

105/110306212

**A G R E E M E N T**

ARTICLES OF AGREEMENT is made and entered into at VIRAR, on this 16<sup>th</sup> day of March Two Thousand ONE BETWEEN M/s. **PATIL ASSOCIATES** a partnership firm, formed and registered under Indian Partnership Act, 1932, having its office at Ramachandra Jivan Nagar, Phool Pada Road, Virar (East), Taluka Vasai, District Thane, hereinafter referred to as "THE BUILDERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the partner or partners for the time being of the said firm, their survivor or survivors or the heirs, executors, administrators and assigns of the other partners) of the **FIRST PART**

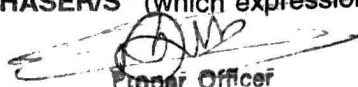
MAH/CCRA/03/YEAR-2000  
OFFICE OF THE SUB-REGISTRAR  
VASAI-1, DIST. - THANE

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Virar  
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**A N D**

SHRI/MRS./SMT. SANTOSH BALU BUTKAR  
aged 30 years Occupation Service residing at  
Room No. 20 Chawl No. 13 Ganesh  
Nagar D Committee J.R. Boricha  
Marg, Mumbai - 400 011.  
hereinafter called "THE PURCHASER/S" (which expression shall

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STIP DUTY MAHARASHTRA

  
Proper Officer  
Sub-Registrar Vasai - 1  
Dist. Thane.

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unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators and assigns) of the **SECOND PART**:-

**W H E R E A S**

- a) By an Agreement dated 16th June, 1997, entered into between Mr. Anant Govind Patil and others (therein called "Vendors" of the First Part and **MR. HEMANT RAMESH MHATRE**, (therein called "The Purchaser") of the Second Part", the said Mr. Anant Govind Patil and Others have agreed to sell the land bearing Survey No. 93, Hissa No. 2, Admeasuring H R. 0-10-1, Assessed at Rs. 1.75 Paise, to Mr. Hemant Ramesh Mhatre, on the terms and conditions mentioned in the said Agreement
- b) By an Agreement dated 1st August 1997, entered into between **Mr. Harishchandra Ganesh Chaudhary** and others (therein called "The Vendors") of the First Part and Mr. Deepak Purushottam Shah (therein called "The Purchaser") of the Second Part, Mr. Harishchandra Ganesh Chaudhary & Others have agreed to sell the land bearing Survey No. 351, Hissa No. 5 (Part), Admeasuring H.R. 0-04-0, to Mr. Deepak Purushottam Shah, on the terms and conditions mentioned in the said Agreement.
- c) By an Agreement dated 15th August 1998, entered into between **MR. CHANDRAKANT YASHWANT PATIL AND OTHERS** (therein called "The Party of the First Part") and **MR. DEEPAK PURUSHOTTAM SHAH** (therein called "The Party of the Second Part"), the said **MR. DEEPAK PURUSHOTTAM SHAH** has received the F.S.I. out of the land bearing Survey No.96, Admeasuring 7080 Square Metres, Assessed at Rs.13.31 Paise, Survey No. 110, Hissa No. 2/1, Admeasuring 330 Square Metres, Assessed at Rs. 0.06 Paise, Survey No 351, Hissa No. 12, Admeasuring 1390 Square Metres, Assessed at Rs. 0.27 Paise, Survey No. 99, Hissa No. 1, Part Admeasuring 2380 Square Metres, Assessed at Rs. 2.50 paise, Survey No. 351, Hissa No. 4/1, Admesuring 500 Square Metres, Assessed at Rs. 0.61 paise, Survey No. 351, Hissa No. 5 Part, Admeasuring 400 Square Metres, Survey

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*Swati*

No. 351, Hissa No. 13, admeasuring 780 Square Metres, Assessed at Rs. 0.14 paise, alongwith other land, lying being and situate at Village Virar, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai, from Mr. Chandakant Yashwant Patil and others, on the terms and conditions mentioned in the said agreement.

d) The aforesaid owners have handed over the peaceful and vacant possession of-the said land to (1) **MR. DEEPAK PURUSHOTTAM SHAH.** (2) **MR. HEMANT RAMESH MHATRE.**

e) The said **MR. DEEPAK PURUSHOTTAM SHAH** and **Mr. HEMENT RAMESH MHATRE**, have amalgamate the said Land and have approved the building plan from CIDCO and the CIDCO has granted the FSI admeasuring 11,008.5 Square metres (Built up area), vide its Order No. CIDCO/VVSR/BP-1440/E/7625, dated 21.06.1996.

f) The Commencement Certificate as required under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also granted by the City and Industrial Development Corporation of Maharashtra Ltd., vide its letter NO. CIDCO/VVSR/BP-1440/E/7625, dated 21.06.1996.

g) The said land has been converted into N.A. by the Collector of Thane vide its Order No. REV/DESK-1/T-9/NAP/SR42/97, dated 17.11.1997.

h) The amended order for approval of plan for with residential with Shopline Building has been obtained from CIDCO vide its order No. CIDCO/VVSR/BP-1440/E/507 dated 12.06.2000.

i) By an another Agreement dated 31.08.2000, entered into between Shri Yedneshwar R. Patil and Ganesh R. Patil, therein called "The Vendors") of the First Part and M/s. PATIL ASSOCIATES (therein called "The Purchaser") of the Second Part and herein called "The Builder", M/s. Patil Associates have agreed to purchase the F.S I. admesuring 30,000 square feet (Built up area) of Plot No. 1, consisting of land bearing Survey No. 99 Hissa No. 1, Part, 2, Survey

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No. 96, Survey No. 110, Hissa No 211 Part, S.No. 351. Hissa No.12,13, 4/15 Part, situated at Village Virar (East), including the balcony approved by the CIDCO available in the said land on the terms and conditions mentioned in the said Agreement dt. 31.8.2000

- j) The Vendors have given peaceful and vacant possession with a right to develop the same.
- k) The Builders are entering into several agreements similar to this agreement with several parties who may agree to take, acquire premises in the said plot of land on ownership except and subject to such modification as may be necessary or considerable, desirable or proper by the Builders with a view ultimately that the Purchasers of the various premises alongwith occupants of the other premises in the said plot of land shall form a Co-operative Housing Society or Limited Company the said plot of land together with the building thereon will be conveyed as herein provided) The Purchaser/s has/have demanded from the Builders inspection of the aforesaid building plans, specification of and other documents referred to above including the agreement such inspection has been duly given to and taken by the Purchaser/s. The Purchaser/s has/have also satisfied himself/herself/themselves about the same.
- l) The Builders have engaged the service of an Architect **M/s. MISTRY ASSOCIATE**, registered with the Council of Architect and **M/s. PARESH UNNARKAR & ASSOCIATES** as a structural Engineer for preparation of the structural drawings of the building and the Builders accepts the professional supervision of the Architect and Structural Engineer till the completion of the building.
- m) The Flat/Shop Purchaser/s demanded from the Builders and the Builders have given inspection to the Flat/Shop purchaser/s of all the documents of title relating to the said land the development agreement and the plans, designs and specifications prepared by the Builders Architects **M/s. MISTRY ASSOCIATES** and of such other documents as specified under the Maharashtra Ownership Flat/Shop (Regulation of the Promotion of Construction Sale Management and Transfer) Act. 1963 (hereinafter for the sake of

brevity it may be referred to as "The said Act") and the rules made thereunder such inspection has been duly given to and taken by the, Purchaser/s. The Purchaser/s has/have also satisfied himself/herself/themselves about the same.

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

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

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

2) The Flat/Shop purchaser/e hereby agrees to purchase from the Builders and the Builders hereby agrees to sell to the Flat/Shop Purchaser/s one Flat/Shop bearing No. 501 Wing A of Built up area admeasuring 530 Square Feet (which is inclusive of the area of balconies on II<sup>nd</sup> floor as shown in the plan thereof hereto annexed and marked annexures "E" in the "SIDDHISHREE APARTMENT" (hereinafter referred to as "The Flat/Shop") for the price of Rs. 4,51,030/-

(Rupees four lakh fifty one thousand thirty only)

\_\_\_\_\_ ) including price of the common area and facilities appurtenant to the premises, the nature, extent and description of the common facilities which are more particularly described in the Second Schedule hereunder written.

3) The said consideration of Rs. 4,51,030/- (Rupees four lakh fifty one thousand thirty only)

shall be payable in the following manner :

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- a) Rs. 16,103/- (10%) on booking of the Flat/Shop.
- b) Rs. 16,103/- (10%) On or before completion c. plinth.
- c) Rs. 16,103/- (10%) on or before completion of 1st slab.
- d) Rs. 16,103/- (10%) on or before completion of 2nd slab.
- e) Rs. 16,103/- (10%) on or before completion of 3rd slab.
- f) Rs. 16,103/- (10%) on or before completion of 4th slab.
- g) Rs. 90,206/- (20%) on or before completion of brick work and plaster work (Internal and External)
- h) Rs. 67,656/- (15%) on or before completion of flooring and tilling.
- i) Rs. 22,557/- (5%) remaining at the time of occupation of the said Flat/Shop.

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S. Patel

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

5) The Builders hereby declares that the Floor Space Index available in respect of the said land is 30000 (ARX) square feet meters only and that no: part of the said Floor space Index has been utilised by the Builders elsewhere for any purpose whatsoever.

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

amount is payable by the Flat/Shop Purchaser/s to the Builders.

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

PROVIDED always that the Power of termination herein before contained shall not be exercised by the Builders unless and until the Builders shall have given to the Flat/Shop Purchaser/s fifteen days prior notice in writing of his intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement and default shall have been made by the Flat/Shop 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 Builders shall refund to the Flat/Shop Purchaser/a the installments of sale price of the Flat/Shop which may till have been paid by the Flat/Shop Purchaser/s to the Builders but the Builders shall not be liable to pay to the Flat/Shop Purchaser/s any interest on the amount so refunded and upon termination of this agreement and refund of aforesaid amount by the Builders, the Builders shall be at liberty to dispose off and sell the Flat/Shop to such person and at such price as the Builders may in their absolute discretion think fit.

8) The fixtures, fittings and amenities to be provided by the Builders in the premises and the said building are those that are set out in Annexure 'D' annexed hereto.

9) The Builders shall give possession of the premises to the Flat/Shop Purchaser/s on or before 30<sup>th</sup> day of October 2001. If the Builders fails or neglects to give possession of the Flat/Shop to the Flat/Shop Purchaser/s on account of reasons beyond his/her/their control and of his/her/their agents

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as per the Provisions of Section 8 of Maharashtra Ownership Flat/Shop Act, by the aforesaid date or dates prescribed in Section 8 of the said Act, then the Builders shall be liable on demand to refund to the Flat/Shop Purchaser/s the amounts already received by him/ them in respect of the Flat/Shop with simple interest at nine per cent per annum from the date the Builders received the sum till the date the amounts and interest thereon is repaid, provided that by mutual consent it is agreed that dispute whether the stipulations specified in Section 8 have been satisfied or not will be referred to the competent authority who will act as an Arbitrator. Till the entire amount and interest thereon is refunded by the Builders to the Flat/Shop 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 Flat/Shops are situated or were to be situated.

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

- i) Non-Availability of steel, cement, other building material, water 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.
- 10) The Flat/Shop Purchaser/s shall take possession of the Flat/Shop within seven days of the Builders giving written notice to the Flat/Shop Purchaser/s intimating that the said Flat/Shops are ready for use and occupation.
- 11) The Flat/Shop Purchaser/s shall use the Flat/Shop or any part thereof or permit the same to be used only for purpose of residence.
- 12) The Flat/Shop Purchaser/s alongwith other Purchaser/s of Flat/Shop in the building shall join in forming and registering the society or a Limited Company. The Flat/Shop Purchaser/s will also from time to time sign and execute the application for registration

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and/or membership and other papers and documents necessary for the formation and the registration of the Society or Limited Company and for becoming a member, including the bye-laws of the proposed society and full fill and, sign and returns to the Builders within seven days of the same being forwarded by the Builders to the Flat/Shop Purchaser/s, so as to enable Builders to register the organisation of the Flat/Shop Purchaser/s under Section 10 of the said act within the time limit prescribed by rule 8 of the Maharashtra Ownership Flat/Shop (Regulation of the Promotion of Construction, Sale, Management and Transfer) Rules, 1964. No objection shall be taken by the Flat/Shop Purchaser/s if any, changes or modifications are made in draft bye-laws or the Memorandum and/or Articles of Association, as may be required by the registrar of Co-operative Societies or the Registrar of Companies as the case may be, or any other competent authority.

13) Unless it is otherwise agreed to by and between the parties hereto the Builders shall, within four months of registration of the society or limited company, as aforesaid cause to be transferred to society or limited company all right, title and interest of the Vendor and/or the owners in the aliquot part of the said land together with the building/s by obtaining or executing the necessary conveyance and/or assignment of lease of the said land (or to the extent as may be permitted by the authorities) and the said building in favour of such society or limited company as the case may be such conveyance/assignment of lease shall be in keeping with the terms and provisions of this agreement.

