====

- a) Originally, by diverse deeds, factors and circumstances, one late Shri. Govindrao Vishwanath Mhatre, during his lifetime, was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that pieces and parcels of land or ground bearing **Old Survey No. 548, New Survey No. 39, Hissa No. 4**, admeasuring 10,950 sq. mtrs. or thereabout, situate at, being and lying at Revenue Village - Bhayandar, Taluka & District - Thane, and now falling within the local limits of Mira Bhayandar Municipal Corporation, more particularly described in the **First Schedule** written hereunder, hereinafter referred to as **"The said Entire Land"**.

  
(Promoter/s)

  
(Allottee/s)



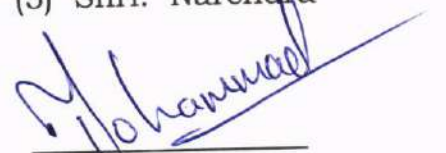
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- b) The said Shri. Govindrao Vishwanath Mhatre, died intestate i.e. without leaving any writing, by way his last will and testament, leaving behind him, one (1) Shri. Dattatray Govindrao Mhatre, (2) Shri. Shamrao Govindrao Mhatre, (3) Shri. Krushnarao Govindrao Mhatre, (4) Shri. Vasant Govindrao Mhatre, (5) Shri. Narendra Govindrao Mhatre & (6) Ms. Prema Govindrao Mhatre, as his only legal heirs, entitled to his estates, including the said Entire Land, having equal undivided share in the said Entire Land.
- c) The abovesaid 6 nos. legal heirs of said Shri. Govindrao Vishwanath Mhatre, viz:- said (1) Shri. Dattatray Govindrao Mhatre, (2) Shri. Shamrao Govindrao Mhatre, (3) Shri. Krushnarao Govindrao Mhatre, (4) Shri. Vasant Govindrao Mhatre, (5) Shri. Narendra Govindrao Mhatre & (6) Ms. Prema Govindrao Mhatre, for the sake of convenience, have mutually agreed to partition the said Entire Land and divide and apportion their respective shares and in pursuant thereto the said Entire Land was earmarked and identified into 6 (six) nos. equal parts or portions, being earmarked and identified as Plot Nos. 1, 2, 3, 4, 5 & 6 having an area of 1,825 sq. mtrs. or thereabout, each.
- d) Accordingly, by and vide a Deed Of Partition dated 8<sup>th</sup> June 1992, the abovesaid 6 nos. legal heirs of said late Shri. Govindrao Vishwanath Mhatre, have actually and in effect, apportioned and assigned the abovesaid 6 nos. plots, (i.e. earmarked and identified as Plot Nos. 1, 2, 3, 4, 5 & 6, respectively), in favour of each of the abovesaid legal heirs of the said Shri. Govindrao Vishwanath Mhatre and by virtue of the said Deed Of Partition dated 8<sup>th</sup> June 1992, the said (1) Shri. Dattatray Govindrao Mhatre, (2) Shri. Shamrao Govindrao Mhatre (3) Shri. Krushnarao Govindrao Mhatre, (4) Shri. Vasant Govindrao Mhatre, (5) Shri. Narendra

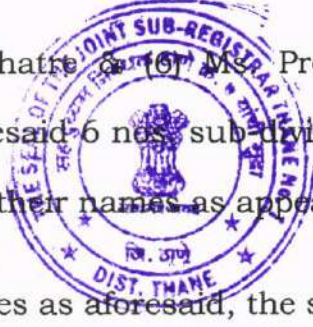


(Promoter/s)



(Allottee/s)

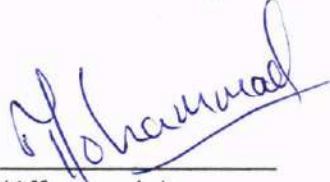
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Govindrao Mhatre & (6) Ms. Prema Govindrao Mhatre, become entitled abovesaid 6 nos. sub-divided plots in the same orders and sequences of their names as appearing hereinabove.

- e) In the premises as aforesaid, the said (1) Shri. Dattatray Govindrao Mhatre, (2) Shri. Shamrao Govindrao Mhatre, (3) Shri. Krushnarao Govindrao Mhatre, (4) Shri. Vasant Govindrao Mhatre, (5) Shri. Narendra Govindrao Mhatre & (6) Ms. Prema Govindrao Mhatre become individually entitled one plot, each.
- f) By and vide separate and individual 6 nos. agreements for sale, all dated 22<sup>nd</sup> June 1992, all on similar or identical lines, all the abovesaid legal heirs of late Shri. Govindrao Vishwanath Mhatre viz:- (1) Shri. Dattatray Govindrao Mhatre, (2) Shri. Shamrao Govindrao Mhatre, (3) Shri. Krushnarao Govindrao Mhatre, (4) Shri. Vasant Govindrao Mhatre, (5) Shri. Narendra Govindrao Mhatre & (6) Ms. Prema Govindrao Mhatre, have sold, transferred, assigned and further agreed to convey their respective plots, in favour of the Promoters herein, at and on the terms and conditions and for considerations, which are more particularly described in the said 6 nos. agreements for sale.
- g) In pursuance to the execution of the abovesaid 6 (six) nos. agreements for sale all dated 22<sup>nd</sup> June 1992, the said (1) Shri. Dattatray Govindrao Mhatre, (2) Shri. Shamrao Govindrao Mhatre, (3) Shri. Krushnarao Govindrao Mhatre, (4) Shri. Vasant Govindrao Mhatre, (5) Shri. Narendra Govindrao Mhatre & (6) Ms. Prema Govindrao Mhatre, by and vide separate 6 (six) nos. writings, all dated 23<sup>rd</sup> June 1992, have also made executed General Power of Attorneys, in favour of the partners and nominees of the Promoters herein, inter-alia, irrevocably conferring upon various rights,

  
(Promoter/s)

  
(Allottee/s)

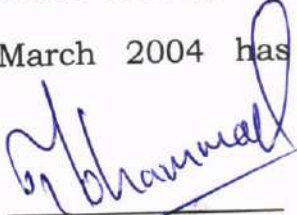
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powers and privileges, which are more particularly described in the said writings, including rights and powers, in turn to re-assign their respective plots, in favour of any third party or parties, on any terms and conditions, as the Promoters, may in its sole discretion may deem fit and proper and also execute conveyance in favour of the ultimate transferee and also admit the execution before the concerned Sub-Registrar of Assurance.

- h) Simultaneously on the execution of the abovesaid 6 (six) nos. agreements for sale all dated 22<sup>nd</sup> June 1992, the abovesaid (1) Shri. Dattatray Govindrao Mhatre, (2) Shri. Shamrao Govindrao Mhatre, (3) Shri. Krushnarao Govindrao Mhatre, (4) Shri. Vasant Govindrao Mhatre, (5) Shri. Narendra Govindrao Mhatre & (6) Ms. Prema Govindrao Mhatre, have also handed over the quiet, vacant, peaceful, actual and physical possession of their respective subdivided plots in favour of the Promoters herein.
- i) For fact and circumstances mentioned hereinabove, the Promoters herein become entitled to the said 6 (six) nos. plots, i.e. said Entire Land.
- j) The Competent Authority under the Maharashtra Land Revenue Code and the District Collector, Thane, by and vide its order bearing No. Mehsul/K-1/T-1/NAP/SR-1/2005 dated 28<sup>th</sup> October 2005, has granted the necessary permission for the non-agricultural use of the said Entire Land, which is as per the authenticated copy of the same annexed hereto and marked as **Annexure - I.**
- k) The Competent Authority under the repealed Urban [Ceiling & Regulation] Land Act, 1976, by and vide its order bearing No. ULC/TA/ATP/WSHS20/SR-1412 dated 16<sup>th</sup> March 2004 has

  
(Promoter/s)

  
(Allottee/s)

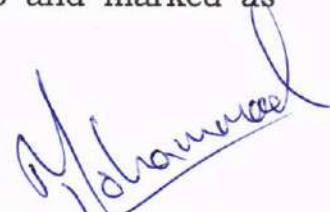
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granted the necessary permission for the development of the said Entire Land and the compliance thereof has been already made by the Promoters.

- l) The MBMC has sanctioned the development plan by and vide its order bearing No. MB/MNP/NR/2236/2006-07 dated 18<sup>th</sup> October 2006, in respect of 2 nos. buildings, hereinafter referred to as **“The Original Development Plan”**.
- m) Subsequent to the sanctioning of the Development Plan as stated hereinabove, the Promoters herein have already constructed 2 nos. buildings, which are known as **“Anjani Heights” & “Anjani Heritage”** on a portion of the said Entire Land and have also obtained the Occupation Certificate in respect of the said 2 nos. buildings.
- n) The premises of both the abovesaid buildings were already sold by the Promoters in favour of the prospective purchasers on what is known as “Ownership Basis”, by and vide separate and individual agreement for sale and a co-operative housing society of both the abovesaid buildings are formed and registered in the name and style as “Anjani Heights Co-op. Hsg. Soc. Ltd.” & “Anjani Heritage Co-op. Hsg. Soc. Ltd.” respectively.
- o) The Promoters herein, revised the Development Plan from the MBMC, by and vide an order bearing No. MB/MNP/NR/2069/2019-20 dated 16<sup>th</sup> July 2019, the same was further revised by and vide an office order bearing no. MNPA/NR/1173/2022-2023 dated 22<sup>nd</sup> June 2022, hereinafter referred to as **“The Revised Plan”**, which is as per the authenticated copy of the same annexed hereto and marked as

  
(Promoter/s)

  
(Allottee/s)

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**Annexure - II**, which consists of a building identified as "**Building No. 3**".

- p) For the sake of convenience, the Promoters have segregated a portion admeasuring 4,765 sq. mtrs., and such segregated portion is hereinafter referred to as "**The Said Land**", which is delineated in red coloured ink in the authenticated copy of the Table Plan annexed hereto and marked as Annexure - III.
- q) Similarly, the Promoters have also further divided the Said Land into 2 (two) nos. of portions bearing details as under: -

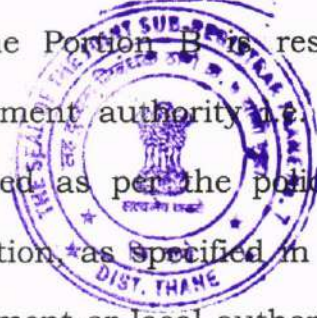
Sr. No.	Portion	Area [Sq. Mtrs.]	Colour of delineation
1.	A	3,375	Brown
2.	B	1,390	Blue
	<b>Total →</b>	<b>4,765</b>	

- r) The Promoters have represented to the Allottee and the Allottee do hereby agree, admit, confirm and further place on record that he is being made aware of the following facts: -
- i) that the Promoters shall be developing Portions A & B in a phasewise manner, in its sole discretion, without any time restriction or limit and the same and such development work to be carried out shall be subject to the D.C. Rules applicable from time to time of the MBMC;
- ii) that the Building No. 3, as per the Revised Plan shall be constructed on Portion A, which is delineated in brown coloured ink in the authenticated copy of the Table Plan annexed hereto and marked as Annexure - III;

  
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iii) that the Portion B is reserved for Market by the local development authority i.e. MBMC and the same shall be developed as per the policy for the development of such reservation as specified in DCR or as notified by the State Government or local authority, as the case may be from time to time.

- iv) that as per the current policy of the local development authority i.e. MBMC, the development of the area of Market reservation, the 50% of such area is to be handed over to the local authority and the entire FSI entitlement of such area is permitted to be used by adding additional floors in Building No. 3 to be constructed on the Project Land defined hereunder.
- s) The Portion A, in which the Building No. 3 is to be constructed and more particularly described in the **Second Schedule** written hereunder, is hereinafter referred to as the **"Project Land"**.
- t) The Said Building No. 3, to be constructed on Project Land shall be known as **"ANJANI PRIDE"**, hereinafter referred to as **"The Said Building"**.
- u) The Project Land, the Said Building and the development work to be carried out thereof, are hereinafter collectively referred to as **"The Project"**.
- v) The Said Building is currently having a sanctioned F.S.I. of 17,752.83 sq. mtrs., as per the working, parameters and norms of MBMC and further shall be having 2 nos. of wings [i.e. Wing 'A' & Wing 'B'] which is presently in Stilt + 24 nos. upper floors as regard to Wing 'A' and in Stilt + 24 nos. upper floors, as regard to

  
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Wing 'B' and upon the entitlement of further additional FSI it may go beyond the current sanctioned FSI and floors.

- w) The Allottee do hereby admit, confirm and place on record that the Promoters have represented to him and he is made aware of the following facts: -
- i) that in case, should there be any additional F.S.I. entitlement by way of use of TDR or Premium FSI or otherwise and in such event, the Promoters shall also be revising the Revised Plan, for availing such additional FSI;
  - iii) that such additional F.S.I. that becomes available shall always belong to the Promoters exclusively and solely, neither the Allottee or other allottees of the premises of the Said Building or the common body of the allottees of the premises of the Said Building shall not have any rights, interest, claim or benefits of whatsoever nature against the same and further that for whatever reasons or under any circumstances, neither the Allottee herein nor the allottees and the body of the allottees of the purchasers of the Said Building shall be entitled to claim any rebate or concession in any manner from the Promoters, on account of such additional F.S.I. becoming available as provided hereinabove;
  - iv) that the Promoters shall be utilizing such additional F.S.I. entitlement either in the Said Building by adding further floor/s or by constructing additional structures in the Said Land, on its sole discretion, subject to the prevailing D.C. Rules of MBMC;

  
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v) that the Allottee do hereby admit, confirm and acknowledge the rights of the Promoters to such additional F.S.I. and also utilization of the same by the Promoters and further that he has accorded his irrevocable consent and the same is as per and in accordance with the provisions of Sec. 14 of RERA.

- x) By virtue of the writings as recited hereinabove, the Promoters, are entitled to deal with the premises of the Said Building to be constructed on the Project Land, on what is known as **“OWNERSHIP BASIS”**, directly in favour of prospective allottees and also enter into agreements and also receive and appropriate the consideration, it shall without being accountable to anyone.
- y) The Promoters have already commenced the civil work and other development and construction work of Said Building to be constructed on the Project Land.
- z) The copy of the Certificate of Title, issued by the advocate of the Promoters, which is as per the authenticated copy of the same is annexed hereto and marked as **Annexure - IV**. Likewise, authenticated copies of the 7/12 Extracts of the said Entire Land is also annexed hereto and marked as **Annexure - V**.
- aa) The Promoters have entered into a standard agreement with **M/s. Anish & Associates & M/s. Dimensions Infra**, Architects, duly registered with the local development authority viz:-MBMC and Council of Architect respectively.
- bb) The Promoters have also appointed Structural Engineer viz:- **M/s. Pro-Tech Consultants**, for the preparation of the structural designs and drawings of the Said Building to be constructed on the Project Land and the Promoters do hereby accept the professional

  
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stipulations and restrictions to be observed and performed by the Promoters, while carrying out the development work of the Said Building and only upon the due observance and performance of the same, the Occupation Certificate shall be issued / granted by the concerned local authority or body.

hh) The Allottee do hereby further represent, confirm and place on record as under: -

- i) that he has verified the entire particulars and the data so displayed and disclosed by the Promoters in the website of MahaRERA, in respect of the Project;
- ii) that the Promoters have offered him the inspection and verification of the originals of all the deeds and writings pertaining to the Project Land, including the Title Certificate, so issued by the Advocate of the Promoters;
- iii) that the Promoters have also offered the inspection of the Revised Plan and also the specifications of the Said Building and all other documents as contemplated under the provisions of RERA and Maharashtra Rules 2017.
- iv) that he is fully and completely satisfied about the title of the Project Land.
- v) that he has already sought and the Promoters have already provided him and also satisfied him fully and completely about all the material facts pertaining to the Project.
- vi) that he has opted to seek allotment of the premises in the Project after being fully made aware of and also being

  
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satisfied about each and every particulars and facts about the Project.

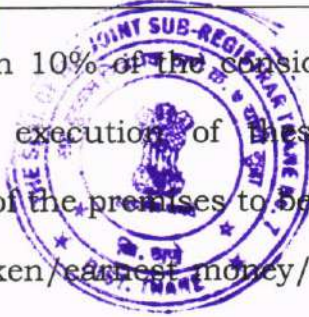
- vii) that he has already personally visited the site and has also verified and ascertained the portion upon which, the Said Building shall be constructed, out of the said Entire Land and also the area of the R.G., which is as shown in the authenticated copy of the Table Plan annexed hereto and marked as Annexure - III.
- ii) After being fully satisfied about the title of the Promoters in respect of the Project Land and also verifying all the sanctions, permissions, nocs, so already issued by the concerned authorities/bodies including the specification, the Allottee has applied to the Promoters for the allotment of a premises, being Flat/Shop No. 401, on 4<sup>th</sup> Floor, of 'A' / ~~B~~ Wing, admeasuring 36.86 sq. mtrs. (carpet) in the Said Building to be constructed on the Project Land, as specified hereunder.
- jj) The Carpet Area means the net usable floor area, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said premises for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said premises for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartments.
- kk) The parties hereto based on and relying upon the confirmation, representations of each other to faithfully abide by the terms and conditions and stipulations, as contained hereunder and all applicable laws, are now desirous of entering into these presents on the terms and conditions, hereinafter appearing hereunder.

