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Fujkan

**CIDCO**

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones: (Code - 95250) 2390487 • Fax: (Code : 95250) 2390466

Ref. No. CIDCO/VVSR/CC/BP-3985/E/1945

Date: 09/02/2007

To: Shri Jagannath P. Patil through  
P.A. Holder Shri Moreshwar P. Patil  
At Village Nilemore Gaathan  
Nallasopara (W), Taluka Vasai  
DIST : THANE.

Sub: Commencement Certificate for the proposed Residential  
Building on S.No.32, H.No.3 of Village More, Tal. Vasai,  
Dist. Thane.

- Ref: 1) NOC for N.A. Permission issued by CIDCO vide letter  
No.CIDCO/VVSR/NAP/BP-3985/E/176 dated 15/02/2006.  
2) N.A. order No.REV/D-1/T-9/NAP/SR-14/2006 dated  
10/04/2006 from the collector, Thane  
3) TILR M.R. No.662/2000 dated 07/11/2004 for measure-  
ment.  
4) Assurance letter from Nallasopara Municipal Council  
vide letter dated 22/08/2005 for potable water supply  
5) NOC for construction work from Nallasopara Municipal  
Council vide letter dated 23/08/2005.  
6) EE(BP-VV)'s Report dated 15/11/2006.  
7) Your Licensed surveyor's letter dated 19/02/2007.

Vostukale  
Valankar

Sir/Madam,

Development Permission is hereby granted under Sec. 45 of the Maharashtra Regional and Town planning Act, 1966 ( Mah. XXVII of 1966) to Shri Jagannath P. Patil through P.A. Holder Shri Moreshwar P. Patil.

It is subject to the conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-3985/E/1943, dated 09/02/2007. The detail of the building are given below :

- |                           |                                  |
|---------------------------|----------------------------------|
| 1) Location               | : S.No:32, H.No.3, Village More. |
| 2) No. of floors          | : Gr.+ 3.                        |
| 3) Use                    | : Residential.                   |
| 4) No. of tenements/shops | : 64 Flats.                      |
| 5) Built-up area          | : 2315.92 Sq.m.                  |

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

Contd. 2

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Ref. No

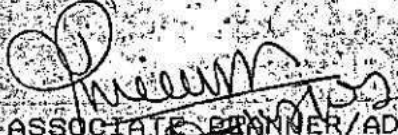
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Date

The amount of this Rs. 27,903/- (Rupees Twenty seven thousand nine hundred three only) deposited vide challan No. 17399 dated 19/02/2007 with CIDCO as interest free Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any other building Control Regulations & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

Encl: a/a.

Yours faithfully,

  
ASSOCIATE BANNER/ADDL TPO (E)

c.c. to:

1. M/s. Powle & Hatode Associates  
18, Muni Suvrat, Achole  
Nallasopara (E), Taluka Vasai  
Dist: Thane.
2. The Collector,  
Office of the Collector, Thane.
3. The Tahasildar  
Office of the Tahasildar, Vasai
4. The Chief Officer  
Nallasopara Municipal Council, Nallasopara.
5. CUC (VV)

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Ref. No. CIDCO/VYSR/CC/BP-3285/E/

Date : /02/2007

CONDITIONS FOR COMMENCEMENT CERTIFICATE.

The set of the conditions as mentioned below shall be read with the Commencement Certificate of the particular building as mentioned.

1. The commencement certificate is liable to be revoked by the Corporation if :-

- a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
- b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
- c) The Managing Director, CIDCO, is satisfied that the same is obtained by the applicant through fraud or mis-representation and the applicant and every person deriving title through or under him, in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

2. The applicant shall :-

- a) Give notice to the Corporation immediately after starting the development work in the land under reference.
- b) Give notice to the Corporation on completion upto the plinth level & obtained plinth completion certificate before the commencement of the further work.
- c) Give written notice to the Corporation regarding completion of the work.

Contd. 2

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- d) Obtain an occupancy certificate from the Corporation.
- e) Permit authorised officers of the Corporation to enter the building or premises for the purpose of inspection with regard to observing building control regulations and conditions of the certificate.
- f) Pay to CIDCO the development charges as indicated in Appendix "A" alongwith interest @ 18% p.a. on the balance amount. If the rate of interest is enhanced by CIDCO the same will be applicable. The applicant shall pay to CIDCO the development charges as agreed in the undertaking submitted by him on 05/10/2005.
- g) Install a 'Display Board' on the conspicuous place on site indicating :-
  - i) Name and address of the owner/developers, architect and contractor.
  - ii) S.No./CTS No./Ward No./Village Name alongwith description of its boundaries.
  - iii) Order number and date of grant of development permission/redevelopment permission issued by Planning Authority.
  - iv) FSI permitted.
  - v) No. of residential/commercial flats and shops with their areas.
  - vi) Address where copies of detailed approved plans shall be available for inspection.

Contd...3..

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

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Date:

3.

- vii) A notice in the form of an advertisement, giving all the details mentioned in i) to vi) above shall also be published in 2 widely circulated news papers one of which should be in regional language.
3. The Structural Design including the aspects pertaining to seismic activity, Building Materials, Plumbing Services, Fire Protection, Electrical installation etc. shall be in accordance with the provisions (except for the provisions in respect to Floor Area Ratio) prescribed in the National Building Code amended from time to time by the Bureau of India Standards.
4. The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue.
5. The conditions of the certificate shall be binding not only on the applicant but also on his successors, and every person deriving title through or under them.
6. A certified copy of the approved plan shall be exhibited on site.
7. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
8. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate has been granted by this Corporation, if the occupancy is reported before grant of occupancy certificate the security deposit of the said building shall be forfeited.

Contd. 4.

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Ref. No.

...4...

Date :

9. This permission does not entitle you to develop the land which does not vest in you.
10. You shall provide over-head water tank on the building as per the Bombay Municipal Corporation standards and to the satisfaction of Special Planning Authority.
11. You should approach Executive Engineer (MSEB) for the temporary power requirement, location of transformer etc. The permanent power connection from MSEB can be obtained only after getting the necessary occupancy certificate from this Corporation.
12. The transfer of the property under reference can be effected only after the necessary approval from Special Planning Authority or occupancy certificate is obtained by the applicant before any such transfer.
13. You shall provide at your own cost, the infrastructural facilities within the plot as stipulated by the Planning Authority (Internal access, channelisation of water, arrangements of drinking water, arrangements for conveyance, disposal of sullage and sewage, arrangement of collection of solid waste) before applying for occupancy certificate. Occupancy Certificate shall not be granted unless all these arrangements are found to CIDCO's satisfaction.
14. As far as possible no existing tree shall be cut. If this is unavoidable, twice the number of trees cut shall be planted.

Contd. 5.

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15. The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case e.g. Urban Land (Ceiling & Regulations) Act 1976 & getting the building plans approved from various authorities.
16. You shall provide potable water to the consumer/occupier of tenements/units before applying for occupancy certificate. The possession of said property shall not be given before occupancy certificate is obtained duly from CIDCO. The occupancy certificate will be granted only after verifying the provision of potable water to the occupier.
17. The owner shall get the approved layout demarcated on the site by the Surveyors of the DILR, Thane, and shall submit to the Planning Authority (CIDCO) for records the measurement plan certified by the DILR, Thane. The demarcation of approved layout on the site shall be carried out so as not to alter/reduce the dimensions and area of the roads, open space or other reservations the demarcated layout measurement plan certified by DILR shall be submitted before grant of occupancy certificate.
18. The owner shall provide at his own cost the following infrastructural facilities of such standards (i.e. standards relating to design, material or specifications) as stipulated by the Planning Authority.
- a) Internal access roads alongwith storm water drains.

Contd...6...

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- b) Channalisation of water courses and culverts, if any?
  - c) The arrangements of water supply and drainage disposal shall be made by the individual owner of the plot at his own cost.
  - d) Arrangements for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area.
  - e) Arrangements for collection of solid waste.
  - f) All firefighting requirement alongwith necessary accessories as prescribed in DCR and national building code and as per chief fire officer remarks.
19. The low-lying areas shall be filled as per EE(BP)VV's report R.L. to achieve formation levels indicated on the development plan prepared for Virar-Vasai Sub-Region. Further, the required arrangements of storm water drain and septic tank/STP or any other arrangement as may be prescribed, shall have to be done according to the specifications
20. The owner shall permit the use of the internal access roads to provide access to an adjoining land.
21. The owner shall submit to the Planning Authority the scheme of the development of 15% compulsory recreational space and develop it in accordance with the approved scheme.
22. The owner shall not further sub-divide or amalgamate plots without obtaining prior approval of the Planning Authority.

Contd...7...



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23. The owner shall not dispose off any plot or tenement unless the infrastructural facilities mentioned in conditions No. 20 above are actually provided.
24. If the owner does not make adequate arrangements for conveyance and disposal of sullage and sewage before disposal of the plots, he shall, through appropriate agreements, ensure that this obligation is cast upon the buyers of the plot or tenements.
25. The owner shall observe all the rules in force regarding over head/under ground electric lines/transmission lines/utilities passing through the layout while designing the individual buildings and while getting the approval of the authority.
26. No construction on sub-divided plots shall be allowed unless internal roads and gutters are constructed to the satisfaction of the appropriate authority.
27. Open space shown in the layout shall be kept open permanently and shall be handed over to the appropriate authority.
28. No plot should be disposed off unless the sale permission under Section 43 of the B.T. & A.L. Act is obtained from the sub-divisional officer concerned if the land under reference is a restricted tenure land.
29. No development shall be taken up unless the N.A. Permission is obtained from the collector under the provisions of M.L.R. Code 1966.

Contd...8..

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Date:

30. If the plot is intended to be sold or otherwise disposed off by the owner, it shall be done by the owner only on his subject to the conditions mentioned in this order. He shall invariably make specific mention about these conditions in the deed to be executed by him.
31. This order is liable for cancellation on contravention or breach of any of the conditions of this order.
32. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Planning Authority to direct the removal or alternation of any structures erected on the use contrary to the provisions of this grant. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from the grantee/successors and every person deriving title through or under them.
33. The owner shall have to provide water in requisite quantity from the sources to the prospective flat buyers for perpetuity.
34. The plinth level will be 600 mm above the nearby road level (top of camber).
35. NOC from local municipalities for clearing the septic tank from time to time is required to be obtained.
36. Separate stacks for ground floor and upper floors for sewerage disposal shall be provided.

Contd...9...

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Ref. No.

.....9....

Date:

37. Drinking water wells should be well built and well protected.
38. If the length of the proposed building exceeds 45 M. the expansion joints shall be provided at suitable places with suitable materials.
39. While extracting water from underground, you will strictly follow the instructions given by Sr. Geologist of the G.S.D.A. to ensure that proper quality and quantity of water is available to you and no contamination of the water source and its surroundings takes place.
40. You will not take up any development activity on the aforesaid property till the court matter pending if any in any court of law, relating to this property is well settled.
41. You will make suitable arrangements for temporary accommodation and permanent accommodation of the tenants, if any, while redeveloping the scheme and will also give a proposal to accommodate them. Plinth Completion Certificate shall be issued only after such a proposal is received.
42. You will construct the society room as proposed and approved in the plan and it will not be used other than for society's purpose. This society room shall be handed over to the Co-operative Housing Society to be formed in due course.
43. For the portion of the compound wall rounded off at the corner at road junctions, M.S. grills over 0.75 M. of brick work, upto the height of 1.5 M. from the ground shall be provided.
44. This development permission enable you to construct upto plinth level only. For further construction plinth completion certificate has to be obtained from this office.
45. 30 Nos. of trees shall be planted on site.