14) Commencing a week after notice in writing is given by the Builders to the Flat/Shop Purchaser/s that the Flat/Shop is ready for use and occupation, the Flat/Shop Purchaser/s shall be liable to bear and pay the proportionate share (i.e. proportion to the floor area at the Flat/Shops) of outgoings in respect of the said land and building/s namely local taxes, betterment charges or such other levies by the concern local authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary

*Author*  
*S.P. Patil*

and incidental to the management and maintenance of the said land and building/s. Until the society/limited company is formed and the said land and building transferred to it, the Flat/Shop Purchaser/s shall pay to the Builders such proportionate share of outgoings as may be determined. The Flat/Shop Purchaser's share is so determined the Flat/Shop Purchaser/s shall pay to the Builders provisional monthly contribution of Rs. 200/- per month towards the outgoings. The amounts so paid by the Flat/Shop Purchaser/s to the Builders shall not carry any interest and remain with the Builders until a conveyance/assignment of lease is executed in favour of the society or a limited company as aforesaid. Subject to the provisions of Section 6 of the said Act, on such conveyance/assignment of lease being executed, the aforesaid deposits (less deductions provided for this agreement) shall be paid over by the Builders to the society or the limited company as the case may be. The Flat/Shop Purchaser/s undertake to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

15) The Flat/Shop Purchaser/s shall on or before delivery of possession of the said premises keep deposited with the Builders the following amounts :-

- i) Rs. 1,000/- for legal charges
- ii) Rs. 260/- for share money, application entrance fee of the society or limited company.
- iii) Rs. 1,000/- for formation and registration of the society or limited company
- iv) Rs. 2,000/- for proportionate share of taxes and other charges.

Rs. 4,260 TOTAL

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16) The Builders shall utilise the sum of Rs. 2,260/- paid by the Purchaser/s to the Builders for meeting all legal costs, charges and expenses, including professional costs of the attorney-at-law /

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advocates of the Builders in connection with formation of the said society or as the case may be Limited Company, preparing its rules, regulations and bye-laws and the cost of preparing and engrossing this agreement and the conveyance or assignment of lease.

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

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

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

b) Not to store in the Flat/Shop any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structures of the building in which the Flat/Shop is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or caused to be carried heavy packages whose upper floors which may damage or likely to damage the staircases, common passages or any other structure of the building in which Flat/Shop is situated, including entrances of the building in which the Flat/Shop is situated and in case any damage is caused to the building in which the Flat/Shop is situated or the Flat/Shop on account of negligence or default of the Flat/Shop Purchaser/s in this behalf, the Flat/Shop Purchaser/s shall be liable for the consequences of the breach.

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G. K. Patil

- c) To carry at his own cost all internal repairs to the said Flat/Shop and maintain the Flat/Shop in the same conditions, state and order in which it was delivered by the Builders to the Flat/Shop Purchaser/s and shall not do or suffering to be done any thing in or to the building in which the Flat/Shop is situated or the Flat/Shop which may given the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Flat/Shop Purchaser/s committing any act in contravention of the above provision, the Flat/Shop 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/Shop or any part thereof, nor at any time make or cause to be made any addition or alteration of whatsoever nature in or to the Flat/Shop or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat/Shop is situated and shall keep the portion, sewers, drains pipes in the flat and appurtenances thereto in good tenantable repair and condition and in particular, so as to support shelter and protect the other parts of the building in which the Flat/Shop is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs, or R.C.C. parts or other structural members in the Flat/Shop without the prior written permission of the Builders and/or the Society or Limited Company.
- e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land and the building in which the Flat/Shop is situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance.
- f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat/Shop in the compound or any portion of the said land and the building in which the Flat/Shop is situated.
- g) Pay to the Builders within seven days of demand by the Builders, their share of security deposit demanded by concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Flat/Shop is situated.

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

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

j) The Flat/Shop 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 Flat/Shops therein and for the observances and performance of the said building Rules, Regulations and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Flat/Shop Purchaser/s shall also observe and perform all the stipulation and condition laid down by the society / Limited Company regarding the occupation and use of the Flat/Shop in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this agreement.

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

19) The Builders shall maintain a separate account in respect of

sums received by the Builders from the Flat/Shop Purchaser/s as advance or deposits, sums received on account of the share capital for the promotion of the co-operative society or a Company or towards the outgoings, legal charges and shall utilise the amount only for the purposes for which they have been received

20) Nothing contained in this agreement is intended to be construed shall be construed as a grant, demise or assignment in respect of said Flat/Shops or of the said land and building or any part thereof. The Flat/Shop Purchaser/s shall have no claim save and except in respect of the Flat/Shop hereby agreed to be sold to him/her/them and all open spaces, parking spaces, lobbies, staircases, recreation spaces etc. will remain the property of the Builders until the said land and building is transferred to the society /Limited Company as hereinbefore mentioned.

21) Any delay tolerated or indulgence shown by the Builders in enforcing the terms of this Agreement or any forbearance or giving of time to the Flat/Shop Purchaser/s by the Builders shall not be construed as a waiver on the part of the Builders of any breach or non-compliance of any of the terms and conditions of this Agreement by Flat/Shop Purchaser/s nor shall the same in any manner prejudice the rights of the Builders.

22) The Flat/Shop Purchaser/s and/or the Builders shall present this agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the registration Act and the Builders will attend such office and admit execution thereof.

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

VIZ:

Room No 20 Flat no 13, Siddhishree  
Nagar D Limited Building  
Mumbai, Mumbai - 400 011

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

25) **IT IS AGREED BETWEEN THE BUILDERS** and the Purchaser/s that in case any additional F.S.I. is granted or construction of additional floor or floors is allowed then the builders are entitled to construct and dispose of the said additional construction and the builders have reserved the right to construct the same additional construction mentioned above and dispose the same. The necessary covenant in the deed of conveyance to be executed in favour of Co-operative Housing Society shall be incorporated.

26) **IT IS AGREED THAT** the Builders shall be entitled without affecting the rights of the purchaser/s to the said premises including the area thereof, to revise the building plans in respect of the said buildings and to utilise the total F.S.I. and the development rights available in respect of the said property by suitably modifying the building plans in respect of the said premises as the builders may desire and the purchaser/s hereby irrevocably consents to the right of the builders to revise and modify the building plans in respect of the said premises from time to time.

27) In the event of any society being formed and registered before the sale and disposal by the Builders of all the premises, the powers and the authority of the society or limited company or Condominium of Apartment so formed or the purchaser/s and other holders of the premises shall be subject to the over all authority and control of the Builders in respect of all the matters concerning the said building and in particular the Builders shall have absolute authority and control

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as regards the unsold premises and the disposal thereof. PROVIDED AND ALWAYS the Purchaser/s hereby agrees and confirms that in the event of the said society and/or limited company Condominium of Apartment being formed earlier than the Builders dealing with or disposing of the said buildings on the said property then and in that event any allottee or purchaser/s of premises from the Builders shall be admitted to such co-operative society, limited company of Condominium of Apartment on being called upon by the Builders without payment of any premium or any additional charges save and except Rs. 250 for the share money and Rs. 10 entrance fee and such allottee purchaser/s or transferee thereof shall not be discriminated or treated prejudicially by such co-operative society, Limited Company or Condominium or Apartment as the case may be.

28) The Purchaser/s hereby agrees that in the event of any amount towards development charges or betterment charges or of a similar nature becoming due and payable by the Builders to the Government or City and Industrial Development Corporation or Municipality or to any other public body in respect of the said property, the same shall be reimbursed by the purchase/s in proportion to the area of his/their Flat/Shop.

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

30) The purchaser/s shall not decorate the exterior of the said premises otherwise than in a manner agreed to with the Builders under this agreement.

31) This agreement shall always be subject to the Provision of Maharashtra Co-operative Societies Act, 1960 with rules made



thereunder and also The Maharashtra Ownership Flat/Shops (Regulation of the Promotions of construction Sale Management and Transfer) Act, 1963.

**SCHEDULE "A"**

**THE SCHEDULE ABOVE REFERRED TO :**

ALL THAT piece and parcel of land bearing Survey No.96, Admeasuring 7080 Square Metres, Assessed at Rs.13.31 Paise, Survey No. 99, Hissa No 2, Admeasuring H.R.0-10-1, Assessed at Rs. 1.75 Paise, Survey No. 110, Hissa No. 2/1, Admeasuring 330 Square Metres, Assessed at Rs. 0.06 Paise, Survey No 351, Hissa No. 12, Admeasuring 1310 Square Metres, Assessed at Rs. 0.27 Paise, Survey No. 99, Hissa No. 1, Part Admeasuring 2380 Square Metres, Assessed at Rs. 2.50 paise, Survey No. 351, Hissa No. 4/1, Admesuring 500 Square Metres, Assessed at Rs. 0.61 paise, Survey No. 351, Hissa No. 5 Part, Admeasuring 400 Square Metres, Survey No. 351, Hissa No. 13, admeasuring 780 Square Metres, Assessed at Rs. 0.14 paise, lying being and situate at Village Virar, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. II Virar.

**SCHEDULE "B"**

**THE SCHEDULE ABOVE REFERRED TO FLAT**

Flat/Shop No. 201/A on the II<sup>nd</sup> Floor, admeasuring 530 Square feet (Built up area), in the building known as "**SIDDHISHREE APARTMENT**" constructed on N.A. LAND bearing Survey No.96, Admeasuring 7080 Square Metres, Assessed at Rs.13.31 Paise, Survey No. 99, Hissa No 2, Admeasuring H.R.0-10-1, Assessed at Rs. 1.75 Paise, Survey No. 110, Hissa No. 2/1, Admeasuring 330 Square Metres, Assessed at Rs. 0.06 Paise, Survey No 351, Hissa No. 12, Admeasuring 1310 Square Metres, Assessed at Rs. 0.27 Paise, Survey No. 99, Hissa No. 1, Part Admeasuring 2380 Square Metres, Assessed at Rs. 2.50 paise, Survey No. 351, Hissa No. 4/1, Admesuring 500 Square Metres, Assessed at Rs. 0.61 paise, Survey No. 351, Hissa No. 5 Part, Admeasuring 400 Square Metres, Survey No. 351, Hissa No. 13, admeasuring 780 Square Metres, Assessed at Rs. 0.14 paise, lying being and situate at Village Virar, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. II Virar.

## SCHEDULE 'D'

## LIST OF AMENITIES

- 1) SparteK flooring in living area & bedrooms
- 2) Green Kera in kitchen & bath
- 3) Granite Kitchen platform with granite top at 4' height, with the counter height.
- 4) Kitchen window with good quality extruder at top.
- 5) Full height dado glazed tiles in W.C. and bathroom
- 6) Geysler Point in bathroom
- 7) Concealed Plumbing
- 8) Common T.V. Antenna and Telephone connection
- 9) Each window will have marble sill, aluminium sliding mechanism of 3/4" series and box type safety grill in U.S. post.
- 10) Sintex Door for W.C. & Bathroom with marble floor finish.
- 11) Each flat with sintex type loti tank.

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

SIGNED AND DELIVERED by the  
withinnamed "THE BUILDERS"  
M/s. PATIL ASSOCIATES,  
a Partnership firm, through its Partner  
Mr. [Signature]  
in the presence of .....

For M/s. PATIL ASSOCIATES

[Signature] PARTNER.

WITNESSES:

1. [Signature]

Name - Ms. Mini D. Patil

Address - 202/B Vinayak Niche  
Ful. P. Rd. V. Road (C)  
P. N. 401203

2. [Signature]

Name - Ms. Arunima S. Mishra

Address - A1 Dongarwadi Post V. Road  
Tal. V. Road (C) Thane  
P. N. 401203

SIGNED AND DELIVERED by the  
withinnamed "THE PURCHASER/S"

SHRI/MRS/SMT. [Signature]  
BALU BUIKAR

[Signature]

In the presence of .....

1. [Signature]

2.

