

टन न - २	
दस्त क्रमांक ५३३४	/२०२३
३	/३२

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Thane this **02ND** day of **MARCH, 2023** BETWEEN **MR. ABHOY VIJAYKUMAR SHAH** aged about 63 years & **MRS. PARUL ABHOY SHAH** aged about 61 years, both of them Adults, Indian Inhabitants, Owners of Flat No.601 on the 6th Floor in Building "A" known as "Marathon Nextown" Complex, off. Kalyan Shil Road, Village Desai, Thane-421204, hereinafter referred to as the "**THE VENDORS**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their successors and permitted assigns) of the **FIRST PART;**

* AND *

MR. UMASHANKAR CHATURVEDI Aged 30 years, & **MRS. POONAM UMASHANKAR CHATURVEDI** (Before Marriage **MS. POONAM TIWARI**) Aged 26 years, both of them adults, Indian Inhabitants, having address at Room No.103, Ghar No.748, Savitri Sadan, Sector-11, Juhu Gaon, Vashi, Navi Mumbai-400703, hereinafter referred to as "**THE PURCHASERS**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their legal heirs, executors, administrators and assigns) of the **SECOND PART.**

WHEREAS :-

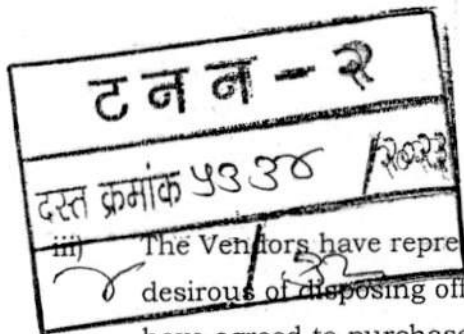
- i) The Vendors herein are the Owners of the **FLAT NO.601 ON THE SIX FLOOR IN "A" BUILDING KNOWN AS MARATHON NEXTOWN COMPLEX, OFF. KALYAN SHIL ROAD, VILLAGE DESAI, THANE-421204**, admeasuring about **456.5 Sq. Ft. Carpet Area (i.e. 42.41 Sq. Mtrs.)**, more particularly described in the schedule hereunder written and hereinafter for the brevity sake the above mentioned flat referred to as "**the said premises**".
- ii) The **MR. ABHOY VIJAYKUMAR SHAH & MRS. PARUL ABHOY SHAH** had purchased the said premises from "**THE DEVELOPER MARATHON ENER-GEN LLP**, (hereinafter referred to as "Said Promoters") by and under Articles Agreement dated **10th July, 2017**, for the terms, covenants and consideration as mentioned therein. The aforesaid agreement is registered in the Office of the Sub-Registrar of Assurance, Thane-I, vide Serial No. **TNN1-10728-2017** on **02.08.2017**.

[Signature]

POONAM

[Signature]





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- iv) The Vendors have agreed to grant, convey, sell, assign, transfer and assure unto the Purchasers and the Purchasers have agreed to purchase and acquire the said premises from the Vendors for total sale consideration of ₹ 35,00,000/- (RUPEES THIRTY-FIVE LAKHS ONLY) on the terms and conditions hereinafter appearing.

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

1. The Vendors hereby agrees to grant, convey, sell, transfer, assign and assure unto the Purchasers the said **FLAT NO.601 ON THE SIX FLOOR IN "A" BUILDING KNOWN AS MARATHON NEXTOWN COMPLEX, OFF. KALYAN SHIL ROAD, VILLAGE DESAI, THANE-421204**, along with the shares to be allotted by the (proposed) society of the flat owners to be formed and registered and rights and deposits as members of the said proposed society and the beneficial right, title interest, claim, demand and benefit whatsoever of the Vendors in the said premises together with permanent and absolute right of use, possession and occupation of the said premises and all the benefits appurtenant thereto and accruing there from and also funds, deposits, reserves, etc. standing to the credit of the Vendors in respect of the said premises absolutely and forever for a total sale consideration of ₹ ₹ 35,00,000/- (RUPEES THIRTY-FIVE LAKHS ONLY).
2. In pursuance of the above clause No.1, the Purchasers have paid a sum of ₹ 3,12,000/- (RUPEES THREE LAKHS TWELVE THOUSAN ONLY), to the Vendors, being the part payment towards consideration sale of the said premises on execution of this Agreement (the payment and receipt whereof the Vendor both hereby admits, confirms and acknowledges).



It is agreed by and between parties hereto that ₹ 31,88,000/- (RUPEES THIRTY-ONE LAKHS EIGHTY-EIGHT THOUSAND ONLY) shall be paid by the Purchasers to the Vendors on or before 30 days from the date of the registration of this Agreement.

