

76/2286

पावती

Original/Duplicate

Wednesday, February

नोंदणी क्र. :39म

08, 2023

11:35 AM

Regn.:39M

पावती क्र.: 2630 दिनांक: 08/02/2023

गावाचे नाव: घोडबंदर

दस्तऐवजाचा अनुक्रमांक: टनन4-2286-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: रवी कैलाशचंद वर्मा - -

नोंदणी फी

रु. 18650.00

दस्त हाताळणी फी

रु. 3240.00

पृष्ठांची संख्या: 162

एकूण:

रु. 21890.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे  
11:52 AM ह्या वेळेस मिळेल.

Joint Sub Registrar, Thane 4

वाजार मूल्य: रु.1863225 /-

मोवदला रु.1252800/-

भरलेले मुद्रांक शुल्क : रु. 130550/-

सह. दुय्यम निबंधक वर्ग-२  
ठाणे. क्र. ४

1) देयकाचा प्रकार: DHC रकम: रु.1240/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0602202316045 दिनांक: 08/02/2023

वेंकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 0602202316024 दिनांक: 08/02/2023

वेंकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: रु.18650/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH014547029202223P दिनांक: 08/02/2023

वेंकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for  
keeping tack of adjusted fees

मूळ दस्तऐवज परत मिळाला

2/8/2023

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 0602202316024

Date 06/02/2023

Received from Ravi Kallashchand Verma, Mobile number 0000000000, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Thane 4 of the District Thane.

Payment Details

Bank Name SBIN

Date 06/02/2023

Bank CIN 10004152023020614803

REF No. 303704677013

This is computer generated receipt, hence no signature is required.

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN	0602202316045
Date	06/02/2023
Received from Ravi Kallashchand Verma, Mobile number 0000000000, an amount of Rs.1240/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Thane 4 of the District Thane.	
Payment Details	
Bank Name	SBIN
Date	06/02/2023
Bank CIN	10004152023020614819
REF No.	303704669318
This is computer generated receipt, hence no signature is required.	

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CHALLAN  
MTR Form Number-6



GRN MH014547029202223P	BARCODE	Date 31/01/2023-12:09:56	Form ID 25.2
Department Inspector General Of Registration	Payer Details		
Type of Payment Stamp Duty Registration Fee	TAX ID / TAN (If Any)		
	PAN No.(If Applicable)		
Office Name THN4_THANE NO 4 JOINT SUB REGISTRAR	Full Name	RAVI KAILASHCHAND VERMA	
Location THANE	Flat/Block No.	FLAT NO 720 7TH FLOOR BUILDING NO D3	
Year 2022-2023 One Time	Premises/Building	APNA GHAR PHASE II GHODBUNDER	
Account Head Details	Amount In Rs.	Road/Street	MIRA ROAD EAST
0030046401 Stamp Duty	130550.00	Area/Locality	MIRA ROAD EAST
0063301 Registration Fee	18650.00	Town/City/District	
		PIN	4 0 1 1 0 7
		Remarks (If Any)	SecondPartyName=MS SEVEN ELEVEN CONSTRUCTION PVT LTD-
		Amount In	One Lakh Forty Nine Thousand Two Hundred Rupees On
Total	1,49,200.00	Words	ly
Payment Details STATE BANK OF INDIA	FOR USE IN RECEIVING BANK		
Cheque-DD Details	Bank CIN	Ref. No.	10000502023013102141 5394365146625
Cheque/DD No.	Bank Date	RBI Date	31/01/2023-12:10:20 Not Verified with RBI
Name of Bank	Bank-Branch	STATE BANK OF INDIA	
Name of Branch	Scroll No. , Date	Not Verified with Scroll	

Department ID :

Mobile No. : 9022824464

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

सदर चालन केवल दृश्य निबंधक कार्यालय नोदणी करवायाच्या दस्तांसाठी लागू आहे. नोदणी न करवायाच्या दस्तांसाठी सदर चालन लागू नाही.

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### AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Bhayandar, on this 07<sup>th</sup> day of February 2023 BETWEEN: M/s. Seven Eleven Construction Pvt. Ltd. Through its Director Mr. Sanjay Sakharan Surve. The Company duly constituted and registered, under the provisions of Companies Act 1956, having its office at Seven Eleven Mansion, Near Seven Square Academy, Ideal Park Road, Mira Road, (E), Tal: & Dist. Thane, hereinafter called and referred to as "the PROMOTER" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its Director at present, their successors, representatives, nominees, executors and assigns) of the **ONE PART AND**  
For SEVEN ELEVEN CONSTRUCTION PVT. LTD.

  
DIRECTOR

HRI/SMT./M/S. Ravi Kailashchandra Verma

having address at H.D. No. 23, Bhayat Singh Nagar,  
No. 1, Link Road, Behind Bhudh Temple, Goregaon  
West, Mumbai, Maharashtra - 400104. hereinafter

referred to as "THE ALLOTTEE/S" (which expression shall unless it be repugnant  
to the context or meaning thereof be deemed to mean and include his/her/their  
respective heirs, executors, administrators, successors and assigns) of the OTHER  
PART.

**WHEREAS**

The landed properties situated, lying and being at Revenue Village of  
Ghodbunder, Registration Sub-District and District Thane, within the limits  
of Mira Bhayandar Municipal Corporation, bearing its S. No. 25, H. No. 1  
admeasuring at about 6175 sq. mtrs. out of 9610 sq. mtrs., S. No. 25, H.  
No. 2 admeasuring at about 4810 sq. mtrs., S. No. 25, H. No. 3 admeasuring  
at about 4800 sq. mtrs. which are freshly demarcated and consolidated  
under New S. No. 25, Hissa No. 2 admeasuring at about 15785 sq. mtrs.  
(which is more particularly described in schedule A) was owned by RNA

Builders through its Director Anilkumar Agarwal, which is subsequently  
converted in: M/s. RNA Corp Pvt. Ltd.

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**AND WHEREAS**

Said properties was purchased by the Promoter herein vide an agreement  
dated 9<sup>th</sup> December 2015 and it is duly registered in the office of Sub-  
Registrar of Assurance as per Document No. TNN-10/18626/2015 and Receipt  
No. 20965 and on 9<sup>th</sup> December 2015 the Deed of Conveyance is also  
executed in favour of Promoter which is also duly registered in the office of  
Sub-Registrar of Assurance as per Document No. TNN-10/18627/2015 as  
per Receipt No. 20966.

For SEVEN ELEVEN CONSTRUCTION PVT. LTD.

DIRECTOR

*[Handwritten signature]*

**AND WHEREAS**

The M/s. RNA Corp Pvt. Ltd. has executed Irrevocable General Power of Attorney in favour of Promoter on 09/12/2015, which is also registered as per Document No. TNN-10/18629/2015 as per Receipt No. 20968.

**AND WHEREAS**

The landed property situated, lying and being at Revenue Village of Ghodbunder, Registration Sub-District and District Thane, within the limits of Mira Bhayandar Municipal Corporation, bearing its S. No. 111, H. No. 1/1 admeasuring at about 2630 sq. mtrs. was owned by M/s. RNA Corp Pvt. Ltd. out of which admeasuring at about 1860 sq. mtrs purchased by the Promoter herein (which is more particularly described in schedule B) vide an agreement dated 11<sup>th</sup> February 2016, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-10/2337/2016 and Receipt No. 2688.

**AND WHEREAS**

Said M/s. RNA Corp Pvt. Ltd. has executed Deed of Conveyance in favour Promoter herein in respect of the said property bearing S. No. 111, H. No. 1/1 vide Deed of Conveyance dated 11/02/2016, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-10/2338/2016 and Receipt No. 2689.

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**AND WHEREAS**

Said M/s. RNA Corp Pvt. Ltd. has executed Irrevocable General Power of Attorney in favour of Promoter herein on 11/02/2016, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-10/2340/2016 and Receipt No. 2691.

**AND WHEREAS**

The landed property situated, lying and being at Revenue Village of Ghodbunder, Registration Sub-District and District Thane, within the limits of Mira

For SEVEN ELEVEN CONSTRUCTION PVT. LTD.

*[Handwritten signature]*

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DIRECTOR

Bhayandar Municipal Corporation, bearing its S. No. 111, H. No. 1/2 admeasuring at about 2870sq.mtrs. was owned by M/s. RNA Corp Pvt. Ltd. out of which admeasuring at about 886 sq. mtrs. purchased by the Promoter herein (which is more particularly described in schedule C) vide an agreement dated 11<sup>th</sup> February 2016, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-10/2342/2016 and Receipt No. 2693.

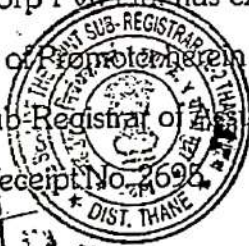
**AND WHEREAS**

Said M/s. RNA Corp Pvt. Ltd. has executed Deed of Conveyance in favour Promoter herein in respect of the said property bearing S. No. 111, H. No. 1/2 vide Deed of Conveyance dated 11/02/2016, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-10/2343/2016 and Receipt No. 2694.

**AND WHEREAS**


Said M/s. RNA Corp Pvt. Ltd. has executed Irrevocable General Power of Attorney in favour of Promoter herein on 11/02/2016, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-10/2344/2016 and Receipt No. 2695.

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<b><u>AND WHEREAS</u></b>



The landed property situated, lying and being at Revenue Village of Ghodbunder, Registration Sub-District and District Thane, within the limits of Mira Bhayandar Municipal Corporation, bearing its S. No. 111, H. No. 1/1 admeasuring at about 2630 sq.mtrs. and S. No. 111, H. No. 1/2 admeasuring at about 2870 sq.mtrs. (which is more particularly described in schedule D) was owned by 1] Smt. Nirmala Shankar Patil, 2] Smt. Sunanda Hemant Patil, 3] Shri Ravi Shankar Patil, 4] Smt. Jaywanti Janardan Patil and 5] Smt. Surekha Vijay Patil were the owners of 1/3<sup>rd</sup> share of the said property agreed to sale their share to the Promoter herein vide an agreement

For SEVEN ELEVEN CONSTRUCTION PVT. LTD.

  
DIRECTOR



dated 10<sup>th</sup> March 2016, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-10/3741/2016 and Receipt No. 4305.

**AND WHEREAS**

Said 1] Smt. Nirmala Shankar Patil, 2] Smt. Sunanda Hemant Patil, 3] Shri Ravi Shankar Patil, 4] Smt. Jaywanti Janardan Patil and 5] Smt. Surekha Vijay Patil have executed Deed of Conveyance in favour Promoter herein in respect of the said property bearing S. No. 111, H. No. 1/1 and S. No. 111, H. No. 1/2 vide Deed of Conveyance dated 10/03/2016, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-10/3742/2016 and Receipt No. 4306.

**AND WHEREAS**

Said 1] Smt. Nirmala Shankar Patil, 2] Smt. Sunanda Hemant Patil, 3] Shri Ravi Shankar Patil, 4] Smt. Jaywanti Janardan Patil and 5] Smt. Surekha Vijay Patil have executed Irrevocable General Power of Attorney in favour of Promoter herein on 10/03/2016, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-10/3743/2016 and Receipt No. 4307.

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**AND WHEREAS**

The landed property situated, lying and being at Revenue Village of Ghodbunder, Registration Sub-District and District Thane, within the limits of Mira Bhayandar Municipal Corporation, bearing its S. No. 112, H. No. 1 admeasuring at about 1340 sq.mtrs. (which is more particularly described in schedule E) was owned by Mr. Jordan S. Periera being a confirming party and M/s. RNA Corp Pvt. Ltd. being Vendor therein sale the said property to the Promoter herein vide an agreement dated 11<sup>th</sup> February 2016, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-10/2332/2016 and Receipt No. 2682.

For SEVEN ELEVEN CONSTRUCTION PVT. LTD.

*[Handwritten signature]*

*[Handwritten signature]*  
DIRECTOR

**AND WHEREAS**

Said Mr. Jordan S. Periera being a confirming party and M/s. RNA Corp Pvt. Ltd. being Vendor therein have executed Deed of Conveyance in favour Promoter herein in respect of the said property bearing S. No. 112, H. No. 1 vide Deed of Conveyance dated 11/02/2016, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-10/2333/2016 and Receipt No. 2683.

**AND WHEREAS**

Said M/s. RNA Corp Pvt. Ltd. and Mr. Jordan S. Periera have executed Irrevocable General Power of Attorney in favour of Promoter herein on 11/02/2016, which is duly registered in the office of Sub-Registrar of Assurance as per Document No. TNN-10/2334/2016 and Receipt No. 2684.

**AND WHEREAS**

The Town Planning Authority, Mira Bhayandar, has issued the Commencement Certificate to commence with the construction of the Building on the said properties vide its order bearing No. Mi. Bhy./MC/T.P./4827/2016-17 dated 18/02/2017.

**AND WHEREAS**

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<b><u>AND WHEREAS</u></b>

The Promoter is entitled and is entitled upon to construct buildings on the project land.



The Promoter is in possession of the Project Land.

**AND WHEREAS**

The Promoter has undertaken the work of construction of Building Nos. A-1, A-2, D-1, D-2, D-3, S-1 known as "Apna Ghar Phase-II" in the layout of the

For SEVEN ELEVEN CONSTRUCTION PVT. LTD.

*Signature*

**DIRECTOR**

said property, more particularly described in the Schedule 'A' to 'E' hereunder written.

**AND WHEREAS**

The Allottee is offered flat/shop bearing number 720, admeasuring at about 14.59 sq. mtrs. (carpet area), on the 7<sup>th</sup> floor, (herein after referred to as to as the said "Flat/shop") in the Building No. D/3 known as Apna Ghar Phase II (herein after referred to as the said "Building") being constructed of the said project, by the Promoter.

**AND WHEREAS**

The Promoter has entered into a standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects.

**AND WHEREAS**

The Promoter has registered the Project under the Provisions of the Act with the Real Estate Regulatory Authority at Mumbai No. P51700004368; authenticated copy is attached in Annexure 'F';

**AND WHEREAS**

The Promoter has appointed a Structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoter accepts the professional supervision of the Architect and the Structural Engineer the completion of the building/buildings.

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**AND WHEREAS**

In the premises aforesaid the Promoter has sole and exclusive right to sell the Flat/shops in the said building/s to be constructed by the Promoter on the project land and to enter into Agreements with the allottee(s)/s of the Flat/shops to receive the sale consideration in respect thereof;

*Signature*

For SEVEN ELEVEN CONSTRUCTION PVT. LTD.

DIRECTOR

**AND WHEREAS**

On demand from the allottee, the Promoter has given inspection to the Allottee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects Avinash Mhatre & Asso. and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;

**AND WHEREAS**

The authenticated copies of Certificate of Title issued by the advocate of the Promoter, authenticated copies of Village Forms VI and VII and XII and other relevant revenue record showing the nature of the title of the Promoter to the said property on which the building is to be constructed have been annexed hereto and marked as **Annexure-A** and **Annexure-B** respectively.

**AND WHEREAS**

The authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as **Annexure 'C-1'**.

**AND WHEREAS**

The authenticated copies of the plans of the Layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided on the said project have been annexed hereto and marked as **Annexure 'C-2'**,

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**AND WHEREAS**

The authenticated copies of the plans and specifications of the Flat/shop agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as **Annexure 'D'**.

For SEVEN ELEVEN CONSTRUCTION PVT. LTD.

DIRECTOR

*[Handwritten signature]*

**AND WHEREAS**

The Promoter has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building.

**AND WHEREAS**

while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

**AND WHEREAS**

The Promoter has accordingly commenced construction of the said building in accordance with the said proposed plans.

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**AND WHEREAS**

The Allottee has applied to the Promoter for allotment of flat/shop No. 720, admeasuring at about 14.59 sq. mtrs. (carpet area) on 7<sup>th</sup> floor situated in Building No. D13 being constructed in Apna Ghar Phase II of the said Project.

**AND WHEREAS**

The carpet area of the said Flat/shop is 14.59 square meters and "carpet area" means the net usable floor area of flat/shop excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat/shop for exclusive use of the Allottee, or verandah area and exclusive open terrace area appurtenant to the said Flat/shop for

For SEVEN ELEVEN CONSTRUCTION PVT. LTD.