धिवशेती

गाव नमुना सात (अधिकार अभिलेख पत्रक)

गांव : लेख (महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ - यांतील नियम ३, ५, ६ आणि ७)

तहसील : वसई

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नांव				खाते क्रमांक
५४३५	५४०.३५१/४	५५६०	५२४०	३५६६-३०००	५२४०		
५१२	५४०.३५१/४	५५६०	५२४०	३५६६-३०००	५२४०	कुळाचे नांव	
शेताचे स्थानिक नांव / जुना स. नं.			राजेश्वरी राजवंत पाटील				इतर अधिकार
लागवडीसाठी योग्य क्षेत्र			राजेश्वरी राजवंत पाटील				
हेक्टर			५०८४३-०७				सीमा आणि भूमापन चिन्ह :-
चौरस मीटर			५०८४३-०७				
एकूण			५०८४३-०७				
पोटखराब (लागवडी योग्य नसलेले)			५०८४३-०७				
वर्ग (अ)			५०८४३-०७				सीमा आणि भूमापन चिन्ह :-
वर्ग (ब)			५०८४३-०७				
एकूण			५०८४३-०७				
आकाशी जुडी किंवा विशद आकारणी			२००४-१०				

गाव नमुना बारा (पिकांची नोंदवही)

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

पिकाखालील क्षेत्राचा तपशील

वर्ष	हंगाम	मिश्र पिकाखालील क्षेत्र					निर्भेल पिकाखालील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	जमीन कसणाऱ्याचे नांव	शेरा	
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	स्वरूप				क्षेत्र
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
									हे.आ.	हे.आ.		हे.आ.			
											५०८३५०७				

(अस्सल बरहुकूम नक्कल)

दिनांक २६ १० २०००

गाव नमुना बारा

## गाव नमुना दोन — अकृषिक महसुलांची नोंदवही

भाग ( १८ ) गावठाणा वाहेरील/आतील

(एक) निवास विषयक प्रयोजना करिता वापर केलेल्या जमिनी

(दोन) औद्योगिक विषयक प्रयोजना करिता वापर केलेल्या जमिनी

(तीन) वाणिज्य विषयक प्रयोजना करिता वापर केलेल्या जमिनी

महापट्ट जमीन महसूल अधिनियम १९६६ च्या

कलम ११०-१११ अन्वये ज्या वर्गात गाव

दालख केला असेल तो बर्ग :-

गाव.....लिगेरु  
 गण्डम.....१८३  
 निम्हा.....१८५

अनु- क्रमांक	जमिनीचे वर्ग	खंय		अकृषिक परया- नगीचे/भूयदनाचे स्वरूप आणि अटी	भोगवटा हक्काची किंमत, असल्यास		वार्षिक महसूल	मुदत		प्राधिकार	तालुका नमुना क्रमांक दोनमधील नोंद क्रमांक	पहिल्या भोगवटादाराचे नाव	शेरा
		चौ.	नी.		६.	७.		पासून	पर्यंत				
		१	२		३ (अ)	३ (ब)		६	७				
१८३५	६६१३१ ६६१३२ ६६१३६ ७३०१/१५ ५५३१३२ ५५३१३५ ५५३१३६			राहणी			२०००-००			म. लिहावा... क/ग... ... ...	...	...	

हयकाचे पत्रक ( गां. न. क्र. ६ ) गावाचे नांव विशार ता. वसई येथील

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भूमापन क्रमांक व उपविभाग क्रमांक	चाचणी अधिकाऱ्याची आद्याक्षरी किंवा शेरा
१८४२	<p>तारीख : ११/११/२००० - खरेदी खताने :                      गणेश रामचंद्र पाटील याने रघुनंदन गोविंदराव वर्तक यांच्यापासून रू. १०००-२००० मात्र यास ता. २०/११/२००० बोगी घेतली (नों )</p> <p>३५१ १५ ६४ ०-१-० गणेश रामचंद्र                      ३५१ ५५ ६३१ ४-१-१ रघुनंदन गोविंद</p> <p>sdrrr त-विशार</p>	<p>३५१११५ पे                      ३५१११३</p> <p>दोन मात्र</p>	<p>तपसने                      sdrrr &gt;                      २३/२/५१</p> <p>Certified                      sdrrr &gt;                      ६/१५/२०००                      २३/३/५१</p>

(असल बरहुकुम खरी नकल रुजू असे) दिनांक २६/११/२०००

मजबूत ठावी वसई  
 तारीख २६/११/२०००

( असल बरहुकुम तक्रार ) तारीख २६/११/२०००



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

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

PHONES : (Code - 95250) 390486 / 350 37 • FAX : (Code - 95250) 390466

Ref. No.

CIDCO/VV3R/BP-1440/E/6725

Date 17/04/2002

**PART OCCUPANCY CERTIFICATE**

I hereby certify that the development of Residential Bungalow (G + 1) on Plot No.5 and Residential Building with Shopline (Gr.+ 3) on Plot No.1 (Type-A) with built up area 2404.885 Sq.m. of land bearing S.No.99, H.No.1(pt), 2, S.No.96, 110, H.No.2, 1(pt) & S.No.351, H.No.12, 13, 4/1, 5(pt), Village Virar, Taluka Vasai, Dist:Thane, completed under the supervision of M/s. Mistry Associates, Licensed Surveyor (License/ Registration No (A/77/3745) and has been inspected on 03/04/2002 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificates No.CIDCO/VV3R/BP-1440/E/6725 dated 21/06/1996 and amended plan approval vide letters dated 28/05/98, 28/08/98, 09/12/98 & 13/06/2000 issued by the CIDCO and permitted to be occupied subject to the following conditions-

1. No physical possession to the residents shall be handed over by the applicant developers/owner unless power supply and water is made available in the flat.
2. You will have to provide necessary infrastructural facilities on site and also the improvement/repairs to them will have to be done at your own cost and risk to the standards that may be specified by the Planning Authority any time in future. These infrastructure are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations, collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.

Contd..... 2.

01090

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

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210  
PHONES : (Code 95250) 390486 / 390487 • FAX (Code 95250) 390466

Ref. No.

Date

- 2 -

3. Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Planning Authority to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.
4. You are suggested 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.
6. This certificate of occupancy is issued only in respect of 42 Flats and 22 Shops contained in 1 No. of Residential Buildings only ~~1~~ Bungalow in plot no. 5 ~~1~~
7. Also you shall submit a cloth mounted copy of the As-built drawings, without which the security deposit will not be refunded.

One set of as built drawing duly certified is returned herewith for your record.



S.D. VANGE

EXECUTIVE ENGINEER (BP & VV)





**सिडको**

# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

राज्य शासनाच्या अधीन असलेल्या दुरास मजला, वसई (पूर्व), जि. ठाणे ४०१ २१० दूरध्वनी : (९१२) - ३३४४८६ - ३३४४८७ फॅक्स : ३३४४६६ पत्र सं. ०३५०

संदर्भ क्र: CIDCO/VVSR/BP-1440/E/507

दिनांक: 12/06/2000

To,  
Shri Chandrakant Y. Patil & others through  
P.A. Holder, Shri Deepak P. Shah  
Agashi, Virar (W)  
Taluka Vasai  
DIST : THANE

Sub: Amended plan approval for Residential with Shopline Building on land bearing S.No.99, H.No.1(pt), 2, S.No.96, 110, H.No.2, 1(pt) & S.No.351, H.No.12, 13, 4/1(pt), 5(pt), Village Virar, Taluka, Vasai, Dist: Thane

Ref: 1) Commencement Certificate No.CIDCO/VVSR/BP-1440/E/6725 dated 21/06/1996.  
2) Amended plan approval dated 28/05/98, 28/08/98 & 09/12/98  
3) Your Architect's letter dated 12/06/2000.

Sir/Madam,

With reference to your architect's letter referred above, please find enclosed herewith approved amended plans for Residential with Shopline Building on S.No.99, H.No.1(pt), 2, S.No.96, 110, H.No.2, 1(pt) & S.No.351, H.No.12, 13, 4/1(pt), 5(pt), Village Virar, Taluka Vasai, Dist : Thane.

The amended plan, duly approved herewith supersedes all the earlier approved plans. The conditions of commencement certificate granted vide this office letter No. CIDCO/VVSR/BP-1440/E/6725 dated 21/06/98 stands applicable to this approval of amended plans alongwith following conditions:-

1. The occupancy certificate for the building will be issued only after provision of potable water is made available to each occupant.
2. 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.

Contd..... 2.

निदेशीय कार्यालय : 'निर्मल', दुसरा मजला, नरिमन पॉइंट, मुंबई - ४०० ०२९. दूरध्वनी : २०२ २४ २०, २१२ २५ ७९ फॅक्स : ००-९१-२२-२०२२५०९

अशा कार्यालय : 'सिडको' भवन, सी. बी. डी., बेलपूर, नवी मुंबई - ४०० ६१४. दूरध्वनी : ७५७ १२ ४१/४२/४३/४४/४५/४६/४७/४८/४९ फॅक्स : ००-९१-२२-७५७१०६६

**सिडको**

# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अबिका कमाशेयल कॉम्प्लेक्स, दूसरा मजला, वसई (पूर्व), जि ठाणे ४०१ २१० दूरध्वनी : (९९२) - ३३४४८६ - ३३४४८७ फॅक्स : ३३४४६५

संदर्भ क्र. :

दिनांक :

-: 2 :-

3. 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.
4. 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.
5. You shall demolish the structure in R.G. before applying for occupancy certificate for these buildings.
- 6) You shall also complete the S.W.D. before approaching plinth completion certificate of building on plot No.1.

Yours faithfully,

ASSOCIATE PLANNER/ATPO (VVBP)

c.c. to:

M/s. Mistry Associates, Architects  
Ganesh Prasad, Jivdani Road  
Vasai (E), Taluka Vasai  
DIST : THANE.

CERTIFIED  
TRUE COPY

K. D. MISTRY  
G. D. Arch.

Council of Arch,  
Architect and Valuer,  
Reg. No. CA/77/374

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

पंजीकृत कार्यालय:

नेर्मल, दुसरा मजला, नरिमन पॉईंट,  
बई - ४०० ०२९.  
दधनी : २०२ २४८९ / २०२ २४२० / २०२ २५७९  
क्स : ००-९९-२२-२०२ २५०९ • ग्राव: सिआयटीडब्लूआयएन  
लेक्स : ०९९-८३२९८ सिआयडीसी आयएन

मुख्य कार्यालय:

'सिडको' भवन, सी.बी.डी., बेलापूर,  
नवी मुंबई - ४०० ६९४.  
दूरध्वनी : ७५७ ९२४९-४२-४४ / ७५७ ०९९२  
७५७ २६३९ / ७५७ ९०६९  
फॅक्स : ००-९९-२२-७५७ ९०६६

दिनांक: CIDCO/VVSR/BP-1440/E/6325

दिनांक: 19/06/96  
21

Shri Deepak P. Shah  
Agashi, Virar (W)  
Taluka Vasai  
DIST : THANE.

Sub: Development Permission for the proposed Residential Buildings on S.No. 99, H.No.1(pt),2, S.No.96, 110, H.No.2,1(pt) & S.No. 351, H.No. 12, 13, 4/1(pt), 5(pt) Village(Phoolpada) Virar(E), Taluka Vasai, Dist: Thane.

Ref: Your architect's letter dated 21/5/96.

Sir,

Please refer to your application for development permission on S.No. 99, H.No.1(pt),2, S.No.96,110, H.No.2,1(pt) & S.No. 351, H.No. 12, 13, 4/1(pt), 5(pt) Village Phoolpada, Virar(E), Taluka Vasai, Dist: Thane.

The Development Permission is hereby granted to construct Residential Buildings on S.No. 99, H.No.1(pt),2, S.No.96,110, H.No.2,1(pt) & S.No. 351, H.No. 12, 13, 4/1(pt), 5(pt) Village Phoolpada, Virar(E), Taluka Vasai, Dist: Thane.

This permission is valid only after N.A. permission is obtained from the Collector.

The Commencement Certificate as required under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 is enclosed herewith for the structure referred above.

You will ensure that the building material will not be stacked on the road during the construction period.

You will drill the bore well at site as suggested by GSDA and also you will demarcate at site the property boundary and the locations of D.P. reservations, D.P. roads, recreational open spaces, amenity plots etc. as may be applicable, before completing plinth & applying for plinth completion certificate.

Encl: a/a.

Yours faithfully,

*P. Suresh Baru*  
(P. SURESH BARU) 21/61  
ASSOCIATE PLANNER/ADDL.TPO  
(VVBP)

*Reddy*

श्रीलक्ष्मी

# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित शहर

नोदणीकृत कार्यालय:

'निर्मल', दुसरा मजला, नरिमन पॉईंट,

मुंबई - ४०० ०२१.

दूरध्वनी : २०२ २४८१ / २०२ २४२० / २०२ २५७९

फॅक्स : ००-९१-२२-२०२ २५०९ ● ग्राम: सिआयटीडब्ल्यूआयएन

टेलिफॅक्स : ०११-८३२१८ सिआयटीडीसी आयएन

संदर्भ क्र: CIDCO/VVSR/BP-1440/E/6728

मुख्य कार्यालय:

'सिडको' भवन, सी.बी.डी., बेलापूर,

नवी मुंबई - ४०० ६१४.

दूरध्वनी : ७५७ १२४१-४२-४४ / ७५७ ०९१२

७५७ २६३१ / ७५७ १०६९

फॅक्स : ००-९१-२२-७५७ १०६६

दिनांक: 19/06/1996

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## COMMENCEMENT CERTIFICATE

Permission is hereby granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to Shri Deepak P. Shah in S.No. 99, H.No.1(pt),2, S.No.96,110, H.No.2,1(pt) & S.No. 351, H.No. 12, 13, 4/1(pt), 5(pt) Village (Phoolpada), Virar(E), Taluka Vasai, Dist:Thane, as per the approved plans and subject to the following conditions for the development work of proposed Residential Buildings.