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- ll) The Allottee has paid to the Promoters, a sum of Rs. 4,34,300/-  
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Only) being less than 10% of the consideration, as provided hereunder on or before execution of these presents, towards the sale consideration of the premises to be allotted by the Promoters to the Allottee, as token/cash/advance money/application fee or part payment of the sale consideration and the payment and receipt whereof, the Promoters do hereby admit, confirm and acknowledge and the balance/remaining consideration shall be paid as provided hereunder.

- mm) As per the provisions of Section 13 of the Said Act, the Promoters are required to execute a written Agreement For Sale in respect of the premises to be allotted to the Allottee and also register the same, as per the provisions of The Registration Act, 1908 and accordingly, the parties hereto are entering into these presents, in the manner as appearing hereunder, which have been mutually agreed to by and between the parties hereto: -

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS: -**

01. **RECITAL: -**

All the recitals made hereinabove, including Schedules and Annexures hereto, shall form and become an integral part and parcels of this agreement, as if, the same are incorporated expressly and specifically in the body of these presents in verbatim and shall be read, interpreted and construed accordingly.

  
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any change in the law or availability or entitlement of any additional or further F.S.I. on the Project Land.

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<b>ALLOTMENT OF PREMISES BY THE PROMOTERS TO THE</b>	
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(i) The Allottee hereby seeks allotment from the Promoters and the Promoters hereby agree to allot to the Allottee, a premises, being



**Flat/Shop No.** 401, in 'A' & 'B' Wing, on 4<sup>th</sup> Floor, admeasuring 36.86 sq. mtrs. (carpet) as per RERA and in addition 3.48 sq. mtrs. (carpet) enclosed balcony (which is not taken into consideration while calculating the total consideration) as per D.C. Rules of MBMC, in the Said Building i.e. the building which is presently known as **Anjani Pride**, hereinafter referred to as "**The Said Flat / Shop / Premises / Apartment**", as shown in the Floor Plan thereof, annexed hereto and marked as **Annexure - VII** and more particularly described in the **Third Schedule** written hereunder, for a consideration of Rs. 43,00,000/- /- (Rupees Forty Three Lac Only,) [i.e. 36.86 sq. mtrs. X Rs. 1,16,658/-] including Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ Only)

being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the **Fourth Schedule** written hereunder.

(ii) The Allottee hereby also agrees to seek allotment from the Promoters and the Promoters hereby agree to allot to the Allottee a covered parking / mechanical car parking space/slot situated at

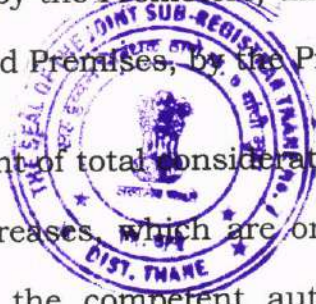
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(Allottee/s)



of Value Added Tax, Service Tax, GST, Cess, etc. or any other similar taxes, levies or cess, which may be levied, in connection with the construction of and carrying out the development work of

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(the Project payable by the Promoters) till the date of offering of the possession of the Said Premises, by the Promoters to the Allottee.

08. The abovesaid amount of total consideration is also escalation free, save and except increases, which are on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority, Local Authority or Government from time to time. The Promoters undertake and agree that while raising a demand on the Allottee for any such increase in the development charges, cost, or levies imposed by the competent authorities etc., the Promoters shall enclose a copy of such notification / order / rule / regulation / documentary evidence published / issued in that behalf to such effect, along with the demand letter being issued to the Allottee, and the same shall be only applicable on subsequent payments/installments or as per the milestone of payment [i.e. Payment Plan] as provided in Clause No. 5 hereinabove.

09. The Promoters may in its sole discretion allow rebate for any early payments of installments, as payable by the Allottee, as provided hereinabove, by discounting such early payments, at the rate as per Rule No. 18 of MahaRERA, for the period, by which the respective installment has been pre-poned.

Provided further, the provision of allowing the rebate and the rate of rebate shall not be subject to any revision/withdrawal, once the same is granted to the Allottee by the Promoters.

  
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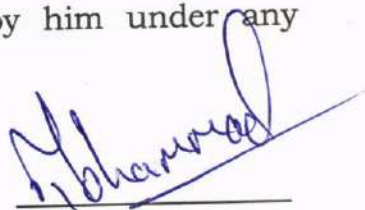


10. The Promoters shall confirm the final carpet area of the Said Premises, which is agreed to be allotted to the Allottee by these presents, after the development work of the Said Building is complete and the Occupation Certificate is granted/issued by the competent authority, by furnishing details of the changes, in case, should there be any reduction in the carpet area more than the defined limit of 3% and in such event, the Promoters shall refund whatever the excess money so paid by Allottee within 45 (forty-five) days along with annual interest at the rate specified in the Rule No. 18 of MahaRERA, from the date on which, such excess amount was paid by the Allottee to the Promoters. Likewise, in case, should there be any increase in the carpet area of the Said Premises agreed to be allotted to the Allottee, by these presents and in such event, the Promoters shall demand such additional amount of consideration payable arising out of such increase in the carpet area from the Allottee, as per the next milestone as per the Payment Plan annexed hereto. All such monetary adjustments shall be made at the same rate per square metre, as provided in Clause No. 04, hereinabove.

Notwithstanding anything as provided hereinabove, in case of any dispute as far as the measurement about the carpet area of the Said Premises and in such event, the same shall be physically measured, after removing all finishes that have been applied / fixed and the cost of such removal and refitting/re-fixing/applying of such finishes shall be borne by the Party, which raises the dispute about the measurement of carpet area of the Said Premises.

11. The Allottee doth hereby authorize the Promoters to adjust/appropriate all the payments made by him under any

  
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head(s) of dues against lawful outstanding or dues, if any, in his name, as the Promoters may, in its sole discretion deem fit and proper. The Allottee undertakes and further covenants not to

object or dispute or demand or direct the Promoters to adjust his payments in any manner.

12. The fixtures and fittings including the flooring and sanitary fittings and amenities such as elevator/s to be provided by the Promoters in the Said Building and the Said Premises as are set out in the **Annexure - IX** annexed hereto.

13. The Promoters hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the Local Authority at the time of sanctioning the plans or thereafter and shall, before offering the possession of the Said Premises to the Allottee, obtain from the Local Authority Occupation Certificate or Part Occupation Certificate in respect of the Said Building.

14. It is clearly agreed, understood and acknowledged by the Promoters and the Allottee that the time is **"The Essence of the Contract"**. The Promoters shall abide by the time schedule for completing the Project and offering the possession of the Said Premises to the Allottee and the common areas to the body of purchasers / allottees of all the premises of the Said Building, after obtaining the full Occupation Certificate. Similarly, the Allottee also shall make timely payments of the installments and other amounts and dues payable by him to the Promoters and also for meeting the other obligations under these presents, subject to the development work of the Said Building by the Promoters, as provided in Clause No. 05 hereinabove. (i.e. Payment Plan).


  
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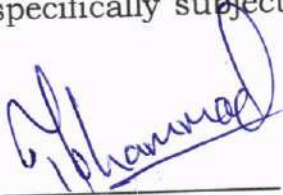
  
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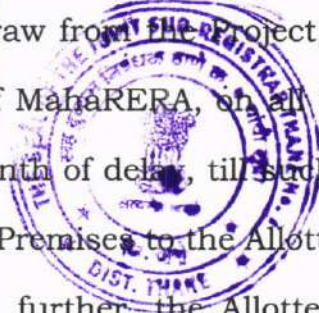
15. The Promoters hereby declare that the Floor Space Index sanctioned as on date in respect of the Project Land is 17,752.83 sq. mtrs. or thereabout. There is anticipation of further or additional F.S.I. in the Project Land by use of permissible T.D.R. or premium F.S.I. and in such event, the F.S.I. in that respect of the Project Land may go upto 18,200 sq. mtrs., and such additional F.S.I. may be in the form of Premium F.S.I. and Incentive F.S.I. or any other F.S.I., by whatever name, the same is/are referred to or described hereunder. The Promoters shall be using such F.S.I., entitlement as per the D.C. Rules or based on the expectation of increased F.S.I., which may be available in future on modification / revision of D.C. Rules of the Local Authority, which are applicable to the Project. The Promoters have disclosed the Floor Space Index of as proposed to be utilized by it on the Said Building or constructing additional structure/s on any portion of the Project Land and the Allottee has agreed to acquire the Said Premises, based on the proposed construction to be carried out by the Promoters and the sale of premises thereof by the Promoters, by utilizing the proposed F.S.I. and on the clear-cut understanding that the declared proposed F.S.I. shall always belong to Promoters alone and further that the Promoters herein may make use of such increased/additional F.S.I., as it may in its sole discretion deem fit and proper, including use of such increased /additional benefits of F.S.I., either on the Said Building or by construction additional structure/s on any portions of the said Entire Land, as provided hereinabove.
16. In case, the Promoters are unable to abide by the time schedule for completing the Project and offering the possession of the Said Premises to the Allottee and the same shall be specifically subject

  
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to Force Majeure, as set-out hereunder and in such event, the Promoters agree to pay to the Allottee, in case, he does not intend to withdraw from the Project, an interest as specified in the Rule No. 18 of MahaRERA, on all the amounts paid by the Allottee, for every month of delay, till such time of offering of the possession of the Said Premises to the Allottee.

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Provided further, the Allottee shall not be entitled to claim any such interest from the Promoters, in case, the Allottee has been guilty of committing default in making the payment of the installments as per the Payment Plan annexed hereto and marked as Annexure - VIII and other payments as provided hereunder.

17. The Allottee agrees to pay to the Promoters, interest as specified in the Rule No. 18 of the MahaRERA, on all the delayed payment, which become due and payable by the Allottee to the Promoters under the terms of these presents, from the dates on which, such amounts become due and payable by the Allottee to the Promoters, which is as per the Payment Plan as set-out hereinabove.
18. Without prejudice to the right of the Promoters to charge interest in terms of Clause No.17 hereinabove, the Allottee upon committing any default in the payment of the installment and other dues, on the respective due dates of any amount due and payable by the Allottee to the Promoters under these presents, (including his proportionate share of taxes levied by concerned Local Authority and other outgoings, as provided hereunder) and on the Allottee committing 3 (three) nos. defaults of payment of installments and other amounts payable by the Allottee as provided hereunder, the Promoters shall at its own option, may terminate these presents.

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Provided that the Promoters shall give notice of 15 (fifteen) days in writing to the Allottee, by Registered Post A.D./Courier at the address provided by the Allottee hereunder and mail at the e-mail address provided by the Allottee, of its intention to terminate these presents, on account of the specific breach or breaches of the terms and conditions of these presents by the Allottee, due to which, it is intended to terminate these presents. In case, the Allottee fails to rectify/remedy the breach or breaches as notified by the Promoters within the period of notice and in such event, upon the expiry of the period of notice, the Promoters shall be entitled to terminate these presents.

Provided further, that upon the termination of these presents, as aforesaid, the Promoters shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to the Promoters by the Allottees) within a period of 30 (thirty) days.

19. It is clarified that for whatever reasons or under any circumstances, the Promoters shall not be liable to refund any of the amounts collected by the Promoters or the amount of GST or any other levies or cess and deposited by the Promoters to the concerned authority, unless and until, the refund of the same are duly received by the Promoters by the concerned authority and the such refund shall be without any interest. Similarly, upon cancellation of these presents in the manner as provided hereinabove, the Promoters shall not be liable or responsible to refund the stamp duty and registration fees, so paid by the Allottee for whatever reasons or under any circumstances.

Provided that the Allottee may take all necessary steps for

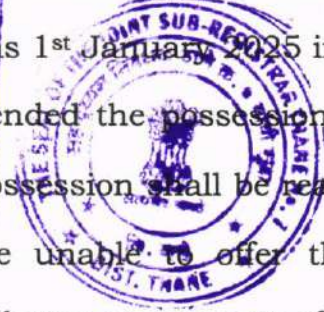
  
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obtaining the refund of the amount of stamp duty and registration fees paid by the Allottee, at his sole risks and consequences.

20. On account of ongoing pandemic, the RERA on 18<sup>th</sup> May 2020 has granted extension of 6 months and accordingly, date of possession shall be read out as 1<sup>st</sup> January 2025 instead of 1<sup>st</sup> July 2024. The

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RERA further extended the possession date to 1<sup>st</sup> July 2025 and now the date of possession shall be read as 1<sup>st</sup> July 2025. In case, the Promoters are unable to offer the possession of the Said

Premises to the Allottee on account of reasons beyond its control and of its agents i.e. **Force Majeure**, which are explained and set-out hereunder separately by a separate heading, by the aforesaid date and in such event, the Promoters shall be liable on demand by the Allottee to refund the amounts already received by it, in respect of the Said Premises, along with interest at the same rate as provided in the Rule No.18 of the MahaRERA, from the date/s on which, the Promoters received such amount/s, till the actual date of refund.

Provided that the Promoters shall be entitled to reasonable extension of time for offering the possession of the Said Premises on the aforesaid date, if the completion of Said Building is delayed on account of the below mentioned factors and reasons [i.e. **Force Majeure**]: -

- acts of God i.e. fire, drought, flood, earthquake, epidemics, and natural disasters;
- explosions or accidents, air crashes and shipwrecks, act of terrorism;
- strikes or lock outs, lockdown, industrial dispute;
- non-availability of cement, steel or other construction material due to strikes of manufacturers, suppliers,

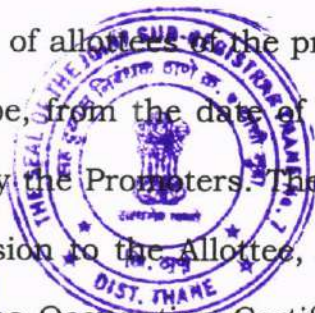
  
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agrees to pay the maintenance charges as determined by the Promoters or the association or any body of allottees to be formed

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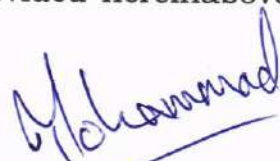
of the body of allottees of the premises of the Said Building, as the case may be, from the date of offering the possession of the Said Premises by the Promoters. The Promoters on its behalf shall offer the possession to the Allottee, in writing within 7 (seven) days of receiving the Occupation Certificate of the Said Building and the same shall be subject to payment of all the amounts that are to be payable by the Allottee to the Promoters, as per the terms of these presents.

- b) The Allottee agrees and undertakes to take the possession of the Said Premises within 15 (fifteen) days of the written notice from the Promoters to the Allottee intimating that the Said Premises is ready for use and occupation.

22. **CONSEQUENCES OF DEFAULT ON THE PART OF THE ALLOTTEE TO TAKE POSSESSION OF THE PREMISES: -**

- i) Upon receiving a written intimation from the Promoters as per Clause No. 20 hereinabove, the Allottee shall take the possession of the Said Premises from the Promoters, by executing necessary indemnities, undertakings and such other documents as prescribed in this Agreement or as demanded by the Promoters and the Promoters shall handover the possession of the Said Premises to the Allottee. In case, the Allottee fails to take possession within the time provided in Clause No. 20 and in such event, the Allottee shall continue to be liable to pay maintenance charges, as applicable, without any excuse or protest or demur of whatsoever nature;
- ii) Upon the cancellation of these presents as provided hereinabove,

  
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the Promoters shall refund whatever the amounts that are paid by the Allottee, subject to the deduction as provided hereunder, within a period of 45 (forty-five) from the date of cancellation of these presents. Provided further such refund shall be made by the Promoters only upon the Allottee executing Deed of Cancellation and also registering the same with the concerned Sub-Registrar of Assurance;

- iii) In the event of cancellation of these presents, as stated hereinabove, the Allottee shall not have any right, interest, benefits or claim of whatsoever nature against the Said Premises or against the Promoters, save and except, the right to receive the refund of the amount, as provided hereinabove;
- iv) Consequent to the cancellation of these presents, the Promoters shall be entitled to deal with the Said Premises, in favour of any third party or parties, without any reference to the Allottee.

23. **DEFECT LIABILITY: -**

In case, within a period of 5 (five) years from the date of offering the possession of the Said Premises to the Allottee, the Allottee brings to the notice of the Promoters, any structural defect in the Said Premises or the Said Building or any defects on account of workmanship, quality or provision of service, other than any such defect/s occur, on account of factors that are attributable to the Allottee or to any of the other allottees or users of the premises of the Said Building and in such event, wherever possible, such defect/s shall be rectified by the Promoters at its own cost. In case, it is not possible for the Promoters to rectify such defect/s and in such event, the Allottee shall be entitled to receive from the Promoters, compensation for such defects in the manner as

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provided under the RERA.

However, any defect which may occur in any of the fixtures and fittings so provided in the Said Premises and the same shall be restricted and limited to the guarantee and warranty so given by the manufacturer alone.


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24. The Allottee shall use the Said Premises or any part thereof or permit the same to be used only for purpose of residence, in case use of residential premises and in the case of commercial premises, only the purposes or uses, which are legally and lawfully permitted. Likewise, the Allottee shall use the parking space to be allotted to him, for parking vehicles of himself or his family members, as defined under the provisions of RERA.