[Signature]

Roomam

[Signature]

[Signature]

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4 / 32

3. The Vendors have put the Purchasers in quiet, vacant and peaceful possession of the said premises after full and final payment made by the Purchasers to them and here onwards the Purchasers shall be entitled to have, hold and possess the said premises and enjoy the occupation and benefits of the said premises absolutely and forever without any claim of the Vendors and/or any person or persons claiming for or on behalf of the Vendors and/or through, under or in trust for the Vendors.
4. The Vendors will hand over all original Agreement along with its registration related documents and/or any other document pertaining to the said premises to the Purchasers.
5. The purchasers, by virtue of this agreement shall be entitled to take possession of the said premises from the Vendors and the Vendors shall sign all such papers or documents as may be required by the said Promoters to enable the purchasers to take possession and ownership thereof.
6. The Vendors hereby declare, represent and covenant with the Purchasers as follows: -
 - a. The Vendors purchased the said premises for the purpose of investment and are the sole owners of the said premises and no other person/entity has any share, right, title or interest therein or any part thereof.
 - b. The Vendors are entitled for exclusive use, occupation and possession of the said premises and every part thereof and except them no other person or persons are in use, occupation and enjoyment of the said premises or any part thereof and has full powers and absolute authority to deal with and dispose off the said premises.
 - c. It is expressly agreed by and between the parties hereto that the Vendors shall obtain No-objection certificate of the Promoters for the transfer of the said premises, from the name of the Vendors to the Purchasers and shall hand over copy of the same to the Purchasers as early as possible i.e. prior to execution of this document.
 - d. The Vendors in the past have not entered into any agreement either in the form of sale, exchange, assignment or in any other way whatsoever and has not dealt with or disposed off the said premises in any manner whatsoever. If any such liability arises the Vendors would personally be liable for the said liability and indemnifies the Purchasers for the same.



[Signature]

Poonam

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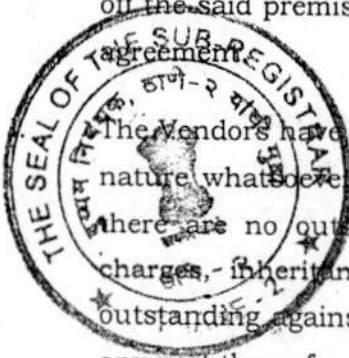
दस्त क्रमांक ५३३४ / २०२३

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e. The said premise

is free from all mortgages, charges, and encumbrances of any nature whatsoever.

- f. There are no suits, litigations, civil or criminal or any other proceedings pending as against them personally affecting the said premises.
- g. The Vendors have faithfully observed, performed and complied with the terms and conditions contained in the hereinbefore mentioned Agreement for Sale and the said agreement is valid, subsisting and in full force and they have not committed any breach thereof and the said Vendors have not at any time terminated or purported to terminate their rights in respect of the said premises
- h. There are no attachments or prohibitory orders as against or affecting the said premises and the said premises is free from all encumbrances or charges and/or is not the subject matter to any lispensense or easements or attachments either before or after judgment. The Vendors have not received any notice either from the Government, Semi Government or Municipal Corporation regarding any of the proceedings in respect of the said premises.
- i. The Vendors have not received any notice either from the Municipal Corporation of Greater Mumbai and/or from any other statutory body or authorities regarding the acquisition and/or requisition of the said premises.
- j. The Vendors have not done any act, deed, matter or things whereby they are prevented from entering in to this agreement on the various terms and conditions as stated herein in favour of the Purchasers and the Vendors have all the right, title and interest to enter into this agreement with the Purchasers on the various terms and conditions as stated herein.
- k. The Vendors are not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act or under Maharashtra Land Revenue Code, U.L.C Act or under any other statute from disposing off the said premises or any part thereof in the manner stated in this agreement.
- The Vendors have good and clear title free from encumbrances of any nature whatsoever of the said premises and every part thereof and there are no outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust mortgage otherwise however outstanding against the Vendor and/or against the said premises or any part thereof.



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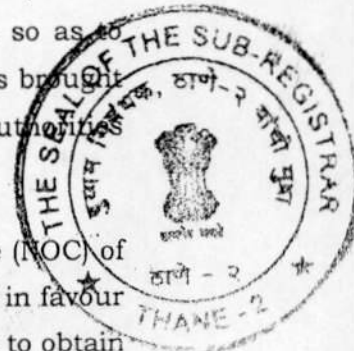
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D. L. Shah

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- m. The Vendors have paid their share of municipal taxes, water charges, electric charges and other outgoings in respect of the said premises up to the date of execution of this agreement and no part thereof remained unpaid or outstanding.
- n. If any of the aforesaid declarations turns out to be false or if any person/entity makes any claim in respect of the said premises and/or the said shares and thereby or otherwise the Purchasers are put to any loss, expenses or prejudice, the Vendors indemnifies and keeps indemnified the Purchasers against all such loss and expenses.
7. The Vendors both hereby agrees and undertakes to indemnify and keep the Purchasers indemnified, saved harmless and defended for and against any loss or claim the Purchasers may suffer for any reason whatsoever in respect of the said premises and all other rights appurtenant thereto. The Vendors further agrees and undertakes to make good any loss and settle any claim of government department or any other party whatsoever that may be made at any time in future for any act or default made by the Vendors for any dues whatsoever including taxes, levies, stamp duty, registration charges, penalty for non payment or deficient payment thereof and other outgoings whatsoever in respect of the said premises for any period or any transaction prior to the date hereof.
8. The Vendors have paid all the charges, outgoings and levies payable to the proposed society and other authorities concerned in respect of the said premises till the date of execution hereof and hereby agrees to keep the Purchasers indemnified against any claim that may be made by the proposed society or any authority at any time in future in respect of the said premises.
9. The Vendors agree and undertake to sign and execute such other forms, papers, writings and declaration as may be necessary or as may be required by the Purchasers and/or their nominee and/or the proposed society or any other authority from time to time so as to ensure that the names of the Purchasers or their nominee is brought on the records of the Proposed Society and all other authorities concerned as owner of the said premises.
10. The Vendors hereby agree to obtain No Objection Certificate (NOC) of the proposed society, for sale and transfer the said premises in favour of the Purchasers. The Vendors further agree and undertake to obtain all permissions/consents and execute all such papers or writings as may be required by the Purchasers at any time in future for effective more particularly assuring the said premises in favour of the Purchasers absolutely and forever.