- i) No. of buildings : NINE
- ii) Total Built-up Area: 8703.71 Sq.m.

1. This 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.

Contd.... 2.

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नियुक्त कार्यालय:

मिर्मल, दुसरा मजला, नरिमन पॉइंट,

मुंबई - ४०० ०२१.

दूरध्वनी : २०२ २४८१ / २०२ २४२० / २०२ २५७९

फॅक्स : ००-९१-२२-२०२ २५०९ • ग्राहक: सिआयटीडब्लूआयएन

दूरध्वनी : ०११-८३२१८ सिआयडीसी आयएन

दिनांक:

मुख्य कार्यालय:

'शिडको' भवन, सी.बी.डी., बेलापूर,

नवी मुंबई - ४०० ६१४.

दूरध्वनी : ७५७ १२४१-४२-४४ / ७५७ ०९१२

७५७ २६३१ / ७५७ १०६९

फॅक्स : ००-९१-२२-७५७ १०६६

दिनांक:

- 2 -

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 & seven days before the commencement of the further work.
- c) Give written notice to the Corporation regarding completion of the work.
- 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 / /199
- 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.

Contd..... 3.

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित शहर

नोंदणीकृत कार्यालय:

'गिर्मल', दुसरा मजला, नरिमन पॉईंट,

मुंबई - ४०० ०२१.

दूरध्वनी : २०२ २४८१ / २०२ २४२० / २०२ २५७९

फॅक्स : ००-९१-२२-२०२ २५०९ • ग्राम: सिआय्‌टीडब्ल्यूआयएन

टेलेक्स : ०११-८३२१/ सिआय्‌डीसी आयएन

गं:मं क्र:

मुख्य कार्यालय:

'सिडको' भवन, सी.बी.डी., बेलापूर,

नवी मुंबई - ४०० ६१४.

दूरध्वनी : ७५७ १२४१-४२-४४ / ७५७ ०९१२

७५७ २६३१ / ७५७ १०६९

फॅक्स : ००-९१-२२-७५७ १०६६

दिनांक:

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- 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.
- 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, 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. This certificate shall remain valid for a period of one year 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.

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# सिडको

## व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

कार्यालय:

दुसरा मजला, नरिमन पॉइंट,  
- ४०० ०२९,

: २०२ २४८९ / २०२ २४९० / २०२ २५७९

: ००-९९-२२-२०२ २५०९ • ग्राम: सिआय्‌टीडब्ल्यूआयएन

: ०११-८३२१८ सिआय्‌डोसी आयएन

क्र:

मुख्य कार्यालय:

'सिडको' भवन, सी.बी.डी., बेलापूर,

नवी मुंबई - ४०० ६९४,

दूरध्वनी : ७५७ ९२४९-४२-४४ / ७५७ ०९९२

७५७ २६३९ / ७५७ ९०६९

फॅक्स : ००-९९-२२-७५७ ९०६६

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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.
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.
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

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शुद्धी

# हर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

पिकृत कार्यालय:

क', दुसरा मजला, नरिमन पॉइंट,

- ४०० ०२९.

नी : २०२ २४८९ / २०२ २४२० / २०२ २५७९

: ००-९९-२२-२०२ २५०९ • ग्राम: सिआय्डीडब्लूआयएन

स : ०११-८३२९८ सिआय्डीसी आयएन्

क्र:

मुख्य कार्यालय:

सिडको भवन, सी.पी.डी., बेलापुर,

नवी मुंबई - ४०० ६५४.

दूरध्वनी : ७५७ १२३ १-४२-४४ / ७५७ ०९९२

७५७ २६३९ / ७५७ १०६९

फॅक्स : ००-९९-२२-७५७ १०६५

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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. 130 Nos. of trees shall be planted on site.
15. As far as possible no existing tree shall be cut. If this is unavoidable, twice the number of trees cut shall be planted.
16. The grant of this permission is subject to the provisions of any other law for the time being in force which that may be applicable to the case e.g. Urban Land (Ceiling & Regulations) Act 1976 & getting the building plans approved from various authorities.
17. The amount of Rs.1,06,000/- deposited with CIDCO as 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.
18. 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

Contd.... 6.



## शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

दिधीकृत कार्यालय:

मर्मल, दुसरा मजला, नरिमन पॉइंट,

मुंबई - ४०० ०२१.

दुधनी : २०२ २४८१ / २०२ २४२० / २०२ २५७९

फ़ोन : ००-९१-२२-२०२ २५०९ • ग्राम: सिआय्डीडब्लूआय्एन

रेकर: : ०११-८३२१८ सिआय्डीसी आय्एन्

दर्भ क्र:

मुख्य कार्यालय:

'सिडको' भवन, सी.बी.डी., बेलापूर,

नवी मुंबई - ४०० ६१४.

दूरध्वनी : ७५७ १२४१-४२-४४ / ७५७ ०९१२

७५७ २६३१ / ७५७ १०६९

फॅक्स : ००-९१-२२-७५७ १०६६

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from CIDCO. The occupancy certificate will be granted only after verifying the provision of potable water to the occupier.

19. 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.
20. 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.
  - 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.

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

नोंदणीकृत कार्यालय:

'निर्मल', दुसरा मजला, नरिमन पॉईंट,

मुंबई - ४०० ०२९.

दूरध्वनी : २०२ २४८९ / २०२ २४२० / २०२ २५७९

फॅक्स : ००-९१-२२-२०२ २५०९ ● ग्राम: सिआयटीडब्ल्यूआयएन

टेलेक्स : ०९१-८३२९८ सिआयटीसी आयएन

संदर्भ क्र:

मुख्य कार्यालय:

'सिडको' भवन, सी.बी.डी., बेलापूर,

नवी मुंबई - ४०० ६९४.

दूरध्वनी : ७५७ ९२४९-४२-४४ / ७५७ ०९९२

७५७ २६३९ / ७५७ ९०६९

फॅक्स : ००-९१-२२-७५७ ९०६६

दिनांक:

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21. The low-lying areas shall be filled to .... mt.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 suggested by Executive Engineer (VV), CIDCO. *Before applying for P.C.C E.E's Report be Submitted & levels etc be maintained*
  22. The owner shall permit the use of the internal access roads to provide access to an adjoining land.
  23. The owner shall submit to the Planning Authority the scheme of the development of 10% compulsory recreational space and develop it in accordance with the approved scheme.
  24. The owner shall not further sub-divide or amalgamate plots without obtaining prior approval of the Planning Authority.
  25. The owner shall not dispose off any plot or tenement unless the infrastructural facilities mentioned in conditions No.20 above are actually provided.
  26. 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.

शहर व  
नोंदणीकृत कार्यालय  
'निर्मल', दुसरा मज  
मुंबई - ४०० ०२९  
दूरध्वनी : २०२ २४  
फॅक्स : ००-९१-  
टेलेक्स : ०९१-८३  
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## शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

पंढणीकृत कार्यालय:

नेर्मल, दुसरा मजला, नरिमन पॉइंट,

मुंबई - ४०० ०२९.

दूरध्वनी : २०२ २४८९ / २०२ २४२० / २०२ २५७९

फॅक्स : ००-९१-२२-२०२ २५०९ • ग्राम: सिआय्टीडब्ल्यूआयएन

लेक्स : ०११-८३२९८ सिआय्डीसी आयएन

दर्भ क्र:

मुख्य कार्यालय:

'सिडको' भवन, सी.बी.डी., बेलापूर,

नवी मुंबई - ४०० ६१४.

दूरध्वनी : ७५७ ९२४९-४२-४४ / ७५७ ०९९२

७५७ २६३९ / ७५७ ९०६९

फॅक्स : ००-९१-२२-७५७ ९०६६

दिनांक:

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27. 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.
28. No construction on sub-divided plots shall be allowed unless internal roads and gutters are constructed to the satisfaction of the appropriate authority.
29. Open space shown in the layout shall be kept open permanently and shall be handed over to the appropriate authority.
30. 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.
31. 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.
32. 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.
33. This order is liable for cancellation on contravention or breach of any of the conditions of this order.

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

शहर  
नोंदणी  
निर्मल  
मुंबई -  
दूरध्वन  
फॅक्स  
टेलेफ  
संदर्भ

नोंदणीकृत कार्यालय:  
'निर्मल', दुसरा मजला, नरिमन पॉईंट,  
मुंबई - ४०० ०२१.  
दूरध्वनी : २०२ २४८१ / २०२ २४२० / २०२ २५७९  
फॅक्स : ००-९१-२२-२०२ २५०९ • ग्राम: सिआय्डीडब्ल्यूआयएन  
टेलेक्स : ०११-८३२१८ सिआय्डीसी आयएन  
संदर्भ क्र:

मुख्य कार्यालय:  
'सिडको' भवन, सी.बी.डी., बेलापूर,  
नवी मुंबई - ४०० ६१४.  
दूरध्वनी : ७५७ १२४१-४२-४४ / ७५७ ०९१२  
७५७ २६३१ / ७५७ १०६९  
फॅक्स : ००-९१-२२-७५७ १०६६  
दिनांक:

- १ -
34. 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 or 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.
  35. The amount of Rs..... deposited with CIDCO as Security Deposit against the provision of water supply and other necessary infrastructure shall be refunded without interest after duly ascertaining the development on site to the satisfaction of Special Planning Authority.
  36. The owner shall have to provide water in requisite quantity from the sources to the prospective flat buyers for perpetuity.
  37. The plinth level will be 600 mm above the nearby road level (top of camber).
  38. NOC from local municipalities for clearing the septic tank from time to time is required to be obtained.
  39. Separate stacks for ground floor and upper floors for sewerage disposal shall be provided.
  40. Drinking water wells should be well built and well protected.

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र व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

कार्यालय:

तारा मजला, नरिमन पॉईंट,

० ०२१.

२०२ २४८१ / २०२ २४२० / २०२ २५७९

००-९१-२२-२०२ २५०९ • ग्राम: सिआय्टीडब्लूआयएन

०११-८३२१८ सिआय्डीसी आयएन

मुख्य कार्यालय:

'सिडको' भवन, सी.बी.डी., बेलापूर,

नवी मुंबई - ४०० ६१४.

दूरध्वनी : ७५७ १२४१-४२-४४ / ७५७ ०९१२

७५७ २६३१ / ७५७ १०६९

फॅक्स : ००-९१-२२-७५७ १०६६

दिनांक:

-: 10 :-

41. Since the inner perimeters of the proposed building exceeds 45 M. the expansion joints shall be provided at suitable places with suitable materials.
42. 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.
43. 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.
44. 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.
45. 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.
46. For the portion of the compound wall rounded off at the corner near junctions, M.S. grill over 0.75 m. of brick work, upto the height of 1.5 m. from the ground shall be provided.

  
ASSOCIATE PLANNER/ADDL.TPO

(VVBP)



FILE NO.

# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित शहर व

नोंदणीकृत कार्यालय:

'निर्मल', दुसरा मजल, नरिमान पॉईंट,

मुंबई - ४०० ०२९.

दूरध्वनी : २०२ २४८९ / २०२ २४२० / २०२ २५७९

फॅक्स : ००-९९-२२-२०२ २५०९ • ग्राम: सिआयटीडब्ल्यूआयएन

मुख्य कार्यालय:

'सिआयटी' भवन, सी.बी.डी., फोल्डपडा,

नवी मुंबई - ४०० ६९४.

दूरध्वनी : ७५७ ९२४९-४२-४४ / ७५७ ०९९२

७५७ २६३९ / ७५७ ९०६९

फॅक्स : ००-९९-२२-७५७ ९०६६

नोंदणीकृत कार्यालय

'निर्मल', दुसरा मजल

मुंबई - ४०० ०२९

दूरध्वनी - २०२ २४८९

फॅक्स - ००-९९-२२-२५०९

संदर्भ क्र:

CIDCO/VVSR/BP-1440/E/ 257

दिनांक:

28/05/1998

Shri Deepak P. Shah, P.A. Holder of  
Shri Chandrakant Y. Patil & others  
Agashi, Virar (W), Taluka Vasai  
DIST : THANE.

Sub: Amended plan approval for Residential with Shopline  
Buildings on S.No.99, H.No.1(pt),2, S.No.96, 110,  
H.No.2, 1(pt) & S.No.351, H.No.12, 13, 4/1(pt), 5(pt),  
Village Virar (E), Phoolpada, Taluka Vasai, Dist :  
Thane.

Ref: 1) Commencement Certificate No.CIDCO/VVSR/BP-1440/E/  
6725 dated 21/06/1996.  
2) Your architect's letter dated 23/03/98.