Contd....10

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Date

46. You shall submit the fresh DILR map as per commencement certificate granted herewith before applying for plinth completion certificate.
47. You shall submit detailed proposal in consultation with Engineering Department, CIDCO for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department before applying for plinth completion certificate.
48. You shall submit detailed proposal in consultation with Engineering Department, CIDCO for sewage treatment plant by way of package treatment plant recycling of water and solid waste disposal through composting/vermiculture project before applying for plinth completion certificate.
49. You shall use fly ash bricks or blocks or clay fly ash bricks or cement fly ash bricks or blocks or similar products of a combination of aggregate of them in the construction of the project and as per the notification of Ministry of Environment & Forest Govt. of India dated 27th August, 2003.
50. You shall obtain mosquito proof treatment certificate from the concerned Municipal Council.
51. Notwithstanding anything contained in the Development Control Regulations, the Development Plan provisions or the approvals granted /being granted to you; it shall be lawful on the part of the Special Planning Authority to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central/State Government, Central/State PSU, Local Authority or any public authority as may be issued by them from time to time.

ASSOCIATE PLANNER/ADDL. TPO (VV)

## CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

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### APPENDIX

Date

	USER	AREA SQ. MTR.	RUPEES PER SQ. MTR.	TOTAL RS.
(A)	<u>ON LAND</u>			
	RESIDENTIAL ..	2350.00	x Rs. 100/-	= Rs. 2,35,000.00
(B)	<u>ON BUILDING</u>			
	RESIDENTIAL ..	2315.92	x Rs. 250/-	= Rs. 5,78,980.00
	ON CONSTRUCTION AREA FREE OF FSI.	474.35	x Rs. 250/-	= Rs. 1,18,588.00
	<b>TOTAL (A + B)</b>			<b>= Rs. 9,32,568.00</b>
(C)	<u>PREMIUM ON COMPONENT GIVEN FREE OF FSI. (224.47 sq.m. X Rs. 375/-)</u>			Rs. 84,177.00
			Say	Rs. 43,290.00

As requested by you vide letter dated 05/10/2005 for balance payable amount, installment facility is hereby granted. The balance amount will attract 18% interest till the date of payment. The schedule of payment is given below:

INS- TAL- MENT	AMOUNT FOR DEVELOPMENT CHARGES Rs.	AMOUNT FOR PREMIUM CHARGES Rs.	DUE DATE OF PAYMENT	INTEREST Rs.
I	4,09,400.00	84,177.00	At the time of cc	-
II	1,74,400.00	Nil	At the time of plinth completion certificate of 1st bldg. or 1 year from the date of c.c. which ever is earlier.	Interest @ 18% will be charged from date of commencement certificate
III	3,48,768.00	Nil	At the time of occupancy of 1st bldg. or 2 year from the date of c.c. which ever is earlier.	-do-

Yours faithfully,

  
 ASSOCIATES PLANNER/ADDE. TPO (E)



Friday, February 20, 2009

3:12:05 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 1520

दिनांक 20/02/2009

गावाचे नाव मोरे

दस्तऐवजाचा अनुक्रमांक

दस्ता ऐवजाचा प्रकार

वसई 3 - 01515 - 2009

करारनामा

सादर करणाराचे नाव: मंगेश डी मोरे

नोंदणी फी

:- 5000.00

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

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (29)

:- 580.00

एकूण रु. 5580.00

आपणास हा दस्त अंदाजे 3:26PM ह्या वेळेस मिळेल

दुय्यम निबंधक  
वसई 3

बाजार मुल्य: 365459 रु.

मोबदला: 500000 रु.

भरलेले मुद्रांक शुल्क: 12600 रु.

LR

Mansesh

पारत दिना  
20/02/09  
दुय्यम निबंधक वसई 3

बॅसीन कैथॉलिक को-ऑपरेटिव्ह बँक लि.

(सेड्युल्ड बँक)

Bassein Catholic Co-operative Bank Ltd.

प्रति मॅनेजर / To, The Branch Manager

नालासोपारा शाखा / Nallasopara Branch

दि. / Dt. 20 / 2 / 2009

मुद्रांक शुल्क / Stamp Duty रु./Rs. 12600

सेवा शुल्क/Service Charges रु./Rs. 100

एकूण दस्तऐवज / No. of Documents

एकूण / Total रु./Rs. 12610

अक्षरी रुपये / Amount in Words Twelve

Thousand Six hundred

Pen only

मुद्रांक शुल्क मरणत्याचे नांव / Name of stamp duty

paying party- Shri / Smt. Mangesh

D. Mare

पत्ता / Address Shop No. 1 Shiv

Darshan Nallasopara E

समोरच्या पक्षकाराचे नांव / Name of counter party

Shri / Smt. Sai Samrat Developers

व्यवहाराच्या उद्देशाचे कारण / Purpose of transaction

Agreement for sale

नाम / Name of the Drawee Bank

BASSEIN CATHOLIC CO-OP. BANK LTD

S. No. 10 FEB 2009

रोबोपास / Cashier

अधिकृत/Authorized Signatory

मुद्रांक केलावे/Stamp duty to be presented

आवश्यक आहे/Stamp counterfoil has to be presented

at the time of delivery of stamps.



(Handwritten initials)

वर्क - १  
दस्त क्र. १५१५/२००९  
१ 120

**AGREEMENT FOR SALE**

ARTICLE OF AGREEMENT made and inter into at Nallasopara, on this 20th day of Feb in the Christian year two thousand Nine BY AND BETWEEN: "M/S SAI SAMRAT DEVELOPERS" a Partnership firm. Having their office at. Shop No.1, SHIV DARSHAN I, CHS, HSG SO. LTD, Central Park Ostwal Nagari, Nallasopara (E), Tal.Vasai, Dist. Thane, hereinafter called "THE DEVELOPERS" (which expression shall unless it be repugnant to the meaning or context thereof be deemed to include the present partner or partners from time to time of the said firm their heirs, survivors, executors, administrators and assigns) of the FIRST PART.

*(Handwritten signatures)*  
Mangesh  
P. m. mare

**AUTHORISED SIGNATORY**  
FOR BASSEIN CATHOLIC CO-OP. BANK LTD

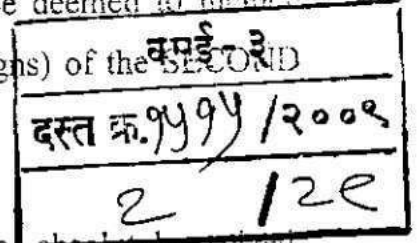
BASSEIN CATHOLIC CO-OP. BANK LTD., NALLASOPARA BRANCH, SAI KIRAN BUILDING, MARAYAN NAGAR, NALLASOPARA (E) TALUKA-VASAI, DIST.-THANE-401 209. D-5/STP(V)/C.R.1021/02/05/512 TO 515

शिरा 41309  
191503  
R. 00121  
INDIA STAMP DUT

..2..

AND Mangesh - D. More & Smt. Paonam - M. More  
residing at Plot No 357 Road No-20 Jawahar  
Nagar Goregaon (W) Mumbai 62

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



WHEREAS:

a. Shri JAGANNATH PADMAN PATIL are absolutely seized,  
possessed and owner of N .A land admeasuring H, R: 0-23 -5 bearing  
Survey No. 32. Hissa No- 3. Lying being and situated at village: More  
Nallasopara (E), Taluka: Vasai, District: Thane. (Hereinafter referred to as  
the said "land".

b. By a Development agreement dated 04/01/2007 Mr. Jagannath  
Padman Patil has agreed to permit and allow to developers (M/S SAI  
SAMRAT DEVELOPERS) to develop the aforesaid land and he has also  
executed a General power of attorney in favour of M/S SAI SAMRAT  
DEVELOPERS in respect of the aforesaid land.

c. The collector of thane has granted N.A. PERMISSSION in respect  
of said land vide his order NO- Kramank mahasul /K-1/T-9/NAP/SR-  
14/2006. Date 10/03/2006.

dated 10/04/2006 and the Cidco i.e. the planning authority has sanctioned  
building plan and commencement certificate vide order No-  
CIDCO/VVSR/CC/ BP-3985/E1945, Dated 09/03/2007 which was  
amended by order dated 18/04/2007 bearing order No-  
CIDCO/VVSR/AM/BP-3985/E/2222.

d. The Developer Propose To Construct on the Said land a new multi-  
strayed building of ground and four Upper floor style of SHIV  
DARSHAN-III (hereinafter referred to as ("The said Building").

e. The developers have entered into a standard agreement with an  
Architects registered With the Council of Architect and such agreement is  
as per the agreement prescribed by the Council of Architects and the



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वमई - ३
दस्त क्र. १५१५ / २००९
3 12e

Developers have appointed a Structural Engineer For the Preparation Of structural design and draw the building and the Developers accept the Professional supervision Of the Structure Engineer till the Completion of the building

f. Being absolutely seized, possessed and the owner of the said land the developer alone have the sole and exclusive right to sell the flats in the said building to be constructed by the developer on the said land and to enter into agreements with the purchaser of flats and to receive the sale price thereof.

g. The flat purchaser/s demanded from the developer and the Developers have give inspection of the flat purchaser/s of all the documents of title relating to the said land, the agreement, the power of attorney, and the plans, design and specifications prepared by the developers Architects SHREE CONSULTANT and of such other document as specified under the maharashtra Ownership flats (Regulation of promotion, Construction, Sale, Management, Transfer) Act, 1963 (hereinafter referred to as "the said Act" , and the rules made there under.

h. The copies of certificate issued by Advocate SHRI R. T. PATHAK of Developers, showing the nature of title of the said owner to the said land on which the flats are to be constructed and of the plans and specification of the flat agreed to be purchased by the flat purchaser/s approved by the concerned local authority "A", "B" C and "D" respectively.

i. The developer have got the approved from the concerned local authority the plans, the specifications, elevations, section and detail of the said building.

j. While sanctioning the said plans concerned local authority and the Government has laid down certain terms, conditions stipulations and restriction which are to be observed and performed by the developer while developing the said land and the said building and upon due observance and performance of which only the completion and occupation certificates in respect of the said building shall be granted by the concerned local authority.

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k. The Developers have accordingly commenced constructed of the building in accordance with plans.

l. The flat purchaser/s applied to the Developers of allotment to the flat purchaser/s flat No. 303 On the 3<sup>rd</sup> floor in D Wing. admeasuring 35.31 Sq. Mtrs. Build-up/Super build-up area in building known as "SHIV DARASHAN III", situated at Village: More, Taluka: Vasai, District: Thane.

m. Prior to making application as aforesaid as required by the provisions of Maharashtra Co-operative societies Act. 1960 (Maharashtra Act No. XXIV of 1960), the purchaser/s has/have made a declaration to the Effect that neither the purchaser/s own/s a tenement, house or building within the limits of Village: More, Nailasopara (E), Tal. Vasai, Dist. Thane.

n. Relying upon the said application, declaration and agreement the Developers agreed to sell to the Flat purchaser/s a flat at the price and on the terms and conditions hereinafter appearing.

o. Prior to the execution of these present, the flat purchaser/s has/have paid to the developers a sum of Rs. 10,000/- (Rupees Ten Thousand only) only being part payment of the sale price or the flat agreed it be sold by the Developers to the flat purchaser/s as advance payment or deposit (the payment and receipt whereof the Developers to hereby admit and acknowledge) which shall, in no event exceeded fifteen percent of the sale price of the flat agreed to be

Sold to the purchaser/s and the purchaser/s has agreed to pay the developers balance of the sale price in the manner hereinafter appearing.

p. Under section 4 of the said Act, the Developers are required to execute a written agreement for sale of the said flat to the flat purchaser/s

Being in fact these present and also to register the said agreement under the Registration Act.

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

Samishy

Manoj  
P. m. more



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1) The Developers shall construct the said building consisting of ground and Four upper floors on the said land in accordance with the plans, designs specification approved by the concerned local authority and which have been seen and approved by the flat purchaser/s with only such variation and modification as the Developers may consider necessary or as may be required by the concerned local authority/ the Government to be them or any of them.

PROVIDED THAT the Developers shall have to obtain prior consent in writing of the flat purchaser/s in respect of such variation or modification, which may adversely affect the flat of the flat purchaser/s.