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Poonam

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दस्त क्रमांक ५३३४	१०२३
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11. The Purchasers both hereby agree and undertakes that they will become member of the proposed society and shall abide by the rules, regulations and bye-laws of the proposed society. The Purchasers also agree and undertake to pay, perform and discharge all dues, demands and calls, contributions, duties and obligations and taxes which the said proposed society lawfully and reasonably hereinafter demand in respect of the said premises on the Purchasers becoming the member of the proposed society.

12. SUBJECT to the provisions and terms and conditions of this agreement, the Vendors hereby agree to transfer the shares to be allotted by the society of the flat owners to be formed and registered and interest in the said premises to the Purchasers and the Purchasers are entitled to hold, possess, occupy and enjoy the said premises without any interruption from the Vendors. The Vendors further declare that they have full rights and absolute authority to enter into this agreement and the Vendors have not done or performed any act, deed, matter or thing whatsoever, whereby they may be prevented from entering into this agreement as purported to be done hereby or whereby the Purchasers may be obstructed, prevented or hindered in enjoying rights to be conferred or transferred or assigned in their favour of whereby the quiet and peaceful enjoyment or possession of the Purchase in respect of the said premises is disturbed and in the event of it being found that the Vendors were not entitled to enter into this agreement and transfer their rights to be transferred hereby and the Purchasers are not able to enjoy quite and peaceful possession of the said premises due to any such reasons, the Vendors shall be liable to compensate, indemnify and reimburse to the Purchasers the loss, damage, which the Purchasers may suffer or sustain in this behalf. If such abovementioned shares are issued in the names of Vendors by the Society in future, the Vendors signs such letters and writings as may be required by the Society for allotment of share directly in the names of the Purchasers herein.



13. The Stamp duty, Registration charges and all out of pocket expenses incidental to and in connection with this agreement shall be borne and paid by the Purchasers.

14. This Agreement shall always be subject to the provisions of Maharashtra Ownership Office (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 or the provisions of Maharashtra Apartment Ownership Act, 1970 (Mah No. XV of 1971) and the rules made there under.

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Poonam

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दस्त क्रमांक ५३९४ / २०२३
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SCHEDULE OF THE PROPERTY

All the piece and parcel of the immovable property being **FLAT NO.601**, admeasuring about **456.5 Sq. Ft.** Carpet area (i.e. **42.41 Sq. Mtrs.**), on the **6th FLOOR** in the "**A**" **BUILDING** known as "**MARATHON NEXTOWN**" **COMPLEX** situated at Off. Kalyan Shile Road, Village Desai, Thane-421204, including said Furniture, Fixtures & Amenities, Building with Lift consist of Stilt + **18th Floors**, constructed in the year **2017**, the land bearing **SURVEY NO.140, 142/1, 142/3, 220/1B, 220/2, 220/5, 232, 141/2, VILLAGE DESAI** Dist. Thane, within Registration District and Sub-Registrar Thane within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane.



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

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED "VENDORS"
MR. ABHOY VIJAYKUMAR SHAH
PAN NO. AAYPS4492C
AADHAAR NO.750512166601



Abhoj

MRS. PARUL ABHOY SHAH
PAN NO. AAYPS4491B
AADHAAR NO.714181806504

In the presence of

1. *Lata Deshpande*
Deshpande



Parul

2. *Poonam B Sawh*
Poonam

SIGNED SEALED AND DELIVERED BY
WITHIN NAMED "PURCHASERS"
MR. UMASHANKAR CHATURVEDI
PAN NO. ASIPC4435H
AADHAAR NO.633426065266



Umashankar

MRS. POONAM UMASHANKAR CHATURVEDI
AADHAAR NO.448779304794

In the presence of

1. *Deshpande*

2. *Poonam*



Poonam

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दस्त क्रमांक ५३३४ / २०२३
१० / ३२

8

RECEIPT

RECEIVED of and from Transferees **MR. UMASHANKAR CHATURVEDI & MRS. POONAM UMASHANKAR CHATURVEDI** a sum of ₹ 3,12,000/- (RUPEES THREE LAKHS TWELVE THOUSAN ONLY), being the part consideration, out of the total consideration of ₹ 35,00,000/- (RUPEES THIRTY-FIVE LAKHS ONLY) Payable by them to me, towards the sale of **FLAT NO.601 ON THE SIX FLOOR IN "A" BUILDING KNOWN AS MARATHON NEXTOWN COMPLEX, OFF. KALYAN SHIL ROAD, VILLAGE DESAI, THANE-421204** entered into at Mumbai.