Sir,

With reference to your architect's letter referred above,  
please find enclosed herewith approved amended plans for  
proposed Residential with Shopline Buildings on S.No.99,  
H.No.1(pt),2, S.No.96, 110, H.No.2, 1(pt) & S.No.351,  
H.No.12, 13, 4/1(pt), 5(pt), Village Virar (E), Phoolpada,  
Taluka Vasai, Dist : Thane.

The amended plans duly approved herewith supersedes all the  
earlier approved plans. The conditions of commencement cer-  
tificate granted vide this office letters No. CIDCO/VVSR/BP-  
1440/E/6725 dated 21/11/97 stands applicable to this appro-  
val of amended plans alongwith following conditions:-

1. The occupancy certificate for the building will be issued only after provision of potable water is made available to each occupant.
2. Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planing authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.

Contd... 2.

सिडको

त शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

दिधीकृत कार्यालय:

नेर्मल, दुसरा मजला, नरिम्न पॉईंट,

वई - ४०० ०२९.

फोन : २०२ २४८९ / २०२ २४२० / २०२ २५७९

फॅक्स : ००-९९-२२-२०२ २५०९ • ग्राम: सिआय्डीडब्लूआयएन

मुख्य कार्यालय:

'सिडको' भवन, सी.बी.डी., बेल्त्रपूर,

नवी मुंबई - ४०० ६९४.

दूरध्वनी : ७५७ ९२४९-४२-४४ / ७५७ ०९९२

७५७ २६३९ / ७५७ ९०६९

फॅक्स : ००-९९-२२-७५७.९०६६

दर्भ क्र:

-: 2 :-

दिनांक:

3. The Development Charges will have to be paid within time date as mentioned in the Revised Assessment order dated 28/05/1998.
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.
6. You shall dig a borewell as per GSDA's certificate within 3 months of receipt of this letter and inform this office accordingly with GSDA's certificate confirming yield and potability of water available.

Yours faithfully,

  
ASSOCIATE PLANNER/ATPO (VVBP)

c.c. to:

M/s. Mistry Associates  
Architects  
Ganesh Prasad, Jivdani Road  
Virar (E), Taluka Vasai  
Dist : Thane 401 209.



**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED****REGD. OFFICE :**

"NIRMAL", 2nd Floor, Narlman Point,  
Mumbai - 400 021.  
PHONES : 202 2481 / 202 2420 / 202 2579  
FAX : 00-91-22-202 2509

**HEAD OFFICE :**

CIDCO Bhavan, CBD-Belapur,  
Navi Mumbai - 400 614.  
PHONES : 757 1241 (9 Lines)  
FAX : 00-91-22-757 1066

Ref. No. CIDCO/VVSR/BP-1440/E/1261

Date: 04/12/98  
Oj

Shri Deepak P. Shah, P.A. Holder of  
Shri Chandrakant Y. Patil & others  
Agashi, Virar (W), Taluka Vasai  
DIST : THANE.

Sub: Amended Plan approval for proposed Residential with  
Shopline Buildings on land bearing S.No.99, H.No.1(pt),  
2, S.No.96, 110, H.No.2, 1(pt) & S.No.351, H.No.12, 13,  
4/1(pt), 2(pt), Village Virar (E), Taluka Vasai, Dist:  
Thane.

- Ref: 1. Commencement Certificate No. CIDCO/VVSR/BP-1440/E/  
6725 dated 21/06/96.  
2. Your architect's letters dated 28/05/98 & 28/08/98.  
3. Your architect's letter dated 13/11/98

Sir,

With reference to your architect's letter referred above, please find enclosed herewith approved amended plans for Residential with Shopline Buildings on land bearing S.No.99, H.No.1(pt), 2, S.No.96, 110, H.No.2, 1(pt) & S.No.351, H.No.12, 13, 4/1(pt), 2(pt), Village Virar (E), Taluka Vasai, Dist:Thane.

The amended plan duly approved herewith supersedes all the earlier approved plans. The conditions of commencement certificate granted vide this office letters CIDCO/VVSR/BP-1440/E/840 dated 28/08/98 stand applicable to this approval of amended plans alongwith following conditions:-

1. The occupancy certificate for the building will be issued only after provision of potable water is made available to each occupant.





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

REGD. OFFICE :

"NIRMAL", 2nd Floor, Narlman Point,  
Mumbai - 400 021,  
PHONES : 202 2481 / 202 2420 / 202 2579  
FAX : 00-91-22-202 2509

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,  
Navi Mumbai - 400 614,  
PHONES : 757 1241 (9 Lines)  
FAX : 00-91-22-757 1066

Ref. No.

Date :

- : 2 :-

2. 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.
3. The Development Charges will have to be paid within time date as mentioned in the Revised Assessment Order No.36 dated 28/05/98.
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,

  
(P. SURESH BABU)  
ASSOCIATE PLANNER/ADDL. TPO  
(VVBP)

c.c. to :

M/s. Mistry Associates, Architects  
Ganesh Prasad, Jivdani Road  
Virar (E), Taluka Vasai  
DIST : THANE.



सिडको

# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

अबिका कर्माशैयल कॉम्पलेक्स, दूसरा मजला, वसई (पूर्व), जि ठाणे ४०१ २१० दूरध्वनी : (११२) - ३३४४८६ - ३३४४८७ फाक्स : ३३४४६६ एस टी डी : ०२५०

संदर्भ क्र: CIDCO/VVSR/BP-1440/E/507

दिनांक: ३/०६/२०००

To,  
Shri Chandrakant Y. Patil & others through  
P.A. Holder, Shri Deepak P. Shah  
Agashi, Virar (W)  
Taluka Vasai  
DIST : THANE

Sub: Amended plan approval for Residential with Shopline Building on land bearing S.No.99, H.No.1(pt), 2, S.No.96, 110, H.No.2, 1(pt) & S.No.351 H.No.12, 13, 4/1(pt), 5(pt), Village Virar, Taluka Vasai, Dist: Thane

Ref: 1) Commencement Certificate No.CIDCO/VVSR/BP-1440/E/6725 dated 21/06/1996.  
2) Amended plan approval dated 28/05/98, 28/08/98 & 09/12/98  
3) Your Architect's letter dated 12/06/2000.

Sir/Madam,

With reference to your architect's letter referred above, please find enclosed herewith approved amended plans for Residential with Shopline Building on S.No.99, H.No.1(pt), 2, S.No.96, 110, H.No.2, 1(pt) & S.No.351, H.No.12, 13, 4/1(pt), 5(pt), Village Virar, Taluka Vasai, Dist : Thane.

The amended plan, duly approved herewith supersedes all the earlier approved plans. The conditions of commencement certificate granted vide this office letter No. CIDCO/VVSR/BP-1440/E/6725 dated 21/06/98 stands applicable to this approval of amended plans alongwith following conditions:-

1. The occupancy certificate for the building will be issued only after provision of potable water is made available to each occupant.
2. 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.

Contd..... 2.

नोदणीकृत कार्यालय : 'निर्मल', दूसरा मजला, नरिमन पॉइंट, मुंबई - ४०० ०२१. दूरध्वनी : २०२ २४ २०, २०२ २५ ७९ फेक्स : ००-९९-२२-२०२२५०९

मुख्य कार्यालय : 'सिडको' भवन, सी. बी. डी., बेलापूर, नवी मुंबई - ४०० ६१४. दूरध्वनी : ७५७ १२ ४१/४२/४३/४४/४५/४६/४७/४८/४९ फेक्स : ००-९९-२२-७५७१०६१

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

का. कमिश्नरियल कॉम्प्लेक्स, दुसरा मजला, वसाई (पूर्व), जि. ठाणे ४०१ २१० दूरध्वनी : (९१२) - ३३४४८६ - ३३४४८७ फॅक्स : ३३४४६६ एस.टी.डी. : ०२५०

क्र. ....

दिनांक : .....

-: 2 :-

3. 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.
4. 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.
5. You shall demolish the structure in R.G. before applying for occupancy certificate for these buildings.
- 6) You shall also complete the S.W.D. before approaching plinth completion certificate of building on plot No.1.

Yours faithfully,

ASSOCIATE PLANNER/ATPO (VVBP)

c.c. to:

M/s. Mistry Associates, Architects  
Ganesh Prasad, Jivdani Road  
Vasai (E), Taluka Vasai  
DIST : THANE.

श्री. नृसिंहाजी कृष्ण कार्यालय : 'निर्गल', दुसरा मजला, नरिमन पॉइंट, मुंबई - ४०० ०२९. दूरध्वनी : २०२ २४ २०, २०२ २५ ७९ फॅक्स : ००-९१-२२-२०२२५०९

मुख्य कार्यालय : 'सिडको' भवन, सी. वी. डी., बेलापूर, नवी मुंबई - ४०० ६१४. दूरध्वनी : ७५७ ९२ ४९/४२/४३/४४/४५/४६/४७/४८/४९ फॅक्स : ००-९१-२२-७५७९०६६

- वाचले:-
१. श्री. चंद्रकांत यशवंत पाटील व इतर राहणार-विरार, फुलपाडा, तालुका-वसई यांचा अर्ज  
दिनांक १८/८/९७
  २. तहसिलदार वसई यांचा अहवाल क्र. जमीनबाब/एनएपी/एसआर/४८/९७,  
दिनांक १९/९/९७
  ३. असो. प्लॅनर, सिडको यानकडाल विकास परवानगी क्र. सिडको/कोळीएसआर/बोपा/  
१८६०/ई-६/२५, दिनांक २१/९/९६.
  ४. भुसपादन शाखकडाल अनौपचारिक सदभ क्र. सामान्य/क. ८/टे. ३/भुस/कार्या/२५०२/९७,  
दिनांक २८/१०/९७.
  ५. जी. एस. डी. ए. ठाणे यांना दाखला क्रमांक जाएसडीए टिएन/टीईसीएन/एलजोडब्ल्यू/  
२०६६/९५, दिनांक २१/१०/९५.
  ६. अर्जदार यांना सादर केलेले हर्मापत्र
  ७. जिल्हाधिकारी ठाणे यांचे आदेश क्रमांक मशा/कार्या. ८/टे- ८/एस. आर/९/९६,  
दिनांक १८/८/९७.

### आदेश

ज्याअर्थी श्री. चंद्रकांत यशवंत पाटील व इतर राहणार-विरार, फुलपाडा, तालुका-वसई यांनी ठाणे जिल्ह्यातील वसई तालुक्यातील मौजे-विरार या ठिकाणी स. नं. १९/१ पै. २, ९६, ११०/२/पै. ३५१/१२, १३, ४/१ पै. ५ पै. मधील आपल्या मालकीच्या जमीनींतील १३८७०-०० चौ.मी. एवढ्या जागेचा रहिवास या बिगरशेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे. त्या अर्थी आता महाराष्ट्र जमीन महसुल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यात आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी या द्वारे श्री. चंद्रकांत यशवंत पाटील (२) भालचंद्र यशवंत पाटील (३) नरेंद्र यशवंत पाटील (४) जयंती गजानन नाईक (५) मिना हरेश्वर म्हात्रे (६) कमल मधुकर सावे (७) शकुंतला मधुकर वर्तक (८) शालीनी यशवंत पाटील (९) वनीता यशवंत पाटील (१०) भिवराबाई यशवंत पाटील (११) गणेश रामचंद्र पाटील (१२) यशेश्वर रामचंद्र पाटील (१३) नरेश यादव पाटील (१४) जयवंत यादव पाटील (१५) प्रकाश यादव पाटील (१६) साधना दत्तात्रय पेंढारी (१७) कोयना रमेश वर्तक (१८) रोशन यादव पाटील (१९) अंमोल यादव पाटील (२०) यमुनाबाई यादव पाटील (२१) अनंत गोविंद पाटील (२२) नारायण गणेश चौधरी (२३) जगन्नाथ गणेश चौधरी (२४) हरिश्चंद्र गणेश चौधरी (२५) किरण कमळाकर चौधरी (२६) सुधीर कमळाकर चौधरी (२७) दिनेश कमळाकर चौधरी (२८) हेमलता अनिल वर्तक (२९) साधना कमळाकर चौधरी राहणार-फुलपाडा, विरार तालुका-वसई यांना तालुका-वसई मधील मौजे-विरार येथील स. नं. १९/१ पै. २, ९६, ११०/२/१ पै. ३५१/१२, १३, ४/१ पै. ५ पै. मधील १३८७०-०० चौ.मी. पैकी प्रस्तावित रस्त्याखालील ११००.९३ चौ.मी. रिक्रीएशन ग्राऊंडचे १९३६.०० चौ.मी. असं एकूण ३०३६.९३ चौ.मी. वगळून उर्वरित १०८३३.०७ चौ.मी. एवढ्या जमिनीच्या क्षेत्राची रहिवास या बिगर शेतकी प्रयोजनार्थ वापर करण्या बाबत पुढील शर्तीवर अनुज्ञा (परमिशन) देत आहेत.