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DIRECTOR

exclusive use of the Allottee but includes the area covered by the internal partition walls of the flat/shop.

**AND WHEREAS**

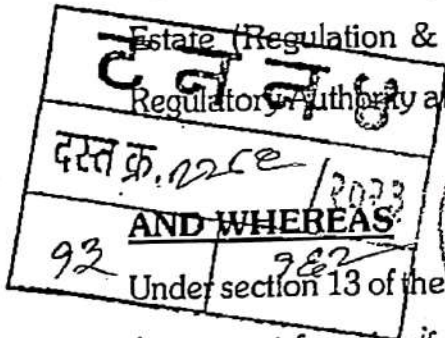
The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

**AND WHEREAS**

Prior to the execution of these presents the Allottee has paid to the Promoter a sum of Rs. 12,52,800/- (Rupees Twelve Lakh Fifty Two Thousand Eight Hundred only), being part payment of the sale consideration of the flat/shop agreed to be sold by the Promoter to the Allottee as advance payment or Application Fee (the payment and receipt whereof the Promoter both hereby admit and acknowledge) and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing.

**AND WHEREAS**

The Promoter has registered the Project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Mumbai bearing No. P51700004368.



Under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Flat/shop with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

In accordance with the terms and condition set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Flat/shop.

For SEVEN ELEVEN CONSTRUCTION PVT. LTD.

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DIRECTOR

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

1. The Promoter shall construct the said building/s consisting of 6 Building being Building No. D/3, Ground + stilt, having 15<sup>th</sup> Upper Floors on the project land in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.

Provided that the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modification which may adversely affect the Flat/shop of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

- a (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Flat/shop No 720 of carpet area admeasuring 14.59 sq. meters on 7<sup>th</sup> floor in the building No. D/3 (hereinafter referred to as "the Flat/shop") as shown in the Floor plan thereof hereto annexed and marked Annexures C-1 and C-2 for the consideration of Rs. 12,52,800/- including Rs. \_\_\_\_\_/- being the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Schedule hereunder written (the price of the Flat/shop including the proportionate price of the common areas and facilities and parking spaces should be shown separately).

- (ii) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee covered parking spaces bearing Nos. \_\_\_\_\_ situate at \_\_\_\_\_ basement and/or stilt being constructed in the layout for the consideration of Rs. \_\_\_\_\_/-.

For SEVEN ELEVEN CONSTRUCTION PVT. LTD.

DIRECTOR

- (b) The total aggregate consideration amount for the flat/shop including garages/covered parking spaces is thus Rs. \_\_\_\_\_/-.
- (c) The Allottee has paid on or before execution of this agreement a sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) (not exceeding 10% of the total consideration) as advance payment or application fee and hereby agrees to pay to that Promoter the balance amount of Rs. \_\_\_\_\_/(Rupees \_\_\_\_\_) in the following manner:-

- i) Rs. 12,52,800/- at the time of the signing of these presents.
- ii) Rs. \_\_\_\_\_/- on completion of the Plinth work.
- iii) Rs. \_\_\_\_\_/- on completion of the First Slab.
- iv) Rs. \_\_\_\_\_/- on completion of the Second Slab.
- v) Rs. \_\_\_\_\_/- on completion of the Third Slab.
- vi) Rs. \_\_\_\_\_/- on completion of the fourth Slab.
- vii) Rs. \_\_\_\_\_/- on completion of the Fifth Slab.
- viii) Rs. \_\_\_\_\_/- on completion of the Sixth Slab.

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ix)	Rs. _____
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x)	Rs. _____
१५	१६२
xi)	Rs. _____



- ix) Rs. \_\_\_\_\_ on completion of the Seventh Slab.
- x) Rs. \_\_\_\_\_ on completion of the Eighth Slab.
- xi) Rs. \_\_\_\_\_ on completion of the Ninth Slab.
- xii) Rs. \_\_\_\_\_/- on completion of the Tenth Slab.
- xiii) Rs. \_\_\_\_\_/- on completion of the Eleventh Slab.
- xiv) Rs. \_\_\_\_\_/- on completion of the Twelfth Slab.

For SEVEN ELEVEN CONSTRUCTION PVT. LTD.

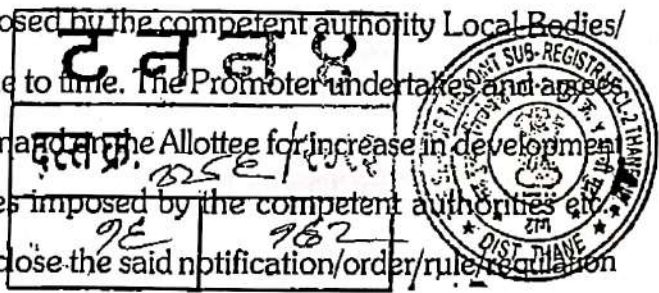
DIRECTOR



- xv) Rs. \_\_\_\_\_/- on completion of the Thirteenth Slab.
- xvi) Rs. \_\_\_\_\_/- on completion of the Fourteenth Slab.
- xvii) Rs. \_\_\_\_\_/- on completion of the Fifteenth Slab.
- xviii) Rs. \_\_\_\_\_/- on completion of Bricks & Plaster Work.
- xvix) Rs. \_\_\_\_\_/- on completion of Electrical & Plumbing Work
- xx) Rs. \_\_\_\_\_/- on completion of Flooring.
- xxi) Rs. \_\_\_\_\_/- being the balance amount against delivery of possession.

(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of Value Added Tax, Service Tax, GST and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Flat/ shop.

(e) The Total Price above is escalation-free, save and except escalations/ increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/ Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc. the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.



(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal instalments payable by the Allottee by discounting

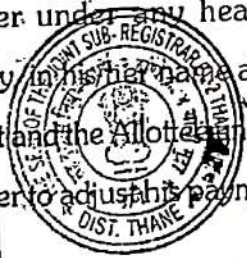
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such early payments@ \_\_\_\_% per annum for the period by which the respective instalment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoter.

(g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause I(a) of this Agreement.

(h) The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

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2.1 The Promoter 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/

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DIRECTOR



shop to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Flat/shop.

2.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Flat/shop to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoter as provided in clause I (c) herein above. ("Payment Plan").

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is 11881.38 square meters only and Promoter has planned to utilize Floor Space Index of 22560.37 square meters by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 34441.75 square meters as proposed to be utilized by them on the project land in the said Project and Allottee has agreed to purchase the said Flat/shop based on the proposed construction and sale of flat/shops to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only.

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4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the Flat/shop to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as

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specified in the Rule, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the allottee (s) to the Promoter.

4.2 Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of instalments, the Promoter shall at his own option, may terminate this Agreement:

Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, 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. If the Allottee fails to rectify the breach or breaches mentioned by the Promoter within the

period of notice then at the end of such notice period, Promoter shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable

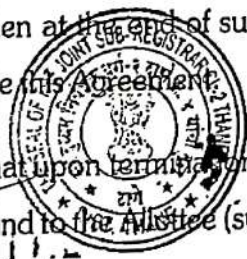
to Promoter) within a period of thirty days of the termination, the instalments of sale consideration of the Flat/shop which may till then have been paid by the Allottee to the Promoter.

5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if

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unbranded) to be provided by the Promoter in the said building and the Flat/ shop as are set out in Annexure 'E', annexed hereto.

6. The Promoter shall give possession of the Flat/shop to the Allottee on or before \_\_\_\_\_. If the Promoter fails or neglects to give possession of the Flat/shop to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoter shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Flat/shop with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoter received the sum till the date the amounts and interest thereon is repaid.

Provided that the Promoter 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 the Flat/shop is to be situated is delayed on account of-

- (i) war, civil commotion or act of God;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

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- 7.1 Procedure for taking possession - The Promoter, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Flat/shop, to the Allottee in terms of this Agreement to be taken within 3 (three) months from the date of issue of such notice and the Promoter shall give possession of the Flat/shop to the Allottee. The Promoter agrees and undertakes to indemnify the Allottee in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Promoter. The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be. The Promoter on

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its behalf shall offer the possession to the Allottee in writing within 7 days of receiving the occupancy certificate of the Project.

7.2 The Allottee shall take possession of the Flat/shop within 15 days of the written notice from the Promoter to the Allottee intimating that the said Flat/shops are ready for use and occupancy:

7.3 **Failure of Allottee to take possession of Flat/shop :** Upon receiving a written intimation from the Promoter as per clause 7.1, the Allottee shall take possession of the Flat/shop from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Flat/shop to the Allottee. In case the Allottee fails to take possession within the time provided in clause 7.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.

7.4 If within a period of five years from the date of handing over the Flat/shop to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Flat/shop or the building in which the Flat/shop are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his/her own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

8. The Allottee shall use the Flat/shop or any part thereof or permit the same to be used only for purpose of residence/office/show-room/shop/godown for carrying on any industry or business. He shall use the garage or parking space only for purpose of keeping or parking vehicle.

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9. The Allottee along with other allottee(s) of Flat/shops in the building shall join in forming and registering the society or Association or a Limited

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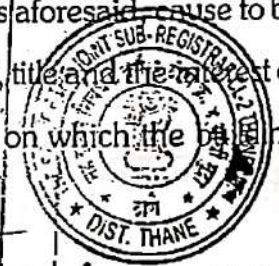
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Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organization of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the 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.

9.1 The Promoter shall, within three months of the registration of the Society or Association or Limited Company, as aforesaid, cause to be transferred to the society or Limited Company all the right, title and the interest of the Promoter/Lessor/Original Owner /Promoter and/or the owners in the said structure of the Building or wing in which the said Flat/shop is situated.

9.2 The Promoter shall, within three months of the Federation/Apex registration of the Society or Association or Limited Company as aforesaid cause to be transferred to the Federation/apex body all the right, title and the interest of the Promoter and/or the owner in the Project land on which the building with multiple wings or Building are constructed.

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9.3 Within 15 days after notice in writing is given by the Promoter to the Allottee that the Flat/shop is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Flat/shop) of outgoings in respect of the project land and Building/ s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance,

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common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined, the Allottee shall pay to the Promoter provisional monthly contribution of Rs \_\_\_\_\_ per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

10. The Allottee shall on or before delivery of possession of the said premises keep deposited with the Promoter, the following amounts:-

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share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.

for formation and registration of the Society or Limited Company/Federation/ Apex body.

(iii) Rs. \_\_\_\_\_ for proportionate Share of taxes and other charges/levies in respect of the Society or Limited Company/ Federation/ Apex body

(iv) Rs. \_\_\_\_\_ for deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/ Federation/ Apex body.

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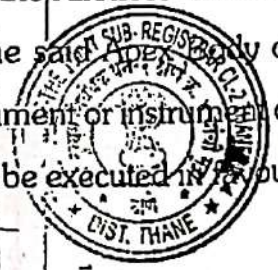
(v) Rs \_\_\_\_\_ For Deposit towards Water, Electric, and other utility and services connection charges &

(vi) Rs \_\_\_\_\_ for deposits of electrical receiving and Sub Station provided in Layout.

11. The Allottee shall pay to the Promoter a sum of Rs. \_\_\_\_\_ for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/ Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter the Allottees' share of stamp duty and registration charges payable by the said Society or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

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13. **REPRESENTATION AND WARRANTIES OF THE PROMOTER**

The Promoter hereby represents and warrants to the Allottee as follows:

- i. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed to this agreement and has the requisite right to carry out development upon the project land

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and also has actual, physical and legal possession of the project land for the implementation of the Project;

- ii. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;
- iv. There are no litigations pending before any Court of law with respect to the project land or the Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

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The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be

- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement arrangement with any person or party with respect to the project land, including the Project and the said Flat/shop which will, in any manner, affect the rights of Allottee under this Agreement;

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DIRECTOR

*Signature*

- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Flat/shop to the Allottee in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the association of allottee the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;
- x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, imposition, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.

14. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Flat/shop may come, hereby covenants with Promoter as follows:-

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- i. To maintain the Flat/shop at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Flat/shop is taken and shall not do or suffer to be done anything in or to the building in which the Flat/shop is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Flat/shop is situated and the Flat/shop itself or any part thereof without the consent of the local authorities, if required.

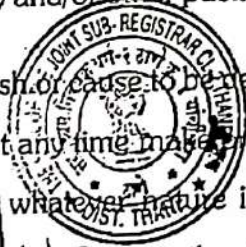
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- ii. Not to store in the Flat/shop any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat/shop is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the 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 situated or the Flat/shop on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.
- iii. To carry out at his own cost all internal repairs to the said Flat/shop and maintain the Flat/shop in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Flat/shop is situated or the Flat/shop which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

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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 and pipes in the Flat/shop and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other pans of

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the budding in which the Flat/shop is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Flat/shop without the prior written permission of the Promoter and/or the Society or the Limited Company.

- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Flat/shop is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat/shop in the compound or any portion of the project land and the building in which the Flat/shop is situated.
- vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Flat/shop is situated.
- viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat/shop by the Allottee for purposes other than for purpose for which it is sold.
- ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat/shop until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.
- x. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation

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*Signature*

For SEVEN ELEVEN CONSTRUCTION PVT. LTD.

DIRECTOR

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 observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body /Federation regarding the occupancy and use of the Flat/shop in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

xi. Till a conveyance of the structure of the building in which Flat/shop is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xii. Till a conveyance of the project land on which the building in which Flat/shop is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter

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15.	The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on



account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

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*Signature*

DIRECTOR

16. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flat/shops or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Flat/shop hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircase, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

17. **PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE**

After the Promoter executes this Agreement he shall not mortgage or create a charge on the Flat/shop and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Flat/shop.

18. **BINDING EFFECT**

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, registration of the same before the concerned Sub Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the

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For SEVEN ELEVEN CONSTRUCTION PVT. LTD.

DIRECTOR

Allottee in connection there with including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

19. **ENTIRE AGREEMENT**

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreement, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said flat/shop/plot/building, as the case may be.

20. **RIGHT TO AMEND**

This Agreement may only be amended through written consent of the Parties.

21. **PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE/ SUBSEQUENT ALLOTTEES**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the Flat/shop, in case of a transfer, as the said obligations go along with the Flat/shop for all intents and purposes.

22. **SEVERABILITY**

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulation made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

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For SEVEN ELEVEN CONSTRUCTION PVT. LTD.

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23. **METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT**

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Flat/shop to the total carpet area of all the Flat/shops in the Project.

24. **FURTHER ASSURANCES**

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

25. **PLACE OF EXECUTION**

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee, in BHAYANDAR after the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution the said Agreement shall be registered at the office of the Sub Registrar, BHAYANDAR. Agreement shall be deemed to have been executed at BHAYANDAR.

26. The Allottee and/or Promoter shall present this Agreement at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

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दस्त क्र. 225 E / 2023	
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For SEVEN ELEVEN CONSTRUCTION PVT. LTD.

DIRECTOR

*[Handwritten signature]*

27. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID/ Under Certificate of Posting at their respective addresses specified below:

Name of the Allottee : Ravi Kaisheshchandra Verma

Allottee's Address : M.N. No. 23, Bhagat Singh Nagar No. 13

Notified Email ID : Link Road, Behing Bhudh Temple, Goregaon,

Promoter Name : West, Mumbai Maharashtra - 400101  
**M/s. Seven Eleven Construction Pvt. Ltd.**

Address of the Promoter : Seven Eleven Mansion, Near Seven Square  
Academy, Ideal Park Road, Mira Road, (E),

Notified Email ID : apnagharphase\_2@711.group.in

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

28. **JOINT ALLOTTEES**

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intent and purposes to consider as properly served on all the Allottees.

29. <b>टनम ४</b>	
दस्त क्र. 225/2022	
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**STAMP DUTY AND REGISTRATION:-**

The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee.



For SEVEN ELEVEN CONSTRUCTION PVT. LTD.

DIRECTOR

*[Handwritten signature]*

30. **DISPUTE RESOLUTION:-**

Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

31. **GOVERNING LAW**

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

IN WITNESS WHEREOF parties hereinabove named have set their respective hands and signed this Agreement for sale at BHAYANDAR in the presence of attesting witness, signing as such on the day first above written.