S.N.	Name of Bank	UTR NO. Chq. No.	Date	Amount ₹
1.	SARASWAT BANK-235964040903		25.12.2022	11,000/-
2.	YES BANK-RTGS YESBR12023012800000927		28.01.2023	2,50,000/-
3.	YES BANK	641677		51,000/-
TOTAL				3,12,000/-

WE SAY RECEIVED

₹ 3,12,000/-

(Signature)

MR. ABHOY VIJAYKUMAR SHAH

(Signature)

MRS. PARUL ABHOY SHAH
"THE VENDORS"



DATE : 02.03.2023

PLACE : THANE

WITNESS :

1.

(Signature)

2.

(Signature)

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दस्त क्रमांक ५३३४/२०२३
११ / ३२

टनन - १
दस्त क्रमांक १०१२/२०१८
१३ / १३



Certificate No.:- 1135

मार्ग - ४/५/१९

THANE MUNICIPAL CORPORATION, THANE
(Regulation No. 37)

Occupancy Certificate

Building :- A, B, C- स्टील + १ ते १० + ११(Pt)+ १२(Pt)+ १३(Pt) ते १८(Pt) floors only
V.P. No. S11/0014/10 TMC/TDD/OCC/0356/17 Date 5/5/2017

To, Ar. Sandeep Prabhu (for M/s. SAAKAAR)
Ishkripa, 5th Floor,
Ram Maruti Road,
Naupada, Thane- 400 602.

Mr. Vishnu Govind Mhatre & Others (owner)
Mr. Mayur Ramnikdal Shah & Kaivalya Chetan Shah
(Partners of M/s. Marathon ENER - Gen LLP) (P.O.A.H.)

Sub -

Ref. V. P. No. New V.P. No. S11/0014/10

Your Letter No.: 11900 30/12/2016

Sir,

S. No. 140, 141/2, 142/1, 142/3, 220/1B, 220/2, 220/5, 232

The part/full development work/erection/re-erection alteration in / of building / part building no. *

As Above situated at Road / Street Existing Road Ward No. *

No. XI S. No./C.T.S. No./P.P.No. As above Village Desai

supervision of Shri. Sandeep Prabhu Licensed Surveyor/Engineer/Structural Engineer/Supervisor/

Architect/Licence No. CA- 92/14860 may be occupied on the following conditions.

- सुधारीत परवानगी/सी.सी. क्र. S11/0014/10 ठामपा/शविवि/२१५५ /१५ दि. ५/५/२०१८ मधील आवश्यक अटी बंधनकारक राहतील.
- बांधकामासाठी पाणी पुरवठा करण्यात येणार नाही. सदर पिण्याचे पाणी उपलब्धतेनुसार पुरविण्यात येईल.
- पाणी पुरवठा विभागाकडील नां हरकत दाखल्यातील अटी बंधनकारक राहतील.

As set certificated completion plan is returned herewith

Office No.:

Office Stamp :

Date :

Copy to

- 1) Collector of Thane
- 2) Dy. Mun. Commissioner
- 3) E. E. (Water Works) TMC
- 4) Assessor Tax Dept. TMC

Yours faithfully

Municipal Corporation of
the city of Thane.



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दस्त क्रमांक

५३३४/२०१०

मलेनिसारणे विभागातील हरकत दाखल्यातील अटी बंधनकारक राहतील.
चौर न्यायवरील पाणी पावस ठेवण्याची यंत्रणा कायम स्वरुपी सुस्थितीत ठेवण्याची तसेच कायम स्वरुपी कार्यान्वित
ठेवण्याची जबाबदारी संबंधित विकासक तदनंतर गृहनिर्माण संस्था यांची राहिल.
रेट वॉटर हॉव्हिंग यंत्रणा कायम स्वरुपी सुस्थितीत ठेवण्याची तसेच कार्यान्वित ठेवण्याची जबाबदारी संबंधित
विकासक तदनंतर गृहनिर्माण संस्था यांची राहिल.

मंजूर अभिन्यासातील पूढील कोणत्याही इमारतीच्या वापर परवान्यापूर्वी Organic Waste Disposal ची पूर्तता
करणे आवश्यक.

दस्त क्रमांक

१००२१/२०१०

२०/१०

As set certificated completion plan is returned herewith

Office No. :

सावधान

"मंजूर नयनशासनास बांधकाम न करणे तसेच
विकासक तदनंतर गृहनिर्माण संस्था यांच्या
व्यवसायाने न घेता बांधकाम वापर करणे, महाराष्ट्र
प्रादेशिक नगर रचना अधिनियमाचा कलम ५९
अनुसार दुरुनियमन गुदा आहे. त्यासाठी आकस्मिक
जास्त ३ वर्षे बंद घ. र. ५०००/- देऊ होऊ शकतो".

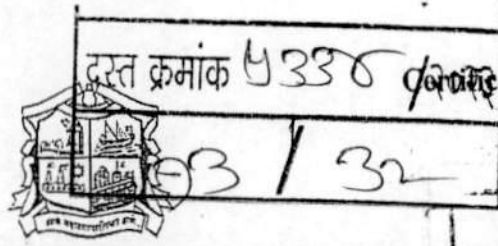
Copy to :

- 1) Collector of Thane
- 2) Dy. Mun. Commissioner
- 3) E.E. (Water works) TMC
- 4) Assessor Tax Dept. TMC
- 5) Vigilance Dept. TDD, TMC

Yours faithfully,

Executive Engineer,
Town Development Department,
Municipal Corporation of
The City of Thane.