25. The Allottee along with all other allottees of the premises in the Said Building shall join in forming and registering the Co-operative Housing Society or Association Of Apartment Owners or a Limited Company, to be known by such name as the Promoters may decide and for this purpose, shall also from time to time sign, execute and deliver, the application for registration and/or membership and any other papers and documents necessary for the formation and registration of the such Society or Association or Limited Company and also for becoming a member/s thereof, including the Bye-laws of the proposed Society or Memorandum and/or Articles of Association of such Association or Limited Company and duly filled in, signed and returned the same to the Promoters within 7 (seven) days of the same being forwarded by the Promoters to the Allottee, so as to enable the Promoters to register such common association or organization of the allottees to be formed as provided hereunder. No objection shall be raised by the Allottee, if any, changes or modifications are made in the draft Bye-laws, or the Memorandum

  
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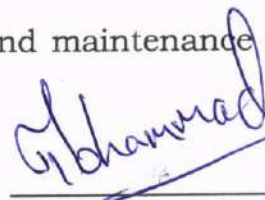
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and Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

26. The Promoters shall, within 3 (three) months of registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the Society, Association or Limited Company, all the right, title and the interest of the Promoters in the Said Building, subject to the Promoters receiving the entire consideration and all entire other amounts payable by the allottees of the premises of the Said Building. Likewise, the Promoters shall also cause the execution of the conveyance of the Project Land in favour of the Society or Association or the Limited Company, as the case may be within 24 (twenty-four) months, from the date of obtaining of Occupation Certificate of the last building to be constructed on the Project Land and also the Promoters receiving the entire amount of consideration and all other payable by the allottees of the premises of the Said Building. Provided further, such conveyance to be executed shall be prepared by the attorneys of the Promoters alone.
27. Within 15 (fifteen) days after notice in writing is given by the Promoters to the Allottee that the Said Premises is ready for use and occupation, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Said Premises) of outgoings in respect of the Project Land and the Said Building namely, local taxes, betterment charges or such other levies by the concerned 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

  
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the Project Land, the Said Building and also the common facilities or amenities provided in the Said Building, including common areas. Until the Society or the Association or the Limited Company is formed and the Said Building is transferred to it, the Allottee shall pay to the Promoters such proportionate share of outgoings along with applicable taxes, if any, as may be determined. The Allottee further agrees that till the Allottee's share is so determined, the Allottee shall pay to the Promoters provisional monthly contribution towards the outgoings, which may be decided by the Promoters, at the time of offering of the possession of the Said Premises, along with the applicable taxes if any. The amounts so paid by the Allottee to the Promoters shall not carry any interest and remain with the Promoters until the conveyance of Said Building and the Project Land are executed in favour of the Society or Association or Limited Company to be formed as aforesaid. On such conveyance being executed for the Said Building the aforesaid, deposits (less deduction as provided for in this Agreement) shall be paid by the Promoters to the Society or Association or the Limited Company, as the case may be without any interest.

28. The Allottee shall on or before offering of possession of the Said Premises keep deposited with the Promoters, the following amounts: -

(i) Rs. \_\_\_\_\_/- (Rupees \_\_\_\_\_  
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\_\_\_\_\_ Only) towards share money, application, entrance fees of the Society or Association or Limited Company.

(ii) Rs. 84,240/- /- (Rupees Eighty Four Thousand Two Hundred Forty \_\_\_\_\_ Only)

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towards the deposit towards provisional monthly  
contribution against the outgoings of Society or Association  
or Limited Company;



29. It is agreed, admitted and acknowledged by the Allottee that in case, the Promoters provide any additional amenities, other than the amenities, as specified hereunder, which shall be at its sole discretion and in such event, the Allottee shall pay to the Promoters, such amounts as may be decided or determined by the Promoters for the maintenance and upkeep of such additional amenities.
30. The Allottee shall also pay to the Promoters, a sum of Rs. Nil/- (Rupees Nil Only) for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/ Advocates of the Promoters in connection with formation of the Society or Association or Limited Company for the preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance, as provided hereunder.
31. On or before registration of conveyance of the Said Building, the Allottee shall pay to the Promoters, the Allottee's share of stamp duty and registration charges payable, by the such Society or Association or Limited Company on such conveyance or any document or instrument of transfer in respect of the Project Land and the Said Building.
32. **REPRESENTATIONS AND WARRANTIES OF THE PROMOTERS:-**  
The Promoters do hereby represent and warrant to the Allottee as follows: -
- i) that the title of the Project Land is clear and marketable and free from all encumbrances;

  
(Promoter/s)

  
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ii) that as disclosed in the Title Report annexed to these presents, it has requisite rights to carry out development upon the Project Land and the Said Building and also has actual, physical and legal possession of the Project Land for the implementation of the Project;

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iii) that it has lawful rights and requisite approvals from the competent authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the Project;


iv) that there are no encumbrances on the Project Land or the Project;

v) that there are no litigations pending before any Court of law in respect to the Project Land;

vi) that all approvals, sanctions, permissions issued by the competent authorities in respect to the Project Land and the Said Building are valid and subsisting and were obtained by following due process of law. Further, all approvals, sanctions, permissions, licenses and permits to be issued by the competent authorities in respect of the Project Land and the Said Building shall be obtained by following due process of law and the Promoters have been and shall, at all times, remain to be in compliance with all applicable laws pertaining to the Project and the common areas;

vii) that it has every right to enter into this Agreement and further has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee agreed to be created by these presents may prejudicially be affected;

  
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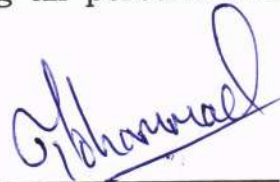
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- viii) that it has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the Project Land, including the Project and the Said Premises, which will, in any manner, affect the rights of the Allottee under this Agreement;
- ix) that it confirms that it is are not restricted in any manner whatsoever from allotting the Said Premises to the Allottee in the manner, as contemplated in this Agreement;
- x) that at the time of execution of the conveyance deed of the Said Building in favour of the association or body of the allottees, the Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas of the Said Building to the association or body of the allottees, which are set-out in Fourth Schedule written hereunder.
- xi) that it has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect of the Project to the concerned / competent authorities;
- xii) that no notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the Project Land) has been received or served upon it in respect of the Project Land and/or the Said Building.

33. The Allottee himself with an intention to bring all persons into

  
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whosoever hands the Said Premises may come, hereby covenants with the Promoters as under: -

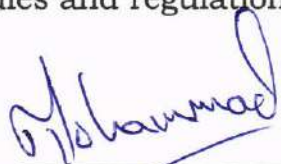
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To maintain the Said Premises at the Allottee's own cost in good and tenable repair and condition from the date, the possession of the Said Premises is taken and shall not do or suffer to be done anything in the Said Building, which may be against the rules, regulations or bye-laws or change/alter or make addition in the Said Building and the Said Premises itself or any part thereof without the consent of the local authorities;

- ii. Not to store in the Said Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Said Building or storing of which goods is objected to by the concerned local or other authority and further shall take care while carrying heavy packages, which may damage or likely to damage the staircases, common passages or any other structure of the Said Building, including entrances of the Said Building and in case any damage is caused to the Said Building or the Said Premises or any other premises of the Said Building on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of any such breach;
- iii. To carry out at his own cost all internal repairs to the Said Premises and maintain the Said Premises in the same condition, state and order, in which, it was delivered by the Promoters to the Allottee and shall not do or suffer to be done anything in or to the Said Building or the Said Premises which may be contrary to the rules and regulations

  
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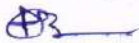
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and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall alone be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority;

- iv. Not to demolish or cause to be demolished the Said Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Said Premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the Said Building and shall keep the portion, sewers, drains and pipes in the Said Premises and the appurtenances thereto in good tenantable repair, state and condition, and in particular, so as to support shelter and protect the other parts of the Said Building and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Said Premises without the prior written permission of the Promoters and/or the Society or the Association or the Limited Company;
- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Project Land and the Said Building or any part thereof or whereby any increased premium shall become payable in respect of the insurance;
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Said Premises in the compound or any portion of the Project Land and the Said Building or in the said Entire Land;
- vii. To pay to the Promoters within 15 (fifteen) days of demand

  
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by the Promoters, his share of security deposit as demanded by the concerned local authority or Government or giving

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water, electricity or any other service connection to the Said Building.

To bear and pay any increase in the local taxes, water charges, insurance and such other levies, 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 Said Premises by the Allottee for any purposes other than for purpose, for which is being sought to be allotted;

- ix. Not to let, sub-let, transfer, assign or part with interest or benefit factor under this Agreement or part with the possession of the Said Premises until all and entire dues payable by the Allottee to the Promoters under this Agreement are fully and completely paid up;
- x. To observe and perform all the rules and regulations which the Association or the Society or the Limited Company may adopt since its inception and any additions, alterations or amendments thereof that may be made from time to time for the protection and maintenance and upkeep of the common areas and facilities provided in the Project and shall pay and regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- xi. Notwithstanding the conveyance of the Said Building is executed in favour of Society / Association / Limited Company, the Allottee shall permit the Promoters and its surveyors and agents, with or without workmen and others,

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at all reasonable times, to enter into and upon the Said Building or any part thereof, including the Said Premises to view and examine the state and condition thereof.

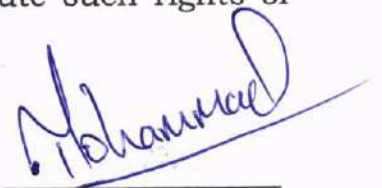
- xii. To strictly follow all the fire safety instructions;
- xiii. Not to tamper with or damage or spoil the fire-fighting systems and equipment so installed in the Said Building, in any manner whatsoever.

34. **CONFIRMATION AND ASSURANCE BY THE ALLOTTEE:-**

- i) The Allottee doth hereby represent and further assure the Promoters that the whatever the amounts he has paid to the Promoters, in respect of the Said Premises and all other payments that he may be making hereinafter, is from and out of his legal and lawful source of earnings alone and further admits, confirms and acknowledges that the Promoters herein has agreed to accept the booking of the Said Premises, entirely relying upon and completely based on the assurances and representations made by him, hereinabove;
- ii) The Allottee hereby confirms that the Promoters have given to the Allottee concession in the consideration provided under these presents, which is less than the rate presently prevailing in the same vicinity in respect of the other buildings similarly situate at, considering that the Allottee has agreed to the unconditional and irrevocable right and authority of the Promoters in respect of various open space, use of terrace, car parking space etc. and further agreed to pay such amounts, deposits, taxes to the government, development charges, betterment charges, GST etc., as set-out hereunder under these presents as such the Allottee shall not obstruct, interfere, challenge, or dispute such rights of



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the Promoters and shall further shall extend full and whole-hearted co-operation, as may be required by the Promoters and

that he has undertaken to make such payments not limited to deposits, taxes etc. as mentioned under these presents;

iii) The Promoters shall at all times have the first charge and paramount lien over the Said Premises, in respect of all the dues


and amounts that are payable by the Allottee to the Promoters as provided hereunder;

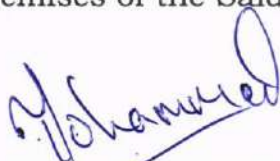
v) Similarly, the Allottee doth hereby admit, confirm and acknowledge that the Promoters shall be fixing or displaying its **“logo”** or **“monogram”** on any prominent portion or place of the Said Building, as the Promoters may in its sole discretion deem fit and proper and such logo shall not be destroyed or removed or defaced or tempered or altered or mutilated by the Allottee or other allottees of the premises of the Said Building, or the common body to be formed of the allottee of the premises of the Said Building, for whatever reasons or under any circumstances;

vi) The Allottee doth hereby further agree, admit, confirm and acknowledge that as per the agreed terms of the allotment of the Said Premises, by the Promoters to the Allottee, as contemplated by these presents, notwithstanding execution of conveyance of the Said Building to be executed in the manner as provided hereunder, save and except the municipal tax, no other amounts is payable, not limited to including maintenance charges in respect of the unsold premises of the Said Building by the Promoters, till such time, the same are finally allotted and occupied, by the prospective allottees. The Allottee doth hereby further agree, admit and acknowledge that stipulations as contemplated under this para shall be binding upon all other allottees of the premises of the Said

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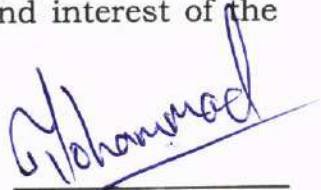


Building and also the common body to be formed of all the allottees of the premises of the Said Building, at all times

35. The Promoters shall maintain a separate account in respect of sums received by the Promoters from the Allottee as advance or deposit, sums received on account of the share capital for the formation of the Co-operative Society or Association or Company, towards the out goings, legal charges and shall utilize such amounts only for the purposes for which they have been received. Provided further that the Promoters shall not be liable to produce accounts in respect of the moneys received from the Allottee and other allottees, but is only to submit the summary of the expenditures incurred, out of such sum collected by the Promoters.
36. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the Said Premises, the Said Building and the Project Land. The Allottee shall have no claim, save and except, in respect of the Said Premises hereby agreed to be allotted to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, shall remain the property of the Promoters until the Said Building is transferred/conveyed to the Society or Association or Limited Company or other body of Allottees as provided hereunder.
37. **THE PROMOTERS SHALL NOT MORTGAGE OR CREATE ANY CHARGE: -**

After the Promoters execute this Agreement, it shall not mortgage or create a charge on the Said Premises and if any such mortgage or charge is made or created, then, notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the

  
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Allottee in respect of the Said Premises, as agreed to be purchased by these presents. However, it is explicitly made clear by the Promoters to the Allottee that notwithstanding anything contained under these presents, the Promoters shall always be entitled to raise finance against the security of their rights, interest, benefits, in the Project from any financial institutions, as the Promoters, may in its sole discretion deem fit and proper and the Allottee hereby expressly accords his irrevocable consent to the same.


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38. **AVAILING OF FINANCIAL ASSISTANCE BY THE ALLOTTEE: -**

The Allottee may be permitted to avail financial assistance from any institutions against the Said Premises, subject to the following terms, conditions and stipulations and also in the following manner: -

- i) that the Allottee shall make a request in writing to the Promoters seeking permission or noc for availing such financial assistance against Said Premises;
- ii) that upon the receipt of such request from the Allottee, the Promoters shall issue necessary noc to the Allottee for availing such financial assistance and the same shall be specifically subject to the payment of the amount of consideration and also all other amounts and dues payable by the Allottee to the Promoters as provided hereunder;
- iii) that it is expressly agreed and specifically understood and acknowledged by the Allottee that the entire liability and responsibility to repay such financial assistance, including the monthly EMI payable or any penal payments and further that for whatever reasons or under any circumstances, the

  
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Promoters shall not be held liable or responsible for the same;

- iv) that whatever the financial assistance so to be obtained, shall be paid directly to the Promoters and the Promoters shall be entitled to appropriate the same against the dues and amounts payable by the Allottee to the Promoters as provided hereunder and the Allottee shall not be entitled to dispute or raise objection against such appropriation to be made by the Promoters.

39. **BINDING EFFECT:-**

Forwarding this Agreement to the Allottee by the Promoters does not create a binding obligation on the part of the Promoters or the Allottee until, **firstly**, the Allottee signs and delivers this Agreement with all the Schedules along with the payments, due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt of the Agreement by the Allottee and **secondly**, appears for registration of the same before the concerned Sub-Registrar of Assurance, as and when intimated by the Promoters. If the Allottee fails to execute and deliver to the Promoters this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appears before the Sub-Registrar of Assurance for its registration, as and when intimated by the Promoters, then, the Promoters shall serve a notice to the Allottee for rectifying/remedying such default/s, which, if not rectified/remedied within 15 (fifteen) days from the date of its receipt of such notice by the Allottee, application of the Allottee seeking allotment of the Said Premises may be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

  
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40. **ENTIRE AGREEMENT: -**

This Agreement, along with its Schedules and Annexures, constitute the entire Agreement between the parties in respect of the subject matter as contained hereof and further that these presents supersede any and all understandings, any other agreements, allotment letter, booking forms, correspondences, arrangements whether written or oral, if any, between the Parties in respect of the Said Premises.

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41. **AMENDMENT: -**

This Agreement can only be amended with the written consent of the Parties.

42. **TERMS/PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES: -**

It is clearly understood and so agreed by and between the parties hereto that all the terms/provisions as contained herein and the obligations arising hereunder, in respect of the Project shall equally be applicable to and enforceable against any subsequent transferee/s of the Said Premises, in case of a transfer, as such obligations go along with the Said Premises for all intents and purposes.

43. **SEVERABILITY: -**

If any terms/provisions of this Agreement is declared to be void or unenforceable under the RERA or the Rules & Regulations made thereunder or under other applicable laws, such terms/provisions of the Agreement shall be deemed to be amended or deleted, in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to the RERA or the Rules &

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Regulations made thereunder or the applicable laws, as the case may be, and the remaining terms/provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

44. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT: -**

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other allottees in the Project, the same shall be in proportion to the carpet area of the Said Premises to the total carpet area of all the premises in the Said Building and in case of common amenities or facilities of the layout, shall be in proportionate to the carpet area of the Said Premises to the total areas of all the buildings of the said Layout.

45. **ACKNOWLEDGEMENT BY THE ALLOTTEE: -**

The Allottee doth hereby admit, confirm and acknowledge that the Promoters have specifically informed him and it is clearly understood and acknowledged by him that the Promoters may in its sole discretion amalgamate the Project Land with the adjacent land or lands. In case of such amalgamation, as proposed by the Promoters, the conveyance of the Project Land shall be executed in favour of Federation or Apex Body to be formed of all the Societies / Associations / Limited Company of all the buildings of such amalgamated development and the Allottee doth hereby further admit and confirm that he has accorded his irrevocable consent and concurrence for such amalgamated development to be carried out by the Promoters, as provided hereinabove and further that such consent in accordance with the provisions of Sec. 14 of RERA.