**THE SHCEDULE "A" ABOVE PREFERRED TO**

All that piece of parcel of the landed properties situated, lying and being at Revenue Village of Ghodbunder, Registration Sub-District and District Thane, within the limits of Mira Bhayandar Municipal Corporation, bearing its S. No. 25, H. No. 1 admeasuring at about 6175 sq. mtrs. out of 9610 sq. mtrs., S. No. 25, H. No. 2 admeasuring at about 4810 sq. mtrs., S. No. 25, H. No. 3 admeasuring at about 4800 sq. mtrs. which are freshly demarcated and consolidated under 25, Hissa No. 2 admeasuring at about 15785 sq. mtrs.

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**THE SHCEDULE "B" ABOVE PREFERRED TO**

An area of 1860 sq. mtrs. of the landed property situated, lying and being at Revenue Village of Ghodbunder, Registration Sub-District and District Thane, within For SEVEN ELEVEN CONSTRUCTION PVT. LTD.

*[Handwritten signature]*

DIRECTOR

the limits of Mira Bhayandar Municipal Corporation, bearing its S. No. 111, H. No. 1/1 admeasuring at about 2630 Sq. mtrs.

**THE SHCEDULE "C" ABOVE PREFERRED TO**

An area of 886 sq. mtrs. of the landed property situated, lying and being at Revenue Village of Ghodbunder, Registration Sub-District and District Thane, within the limits of Mira Bhayandar Municipal Corporation, bearing its S. No. 111, H. No. 1/2 admeasuring at about 2870 sq. mtrs.

**THE SHCEDULE "D" ABOVE PREFERRED TO**

All that piece of parcel of the landed property situated, lying and being at Revenue Village of Ghodbunder, Registration Sub-District and District Thane, within the limits of Mira Bhayandar Municipal Corporation, bearing its S. No. 111, H. No. 1/1 admeasuring at about 2630 sq. mtrs. and S. No. 111, H. No. 1/2 admeasuring at about 2870 sq. mtrs.

**THE SHCEDULE "E" ABOVE PREFERRED TO**

All that piece of parcel of the landed property situated, lying and being at Revenue Village of Ghodbunder, Registration Sub-District and District Thane, within the limits of Mira Bhayandar Municipal Corporation, bearing its S. No. 112, H. No. 1 admeasuring at about 1340 sq. mtrs.

For SEVEN ELEVEN CONSTRUCTION PVT. LTD.

DIRECTOR

*Divan*

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दस्त क्र. १२६ / २०२१	
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**THE SCHEDULE 'F' ABOVE REFERRED TO**

Flat/Shop number 720, admeasuring at about 14.59 sq. mtrs. (carpet area), on the 7<sup>th</sup> floor, in the Building No. DL3 known as "Apna Ghar Phase - II" to be constructed on the said properties described in the A to E Schedule hereinbefore written.

SIGNED SEALED AND DELIVERED )

by the within named "PROMOTERS " )

M/s. Seven Eleven Construction Pvt. Ltd. )

Through it's one of the Director )

Shri Sanjay Sakharam Surve) In the

presence of \_\_\_\_\_ )

1. Dary )

2. An Mohan )



For SEVEN ELEVEN CONSTRUCTION PVT. LTD

[Signature]  
DIRECTOR

SIGNED SEALED AND DELIVERED )

by the within named "ALLOTEE/S" )

Shri./Smt./M/s. Ravi Kailashchandra )

Verma )

\_\_\_\_\_ )

In the presence of \_\_\_\_\_ )

1. Dary )

2. An Mohan )



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दस्त क्र. 2258/2023	
<u>[Signature]</u>	<u>[Signature]</u>



**RECEIPT**

RECEIVED of and from the within named Allottee/ss, the sum of  
Rs. 1,00,000/- (Rupees One Lakh only  
\_\_\_\_\_ only)

by way of part/full payment of sale consideration price hereinabove mentioned,  
on this 03 day of 10 2015, by Cash/ Cheque/ DD/ Pay  
Order bearing No. 130481 dated 03/10/2015 drawn  
on Azis Bank Ltd  
Branch Dindoshi - Goregaon East

Rs. 1,00,000/-

WE SAY RECEIVED

Sanjay Sakharam Surve

DIRECTOR OF

M/s. Seven Eleven Construction Pvt. Ltd.

For SEVEN ELEVEN CONSTRUCTION PVT. LTD.

(BUILDER/PROMOTER)

DIRECTOR

WITNESS :

1. [Signature]
2. [Signature]

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 दस्त क्र. 0256 / 2023  
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## LIST OF AMENITIES

- ❖ High storey towers.
- ❖ 1 RK, 1.5 RK, 1 BHK Flats.
- ❖ Safe and Secure main door.
- ❖ Water base paints in entire flat.
- ❖ Sliding windows will be provided.
- ❖ Adequate Electric Points.
- ❖ Verified tiles flooring.
- ❖ Concealed electric fitting.
- ❖ Storage water tank in bathroom.
- ❖ Concealed Plumbing.
- ❖ Tiles till adequate height in bathroom.
- ❖ Tiles till adequate height in Kitchen.
- ❖ Kitchen provided with platform and S.S. Sink.
- ❖ Excellent construction with structural safety.
- ❖ Impressive entrance lobby.
- ❖ Branded elevators.
- ❖ Fire Protection System.
- ❖ Parking Space.
- ❖ Rain Water Harvesting.
- ❖ Landscape Garden and Children's Park.
- ❖ All products will be branded and ISI Marked.

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३५	७६२



*Signature*

For SEVEN ELEVEN CONSTRUCTION PVT. LTD.

DIRECTOR



**Maharashtra Real Estate Regulatory Authority**

**REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'**

[See rule 8(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : P517D0004368

Project: **Apna Ghar Phase-II Plot-A**, Plot Bearing / CTS / Survey / Final Plot No.: Property bearing S. No. 25/2 Hissa no. 1/1 and 1/2 of S. no. 111 and S. no. 112/1 at Mira-Bhayandar (M Corp.), Thane, Thane, 401107;

1. Seven Eleven Construction Private Limited having its registered office / principal place of business at Tehsil: Thane, District: Thane, Pin: 401107.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 09/08/2017 and ending with 30/06/2022 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid



Dated: 05/08/2021  
Place: Mumbai

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

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# नगररचना विभाग

स्वामी विवेकानंद भवन, आर.वी.के. स्कूलच्या बाजूला, फनाकिया, मिरारोड (पू.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, E-mail Id : jn@mh.gov.in

O.C. (Regd) 2022-01



जा.क्र. - मनपा/नर 34.88/2022 - 2023

दिनांक :- 9/12/2022

// भाग भोगवटा दाखला //

पति,

- 1) मे. सेवन इलेवन कन्स्ट्रक्शन प्रा.ति. (विकासक)  
सेवन इलेवन मॅन्शन, दिपक हॉस्पिटल तेज, मिरारोड (पूर्व)
- 2) मे. तेजस कन्सल्टंट, (सल्लागार अभियंता)  
1002, नक्षत्र टॉवर, बालाजी हॉस्पिटल जवळ,  
गोल्डन नेस्ट सर्कल, मिरारोड (पूर्व), ठाणे-401 107.



विषय - नोजे घोडबंदर, स.क्र. 25/2, 111/1/1, 111/1/2, 112/1, 111/2, 3,4,5, 112/2, 118/1, 119/1, 2 या एकत्रित जांगेतील "अपना घर" फेस - 2 या गृहसंकुलनातील इमारत प्रकार "अ-1" (पार्ट तक + 15), "अ-2" (पार्ट तक + 15), "डी-2" (स्टिक्ट+15), "डी-3" (स्टिक्ट + 15) करीता मंजूर नकाशानुसार भाग भोगवटा दाखला मिळणेबाबत.

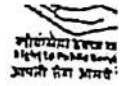
- संदर्भ -
- 1) सल्लागार अभियंता मे. तेजस कन्सल्टंट यांचा दि.02/12/2022 व दि.14/12/2022 रोजीचा प्रस्ताव.
  - 2) मे. सहाय प्राधिकारी नागरी संकुलन ठाणे यांचेकडील पत्र क्र. युएलसी/टिए/एटीपी/कलम-20/एसआर/681/08/2020/338 दि.06/08/2020, युएलसी/टिए/एटीपी/कलम-20/एसआर/1764/206/2020 दि.09/03/2020, युएलसी/टिए/एटीपी/कलम-20/एसआर/487/208/20 दि.09/03/2020, युएलसी/टिए/एटीपी/कलम-20/एसआर/1714/352/2020 दि.21/08/2020, युएलसी/टिए/एटीपी/कलम-20/एसआर/1765/209/20 दि.09/03/2020, युएलसी/टिए/एटीपी/कलम-20/एसआर/1714/205/2020 दि.09/03/2020 अन्वये नाहरकत दाखला तसेच कलम 10(3) 10(5) ची कार्यवाही न झाले बाबतचे रु.300/- चे दि. 04/02/2022 रोजीचे विकासकाचे हमीपत्र व बंधपत्र.
  - 3) मा.जिल्हाधिकारी व जिल्हा दंडाधिकारी कार्यालय, ठाणे यांचेकडील आदेश क्र. महसुल/क-1/टे-2/घोडबंदर/सनद/एसआर-78/2021 दि.04/03/2022 अन्वये सनद.
  - 4) महानगरपालिकेचे पत्र क्र.मनपा/नर/1337/2021-22 दि.06/08/2021 रोजीची सुधारीत बांधकाम परवानगी.
  - 5) शासनाचे पर्यावरण विभागाकडील पत्र क्र. SIAMH/MIS/214978/2021 दि.07/01/2022 अन्वये नाहरकत दाखला
  - 6) महाराष्ट्र पॉप्युलेशन कंट्रोल बोर्ड यांचेकडील Format 1.0/cc/van no. 0000123080/CE/2202001248 दि.20/02/2022 अन्वयेचा दाखला
  - 7) मे. तेजस कन्सल्टंट (सल्लागार अभियंता) यांनी (Building Completion Certificate) दि.02/12/2022 रोजीचा इमारत पूर्णत्वाचा दाखला.
  - 8) मे. प्रो-टेक कन्सल्टंट यांचेकडील दि.05/12/2022 रोजीचे इमारतीचे बांधकाम तांत्रिकदृष्ट्या योग्य असलेबाबतचा दाखला.

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# नगररचना विभाग



स्वामी विवेकानंद भवन, आर.पी.के. स्मृतच्या बाजूला, कनाकिया, मिरारोड (पू.)  
जि. ठाणे - 401 107. वृध्द्वनी : 022-28121455, • E-mail Id : jn@mbmc.gov.in

O.C. (Lepd) 2012-01

जा.क्र :- मनपा/नर/३५४४/२०२२ - २०२३

दिनांक :- १५/१५/२०२२



9) श्री. दिलीप शर्मा यांचा दि.04/02/2022 रोजीचा प्लॅनचा वावतचा दाखला.

10) मा. कार्यकारी अभियंता, पाणीपुरवठा विभागाकडील पत्र क्र. मनपा/पापू/2652/2021-22 दि.08/02/2022, मनपा/पापू/2653/2021-22 दि.08/02/2022 व पत्र क्र.मनपा/पापू/2654/2021-22 दि.08/02/2022 अन्वयेचे रेन वॉटर हार्वेस्टिंग कार्यान्वित झाल्याबाबत दाखला.

महानगरपालिकेच्या अग्निशामन विभागाकडील जा.क्र. मनपा/अग्नि/2085/2021-22 दि.29/03/2022 अन्वये अंतिम नाहरकत दाखला

11) महानगरपालिकेचे मा. कार्यकारी अभियंता (सांवा) यांचेकडील जा.क्र. मनपा/विद्युत/4104/2021-22 दि.08/02/2022 अन्वये सोलार वॉटर हीटिंग सिस्टीम कार्यान्वित असल्याबाबतचा दाखला.

13) महानगरपालिकाचे उद्यान व वृक्षप्राधिकरण यांचेकडील जा.क्र. मनपा/वृ.प्रा./मिरारोड/787/2021-22 दि.10/02/2022 अन्वये नाहरकत दाखला.

14) साईट सुपरवायझर, श्री. दिलीप शर्मा गांनी जागेवरील इमारतीचे काम मंजूर नकाशाप्रमाणे झाल्याबाबतचा दि.08/02/2022 रोजीचा दाखला.

15) विकासकाचे दि.05/12/2022 व दि.14/12/2022 रोजीचे शपथपत्र.

महोदय,

विपचांकित मोजे घोडबंदर, स.क्र. 25/2, 111/1/1, 111/1/2, 112/1, 111/2, 3,4,5पै., 112/2, 118/1, 119/1पै.,2 या एकत्रित जागेतील "अपना घर" फेस - 2 चा गृहसंकुलनातील इमारत प्रकार "अ-1" (पार्ट तळ + 15), "अ-2" (पार्ट तळ + 15), "डी-2" (स्टिक्ट+15), "डी-3" (स्टिक्ट + 15) क्षेत्र 28098.09 चौ.मी. चे बांधकाम मंजूर नकाशाप्रमाणे सल्लागार अभियंता मे. तेजस कन्सल्टंट (नोंदणी क्र. मिभा/नपा/नर/1130/4393/99-2000 दि.20/10/1999 ते दि.31/12/2023 पर्यंतची मुदतवाढ) यांच्या देखरेखीखाली पुर्ण झालेले असून सदरचे बांधकाम तांत्रिकदृष्ट्या योग्य असल्याबाबत संरचना अभियंता मे. प्रो-टेक कन्सल्टंट व सदर इमारतीच्या प्लॅनचा चे कान योग्य झालेबाबत परवानाधारक श्री. दिलीप शर्मा यांनी दाखले दिलेले आहेत. यास्तव सदर बरीलप्रमाणे च्या रहिवास + वाणिज्य वापराच्या इमारतीसाठी खालील अटीशर्तीच्या अधिन राहून प्रस्तावित इमारतीसाठी मंजूर नकाशाप्रमाणे भाग भांगवटा दाखला देण्यात येत आहे.

अटीशर्ती -

- 1) संदर्भिय पत्र क्र. 04 अन्वयेच्या सुपारीत बांधकाम परवानगी मधील अटीशर्तीचे व विकासकाच्या संदर्भ क्र. 15 अन्वयेच्या हमीपत्र / शपथपत्राचे पालन करणे बांधकामासाठी.

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## नगररचना विभाग

स्वागी विवेकानंद भवन, आर.बी.के. स्कूलच्या बाजूना, मनाकिया, मिरारोड (पू.)  
जि. ठाणे - 401 107. दूरध्वनी : 022-28121465, • E-mail Id : [ln@mbmnc.gov.in](mailto:ln@mbmnc.gov.in)

O.C. (Lep) 2022-07



जा.क्र :- मनपा/नर/ 3588/2022 - 2023

दिनांक :- 24/02/2022

जर

- अ) आयुक्त, मिरा भाईंदर महानगरपालिका यांना आवश्यकता वाटल्यास कोणत्याही प्रकारची पुर्तता करणेस कळविल्यानंतर किंवा कोणताही प्रकारचा प्रतिबंध केल्यानंतर त्याचे पालन नाही केल्यास.
- ब) आपण कोणत्याही प्रकारची माहिती लपवून किंवा चुकीची माहिती सादर करून परवानगी / भोगवटा दाखला प्राप्त करून घेतल्याचे आयुक्त, मिरा भाईंदर महानगरपालिका यांची खात्री झालेनंतर सदरचा दाखला रद्द करणेचे अधिकार आयुक्त, मिरा भाईंदर महानगरपालिका यांना आहेत.
- 2) सदर इमारतीच्या बांधकामामध्ये भविष्यात कोणत्याही प्रकारचे फेरबदल करावयाचे झाल्यास त्यासाठी महानगरपालिकेची परवानगी प्राप्त करून घेणे आवश्यक आहे.
- 3) सदरच्या दाखल्यामध्ये नमुद केलेल्या वापरा व्यतिरिक्त भविष्यात बदल केल्याचे निदर्शनास आल्यास सदरचा दाखला रद्द समजणेत येवून पुढील कार्यवाही करणेत येईल.
- 4) सदरच्या दाखल्यामुळे महाराष्ट्र, प्रादेशिक व नगररचना अधिनियम 1966 मधील कोणत्याही तरतुदी अन्वयेच्या कार्यवाहीसाठी बाधा येणार नाही.
- 5) सदरच्या दाखल्यामुळे अर्जदारास त्यांच्या मालकीच्या नसलेल्या कोणत्याही जमिनीचा कोणत्याही प्रकारे वापर करता येणार नाही.
- 6) सदर जागेच्या मालकीबाबतच्या मा. न्यायालयात वाद सुरु असल्यास मा. न्यायालयाच्या आदेशाचे पालन करणे विकासाकरिता बंधनकारक राहिल. त्याबाबत महानगरपालिकेची कोणत्याही प्रकारची जबाबदारी सहणार नाही.
- 7) अर्जदारांनी सादर केलेल्या दि.04/02/2022 रोजीच्या शपथपत्राप्रमाणे मल:निस्तारण व्यवस्था, सांडपाणी व्यवस्था, /पाणीपुरवठा व्यवस्थाबाबत देखभाल दुरुस्ती करणे बंधनकारक राहिल.
- 8) सदर इमारतीचा वापर सुरु करणेपूर्वी सदर दाखला देते वेळी सादर केलेल्या सर्व विभागाकडील नाहकत दाखला / प्रमाणपत्र / परवानगी यांमधील अटीशर्तीची पुर्तता करणे बंधनकारक राहिल.
- 9) संदर्भिय पत्र क्र. 15 मधील हमीपत्रांचे / शपथपत्राचे पालन करणे आपणांवर बंधनकारक राहिल.
- 10) रेखांकनामधील वाहनतळाची जागा कायमस्वरूपी सार्वजनिक वापरासाठी खुली ठेवणे बंधनकारक राहिल.