2) The flat purchaser/s purchases one flat no. 303 On 3<sup>rd</sup> Floor in building No. III in D Wing, 35, 31 Build-up/~~Super~~ Build-up area admeasuring \_\_\_\_\_ Sq.Mtrs. (which is inclusive of the area of balconies) as shown in the floor plan annexed hereto in the bulding of

“SHIV DARASHAN-III” situated at Village : More Taluka : Vasai District Thane ,land bearing survey No 32, Hissa No 3 ( More particularly described in the schedule “B” Written hereunder and hereinafter referred to as SAID FLAT for brevity’s sake ) at or for a price of Rs 5,00,000/-

(Rupees Five lakh only ) including \_\_\_\_\_ of Rs \_\_\_\_\_

being \_\_\_\_\_ proportionate price of the Common arias and Facilities appertenant to the premises . The flat purchaser has paid \_\_\_\_\_ of Rs

10,000/- Rupees Ten Thousand only as earnest money the flat purchaser hereby agree to pay the balance purchase price Rs 4,90,000/- in the following manner.

10% on or before the execution of the agreement	Rs.- <u>40,000/-</u>
10% on or before completion of the plinth	Rs <u>50,000/-</u>
10% on or before completion of the 1 <sup>st</sup> slab	Rs. <u>50,000/-</u>
10% on or before completion of the 2 <sup>nd</sup> slab	Rs. <u>50,000/-</u>
10% on or before completion of the 3 <sup>rd</sup> slab	Rs. <u>50,000/-</u>
10% on or before completion of 4 <sup>th</sup> slab	Rs. <u>50,000/-</u>
10% on or before completion of the 5 slab	Rs. <u>50,000/-</u>
10% on or before completion of the plastering	Rs. <u>50,000/-</u>
10% on or before completion of the Tiling work	Rs <u>50,000/-</u>
5% on or before completion of the sanitary fitting & plumbing work	Rs. <u>90,000/-</u>

Mansaram

P. M. More  
Mansaram



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3) The Developers hereby agree to observe perform and comply with all terms, condition, stipulation and restrictions if any which may have been imposed concerned local authority at the time of sanctioning the said plans or there after and shall, before handling over the concerned local authority occupation and/or completion certificate in respect of the flat.

4) The developers hereby declare that the floor space index available in respect of the said land is \_\_\_\_\_ Sq. meters. Only and that no part of the said floor space index has been utilized by the Developers elsewhere than the Developers shall furnish to the flat purchaser/s all to the detailed

Particulars in respect of such utilization of the said floor space index of any other land or property of such floor space index shall be disclosed by the Developers to the flat purchaser/s the residual F. A. R. (FSI) in the plot or the layout not consumed will be available to the Developers till the Registration of the society, whereas after the registration of the society the residual F. A. R. (FSI) shall be available to the society.

5) The flat purchaser/s agree/s to pay to the Developers interest at 20 percent per annum on all the amount which become due and payable by the flat purchaser/s to Developers under the terms of this agreement from the date the said amount is payable by the flat purchaser/s to the Developers.

6) On flat purchaser/s committing default in payment on due date of any amount due and payable by the flat purchaser/s to the Developers Under this agreement (including his/her/their proportionate share of taxes levied by concerned local authority and other out going) and on the flat purchaser/s committing breach of any of the terms and condition herein contained the Developers shall be entitled at their on option to terminate this agreement provided always that the power of termination herein before contained shall not be exercised by the Developers

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The Developers shall have given to the flat purchaser/s Fifteen days prior notice in writing of their intention terminate this agreement and of the specific breach or breaches of the terms and conditions in respect of which it is intended to terminate this agreement and default shall have been made by the flat purchaser/s in remedying such breach or breaches within a reasonable time after the giving of such notice. Provided further that upon termination of this agreement as aforesaid, the Developers shall refund to the flat purchaser/s the installment of said price of the flat which may till then have paid by the flat purchaser/s to the Developers but the developers shall not be liable to pay the flat purchaser/s any interest on the amount so refunded and upon termination of this agreement and refund aforesaid amount by the Developer shall at liberty to dispose of and sell the flat to such person and at such price as the Developers any in their absolute discretion, think fit.

7) The fixture, fitting and amenities to be provided by the Developers in the promises and said building are those that are set out in annexure "E" annexed hereto

8) The Developers shall give the possession of the flat to the flat purchaser/s on or before \_\_\_\_\_ day of 2009 if the Developers fail neglect to give possession of the flat to the purchaser/s on account of reasons beyond their control and of his agent as per the provision of

section 8 of the Maharashtra Ownership Flat Act, by the aforesaid date or dates prescribed in section 8 of the said act then the builder shall be liable on demand to refund to the purchaser/s the amount already received by

the Developers in respect of the flat with simple interest thereon are repaid provided that by mutual consent it is agreed that dispute whether the stipulation specified in section 8 have been satisfied or not will be referred to the competent authority who will act as arbitrator. Till the entire amount and interest thereon are refunded by the Developers to the flat purchaser/s they shall, subject to prior encumbrances if any be a charge on the said land as well as the construction or building in which the flats are situated or were to be situated;

Provided that the Developers shall be entitled to reasonable extension of time to time for giving delivery of the flat on the aforesaid day if the

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the promotion of construction, sale, Management and Transfer ) rule 1964 NO objection shall be taken by the flat purchaser/s if any changes or modification are made in the draft bye-laws or the Memorandum and / or Article or Association as may be or any other competent authority.

12) Unless it is otherwise agreed to by and between of the parties hereto the Developers shall, within four months of registration of the Society or limited company as aforesaid cause to be transferred to the society or limited company all the right, title, and interest of the owner/Developers and/or the owners the aliquot part of the said land together with the building by obtaining or executing the necessary conveyance of the said land (or to the extent as many be permitted by the authority) and the said building in favor of such society or limited company, as the case may be such conveyance shall be in keeping with the terms and provisions of the agreement.

13) Commencing a week after notice in writing is given by the developers to the flat purchaser/s that the flat is ready for use and occupation, the flat purchaser/s shall be liable to bear and pay the proportionate share ( i. e. in proportion to the floor area of the flat ) of outgoing in respect of the said land and building , namely local taxes, betterment charges or such other levies by the concern Local Authority and/or

Government, water charges, insurance, common lights, collectors, chowkidar, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and building until the society/limited company is formed and the said land and building transferred to it.

Namishy  
Namishy  
D. M. M. M.



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The flat Purchaser/s shall pay to the developer such proportionate share of the outgoing as may be determined. The flat purchaser/s share is to determine the flat purchaser/s shall pay to the Developers provisional monthly contribution of Rs. 450/- per month towards the outgoing. The amount as paid by the flat purchaser/s to the Developers shall not carry any interest and remain with the developers until a conveyance is extended in favor of the society or a limited company as aforesaid subject to the provision of the section 6 of the said act, on such conveyance being executed, the aforesaid deposits (less deduction provided for this agreement) shall be paid over by the developer to the society or the limited company, as the case may be. The flat purchaser/s undertake/s to pay such provisional monthly contribution and such provisional monthly contribution and such proportionate share outgoing regularly on the 5<sup>th</sup> day of each and every month in advance and shall not withhold the same for any reason whatsoever.

14) The flat purchaser/s shall on or before delivery of possession of the said premises keep deposited with the developers the following amounts.

- i) Rs. \_\_\_\_\_ for legal charges,  
ii) Rs. \_\_\_\_\_ for share money application entrance fee of  
the Society/ Limited Company.  
iii) Rs. \_\_\_\_\_ for formation and registration of the society of  
Limited Company.  
iv) Rs. \_\_\_\_\_ for proportionate share of taxes & other charges.

TOTAL Rs. 1500/-

15) The Developer shall utilize the amount mentioned in clause 14(I) above paid by the flat purchaser/s to the Developers for meeting all legal.

costs, charges, and expenses, including, professional costs of the Attorney at law / advocates of the Developers in connection with formation of the Said society, or as the case may be, limited company, preparing its rules, regulations and by-laws and the cost of engraving and engrossing this agreement and conveyance.



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16) At the time of registration the flat purchaser/s shall pay to the Developers the flat purchaser/share of stamp duty and registration charges payable, if any, by the said society or limited company on the conveyance or lease or any document or instrumental transfer in respect of the said land and building to be executed in favor of the society or limited company.

17) The flat purchaser/s himself/herself/themselves with intention to bring all person into whatsoever hands the flat may come doth/do hereby convenient with Developers as follows:-

a) To maintain the flat at flat purchaser/s own cost in good tenantable repair and condition from the date of possession of the flat and shall not do or suffer to be done anything in or to the building in which the flat is situated, staircases or any passages which may be against rules, regulations, or by-laws of the concerned local or any other authority or change/alter to make addition in or to the building in which the flat is situated and flat itself or any part thereof.

b) Not to store in the flat any goods which are hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the flat is situated or storing of which goods is object to by the concern local or other authority and shall not carry or cause to be carried heavy packages upper floor of which may Damage or are likely to damage the staircase, common passage or any Other structure of the said building and in case damage is caused to the said building or the flat on account of negligence or default of the flat purchaser/s in this behalf, the flat purchaser/s shall be liable for the consequences of the breach.

*S. Mishra*





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c) To carry at him/her/their own cost all internal repairs to the said flat and maintain the flat in same condition, state and order in which it was delivered by the Developers to the flat purchaser/s and shall not do suffer to be done anything in or to the building in which the flat is situated or the

flat which may be against the rules and regulations and by-laws or the concerned local authority. And in the event of the flat purchaser/s committing any act in contravention of the above provision, the flat purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

d) Not to demolish or cause to be demolished the flat, or any part thereof. not at any time make or cause to be made any addition or alteration of whatever nature in or to flat or any part thereof, not any alteration in the elevation and outside colors scheme of the building in which the flat is situate or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

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

f) Pay to the Developers within 15th days of demand by the Developers his/her/their shares of security deposit demanded by the Concerned local authority or government for giving water, electricity or any other service connection to the building in which the flat is situated.

g.) To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or other public authority or account of charge of user of the flat by the purchaser/s Viz. User for any purpose other than for residential purpose.

*Amishy*  
*Mangesh*



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h) The flat purchaser/s shall not let, sublet, transfer, assigns or part with the flat purchaser/s interest or benefit factor of this agreement or part with the possession of the flat until all the dues payable by the flat purchaser/s to the Developers under this agreement are fully paid up and only if the flat purchaser/s had been guilty of breach of non-observation of any of the terms and conditions of this agreement until the flat purchaser/s has/have intimated in writing to the Developers.

i) The flat purchaser/s shall observe and perform all the rules and regulations which the society or the limited company may adopt at its inception and the additions, alterations or amendments, thereof that may be made from time to time for protection and maintenance of the said building and the flats therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and government and public bodies. The flat purchaser/s shall also observe and perform all the stipulations and conditions laid down by the society/limited company regarding the occupation and use of the flat in the said building and shall pay and contribute regularly and punctually towards the taxes, expenses or other Outgoings in accordance with the terms of this agreement.

j) Till a conveyance of the building in which flat is situated is executed the flat purchaser's shall permit the Developers abide their surveyors and agents, with or without workman and others, at all reasonable time, to enter into and upon the said land building or any part thereof to view and examine the state and conditions thereof.

18) The Developers shall maintain a separate account in respect of sums received by the developers from the flat purchaser/s as advance deposit, sums received on account of the share capital for the promotion of the co-operative society or a limited company or towards the outgoings, legal charges & shall utilize the amounts only for purpose for which they have been received.

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i. Non-availability of steel, cement, other building material water supply or electric supply.

ii. War, civil commotion or act of God.

iii. Any notice, order, rule, notification of the Government. and/or other public or competent authority.