  
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46. **FURTHER ASSURANCES: -**


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The Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

47. **COMPLIANCE OF LAWS RELATING TO REMITTANCES: -**

- (i) The Allottee, if resident outside India, shall be solely responsible for complying with the necessary formalities a laid down in The Foreign Exchange Management Act 1999, Reserve Bank of India Act and the rules and regulations made thereunder or any statutory amendment(s), modification(s) made thereof and all other applicable laws including that of remittance of payment, acquisition/sale/transfer of immovable properties in India, etc. and provide to the Promoters, with such permissions, approvals, which would enable the Promoters, to comply with its obligation under these presents. Any refund, transfer of security, if provided in terms of these presents, shall be made in accordance with the provisions of The Foreign Exchange Management Act, 1999 or statutory enactments or amendments thereof and the rules and regulations of Reserve Bank of India or any other applicable laws. The Allottee understands and agrees that in the event of any failure on his part to comply with the applicable guidelines issued by Reserve Bank of India, he shall alone be liable for any action under The Foreign Exchange Management Act, 1999 or other laws as applicable, as amended from time to time.

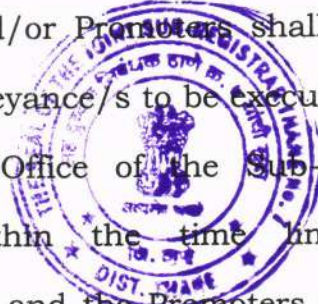
  
(Promoter/s)

  
(Allottee/s)



be deemed to have been executed at Bhayandar/Mira Road/Thane.

ट न न ७	
दस्त क्र १२३९०/२०२४	
४८	१००



49. The Allottee and/or Promoters shall present this Agreement as well as the conveyance/s to be executed as provided hereunder at the concerned Office of the Sub-Registrar of Assurance for registration within the time limit prescribed under the Registration Act and the Promoters shall attend such office and admit execution thereof.

50. All the notices to be served on the Allottee and the Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoters by Registered Post A.D and notified Email ID at their respective addresses specified below: -

(Name of the Allottee) : Shri Mohammadi Abdullah Pipermintwala

(Address) : Saifee Burhani Park II, Mhada Transit New  
Hind Mill Compound, 3A, 5<sup>th</sup> Floor, 501,  
R.B. Marg, Near Cotton Green Station, Ghodpdeo.


(Email-ID) : \_\_\_\_\_

(Name of the Promoters) : Geeta Developers.

(Address) : 1<sup>st</sup> Floor, Milan Plaza, 90 Feet Road,  
Bhayandar (West),  
District - Thane 401 101.

(Email-ID) : info@bhutra.net

The Allottee and the Promoters shall inform each other of any change in address as given hereinabove, subsequent to the execution of this Agreement, by Registered Post or Courier, failing in which, all communications and letters posted or tendered at the abovesaid address shall be deemed to have been

  
(Promoter/s)

  
(Allottee/s)

47- ट न न ७	
दस्त क्र. 9239E/2028	
४९	३०



served/received by the Promoters or the Allottee, as the case may be.

51. **JOINT ALLOTTEES: -**

In case, there are joint Allottees and in such event, all communications shall be sent by the Promoters to the Allottee, whose name appears first and at the address given by him, which shall for all intents and purposes be deemed to have been served on all the Allottees.

52. **STAMP DUTY & REGISTRATION FEES: -**

All the amounts of stamp duty, registration fees and out of pocket expenses to register this Agreement shall be borne and paid by the Allottee / Promoter alone.


53. **DISPUTE RESOLUTION: -**

Any dispute between parties shall be settled amicably. In case of failure to settle any dispute amicably, then, the same shall be referred to the RERA Authority, Maharashtra, as per the provisions of RERA and Maharashtra Rules 2017, thereunder.

54. **GOVERNING LAW & JURISDICTION: -**

The rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the Courts of Thane/Bhayandar shall have the jurisdiction for this Agreement.

**IN WITNESS WHEREOF**, parties hereinabove named have set their respective hands and signed this Agreement For Sale at Bhayandar/Mira Road in the presence of attesting witness, signing as such on the day first above written.

  
(Promoter/s)

  
(Allottee/s)

**THE FIRST SCHEDULE HEREINABOVE REFERRED TO**

**ALL THAT PIECES AND PARCLES** of lands or grounds bearing **Old Survey No. 548, New Survey No. 39, Hissa No. 4,** admeasuring 10,950 sq. mtrs. or thereabout, situate at, being and lying at Revenue Village - Bhayandar, Taluka & District - Thane,

दस्तावेज नं. १०	
दस्तावेज क्र. १२३९९/२०२४	
५०	९०
marked as <b>Annexure - III.</b>	



and now falling within the local limits of Mira Bhayandar Municipal Corporation and which is delineated in red coloured ink in the authenticated copy of the Table Plan annexed hereto and marked as **Annexure - III.**


**THE SECOND SCHEDULE HEREINABOVE REFERRED TO**

A portion of land admeasuring 3,375 sq. mtrs., which is being identified as Portion A and which is delineated in brown coloured ink in the authenticated copy of the Table Plan annexed hereto and marked as Annexure - III and forming part of the larger property, which is more particularly described in the First Schedule written hereinabove, upon which the building which is known as "**ANJANI PRIDE**" is to be constructed.

**THE THIRD SCHEDULE HEREINABOVE REFERRED TO**

A flat/shop, being **Flat/Shop No. 401**, in 'A' & ~~B~~ Wing, on 4<sup>th</sup> Floor, admeasuring 36-86 sq. mtrs. (carpet), as per RERA having a separate enclosed balcony admeasuring 3.48 sq. mtrs., (carpet) which is as per the authenticated copy of the Floor Plan annexed hereto and marked as Annexure - VII of the building which is presently known as "**ANJANI PRIDE**", which is constructed on portions of lands which are more particularly described in the Second Schedule written hereinabove and which is bounded as under: -

  
(Promoter/s)

  
(Allottee/s)

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ट न न ७

दस्ता क्र 9239e/2028

: Old S. No. 548, H. No. 2 & Existing  
Layout Garden.



That is to say that: -

On or towards North

On or towards South

On or towards East

On or towards West

: 12 Meters Road.


: Nallah.

: Existing Layout Garden.

**THE FOURTH SCHEDULE HEREINABOVE REFERRED TO**

(The nature, extent and description of common areas and facilities of the Said Building)

1. A portion of land underneath the Said Building.
2. Staircase, lift, lobbies, fire escapes, common entrances and the lobby.
3. Common Terrace.
4. Common Storage Space.
5. Meter Rooms.
6. Firefighting systems.
7. Overhead Water Storage Tank
8. Underground Water Storage Tank
9. Refugee Area
10. Society Office
11. Fitness Centre
12. Security Cabin
13. Pump Room

  
(Promoter/s)

  
(Allottee/s)





<b>ट न न ७</b>	
दस्तावेज नं १२३९९/२०२४	
<b>RECEIPT</b>	
५३	९००



**RECEIVED** of and from the ~~Allottee/s~~ within named, a sum of Rs. 4,34,300/- /- (Rupees Four Lac Thirty Four Thousand Three Hundred Only)

as and by way of earnest money / and other amounts within mentioned to be paid to us as follows: -

Sr. No.	Date	Cheque / RTGS No.	Bank	Branch	Amount [Rs.]
1	02/07/2024	N1842431248-52935	HDFC	Mumbai	4,30,000/-
2	02/07/2024	000011	HDFC	Mohamed Ali Road Mumbai	4,300/-
				<b>Total →</b>	<b>4,34,300/-</b>

WE SAY RECEIVED  
**GEETA DEVELOPERS**

[1] \_\_\_\_\_

[2] \_\_\_\_\_

(The Partners)

**(THE PROMOTERS)**

Witness: -

1.

2.

\_\_\_\_\_  
(Promoter/s)

\_\_\_\_\_  
(Allottee/s)

**द न न ७**  
**ANNEXURE - "VIII"**  
दस्तावेज क्र १२३९९/२०२४  
**PAYMENT SCHEDULE**  
५४ ९००



Sr. No.	Milestone	%	Rupees
1.	On or before Registration of Agreement	10%	4,30,000/-
2.	Immediately after execution & registration of this Agreement or on or before 20/7/2024	60%	25,80,000/-
3.	On Completion of Plinth	-	-
4.	On Completion of 4 <sup>th</sup> Slab	-	-
5.	On Completion of 8 <sup>th</sup> Slab	-	-
6.	On Completion of 12 <sup>th</sup> Slab	-	-
7.	On Completion of 14 <sup>th</sup> Slab	-	-
8.	On Completion of 18 <sup>th</sup> Slab	-	-
9.	On Completion of 22 <sup>nd</sup> Slab	-	-
10.	On Completion of 24 <sup>th</sup> Slab	-	-
11.	On Completion of all Slabs up to Terrace Slab	-	-
12.	On Completion of Brick Work	7.5%	3,22,500/-
13.	On Completion of Internal Plaster	7.5%	3,22,500/-
14.	On Completion of Outer Elevation, External Plaster & Overhead Water Tank	5%	2,15,000/-
15.	On Completion of Flooring & Elevator	5%	2,15,000/-
16.	On completion of water pumps, electrical fittings, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in this Agreement, and, at the time of handing over of possession of Said Premises or on receipt of Occupation Certificate.	5%	2,15,000/-
	Total	100%	43,00,000/-

*[Signature]*

*Mohammad*

<b>ट न न ७</b>	
<b>ANNEXURE - "IX"</b>	
दस्त क्र. १२३९९/२०२४	
५५	९००



**Specifications of Flooring, Fixtures & Fittings**

Sr. No.	Item / Description	Brand
1.	Flooring	Vitrified tiles
2.	Windows	Anodized aluminum sliding windows with tinted 4mm glass with marble and granite sill pati.
3.	Door	Laminated door with high quality standard fitting.
4.	Kitchen	A. Granite / Quartz kitchen platform with stainless steel sink and full tiles up to Beam level in kitchen area. B. Semi-Modular kitchen.
5.	Toilet / Bathroom	Well- designed flooring (300mm*300mm) and wall tiles (450mm*300mm) upto beam level, concealed plumbing pipe line fittings of Aashirwad/Prince /Astral. W.C & Bathroom Fitting of Cera/RAK or Equivalent.
6.	Electric	Concealed copper wiring in entire flats with high quality ISI mark branded (indicab) with quality modular switches  Geyser point, Exhaust Fan point in toilets, and A.C. points in Bedroom, Telephone and T.V. points in the living rooms.
7.	Elevator	Otis/Schindler/Kone/ThyssenKrupp Or Equivalent.
8.	Security	Intercom facility provided in each flat.

ट न न ७	
ANNEXURE - "VI"	
दस्तावेज क्र. ०२३७९/२०२४	
५९	१००



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P51700024335**

Project: **Anjani Pride** , Plot Bearing / CTS / Survey / Final Plot No.: **Old S.No. 548 New S.No. 39 H. No. 4 pt. Bhayandar at BHAYANDAR, Thane, Thane, 401107;**

1. **Geeta Developers** having its registered office / principal place of business at Tehsil: **Thane, District: Thane, Pin: 401101.**
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from **05/02/2020** and ending with **01/07/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under,
  - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Premanand Prabhu  
(Secretary, MahaRERA)  
Date: 08-09-2021 23:18:38

Dated: **08/09/2021**  
Place: **Mumbai**

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

**दस्तावेज "V"**  
**ANNEXURE - "V"**  
दस्तावेज क्र १२३९९/२०२४



५७ १२०

**महाराष्ट्र शासन**  
**गाव नमुना सात**  
**अधिकार अभिलेख पत्रक**

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

गाव :- भाईदर तालुका :- ठाणे

भूमापन क्रमांक व उपविभाग ३१/४		भुधारणा पद्धती		भोगवटादार वर्ग - १			
शेताचे स्थानीक नाव		भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	खाते क्रमांक
क्षेत्र एकक	हे.आर.ची.मी	कृष्णराव गोविंदराव म्हात्रे				(५८६)	३०९६
जिरायत	१.०५.५०	नरेंद्र गोविंद म्हात्रे				(५८६)	कुळाचे नाव
बागायत	-	प्रेमा गोविंदराव म्हात्रे				(६२८९)	इतर अधिकार
तरी	-	विनोद शामराव म्हात्रे				(६२८९)	इतर
वरकस	-	प्राची ज. गट्टे				(६२८९)	कंपनीचे नियमा नुसार भाडे देण्यास पात्र (६४३५)
इतर	-	रेखा वसंतराव म्हात्रे				(६२८९)	इतर
		विकास वसंतराव म्हात्रे				(६२८९)	ना.ज.क.घा अधिनियम १९७६ च्या मंजूर कलम
एकुण क्षेत्र	१.०५.५०	विवेक वसंतराव म्हात्रे				(६२८९)	२०/२१ खालील योजने अंतर्गत क्षेत्र तसेच
		मिलन वसंत म्हात्रे				(६२८९)	पूर्वपरवानगी शिवाय हस्तांतरणास बंदी (७२०१)
पोट-खराब (लागवडीस अयोग्य)		पुष्पहास वसंत म्हात्रे				(६२८९)	
वर्ग (अ)	०.०४.००	दि इस्टेट इन्व्हेस्टमेंट कं.ली				(६४३५)	
वर्ग (ब)	-	सार्वजनिक क्षेत्र	१.०५.५०	८.५०	०.०४.००		
एकुण पो ख	०.०४.००						
आकारणी	८.५०						
जुडी किंवा विशेष आकारणी	-						
<b>जुने फेरफार क्र</b>		(५८६),(८५९),(९३९),(१२१०),(२७८०),(२९३६),(४९९६),(६२८९),(६३५२),(६३६९),(६४३५),(७३६२),(७५३६)					<b>सीमा आणि भुमापन चिन्हे</b>



हा ७/१२ अभिलेख (दि. १४/१२/२०१९-१९:३४:५९ PM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-शिक्क्याची आवश्यकता नाही. पृष्ठ क्र. १ / २

सुचना : सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर गा.न.नं. १२ मध्ये पिकाची माहिती अद्यावत झाली असल्याने सद्यस्थिती <https://bhushah.mahabhumi.gov.in> या संकेत स्थळावर पहावी.

७/१२ डाउनलोड व वैध दि. : १४/१०/२०२० : १२:५९:१९ PM. वैधता पडताळणीसाठी <https://digitalstbars.mahabhumi.gov.in/dsh/> या संकेत स्थळावर जाऊन 2109100001074114 हा क्रमांक वापरावा.

**ट न न ७**  
दस्त क्र १२३९९ / २०२४



गाव :- भुमा बारा  
पिकांचे नोंदवही

[ महाराष्ट्र जमीन महसूल अधिकार अधिनियम आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९ ]

गाव :- माहेदर

तालुका :- ठाणे

जिल्हा :- ठाणे

भुमापन क्रमांक व उपविभाग ३९/४

वर्षे	हंगाम	पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र			घटक पिके व प्रत्येकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र		
		मिश्रणाचा संकेत क्र.	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			डे.आर.ची.मी	डे.आर.ची.मी		डे.आर.ची.मी	डे.आर.ची.मी		डे.आर.ची.मी	डे.आर.ची.मी		डे.आर.ची.मी		
२०१९-२०	संपूर्ण वर्ष										ओस	१.०५५०		



हा ७/१२ अधिलेख (दि. १९/१२/२०१९-१९:३४:५९ PM रोजी) डिजिटल स्वाक्षरीत केला असल्यामुळे त्यावर कोणत्याही सही-सिक्क्याची आवश्यकता नाही.

पृष्ठ क्र. २ / २

सूचना : सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर गा.न.नं. १२ मध्ये पिकांची माहिती अद्यावत झाली असल्याने सद्यस्थिती <https://bhulekh.mahabhumi.gov.in> या संकेत स्थळावर पहावी.

७/१२ डाउनलोड व वेब दि. : १४/१०/२०२० : १२:५९:५९ PM. वेबसाइट पडताळणीसाठी <https://digitalsabara.mahabhumi.gov.in/dsr/> या संकेत स्थळावर जाऊन 2109100001074114 हा क्रमांक वापरावा.

द. न. न. ७ ANNEXURE - "IV"	
दस्ता क्र १२३९९/२०२४	
ye	११०



**"LEGAL POINT"**  
- Enduring Legal Expertise -



**Amit Parekh**  
B. Com., LL.B.  
(ADVOCATE, HIGH COURT)

### Certificate Of Title

I have been instructed by one **M/s. Geeta Developers**, a partnership firm, constituted under the provisions of The Indian Partnership Act, 1932, having its place of business at 1<sup>st</sup> Floor, Milan Plaza, 90 Feet Road, Bhayandar (West), District - Thane 401 101, to give my report on title in respect of the landed property which is described hereunder:-

- 1) Originally, by diverse deeds, factors and circumstances, one late Shri. Govindrao Vishwanath Mhatre, during his lifetime, was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that pieces and parcels of land or ground bearing **Old Survey No. 548, New Survey No. 39, Hissa No. 4**, admeasuring 10,950 sq. mtrs. or thereabout, situate at, being and lying at Revenue Village - Bhayandar, Taluka & District Thane, and now falling within the local limits of Mira Bhayandar Municipal Corporation more particularly described in the **First Schedule** written hereunder, hereinafter referred to as "**The said Entire Land / Property**".
- 2) The said Shri. Govindrao Vishwanath Mhatre, died intestate i.e. without leaving any writing, by way his last will and testament, leaving behind him, one (1) Shri. Dattatray Govindrao Mhatre, (2) Shri. Shamrao Govindrao Mhatre, (3) Shri. Krushnarao Govindrao Mhatre, (4) Shri. Vasant Govindrao Mhatre, (5) Shri. Narendra Govindrao Mhatre & (6) Ms. Prema Govindrao Mhatre, as his only legal heirs, entitled to his estates, including the said Entire Land and having equal undivided share in the said Land.