(मा. आयुक्त तथा प्रशासक साी यांचे मान्यतेने..)



*(Signature)*

(हे. सा. ठाफूर)

सहाय्यक संचालक, नगररचना  
मिरा भाईंदर महानगरपालिका

प्रत - 1) कर संकलक व निर्धारक.

2) विभाग प्रमुख, अतिक्रमण तथा अनधिकृत बांधकाम निर्मूलन विभाग

ट न न ४	
दस्त क्र. ०२५९/२०२१	
<i>(Signature)</i>	<i>(Signature)</i>



गाव नमुना सात

अधिकार अभिलेख पत्रक  
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया ( तयार करणे व सुस्थितीत ठेवणे )  
नियम, १९६१ यातील नियम ३, ५, ६ आणि ७ )

गाव :- घोडवंदर

तालुका :- ठाणे

जिल्हा :- ठाणे

दिनांक:- 23/01/2017 पर्यंत अदयावत

गट क्रमांक व भुधारणा पद्धती उपविभाग 25/2 भोगवटादार वर्ग -1	भोगवटदाराचे नांव		खाते क्रमांक
शेतीचे स्थानिक नांव	क्षेत्र आकारआणे पै	पो.ख. फे.फा	खाते क्रमांक
क्षेत्र हे.आं.र.चौ.मी एकक निरायत 1.55.95 वागायत - तरी - वरकस - इतर - एकुण 1.55.95 क्षेत्र पोटखराब (लागवडीस अयोग्य) वर्ग (अ) 0.01.90 (ब) - एकुण पो 0.01.90 ख आकारणी 17.50 जुडी किंवा विशेष आकारणी	[ मे. जे.पी.इन्फ्रा कन्स्ट्रक्शनचे भागिदार [ विजय जैन [ मे. आर एन ए. विल्डसचे भागिदार [ सारंगा अगरवाल 0.47.3017.50 अनिल कुमार अगरवाल 1.55.9557.70 मे. आर एन ए. विल्डर्स चे भागिदार	(1858) (1858) (2714) (2714) (2714) (2714) (2714)	[441], 443 कुळाचे नाव इतर अधिकार इतर [ इतर ] (2491) [ दि.इस्टेट इनव्हेस्टमेन्ट कं.लि. ] (2491). इतर ना.ज.क.धा.अधिनियम १९६६ च्या मंजूर कलम २०/२१ खालील योजने अंतर्गतचे क्षेत्र तसेच पूर्वपरवानगी शिवाय हस्तांतरण बंदी (2720)
	(304),(332),(438),(685),(808),(810),(1195),(1426),(1606), (1854),(2714),(2821)		सीमा आणि भुमापन चिन्हे

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दस्त क्र. २२६/२०१७

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१६२



गाव नमुना घाटा

दिनांक:- 23/01/2017 पर्यंत अदयावत

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम

गाव: घोडबंदर

२९ )  
ता. नुका: ठाणे

जिल्हा: ठाणे

		पिकाखालील क्षेत्राचा तपशील									निर्मळपिकाखालील		जल सिंचनाचे साधन	क्षेत्र
		मिश्र पिकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन						
		मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येकाखालील क्षेत्र										
वर्ष	हंगाम	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र			
2015-16	खरीप									पडळ	1.5595			

तलास: घोडबंदर  
ता. जि. ठाणे

**ट न न ४**  
दस्त क्र. २२९६/२०२३  
४४ १६२



गाव नमुना सात

अधिकार अभिलेख पत्रक  
 (महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम,  
 १९६१ यातील नियम ३, ५, ६ आणि ७)

गाव :- घोडवंदर

तालुका :- ठाणे

जिल्हा :- ठाणे

दिनांक :- ०२/१०/२०१६ पर्यंत अद्यावत

गट क्रमांक व भुधारणा पत्रकी उपविभाग 112/1 भोगवटादार वर्ग-1		भोगवटदाराचे नाव	
शेतीचे स्थानिक नाव	क्षेत्र आकारआणे पे पो.ख. फे.फा	खाले क्रमांक	
क्षेत्र एकक हे.आर.चौ.मी	[नारायण बाळकृष्ण भोईर 0.13.302.00	(1176)	[404], [625], 894
जिरायत 0.13.40	[महादेव बाळकृष्ण भोईर	(1176)	कुळाचे नाव
बागायत -	[शांतीबाई रामचंद्र म्हात्रे	(1176)	[- साधे कुळा (1089)
तरी -	[भिमाबाई शंकर भोईर	(1176)	[आनंदराव शिववार.]
वरकस -	[प्रभाकर शंकर भोईर	(1177)	1089)
इतर -	[पुष्पाबाई काशिनाथ ठाकर	(1177)	इतर अधिकार
	[भानुमती बाकसिंग चहले	(1177)	तुकडा
	[शंकरतला वसंत तागडी	(1177)	इतर
	[नरेश शंकर भोईर	(1179)	खरेदी दिनांकापासून ५ वर्षाचे
एकुण क्षेत्र 0.13.40	[मंजुळा वासुदेव भोईर	(1179)	आत विनशेती वापर करणेचा
	[पदमाकर वासुदेव भोईर	(1179)	आहे (1178)
	[रमाकात वासुदेव भोईर	(1179)	[इतर] (2618)
	[माणिकबाई मुरलीधर भोईर	(1179)	[दि.इस्टेट इनव्हेसमेन्ट
पोटखराब (लागवडीस अयोग्य)	[पदमावती राजाराम	(1179)	कॅ.लि.] (2618)
वर्ग (अ) -	[रंजनी सदाशिव देसले	(1179)	
वर्ग (ब) -	[जयश्री मुरलीधर	(1179)	
एकुण पो 0.00.00	[कुंदा मुरलीधर	(1179)	
ख	[रत्ना मुरलीधर	(1179)	
	--- सामाईक क्षेत्र ---		
आकारणी 2.03	[जॉर्डन एस. परेसा	(2801)	
	मे. सेवन इलेवन कंस्ट्रक्शन प्रा. 0.13.402.03	(2801)	
जूडी किंवा विशेष आकारणी	लि. धे डायरेक्टर संजय सखाराम सुर्वे		
(304),(313),(332),(436),(774),(808),(810),(1089),(1176),		सीमा आणि भुमापन चिन्हे	
(1177),(1178),(1179),(1195),(2557),(2558),(2617),(2618),			
2778)			

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 दस्त क्र. 22६/२०१७  
 ०५ १६२



बाय नमुना बाय  
अधिकार अभिलेख पत्रक  
दिनांक:- 02/10/2016 पर्यंत अदयावत  
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)  
गाव: घोडबंदर तालुका: ठाणे जिल्हा: ठाणे

		पिकाखालील क्षेत्राचा तपशील							निर्भळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा	
		मिश्र पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र				स्वरूप	क्षेत्र			
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येकाखालील क्षेत्र			पिकाचे नाव	जल सिंचित			अजल सिंचित	जल सिंचित	अजल सिंचित
		जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित							
2013-14	खरीप												
2014-15	खरीप												
2015-16	खरीप									पडळ	0.1340		

तलाठी:   
ता. जि. ठाणे

ट न न ४	
दस्त क्र. २५९/२०२३	
४९	१९२



गाव नमुना सात

अधिकार अभिलेख पत्रक  
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

गाव :- घोडबंदर

तालुका :- ठाणे

जिल्हा :- ठाणे

दिनांक:- 05/11/2016 पर्यंत अदयावत

गट क्रमांक व भुधारणा पद्धती उपविभाग 111/1/2	भोगवटादार वर्ग -1	भोगवटादाराचे नाव	क्षेत्र आकार आणि पै. पो.ख. फे.फा	खाते क्रमांक
क्षेत्र एकक हे.आर.चौ.मी	मे.आर.एन.ए.कार्प.प्रा.लि.चे डायरेक्टर	(2179)	361, [748]	कुळाचे नाव इतर अधिकार
जिरायत 0.26.70	अनिलकुमार अग्रवाल	(2179)		
बागायत -	सामाईक क्षेत्र	0.26.703.07 0.02.00		
तरी -	निर्मला शंकर प्राटील	(1926)		
वरकस -				
इतर -				
एकुण क्षेत्र 0.26.70				
पोटखराब (लागवडीस अयोग्य)				
वर्ग (अ) 0.02.00				
वर्ग (ब) -				
एकुण पो 0.02.00				
ख				
आकारणी 3.07				
जूडी किंवा विशेष आकारणी				
			(304),(313),(332),(808),(810),(841),(1195),(1268),(1410), (1436),(1581),(1591),(1653),(1659),(1716),(2179),(2500), (2778)	सीमा आणि भुमापन चिन्हे

ट न न ४

दस्त क्र. २२६६/२०१३

१०९

१६२



गाव नमुना बारा

दिनांक:- 05/11/2016 पर्यंत अदयावत

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)  
गाव: घोडबंदर तालुका: ठाणे जिल्हा: ठाणे

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील						निर्भळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा	
		मिश्र पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र			स्वरूप	क्षेत्र			
		मिश्रणाचा संकेत क्रमांक	घटक पिके घ प्रत्येकाखालील क्षेत्र	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित					अजल सिंचित
2013-14	खरीप								पडळ	0.2670		
	संपूर्ण वर्ष								पडळ	0.0000		
2014-15	खरीप								पडळ	0.2670		
	संपूर्ण वर्ष								पडळ	0.0000		



माय नमुना द्वारा दिनांक:- 05/11/2016 पर्यंत अदयावत  
अधिकार अभिलेख पत्रक  
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम २९)  
गाव: घोडबंदर तालुका: ठाणे जिल्हा: ठाणे

		पिकाखालील क्षेत्राचा तपशील									निर्मळपिकाखालील लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र			निर्मळ पिकाखालील क्षेत्र									
वर्ष	हंगाम	मिक्षणाचा संकेत क्रमांक		घटक पिके व प्रत्येकाखालील क्षेत्र						स्वरूप	क्षेत्र			
		जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित					
2015-16	खरीप										पडळ	0.2670		
	संपूर्ण वर्ष										पडळ	0.0000		

तलाठी सैफा घोडबंदर  
ता. - ठाणे, जि. ठाणे.

ट न न ४	
दस्त क्र. २२८६/२०२३	
१६२	१६२



गाव नमुना सात

अधिकार अभिलेख पत्रक  
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम,  
१९६१ यातील नियम ३, ५, ६ आणि ७)

गाव :- घोडवंदर

तालुका :- ठाणे

जिल्हा :- ठाणे

दिनांक:- 21/09/2016 पर्यंत अदयावत

गट क्रमांक व भुधारणा पद्धती उपविभाग 111/1/1	भोगवटदाराचे नांव भोगवटदार वर्ग - 1	
शेतीचे स्थानिक नांव	क्षेत्र आकारआणे पै पो.ख. फे.फा	खाते क्रमांक
क्षेत्र एकक हे.आर.चौ.मी	मे.आर एन ए कॉर्प प्रा.लि. चे डायरेक्टर अनिलकुमार अग्रवाल सामाईक क्षेत्र 0.24.302.82 0.02.00	(2175) 361, [748] कुळाचे नाव इतर अधिकार
जिरायत 0.24.30		
वागायत -		
तरी -	निर्मला शंकर पाटील	(1926)
वरकस -		
इतर -		
एकुण क्षेत्र 0.24.30		
पोटखराब (लागवडीस अयोग्य)		
वर्ग (अ) 0.02.00		
वर्ग (ब) -		
एकुण पो ख		
आकारणी 2.82		
जूडी किंवा विशेष आकारणी		
(304),(313),(332),(808),(810),(841),(1195),(1219),(1268), (1410),(1436),(1581),(1591),(1653),(2166),(2175),(2500), (2778)		सीमा आणि भुमापन चिन्हे

ट न न ४

दस्त क्र. २२५६ / २०१३

७६२



गाव नमुना बारा

दिनांक:- 21/09/2016 पर्यंत अदयावत

अधिकार अभिलेख पत्रक

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (करणे व सुस्थितीत ठेवणे) नियम, १९६१ यातील नियम २९)  
गाव: घोडवंदर तालुका: ठाणे जिल्हा: ठाणे

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील							निर्मळपिकाखालील हागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
		मिश्र पिकाखालील क्षेत्र				निर्मळ पिकाखालील क्षेत्र						
		मिश्रणाचा संकेत क्रमांक	घटक पिके व प्रत्येकाखालील क्षेत्र		पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव				जल सिंचित
2013-14	खरीप									पडळ	0.2430	
	संपूर्ण वर्ष									पडळ	0.0000	
2014-15	खरीप									पडळ	0.2430	
	संपूर्ण वर्ष									पडळ	0.0000	

612

गाव नमुना बारा  
अधिकार अभिलेख पत्रक  
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (करण व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)  
गाव: घोडबंदर तालुका: ठाणे जिल्हा: ठाणे

दिनांक:- 21/09/2016 पर्यंत अदयावत

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									निर्भळपिकाखालील नागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा		
		मिश्र पिकाखालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र										
		मिश्रणाचा संकेत क्रमांक	घटक पिके व प्रत्येकाखालील क्षेत्र		पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित				स्वरूप	क्षेत्र
2015-16	खरीप											पडळ	0.2430		
	संपूर्ण वर्ष											पडळ	0.0000		

तलाठी ~~सुझा~~ घोडबंदर  
ता. - ठाणे, जि. ठाणे.

ट न न ४  
दस्त क्र. २२५६/२०२३  
५० १६२



# THE ESTATE INVESTMENT CO. PVT. LTD.

Seksaria Chambers, 4th Floor,  
139, Nagindas Master Road,  
Mumbai - 400 001.  
Email : mail@govindgroup.net

ED/93

18<sup>th</sup> December, 2015

The Tahsildar,  
Thane.

Dear Sir,

Sub: Our NOC for correcting record of rights.

Our name has been erroneously continued in the record of rights in respect of the following Survey No. which is "SUTI" land.

Old S. No.	New S. No.	Hissa No.	Village	Area Approx. (Sq.Mtr.)
*25*	*NIL*	*1*	Ghodbunder	*6175*

Name of Occupant Shri Gajanan Govind & Ors.

We have therefore to request you to kindly remove our name from the "Kabjedar / Other Rights" column of the record of rights in respect, only of the land described in table above, after following the due procedure as necessary, we further say that we have no objection if N.A. and / or Development permission is granted by your goodself or an other Competent Authority, but at cost and consequences of M/s. RNA Corp. Pvt. Ltd. at whose request we have issued this NOC.