टनन - 9

THANE MUNICIPAL CORPORATION, THANE

Regulation
(Registration No. 3 & 24)

Amended

**SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE**

दस्त क्रमांक 4098/2014

09/12

Proposed building :- A, B, C- स्टील + १ ते १० + ११(Pt) + १२(Pt) + १३(Pt) ते १८(Pt) floors, D - Stilt + 1 floor,
E - St + 1st to 12 floors, F - St + 1st to 15 + 16(Pt) floors, H - Ground floor, I (EWS - LIG) - St + 1st to 8 + 9(Pt),
Fitness Centre - Gr + 1 floor only

V. P. No. New V.P. No. S11/0014/10 TMC/TDD /1544/15 Date: 4/11/2015
To, Shri / Smt. Sandeep Prabhu (Architect)

(For M/s. SAAKAAR)
Shri Mr. Vishnu Govind Mhatre & Others (Owners) (Owners)
Mr. Mayur Ramnildal Shah & Kaivalya Chetan Shah
(Partners of M/s. Marathon ENER - Gen LLP) (P.O.A.H.)

With reference to your application No. 13340 dated 05/03/2015 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Desai Sector No. XI Situated at Road/Street Existing Road S. No. / G.S.T. No. / F.P. No. 140, 141/2, 142/1, 142/3, 220/1B, 220/2, 220/5, 232

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- ५) सुधारीत परवानगी क्र. S11/0014/10 ठामपा/शविवि/०७०६/१२ दि. ०५/०३/२०१५ मधील अटी बंधनकारक राहतील.
- ६) सी.सी. क्र. वि.प्र.क्र. S11/0014/10 ठामपा/शविवि/०८४७/१३ दि. ३०/०४/२०१३ मधील अटी बंधनकारक राहतील.
- ७) इमारत क्र. ए, बी व सी करिता जोता प्रमाणपत्र क्र. वि.प्र.क्र. S11/0014/10 ठामपा/शविवि/पीसीसी/०३५७/१४ दि. २२/०७/२०१४ मधील अटी बंधनकारक राहतील.
- ८) नव्याने प्रस्तावित केलेल्या इमारतीच्या जोता प्रमाणपत्रापूर्वी सुधारीत अकृषीक आदेश सादर करणे आवश्यक.



**WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN
CONTRAVENTION OF THE APPROVED PLANS
AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE
UNDER THE MAHARASHTRA REGIONAL AND TOWN
PLANNING ACT. 1966**

Office No. _____
Office Stamp _____
Date _____
Issued _____

Yours-faithfully,

Municipal Corporation of
the city of, Thane.



दस्तावेज क्रमांक १०१२/२०१७

१) महाराष्ट्र शासनाच्या पर्यावरण विभागाने दि. १५ जून २०१३ रोजी दिलेल्या नाहरकत दाखल्यातील अटी बंधनकारक राहतील.

२) अग्निशमन विभागाकडील दि. १५/०९/२०१५ रोजीच्या ना हरकत दाखल्यातील अटी बंधनकारक राहतील. तसेच वापर परवान्यापूर्वी अग्निशमन विभागाचा अंतिम ना हरकत दाखला सादर करणे आवश्यक.

३) प्रस्तावित इमारतीच्या रस्त्याकडील बाजूस CCTV यंत्रणा बसवून कार्यान्वित करणे आवश्यक तसेच त्याबाबत विकासक यांचे हमीपत्र सादर करणे आवश्यक.

४) प्रस्तावांतर्गत पुढील इमारतीच्या जोता प्रमाणपत्रापूर्वी ६०% L.B.T. भरणा करून L.B.T. विभागाकडील ना हरकत प्रमाणपत्र दाखल करणे आवश्यक.

५) नविन इमारतीच्या जोता प्रमाणपत्रापूर्वी उर्वरित कामगार कल्याण उपकर निधीचा भरणा करणे आवश्यक.

६) जागेवर १० पेक्षा जास्त महिला कामगार असल्यास त्यांच्या मुलांसाठी पाळणाघर व इतर सुविधा पुरविणे तसेच अंतिम वापर परवान्यापूर्वी सदरचे पाळणाघर विकासक यांनी स्वखचनि तोडून टाकणे आवश्यक.



WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASTHRA REGIONAL AND TOWN PLANNING ACT, 1966.

सादर ध्यान

Yours faithfully,

“भंगूर Office No. बांधकाम न करणे तसेच

येवढ्या निर्धारित नियमावलीनुसार आवश्यक त्या

प्रकाराच्या न घेता बांधकाम वापर करणे, महाराष्ट्र

प्रादेशिक शासनाच्या अधिनियमाचे कलम ५२

नुसार दंडलयात गुन्हा आहे. त्यासाठी जास्तीत

जस्त ३ वर्षे Date: ३/१०/२०१७- दंड शाखा, ठाणे

Issued by: _____



Executive Engineer,
Town Development Department,
Municipal Corporation, of
the city of Thane.

To:

- 1) Dy. Municipal Commissioner Zone
- 2) E. E. (Encroachment)
- 3) Competent Authority (U. L. C.) for sec. 20, 21 & 22
- 4) TILR for necessary correction in record of Land is affected by Road Widening /Reservation.