9) The Flat Purchaser/s shall take possession of the flat within 15<sup>th</sup> days of the developers giving notice to the Flat purchaser/s intimating that the said flat are ready for use and occupation. Provided that if within a period Of One year from the date of handing over the flat to the flat purchaser/s, the flat purchaser/s bring/s to the notice of the Developers any defect in The flat or building in which the flats are situated or the material used thereon or any unauthorized changes in construction of the said building than wherever possible, such defect and unauthorized changes shall be rectified by the Developers at their own cost and in case it is not possible to rectify such defect s or unauthorised changes, then the flat purchaser/s shall be entitled to receive from the Developers reasonable compensation for such defect or changes.

10) The flat purchaser shall use the flat or any part thereof or permit the same to be used for the purpose of residence.

11) The flat purchaser/s along with other purchaser/s of flat in the building shall join in forming and resigning the society or a limited company to be known by such name as the flat purchaser/s may decide and for this purpose also execute the application for resignation and / or membership and other paper documents necessary for the formation of the society or including company and for becoming a member and dully fill in sign and return to the Developers within 15<sup>th</sup> days of the same being forwarded by the Developers to the registered the Organization of the flat purchasers under section 10 of the said act within the limit time prescribed by rule 10 of the Maharashtra Ownership flats ( regulation of

*Amishy*

*Manesh*



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19) Nothing contained in this agreement is intended to be nor shall be constructed as a grant, demise or assignment in law of the said flats or the said plot and building or any part thereof. The flat purchaser/s shall have no claim save and except in respect of the flat hereby agreed to be sold to him and all open spaces parking spaces, lobbies, staircases, terraces, recreation spaces etc. will remain the property of the developers until the said land and buildings are transferred to the society/limited company as herein above mentioned.

20) Any delay tolerated or indulgence shown by the builders in enforcing the terms of this agreement or forbearance or giving of time to the flat purchaser/s by the developers shall not be construed as a waiver on the part of the developers of any breach or non compliance of any of the

Terms and conditions of this agreement by the flat purchaser/s not shall the same in any manner prejudice the rights of the developers.

21) The flat purchaser/s and/or the developers shall present this agreement as well as the conveyance at the proper registration office for registration within the time limit prescribed by the Registration Act and the Developers will attend such office and admit execution thereof.

22) All notices to be served on the flat purchaser/s as contemplated by this agreement shall be deemed have been duly served if sent it the flat Purchaser/s by registration Post A.D./ under certificate of posting at his/her/there address specified below: -

- Viz. Mr Mangesh . D. More & Smt. Poonam. M. More
- Residing at Plot No- 357 Road No-20
- Jawahar Nagar Goregaon (W) Mumbai. 62

23) IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN

THE PARTIES HERETO that the terrace space in front of or

... flat in the said building, if any, shall belong to the



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purchaser/s of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace flat purchaser/s. The said terrace shall not be enclosed by the flat purchaser/s till the permission writing is obtained from the concerned local authority and the developers or corporate Body.

24) This agreement shall always be subject to the provisions of Maharashtra Ownership flats (regulation of the promotion of construction, sale, management and transfer of property) Act 1963 and the rules framed there under.

**THE SCHEDULE "A" ABOVE REFERRED TO**

ALL THAT piece or parcel of land bearing Survey no. 32, Hissa No. 3. Admeasuring H R 0-23-5, lying, being and situated at village: More, within the area of Nallasopara Municipal Council, Taluka and registration Sub-District: Vasai- III Nallasopara, District and Registration District: Thane, which is bounded as under:-

On or towards the East: Suman Apartment

On or towards the West: Internal Road

On or towards the North: Shiv-Darshan Building No-2

On or towards the South: Shiv Darshan Building No- 1.Co-Op Hsg Soci. Ltd.

**THE SCHEDULE "B" ABOVE REFERRED TO**

ALL THAT flat premises bearing flat No. 303 On 3<sup>rd</sup> floor, in Building No. III, in Wing D, admeasuring 35.31 Sq. Meters Built-up/Super built-up area in building known as "SHIV-DARSHAN-III" in OSTWAL NAGARI CENTRAL PARK, constructed on land bearing Survey No. 32 Hissa No. 3. Lying being and situated at Village: More within the Jurisdiction of Nallasopara Municipal Council Taluka and Registration Sub-District: Vasai- III Nallasopara, District and Registration District: Thane, which is bounded as under:-

*S. Mishra*



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IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands the day and the year first hereinabove written

SIGNED AND DELIVERED by the

Within named DEVELOPERS

M/S. SAI SAMRAT DEVELOPERS

Through its partner :

Panna Lal R. Mishra



Panna Lal R. Mishra

In the presence of.....

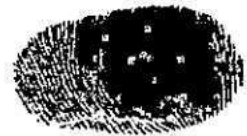
1. Vinod Bhatnagar
2. Vijay Bhandari

SIGNED AND DELIVERED by the

Within named PURCHASER/S

Mangesh D. More

Smt. Poonam M. More



Mangesh

In presence of.....

1. Vinod Bhatnagar
2. Vijay Bhandari



P. M. More

RECEIPT

RECEIVED THE and The year first hereinabove Written of and from the

With named PURCHASER/S the sum of Rs

10,000/- (Rupees Ten Thousand only as and

bi way of of interest money to be paid by him/her/them to us

Day of 200 by cheque/DD/pay order )

Bearing no. \_\_\_\_\_ dated \_\_\_\_\_ )

Drawn on \_\_\_\_\_ )

RS. 10,000/-

WE SAY RECEIVED

FOR M/S SAI SAMRAT DEVELOPERS

Panna Lal R. Mishra



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**BUILDING**

THE BUILDING WILL BE R, C, C, and FORMED STRUCARAL HAVING 6" external and internal 4.5" walls made-up breaks.

**DOORS & WINDOW**

Main doors wooden with polished and bed rooms door wooden with oil Paints Aluminums sliding windows will be provided in living Rooms and bed rooms & kitchen bath and W, C, Windows will be glass louvers in Marble frame.

**FLOORING:**

Spartex in all rooms.

**KITCHEN:**

Raised kitchen Platform with Green Marble stone on top and built in sink

**BATHROOM:**

Will be paved with Cudoppah stone or Kota stone flooring with full glazed tiles.

**W.C:**

Glazed tiles flooring with full glazed tiles.

**PAINTING:**

The building will be painted with cement paint from outside and internally white washed.

**ELECTRIC:**

Copper wiring with switches. One light point, one fan point, and one plug point in living room. One lights each in Bathroom, W.C. and staircase. One door bell in passage

**WATER SUPPLY:**

Underground tank and over-head tank of adequate capacity. For regular water supply with Electric pump.



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones: (Code - 95250) 2390487 • Fax: (Code : 95250) 2390466

Ref. No. CIDCO/VSR/AM/BP-3985/E/2222

Date: 18/04/2007

To,  
Shri J Jagannath P. Patil  
At Village Nilemore Goathan  
Nallasopara (W), Taluka Vasai  
DIST : THANE.

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**Sub:** Amended Plan approval for the proposed Residential Building. Wing A, B, C & D on land bearing S.No.32, H.No.3 of Village More, Taluka Vasai, Dist. Thane.

- Ref:** 1) Commencement Certificate No. CIDCO/VSR/CC/BP-3985/E/1945 dtd. 09/03/2007.  
2) Your Architect's letter dated 21/03/2007.

Sir / Madam,

With reference to your architect's letter referred above, please find enclosed herewith approved amended plans for proposed Residential Building, Wing A, B, C & D on land bearing S.No.32, H.No.3 of Village More, Taluka Vasai, Dist Thane, as per the following details :-

Sr. No.	PREDOMINANT USE	No. of BLDG.	NO. OF FLOORS	NO. OF FLATS	TOTAL B.U.A. (In sq.m.)
1)	Residential Wing A, B, C, D	1	Gr.+ 4.	85	2274.57
Total					2274.57

The amended plan duly approved herewith supersedes all the earlier approved plans. The conditions of Commencement Certificate granted vide this office letter No. CIDCO/VSR/CC/BP-3985/E/1945 dated 09/03/2007 stands applicable to this approval of amended plans along with the following conditions:

- 1) This amended plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.
- 2) The Occupancy Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.

Contd.....2.

*Jamishy*

*Munesh*





**CIDCO**

**D. INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210.

Phones: (Code - 95250) 2390487 • Fax: (Code : 95250) 2390466

Date:

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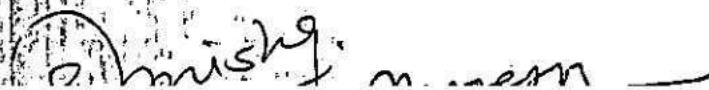
- 3) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- 4) You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
- 5) The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.

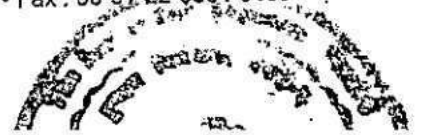
Yours faithfully,

  
ASSOCIATE PLANNER / ATPO (VV)

c.c. to :-

M/s. Shree Consultants, Architects  
107, Topaz Complex,  
Tulinji Road, Nallasopara (E)  
Taluka Vasai  
DIST. THANE.





खिन्शेती

लव्ह नं.

ठाव जमुना बारा

(अधिकार अभिलेख पत्रक)

[ महाराष्ट्र जमीन अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुस्थितीत ठेवणे ) नियम १९७१-यांतील नियम ३, ५, ६ आणि ७ ]

तहसील : वसई

माहि

भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती
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७२०	भोगवटदाराचे नांव
७७१	७२०

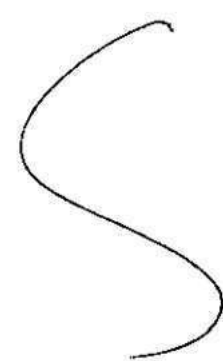
खाते क्रमांक	वसई-३
कूळाचे नांव	दस्त क्र. १५१५/२००९
	२९/२९

स्थानिक नांव	२	३
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जगन्नाथ पद्मन पाटील  
(७७१) (७२०)

योग्य क्षेत्र	हेक्टर	आर	प्रति
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मी	चौरस मिटर		
५०-०	०	२३	५
एकूण	०	२३	५
व (लागवडी उपनसलेले)			
वर्ग (अ)			
वर्ग (ब)			
एकूण			
कारणी	रुपये	पैसे	
कारणी	२	५८	



इतर अधिकार-तुकडा  
 सर्वे नं. ३१ मधून सर्वे ३२१३ मध्ये जागेस शी. जगन्नाथ पद्मन पाटील यांना १०.५ चौ.मी. चा रस्ता दिला  
 (७८६)  
 (५२०) (५३२) (६७४)  
 सीमा आणि भूमापन चिन्ह:

ठाव जमुना बारा (पिकांची नोंदवही)

महाराष्ट्र जमीन महसूल अधिकार अभिलेख व नोंदवहा ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यांतील नियम २९ ]

पिकाखालील क्षेत्राचा तपशील

गाम	मिश्र पिकाखालील क्षेत्र						निर्मळ पिकाखालील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन		जळ सिंचनाचे साधन	जमीन करणाराचे नांव	शेरा
	सकेत क्रमांक	जळ सिंचित	अजळ सिंचित	पिकाचे नांव	जळ सिंचित	अजळ सिंचित	पिकाचे नांव	जळ सिंचित	अजळ सिंचित	स्वरूप	क्षेत्र			
७	१	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
								हे. आ.	हे. आ.			हे. आ.		
												खिन्शेती		
												२३५०-००		

परहुकूम नकल)

दिनांक २५/११/२००६

*[Signature]*  
 तहसील कार्यालय, वसई  
 जिल्हा मंडळ, वसई

*[Signature]*  
 Manzara



दस्त क्र. ५१५५/२००२

29/2e

- १ - क्र. महसूल/क-१/टे-९/एनएपी/एसआर-१४/२००६  
जिल्हाधिकारी कार्यालय ठाणे  
दिनांक 10 APR 2006