Yours faithfully,

For THE ESTATE INVESTMENT CO. PVT. LTD.,

Constituted Attorney

c.c.: [1] The Collector,  
Thane.

[2] The Commissioner,  
Mira Bhayander Municipal Corpn.



त न न ४	
दस्त क्र. २२९/२०२३	
Phone : 2264 3344	१६२
५९	



24/2

mail : mail@govindgroup.net

Phone 2264 3344 (4 Lines)  
Fax : 91 (022) 2264 3377

# THE ESTATE INVESTMENT CO. PRIVATE LTD.

Seksara Chambers, 4th Floor,  
139, Nagindas Master Road,  
Mumbai - 400 001

ED/33'

13<sup>th</sup> May, 2013

The Tahsildar,  
Thane.

Dear Sir,

**Sub: Our NOC for correcting record of rights.**

Our name has been erroneously continued in the record of rights in respect of the following Survey No. which is "SUTI" land.

Old S. No.	New S. No.	Hissa No.	Village	Area Approx. (Sq.Metres)
*22*	*NIL*	*3*	Ghodbunder	*580*
*22*	*NIL*	*1c*	Ghodbunder	*2000*
*25*	*NIL*	*2*	Ghodbunder	*4810*
*111*	*NIL*	*8*	Ghodbunder	*3700*
*113*	*NIL*	*1*	Ghodbunder	*400*

Name of Occupant R.N.A. Builder

We have therefore to request you to kindly remove our name from the "Kabjedar / Other Rights" column of the record of rights in respect, only of the land described in table above, after following the due procedure as necessary, but at cost and consequences of R.N.A. Builders at whose request we have issued this NOC.

Yours faithfully,

For THE ESTATE INVESTMENT CO. PVT. LTD.

Constituted Attorney

c.c.: [1] The Collector,  
Thane

[2] The Commissioner,  
Mira-Bhayander Municipal Corpn.

<b>ट न न ४</b>	
दस्त क्र. २२५६/२०२३	
५२	१६२



# THE ESTATE INVESTMENT CO. PRIVATE LTD.

Seksona Chambers 4th Floor  
139 Nagindas Master Road  
Mumbai - 400 001

FI/86

10<sup>th</sup> June 2013

The Tahsildar,  
Thane.

Dear Sir,

Sub: Our NOC for correcting record of rights.

Our name has been erroneously continued in the record of rights in respect of the following Survey No. which is "SUTI" land.

Old S. No.	New S. No.	Hissa No.	Village	Area Approx. (Sq.Motres)
*25*	*NIL*	*3*	Ghodbunder	*4800*
*26*	*NIL*	*6*	Ghodbunder	*3900*
*109*	*NIL*	*9*	Ghodbunder	*3840*
*110*	*NIL*	*3*	Ghodbunder	*2630*

Name of Occupant R.N.A. Bullder

We have therefore to request you to kindly remove our name from the "Kabjedar / Other Rights" column of the record of rights in respect, only of the land described in table above, after following the due procedure as necessary, but at cost and consequences of R.N.A. Bullders at whose request we have issued this NOC.

Yours faithfully,

For THE ESTATE INVESTMENT CO. PVT. LTD.,

Constituted Attorney

c.c.: [1] The Collector,  
Thane.

[2] The Commissioner,  
Mira Bhayander Municipal Corpn.



ट न न ४	
दस्तक्र. २२६/२०२३	
५३	९६२



## THE ESTATE INVESTMENT CO. PRIVATE LTD.

Seksana Chambers, 4th Floor,  
139, Nagindas Master Road,  
Mumbai - 400 001

ED/46

13<sup>th</sup> May, 2013The Tahsildar,  
Thane.

Dear Sir,

Sub: Our NOC for correcting record of rights.

Our name has been erroneously continued in the record of rights in respect of the following Survey No. which is "SUTI" land.

Old S. No.	New S. No.	Hissa No.	Village	Area Approx. (Sq.Metres)
*27*	*NIL*	*8*	Ghodbunder	*810*
*27*	*NIL*	*7*	Ghodbunder	*960*
*109*	*NIL*	*4*	Ghodbunder	*710*
*111*	*NIL*	*1/1*	Ghodbunder	*2630*
*111*	*NIL*	*1/2*	Ghodbunder	*2870*

Name of Occupant R.N.A. Corp. Pvt. Ltd.

We have therefore to request you to kindly remove our name from the "Kabjedar / Other Rights" column of the record of rights in respect, only of the land described in table above, after following the due procedure as necessary, but at cost and consequences of R.N.A. Builders at whose request we have issued this NOC.

Yours faithfully,

For THE ESTATE INVESTMENT CO. PVT. LTD.,

Constituted Attorney

c.c.: [1] The Collector,  
Thane.[2] The Commissioner,  
Mira Bhayander Municipal Corpn.

ट न न ४	
दस्त क्र. २२६ / २०२३	
५०	१६२



Email : elcpl@vsnl.com

Phone : 2264 3344 (4 Lines)  
Fax : 91 (022) 2264 3377

# THE ESTATE INVESTMENT CO. PRIVATE LTD.

ED/387

Seksaria Chambers, 4th Floor  
139, Nagindas Master Road,  
Mumbai - 400 001.  
13<sup>th</sup> March, 2014

The Tahsildar,  
Thane.

Dear Sir,

Sub: Our NOC for correcting record of rights.

Our name has been erroneously continued in the record of rights in respect of the following Survey No. which is "SUTI" land.

Old S. No.	New S. No.	Hissa No.	Village	Area Approx. (Sq.Metres)
*112*	*NIL*	*1*	Ghodbunder	*1340*

Name of Occupant Smt. Ramabai Anandrao KANI & Ors.

We have therefore to request you to kindly remove our name from the "Kabjedar / Other Rights" column of the record of rights in respect, only of the land described in table above, after following the due procedure as necessary, but at cost and consequences of Shri Jorden Pareira. at whose request we have issued this NOC.

Yours faithfully,

FOR THE ESTATE INVESTMENT CO. PVT. LTD.,

Constituted Attorney

c.c.: [1] The Collector,  
Thane.

[2] The Commissioner,

Mira Bhayander Municipal Corpn.

ट न न ४	
दस्त क्र. 2252 / 2013	
५५	१६२



A 285



Dt. 25.09.2015

SEARCH REPORT

TO,

.....  
.....

Subject : Investigation of search in respect of

Schedule : All that piece and parcels of land bearing Survey No 25 Hissa No 1,2,3 Village Ghodbunder Taluka Dist Thane.

Dear Sir,

As per your instruction, I have carried out the search of the above said property. in Sub- Registrar's office at Thane 1, 2, 4, 5, 7, 10 for the period from the year 1986 to 2015 (30 years) respectively.

Records at Thane, 1 S.R.O.

1986	Nil ( some page Torn)
1987	Nil ( some page Torn)
1988	Nil ( some page Torn)
1989	Nil ( some page Torn)
1990	Nil ( some page Torn)
1991	Nil ( some page Torn)
2005	Nil ( Mixed index)
2006	Nil ( Mixed index)
2007	Nil ( Mixed index)
2008	Nil ( Mixed index)
2009	Nil ( Mixed index)
2010	Nil ( Mixed index)
2011	Nil ( Mixed index)
2012	Nil ( Mixed index)
2013	Nil ( Mixed index)
2014	Nil ( Mixed index)
2015	Nil ( Mixed index)

Records at Thane, 2 S.R.O.

1991	Nil ( some page Torn)
1992	Nil ( some page Torn)
1993	Nil ( some page Torn)
1994	Nil ( some page Torn)
1995	Nil ( some page Torn)
1996	Nil ( some page Torn)

ट न न ४  
दस्त क्र. २२८६ / २०२३  
५६ १६२



*(Handwritten signature)*

1997 Nil (some page Torn)  
 1998 Nil (some page Torn)  
 1999 Nil (some page Torn)  
 2000 Nil (some page Torn)  
 2001 Nil (some page Torn)  
 2002 Nil  
 2003 Nil  
 2004 Nil

2005 Nil (Mixed index)  
 2006 Nil (Mixed index)  
 2007 Entry Fond

**Nature of Document :- Sale Deed**  
**Between**

Usha Ramakant Patil & others ..... Seller

To,

R.N. builder Partner Anil kumar Agrawal through C.A. fulchand Mourya  
 ..... purchaser

Execution Date :- 04.12.2007

Indexed Date :- 04.12.2007

Agreement Value :- Rs. 1,88,35,000/-

Market Value :- Rs. 11,35,000/-

Doc. Sr. No. :- Thane -2- 8687/2007

Schedule Survey 25 Hissa No 2; admeasuring area 4810 sq mtrs

2008 Entry Found

**Nature of Document :- Deed of conveyance**  
**Between**

Jayavant Devram Patil & others through R.N. builder Partner Anil kumar  
 Agrawal through C.A. fulchand Mourya ..... Seller

To,

R.N. builder Partner Sarang Agrawal through C.A. fulchand Mourya  
 ..... purchaser

Execution Date :- 29.09.2008

Indexed Date :- 29.09.2008

Agreement Value :- Rs. 11,35,000/-

Market Value :- Rs. 1,88,35,000/-

Doc. Sr. No. :- Thane -2- 8255/2008

Schedule Survey 25 Hissa No 2, admeasuring area 4810 sq mtrs

Note : principle sale Deed agreement of 8687/2007 Thane -2 dtd 4.12.2007

2009 Nil (Mixed index)  
 2010 Nil (Mixed index)  
 2011 Nil (Mixed index)  
 2012 Nil (Mixed index)  
 2013 Nil (Mixed index)

पुर्चसेर	
ट न न ४	
दस्तावेज २२९६/२०२३	
५६	१६२



*(Handwritten signature)*

2014 Nil ( Mixed index)  
2015 Nil ( Mixed index)

**Records at Thane, 4 S.R.O.**

2005 Nil ( Mixed index)  
2006 Entry Found

**Nature of Document :- Deed of conveyance**

Between

Dr. Gopinath Ramchandra Bhoir & others through R.N. builder Partner Anil  
kumar Agrawal through C.A. fulchand Mourya ..... Seller

To,

R.N. builder Partner Saranga Agrawal through C.A. fulchand Mourya  
..... purchaser

Execution Date :- 18.11.2006

Indexed Date : - 02.12.2006

Agreement Value : - Rs. 0/-

Market Value : - Rs.0/-

Doc. Sr. No. : - Thane -4- 9974/2006

Schedule Survey 25 Hissa No 1, & others .

2007 Nil  
2008 Nil  
2009 Nil  
2010 Nil  
2011 Entry Found

**Nature of Document :- Power of Attorney**

Between

Ramakant Devram Patil ..... Executant

To,

Santosh More ..... Power of Attorney Holder

Execution Date :- 18.08.2011

Indexed Date : - 03.09.2011

Agreement Value : - Rs. 1/-

Market Value : - Rs.1/-

Doc. Sr. No. : - Thane -4- 7012/2011

Schedule Survey 25 Hissa No 3, admeasuring area 4800 sq mtrs & others

**Nature of Document :- Power of Attorney**

Between

Ramakant Devram Patil ..... Executant

To,

Santosh More ..... Power of Attorney Holder

Execution Date :- 18.08.2011

Indexed Date : - 03.09.2011

Agreement Value : - Rs. 1/-

Market Value : - Rs.1/-

Doc. Sr. No. : - Thane -4- 7013/2011

Schedule Survey 25 Hissa No 3, & others

<b>ट न न ४</b>	
Executant	
दस्त क्र. २२६ / २०२३	
Power of Attorney Holder	
५८	७६२



*Handwritten signature or mark.*

**Nature of Document :- Power of Attorney**  
Between

Ramakant Devram Patil ..... Executant  
To,

Santosh More ..... Power of Attorney Holder

Execution Date :- 18.08.2011

Indexed Date : - 03.09.2011

Agreement Value :- Rs. 1/-

Market Value :- Rs.1/-

Doc. Sr. No. :- Thane -4- 7014/2011

Schedule Survey 25 Hissa No 3, & others

**Nature of Document :- Power of Attorney**  
Between

Ramakant Devram Patil ..... Executant

To,

Santosh More ..... Power of Attorney Holder

Execution Date :- 15.09.2011

Indexed Date : - 22.09.2011

Agreement Value :- Rs. 1/-

Market Value :- Rs.1/-

Doc. Sr. No. :- Thane -4- 7433/2011

Schedule Survey 25 Hissa No 3, & others

**Nature of Document :- Deed of conveyance**  
Between

Sadanand P. Hazare & others ..... Seller

To,

M/s J.P. Infra (m) Pvt Ltd Dir. Vijay Jain..... purchaser

Execution Date :- 19.12.2011

Indexed Date : - 21.12.2011

Agreement Value :- Rs. 4,00,00,000/-

Market Value :- Rs.11,46,90,000/-

Doc. Sr. No. :- Thane -4- 9612/2011

Schedule Survey 25 Hissa No 1, admeasuring are 3435 sqmtrs.

ट न न ४	
दस्तावेज नं. २२६/२०१३	
५६	१६२



2012 Entry Found

**Nature of Document :- Agreement for sale**  
Between

R.N. builder Partner Anil kumar Agrawal through C.A. fulchand Mourya .....

Seller

To,

Gopinath Ramchandra Bhoir & other for self Sadanand P. Hazare ..... purchaser

*(Signature)*

Execution Date :- 27.01.2012

Indexed Date : - 27.01.2012

Agreement Value : - Rs. 0/-

Market Value :- Rs.0/-

Doc. Sr. No. : - Thane -4- 635/2012

Schedule Survey 25 Hissa No 1, & others

Civil suit No 681/08

2013 Nil  
2014 Nil  
2015 Index not ready

**Records at Thane, 5 S.R.O.**

005 Nil (Mixed index)  
006 Nil (Mixed index)  
007 Nil (Mixed index)  
008 Entry Found

**ature of Document :- Conveyance Deed**  
etween

opinath Ramchandra Bhoir & others ..... Seller  
o,

adanand P. Hazare ..... purchaser

Execution Date :- 13.05.2008

Indexed Date : - 13.05.2008

Agreement Value : - Rs. 4,00,00,000/-

Market Value :- Rs19,40,58,400/-

Doc. Sr. No. : - Thane -5- 4082/2008

chedule Survey 25 Hissa No 1, admeasuring area 9610 sqmtrs & others

2009 Nil (Mixed index)  
2010 Nil (Mixed index)  
2011 Nil (Mixed index)  
2012 Nil (Mixed index)  
2013 Nil (Mixed index)  
2014 Nil (Mixed index)  
2015 Index not ready

**Records at Thane, 7 S.R.O.**

2005 Nil  
2006 Entry Found

ट न न ४	
दस्त क्र. २२५६/२०२३	
६०	१६२



*Handwritten signature/initials*

**Nature of Document :- Development Agreement  
Between**

Ravindra Laxman Bhoir & others ..... Seller

To,

Gynchand K. Jain & Kuldhev U Ostwal ..... purchaser

Execution Date :- 07.03.2006

Indexed Date : - 08.03.2006

Agreement Value : - Rs. 65,21,000/-

Market Value : - Rs7,24,20,000/-

Doc. Sr. No. : - Thane -7- 1762/2006

Schedule Survey 25 Hissa No 3, admeasuring area 2200 sqmtrs & others

2007 Nil

2008 Entry Found

**Nature of Document :- Rectification Deed**

Between

Gopinath Ramchandra Bhoir & others through C.A. Sadanand P. Hazare .....

Seller

To,

Sadanand P. Hazare ..... purchaser

Execution Date :- 02.08.2008

Indexed Date : - 05.08.2008

Agreement Value : - Rs. 1/-

Market Value : - Rs1/-

Doc. Sr. No. : - Thane -7- 5272/2008

Schedule Survey 25 Hissa No 1, admeasuring area 9610 sqmtrs & others

2009 Nil

2010 Nil

2011 Nil

2012 Nil

2013 Nil

2014 Nil

2015 Index not ready

**Records at Thane 10 S.R.O.**

2004 Nil

2005 Nil

2006 Nil

2007 Nil

2008 Nil

2009 Nil

2010 Nil

2011 Nil

2012 Nil

2013 Nil

ट न न ४	
दस्त क्र. २२५६ / २०२३	
६९	७६२

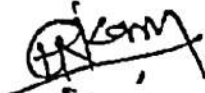


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Nil  
index not ready

(Note :- The computerized records of sub Registrar of Assurances not maintained properly also some Index II (Manually and computerized ) are missing from the records and hence this search report is based upon the Index II available in the SRO'S office subject to tom records/ missing records)

Yours Truly.