दस्ता क्रमांक ५३३४ / २०२३
१५ / ३

गाव खेल्हाडि

गा. न. क्र. ७ व १२

दस्ता क्रमांक ५३३४ / २०१०

भूगणन क्रमांक	भुना. क्र. घा. उपविभाग	भू-धारण प्रकार	खाले क्रमांक
१००	-	N.A.	५१५०
शेतीचे स्थानिक नाव			खंड
लागवडी योग्य क्षेत्र	एकर गुठे चौ. घार	हेक्टर आर प्रति.	इतर अधिकार
विनशेली	०-५३-६		कवजदार
एकूण	०-५३-६		सुनिल रत्न भात्रे
पो.ख.लागवडी योग्य नसलेली			विमोद रत्न भात्रे
वर्ग (अ)			अंजनी अविशा पाटील
वर्ग (ब)			नागुबाई नारायण भात्रे
एकूण			लक्ष्मी नारायण भात्रे
			रामदास नारायण भात्रे
			बंजुबाई गंगाराम भात्रे
			मेढका गंगाराम भात्रे
			सुभित्रा केशव भात्रे
			विष्णू केशव भात्रे
			किरण केशव भात्रे
			दुपेश केशव भात्रे
			भास्कर पांडुरंग भात्रे
			शांलाबाई वामन भात्रे
			छायाबाई पदमाकर भात्रे
			सुनिल पदमाकर भात्रे
			विनेश पदमाकर भात्रे
आकारणी		र. मी	
		०=२०	
जडी अथवा विरोध आकारणी			
		०=२०	

गा. न. क्र. १२ (पिकांची वही)

वर्ष	हंगामा	पिकाखालील क्षेत्राचा तपशिल									लागवडीसाठी उपलब्ध नसलेली जमीन				
		मिश्रपिकाखालील क्षेत्र			घटक पिके व प्रत्येका खालील क्षेत्र			निर्मल खालील क्षेत्र			एकर	सिंचना साधने	जमीन	एकर	
		पिकांचा संकेतांक	पिकांचे नाव	कठ सिंचन	अजकठ सिंचन	पिकांचे नाव	कठ सिंचन	अजकठ सिंचन	एकर	सिंचना साधने	जमीन	एकर	सिंचना साधने	जमीन	एकर
२०१३	२०१४		हे. आर	हे. आर											

अस्तित्वात वर हक्क खरी नक्कल दिली असे, तापीत

8 OCT 2014

पलाठी
तलाठी-सभा देसाई
ता. जि. तापी

THE SUB-REGISTRAR
ता. जि. तापी

THE SEAL OF SUB-REGISTRAR
मुंबई

गाव **बेल्हाडे**
 ५११२

तालुका : ठाणे

गा. न. क्र. ७ व १२

भूमापन क्रमांक	मुमा. क्र. चा. उपविभाग	भू-धारण प्रकार
१४१	२ न न - २	N.A.
लागवडी योग्य क्षेत्र	एकर मुद्दे वी. वार	एकर आर पति.
विनशेखी	०-४३-२	
एकूण	०-४३-२	
पो.ख.लागवडी योग्य नसलेली		
जडी अथवा विनोद आकारणी	ए-५६	

भोगवटदाराचे नांव (१३८०)
 विष्णु गोविंद म्हात्रे
 रविशंकर गोविंद म्हात्रे
 लक्ष्मीबाई काळु म्हात्रे
 होमाबाई शुजाब बेडेकर
 बेकीबाई इनुमान पाटील
 जिजाबाई गोविंद भोईर
 मोतीराम बेहु म्हात्रे
 जितेश करसन म्हात्रे
 तेजस करसन म्हात्रे
 मोनिका हरिष फोणे
 निराबाई करसन म्हात्रे
 (३३६)
 नवनाथ पुढशीराम म्हात्रे
 सानन पुढशीराम म्हात्रे
 मोहीनी पुढशीराम म्हात्रे
 सारिका पुढशीराम म्हात्रे
 ममता पुढशीराम म्हात्रे
 (३३६)
 बाबुशिव शांताराम म्हात्रे
 वसंत शंकर म्हात्रे (१६३)
 धीपल शंकर म्हात्रे
 सादती शंकर म्हात्रे
 हारकाबाई रतन म्हात्रे

खाते क्रमांक
 कुळाचे नांव सा. कु.
 खंद पांडु भोघाळ
 (६००)
 इतर अधिकार
 (१५१२) (१५११)
 सुनिल रतन म्हात्रे
 विमोद रतन म्हात्रे
 अंजनी अणेश पाटील
 नागुबाई नारायण म्हात्रे
 लहु नारायण म्हात्रे
 रामदास नारायण म्हात्रे
 देवुबाई गंडाराम म्हात्रे
 मेढका गैतशर म्हात्रे
 सुभित्रा केशव म्हात्रे
 विश्वास केशव म्हात्रे
 किरण केशव म्हात्रे
 दुपेश केशव म्हात्रे
 भास्कर पांडुरंग म्हात्रे
 शांताबाई वामन म्हात्रे
 छायाबाई पद्मकर म्हात्रे
 सुनिल पद्मकर म्हात्रे
 विनेश पद्मकर म्हात्रे
 (१५११)

गा. न. क्र. १२ (पिकाची वही) (१५११)

वर्ष	हंगामा	पिकाखालील क्षेत्राचा तपशिल									लागवडीसाठी उपलब्ध नसलेली जमीन	सिंचनाचे साधने		
		मिश्रपिकाखालील क्षेत्र			घटक पिके व प्रत्येका खालील क्षेत्र			निर्मल खालील क्षेत्र						
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
			हे. आर	हे. आर										