वाचले :-

१. श्री. जगन्नाथ पद्मण पाटोल यांचेतर्फे कु.मु. श्री. मोरेश्वर पद्मण पाटोल रा. निळेगाव ता. वसई जि. ठाणे यांचा अर्ज दिनांक १६/०२/२००६
२. असो.प्लॅनर, सिडको वसई यांचा बिनशेतीसाठी नाहरकत दाखला क्र. सिडको/ व्हीव्हीएसआर/एनएपी/बीपी-३९८५/ई/१७६ दिनांक १५/०२/२००६
३. तहसिलदार वसई यांचा अहवाल क्रमांक जमीनबाब/ एन.ए.पी./एस.आर.-१४/२००६ दिनांक १०/०३/२००६
४. भूसंपादन शाखेचे अनौपचारिक संदर्भ क्रमांक सामान्य/का-४/ टे-३/ भूसं/कावि-२२५ दिनांक १८/०६/२००५
५. मुख्याधिकारी, नालासोपारा नगर परिषद यांचे कडील बांधकामा बाबत दाखला क्र. सा.बां.वि./३६०/०५-०६ दिनांक २३/०८/२००५
६. मुख्याधिकारी, नालासोपारा नगर परिषद यांचे कडील पाणीपुरवठ्या बाबत पत्र क्र. पापुवि/२२१/०५-०६ दिनांक २२/०८/२००५
७. अर्जदार यांनी सादर केलेले हमीपत्र दिनांक १८/०३/२००६
८. इकडील कार्यालयाने दिनांक २३/०२/२००६ रोजीचे ' महाराष्ट्र जनमुद्रा ' या वृत्तपत्रात प्रसिध्द केलेला जाहिरनामा



आदेश :-

ज्या अर्थी श्री. जगन्नाथ पद्मण पाटोल यांचेतर्फे कु.मु. श्री. मोरेश्वर पद्मण पाटोल रा. निळेगाव ता. वसई जि. ठाणे यांनी ठाणे जिल्ह्यातील वसई तालुक्यातील मौजे मोरे या ठिकाणी स.नं. ३२/३ क्षेत्र २३५०-०० चौ.मी. जागेचा रहिवास या बिगरशेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्या बाबत अर्ज केलेला आहे.

आणि ज्या अर्थी, प्रस्तावित जमीनीस बिनशेती परवानगी देण्याच्या संदर्भात दिनांक २३/०२/२००६ रोजीचे दैनिक ' महाराष्ट्र जनमुद्रा ' या वृत्तपत्रात जाहिरनामा प्रसिध्द करणेत आला होता. सदर जाहिरनामा वृत्तपत्रात प्रसिध्द झाल्यापासून १५ दिवसांचे मुदतीत एकही तक्रार/ हरकत या कार्यालयास प्राप्त झाली नाही.

त्या अर्थी आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये त्यांच्याकडे विहित करण्यांत आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी याद्वारे, श्री. जगन्नाथ पद्मण पाटोल रा. निळेगाव, ता. वसई जि. ठाणे यांना वसई तालुक्यातील मौजे मोरे येथील आपल्या मालकीच्या स. नं. ३२/३ क्षेत्र २३५०-०० चौ.मी. क्षेत्राची रहिवास या बिगर-शेतकी-प्रयोजनार्थ वापर करण्या बाबत पुढील शर्तीवर अनुज्ञा ( परमीशन ) देण्यांत येत असून सिडको प्राधिकरण वसई यांचेकडील मंजूर आराखड्यानुसार बांधकाम अनुज्ञेय आहे.

या शर्ती अशा:-



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

अशा जमीनीचा त्या प्रयोजनार्थ वापर करण्यास अनुज्ञाग्रहीत परवानगी घेतली असेल त्या प्रयोजनार्थ वापर करण्यास प्रारंभ करण्याच्या दिनांका पासून सदर अनुज्ञाग्रहीने त्या जमीनीच्या संबंधात दर चौ. मी. मागे रुपये ०००/ या दराने बिगर शेतकी आकारणी दिली पाहिजे. किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे बिनशेती आकार देणे बंधनकारक राहिल. अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यात आला तर त्याप्रसंगी निराळ्या दराने बिगरशेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारात घेण्यांत येणार नाही.

प्रस्तावित जमिनीची अतितातडीची मोजणी फी रक्कम रुपये १५००/- ( अक्षरी रुपये एक हजार पाचशे मात्र ) चलन क्र. १७५/२००६ दि. १०/०४/२००६ अन्वये शासन जमा केली आहे.

भूमापन विभागाकडून जमिनीची मोजणी करण्यांत आल्या नंतर अशा जमिनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच बिगरशेतकी आकारणी यांत बदल करण्यांत येईल.

सदर जमिनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून दोन वर्षांच्या कालावधीत अनुज्ञाग्रहीने अशा जमिनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेश रद्द समजण्यांत येईल. व अनुज्ञाग्रही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.

पुर्वीच मंजूर केलेल्या नकाशावरहुकुम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्रहीने 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.

अनुज्ञाग्रही व्यक्तीने आजुबाजुच्या परिसरांत अस्वच्छता व घाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.

जमिनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या कालावधीत अनुज्ञाग्रही व्यक्तीने महाराष्ट्र जमीन महसुल ( जमिनीच्या वापरात बदल व बिगरशेतकी आकारणी ) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.

या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीपेकी कोणत्याही शर्तीचे अनुज्ञाग्रही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाग्रही त्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता, ठाण्याच्या जिल्हाधिका-यांस तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.

वरील खंड अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तारखेद्वारे जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यात आले असेल किंवा तरतुदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यात आला असेल तर, विनिर्दिष्ट मुदतीच्या आंत अशा रीतीने उभारलेली इमारत काढून टाकण्याची 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 अनुज्ञाग्रही व्यक्तीकडून जमीन महसुलाची थकबाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.

१९

दिलेली ही परवानगी मुंबई कुळवहिवाट व शेतजमीन ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध बाबींच्या बाबतीत लागू होतील. त्या उपबंधाच्या अधिन असेल.

अधिनियम १९४८ महाराष्ट्र  
दस्त क्र ५५५/२००९  
इ.स.संख्या त्या वेळी अमलात  
प्रकरणाच्या अन्य संबंधीत  
२० १२

२०

प्रस्तावित जमिनीच्या बिगरशेतकी आकारणीच्या पाचपट रक्कम रु. ९४०/- (अक्षरी रु. नऊशे चाळीस मात्र) रूपांतरीत कर (कन्व्हर्शन टॅक्स) म्हणून तलाठी सजा निळेमोरे यांचेकडील पावती क्रमांक ४५३९६७४ दि. ३/०४/२००६ अन्वये सरकार जमा केली आहे.

२१

अनुज्ञाग्राही यांनी सिडको यांचे कडील मंजूर नकाशावरहुकुमच बांधकाम केले पाहिजे. त्यात सिडको व महसुल खात्याचे पूर्व परवानगी शिवाय कोणताही बदल करता येणार नाही.

२२

अनुज्ञाग्राही यांनी सिडको कडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामा मध्ये बदल करून जादा चटाईक्षेत्र निदेशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरूपाचा गुन्हा दाखल करण्यांस पात्र रहातील व असे जादा बांधकाम दूर करण्यांस पात्र राहिल.

२३

असो. प्लॅनर सिडको वसई यांचे दिनांक १५/०२/२००६ चे परवानगी मधील सर्व शर्ती अनुज्ञाग्राही यांचेवर बंधनकारक राहतील

सही/-

( नंदकुमार जंत्रे )

जिल्हाधिकारी ठाणे.

प्रति,

श्री. जगन्नाथ पद्मण पाटोल

रा. निळेगाव ता. वसई जि. ठाणे

निर्गमित केले

जिल्हाधिकारी ठाणे करिता



*Jamishy*

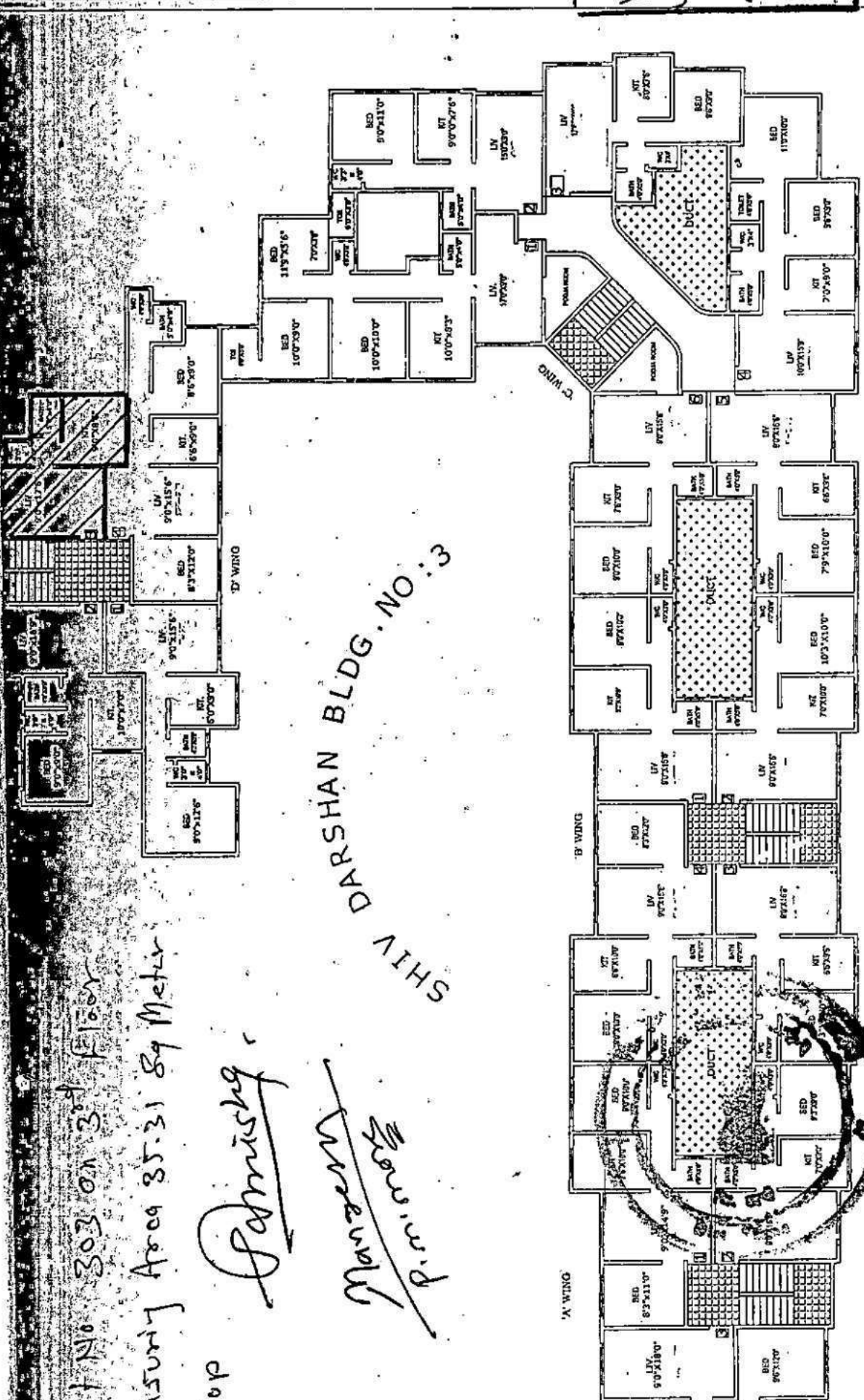
*Nanzen*

*P. M. M. S.*

वसई - ३

दस्त क्र. १५१५/२००९

२५/१२/०९



TYPICAL FLOOR PLAN (1st to 4th)

120 303 on 3rd floor  
 15 unit Area 85.31 Sq Meter

op  
*Furnishing*  
*Modern*  
*Apartment*

SHIV DARSHAN BLDG. NO : 3

SAI SAMRAT DEVELOPERS  
 SHOP NO: 1, SHIV DARSHAN BLDG. NO: 1  
 C.H.S. LTD, OSWAL NAGAR, NALLASOPARA (E),  
 PHONE: 6410898, 3292798



ARCHITECTS

DEVELOPERS

BLDG. ON PLOT BEARING  
 NO. 3, VILL-MORE,  
 1, DIST-THANE.