P. Nikam  
Search Clerk

ट न न ४	
दस्त क्र. २२६/२०२३	
६२	१६२



DL. 25.09.2015

SEARCH REPORT

TO,

.....  
.....

Subject : Investigation of search in respect of

Schedule : All that piece and parcels of land bearing Survey No 112 Hissa No 1, & 4 Village Ghodbunder Taluka Dist Thane.

Dear Sir,

As per your instruction, I have carried out the search of the above said property. in Sub- Registrar's office at Thane. 1, 2, 4, 5, 7, 10 for the period from the year 1986 to 2015 (30 years) respectively.

Records at Thane, 1 S.R.O.

1986 Nil ( some page Torn)  
1987 Nil ( some page Torn)  
1988 Entry Found

Nature of Document :- Sale certificate

By

Ramabahi Anandrao Kini .....

Execution Date :- 18.08.1988

Indexed Date : - 18.08.1988

Agreement Value :- Rs. 0/-

Market Value :- Rs.0/-

Doc. Sr. No. :- Thane -1- 5104/1988

Schedule Survey 112 Hissa No 1,

1989 Nil ( some page Torn)  
1990 Nil ( some page Torn)  
1991 Nil ( some page Torn)  
2005 Nil ( Mixed index)  
2006 Nil ( Mixed index)  
2007 Nil ( Mixed index)  
2008 Nil ( Mixed index)  
2009 Nil ( Mixed index)  
2010 Nil ( Mixed index)  
2011 Nil ( Mixed index)  
2012 Nil ( Mixed index)  
2013 Nil ( Mixed index)  
2014 Nil ( Mixed index)  
2015 Nil ( Mixed index)

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दस्त क्र. २२६/२०२३	
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**Records at Thane, 2 S.R.O.**

1991	Nil ( some page Torn)
1992	Nil ( some page Torn)
1993	Nil ( some page Torn)
1994	Nil ( some page Torn)
1995	Nil ( some page Torn)
1996	Nil ( some page Torn)
1997	Nil ( some page Torn)
1998	Nil ( some page Torn)
1999	Nil ( some page Torn)
2000	Nil ( some page Torn)
2001	Nil ( some page Torn)
2002	Nil
2003	Nil
2004	Nil
2005	Nil ( Mixed index)
2006	Nil ( Mixed index)
2007	Nil ( Mixed index)
2009	Nil ( Mixed index)
2010	Nil ( Mixed index)
2011	Nil ( Mixed index)
2012	Nil ( Mixed index)
2013	Nil ( Mixed index)
2014	Nil ( Mixed index)
2015	Nil ( Mixed index)

**Records at Thane, 4 S.R.O.**

2005	Nil ( Mixed index)
2006	Nil
2007	Nil
2008	Nil
2009	Nil
2010	Nil
2011	Entry Found

<b>ट न न ४</b>	
दस्त क्र. २२५६/२०२३	
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Nature of Document :- Power of Attorney

Between

Ramakant Devram Patil ..... Executant

To:

Santosh More ..... Power of Attorney Holder

Execution Date :- 18.08.2011

Indexed Date : - 03.09.2011

Agreement Value :- Rs. 1/-

Market Value :- Rs.1/-

Doc. Sr. No. :- Thane -4- 7012/2011

Schedule Survey 112 Hissa No 4, admeasuring area 320 sq mtrs & others

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**Nature of Document :- Power of Attorney**  
Between

Ramakant Devram Patil ..... Executant

To,

Santosh More ..... Power of Attorney Holder

Execution Date :- 18.08.2011

Indexed Date : - 03.09.2011

Agreement Value : - Rs. 1/-

Market Value : - Rs.1/-

Doc. Sr. No. : - Thane -4- 7013/2011

Schedule Survey 112 Hissa No 4, & others

**Nature of Document :- Power of Attorney**  
Between

Ramakant Devram Patil ..... Executant

To,

Santosh More ..... Power of Attorney Holder

Execution Date :- 18.08.2011

Indexed Date : - 03.09.2011

Agreement Value : - Rs. 1/-

Market Value : - Rs.1/-

Doc. Sr. No. : - Thane -4- 7014/2011

Schedule Survey 112 Hissa No 4, & others

**Nature of Document :- Power of Attorney**  
Between

Ramakant Devram Patil ..... Executant

To,

Santosh More ..... Power of Attorney Holder

Execution Date :- 15.09.2011

Indexed Date : - 22.09.2011

Agreement Value : - Rs. 1/-

Market Value : - Rs.1/-

Doc. Sr. No. : - Thane -4- 7433/2011

Schedule Survey 112 Hissa No 4, & others

2012	Nil
2013	Nil
2014	Nil
2015	Index not ready

Records at Thane, 5 S.R.O.

2005	Nil (Mixed index)
2006	Nil (Mixed index)
2007	Nil (Mixed index)
2008	Nil (Mixed index)

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दस्त क्र. २२६१०२३	
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....4....

2009 Nil (Mixed index)  
2010 Nil (Mixed index)  
2011 Nil (Mixed index)  
2012 Nil (Mixed index)  
2013 Nil (Mixed index)  
2014 Nil (Mixed index)  
2015 Index not ready

**Records at Thane, 7 S.R.O.**

2005 Nil  
2006 Entry Found

**Nature of Document :- Development Agreement  
Between**

Ravindra Laxman Bhoir & others ..... Seller  
To,

Gynchand K. Jain & Kuldeev U Ostwal ..... purchaser

Execution Date :- 07.03.2006

Indexed Date : - 08.03.2006

Agreement Value : - Rs. 65,21,000/-

Market Value : - Rs 7,24,20,000/-

Doc. Sr. No. :- Thane -7- 1762/2006

Schedule Survey 112 Hissa No4, admeasuring area 2200 sqmtrs & others

2007 Nil  
2008 Nil  
2009 Nil  
2010 Nil  
2011 Nil  
2012 Entry Found

**Nature of Document :- Agreement for sale**

Between

Ramabai Anant Kini & others ..... Seller

To,

Jorden S. Pariera ..... purchaser

Execution Date :- 26.09.2012

Indexed Date : - 01.10.2012

Agreement Value : - Rs. 22,20,000/-

Market Value : - Rs 2,28,59,500/-

Doc, Sr. No. :- Thane -7- 6712/2012

Schedule Survey 112 Hissa No 1, admeasuring area 1340 sqmtrs

**Nature of Document :- Power of Attorney**

Between

Ramabai Anant Kini & others ..... Executant

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.....5....

Jorden S. Pariera ..... Power of attorney holder

Execution Date :- 26.09.2012

Indexed Date : - 01.10.2012

Agreement Value : - Rs. 1/-

Market Value :- Rs 1/-

Doc. Sr. No. : - Thane -7- 6713/2012

Schedule Survey 112 Hissa No 1, admeasuring area 1340 sqmtrs  
2013 Nil

2014 Entry Found

Nature of Document :- Sale certificate

Between

Ramabai Anant Kini & others through Jorden Periera thr Manish Tirlotkar .....

Seller

To,

Tahisldar & Land acquisition Dept Thane ..... purchaser

Execution Date :- 05.02.2014

Indexed Date : - 05.02.2014

Agreement Value : - Rs. 1/-

Market Value :- Rs 1/-

Doc. Sr. No. : - Thane -7- 1015/2014

Schedule Survey 112 Hissa No 1, admeasuring area 1380 sqmtrs

2015 Index not ready

Records at Thane 10 S.R.O.

2004 Nil

2005 Nil

2006 Nil

2007 Nil

2008 Nil

2009 Nil

2010 Nil

2011 Nil

2012 Nil

2013 Nil

2014 Nil

2015 index not ready

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दस्त क्र. २२५६/२०२३	
६१०	१६२



(Note :- The computerized records of sub Registrar of Assurances not maintained properly also some Index II (Manually and computerized ) are missing from the records and hence this search report is based upon the Index II available in the SRO'S office subject to torn records/ missing records)

Yours Truly.



P. Nikam

Search Clerk

Dt. 25.09.2015

SEARCH REPORT

TO,

.....  
.....

Subject : Investigation of search in respect of

Schedule : All that piece and parcels of land bearing Survey No 111 Hissa No 1/1 ½ 2,3,4 Village Ghodbunder Taluka Dist Thane.

Dear Sir,

As per your instruction, I have carried out the search of the above said property. in Sub- Registrar's office at Thane 1, 2, 4, 5, 7, 10 for the period from the year 1986 to 2015 (30 years) respectively.

Records at Thane, 1 S.R.O.

1986 Nil ( some page Torn)  
1987 Nil ( some page Torn)  
1988 Nil ( some page Torn)  
1989 Nil ( some page Torn)  
1990 Nil ( some page Torn)  
1991 Nil ( some page Torn)

2005 Nil ( Mixed index)  
2006 Nil ( Mixed index)  
2007 Nil ( Mixed index)  
2008 Nil ( Mixed index)  
2009 Entry Found

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रि.क्र. 2258/2023	
६५	१६२



Nature of Document :- Agreement for sale

Between

Pradip Mahadev Patil & others ..... Seller

To,

Kasam Shaikh through R.N.A builder through C.A. Anil kumar Agrawal  
throu, C.A. fulchand Mourya ..... purchaser

Execution Date :- 12.01.2009

Indexed Date : - 12.01.2009

Agreement Value :- Rs. 1,16,50,000/-

Market Value :- Rs.1/-

Doc. Sr. No. :- Thane-1- 145/2009

Schedule Survey 111 Hissa No ½ , admeasuring area 2870 sq mtrs

*(Signature)*

**Nature of Document :- Power of Attorney**

Between

Pradip Mahadev Patil &amp; others ..... Executant

To,

Kasam Shaikh through R.N.A builder through C.A. Anil kumar Agrawal  
throu, C.A. fulchand Mourya ..... Power of attorney holder

Execution Date :- 12.01.2009

Indexed Date : - 12.01.2009

Agreement Value : - Rs. 0,-

Market Value : - Rs.0/-

Doc. Sr. No. : - Thane -1- 146/2009

Schedule Survey 111 Hissa No ½ , admeasuring area 2870 sq mtrs

**Nature of Document :- Agreement for sale**

Between

Pradip Mahadev Patil &amp; others ..... Seller

To,

Kasam Shaikh through R.N.A builder through C.A. Anil kumar Agrawal  
throu, C.A. fulchand Mourya ..... purchaser

Execution Date :- 12.01.2009

Indexed Date : - 12.01.2009

Agreement Value : - Rs. 1,33,50,000/-

Market Value : - Rs.1/-

Doc. Sr. No. : - Thane -1- 147/2009

Schedule Survey 111 Hissa No 1/1 , admeasuring area 2630 sq mtrs

**Nature of Document :- Power of Attorney**

Between

Pradip Mahadev Patil &amp; others ..... Executant

To,

Kasam Shaikh through R.N.A builder through C.A. Anil kumar Agrawal  
throu, C.A. fulchand Mourya ..... Power of Attorney

Execution Date :- 12.01.2009

Indexed Date : - 12.01.2009

Agreement Value : - Rs. 1,-

Market Value : - Rs.1/-

Doc. Sr. No. : - Thane -1- 148/2009

Schedule Survey 111 Hissa No 1/1 , admeasuring area 2630 sq mtrs

2010	Nil ( Mixed index)
2011	Nil ( Mixed index)
2012	Nil ( Mixed index)
2013	Nil ( Mixed index)
2014	Nil ( Mixed index)
2015	Nil ( Mixed index)

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६०९	१६२



*Pradip*

**Records at Thane, 2 S.R.O.**

1991 Nil ( some page Torn)  
1992 Nil ( some page Torn)  
1993 Nil ( some page Torn)  
1994 Nil ( some page Torn)  
1995 Nil ( some page Torn)  
1996 Entry Found

**Nature of Document :- Confirmation Deed**

Between

Gajanan Mahadev Patil & others ..... Seller

To,

Gajanan Mahadev Patil ..... purchaser

Execution Date :- 05.12.1995

Indexed Date : - 02.12.1996

Agreement Value : - Rs. 1,00,000/-

Market Value : - Rs.4,75,000/-

Doc. Sr. No. : - Thane -2- Volume No 171/99 1 to 26

Schedule Survey 111 Hissa No 3 , admeasuring area 6050 sq yards

1997 Nil ( some page Torn)  
1998 Nil ( some page Torn)  
1999 Nil ( some page Torn)  
2000 Nil ( some page Torn)  
2001 Nil ( some page Torn)  
2002 Nil  
2003 Nil  
2004 Nil

2005 Nil ( Mixed index)

2006 Nil ( Mixed index)

2007 Entry Fond

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दस्त क्र. 225E/2023	
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**Nature of Document :- Agreement for sale**

Between

Sadashiv Ramchandra Patil & others through M/s Mahesh Enterprises through prop. Bhimrao Ramji Chauhan..... Seller

To,

R.N.A builder through C.A. Anil kumar Agrawal throu, C.A. fulchand Mourya

..... purchaser

Execution Date :- 08.10.2007

Indexed Date : - 09.10.2007

Agreement Value : - Rs. 48,67,500/-

Market Value : - Rs.1,42,20,000/-

Doc. Sr. No. : - Thane -2- 7283/2007

Schedule Survey 111 Hissa No 3 , admeasuring area 3700 sq mtrs

2008 Nil  
2009 Nil ( Mixed index)  
2010 Nil ( Mixed index)

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2011 Nil (Mixed index)  
2012 Nil (Mixed index)  
2013 Entry Found

**Nature of Document :- Sale certificate**  
Between

Tahsildar & Land acquisition Dept Thane ..... Seller  
To,

Ramchandra Narayan Kini ..... purchaser

Execution Date :- 15.03.2013

Indexed Date : - 15.03.2013

Agreement Value : - Rs. 1/-

Market Value : - Rs.1/-

Doc. Sr. No. : - Thane -2- 2251/2013

Schedule Survey 111 Hissa No 3 , 2 admeasuring area 5000 sq mtrs

2014 Nil (Mixed index)  
2015 Index not ready

**Records at Thane, 4 S.R.O.**

2005 Nil  
2006 Nil  
2007 Nil  
2008 Nil  
2009 Nil  
2010 Nil  
2011 Entry Found

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**Nature of Document :- Agreement for sale**

Between

Ramchandra Narayan Kini & others through C.A M/s Vinson Project India Pvt  
Ltd Dir. Vinesh R. Shah through C.A. Sayyed Muzaffar Hussain through C.A  
Avinash Kandalkar ..... Seller

To,

R.N. A. copr. Pvt Ltd Dir. Anil kumar through C.A. fulchand Mourya .....  
purchaser

Execution Date :- 20.04.2011

Indexed Date : - 25.05.2011

Agreement Value : - Rs. 10,99,77,890/-

Market Value : - Rs.21,88,24,500/-

Doc. Sr. No. : - Thane -4- 4324/2011

Schedule Survey 111 Hissa No 2, admeasuring are 5000 sqmtrs & others

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**Nature of Document :- Power of Attorney**

Between

Ramchandra Narayan Kini & others through C.A M/s Vinsón Project India Pvt  
Ltd Dir. Vinesh R. Shah through C.A. Sayyed Muzaffar Hussain through C.A  
Avinash Kandalkar ..... Executant

To,

R.N. copr. Pvt Ltd Dir. Anil kumar through C.A. fulchand Mourya .....

Power of Attorney holder

Execution Date :- 21.04.2011

Indexed Date : - 25.05.2011

Agreement Value :- Rs. 1/-

Market Value :- Rs.1/-

Doc. Sr. No. :- Thane -4- 4325/2011

Schedule Survey 111 Hissa No 2, admeasuring are 5000 sqmtrs &amp; others

**Nature of Document :- Power of Attorney**

Between

Ramchandra Narayan Kini & others ..... Executant

To,

R.N. A. copr. Pvt Ltd Dir. Anil kumar through C.A. fulchand Mourya .....