अस्तसल वर हुकूम खरी नक्कल दिली असे, तारीख

8 OCT 2014

तलाठी **जाधव**
 आय. बी. जाधव
 तलाठी-सजा देसाई
 ता. जि. ठाणे



जनन - २
 दस्त क्रमांक ५३३४ / २०२३
 १० / तालुका : ठाणे

गाव खेलाडि

गा. न. क्र. ७ व १२

खाते क्रमांक १०००५ / २०१७
 कुळाचे नांव ५३ / १२

भूमापन क्रमांक	भुमा. क्र. चा. उपविभाग	पू-धारण प्रकार
१४२	९	N/A
शेतीचे स्थानिक नाव		
लागवडी योग्य क्षेत्र	एकर गुठे चौ. वार	हेक्टर आर प्रति.
विमशेती	० - ३९ - २	
एकूण	० - ३९ - २	
पो.ख.लागवडी योग्य नसलेली		
वर्ग (अ)	० - ०० - ८	
वर्ग (ब)		
एकूण	० - ०० - ८	
आकारणी	र. पसे	० - ७ - ९
जडी अथवा विशेष आकारणी		
एकूण		० - ७ - ९

योगवटदाराचे नांव
 ११०५ ११५७
 विष्णु गोविंद भावे
 रविशंकर गोविंद भावे
 लोखाबाई काकुशाभाई
 होलाबाई मुलाबाई
 शेकीबाई गोविंद भावे
 जिजाबाई गोविंद भावे
 मोतीराम वेणु भावे
 जितेश करसन भावे
 तेजस करसन भावे
 मोनिका हरिष केरी
 निराबाई करसन भावे
 १३९२ १३९९
 नवनाथ पुंजशीराम भावे
 सान्जन पुंजशीराम भावे
 मोहीनी पुंजशीराम भावे
 सारिका पुंजशीराम भावे
 समता पुंजशीराम भावे
 १३९०
 बाबुराव शांताशरम भावे
 वसंत शंकर भावे १६३६
 धीपल शंकर भावे
 मादती शंकर भावे
 हारकाबाई रतन भावे

खाले क्रमांक १०००५ / २०१७
 कुळाचे नांव ५३ / १२
 खंद
 इतर अधिकार
 १५१२ १५१३
 सुनिल रतन भावे
 विमोद रतन भावे
 अंजनी अविश गणेश
 नागबाई नारायण भावे
 लक्ष्मी नारायण भावे
 रामदास नारायण भावे
 हनुमंत गंडाराम भावे
 मेढका गंडाराम भावे
 सुभित्रा केशव भावे
 विष्वाक्ष केशव भावे
 किरण केशव भावे
 दुपेश केशव भावे
 भास्कर पांडुरंग भावे
 शांताबाई वामन भावे
 छायाबाई पद्मकर भावे
 सुनिल पद्मकर भावे
 विमोद पद्मकर भावे

क्र. नं. क्र. १२ (पिकाची वही) १५११

वर्ष	हंगामा	पिकाखालील क्षेत्राचा तपशिल									लागवडीसाठी उपलब्ध नसलेली जमीन	एकर	सिंचनाचे साधने	जमीन मालक	
		मिश्रपिकाखालील क्षेत्र			घटक पिके व प्रत्येका खालील क्षेत्र			निर्मल खालील क्षेत्र							
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	
				हे. आर	हे. आर										
२०१३															
२०१४															

अस्तसल भर हुकूम खरी नक्कल दिली असे, तारीख

- 8 Oct 2014

तालुका ठाणे
 आय बी. जाधव
 तलाठी-सच्चा देसाई
 ता. जि. ठाणे

THE SEAL OF THE SUB-REGISTRAR
 ठाणे - २

THE SEAL OF THE SUB-REGISTRAR
 ठाणे - २

गाव हेल्स

गा. न. क्र. ७ ब १२

जन - २
दस्त क्रमांक ३३०/२०२३
तालुका : ठाणे

भूमापन क्रमांक	मुमा. क्र. घा. उपविभाग	भू-धारण प्रकार	मोगवटदाराचे नांव	खाते क्रमांक	दस्त क्रमांक	
220	9B	N.A.	(83) विष्णु गोविंद म्हात्रे रविशंकर गोविंद म्हात्रे पद्माबाई गोविंद म्हात्रे (9904) होलाबाई गोविंद म्हात्रे (9946) वेधीबाई गोविंद म्हात्रे जिजाबाई गोविंद म्हात्रे मोतीराम बंधु म्हात्रे चितेश करसन म्हात्रे तेजस करसन म्हात्रे मौनिका हरिष केठा निराबाई करसन म्हात्रे (9352)	3002/2010	3002/2010	
शेतीचे स्थानिक नाव				कुळाचे नांव	44/02	
लागवडी योग्य क्षेत्र	एकर गुठे चौ. वार	हेक्टर आर प्रति.		खंद		
खिजोली	2-4E-0			इतर अधिकार	9492, 9493	
	(3E0)			सुनिल रत्न म्हात्रे विनोद रत्न म्हात्रे जैजनी अविश पाटील नागुबाई नारायण म्हात्रे लडु नारायण म्हात्रे राधदास नारायण म्हात्रे बंडुबाई गंगाराम म्हात्रे मेठका गंगाराम म्हात्रे सुभित्रा केशव म्हात्रे विठ्ठल केशव म्हात्रे शिरा केशव म्हात्रे दुपेश केशव म्हात्रे भास्कर पांडुरंग म्हात्रे श्रीलाबाई वामन म्हात्रे छायाबाई पद्मकर म्हात्रे सुनिल पद्मकर म्हात्रे दिनेश पद्मकर म्हात्रे		
एकूण	2-4E-0					
पो.ख.लागवडी योग्य नसलेली						
वर्ग (अ)						
वर्ग (ब)						
एकूण						
अकारणी		र. वसे				
		3=00				
जडी अथवा विशेष आकारणी						
		3=00				