*Amit*

Office : G-A/2, Komal Tower, Patel Nagar, Station Road, Bhayandar (W), Thane - 401 101.  
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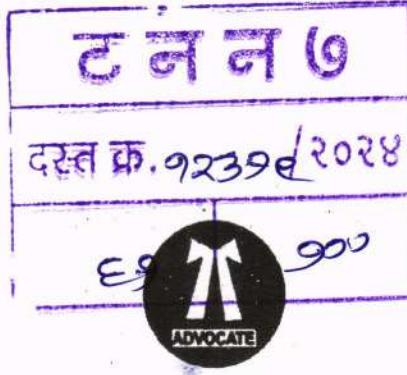


- 3) The abovesaid 6 nos. legal heirs of said Shri. Govindrao Vishwanath Mhatre, viz:- said (1) Shri. Dattatray Govindrao Mhatre, (2) Shri. Shamrao Govindrao Mhatre, (3) Shri. Krushnarao Govindrao Mhatre, (4) Shri. Vasant Govindrao Mhatre, (5) Shri. Narendra Govindrao Mhatre & (6) Ms. Prema Govindrao Mhatre, for the sake of convenience, have mutually agreed to partition the said Entire Land and divide and apportion their respective shares and in pursuant thereto the Said Land was sub-divided into 6 (Six) nos. equal parts or portions, being Plot Nos. 1, 2, 3, 4, 5 & 6 having an area of 1,825 sq. mtrs. or thereabout, each.
- 4) Accordingly, by and vide a Deed of Partition dated 9<sup>th</sup> June 1992, the abovesaid 6 nos. legal heirs of said late Shri. Govindrao Vishwanath Mhatre, have actually and in effect, apportioned and assigned the abovesaid 6 nos. sub divided plots, (i.e. Plot Nos. 1, 2, 3, 4, 5 & 6, respectively), in favour of each of the abovesaid legal heirs of the said Shri. Govindrao Vishwanath Mhatre and by virtue of the said Deed of Partition dated 9<sup>th</sup> June 1992, the said (1) Shri. Dattatray Govindrao Mhatre, (2) Shri. Shamrao Govindrao Mhatre (3) Shri. Krushnarao Govindrao Mhatre, (4) Shri. Vasant Govindrao Mhatre, (5) Shri. Narendra Govindrao Mhatre & (6) Ms. Prema Govindrao Mhatre, become entitled abovesaid 6 nos. sub-divided plots in the same orders and sequences of their names as appearing hereinabove.
- 5) For the facts and circumstances mentioned hereinabove, the said (1) Shri. Dattatray Govindrao Mhatre, (2) Shri. Shamrao Govindrao Mhatre, (3) Shri. Krushnarao Govindrao Mhatre, (4) Shri. Vasant

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Govindrao Mhatre, (5) Shri. Narendra Govindrao Mhatre & (6) Ms. Prema Govindrao Mhatre become individually entitled one each sub-divided plots.

- 6) By and vide separate and individual 6 nos. agreements for sale, all dated 22<sup>nd</sup> June 1992, all on similar or identical lines, all the abovesaid (1) Shri. Dattatray Govindrao Mhatre, (2) Shri. Shamrao Govindrao Mhatre, (3) Shri. Krushnarao Govindrao Mhatre, (4) Shri. Vasant Govindrao Mhatre, (5) Shri. Narendra Govindrao Mhatre & (6) Ms. Prema Govindrao Mhatre, have sold, transferred, assigned and further agreed to convey their respective sub-divided plots, in favour of the abovesaid M/s. Geeta Developers, at and on the terms and conditions and for considerations, which are more particularly described in the said 6 nos. agreements for sale.
- 7) In pursuance to the execution of the abovesaid 6 nos. agreements for sale all dated 22<sup>nd</sup> June 1992, the said (1) Shri. Dattatray Govindrao Mhatre, (2) Shri. Shamrao Govindrao Mhatre, (3) Shri. Krushnarao Govindrao Mhatre, (4) Shri. Vasant Govindrao Mhatre, (5) Shri. Narendra Govindrao Mhatre & (6) Ms. Prema Govindrao Mhatre, by and vide separate 6 nos. writings, all dated 23<sup>rd</sup> June 1992, have made executed General Power of Attorneys, in favour of the partners and nominees of the firm of the abovesaid M/s. Geeta Developers, inter-alia, irrevocably conferring upon various rights, powers and privileges, which are more particularly described in the said writings, including

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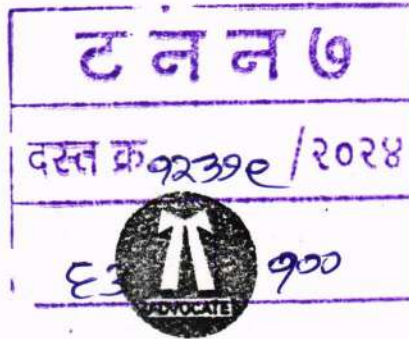


rights and powers, in turn to re-assign their respective sub-divided plots, in favour of any third party or parties, on any terms and conditions, as the said M/s. Geeta Developers, may their sole discretion may deem fit and proper.

- 8) Simultaneously on the execution of the abovesaid 6 nos. agreements for sale all dated 22<sup>nd</sup> June 1992, the abovesaid (1) Shri. Dattatray Govindrao Mhatre, (2) Shri. Shamrao Govindrao Mhatre, (3) Shri. Krushnarao Govindrao Mhatre, (4) Shri. Vasant Govindrao Mhatre, (5) Shri. Narendra Govindrao Mhatre & (6) Ms. Prema Govindrao Mhatre, have also handed over the quiet, vacant, peaceful, actual and physical possession of their respective sub-divided plots in favour of the said M/s. Geeta Developers.
- 9) For fact and circumstances mentioned hereinabove, the abovesaid M/s. Geeta Developers become entitled to the said 6 nos. sub-divided plots, i.e. said Entire Land.
- 10) The abovesaid M/s. Geeta Developers have already constructed 2 nos. buildings known as **"Anjani Heights" & "Anjani Heritage"** on a portion of the said Entire Land and has also obtained the Occupation Certificate in respect of the said buildings.
- 11) The abovesaid M/s. Geeta Developers is intending to develop a portion of the said Entire Land admeasuring 3,775.88 sq. mtrs., which is delineated in green coloured ink and also earmarked as **Portion A**, in the copy of the Table Plan annexed hereto and marked as **Annexure** and more particularly described in the **Second Schedule** written hereunder, hereinafter referred to as **"The Said Land"**.

*Amir*

**"LEGAL POINT"**  
- Enduring Legal Expertise -



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- 12) On the perusal of the aforesaid writings, in my opinion, the title of the Said Land, more particularly described in the Second Schedule written hereunder, is clear and marketable and free from any encumbrances of whatsoever nature.

**The First Schedule Hereinabove Referred To**

All that pieces and parcels of land or ground bearing **Old Survey No. 548, New Survey No. 39, Hissa No. 4**, admeasuring 10,950 sq. mtrs. or thereabout, situate at, being and lying at Revenue Village - Bhayandar, Taluka & District Thane, and now falling within the local limits of Mira Bhayandar Municipal Corporation.

**The Second Schedule Hereinabove Referred To**

A portion admeasuring 3,775.88 sq. mtrs., which is delineated in green coloured ink and also earmarked as **Portion A**, in the copy of the Table Plan annexed hereto and marked as **Annexure**, forming part or portion of the larger property which is described in the First Schedule written hereinabove.

  
**Amit Parekh**  
[Advocate, High Court]

Bhayandar,

08<sup>th</sup> January 2020.

**Encl.:-**

**Annexure of Table Plan.**

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ANNEXURE - "II"

दस्त क्र १२३९९/२०२४

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C.C. (Legal) 2022 (5)



मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in



जा.क्र :- मनपा/नर/११७३ | २०२२ - २०२३

दिनांक :- २२/६/२०२२

प्रति,

अधिकार पत्रधारक - मे. गिता डेक्लपर्स श्री. महेशचंद्र भुतडा

व्दारा - सल्लागार अभियंता - मे. अनिश अॅण्ड असो.



विषय :- मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - भाईंदर सर्वे क्र./ हिस्सा क्र. 548 (जुना). 39 (नविन) हि.क्र. 4 या जागेतील इमारत प्रकार - 3 विंग अ व बी (स्टिक्ट + 24) मजलेकरीता सुधारीत नकाशे मंजूरीसह सुधारीत बांधकाम परवानगी देणेबाबत.

- संदर्भ :-
- 1) आपला दि.26/04/2022 रोजीचा अर्ज.
  - 2) मे. सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचेकडील आदेश (1) पत्र क्र.युएलसी/टिए/एटीपी/डब्ल्यूएसएचएस-20 /एसआर-1412 दि.16/03/2004 अन्वये कलम - 20 खालील आदेश (2) पत्र क्र.युएलसी/टिए/एटीपी/कलम-20/भोगदा/एसआर-1412, दि.31/03/2009 अन्वये भोगवटा दाखला मिळणेकरीता नाहरकत दाखला.
  - 3) मा. जिल्हाधिकारी ठाणे यांचेकडील पत्र क्र. महसूल/क-1/टे-1/एनएपी /एसआर-1/2005 दि.28/10/2005 रोजीची आकृषिक परवानगी
  - 4) दि इस्टेट इन्व्हेस्टमेंट कं.प्रा.लि., यांचेकडील पत्र क्र. आरई/512 दि.07/06/2004 अन्वयेचा नाहरकत दाखला.
  - 5) महानगरपालिकेच्या अग्निशमन विभागाकडील पत्र क्र. मनपा/अग्नि/836/ 2021-22 दि.11/10/2021 अन्वयेचा तात्पुरता नाहरकत दाखला.
  - 6) महानगरपालिकेकडील जा.क्र.मिभा/मनपा/नर/2069/2019-20 दि.16/07/2019 अन्वये सुधारीत बांधकाम परवानगी.
  - 7) महानगरपालिकेकडील जा.क्र.मिभा/मनपा/नर/1708/2009-10 दि.03/08/2009 अन्वये भाग भोगवटा दाखला.
  - 8) पर्यावरण विभागाकडील पत्र क्र. EC22B038MH146179 SIA/MH/MIS/ 236448/2021 दि.15/04/2022 अन्वये नाहरकत दाखला

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स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)



**मिरा भाईदर महानगरपालिका**

नगररचना विभाग



जि. ठणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : [tp@mbmc.gov.in](mailto:tp@mbmc.gov.in)

जा.क्र :- मनपा/नर/११७३ | २०२२-२०२३

दिनांक :- २२/१/२०२२

**-: सुधारीत बांधकाम परवानगी :-** (सुधारीत नकाशे मंजूरीसह)

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ४४, ४५ अन्वये व महाराष्ट्र महानगरपालिका अधिनियम १९४९ चे कलम २५३ ते २६९ विकास कार्य करण्यासाठी / आरंभपत्र मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईदर महानगरपालिका क्षेत्रातील मोजे - भाईदर, सर्वे क्र./हिस्सा क्र.(नवीन) ३९/४ (जुना) ५४८/४ या जागेतील रेखांकन, मुद्देमूलाचे बांधकाम नकाशांस आपणांकडून खालील अटी व शर्तीचे अनुपालन होण्याच्या अधीन राहून ही मंजूरी देण्यात येत आहे.

- १) सदर भूखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या रहिवास वापरासाठीच करण्याचा आहे.
- २) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर कोणतेही बांधकाम करता येणार नाही.
- ३) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्यांची उपअधिकक भूमि अभिलेख, ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखार्थ दोन प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.
- ४) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगी शिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विकसीत करण्यासाठी इतर / दुस-या विकासकास अधिकार दिल्यास / विकासासाठी प्राधिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम नकाशे व चटईक्षेत्राचे व परवानगीत नमुद अटी व शर्तीचे उल्लंघन केल्यास / पालन न केल्यास या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.
- ५) या जागेच्या आजुबाजुला जे पुर्वीचे नकाशे मंजूर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्याशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावीत होणा-या बांधकामास रस्ते संलग्नित ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक / वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकांची कोणताही हरकत असणार नाही.

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## मिरा भाईंदर महानगरपालिका

### नगररचना विभाग

स्वामी विवेकानंद भवन आरबीकेस्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : [tp@mbmc.gov.in](mailto:tp@mbmc.gov.in)



नगररचना विभाग  
Right to Public Services /  
आपली सेवा आणचे करत

जा.क्र. :- मनपा/नर/ ११७३/२०२२ - २०२३

दिनांक :- २२/६/२०२२

- 6) नागरी जमीन धारणा कायदा 1976 चे तरतुदींना व महाराष्ट्र जमीन महसूल अधिनियमाच्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये व या दोन्ही कायद्यान्वये पारित झालेल्या यापुढे वेळेवेळी होणा-या सर्व आदेशाची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहिल.
- 7) रेखांकनात / बांधकाम नकाशात इमारतीचे समोर दर्शविण्यात / प्रस्तावित करण्यात आलेल्या सामासिक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहिल व या जागेच्या वापर सार्वजनिक रस्त्यासाठी / रस्ता रुंदीकरणासाठी करण्यात येईल. याबाबत अर्जदार व विकासक व इतर धारकांचा कोणताही कायदेशीर हक्क असणार नाही.
- 8) मालकीहक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक व संबंधीत व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पोहोच मार्ग उपलब्ध असल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. यामध्ये तफावत निर्माण झाल्या झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे.
- 9) मंजूर रेखांकनातील रस्ते, झेनेज, गटारे व खुली जागा (आर.जी.) अर्जदाराने / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वरुपी खुली ठेवणे बंधनकारक राहिल.
- 10) इमारतीचे उद्वाहन, अग्निशमन तरतुद, पाण्याची जमिनीवरील व इमारतीवरील अशा दोन टाक्या, दोन इलेक्ट्रीक पंपसेटसह तरतुद केलेली असली पाहिजे.
- 11) महानगरपालिका आपणास बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाणीपुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक / धारक यांची राहिल. तसेच सांडपाण्याची सोय व मलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकाची / धारकाची राहिल. तसेच बांधकाम सुरु करतवेळी बांधकाम संपेपर्यंत तेथील बांधकाम कामगारांसाठी आवश्यकतेप्रमाणे पुरेशा शौचालयाची व पाळणाघराची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- 12) अर्जदाराने स.क्र. / हि.क्र. मौजे, महानगरपालिका मंजूरी, बिल्डरचे नाव, आर्किटेक्टचे नाव, अकृषिक मंजूरी व इतर मंजूरीचा तपशील दर्शविणारा फलक प्रत्यक्ष जागेवर लावण्यात आल्यानंतरच इतर विकास कामास सुरुवात करणे बंधनकारक राहिल. तसेच सर्व मंजूरीचे मुळ कागदपत्र तपासणीसाठी / निरीक्षणासाठी जागेवर सर्व कालावधीसाठी उपलब्ध करून ठेवणे ही वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.

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दस्ता क्र १२३९६
जो.क्र :- मनपा/नर/ ११७३/२०२२

## मिरा भाईंदर महानगरपालिका

नगररचना विभाग

रस्मोमी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)  
जि. ठाणे - 401 107, दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in



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जो.क्र :- मनपा/नर/ ११७३/२०२२

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- 13) मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारात घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) आर.सी.सी. डिझाईन तयार करून संबंधित सक्षम अधिक-यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल बिल्डींग कोड प्रमाणे तरतुदी करून कार्यान्वीत करणे तसेच बांधकाम चालू असतांना तांत्रिक व अतांत्रिक कार्यवाही पूर्ण करून त्याची पालन करण्याची जबाबदारी अर्जदार, विकासक, स्ट्रक्चरल अभियंता, वास्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहिल.
- 14) रेखांकनातील जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची पूर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत वृक्षारोपण करण्यात यावे.
- 15) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार त्वरीत सुधारीत बांधकाम नकाशांना मंजूरी घेणे बंधनकारक आहे अन्यथा हे बांधकाम मंजूर विकास नियंत्रण नियमावलीनुसार अनाधिकृत ठरते त्यानुसार उक्त अनाधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.
- 16) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठिकाणी ठेवता येणार नाही. याबाबतचे उल्लंघन झाल्यास महानगरपालिकेकडून आपणाविरुद्ध दंडात्मक कार्यवाही करण्यात येईल.
- 17) महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभपत्र रद्द करण्याची कार्यवाही खालील बाबतीत करण्यात येईल व महाराष्ट्र महानगरपालिका अधिनियम 1949 व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 च्या तरतुदीनुसार संबंधिताविरुद्ध विहित कार्यवाही करण्यात येईल.
- 1) मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास.
  - 2) मंजूर बांधकाम नकाशे व प्रारंभपत्रातील नमुद सर्व अटी व शर्तीचे पालन होत नसल्याचे निदर्शनास आल्यास.
  - 3) प्रस्तावित जागेचे वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 व इतर अधिनियमान्वये प्रस्तावाखालील जागेच्या वापरात बदल होत असल्यास अथवा वापरात बदल करण्याचे नियोजित केल्यास.