13

वमई - ३  
दस्त क्र. १५१५/२००६  
२६ २६

LOOR)

PERFORMA - B

CONTANTS OF SHEET

GROUND FLOOR, LAY OUT PLAN, B.U.A, ELEVATION. SECTION, LOCATION PLAN AND B.U.A. CALCULATIONS

CERTIFICATE AREA

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 00/05/2004 THE DIMENSIONS OF THE SIDE ETC OF THE PLOT STATED ON PLANS ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF MEASUREMENTS OF OWNERSHIP 71P SCHEME RECORD LAND RECORDS CITY SURVEY RECORD

Signature of Architect

SEISMIC CONDITION

THIS PLAN SHALL NOT BE SUBMITTED FOR APPROVAL SATISFY THE SAFETY OF THE BUILDING BEING CONSTRUCTED IN SEISMIC ZONE-III IS CORRECT TO THE BEST OF HIS KNOWLEDGE AND UNDERSTANDING IT IS ALSO CERTIFIED THAT THE STRUCTURAL DESIGN INCLUDING SAFETY FROM VIBRATION HAZARDS HAS BEEN PREPARED BY A QUALIFIED STRUCTURAL ENGINEER AT LEAST OF EQUIVALENT

Signature of licensed Engineer

DATE OF RECEIPT OF PLANS

STAMP OF DATE OF APPROVAL OF PLANS

Office letter No.

dated 18/4/2007

ASSOCIATE PLANNER (VVSRI)  
CIDCO LIMITED  
AMBIKA COMMERCIAL COMPLEX  
SECOND FLOOR, VASANT NEST,  
BMT, TRAY

DESCRIPTION OF PROPOSAL & PROPERTY  
PROPOSED RES CUM SHOPLINE BUILDING ON PROPERTY BEARING S. NO 32/H NO 3  
WEL MORE TAL VASANT DIST THANE

NAME OF APPLICANT MR. JAGANNATH P. PATIL

SIGNATURE OF APPLICANT J.P. Patil

SIGNATURE OF ARCHITECT

SCALE 1/2

DATE 27/03/2007

ARCHITECTS

Snyam R. Kashid  
PH-233541

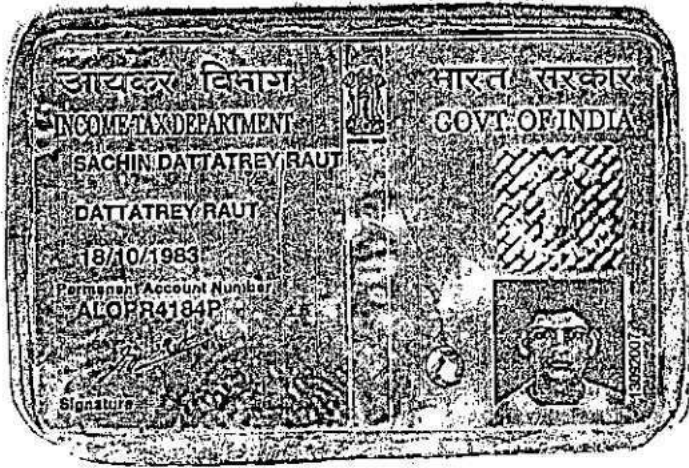


JOB NO. 233/2007  
SCALE AS SHOWN

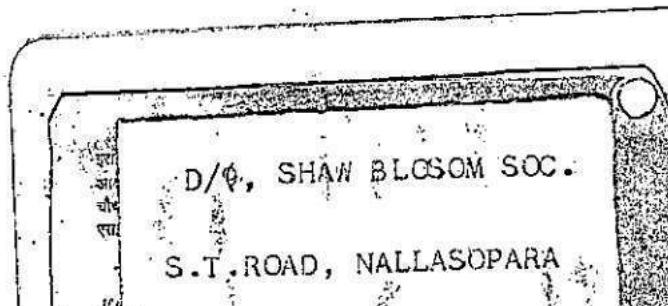
Shree Consultants

ARCHITECTS





वसई - ३  
दस्त क्र. १५१५/२००९  
20 PE



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009

दुय्यम निबंधकः

1pm

वसई 3.

मांक : 1515/2009

प्रकार : करारनामा

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

मंगेश डी. मोरे - -  
 घर/प्लॉट नं: 357  
 रस्ता:  
 तीचे नाव: जवाहर नगर  
 त. नं:  
 साहत:  
 गाव: गोरगाव  
 का: मुंबई  
 62  
 नंबर: APKPM 5448 M

लिहून घेणार

वय 31

सही

Mansam



पुनम एम मोरे - -  
 घर/प्लॉट नं: बरीलप्रमाणे  
 रस्ता:  
 तीचे नाव:  
 त. नं:  
 साहत:  
 गाव:  
 का:  
 नंबर: AVZPM 1633 P

लिहून घेणार

वय 20

सही

P.m.more



मे साई सम्राट डेव्हलपर्स तर्फे भागीदार पत्रालाल  
 मिश्रा  
 घर/प्लॉट नं: -  
 रस्ता:  
 तीचे नाव:  
 त. नं:  
 साहत: मोरे  
 गाव: नालासोपारा पु  
 का: वसई

लिहून घेणार

वय 48

सही

Mishra



दस्त क्र. [वसई3-1515-2009] चा गोपवारा  
वाजरी मूल्य : 365459 मोबदला 500000 भरलेले मुद्रांक शुल्क : 12600

पावती क्र.: 1520 दिनांक: 20/02/2009

पावतीचे वर्णन

नांव: मंगेश डी मोरे - -

दस्त हजर केल्याचा दिनांक : 20/02/2009 03:09 PM

निष्पादनाचा दिनांक : 20/02/2009

दस्त हजर करणा-याची सही : *Manzara*

5000 : नोंदणी फी

580 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

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

5580: एकूण

दस्ताचा प्रकार : 25) करारनामा

शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 20/02/2009 03:09 PM

शिक्षा क्र. 2 ची वेळ : (फी) 20/02/2009 03:12 PM

शिक्षा क्र. 3 ची वेळ : (कबुली) 20/02/2009 03:12 PM

शिक्षा क्र. 4 ची वेळ : (ओळख) 20/02/2009 03:12 PM

दस्त नोंद केल्याचा दिनांक : 20/02/2009 03:13 PM

दु. निबंधकाची सही, वसई 3

ओळख :

खालील इसम असे निवेदीत करतात की, तो दस्ताऐवज करून देणा-याना व्यक्तीचा ओळखतात, त्याच्याची ओळख पटवितात.

1) सचिन द. राऊत - - घर/फ्लॅट नं:

गल्ली/रस्ता:

इमारतीचे नाव: जय पॅलेस

इमारत नं:

पेट/वसाहत:

शहर/गाव: विरार प

तालुका: वसई

पिन:

2) हितद्र एस मालपेकर - - घर/फ्लॅट नं:

गल्ली/रस्ता:

इमारतीचे नाव: अमेय अपार्ट

इमारत नं:

पेट/वसाहत:

शहर/गाव: नालासांपारा

तालुका: वसई

पिन:

दु. निबंधकाची सही

वसई 3

करवात वेत की, या इस्लामक

...पाने आदत

दुय्याम निबंधक, वसई-3

तारीख 20 मार्च 2009

दस्त क्रमांक 9 चे

क्रमांकावर नोंद

9494

दुय्याम निबंधक, वसई-3

तारीख 20 मार्च 2 सन 2009





सूची क्र. दोन INDEX NO. II

गावाचे नाव : मोरे

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 500,000.00  
बा.भा. रु. 365,459.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 32/3 वर्णन: विभागाचे नाव - मौजे (गांव) मोरे क्रमांक (नालासोपारा नगरपालिका), उपविभागाचे नाव - 5/86 - सभाव्य विनशेतीच्या जमिनी. सदर मिळकत सर्व्हे. नंबर - 32 मध्ये आहे. सदनिका क्र 303, तिसरा मजला, डी वींग, शिवदर्शन, वि नं 3, मोरे, नालासोपारा पु (1)35.31 चौमी विल्टअप

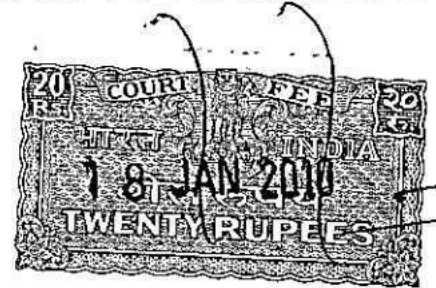
(3) क्षेत्रफळ  
(4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)-

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे साई सम्राट डेव्हलपर्स तर्फे भागीदार पत्रालाल आर मिश्रा - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: मोरे; शहर/गाव: नालासोपारा पु; तालुका: वसई; पिन: -; पॅन नम्बर: ABHFS 8116 K.

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मंगेश डी मोरे - -; घर/प्लॉट नं: 357; गल्ली/रस्ता: -; ईमारतीचे नाव: जवाहर नगर; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: मोरेगांव; तालुका: मुंबई; पिन: 62; पॅन नम्बर: APKPM 5448 M.  
(2) पुनम एम मोरे - -; घर/प्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AVZPM 1633 P.

(7) दिनांक करून दिल्याचा 20/02/2009  
(8) नोंदणीचा 20/02/2009  
(9) अनुक्रमांक, खंड व पृष्ठ 1515 /2009

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 12600.00  
(11) बाजारभावाप्रमाणे नोंदणी रु 5000.00  
(12) शोरा



सर्व्हे नकल श्री मोरे 20/02/2009  
..... मोरे .....  
यांचा अर्ज क्रमांक 203  
धन्ये खाता दिला असे 20/02/2009

20/01/2010  
सहदुय्यम निबंधक, फॉ-२  
वसई क्र. ३

खारी प्रत

मा नबकल कल  
श्री वाचली  
पी म्जवात घेतली

सहदुय्यम निबंधक, फॉ-२  
वसई क्र. ३





Wednesday, April 08, 2009  
4:41:11 PM

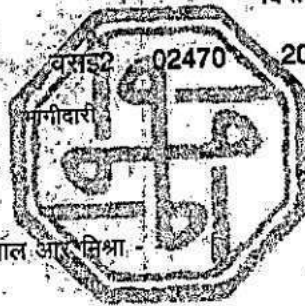
**Original**  
नोंदणी 39 म.  
Regn. 39 M

**पावती**

पावती क्र. : 2470

दिनांक 08/04/2009

गावाचे नाव मोरे  
दस्तऐवजाचा अनुक्रमांक  
दस्ता. ऐवजाचा प्रकार



सादर करणाराचे नाव: पन्नालाल आर्. विशा

नोंदणी फी

500.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (10)

200.00

एकूण रु.

700.00

आपणास हा दस्त अंदाजे 4:55PM ह्या वेळेस मिळेल

दुय्यम निबंधक  
वसई 2

बाजार मुल्य: 1 रु.

मोबदला: 50000 रु.

भरलेले मुद्रांक शुल्क: 500 रु.

मुळ दस्त परत मिळावा.  
दि. 10/4/09  
दुय्यम निबंधक वसई-2

आपका ध्यान आकर्षित करने के लिए

बसेन कैथोलिक को-ऑपरेटिव बैंक लि.  
(रेजिस्ट्रार बैंक)

Bassein Catholic Co-operative Bank Ltd.