पिका. क्र. १२ (पिकांची वही) 9499

वर्ष	हंगामा	पिकाखालील क्षेत्राचा तपशिल									लागवडीसाठी उपलब्ध नसलेली जमिन		सिंचण्यासाठी उपलब्ध नसलेली जमिन	
		मिश्रपिकाखालील क्षेत्र			घटक पिके व प्रत्येका खालील क्षेत्र			निर्मल खालील क्षेत्र			एकर	वर्ग	एकर	वर्ग
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
			हे. आर	हे. आर										
२०१७														
२०१८														

अन्वय बर हुकूम खरी नक्कल दिली असे, तारीख

8 OCT 2014

आय. बी. जाधव
तलाठी - सजा व...
ता. जि. ठाणे

THE SEAL OF THE SUB-REGISTRAR
THANE

गाव येर

तालुका : ठाणे

गा. न. क्र. ७ व १२

पुसापन क्रमांक	धुमा. क्र. वा. उपविभाग	पू-धारण प्रकार
220	2	N/A
शेतीचे स्थानिक नाव	338/2023	
लागवडी योग्य क्षेत्र	एकर मुठ चौ. वा.र	हेक्टर आर मति.
बिनशेती	0-95-0	
एकूण	0-95-0	
पो.ख.लागवडी योग्य नसलेली		
वर्ग (अ)		
वर्ग (ब)		
एकूण		
आकारणी	0 = 33	
जडी वनस्पत विभाग आकारणी		
ठाणे - प्रकृण		

भोगवटदाराचे नाव 338

विष्णु गोविंद भास्कर
 किशन गोविंद भास्कर
 पद्माकाश गोविंद भास्कर
 होलाबाई गोविंद भास्कर
 वेकीबाई गोविंद भास्कर
 जिजाबाई गोविंद भास्कर
 मोतीराम खेंडू भास्कर
 बितेश करसन भास्कर
 तेजस करसन भास्कर
 मोनिका हरिष फेरी
 निराबाई करसन भास्कर
 नवनाथ पुढशीराम भास्कर
 साजन पुढशीराम भास्कर
 मोहीनी पुढशीराम भास्कर
 सारिका पुढशीराम भास्कर
 समता पुढशीराम भास्कर
 वसुधा शंकर भास्कर
 वसंत शंकर भास्कर
 धीपल शंकर भास्कर
 मादली शंकर भास्कर
 हारकाबाई रतन भास्कर

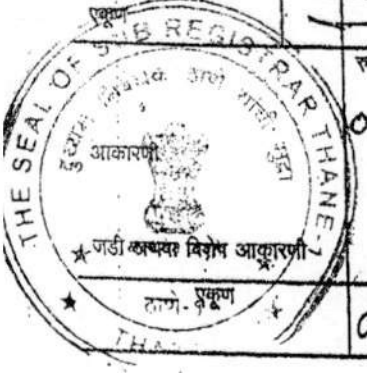
खाते क्रमांक

कुळाचे नांव

खंद

इतर अधिकार

शुभिनिर रतन भास्कर
 विनोद रतन भास्कर
 अंजनी अणेश पाटील
 नागुबाई नारायण भास्कर
 लक्ष्मी नारायण भास्कर
 रामदास नारायण भास्कर
 देवुबाई गंडाराम भास्कर
 मेधाका गंडाराम भास्कर
 सुभित्रा केशव भास्कर
 विश्वास केशव भास्कर
 किरण केशव भास्कर
 दुपेश केशव भास्कर
 भास्कर पांडुरंग भास्कर
 शांताबाई वासन भास्कर
 छायाबाई पदुमाकर भास्कर
 सुनिल पदुमाकर भास्कर
 दिनेश पदुमाकर भास्कर



गा. नं. क्र. १२ (पिकाची वही)

वर्ष	हंगामा	पिकारखालील क्षेत्राचा तपशिल									लागवडीसाठी उपलब्ध नसलेली एमिन	एकर	अधिकृत	किराते
		निमपिकारखालील क्षेत्र			घटक पिके व प्रत्येका खालील क्षेत्र			निर्मल खालील क्षेत्र						
		पिकाचे नाव	एकर	सिंचन	पिकाचे नाव	एकर	सिंचन	पिकाचे नाव	एकर	सिंचन	एकर	एकर	एकर	एकर
2023														
2024														

अन्साल वर हुकूम खरी नक्कल दिली असे, तारीख

8 OCT 2014

जाधव
 तलाठी-सजा देसाई
 ता. जि. ठाणे