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## मिरा भाईंदर महानगरपालिका

### नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : [tp@mbmc.gov.in](mailto:tp@mbmc.gov.in)

जा.क्र :- मनपा/नर/ ११७३/२०२२ - २०२३

दिनांक :- २२/६/२०२२

- 4) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात चुकीची माहिती व विधी ग्राह्यता नसलेली कागदपत्रे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेची दिशामूल केल्यास निदर्शनास आल्यास या अधिनियमाचे कलम २५८ अन्वये कार्यवाही करण्यात येईल.
- 18) प्रस्तावित इमारतीमध्ये तळ मजल्यावर स्टिल्ट (Stilt) प्रस्तावित केले असल्यास मंजूर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी व या जागेचा वापर वाहनतळासाठीच करण्यात यावा.
- 19) मंजूर विकास योजनेत विकास योजना रस्त्याने / रस्ता रुंदीकरणाने बांधित जागेच्या चौ.मी. महानगरपालिकेकडे हस्तांतर केले असल्याने व ह्या हस्तांतर केलेल्या जागेच्या मोबदल्यात आपणास अतिरिक्त घटईक्षेत्रांचा लाभ / मंजूरी देण्यात आली असल्याने सदरचे क्षेत्र कायमस्वरूपाची खुले, मोकळे, अतिक्रमणविरहीत ठेवण्याची जबाबदारी विकासकाची राहिल. तसेच या जागेचा मालकीहक्क इतरांकडे केणत्याही परिस्थितीत व केव्हाही वर्ग करता येणार नाही. तसेच या क्षेत्राचा इतरांकडून मोबदला आपणास इतर संबंधितास व धारकास स्विकारता येणार नाही.
- 20) मंजूर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावित केले असल्यास विद्यमान बांधकाम क्षेत्र महानगरपालिकेकडून प्रमाणीत करून घेतल्यानंतर विद्यमान इमारत तोडून नविन बांधकामास प्रारंभ करणे बंधनकारक आहे.
- 21) प्रस्तावातील इमारतीचे बांधकाम पूर्ण झाल्यानंतर नियमाप्रमाणे पूर्ण झालेल्या इमारतीस प्रथम वापर परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा वापरासाठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर चालू असल्याचे निदर्शनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तिशः कायदेशीर कार्यवाही करण्यात येईल.
- 22) या मंजूरीची मुदत चार वर्षांपर्यंत राहिल. तथापि एका वर्षात काम सुरु न केल्यास एकत्रिकृत विकास नियंत्रण प्रोत्साहन नियमावली मधील विनियम 2.71 नुसार परवानगी नुतनीकरण करण्याची जबाबदारी विकासकाची राहिल. अन्यथा सदरची मंजूरी कायदेशीररित्या आपोआप रद्द होईल.
- 23) सदरच्या आदेशातील अटी व शर्तीचे पालन करणेची जबाबदारी अधिकारपत्रधारक, बांधकाम पर्यवेक्षक, वास्तुविशारद, स्ट्रक्चरल अभियंता व धारक यांची राहिल.
- 24) सदर जागेच्या मालकीबाबत व न्यायालयात दावा प्रलंबित नसल्याबाबत आपण प्रतिज्ञापत्र दि.18/04/2022 रोजी दिलेले आहे. याबाबत काहीही विसंगती आढळून आल्यास दिलेली परवानगी रद्द करण्यात येईल.

सदर



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मिरा भाईदर महानगरपालिका  
नगरस्थाना विभाग



स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)  
जि. ठणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in

जा.क्र :- मनपा/नर/११७३/२०२२-२०२३

दिनांक :- २२/६/२०२४

२५) सदर जागेच्या मालकीहक्काबाबत जागेच्या हद्दीबाबत मा. न्यायालयीन दाव्याबाबत व पोहोच रस्त्याबाबत सर्वस्वी जबाबदारी विकासकाची राहणार असून त्याबाबत महानगरपालिका जबाबदार नाही. तसेच याबाबत कोणत्याही प्रकारची विसंगती आढळल्यास सदर परवानगी रद्द करण्यात येईल.



मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे मर्यादीत ठेवून त्यानुसार कार्यान्वीत करणे बंधनकारक राहिल.

क्र.	इमारतीचे नांव / प्रकार	संख्या	तळ + मजले	यापूर्वीच्या मंजूरीनुसार बांधकाम क्षेत्र (चौ.मी.)	प्रस्तावित ८ ते २४ मजले बांधकाम क्षेत्र (चौ.मी.)	प्रस्तावित १५ ते २४ मजले बांधकाम क्षेत्र (चौ.मी.)	एकूण बांधकाम क्षेत्र (चौ.मी.)
१	इमारत प्रकार - ३ विंग "अ"	१	स्टिळ + २४ मजले	(स्टिळ + १४) ३८९७.४० चौ.मी.	—	४४१३.७५	८३११.१५
२	इमारत प्रकार - ३ विंग "बी"	१	स्टिळ + २४ मजले	(स्टिळ + ७ मजले) १९८४.९९ चौ.मी.	७४५६.६९ चौ.मी.	—	९४४१.६८
एकूण बांधकाम क्षेत्र							१७७५२.८३ चौ.मी.

२७) जागेवर रेन वॉटर हार्वेस्टिंगची व्यवस्था करणे तसेच त्याबाबतची यंत्रणा स्वतंत्र ओव्हरटॅक व प्लंबिंग लाईनसह कार्यान्वीत ठेवणे व त्याबाबत पाणीपुरवठा विभागाकडील प्रमाणपत्र सादर करणे बंधनकारक राहिल.

२८) रेखांकनातील जागेत सेप्टिक टॅकचे बांधकाम IS-२४७० च्या मानकानुसार बांधणे आवश्यक राहिल.

२९) प्रस्तावित इमारतीसाठी भोगवटा दाखल्यापूर्वी प्रती सदनिका १०० लिटर या क्षमतेची सौर उर्जा वरिल पाणी गरम करण्याची व्यवस्था (सोलार वॉटर हीटिंग सिस्टीम) किंवा UDCPR Regulation No. १३.२ अन्वये Roof Top Photovoltaic (RTPV) System बसवून कार्यान्वीत करणे व त्याबाबत सार्वजनिक बांधकाम विभागाकडील नाहरक्त दाखला सादर करणे आपणावर बंधनकारक राहिल.

*(Signature)*



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## मिरा भाईंदर महानगरपालिका

### नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

जि. ठणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : [lp@mbmc.gov.in](mailto:lp@mbmc.gov.in)

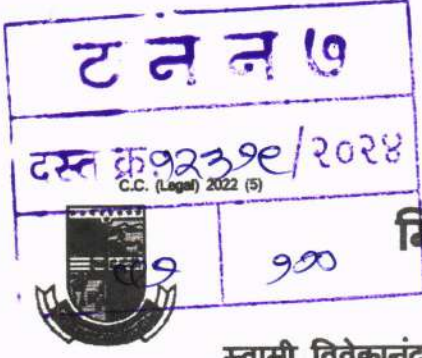


जा.क्र :- मनपा/नर/११७३/२०२२ - २०२३

दिनांक :- २२/६/२०२२

- 30) भोगवटा दाखल्यापूर्वी सदर वृक्ष प्राधिकरणाच्या सल्ल्याप्रमाणे भूखंडामध्ये प्रती 100 चौ.मी. करिता दोन झाडे याप्रमाणे तसेच आर.जी. च्या भूखंडामध्ये प्रती 100 चौ.मी. करिता पाच झाडांची लागवड करून त्याबाबत वृक्ष प्राधिकरण विभागाकडील नाहरकत दाखला सादर करणे बंधनकारक राहिले.
- 31) भोगवटा दाखल्यापूर्वी अग्निशमन विभागाकडील तात्पूरता नाहरकत दाखल्यामधील पूर्तता करून अंतिम नाहरकत दाखला सादर करणे बंधनकारक राहिले.
- 32) विषयांकित जागेसाठी रूपांतरित कराचा भरणा करणेसह सदर जागेसाठीची सनद सादर करणे व सदर सनद मधील अटीशर्तीची व अकृषिक परवानगीच्या आदेशामधील अटीशर्तीची पूर्तता करणे आपणावर बंधनकारक राहिले.
- 33) महाराष्ट्र महानगरपालिका अधिनियम 1949 चे कलम 263 अन्वये भोगवटा दाखला घेणे आपणावर बंधनकारक राहिले.
- 34) सदरच्या जागेवर बांधकामासाठी 200 पेक्षा जास्त बांधकाम कामगार असल्यास काम करणाऱ्या बांधकाम कामगारांसाठी महाराष्ट्र इमारत व इतर बांधकाम कामगार कल्याणकारी मंडळ यांचेमार्फत राबविण्यात येणाऱ्या योजना, त्यासाठीचे अर्ज, त्यासंबंधी इतर आवश्यक माहिती तसेच पात्र बांधकाम कामगारांची नोंदणी करिता आवश्यक प्रक्रिया नोंदणी, नुतनीकरण, बांधकाम कामगारांचे बँक खाते उघडणे इत्यादी सर्व प्रकारची संबंधित कामे करणेसाठी Facilitation Centre उभारणे बंधनकारक राहिले.
- 35) इमारत पूर्ण झाल्यानंतर बांधकाम परवानगी मधील नमुद अटी व शर्तीचे पालन केल्याशिवाय बांधकाम पूर्णत्वाचे प्रमाणपत्र व भोगवटा दाखला देण्यात येणार नाही. अटीची पूर्तता न केल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 व महाराष्ट्र महानगरपालिका अधिनियम 1949 अन्वये विकासकावर गुन्हा नोंद करून पुढील कार्यवाही करण्यात येईल.
- 36) सदर जागेमध्ये इमारतीचे बांधकाम सुरु करतांना बांधकामाच्या अनुषंगीक कामामुळे सभोवतालच्या इमारतींना / बांधकामांना / रहिवाश्यांना त्रास होणार नाही किंवा जिवीत वा वित्त हानी होणार नाही याची खबरदारी घेणेची सर्वस्वी जबाबदारी विकासक / वास्तुविशारद, स्ट्रक्चरल इंजिनियर / साईट सुपरव्हाईजर यांची राहणार असून त्यासाठी महानगरपालिका जबाबदार राहणार नाही.
- 37) सदर गृहसंकुलातील रहिवाश्यांसाठी आवश्यक क्षमतेचा जैविक खत निर्माती प्रकल्प उभारून कार्यान्वीत करणे आपणावर बंधनकारक राहिले.

सुदी



मिरा भाईंदर महानगरपालिका  
नगरस्वचना विभाग



स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पु.)

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- 38) रेखांकनातील प्रस्तावित वाहनतळामध्ये इलेक्ट्रिक वाहनांकरीता मान्यताप्राप्त संस्थेकडून इलेक्ट्रिक चार्जिंग पॉईंट लावणे व त्याबाबतचा दाखला इमारतीच्या भोगवटा दाखल्यापूर्वी सादर करणे प्रस्तावाचे विकासक यांचेवर बंधनकारक राहिल.
- 39) शासनास हस्तांतरीत करावयाच्या सदनिका शासनास हस्तांतरीत करून त्याबाबतच्या नाहरकत दाखल्यासह शासनाच्या इतर विभागाकडील आवश्यक नाहरकत दाखले / परवानग्या प्राप्त करून घेणेची सर्वस्वी जबाबदारी विकासक व वास्तुविशारद यांची राहिल.
- 40) सदर जागेमध्ये माती भरणी किंवा खोदकाम करणेसाठी संबंधित महसूल प्राधिकरणाकडून परवानगी घेणे व त्याअनुषंगीक आवश्यक शुल्काचा भरणा करणे बंधनकारक राहिल.
- 41) सदर जागेबाबत शासन निर्देशाप्रमाणे आवश्यक असणा-या परवानग्या / नाहरकत दाखले प्राप्त करून घेणेची जबाबदारी विकासकाची राहिल.
- 42) मोकळ्या जागेच्या कराचा भरणा प्रत्येक वर्षाच्या आर्थिक वर्षामध्ये भोगवटा दाखला प्राप्त दिनांकापर्यंत भरणा करणे आपणावर बंधनकारक राहिल. कराचा भरणा न केल्यास आपणावर पुढील कायदेशीर कार्यवाही करण्यात येईल.
- 43) भोगवटा दाखल्यापूर्वी शासन अधिसूचना क्र. टिपीएस-1218/2710/प्र.क्र.117/18, नवि-12, दि.06/10/2018 प्रमाणे सदर जागेमध्ये आवश्यक क्षमतेचा सांडपाणी प्रक्रिया व पुर्नवापरासाठीचा प्रकल्प उभारून कार्यान्वीत करणे बंधनकारक राहिल.
- 44) प्रस्तावित जागेतील बांधकाम सुरु केल्यापासून ते बांधकाम पूर्ण होईपर्यंतच्या कालावधीमध्ये सुरक्षीतेच्या दृष्टीने बांधकाम क्षेत्र तळपासून ते बांधकामाच्या उंचीपर्यंत ग्रीन नेट (Green Net) ने झाकणे अत्यावश्यक व बंधनकारक आहे, यामध्ये काही कसूर झाल्यास संबंधित विकासक/ वास्तुविशारद/सल्लागार अभियंता यांचेवर नियमानुसार कारवाई करण्यात येईल.

जा.क्र. मनपा / नर / ११७३ / २०२२ - २३ दि. २२ ए २०२२

(मा. आयुक्त सो., यांच्या मंजूरीने)



*(Handwritten signature)*

(हे. रा. ठाकूर)

सहा. संचालक, नगररचना  
मिरा भाईंदर महानगरपालिका

प्रत - माहितीस्तव व पुढील कार्यवाहीस्तव

- 1) विभाग प्रमुख  
अतिक्रमण तथा अनाधिकृत बांधकाम नियंत्रण विभाग
- 2) कर निर्धारक व संकलक अधिकारी  
कर विभाग



ट न न ७	
दस्त क्र १२३९६/२०२४	
७३	१२३९६

४. अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान होईल अशा रीतीने अशा जमीनीचे रत्न गडदरे वगैरे बांधून आणि (ब) भूमापन विभागा कडून अशा भूखंडाची मोजणी व त्याचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासून एक वर्षाच्या आंत मंजूर आराखड्या प्रमाणेच काटकाटपणे 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 विक्रावयाचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केल्या शर्तीचे पालन करूनच विक्रय 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 स्थळ आराखडयात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केल्या प्रमाणे इतक्या जोते क्षेत्रावर बांधकाम करण्या विषयी ही परवानगी देण्यांत आलेली आहे. सदर भूखंडातील नकाशात दर्शविल्या प्रमाणेच उर्वरित क्षेत्र दिना बांधकाम मोकळे सोडले पाहिजे.

६अ) प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्या पेक्षा जास्त मजल्याचे असू नये.

७. प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापुर्वी अनुज्ञाग्राही व्यक्तीने (ग्रॅटीने) मिरा भाईदर नगरपालिका यांची असे बांधकामकरण्या विषयाची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.

८. अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या नकाशात दर्शविल्या प्रमाणे सीमांतिक मोकळे अंतर (ओपन मार्जिनल डिस्टेंसेस ) सोडले पाहिजे.

९. या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा विगर शेती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यांत आला असेल तर ती गोष्ट अलाहिदा. अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी रद्द करण्यांत आली असल्याचे समजण्यांत येईल.

१०. अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे विगर 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 तलाठया मार्फत ठाणे तहसिलदारांस कळविले पाहिजे. जर तो असे करण्यास चुकेल तर महाराष्ट्र जमीन महसुल (जमीनीच्या वापरातील बदल व विगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाग्राही पात्र ठरेल.

११. सदरहू आदेशाच्या दिनांकापासून सदर अनुज्ञाग्राहीने त्या जमीनीच्या संबंधात दर चौ.मी. मागे १-१८-२ रुपये दराने विगर शेतकी आकारणी दिली पाहिजे. उक्त प्रमाणदर हा दिनांक ३१/७/२००६ या हमी कालावधी पर्यंत अंमलात राहिल. किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे बिनशेती दराने बिनशेती आकार देणे बंधनकारक राहिल. अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्या प्रसंगी निराळ्या दराने विगर शेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारांत घेण्यांत येणार नाही.

१२. सदर जागेची अती तातडीची मोजणी फी रक्कम रु.१५००/- (अक्षरी एक हजार पाचशे मात्र) चलन क्र.३६९/२००५ दिनांक २८/१०/२००५ अन्वये शासन जमा केली आहे.

१३. भूमापन विभागाकडून जमीनीची मोजणी करण्यांत आल्या नंतर अशा जमीनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच विगरशेतकी आकारणी यांत बदल करण्यांत येईल.

१४. सदर जमीनीच्या विगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्राहीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेश रद्द समजण्यांत येईल. व अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.

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दस्त क्र. ११३९६/२०२४

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१५. पुर्वीच मंजूर केलेल्या नकाशावरहुकूम अगोदरच बांधलेल्या इमारतीत अनुज्ञाप्राहीने 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. अनुज्ञाप्राही व्यक्तीने आजुबाजुच्या परिसरांत अस्वच्छता व घाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.

१७. जमीनीच्या बिगरशेतकी वापरस प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या कालावधीत अनुज्ञाप्राही व्यक्तीने महाराष्ट्र जमीन महसुल (जमीनीच्या 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.