प्रति मनिजर / To, The Branch Manager

नालासोपारा शाखा / Nallasopara Branch

दि. / Dt. 14 / 09

मुद्रांक शुल्क / Stamp Duty ₹./Rs. 500

सेवा शुल्क/Service Charges ₹./Rs. 10

एकूण दस्तावेज / No. of Documents

एकूण / Total ₹./Rs. 510

अक्षरी रूप / Amount in Words Five

Hundred Ten only

मुद्रांक शुल्क भरण्याचे नाव / Name of stamp duty

paying party: Shri / Smt. San

पत्ता / Address Shri P No. 610

Darshan 6-1 Nallasopara

समोरच्या पक्षकाराचे नाव / Counter party

Shri / Smt. Partner

व्यवहाराच्या वेश्याचे नाव / Purpose of transaction

धनादेश / पे ऑर्डर ज्या बँके देण्यात येत आहे

नाव / Name of the Drawee

राखपाल / Cashier

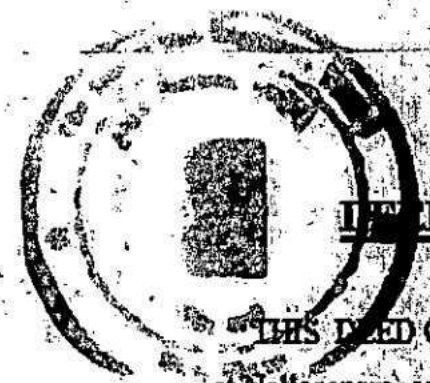
आधिकारिणी सही

Authorised Signatory

मुद्रांक केलेले दस्तावेज घेण्यास येताना ही पावती आपण

आवश्यक आहे / This counterfoil has to be presented

at the time of delivery of stamps



**DEED OF PARTNERSHIP**

THIS DEED OF PARTNERSHIP is made and entered at Nallasopara on this 14 of April, in Christian year 2009, BETWEEN: 1. PANNALAL RAMCHARYA MISHRA, Indian Inhabitant, aged about 49 yrs, Residing at B/22, Chandrika Jivan Vikas Co - Op. Hsg. Soc., Taki Rd, Nallasopara (E), District : Thane, 2. RAMSURAT RAMCHARYA MISHRA, Indian Inhabitant, aged about 54 yrs, Residing at B/22, Chandrika Jivan Vikas Co - Op. Hsg Soc., Taki Road, Nallasopara (E), District : Thane. 3. BIRENDRA KUMAR RAMSURAT MISHRA, Indian Inhabitant, aged about 37 yrs, Residing at B/22, Chandrika Jivan Vikas Co - Op. Hsg Soc., Taki Rd, Nallasopara (E), District : Thane. 4. VINIT PANNALAL MISHRA, Indian Inhabitant, aged about 23 yrs, Residing at B/22, Chandrika Jivan Vikas Co - Op. Hsg Soc., Taki Road, Nallasopara (E), District : Thane.

55

वसई - २  
18/2009/2009  
9190

AUTHORIZED SIGNATORY  
FOR BASSEIN CATHOLIC CO-OP BANK LTD

BASSEIN CATHOLIC CO-OP BANK LTD, NALLASOPARA BRANCH, SAI KIRAN BUILDING, NARAYAN NAGAR, NALLASOPARA (E), TALUKA-VASAI, DIST.-THANE-401 209. D-S/STP(V)/C.R.1021/02/05/512 TO: 515

*Pannalal Mishra*  
*R. Mishra*

INDIA STAMP DUTY  
45940  
162504  
R. 0000501  
200 200 200 200 200  
SPECIAL ADHESION AP

*R. Mishra*  
*Mishra*

Hereinafter called "THE PARTNERS" (which expression shall unless it be repugnant to the meaning or context thereof be deemed to include his / her / their heirs, executors, administrators and assigns).

WHEREAS :-

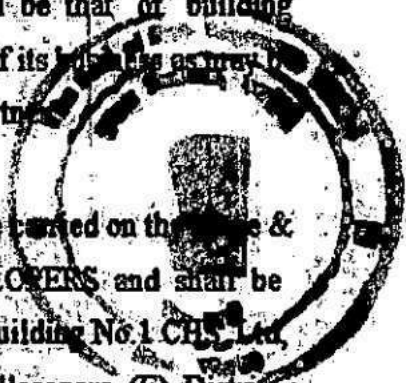
The parties hereto have decided to enter into a partnership business and are desirous of recurring the same upon the terms and conditions hereinafter contained.

NOW, THEREFORE, THIS PRESENTS WITNESS AND IT IS HEREBY AGREED THE PARTIES HERETO AS FOLLOWS :-

1. The Partnership business shall be deemed to have commenced from 2<sup>nd</sup> April, 2009 And its duration shall be "AT WILL".

2. The Partnership business shall be that of building construction & land developer or any of its kind as may be mutually decided and agreed by the parties.

3. The Partnership business shall be carried on the Name & Style of M/S. SAI SAMRAT DEVELOPERS and shall be situated at Shop No. 1, Shiv Darshan Building No.1 CHS Ltd, Ostwal Nagar, Central Park Road, Nallasopara (E), District : Thane - 401 209.



Pamishy

S. Mishra

TS Mishra

Shishy



4 The Profit shall be divided between the partner hereto the following manner :-

NAME OF PARTNER	PROFIT/LOSS %
1. PANALAL R. MISHRA	35%
2. RAMSURAT R. MISHRA	35%
3. BIRENDRA KUMAR R. MISHRA	20%
4. VINIT P. MISHRA	10%

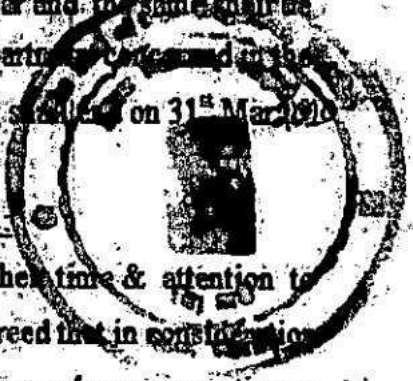
& they have given a sum of Rs. 50,000/- (Rs. Fifty Thousand Only) as in capital according to their proportionate share.

5 The net profit /loss of the partnership business shall, after meeting all necessary costs, charges and expenses incurred in carrying on the said business of the partnership, be divided in the manner contained in clause no.(4) above, and they shall be in the like proportion bear all losses according to their proportionate share.

6 The Profit and Losses of the Partnership shall be determined as on 31<sup>st</sup> March every year and the same shall be distributed to or recovered from the partner in the proportion aforesaid. The first accruing shall be on 31<sup>st</sup> Mar 1910

7 REMUNERATION AND SALARY

All the partners have agreed to devote their time & attention to the business of the firm. It is hereby agreed that in consideration thereof they shall be entitled to draw yearly remuneration as under :-



*Panishy*  
*P Mishra*

*15/11/10*  
*Pankaj*

...4...

The total yearly remuneration payable to working partners shall be calculated as percentage of the book profit for each accounting year in the following manner.

- |  |  |
|--|--|
| a) in respect of loss or book profit upto Rs. 75,000/- | Rs. 50,000/- or 90% of the book profits whichever is higher. |
| b) in respect of next Rs. 75,000/- of book profit :    | 60%  |
| b) in respect of balance of book profit :              | 40%  |

Each yearly remuneration shall be paid to the partners in their profit sharing ratio. For the purpose of the above calculation book profit as shown by the books and computed as provided in section 28 to section 44-D (Chapter IV - D) of the Income Tax Act, 1961, or any statutory modification or re-enactment thereof, for the time being in force, without deducting the remuneration paid or payable to the partners in the relevant accounting year.

#### 8 RETIREMENT

If any of the partner intends to retire from the partnership he can do so by giving the remaining partner at least 9 months notice in advance. On the expiry of the notice period, the account of the partnership firm shall be completed and the amount payable to such retiring partner shall be paid within one month.

B. Mishra

J. Mishra

T. S. Mishra

Mishra

9 IN THE EVENT OF DEATH:

During the continuation of the partnership, if any partner expires, the legal heir of such a partner shall be entitled for the partnership instead of the deceased partner. Due to the death of any of the partner and / or due to their retirement, the partnership shall not stand dissolved and shall be continued by the remaining partners in the same terms and conditions.

10 The partner shall open account or accounts with any bank or banks as the partner may, from time to time, mutually agree upon and such account or accounts shall be in the name of partnership firm and shall be operated. Partner No.1 or 2 Severally.

*Pamishy*

11 All the partner shall be access to & the Wright of inspection of and copying out any of the accounts, documents, receipts, vouchers or any other books of the firm pertaining to the business shall unless otherwise be decided by the mutual consent of both the partners, be kept in the office of the partnership available to the partner for inspection at all reasonable times.

12 The accounts of the said partnership shall be properly and regularly maintained and kept by partner unless otherwise decided by the mutual agreement of the partner, at the office of the partnership and shall be made up and prepared at the end of each year ending 31<sup>st</sup> March & shall be signed by the partner.



*Pamishy*

*Pamishy*

*Pamishy*

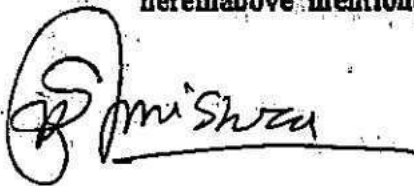
*Pamishy*

13 None of the partner shall, without the consent of the other Partner in writing :

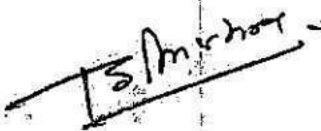
- a. Enter into bond or become bail or surety with or for any reason or do knowingly cause or suffer to be done anything whereby the business of the partnership hereby created or its property or any part thereof may be seized or taken in execution or otherwise become liable and;
- b. Assign or mortgage or charge his share in the partnership or any part thereof or created a charge on the partnership assets or make any other person a partner or sub-partner with him.

14 ARBITRATION : In the case of disputes between the Partner in respect of his / her right, liabilities construction of this deed or terms used therein, working of the partnership, the same shall be referred to Arbitration as per the provisions of the Indian Arbitration Act, 1940 as amended from time to time and such disputes shall be referred to single arbitration proposed by court of law. Such arbitration shall be held at Varanasi. The Award of such arbitration shall be final & binding on all the partners on the point or points referred to it.

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands hereunto the day and the year hereinabove mentioned.