Power of Attorney holder

Execution Date :- 21.05.2011

Indexed Date : - 23.05.2011

Agreement Value :- Rs. 1/-

Market Value :- Rs.1/-

Doc. Sr. No. :- Thane -4- 4338/2011

Schedule Survey 111 Hissa No 2, 3 admeasuring are 5000 sqmtrs &amp; others

Note : power of Documents no 4324/2011

**Nature of Document :- Deed of conveyance**

Between

Harischandra Manik Patil & others ..... Seller

To,

R.N. A. copr. Pvt Ltd Dir. Anil kumar Agrawal through C.A. fulchand Mourya

..... purchaser

Execution Date :- 08.09.2011

Indexed Date : - 08.09.2011

Agreement Value :- Rs. 4,91,00,000/-

Market Value :- Rs.5,61,74,000/-

Doc. Sr. No. :- Thane -4- 7118/2011

Schedule Survey 111 Hissa No 1/1, admeasuring are 2630 sqmtrs &amp; others

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**Nature of Document :- Power of Attorney**

Between

Harischandra Manik Patil & others ..... Executant

To,

R.N. A. copr. Pvt Ltd Dir. Anil kumar Agrawal through C.A. fulchand Mourya  
..... Power of Attorney holder

Execution Date :- 08.09.2011

Indexed Date : - 08.09.2011

Agreement Value : - Rs. 1/-

Market Value : - Rs.1/-

Doc. Sr. No. : - Thane -4- 7120/2011

Schedule Survey 111 Hissa No 1/1, admeasuring are 2630 sqmtrs & others

**Nature of Document :- Power of Attorney**

Between

Droupati H Patil & others ..... Executant

To,

R.N. A. copr. Pvt Ltd Dir. Anil kumar Agrawal through C.A. fulchand Mourya  
..... Power of Attorney holder

Execution Date :- 08.09.2011

Indexed Date : - 08.09.2011

Agreement Value : - Rs. 1/-

Market Value : - Rs.1/-

Doc. Sr. No. : - Thane -4- 7121/2011

Schedule Survey 111 Hissa No 1/1, admeasuring are 2630 sqmtrs & others

Note : Power of attorney of Document No 7118/2011

**Nature of Document :- Deed of conveyance**

Between

Harischandra Manik Patil & others ..... Seller

To,

R.N. A. copr. Pvt Ltd Dir. Anil kumar Agrawal through C.A. fulchand Mourya  
..... purchaser

Execution Date :- 08.09.2011

Indexed Date : - 08.09.2011

Agreement Value : - Rs. 1,94,00,000/-

Market Value : - Rs.2,49,51,000/-

Doc. Sr. No. : - Thane -4- 7123/2011

Schedule Survey 111 Hissa No ½, admeasuring are 2870 sqmtrs

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**Nature of Document :- Power of Attorney**

Between

Harischandra Manik Patil & others ..... Executant

To,

R.N. A. copr. Pvt Ltd Dir. Anil kumar Agrawal through C.A. fulchand Mourya  
..... Power of Attorney holder

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Execution Date :- 08.09.2011

Indexed Date : - 08.09.2011

Agreement Value : - Rs. 1/-

Market Value : - Rs.1/-

Doc. Sr. No. : - Thane -4- 7124/2011

Schedule Survey 111 Hissa No ½, admeasuring are 2870 sqmtrs

**Nature of Document :- Power of Attorney**

Between

Droupati H Patil & others ..... Executant

To,

R.N. A. copr. Pvt Ltd Dir. Anil kumar Agrawal through C.A. fulchand Mourya

..... Power of Attorney holder

Execution Date :- 08.09.2011

Indexed Date : - 08.09.2011

Agreement Value : - Rs. 1/-

Market Value : - Rs.1/-

Doc. Sr. No. : - Thane -4- 7125/2011

Schedule Survey 111 Hissa No ½, admeasuring are 2870 sqmtrs & others

Note : Power of attorney of Document No 7123/2011

2012	Nil
2013	Nil
2014	Nil
2015	Index not ready

**Records at Thane, 5 S.R.O.**

2005	Nil (Mixed index)
2006	Nil (Mixed index)
2007	Nil (Mixed index)
2008	Nil (Mixed index)
2009	Nil (Mixed index)
2010	Nil (Mixed index)
2011	Nil (Mixed index)
2012	Nil (Mixed index)
2013	Nil (Mixed index)
2014	Nil (Mixed index)
2015	Index not ready

**Records at Thane, 7 S.R.O.**

2005	Nil
2006	Nil
2007	Nil
2008	Nil
2009	Nil
2010	Nil

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2011 Entry Found

**Nature of Document :- Confirmation Deed**  
Between

Kasam Mohammed Shaikh & others ..... Seller  
To,

R.N. A. builder (A.A) Partner Anil kumar Agrawal through C.A. fulchand Mourya  
..... purchaser

Execution Date :- 03.03.2011

Indexed Date : - 05.03.2011

Agreement Value : - Rs. 1/-

Market Value : - Rs.1/-

Doc. Sr. No. : - Thane -7- 1735/2011

Schedule Survey 111 Hissa No 3 , admeasuring are 237.50 sq mtrs out of 950 sqmtrs

**Nature of Document :- Power of Attorney**  
Between

Premnath Kashinath Patil & others through Kasam Mohammed Shaikh ..... Seller  
To,

R.N. A. builder (A.A) Partner Anil kumar Agrawal through C.A. fulchand Mourya  
..... purchaser

Execution Date :- 18.08.2010

Indexed Date : - 05.03.2011

Agreement Value : - Rs. 1/-

Market Value : - Rs.1/-

Doc. Sr. No. : - Thane -7- 1736/2011

Schedule Survey 111 Hissa No 3 , admeasuring are 237.50 sq mtrs out of 950 sqmtrs

**Nature of Document :- Power of Attorney**  
Between

Kasam Mohammed Shaikh & others ..... Seller  
To,

R.N. A. builder (A.A) Partner Anil kumar Agrawal through C.A. fulchand Mourya  
..... purchaser

Execution Date :- 18.08.2010

Indexed Date : - 05.03.2011

Agreement Value : - Rs. 1/-

Market Value : - Rs.1/-

Doc. Sr. No. : - Thane -7- 1743/2011

Schedule Survey 111 Hissa No 3 , admeasuring are 237.50 sq mtrs out of 950 sqmtrs

2012 Nil

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2013 Entry Found

Nature of Document :- Agreement for sale  
Between

Kesarbai Dadaji Kini & others through C.A. M/s Vinson Proj thro Vinesh Shah  
through Sayyed Muzaffer Hussain through Anil Kumar Agrawal through C.A.  
fulchand Mourya ..... Seller

To,

R.N. A. builder Partner Anil kumar Agrawal through C.A. fulchand Mourya  
..... purchaser

Execution Date :- 28.11.2013

Indexed Date : - 28.11.2013

Agreement Value : - Rs. 1/-

Market Value : - Rs.1/-

Doc. Sr. No. : - Thane -7- 8807/2013

Schedule Survey 111 Hissa No 3 ; admeasuring are 5000 sq mtrs

2014 Entry found

Nature of Document :- Agreement for sale

Between

Hari Alies Harishchandra Manik patil & others ..... Seller

To,

Madhu Harshad Doshi through C.A. Dilesh C. Shah..... purchaser

Execution Date :- 22.09.2014

Indexed Date : - 22.09.2014

Agreement Value : - Rs. 19,00,000/-

Market Value : - Rs.6,46,80,000-

Doc. Sr. No. : - Thane -7- 7342/2014

Schedule Survey 111 Hissa No 4 , admeasuring are 2200 sq mtrs & others

2015 Index not ready

Records at Thane 10 S.R.O.

2004 Nil

2005 Nil

2006 Entry Found

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Nature of Document :- Power of Attorney

Between

Lilabai Gajanan Patil & others ..... Seller

To,

M/s K. M. C. Dev. Prop. Shri Kasam Mohd Shaikh

..... purchaser

Execution Date :- 03.10.2006

Indexed Date : - 27.10.2006

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....10...

Agreement Value : - Rs. 1/-

Market Value : - Rs.1/-

Doc. Sr. No. : - Thane -10- 8471/2006

Schedule Survey 111 Hissa No 2 , admeasuring are 5059 sqmtrs

Nature of Document :- Development Agreement  
Between

Pradip Mahadev Patil & others ..... Seller  
To,

Kasam Mohd. Shaikh ..... purchaser

Execution Date :- 15.04.2006

Indexed Date : - 26.04.2006

Agreement Value : - Rs. 31,33,900/-

Market Value : - Rs.1,25,78,640/-

Doc. Sr. No. : - Thane -10- 3269/2006

Schedule Survey 111 Hissa No 1 , admeasuring are 2833 sq mtrs

Nature of Document :- Power of Attorney

Between

Pradip Mahadev Patil & others ..... Executant  
To,

Kasam Mohd. Shaikh ..... Power of Attorney

Execution Date :- 15.04.2006

Indexed Date : - 26.04.2006

Agreement Value : - Rs. 1/-

Market Value : - Rs.1/-

Doc. Sr. No. : - Thane -10- 3278/2006

Schedule Survey 111 Hissa No 1 , admeasuring are 2833 sq mtrs

Nature of Document :- Power of Attorney

Between

Pradip Mahadev Patil & others ..... Executant

To,

Kasam Mohd. Shaikh ..... Power of Attorney

Execution Date :- 15.04.2006

Indexed Date :- 26.04.2006

Agreement Value: - Rs. 1/-

Market Value : - Rs.1/-

Doc. Sr. No. : - Thane -10- 3277/2006

Schedule Survey 111 Hissa No 1 , & others

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2007

Entry found

*Pradip*

**Nature of Document :- Development Agreement  
Between**

Lilabai Gajanan Patil & others ..... Seller

To,

Kasam Mohd. Shaikh & others ..... purchaser

Execution Date :- 30.05.2007

Indexed Date : - 31.05.2007

Agreement Value : - Rs. 36,50,000/-

Market Value : - Rs.1,97,11,500/-

Doc. Sr. No. : - Thane -10- 5031/2007

Schedule Survey 111 Hissa No 2 , admeasuring are 5060.40 sq mtrs

**Nature of Document :- Development Agreement  
Between**

Premnath Kashinath Patil & others ..... Seller

To,

Kasam Mohd. Shaikh & others ..... purchaser

Execution Date :- 01.08.2007

Indexed Date : - 01.08.2007

Agreement Value : - Rs. 29,40,600/-

Market Value : - Rs.86,65,000/-

Doc. Sr. No. : - Thane -10- 6883/2007

Schedule Survey 111 Hissa No 3 , & others

**Nature of Document :- Power of Attorney  
Between**

Premnath Kashinath Patil & others ..... Executant

To,

Kasam Mohd. Shaikh & others ..... Power of Attorney holder

Execution Date :- 01.08.2007

Indexed Date : - 01.08.2007

Agreement Value : - Rs. 1/-

Market Value : - Rs.1/-

Doc. Sr. No. : - Thane -10- 6884/2007

Schedule Survey 111 Hissa No 3 , & others

2008 Entry Found

Nature of Document :- Release Deed

Between

Premnath Kashinath Patil

To,

Laxmibai Kashinath Patil ..... purchaser

Execution Date :- 02.04.2008

Indexed Date : - 02.04.2008

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Getl Sp. 02/04/2008	
..... Seller	.....
.....	.....



*(Handwritten signature)*

Agreement Value :- Rs. 1/-

Market Value :- Rs.1/-

Doc. Sr. No. :- Thane -10- 3600/2008

Schedule Survey 111 Hissa No ½ , 50% share

2009 Entry found

Nature of Document :- Deed of conveyance

Between

Hirabai Bhaskar-Patil-&-others..... Seller

To,

Kasam Mohd. Shaikh ..... purchaser

Execution Date :- 06.04.2009

Indexed Date : - 06.04.2009

Agreement Value :- Rs. 4,00,000/-

Market Value :- Rs.18,05,000/-

Doc. Sr. No. :- Thane -10- 2125/2009

Schedule Survey 111 Hissa No 3 , & others area ¼ i.e 237.5 sqmtrs out of 950 sqmtrs.

2010 Nil  
2011 Nil  
2012 Nil  
2013 Nil  
2014 Nil  
2015 index not ready

(Note :- The computerized records of sub Registrar of Assurances not maintained properly also some Index II (Manually and computerized ) are missing from the records and hence this search report is based upon the Index II available in the SRO'S office subject to torn records/ missing records)

Yours Truly.

  
P. Nikam  
Search Clerk

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दस्त क्र. २२५६/२०२२	
७९	१६२







# SAFFRON LAW FIRM

● CIVIL ● CRIMINAL ● SOCIETY ● FAMILY ● AND ALL KIND OF LEGAL MATTERS

Mob.: 9323267888 / 9323788728 / 9769134133 / 8898330069 Tel. : 022 - 28125752 Fax : 022 - 28125752

## TO WHOM SOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT, I have investigated the title of the land bearing (i) Survey No. 25, Hissa No.1 admeasuring 13,718.12 sq.yrds i.e., equivalent to 11,470 sq.mtrs. area lying and being at Village : Ghodbandar, Registration District and Sub-District Thane, with In the limits of Mira Bhayandar Municipal Corporation, (ii) Survey No. 25, Hissa No. 2 admeasuring 5752.76 sq.yrds i.e., equivalent to 4810 sq.mtrs. area lying and being at Village : Ghodbandar, -Registration District and Sub-District Thane, with In the limits of Mira Bhayandar Municipal Corporation (iii) Survey No. 25, Hissa No. 3 admeasuring 5740 sq.yrds i.e., equivalent to 4800 sq.mtrs. area lying and being at Village : Ghodbandar, Registration District and Sub-District Thane, with In the limits of Mira Bhayandar Municipal Corporation (hereinafter referred to as said "land parcels"), owned by M/s. Seven Eleven Construction Pvt. Ltd. have to state as under :-

1. Originally, one Dr.Gopinath Ramchandra Bhoir along with 11 others (hereinafter referred to as ' the legal heirs and legal representatives of the Bhoir family) were the absolute owners of the land parcel bearing Survey No. 25, Hissa No.1 admeasuring 13,718.12 sq.yrds i.e., equivalent to 11,470 sq.mtrs. area lying and being at Village : Ghodbandar, Registration District and Sub-District Thane, along with several other pieces and parcel of land, Prior to year 1940, Shri Mukund Bhoir along with other properties was the owner of the said property who had three sons namely (1) Ramchandra (2) Govind & (3) Harishchandra having equal 1/3<sup>rd</sup> share right title and interest in various properties of the

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PRACTICE CHAMBER - RASHMI PRIME CORNER, BEVERLY PARK, SHOP NO.1  
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said Mukund Bhoir. Sometimes in the year 1940 partition in the properties of the said Mukund Bhoir took place, as a result of which Shri Ramchandra was entitled to his 1/3<sup>rd</sup> share right title and interest in various properties. The Sald Ramchandra died intested leaving behind three sons (i) Gopinath (ii) Madan & (iii) Vipin. The said Gopinath married to Smt. Malti Gopinath Bhoir and have son Shri Nitin Gopinath Bhoir. The said Nitin Gopinath Bhoir got married to Smt. Neeta Nitin Bhoir nad has a daughter Sonali Nitin Bhoir and Son Tejas Nitin Bhoir. The said Dr. Gopinath Ramchandra Bhoir has two married daughter namely, Smt. Asmita Shiekar Patil and Smt. Shubhangi Mohan Rotkar. The said Madan Ramchandra Bhoir got married to Smt. Manjari Madan Bhoir and has a son Sbhijit Madan Bhoir . the said Vipin Ramchandra Bhoir is unmarried. Smt. Premabal alias Lalita Tukaram Rotkar & Smt. Vatsala Anant Madhavi are the married daughters of Mr. Ramchandra Mukund Bhoir who do not claim any right, title & interest in the said property vide declaration dt.24.12.1990. The said legal heirs and legal representative of the Bhoir family, entered and executed an Agreement dt.24.12.1990 with M/s. RNA Builders (now known as RNA Corp Pvt. Ltd.) for the purchase of the land parcel bearing Survey No. 25, Hissa No.1 admeasuring 11,718.12 sqydrds i.e., equivalent to 11,470 sqmtrs. area lying land being at Village : Ghodbandar, Registration District and Sub-District Thane along with several other pieces and parcels of land for a total lumsump purchase price of Rs. 35,11,100/- and on the terms and conditions mentioned therein. The said Agreement.