१८. या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाप्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाप्राही 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 या परवानगीच्या तरतूदीविरुद्ध जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा तरतूदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्या आंत अशा रीतीने उभारलेली इमारत काढून टाकण्या विषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असेल. तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रीत्यर्थ आलेला खर्च अनुज्ञाप्राही व्यक्तीकडून जमीन महसुलाची थकबाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.

१९. दिलेली ही परवानगी मुंबई कुळवहिवाट 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. अनुज्ञाप्राही यांनी बिगरशेतकी आकारणीच्या पाचपट रक्कम रु.४८०२२/- (अक्षरी रु अठठेचाळीस हजार बावीस मात्र ) रुपांतरीत कर (कन्व्हर्शन टॅक्स) म्हणून तहसिलदार ठाणे यांचे कडील पावती क्र. ४१८८४८३ दि. २८/१०/२००५ अन्वये सरकार जमा केली आहे.

२१. अनुज्ञाप्राही यांनी मिरा भाईंदर महानगरपालिका यांचे कडील मंजूर नकाशावरहुकूमच बांधकाम केले पाहिजे.

२२. अनुज्ञाप्राही यांनी मिरा भाईंदर महानगरपालिका यांचे कडिल बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामा मध्ये बदल करून जादा चटईक्षेत्र निर्देशांक वापरल्यास अनुज्ञाप्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरुपाचा गन्हा दाखल करण्यास पात्र रहातील व असे जादा बांधकाम दर करण्यास पात्र राहिलेले.

<b>ट न न ७</b>	
२३. सा प्रकरणात पिण्याच्या पाण्याची सोय करण्याची जवाबदारी अनुज्ञाग्राही यांचेवर राहिल.	
आणि पिण्याच्या पाण्याची सोय झाली आहे किंवा कसे या बाबत खात्री झाल्याशिवाय मिरा भाईदर महानगरपालिकेने संबंधित विकास वापर परवाना देऊ नये.	
७५	२४. अपर जिल्हाधिकारी व सक्षम प्राधिकारी, ठाणे नागरी संकुलन ठाणे यांचे कडील आदेश क्र. युएलसी/टीए/एटीपी/डब्ल्यूएसएएस/२०/एसआर-१४१२दिनांक १३/३/२००४अन्वये प्रश्नांकित जागे मध्ये नागरी कमाल जमीन धारणा क्र.१९७६ चे कलम २० अन्वये योजना मंजूर केलेली आहे.सदर आदेशा मध्ये नमूद केले प्रमाणे ठराविका मापाच्या सदनिका बांधणे हे परवानगीधारक यांचेवर बंधनकारक राहिल. त्याच प्रमाणे ज्या सदनिका शासनाकडे वर्ग करावयाच्या आहेत त्यांचा ताबा शासनास देणे परवानगीधारक यांचेवर बंधनकारक राहिल.



प्रति,

श्री. दत्तात्रेय गोविंद म्हात्रे वगैरे

रा. भाईदर ता.जि.ठाणे रा.भाईदर ता.जि.ठाणे

सही/-

( नंदकुमार जंत्रे )

जिल्हाधिकारी ठाणे

निर्गमित केले



१५/२/०५  
जिल्हाधिकारी ठाणे करिता

ट न न ७

दस्तावेज क्र. 92394/2028

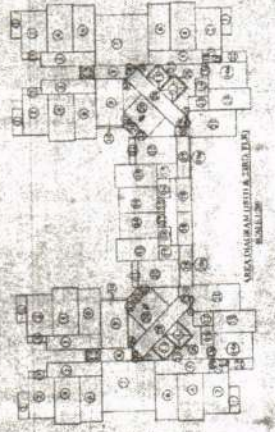
८००      १००



1. The plan is prepared in accordance with the provisions of the Maharashtra Building Regulation, 1960.  
 2. The plan is prepared in accordance with the provisions of the Maharashtra Building Regulation, 1960.  
 3. The plan is prepared in accordance with the provisions of the Maharashtra Building Regulation, 1960.

Sl. No.	Particulars	Area (sq. ft.)	Remarks
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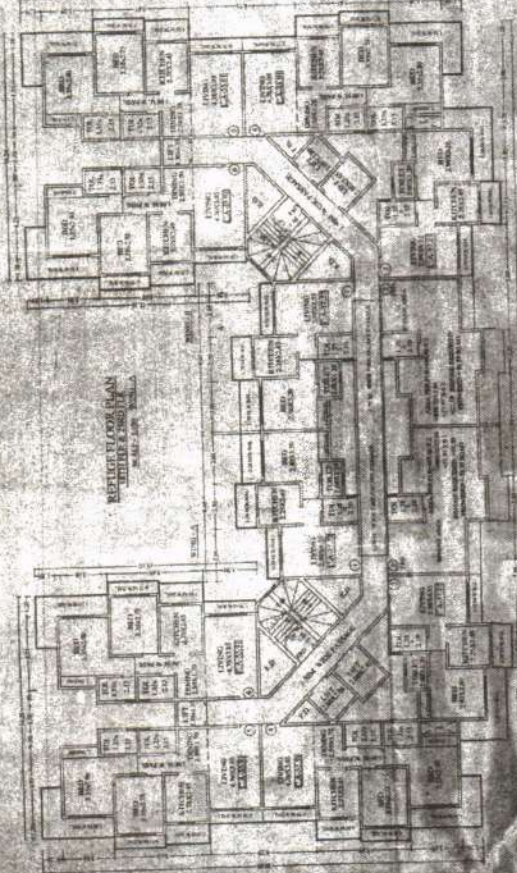
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Sl. No.	Particulars	Area (sq. ft.)	Remarks
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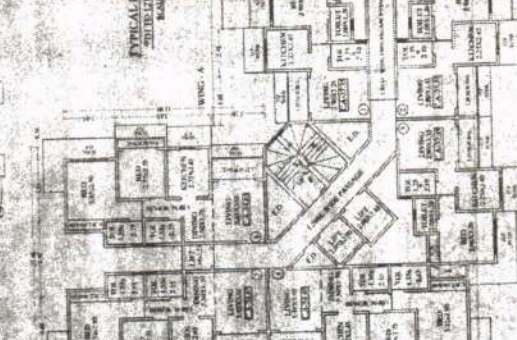
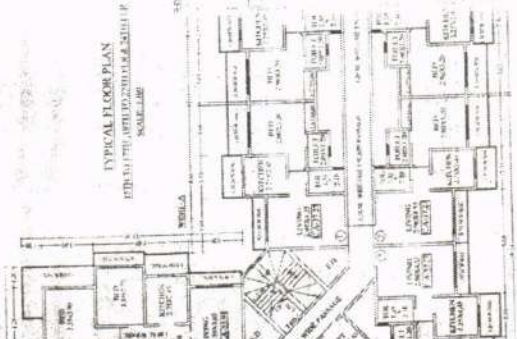


Sl. No.	Particulars	Area (sq. ft.)	Remarks
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Sl. No.	Particulars	Area (sq. ft.)	Remarks
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9	...	...	...
10	...	...	...

Sl. No.	Particulars	Area (sq. ft.)	Remarks
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2	...	...	...
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Ajanta Funder

टनन ७

दस्त क्र १२३९९/२०२४

पावती

१००



76/8902

Wednesday, December 09, 2020  
12:20 PM

Original Duplicate  
नोंदणी क्र. ३९म

Regn.: 39M

पावती क्र.: 10612 दिनांक: 09/12/2020

गावाचे नाव: भाईदर  
दस्तऐवजाचा अनुक्रमांक: टनन4-8902-2020  
दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र  
सादर करणाऱ्याचे नाव: महेश ठक्कर --

नोंदणी फी	रु. 100.00
दस्त हाताळणी फी	रु. 240.00
पृष्ठांची संख्या: 12	
एकूण	रु. 340.00

आपणास मूळ दस्त, यंबनेल प्रिंट, सूची-२ अंदाजे  
12:35 PM ह्या वेळेस मिळेल.

Joint Sub-Registrar, Thane 4

सह. दुपयान निबंधक वग-२

ठाणे क्र. ४

बाजार मुल्य: रु. 1/-  
मोबदला रु. 0/-  
भरलेले मुद्रांक शुल्क : रु. 500/-

- 1) देयकाचा प्रकार: By Cash रक्कम: रु. 240/-
- 2) देयकाचा प्रकार: By Cash रक्कम: रु. 100/-

मुख दस्तऐवज परत मिळाला

NITS

12/9/2020





**ट न न ७**  
**दस्ता क्र. १२३९६/२०२४**  
 CHALLAN  
 MTR Form Number-6 **१००**



GRN	MH008956950202021E	BARCODE	[Barcode]		Date	12/11/2020-11:45:33	Form ID	48(f)		
Department	Inspector General Of Registration			Payer Details						
Stamp Duty				TAX ID / TAN (If Any)						
Type of Payment	Sale of Non Judicial Stamps IGR Rest of Maha			PAN No.(If Applicable)	[Handwritten]					
Office Name	THN7_THANE NO 7 JOINT SUB REGISTRAR			Full Name	MAHESH THAKKAR					
Location	THANE			Flat/Block No.	OLD S NO 546 NEW 39					
Year	2020-2021 One Time			Premises/Building	[Handwritten]					
Account Head Details	Amount In Rs.		Road/Street							
0030046401	Sale of NonJudicial Stamp		500.00	HISSA NO 4 ANJANI PRIDE						
				Area/Locality	BHAYANDAR					
				Town/City/District						
				PIN	4	0	1	1	0	7
				Remarks (If Any)	SecondPartyName=MS GEETA DEVELOPERS-					
				Amount in Words	Five Hundred Rupees Only					
Total			500.00							
Payment Details	IDBI BANK			FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	69103332020111213014	2641755256			
Cheque/DD No.				Bank Date	RBI Date	12/11/2020-11:46:08	Not Verified with RBI			
Name of Bank				Bank-Branch	IDBI BANK					
Name of Branch				Scroll No. / Date	Not Verified with Scroll					



Department ID : [Blank] Mobile No. : 0028152888  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

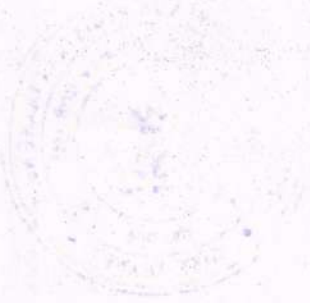
*S. B. Singh*

*[Handwritten Signature]*

*[Handwritten Signature]*

*[Handwritten Mark]*

**ट.न.न. - ४**  
**दस्ता क्रमांक ८००२/२०२०**  
**१/१२**



१५५५  
 १९०५ १९०२० ५ १५५  
 ००० ३०

ट न न ७	
दस्त क्र. १२३९९/२०२४	
८०	९००



ट.न.न. - ४
दस्त क्रमांक ८०२/२०२०
२/१२

<b>ट न न ७</b>	
दस्ता क्र. 9239e/2028	
८७	१००



७५५५
२०२८/२२५५५५५५
०००



### GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME WE, 1) MR. RAMAVATAR G. BHUTRA AND 2) MR. RAMESHCHANDRA G. BHUTRA both adults, Indian Inhabitants, Partners of M/S. GEETA DEVELOPERS, having office at 1<sup>ST</sup> Floor, Milan Plaza, 90 Ft. Road, Bhayandar (W), Dist. Thane do hereby SEND GREETINGS.

WHEREAS We are the Partners of M/S. GEETA DEVELOPERS, and in the course of business are required to execute various documents including Agreement for sale of Flats/Shops and Deed of Confirmation including Cancellation Deed, Rectification deed and Other agreements/s of already executed documents signed by our, individually,

ट.न.न. - ०८
दस्ता क्रमांक ८००२/२०२०
३/१२

AND WHEREAS We are desirous of appoint (1) Mr. Mahesh Thakkar, (2) Mr. Swatantra Bahadur Singh, (3) Mr. Jagdish Yadav, 4) Mr. Nandesh Phalke all adults, Indian inhabitants, having address at Shop No. 8, Milan Plaza, 90 Ft. Rd., Bhayandar (W), Dist. Thane as our true and lawful attorney for the purpose of registration of such documents.

*S.B. Singh*

*Nandesh*

*Phalke*

NOW KNOW We by these presents, that We 1) MR. RAMAVATAR G. BHUTRA AND 2) MR. RAMESHCHANDRA G. BHUTRA, Partners of M/S. GEETA DEVELOPERS, do hereby appoint, nominate and constitute the to (1) Mr. Manesh Thakkar, (2) Mr. Swatantra Bahadur Singh, (3) Mr. Jagdish Yadav, 4) Mr. Nandesh Phalke as our true and lawful attorney to do the following acts, deeds and things

ट.न.न. 6  
दस्ता क्र 9239E/2028



1. To appear before the Sub-Registrar of Assurances, Thane / Mumbai concerned in respect of any documents, here to before executed by our or to be executed by our and for our and on our behalf of our to admit execution of such documents executed by our.

2. For our and on our behalf to present for registration of any documents here to before executed by our or to be executed by our as Partners of M/S. GEETA DEVELOPERS.

3. To do all acts, deeds and things to sign and on our behalf to cause to attendance of our executing parties to any documents before the Sub-Registrar Assurance Thane / Mumbai to make any application or submission in writing purpose of effectively registering any documents as our said attorneys may be in fit and proper.



D we ourselves agree to ratify and confirm all and whatsoever our said Attorney shall purpose to do or cause to be done virtue of these presents.

SCHEDULE OF THE PROPERTY

ट.न.न. - 8  
क्रमांक 2020  
8/92

All the piece or parcel of Non-Agricultural land or Ground situate lying and being at Village BHAYANDAR, project known as ANJANI PRIDE, Taluka & Dist. Thane, Bearing Old Survey No. 548, New Survey No. 39, Hissa No. 4, within the Jurisdiction of MIRA BHAYANDAR MUNICIPAL CORPORATION & Registration District and Sub-District Thane.

IN WITNESS WHEREOF, We 1) MR. RAMAVATAR G. BHUTRA AND 2) MR. RAMESHCHANDRA G. BHUTRA Partners of M/S. GEETA DEVELOPERS, have put our hands on this 12<sup>th</sup> day of NOV - 2020, at Bhayandar.

Handwritten signatures: S.B. Singh, Bhuday, Nandesh, and others.

3

<b>ट न न ७</b>
दस्त क्र १२३९९/२०२४
SIGNED, SEALED AND DELIVERED by The within named EXECUTANTS 3      900



SIGNED, SEALED AND DELIVERED by

The within named EXECUTANTS 3

900

1) MR. RAMAVATAR G. BHUTRA

*[Handwritten signature]*



2) MR. RAMESHCHANDRA G. BHUTRA  
Partners of M/S. GEETA DEVELOPERS

)  
)  
*[Handwritten signature]*  
)



In the presence of .....

1) *[Handwritten signature]*  
*[Handwritten signature]*

ट.न.न. - ४
दस्त क्रमांक १२०२+२०२०
५ / १२

(SPECIOURN SIGNATURE OF POIR OF ATTORNEY HOLDER/S)

(1) MR. MAHESH THAKKAR

*[Handwritten signature]*



(2) MR. SWATANTRA BAHADUR SINGH



*[Handwritten signature]*



(3) MR. JAGDISH YADAV,

*[Handwritten signature]*



4) MR. NANDESH PHALKE.

*[Handwritten signature]*





ट न न ७

दस्त क्र १२३९९ / २०२४

८४

१००



स्थायी लेखा संख्या

PERMANENT ACCOUNT NUMBER

ADKPB0368F

नाम / NAME

RAMAUTAR GULABCHA BHUTRA

पिता का नाम / FATHER'S NAME

GULABCHAND GANESHMAL BHUTRA

जन्म तिथि / DATE OF BIRTH

22-03-1964

हस्ताक्षर / SIGNATURE

आयकर, आयुक्त-१, पुणे  
Commissioner of Income-tax I, Pune



ट.न.न. - ४

दस्त क्रमांक ८००२ / २०२०

८/१२

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

RAMESHCHANDRA S BHUTRA  
GULABCHAND GANESHMAL BHUTRA

22/03/1964  
Permanent Account Number:  
ADKPB0369E

Signature

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AACFG3654J

नाम / NAME

GEETA DEVELOPERS

निगमन / समन की तिथि / DATE OF INCORPORATION/FORMATION

23-06-1987

आयकर, आयुक्त-१, पुणे  
Commissioner of Income-tax I, Pune

आयकर विभाग  
INCOME TAX DEPARTMENT  
स्वातंत्र्याबाहुदुर वन नं ७  
SWATANTRA BAHADUR VAN N. 7  
बाहुदुर सिंघ नागेंदुर  
BAHADUR SINGH NAGENDRA  
15/08/1992  
Permanant Account Number  
ENFPS5548F  
Signature



S.B. Singh

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MAHESH RANJIT THAKKAR

RANJIT THAKKAR

16/05/1978

Permanant Account Number

ADSPT7472L

Signature



आयकर विभाग  
INCOME TAX DEPARTMENT  
जागदिस रामचेंद्र यादव  
JAGDISH RAMCHANDR YADAV  
रामचेंद्र रामश्रीराम यादव  
RAMCHANDR RAMSHRI RAM YADAV  
10/01/1966  
Permanant Account Number  
AEJIPV23333  
Signature

Handwritten signature

भारत सरकार  
Government of India  
नंदेश रामचेंद्र फाळकें  
Nandesh Ramchandra Phalkar  
जन्म वर्ष / Year of Birth : 1988  
पुरुष / Male

द.न.न. - ४  
दस्तावेज क्रमांक 2002-2020  
०/92

Handwritten signature: Nandesh

भारतीय पहिचान प्राधिकरण  
Unique Identification Authority of India

पत्ता: बी/401, गिरीजा टावर, फूलपाडा  
Address: B/401, Girija Tower, Foolpada  
रोड, अभिनव हॉस्पिटल जवळ, विरार  
Hospital, Near Abhinav Hospital, Virar  
पथ, वसई, ठाणे, विरार ईस्ट, महाराष्ट्र.  
Virar East, Vasai, Thane, Maharashtra, 401305

CLARION XEROX

9974 2339 3776

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1800 300 1947

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www.uidai.gov.in

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दस्त क्र 9239e/2028

CE 900



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SURESH ARVIND BHANUSHALI

ARVIND RAVJI BHANUSHALI

31/10/1987

Permanent Account Number  
AQFPB6162P

Signature

17062303



भारत सरकार  
GOVERNMENT OF INDIA

शैलेश पुष्पवंदन जादव  
Shailesh Pushpvandan Jadhav

जन्म तिथि / DOB : 07/05/1983

पुरुष / MALE

3523 7605 9100

आधार - जाम आदमी का अधिकार

**ट.न.न. - ४**

दस्त क्रमांक ८०२ / २०२०

८७२



Summary 1 (GoshwaraBhag-1)

76/8902

बुधवार, 09 डिसेंबर 2020 12:21 म.नं.