SIGNED AND DELIVERED by

Withinnamed PARTNER

PANNALA R. MISHRA

In the presence of R. T. Pathak

- 1. *[Signature]* Advocate High Court
- 2. 111, 1st Floor, Kapadia House, Near Platform No. 1, Gaothan Road, Virar (W)-Tal-Vasal, Dist. Thane - 401303

For SAISAMRAT DEVELOPERS

*[Signature]* Partner

SIGNED AND DELIVERED by the

Withinnamed PARTNER

RAMSURAT R. MISHRA

In the presence of R. T. Pathak

- 1. *[Signature]* Advocate High Court
- 2. 111, 1st Floor, Kapadia House, Near Platform No. 1, Gaothan Road, Virar (W)-Tal-Vasal, Dist. Thane - 401303

For SAISAMRAT DEVELOPERS

*[Signature]* Partner

SIGNED AND DELIVERED by the

Withinnamed PARTNER

BIRENDRA KUMAR MISHRA

In the presence of R. T. Pathak

- 1. *[Signature]* Advocate High Court
- 2. 111, 1st Floor, Kapadia House, Near Platform No. 1, Gaothan Road, Virar (W)-Tal-Vasal, Dist. Thane - 401303

For SAISAMRAT DEVELOPERS

*[Signature]* Partner

SIGNED AND DELIVERED by the

Withinnamed PARTNER

VINIT P. MISHRA

In the presence of R. T. Pathak

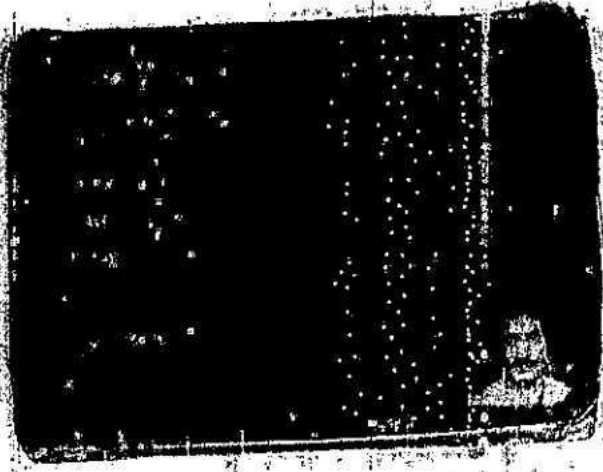
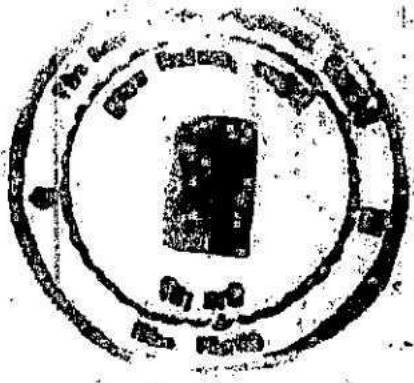
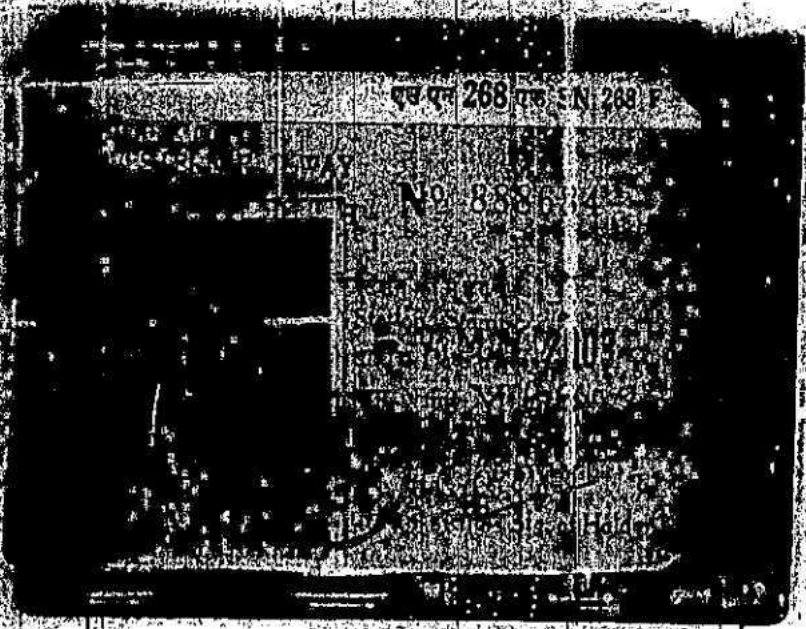
- 1. *[Signature]* Advocate High Court
- 2. 111, 1st Floor, Kapadia House, Near Platform No. 1, Gaothan Road, Virar (W)-Tal-Vasal, Dist. Thane - 401303

For SAISAMRAT DEVELOPERS

*[Signature]* Partner



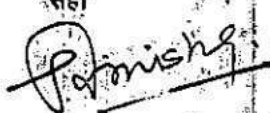
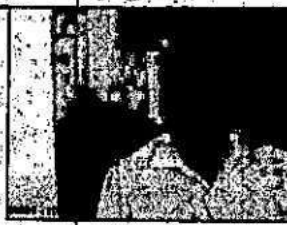
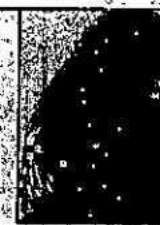
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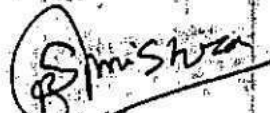







पृष्ठ सं - २
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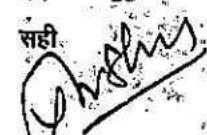


दुयम निबंधक	वसई 2	दस्त गोषवारा भाग-1	वसई 2
			दि. क्र 2470/2009
			०१९०

क्र. 2470/2009  
 प्रकार : भागीदारी

कार्याचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
लिहून देणार मिश्रा - प्लॉट नं. 22 पत्ता: दाफी रोड गाव: चव्हीका जिवन विकास सोसायटी शहर: मुंबई पत्ता: मुंबई	लिहून देणार वय 48 सही 		

लिहून देणार मिश्रा - प्लॉट नं. परीक्षप्रमाणे पत्ता: गाव: शहर: पत्ता:	लिहून देणार वय 51 सही 		
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लिहून देणार मिश्रा - प्लॉट नं. परीक्षप्रमाणे पत्ता: गाव: शहर: पत्ता:	लिहून देणार वय 35 सही 		
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लिहून देणार मिश्रा - प्लॉट नं. परीक्षप्रमाणे पत्ता: गाव: शहर: पत्ता:	लिहून देणार वय 23 सही 		
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लिहून देणार मिश्रा - प्लॉट नं. - पत्ता: - गाव: - शहर: - पत्ता: -	लिहून देणार वय - सही	उपलब्ध नाही	उपलब्ध नाही
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दस्त गोषवारा भाग - 2

वसई 2

दस्त क्रमांक (2470/2009)

११/१०

क्र. १ [वसई-2470-2009] चा गोषवारा  
मूल्य : 1 नोबदला 50000 भरलेले मुद्रांक शुल्क : 500

पावती क्र.:2470 दिनांक:08/04/2009  
पावतीचे वर्णन  
नांव: पन्नालाल आर मिश्रा - -

दस्तावेजाचा केल्याचा दिनांक :08/04/2009 04:36 PM

दस्तावेजाचा दिनांक : 08/04/2009

दस्तावेजाचे उभार करणे-याची सही :

*Jamishy*

500 : नोंदणी फी  
200 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

700: एकूण

दस्तावेजा प्रकार (17) मागीदारी

दस्तावेजा क्र. 1 ची वेळ : (सादरीकरण) 08/04/2009 04:36 PM

दस्तावेजा क्र. 2 ची वेळ : (फी) 08/04/2009 04:41 PM

दस्तावेजा क्र. 3 ची वेळ : (कवुली) 08/04/2009 04:42 PM

दस्तावेजा क्र. 4 ची वेळ : (ओळख) 08/04/2009 04:42 PM

दस्तावेजाचा केल्याचा दिनांक : 08/04/2009 04:42 PM

दु. निबंधकाची सही, वसई 2

पुढील हसप असो निवेदीत करतात की, ते इस्तामेवज करुन देणाना व्यक्तीशः ओळखतात  
याची ओळख पटयितात.

विरत प्रताप सिंह - - घर/फ्लॅट नं -

वसई/स्ता -

विरतीचे नाव -

विरत नं -

वसई/स्ता -

घर/गाव विरार प

वसई

वसई/स्ता -

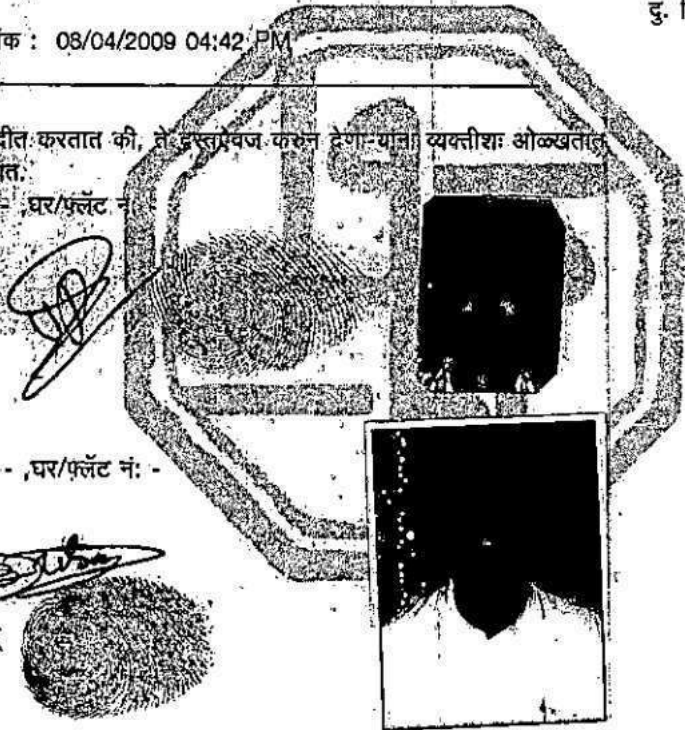
विरतीचे नाव -

विरत नं -

वसई/स्ता -

घर/गाव:नालासोपरा पू

वसई



*Jamishy*

निबंधकाची सही

वसई 2

दस्तावेजा क्रमांक २४७०  
२४७० क्रमांकावर नोंद घे.

*Jamishy*

दुय्यम निबंधक, वर्ग-२

पावती क्र. २४७० वसई २

पुढील हसप करतात की या  
दस्तावेजात करपात येते की या  
दस्तावेजात एकूण...पाने आहेत.

*Jamishy*  
दुय्यम निबंधक, वर्ग-२,  
वसई-२





ADDRESS (NO., ROAD NAME, CITY, PIN CODE, STATE)		PLOT NO - 10, CHANDIVALI ESTATE, CHANDIVALI FARM ROAD, OPP. LAKE HOMES GATE - ANDHERI (EAST) MUMBAI - 400072	
PERMANENT ADDRESS (NO., ROAD NAME, CITY, PIN CODE, STATE)	PLOT NO - 356, ROAD NO - 19 JAWAHAR NAGAR, GOREGAON (WEST) MUMBAI - 400104 MAHARASHTRA	PLOT NO - 356, ROAD NO - 19 JAWAHAR NAGAR, GOREGAON (WEST) MUMBAI - 400104 MAHARASHTRA	
CT NUMBER			
NUMBER	9004224413	9969994245	
ID			
EMAIL FOR CORRESPONDENCE (OPTIONS AS APPLICABLE)	SanikaMose69@gmail.com	mmose12177@gmail.com	
	RESIDENTIAL ADDRESS / OFFICE ADDRESS / <input checked="" type="checkbox"/> PERMANENT ADDRESS		

(II) PRESENT BANKER DETAILS			
PARTICULARS	STUDENT	FATHER / HUSBAND	CO-APPLICANT
THE BANK	STATE BANK OF INDIA	STATE BANK OF INDIA	
BANCH WITH IFSC	SBI N0001266	SBIN001266	
ACCOUNT NO.	43141863558	43141863558	
INDIRECT LIABILITY			
RELATED TO CHAIRMAN / DIRECTORS / EMPLOYEE OF OUR OTHER BANKS. IF YES, DETAILS OF RELATIONSHIP			

(III) DETAILS OF THE COURSE / STUDY [TICK (✓) OPTIONS WHEREVER APPLICABLE]	
TYPE	MERIT / MANAGEMENT QUOTA
CATEGORY	GRADUATION / POST-GRADUATION / PHD <input checked="" type="checkbox"/> DEGREE / DIPLOMA / CERT
THE COURSE	BSc. in Forensic Studies
THE INSTITUTION & UNIVERSITY	D. Y. Patil University
COURSE IS FOR STUDIES ABROAD	YES / NO <input checked="" type="checkbox"/>
OF THE INSTITUTION (CITY, PIN, TE, COUNTRY)	DY PATIL UNIVERSITY, CAMPUS, NERUL EAST SECTOR 7, NAVI NUMBAT, MAHARASHTRA 40
OF THE INSTITUTION / COURSE	
OF COURSE	3 years
COMMENCEMENT OF COURSE	
COMPLETION OF COURSE	

(IV) COST OF COURSE / SOURCE OF FINANCE: (ALL AMOUNTS IN Rs.)						
DOLLARS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL
FEES	5,50,000	5,50,000	5,50,000			16,50,000
NON-PAYABLE						5
OPTIONARY						