(५)

त्याशर्ती अशा

१) ही परवानगी अधिनियम व त्याखाली केलेले नियम यांना अधिन ठेवून देण्यात आलेली आहे..

१अ) प्रस्तावित जमिनीमधाल पूर्वीची अनधिकृत बांधकामे प्रथम स्वखर्चाने दूर करणे अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.

२) अनुज्ञाग्राही व्यक्तीने ( ग्रेटीने ) अशा जमीनांचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यांत आली असेल त्या प्रयोजनार्थच केवळ केला पाहिजे. आणि त्यांना अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगावू लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये.

३) अशी परवानगी देण-या प्राधिका-या कडून अशा भूखंडाची किंवा त्याचे जे कोणतेही उप भूखंड करण्या बाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पोट विभागणी करता कामा नये.

४) अनुज्ञाग्राही व्यक्तीने अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान होईल अशा रीतीने जमीनीत रस्ते, गटारे, वगैरे बांधून आणि ब) भुमापन विभाग कडून अशा भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासून एक वर्षाच्या आंत मंजूर आराखड्या प्रमाणे काटेकोरपणे विकसीत केली पाहिजे. आणि अशा रीतीने ती जमीन विकसीत केली जाई पर्यंत त्याने त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.

५) अनुज्ञाग्राही व्यक्तीस असा भूखंड विकावयाचा असेल किंवा त्याची इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमुद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याचा अन्य प्रकार विल्हेवाट लावणे आणि त्याने निष्पादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्याचे कर्तव्य असेल.

५अ) प्रस्तावित जमिनीत परवानगी पूर्व अनधिकृत बांधकाम असल्याने सदर बांधकामाबाबत महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ८५ प्रमाणे दंडनिय कारवाई करणेस अनुज्ञाग्राही पात्र ठरतात. त्याप्रमाणे जमिनीचा अकृषिक आकार (१६ वर्षे) रु.१७०८/- व एक वर्षाचे अकृषिक आकाराचे ४० पट दंड रु.८२७०/- असे एकूण रु.५९७८/- (अक्षरी पांच हजार नऊशे सत्तर मात्र) अशी रक्कम या बिनशर्ती आदेशाचे तारखेपासून तिस दिवसाचे आंत तहसिलदार वसई यांचेमार्फत शासन जमा करणे अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.

६) यासोबत जोडलेल्या स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केल्याप्रमाणेच इतक्या जोते क्षेत्रावर बांधकाम करण्याविषयी ही परवानगी देण्यात आलेली आहे. सदर भूखंडातील नकाशात दर्शविल्याप्रमाणेच उर्वरित क्षेत्र विना बांधकाम मोकळे सोडले पाहिजे.

६-अ) प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्यापेक्षा जास्त मजल्याचे असू नये.

७) प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) यांच्या बांधकामास सुरवात करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने (ग्रेटीने) सिडको यांची असे बांधकाम करण्याविषयीची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.

८) अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या नकाशात दर्शविल्याप्रमाणे सिमातिक मोकळे अंतर (ओपन मार्जिनल डिस्टन्सेस) सोडले पाहिजे.

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

१०) अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे बिगर शेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांकास सुरुवात केली असेल आणि किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आंत तलाठ्या मार्फत वसई तहसिलदारास कळविले पाहिजे. जर तो असे करण्यास चुकेल तर महाराष्ट्र जमीन महसुल ( जमीनीच्या वापरातील बदल व बिगर शेतकी आकारणी ) नियम १९६९ मधील नियम ६ अन्वये त्यांच्यावर कार्यवाही करण्यास असा अनुज्ञाग्राही पात्र ठरेल.

११) अशा जमीनीचा त्या प्रयोजनार्थ वापर करण्यास अनुज्ञाग्राहीस परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ वापर करण्यास प्रारंभ करण्याच्या दिनांका पासून सदर अनुज्ञाग्राहीने त्या जमीनीच्या संबंधात दर चौ.मी. मागे ०.१८.५ रुपये या दराने बिगर शेतकी आकारणी दिली पाहिजे. अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्या प्रसंगी निराळ्या दराने बिगर शेतकी आकारणीच्या हमीची मुदत अजुन समाप्त व्हावयाची आहे ही गोष्ट विचारात घेण्यात येणार नाही.

१२) दि. ३१.७.१९९१ रोजी अस्तीत्वांत असलेल्या दराने अकृषिक आकारणी सदरहु आदेशामध्ये करण्यांत आलेली असली तरी महाराष्ट्र जमीन महसुल अधिनियम १९६६ मधील तरतुदीनुसार आणि त्या अनुषंगाने वेळोवेळी तयार करण्यांत आलेल्या प्रचलित नियमानुसार दि. १.८.१९९१ पासून अकृषिक आकारणीचे जे सुधारीत प्रमाणदर अंमलात येतील त्या दरानुसार आकारणीची रक्कम भरणे परवानगी धारकावर बंधनकारक राहिल. तसेच दि. १.८.१९९१ पासून निर्गमित केलेल्या आदेशान्वये जरी जुन्या दराने अकृषिक आकारणीचे दर नमुद केले असल्यास जुने दर व नवीन अस्तीत्वात येणारे दर यामधील फरकाची रक्कम भरणे परवानगी धारकावर बंधनकारक राहिल. त्याच प्रमाणे रूपांतरित कराचे फरकाची रक्कम भरणे हे देखील अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.

१३) जमीनीच्या बिगर शेतकी वापरास सुरुवात केल्या पासून एक महिन्याच्या आंत अनुज्ञाग्राहीने जमीनीच्या मोजणीची फी दिली पाहिजे.

१४) भुमापन विभागाकडून जमीनीची मोजणी करण्यांत आल्या नंतर अशा जमीनीत जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमुद केलेले क्षेत्र तसेच बिगर शेतकी आकारणी यांत बदल करण्यांत येईल.

१५. सदर जमीनीच्या बिगर शेतकी वापरात प्रारंभ केल्याच्या दिनांका पासून दोन वर्षांच्या कालावधीत अनुज्ञाग्राहीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहु आदेश रद्द समजण्यांत येईल. व अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.

१६) पुर्विच मंजूर केलेल्या नकाशावरहुकुम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणतीही भर घालता कामा नये. किंवा ती मध्ये कोणताही फेरबदल करता कामा नये. मात्र अशा भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-याची परवानगी घेतली असेल आणि अशा भरीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.

१७) अनुज्ञाग्राही व्यक्तीने आजुबाजुच्या परिसरांत अस्वच्छता व घाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणी पुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.

१८) जमीनीच्या बिगर शेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमीन महसुल ( जमीनीच्या वापरात बदल व बिगर शेतकी आकारणी ) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यांत एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.



१९अ) या आदेशात आणि सनदीमध्ये नमुद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमांच्या उपबंधान्वये असा अनुज्ञाग्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बांध येऊ न देता ठाण्याच्या जिल्हाधिका-यास तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भुखंड अर्जदारांच्या ताब्यात राहू देण्याचा अधिकार असेल.

१९ब) वरील खंड अ मध्ये काहीही अंतर्भुत असले तरीही त्या परवानगीच्या तरतुदी विरुद्ध जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा अशा तरतुदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्या आंत अशा रीतीने उभारलेली इमारत काढून टाकण्या विषयी किंवा तीत फेरबदल करण्या विषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असेल. तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याच्या किंवा त्या प्रीत्यर्थ आलेला खर्च अनुज्ञाग्राही व्यक्तीकडून जमीन महसुलाची थकबाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.

२०) दिलेली ही परवानगी मुबई कुळवहिवाट व शेतजमिन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इत्यादी सारख्या त्या त्यावेळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील त्या उपबंधांच्या अधिन असेल.

२१) हा आदेश निर्गमित केल्याच्या दिनांका पासून तीस दिवसांच्या आंत बिगर शेतकी आकारणीच्या तिप्पट रक्कम म्हणजे रु.६०१२/- (अक्षरी रुपये सहा हजार बारा मात्र) इतकी रक्कम रूपांतर कर (कन्व्हर्शन टॅक्स) म्हणून अनुज्ञाग्राही व्यक्तीने भरली पाहिजे. जर असे करण्यात तो कसूर करेल तर ही बिगर शेतकी वापराबाबत देण्यांत आलेली परवानगी रद्द होण्यास पात्र ठरेल. या कराची रक्कम संबंधित तहसिलदाराकडे भरली पाहिजे.

२२) अनुज्ञाग्राही यांनी सिडको यांचेकडील मंजूर नकाशावर हुकूमच बांधकाम केले पाहिजे. त्यात सिडको व महसूल खात्याचे पूर्व परवानगी शिवाय कोणताही बदल करता येणार नाही.

२३) अनुज्ञाग्राही यांनी सिडको यांचेकडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामामध्ये बदल करून जादा चटई क्षेत्र निर्देशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगर रचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरूपाचा गुन्हा दाखल करणेस पात्र राहतील. व असे जादा बांधकाम दूर करणेस पात्र राहिल.

२४) असो. प्लॅनर, सिडको यांचे क्र. सिडको/व्हीव्हीएसआर/बीपी/१४४०/ई/६७५२ दिनांक २१/६/९६ अन्वये दिलेल्या विकास परवानगी व कमेन्समेंट सर्टीफिकेट मधील सर्व शर्ती अनुज्ञाग्राही यांचेवर बंधनाकराक राहतील.

सही/-


( उज्ज्वल ऊके )

जिल्हाधिकारी, ठाणे

✓ प्रति: श्री.चंद्रकांत यशवंत पाटील व इतर

राहणार-विरार, फुलपाडा, तालुका-वसई



  
जिल्हाधिकारी ठाणे करिता.

वांचा :- १] बाणेश रामचंद्र पाटील व इतर-१७ यांचे  
कुलमुखात्पारपत्र धारक श्री. विष्णू पुरषोत्तम शाह  
यांचा अर्ज दिनांक १३/७/९८

शहर

अबिका कमी

संदर्भ क्र.

क. युएलसी/टिए/एटीपी/प्रमाणपत्र ९८/२३५  
अपर जिल्हाधिकारी व सक्षम प्राधिकारी  
ठाणे नागरी संकुलन, ठाणे  
जिल्हाधिकारी कार्यालय, २ रा मजला,  
दिनांक :- १७/१९९८.

प्रमाणपत्र  
=====

प्रमाणित करण्यांत येते की, मौजे किरार तालुका  
वसई जिल्हा ठाणे येथील सर्व्हे नंबर  
९६, ९९/१९, ११०/२/१९, ३५१/४९ ही जमिन ठाणे नागरी संकुलन व  
३५१/१२, १३ बृहन्मुंबई नागरी संकुलनाच्या ८ कि. मि. परिसराच्या क्षेत्रा बाहेर  
येते.



14/07/98

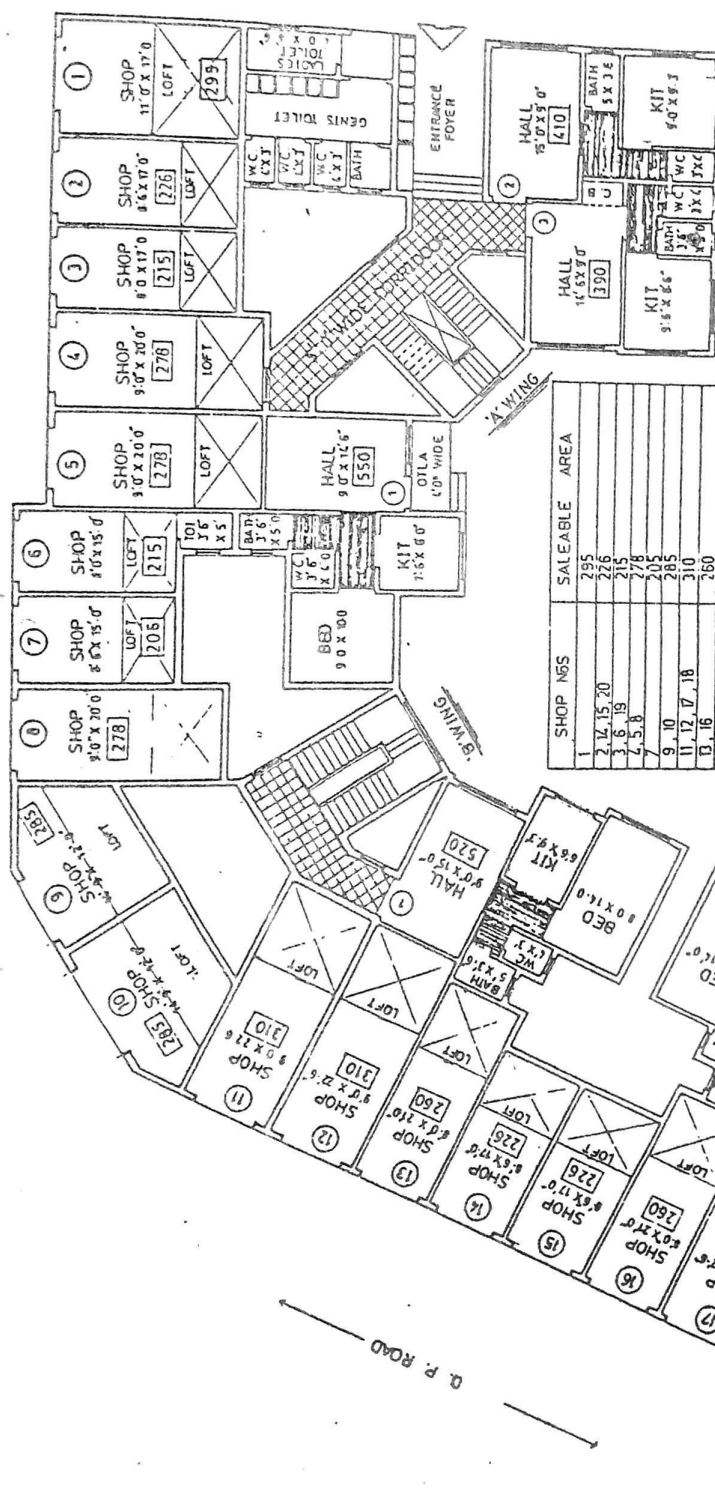
अपर जिल्हाधिकारी व सक्षम प्राधिकारी  
ठाणे नागरी संकुलन, ठाणे

प्रति,

श्री/श्रीमती बाणेश रामचंद्र पाटील व इतर-१७  
रा - किरार, ता - वसई, जि - ठाणे.