दस्त शोषवारा भाग-1

दनन4

दस्त क्रमांक: 8902/2020

दस्त क्रमांक: दनन4 /8902/2020

वाजार मुल्य: रु. 01/-

सावकारी रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

दु. नि. सह. दु. नि. सह. 4

अ. क्र. 8902 वर दि. 09-12-2020

रोजी 12:14 म.नं. वा. हजर केला.

दन नं 6

दस्त क्रमांक: 8902/2020

900



पावती: 10642

पावती दिनांक: 09/12/2020

सादर करणाऱ्याचे नाव: महेश ठक्कर --

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 240.00

पृथांची संख्या: 12

एकुण: 340.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar, Thane 4

Joint Sub Registrar, Thane 4

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्यावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 09 / 12 / 2020 12 : 14 : 44 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 09 / 12 / 2020 12 : 15 : 20 PM ची वेळ: (फी)





09/12/2020 12 46:06 PM

दस्त क्रमांक : टनन4/8902/2020

दस्तावा प्रकार :- कुलमुखत्यागपत्र

**टनन ७**  
दस्त क्रमांक 239e/2028



अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचे पत्ता	वय	व्यवस्था	आयाचित्र	अंगठ्याचा ठसा
1	नाव: महेश उद्धर -- पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शांति नं. 8, मिलन प्लाझा, भाईदर प., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर: ADSPT7472L	पक्षकाराचे पत्ता पॉवर ऑफ अटॉर्नी होल्डर वय :- 42 व्यवस्था :-	900			
2	नाव: म्बतंत्र बहादूर मिह -- पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शांति नं. 8, मिलन प्लाझा, भाईदर प., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर: ENFPS5548F	पॉवर ऑफ अटॉर्नी होल्डर वय :- 28 व्यवस्था :-				
3	नाव: जगदीश यादव -- पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शांति नं. 8, मिलन प्लाझा, भाईदर प., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर: AEJPY2333M	पॉवर ऑफ अटॉर्नी होल्डर वय :- 36 व्यवस्था :-				
4	नाव: नंदेश फाळके -- पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शांति नं. 8, मिलन प्लाझा, भाईदर प., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर:	पॉवर ऑफ अटॉर्नी होल्डर वय :- 34 व्यवस्था :-				
5	नाव: मे. भीता इव्हलपर्म चे भागीदार रामश्रवतार जी. भुतडा -- पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: पहिला मजला, मिलन प्लाझा, 90 फूट रोड, भाईदर प., ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर: AACFG3654J	कुलमुखत्याग देणारा वय :- 56 व्यवस्था :-				
6	नाव: मे. भीता इव्हलपर्म चे भागीदार रमेशचंद्र जी. भुतडा -- पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: पहिला मजला, मिलन प्लाझा, 90 फूट रोड, भाईदर प., ठाणे, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन नंबर: AACFG3654J	कुलमुखत्याग देणारा वय :- 63 व्यवस्था :-				

वरील दस्तावेज करून देणारा तथाकथित कुलमुखत्यागपत्र चा दस्त ऐवज करून दिल्याचे नमूद करतात.  
शिक्का क्र.3 ची वेळ: 09 / 12 / 2020 12 : 38 : 09 PM

ओळख:-

खालील दस्त असे निवेदीत करतात की ते दस्तावेज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

अनु क्र.	पक्षकाराचे नाव व पत्ता	वय	व्यवस्था	आयाचित्र	अंगठ्याचा ठसा
1	नाव: शैलेश नाथव -- पत्ता: भाईदर प., पिन कोड: 401101	34			
2	नाव: सुरेश भानुशाही -- पत्ता: Bhaidar P, पिन कोड: 401101	30			

शिक्का क्र.4 ची वेळ: 09 / 12 / 2020 12 : 40 : 17 PM

शिक्का क्र.3 ची वेळ: 09 / 12 / 2020 12 : 40 : 30 PM नोंदणी पुस्तक 4 मध्ये

Joint Sub Registrar, Thane 4



1555

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MAHESH THAKKAR	eChallan	69103332020111213014	MH006956950202021E	500.00	SD	0003672157202021	09/12/2020
2		By Cash			240	RF		
3		By Cash			100	RF		

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

8902 /2020

Know Your Rights as Registrants

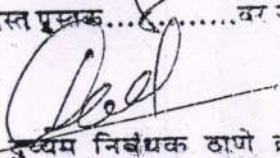
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback please write at [feedback.isanita@gmail.com](mailto:feedback.isanita@gmail.com)

ट.न.न. - ४
दस्त क्रमांक 100272020
9292

ट न न ७	
दस्त क्रं. 9239/2028	
००	१००



प्रमाणित करण्यात येते की,  
द. क्र. 100272020 मध्ये  
..... 92 ..... पाने आहेत  
सदर दस्त पुस्तक ..... ४ ..... वर नोंदला  
  
सह-सुव्यय निबंधक ठाणे क्र. ४  
दि. ०१/१२/२०२०



ट न न ७  
दस्त क्र. १२३९६/२०२४



भारत  
Government of India

900

आधार

Issue Date : 09/02/2023



मोहम्मदी अब्दुल्लाह पीपरमिंटवाला  
Mohammadi Abdullah Pipermintwala  
जन्म तारीख / DOB : 03/04/1978  
पुरुष / Male



आधार पहचान का प्रमाण है, नागरिकता का नहीं।  
Aadhaar is a proof of identity, not of citizenship.

4323 6405 6327

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

आधार

पता: सैफी बुरहानी पार्क ई म्हाडा ट्रान्सीट  
नव हिंद मिल कंपाउंड, ३या ५थ फ्लॉवर  
५०१, रामभाऊ भोगले मार्ग, नेट कोर्टवर्त  
ग्रीन स्टेशन, घोडपदेव, मुंबई, मुंबई सिटी,  
महाराष्ट्र, 400033

Print Date : 17/03/2023

Address: Saifee Burhani Park II MHADA  
Transit New Hind Mill Compound, 3A 5th Floor  
501, Rambhao Bhogle Marg, Near Cotton  
Green Station, Ghodspdeo, Mumbai, Mumbai  
City, Maharashtra, 400033



4323 6405 6327

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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AOYPP1315F



नाम / Name  
MOHAMMADI ABDULLAH PIPERMINTWALA

पिता का नाम / Father's Name  
ABDULLAH TAIEBALI PIPERMINTWALA

जन्म की तारीख /  
Date of Birth  
03/04/1978



25082023

Mohammad



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दस्ता क्र १२३१९/२०२४  
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दस्तावेज क्र. १२३९९/२०२४  
९३ १००



भारत सरकार  
GOVERNMENT OF INDIA

इमरान गुलामनाबी शेख  
Imran Gulamnabi Shaikh  
जन्म वर्ष / Year of Birth : 1979  
पुरुष / Male

5607 7024 2334

आधार - सामान्य माणसाचा अधिकार

भारतीय विशिष्ट ओळख प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता 5बी/33, नरेंद्र पार्क वीनस सीएचएस  
ली, नया नगर, मिरा रोड ईस्ट,  
मीरा-भायंदर, मीरा रोड, ठाणे, ठाणे,  
महाराष्ट्र, 401107

Address: 5B/33, Narendra Park  
Venus CHS Ltd, Naya Nagar, Mira  
Road East, Mira-Bhayander, Mira  
Road, Thane, Thane,  
Maharashtra, 401107

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1800 180 1947

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P.O. Box No. 1947,  
Bengaluru-560 001

*(Handwritten signature)*

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दस्त क्र. 9239E/2028  
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भारत सरकार  
GOVERNMENT OF INDIA



बतूल अलीअसगर फुरटवाला  
Batul Aliasgar Fruitwala  
DOB: 07-10-1981  
Gender: Female



3925 4599 7593

आधार - आम आदमी का अधिकार

ट न न ७

दस्त क्र. 9239e/2028

ey 900



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

W/O: अलीअसगर फुरटवाला, रूम  
नो.28, 1 फ्लोर, 51/53-कोकणी  
चाळ, स्टेबल स्ट्रीट, टू टँक, नागपाडा,  
मुंबई, मुंबई सेंट्रल, मुंबई, मुंबई,  
महाराष्ट्र, 400008

Address:  
W/o: Aliasgar Fruitwala, Room  
No.28, 1st Floor, 51/53-kokni  
Chawl, Stable Street, Two Tank,  
Nagpada, Mumbai, Mumbai  
Central, Mumbai, Mumbai,  
Maharashtra, 400008



1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,  
Bengaluru-560 001

ट न न ७	
दस्त क्र 239e/2024	
₹	900



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Page

**Data of Bank Receipt for GRN MH004739598202425R**  
**Bank - IDBI BANK**

Bank/Branch :  
Pmt Txn id : 743961837 Simple Receipt  
Pmt DtTime : 04/07/2024 17:19:14 Print DtTime :  
ChallanIdNo : 69103332024070451139 GRAS GRN : MH004739598202425R  
District : 1201 / THANE GRN Date : 04/07/2024 17:19:15  
Office Name : IGR116 / THN4\_THANE NO 4 JOINT SUB REGISTRA

StDuty Schm : 0030046401-75/ Stamp Duty(Bank Portal)  
StDuty Amt : Rs 3,01,000.00/- (Rs Three Lakh One Thousand Rupees Only )

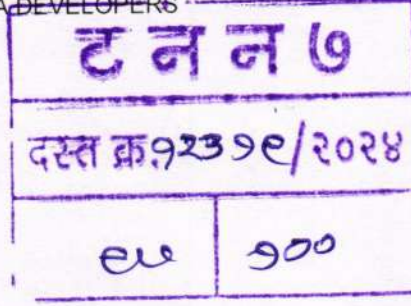
RgnFee Schm : 0030063301-70 / Registration Fee  
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

*Only for verification not to be printed and used*

Article : B25  
Prop Mvblty : Immovable Consideration : 43,00,000.00/-  
Prop Descr : FLAT NO 401,4TH FLOOR A WING,ANJANI PRIDE , BHAYANDAR,THANE  
: ,VILLAGE  
: 401107

Duty Payer : PAN-AOYPP1315F MOHAMMADI ABDULLAH PIPERMINTWALA  
Other Party : PAN-AACFG3654J MS GEETA DEVELOPERS

Bank Scroll No : --  
Bank Scroll Date : --  
RBI Credit Date : --  
Mobile Number : 919821027480  
**331000.00**



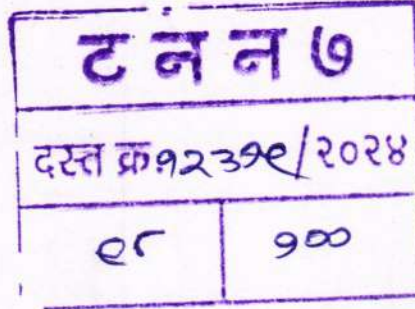
Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-337-12319	0002583320202425	05/07/2024-14:14:41	IGR119	30000.00
2	(IS)-337-12319	0002583320202425	05/07/2024-14:14:41	IGR119	301000.00
<b>Total Defacement Amount</b>					<b>3,31,000.00</b>

मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202407054304	05 July 2024,02:08:19 PM			
टनन7					
मूल्यांकनाचे वर्ष	2024				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	1/14-जे-1) भू- भाग जे मधील मिळकती बगळता इतर सर्व मिळकती संव्हे क्रं				
क्षेत्राचे नांव	Mira Bhaindar Muncipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :	सर्व्हे नंबर#39		
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
24600	76000	86500	95100	86500	चौ. मीटर
<b>बांधीव क्षेत्राची माहिती</b>					
बांधकाम क्षेत्र(Built Up)-	44.374चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्दवाहन सुविधा -	आहे	मजला -	1st To 4th Floor	कार्पेट क्षेत्र-	40.34चौ. मीटर
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ = 100 / 100 Apply to Rate= Rs.76000/-					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)					
= (( (76000-24600) * (100 / 100) ) + 24600 )					
= Rs.76000/-					
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र					
= 76000 * 44.374					
= Rs.3372424/-					
Applicable Rules = 3, 9, 18, 19					
<b>एकत्रित अंतिम मूल्य</b>					
= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईने मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ					
= A + B + C + D + E + F + G + H + I + J					
= 3372424 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
=Rs.3372424/-					
= ₹ तेहेतीस लाख बाहत्तर हजार चार शे चोवीस /-					

Home

Print



337/12319

शुक्रवार, 05 जुलै 2024 2:15 म.नं.

दस्त गोषवारा भाग-1

टनन7

दस्त क्रमांक: 12319/2024

दस्त क्रमांक: टनन7 /12319/2024

बाजार मूल्य: रु. 33,72,424/-

मोबदला: रु. 43,00,000/-

भरलेले मुद्रांक शुल्क: रु.3,01,000/-

दु. नि. सह. दु. नि. टनन7 यांचे कार्यालयात

अ. क्र. 12319 वर दि.05-07-2024

रोजी 2:13 म.नं. वा. हजर केला

पावती:13210

पावती दिनांक: 05/07/2024

सादरकरणाराचे नाव: मोहम्मदी अब्दुल्लाह पीपरमिटवाला - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 100

एकुण: 32000.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Thane 7

Joint Sub Registrar Thane 7

दस्ताचा प्रकार: करारनामा

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 05 / 07 / 2024 02 : 13 : 32 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 05 / 07 / 2024 02 : 14 : 11 PM ची वेळ: (फी)

टनन ७

दस्त क्र. 9239E/2024

९९ १००





दस्त गोषवारा भाग-2

टनन 7

दस्त क्रमांक:12319/2024

05/07/2024 2 18:49 PM

दस्त क्रमांक : टनन7/12319/2024

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे. गीता डेव्हलपर्स चे भागीदार रामावतार जी. भुतडा तर्फे कु.मु.म्हणून जगदीश यादव - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पहिला मजला, मिलन प्लाझा, 90 फूट रोड, भाईदर प., ठाणे, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन नंबर:AACFG3654J	लिहून देणार वय :- स्वाक्षरी:-		
2	नाव:मोहम्मदी अब्दुल्लाह पीपरमिंटवाला - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सैफी बुरहाणी पार्क ई, म्हाडा टांन्सीट नव हिंद मिल कंपाऊंड, 501, पाचवा मजला, ल रामभाऊ भोगले मार्ग, घोडपदेव मुंबई, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, मुम्बई. पिन नंबर:AOYPP1315F	लिहून घेणार वय :-46 स्वाक्षरी:-		

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

शिक्का क्र.3 ची वेळ:05 / 07 / 2024 02 : 17 : 05 PM

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	ठसा प्रमाणित
1	नाव:बतुल अलीअसगर फुरटवाला - - वय:42 पत्ता:मुंबई सेंट्रल मुंबई पिन कोड:400008			
2	नाव:इमरान गुलामनाबी शेख - - वय:45 पत्ता:मीरा रोड पूर्व पिन कोड:401107			

शिक्का क्र.4 ची वेळ:05 / 07 / 2024 02 : 17 : 52 PM

शिक्का क्र.5 ची वेळ:05 / 07 / 2024 02 : 18 : 05 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar, Thane 7

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MOHAMMADI ABDULLAH PIPERMINTWALA	eSBTR/Simple Receipt	69103332024070451139	MH004739598202425R	301000.00	SD	0002583320202425	05/07/2024
2		DHC		0724059807253	2000	RF	0724059807253D	05/07/2024
3	MOHAMMADI ABDULLAH PIPERMINTWALA	eSBTR/SimpleReceipt		MH004739598202425R	30000	RF	0002583320202425	05/07/2024

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

12319 /2024

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2. Get print immediately after registration.

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प्रमाणित करण्यात येते की, या दस्तापध्ये  
एकूण ..... 900 ..... पाने आहेत.  
सदर दस्त पुस्तक क्र. १  
अ. क्र. .... 9239/2024 वर नोंदला

आर. एच. चरिख  
सह. दुय्यम निबंधक, वर्ग-२, ठाणे क्र. ७,  
दि: 05/07/2024