20.0' WIDE PHOOL PADA ROAD



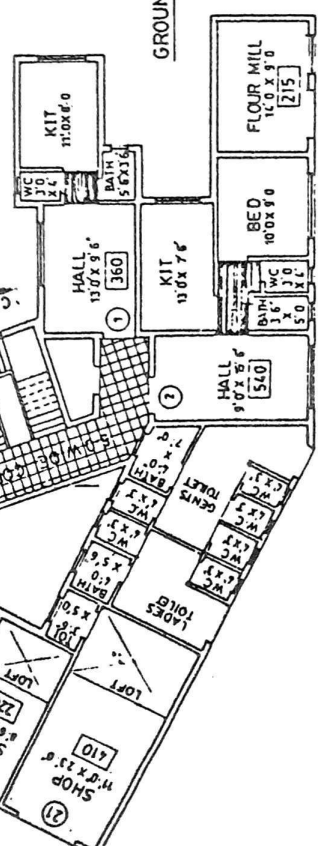
SHOP NOS	SALEABLE AREA
1	295
2	276
3	276
4	278
5	278
6	215
7	205
8	278
9	10
10	12
11	17
12	18
13	15
14	260
15	210

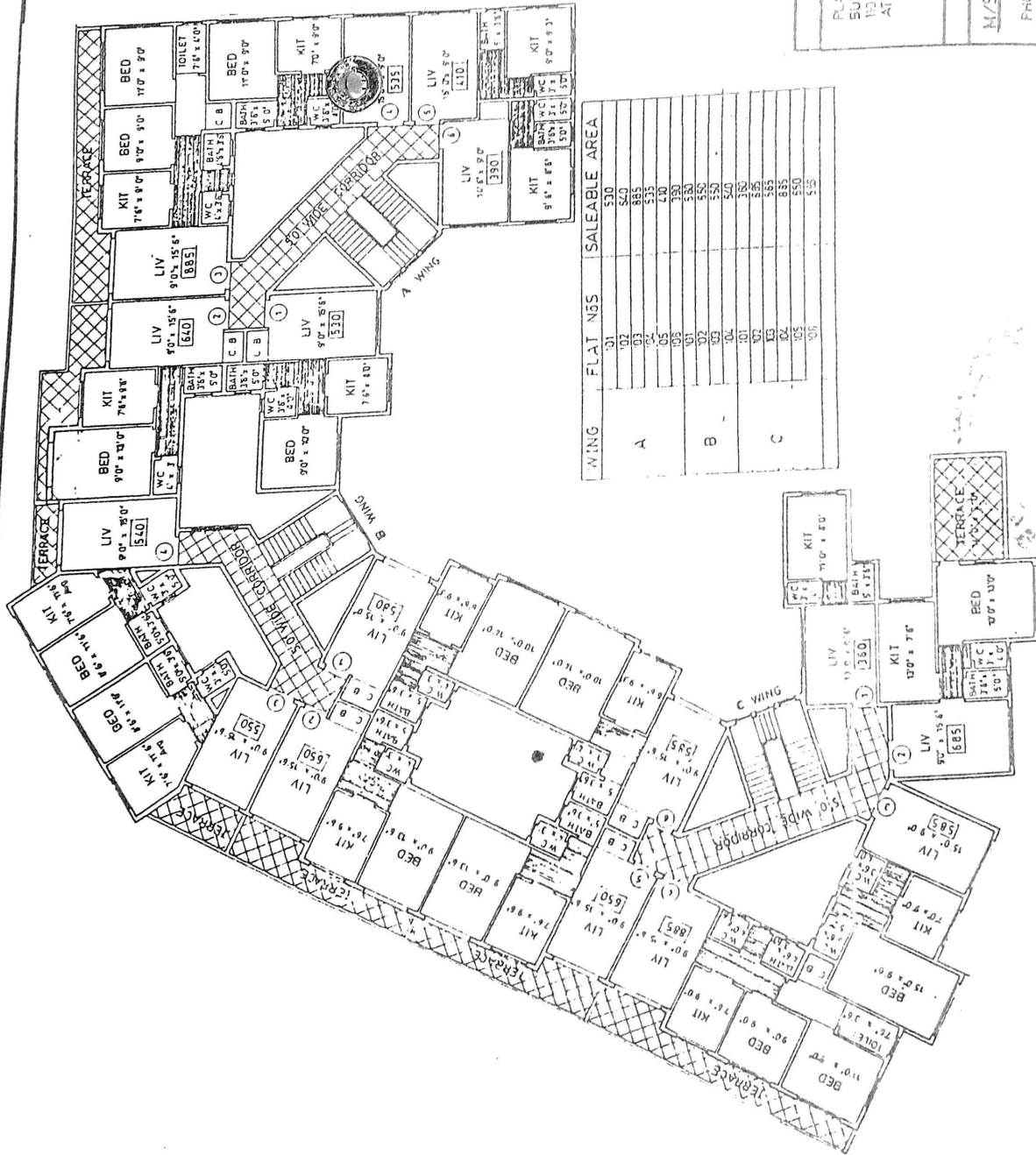
WING	FLAT NOS	SALEABLE AREA
A	001	550
A	002	210
B	003	390
B	001	570
B	002	360
B	003	540
C	003	525

GROUND FLOOR PLAN

TITLE PLAN OF PROPOSED RESIDENTIAL / COMMERCIAL BUILDING ON PLOT No 1 OF S. No 99 / Ip / 2, S6 / 110 / 2 / Ip, 351 / 12 / 13 / 4 / 1 / 5p AT VILL - PHOOLPADA, VIRAR (East)	
BUILDER <b>M/S PATIL ASSOCIATES</b> PHOOL PADA PAPADKHING ROAD VIRAR (E) PIN-401303 PH NO. 50 37 48 51 25 63	ARCHITECTS <b>K. D. MISTRY</b> GANESH PRASAD BUNGLOW JIVDANI ROAD VIRAR (East) PH NO. 50 57 57 50 25 93

A. P. ROAD





WING	FLAT NOS	SALEABLE AREA
A	301	530
	302	540
	303	885
	304	535
B	305	470
	306	390
	307	380
	308	550
C	309	540
	310	360
	311	505
	312	885
	313	550
	314	535

PLAN OF PROPOSED RESIDE TOWER / CO-OPERATIVE BUILDING ON PLOT NO 1 OF S. NO. 99/1p/2, 96/1p/2/1p/3, 25/12/13/14/15/50 AT VILL - PHOOLPADA, VIRAR (EAST)

OWNER: M/S PATIL ASSOCIATES  
 PHOOL PADA ASSOCIATES  
 PHOOLPADA ROAD  
 VIRAR (E) PIN-401303  
 PH. NO. 50 37 48

ARCHITECTS: K. D. MISTRY  
 GANESH PRASAD BUNGLOW  
 JIVDANTI ROAD  
 VIRAR (E) PH. NO. 50 57 57

FIRST FLOOR PLAN

OWNER: M/S PATIL ASSOCIATES  
 PHOOL PADA ASSOCIATES  
 PHOOLPADA ROAD  
 VIRAR (E) PIN-401303  
 PH. NO. 50 37 48

ARCHITECTS: K. D. MISTRY  
 GANESH PRASAD BUNGLOW  
 JIVDANTI ROAD  
 VIRAR (E) PH. NO. 50 57 57

FIRST FLOOR PLAN

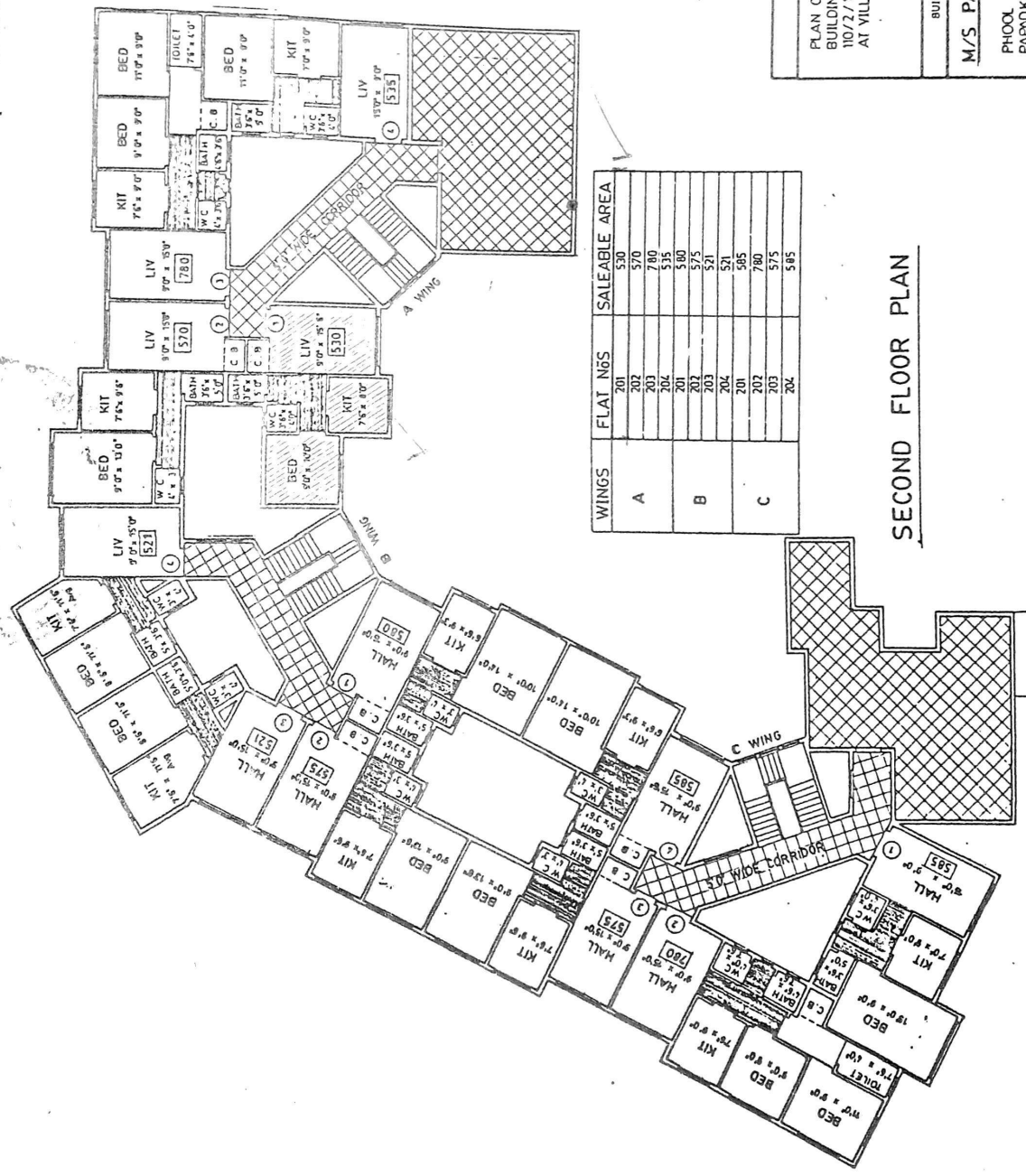
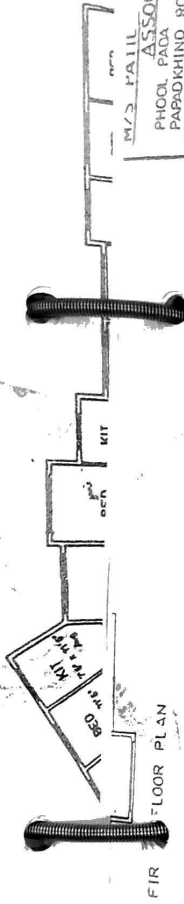
FIRST FLOOR PLAN

GANESH PRASAD BUNGLOW  
JIVDANI ROAD  
VIRAR (Egst)  
PH No. 50 57 57

PAPADKHIND ROAD  
VIRAR (E) PIN-401303  
PH No. 50 37 48

**K. D. MISTRY**  
GANESH PRASAD BUNGLOW  
JIVDANI ROAD  
VIRAR (Egst)  
PH No. 50 57 57

**M/S PATIL ASSOCIATES**  
PHOOL PADA  
PAPADKHIND ROAD  
VIRAR (E) PIN-401303  
PH No. 50 37 48



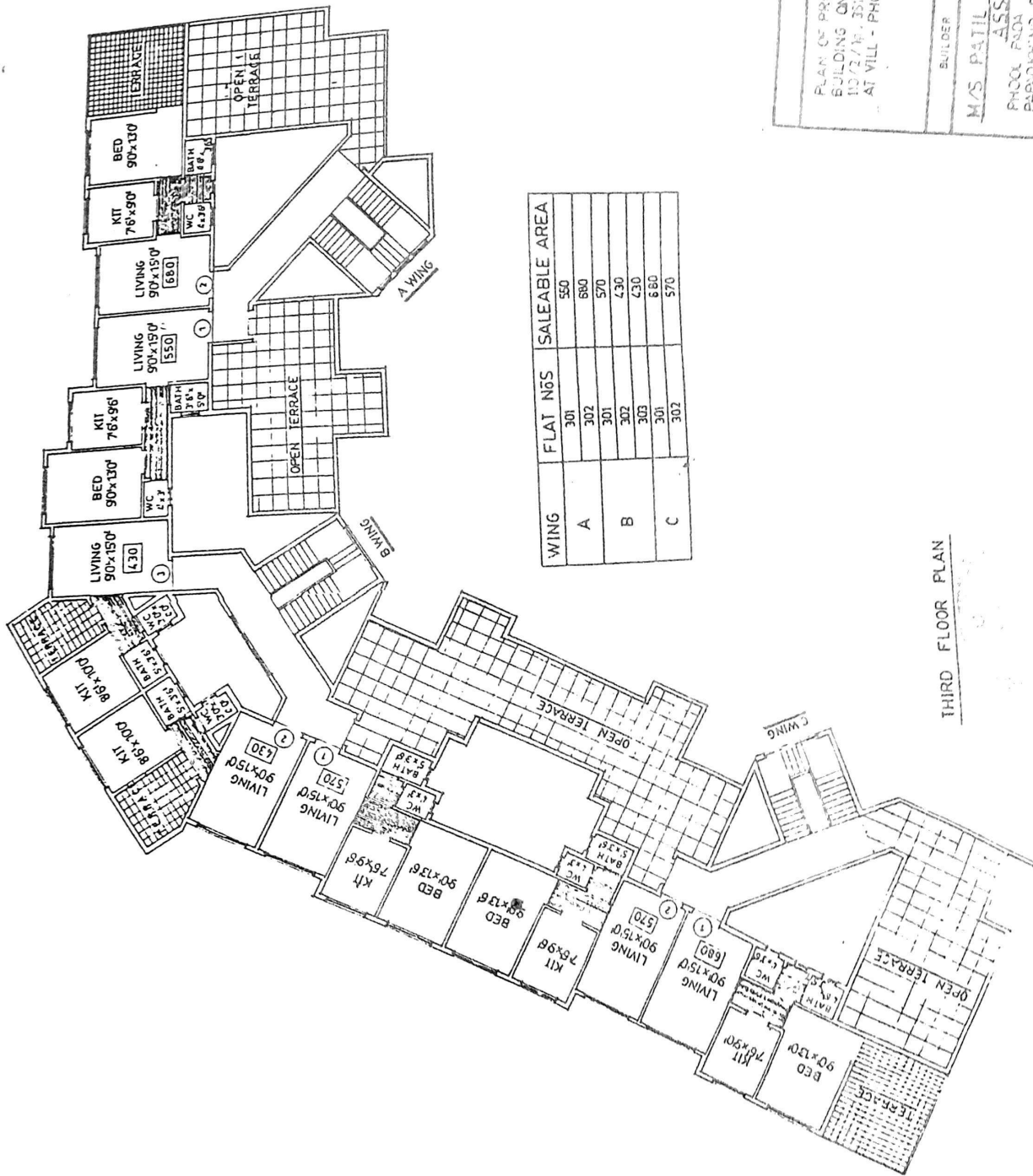
WINGS	FLAT NOS	SALEABLE AREA
A	201	530
	202	570
	203	780
	204	780
B	201	535
	202	580
	203	575
	204	521
C	201	585
	202	780
	203	575
	204	585

SECOND FLOOR PLAN

TITLE  
PLAN OF PROPOSED RESIDENTIAL / COMMERCIAL BUILDING ON PLOT No 1 OF S. No 99 / Ip 2, 96 / 110 / 2 / 1p, 351 / 12 / 13 / 4 / 1 / 5p AT VILL - PHOOLPADA, VIRAR (Egst)

BUILDER  
**M/S PATIL ASSOCIATES**  
PHOOL PADA  
PAPADKHIND ROAD  
VIRAR (E) PIN-401303  
PH No. 50 37 48  
51 25 63

ARCHITECTS  
**K. D. MISTRY**  
GANESH PRASAD BUNGLOW  
JIVDANI ROAD  
VIRAR (Egst)  
PH No. 50 57 57  
50 25 93



WING	FLAT NOS	SALEABLE AREA
A	301	550
	302	680
B	301	570
	302	430
	303	430
C	301	680
	302	570

THIRD FLOOR PLAN

TITLE

PLAN OF PROPOSED RESIDENTIAL COMPLEX  
 BUILDING ON PLOT NO 1 OF S. N. 89/ 19/2 86/  
 10/2/74. 35/12/13/14/15  
 AT VILL - PHOOLADA, VIRAR (East)

BUILDER

M/S PATIL ASSOCIATES  
 PHOOLADA  
 PARDHANO ROAD  
 VIRAR (EAST)  
 PIN-403003  
 PH. NO. 50 37 45  
 50 32 29

ARCHITECTS

K. D. MISTRY  
 GANESH PRASAD BUNGLOW  
 JIVDANI ROAD  
 VIRAR (EAST)  
 PH. NO. 50 37 57

PHOOLADA  
 PARDHANO ROAD  
 VIRAR (EAST)  
 PIN-403003  
 PH. NO. 50 37 45  
 50 32 29

GANESH PRASAD BUNGLOW  
 JIVDANI ROAD  
 VIRAR (EAST)  
 PH. NO. 50 37 57

2. OFFICE ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)	-	2nd FLOOR, BHAYANDAR EXCHANGE TELEPHONE, PHATAK ROAD, 401101 BHAYANDAR, MAHARASHTRA
PERMANENT ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)	SAME AS PRESENT ADDRESS	SAME AS PRESENT ADDRESS
CONTACT NO.	7821017808	9765580102
E-MAIL ID	Sushrutbutkar1432@gmail.com	butkarsantosh@gmail.com
ADDRESS FOR CORRESPONDENCE [TICK (V) OPTIONS AS APPLICABLE]	RESIDENTIAL ADDRESS / OFFICE ADDRESS / PERMANENT ADDRESS	

**(II) PRESENT BANKER DETAILS**

PARTICULARS	STUDENT	PARENT / HUSBAND	CO-BORROWER / GUARANTOR
NAME OF THE BANK	SBT	SBT	
BANK BRANCH	SARDAR VALLABHBHAI PATEL RD.	JACOB CIRCLE	
SAVING / CURRENT ACCOUNT NO.	48164875727	10042089086	
DIRECT / INDIRECT LIABILITY DETAILS			
WHETHER RELATED TO CHAIRMAN / DIRECTORS / EMPLOYEE OF BANK OR ANY OTHER BANKS. IF YES, DETAILS OF RELATIONSHIP			

**(III) DETAILS OF THE COURSE / STUDY [TICK (V) OPTIONS WHEREVER APPLICABLE]**

ENTRY UNDER MERIT / MANAGEMENT QUOTA	<input checked="" type="checkbox"/> MERIT / <input type="checkbox"/> MANAGEMENT QUOTA
NAME OF THE COURSE	MSC IN PROJECT MANAGEMENT
COURSE CATEGORY	DIPLOMA / GRADUATION / POST-GRADUATION DEGREE / POST-GRADUATION DIPLOMA / PROFESSIONAL COURSE
NAME OF THE INSTITUTION & CITY	UNIVERSITY OF LIMERICK
WHETHER THE COURSE IS FOR STUDIES ABROAD	<input checked="" type="checkbox"/> YES / <input type="checkbox"/> NO
ADDRESS OF THE INSTITUTION (CITY, PIN, STATE, COUNTRY)	CASTLETROY, CO-LIMERICK, V94 T9PX, IRELAND.
RANKING OF THE INSTITUTION OR UNIVERSITY	401-500
DURATION OF COURSE	12 MONTHS
DATE OF COMMENCEMENT OF COURSE	SEPTEMBER 2024
DATE OF COMPLETION OF COURSE	SEPTEMBER 2025

**(IV) COST OF COURSE / SOURCE OF FINANCE: (ALL AMOUNTS IN Rs.)**

PARTICULARS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL
ADMISSION FEES	1597414					
STATIONERY						
TRAVEL / EXPENSES	127490					
OTHER EXPENSES	1092000					
GRAND TOTAL	88716					
	2905620					

91825404114

80033671645

STATE BANK OF INDIA

EDUCATION LOAN (03/17)

APPLICATION / APPRAISAL FORM

(PLEASE COMPLETE ALL PARTICULARS IN  
BLOCK LETTERS AND TICK (V) OPTIONS  
WHEREVER APPLICABLE)

CIF NO. (FOR OFFICE USE)

427240724013807

ACCOUNT NO. (FOR OFFICE USE)



Signed  
photograph of  
borrower /  
Guarantor

PARTICULARS	STUDENT	FATHER / HUSBAND	CO-BORROWER / GUARANTOR
FIRST NAME	SUSHRUT	SANTOSH	
MIDDLE NAME	SANTOSH	BALU	
LAST NAME	BUTKAR	BUTKAR	
FATHER'S / HUSBAND'S FIRST NAME	SANTOSH	BALU	
FATHER'S / HUSBAND'S MIDDLE NAME	BALU	RATNU	
FATHER'S / HUSBAND'S LAST NAME	BUTKAR	BUTKAR	
RELATIONSHIP WITH THE STUDENT		SON	
DATE OF BIRTH (MM/YYYY)			
RELIGION	HINDU / MUSLIM / CHRISTIAN / SIKH / PARS / BUDDHIST / JAIN / OTHERS	HINDU / MUSLIM / CHRISTIAN / SIKH / PARS / BUDDHIST / JAIN / OTHERS	HINDU / MUSLIM / CHRISTIAN / SIKH / PARS / BUDDHIST / JAIN / OTHERS
CASTE CATEGORY	SC / ST / OBC / GENERAL / OTHERS	SC / ST / OBC / GENERAL / OTHERS	SC / ST / OBC / GENERAL / OTHERS
SEX	MALE / FEMALE / THIRD GENDER	MALE / FEMALE / THIRD GENDER	MALE / FEMALE / THIRD GENDER
MARITAL STATUS	SINGLE / MARRIED	MARRIED	SINGLE / MARRIED
HIGHEST EDUCATIONAL QUALIFICATION	B.E	9 <sup>th</sup> PASS	
MARKS OBTAINED IN HIGHEST QUALIFICATION %	8.08 CGPA		
OCCUPATION			
16. MONTHLY INCOME FROM ALL SOURCES (Rs.)			
17. PAN NO.*	FGIPB5591L	AFRPB0125K	
18. AADHAAR NO.*	943192560476	887080805563	
19. PASSPORT NO. (COMPULSORY FOR STUDIES ABROAD)	B9206488		
20. OTHER IDENTIFICATION PROOF, IF ANY (DRIVING LICENSE / VOTER ID NO.)			
21. PRESENT ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)	A/201, SIDDHI SHRI APT. PHOOLPADA RD, R.J. NAGAR, VIRAR, 401305, VASAI, MH.	A/201, SIDDHI SHRI APT. PHOOLPADA RD, R.J. NAGAR, VIRAR, 401305, VASAI, MAHARASHTRA	