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dt.24.12.1990 is registered with the office of Registrar of Assurance at Mumbai under Sr. No. 3036 of 1995. Simultaneously, the said legal heirs and legal representative of the Bhoir family, executed irrevocable Power of Attorney Dt.24.12.1990 in favour of Shri. Anilkumar Agarwal. The said heirs and legal representative of the Bhoir family, handed over vacant possession of the said property on 24.12.1990 whereby, M/s.RNA Builders are in exclusive possession, occupation & enjoyment of the said property. By and under Deed of Conveyance Dt. 18.11.2006 entered and executed between the legal heirs and legal representatives of the Bhoir family sold, transferred, conveyed and assigned all its right, title and interest with respect of Survey No. 25, Hissa No.1 admeasuring 13,718.12 sq.yrds i.e., equivalent to 11,470 sq.mtrs. area lying and being at Village : Ghodbandar, Registration District and Sub-District Thane along with several other properties in favour of M/s. RNA Builder (now known as RNA Corp Pvt. Ltd.). The said Deed of Conveyance dt.18.11.2006 is registered with office of Sub-Registrar of Assurance, Thane -4 under Registration No. TNN4-09974-2006 on 02.12.2006.

2. Originally, one Jaywant Devram Patil and 12 others (hereinafter referred to as "the legal heirs and representative of the Patil family") were the absolute owners of the land parcel bearing Survey No. 25, Hissa No. 2 admeasuring 5752.76 sq.yrds i.e., equivalent to 4810 sq.mtrs. area lying and being at Village Ghodbandar, Registration District and Sub-District Thane. Since prior to year 1956, Shri Devram

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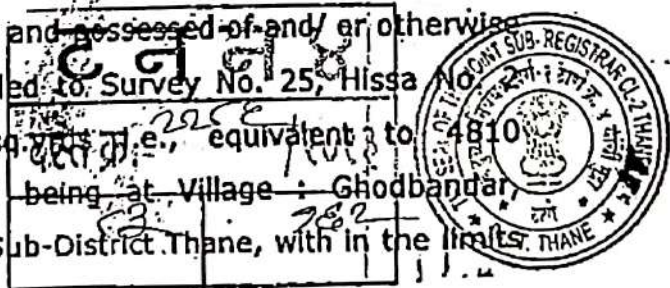


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Shivram Patil (the deceased) was Kabjedar in respect of and cultivating the land bearing Survey No. 25, Hissa No. 2 admeasuring 5752.76 sq.yrds i.e., equivalent to 4810 sq.mtrs. area, and as a tenant thereof. Being protected tenant under the Bombay Tenancy and Agricultural Lands Act, 1948 the said deceased exercised his option to purchase the said land and said land was purchased at a price of Rs.361.90/- By on order No. I-PC-VII-12-92 dt.10.10.1963, passes under section 32-G of the said Bombay Tenancy and Agricultural Lands Act, 1948, the said deceased was declared as the purchaser of the said land as such the said deceased purchased the said land in his individual capacity which was earlier owned by Shri Balkrishna Padaman Patil, accordingly recorded vide Mutation Entry No. 685 dt. 21.02.1965. The said deceased died Intestate leaving behind him 1) Jaywant Devam Patil, 2) Ramakant Devram Patil, 3) Pushpabal Devram Patil, 4) Damyanti Kamalakar Patil, 5) Geeta Kamalakar Kasar as his legal heirs and representative, accordingly recorded vide Mutation Entry No.1426 dt. 18.03.1996. Pushpabal Devram Patil wife of Late Devram Shivram Patil died Intestate on 02.12.2003 leaving behind the legal heirs and legal representative of the Patil Family. In the premises, the legal heirs and legal representatives of the Patil Family are collectively and absolutely and possessed of and/or otherwise well and sufficiently entitled to Survey No. 25, Hissa No. 2 admeasuring 5752.76 sq.yrds i.e., equivalent to 4810 sq.mtrs. area lying and being at Village - Ghodbandar, Registration District and Sub-District Thane, with in the limits



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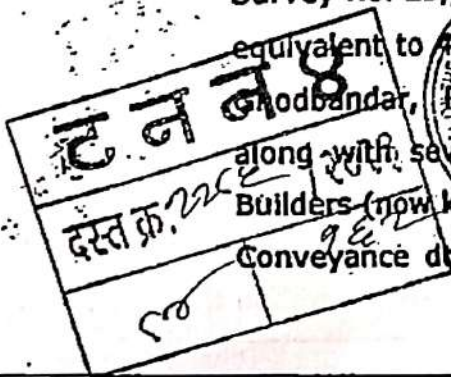


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of Mira Bhayandar Municipal Corporation, along with several other properties. Under Agreement for sale dt.29.11.2007, the legal heirs and legal representatives of the Patil family sold and transferred Survey No. 25, Hissa No. 2 admeasuring 5752.76 sq.yrds i.e., equivalent to 4810 sq.mtrs. area lying and being at Village : Ghodbandar, Registration District and Sub-District Thane, along with several other properties , to M/s. RNA Builders (now known as RNA Corp Pvt. Ltd.) for a total consideration amount of Rs. 11,35,000/- and other terms and conditions contained in the said Agreement. The said Agreement is registered with the Office of Sub- Registrar. thane -2 under Sr. No. TNN2-8996-2007 dt.30.11.2007. Pursuant to the execution of the said Agreement dt.29.11.2007, the legal heirs and legal representatives of the Patil family handed over vacant possession of the said property dt.29.11.2007 whereby, M/s. RNA Builders are in exclusive possession, occupation & enjoyment of the said property. By and under Deed of Conveyance dt.29.09.2008 entered and executed between the legal heirs and legal representative of the Patil family sold, transferred , conveyed and assigned all its rights, title and interest with respect to Survey No. 25, Hissa No. 2 admeasuring 5752.76 sq.yrds i.e., equivalent to 4810 sq.mtrs. area lying and being at Village : Ghodbandar, Registration District and Sub-District Thane along with several other properties in favour of M/s. RNA Builders (now known as RNA Corp Pvt. Ltd.). The said Deed of Conveyance dt.29.09.2008 is registered with Office of Sub-



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Registrar of Assurance, Thane - 2 under Registration No. TNN2-08255-2008 on 29.09.2008.

3. Originally, one Mr. Malji Bhoir was the absolute owner of the said parcel bearing Survey No. 25, Hissa No. 3 admeasuring 5740 sq.yrds i.e., equivalent to 4800 sq.mtrs. area lying and being at Village : Ghodbandar, Registration District and Sub-District Thane along with other properties; died intestate leaving behind the following legal heirs and legal representatives ( hereinafter referred to as " the legal heirs and representatives of the deceased Malji Bhoir). The said Malji Bhoir during his life time got married to Bhagirathibai and had four sons namely (1) Suryakant (2) Laxman, (3) Govind) (4) Gangadhar and Four daughters namely (1) Anusaya,(2) Radhabai, (3) Dwarkabai & (4) Manjulaben. The said Suryakant got married to Smt. Manibai And have one daughter Nutan and a son Avinash. The said Laxman (now dead) during his life time got married to Laxmbai and as a son Ravindra and three daughter namely Yashoda, Madhumati & Bhavana and another two sons namely Nitin & Sachin and a married daughter Smt.Bhamini Ramnath Patil alias Bhamini Laxman Bhoir. The said Govind (now dead) during his life time got married to smt. Gangubai and has a son Vijay. The said Vijay married to Mandakini and have two sons Millnd and Rahul. The said Gangadhar got married to Supilla and have a son Sharad and daughter Ashwini. The said Radhabai (now dead) have a son Ramakant and married daughter Damayanti and son Jaywant and another married daughter Geeta Kamalakar Patil and Daughter Pushpa. The said Anusaya Malji bhoir (now



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dead) during her life time got married to Shri Balram (now dead) and during their life time had six daughters who are married namely smt. Hemlata Uday Patil, Smt. Rekha Madhukar Patil, Smt. Madhuri Handraj Patil, Smt. Mangala Ramanand Gavand, Smt. Sangita Arun Mhatre & Smt. Vandana Jagannath Patil. The said Dwarkabai Balkrishna Patil alias Dwarkabal Malji Bhoir and Smt. Manjulaben Vasudev Bhoir alias Manjulaben Malji Bhoir are the two Bhoir are the two married daughters of the said deceased Shri Malji Bhoir. In the above said premise, the legal heirs and legal representatives of the deceased- Malji Bhoir entered and executed an Agreement dt. 01.03.1994 and sold the said property including Survey No. 25, Hissa No. 3 admeasuring 5740 sq.yrds i.e., equivalent to 4800 sq.mtrs. area lying and being at Village : Ghodbandar, Registration District and Sub-District Thane to M/s. Deepak Builders at the rate of Rs.60 per Sq.yd. aggregating to Rs.15,78,600/-, which was required to be paid to the legal heirs and representatives of the deceased Malji Bhoir along with the execution of the Agreement dt.01.03.1994, the legal heirs and legal representatives of the deceased Malji Bhoir executed (1) Declaration, (2) Irrevocable General Power of Attorney, (3) Conveyance Power of Attorney (with a clause of substitution in both the said power

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of attorneys) all dt. 01.03.1994 in favour of Mr. Umesh Himmatlal Gandhi of M/s. Deepak Builders, who in turn, under an Agreement dt. 01.03.1994 at the rate of Rs.80/- per sq.yd. i.e. for the total purchase price of Rs.21,04,800/- including the sum of Rs.15,78,600/- on which, M/s. RNA

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Builders paid the Stamp Duty of Rs.4,56,600/- which is registered with the office of Sub-Registrar of Assurance at Mumbai under Sr.no. 3163/95, agreed to sell and transfer the said property including Survey No. 25, Hissa No. 3 admeasuring 5740 sq.yrds i.e., equivalent to 4800 sq.mtrs. area lying and being at Village : Ghodbandar, Registration District and Sub-District Thane, including all their right, title & interest in favour of M/s. RNA Builders. The said M/s. RNA Builders paid already the sum of Rs. 5,26,200/- to the said Mr. Umesh Himmatlal Gandhi, which together with the sum of Rs.15,78,600/- paid to the legal heirs and legal representatives of the deceased Malji Bhoir, comes to about Rs.21,04,800/- being the full purchase price of the said property including Survey No. 25, Hissa No. 3 admeasuring 5740 sq.yrds i.e., equivalent to 4800 sq.mtrs. area lying and being at Village : Ghodbandar, Registration District and Sub-District Thane. The said Umesh Himmatlal Gandhi executed Substituted General Power of Attorney dt. 11.05.1994 in favour of Mr. Anilkumar Aggarwal, partner of Rs.RNA Builders. By virtue of the said Agreement dt.10.05.1994, the legal heirs and legal representatives of the deceased Malji Bhoir, at the request of Mr. Umesh H. Gandhi, handed over vacant possession of the said property including Survey No. 25, Hissa No. 3 admeasuring 5740 sq.yrds i.e., equivalent to 4800 sq.mtrs. area lying and being at Village : Ghodbandar, Registration District and Sub-District Thane, to M/s. RNA Builders (now known as RNA Corp Pvt. Ltd.) who from the said date are in exclusive possession, occupation, and

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enjoyment of the said property including Survey No. 25, Hissa No. 3 admeasuring 5740 sq.yrds i.e., equivalent to 4800 sq.mtrs. area lying and being at Village : Ghodbandar, Registration District and Sub-District Thane. The legal heirs and legal representatives of the deceased Malji Bhoir have received entire purchase price of Rs. 15,78,600/- either from M/s. Deepak Builders and/or M/s. RNA Builders to the legal heirs and legal representatives of the deceased Malji Bhoir. By and under Deed of Conveyance dt.18.11.2006 entered and executed between the legal heirs and legal representatives of the deceased Malji Bhoir family sold, transferred, conveyed and assigned all its right, title and interest with respect to Survey No. 25, Hissa No. 3 admeasuring 5740 sq.yrds i.e., equivalent to 4800 sq.mtrs. area lying and being at Village : Ghodbandar, Registration District and Sub-District Thane along with several other properties in favour of M/s. RNA Builders (now known as RNA Corp Pvt. Ltd.). The said Deed of Conveyance dt.18.11.2006 is registered with office of Sub-Registrar of Assurance, Thane -4 under Registrations No.TNN4-09979-2006 on 02.12.2006.

4. M/s.RNA Builders (now known as RNA Corp Pvt.Ltd.) has arrived, entered and executed consent Decree dated 27.01.2012 with the defendants therein in Special Civil Suit No. 681 of 2008 (the 'said Suit'), before the 2<sup>nd</sup> joint Civil Judge (Senior Division) Thane, whereby it was ordered that, M/s. RNA Builders (now known as RNA Corp Pvt. Ltd.) herein has exclusive ownership, possession and enjoyment having absolute and bonafide right in favour of M/s. RNA Builders

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(now known as RNA Corp Pvt. Ltd.) with respect to Survey No. 25, Hissa No. 1 admeasuring 7385.30 sq.yrds i.e., equivalent to 6175 sq.mtrs. area, out of the total admeasuring area of 13,718.12 sq.yrds i.e., equivalent to 11,470 sq.mtrs, area, lying and being at Village : Ghodbandar, Registration District and Sub-District Thane, to the exclusion of defendants in the said Suits. The Hon'ble Court ordered in the said Suit that each of the parties therein admit, agree, declare and undertake that the respective parties to the suit shall be entitled to peaceful and vacant possession of their respective properties and each of them shall not for any reason whatsoever, interfere disturb, object or dispute the possession of the other parties and the parties thereto have thus settled their disputed in the manner stated in the Consent Decree dated 27.01.2012.

5. M/s. RNA Builders (now known as RNA Corp Pvt. Ltd.) has arrived, entered and executed Consent Decree dated 02.12.2011 with the defendants therein in Special Civil Suit No. 606 of 2009 ( the "said Suit"), before the 2<sup>nd</sup> Joint Civil Judge (Senior Division), Thane, whereby it was ordered that M/s. RNA Builders (now Known as RNA Corp Pvt. Ltd.) herein has exclusive ownership, possession and enjoyment having absolute and bonafide right in favour of M/s. RNA Builders (now known as RNA Corp Pvt.Ltd.) with respect to Survey No. 25, Hissa No. 3 admeasuring 5740 sq.yrds i.e., equivalent to 4800 sq.mtrs. area lying and being at Village : Ghodbandar, Registration District and Sub-District Thane, to the exclusion of defendants in the said Suits. The Hon'ble

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Court ordered in the said suit that each of the parties therein admit; agree, declare and undertake that the respective parties to the suit shall be entitled to peaceful and vacant possession of their respective properties and each of them shall not for any reason whatsoever, interfere, disturb, object or dispute the possession of the other parties and the parties thereto have thus settled their disputes in the manner stated in the Consent Decree dated 02.12.2011.

6. The said Consent Decrees dated 27.01.2012 and 02.12.2011, it was ordered by the Hon'ble Court that the said land is a contiguous land and the settlement of the suits have been division of the said contiguous plot of land between the parties and directed to act accordingly to complete the formalities of sub-division expeditiously. The parties thereto undertake that any of them claiming under or through or by them shall not object to the mutation entries being made in accordance with the said Consent Decrees dated 27.01.2012 and 02.12.2011.

7. Accordingly, M/s. RNA Builders (now known as RNA Corp Pvt. Ltd.) submitted its proposal for the sanction of Sub-Division of plots which was been finally approved by the Office of Mira Bhayandar Municipal Corporation vide its order bearing No.

J No. MNP/MR/1448/2014-15 dated 08.07.2015. thereafter, the office of Dy. Superintendent of Land Records, Thane

issued a letter bearing no. DU.LI/K.V./POTHISSA/MNO.1543/11 DU NO. 2003/15/1702 dated

06.08.2015 showing fresh demarcation under form no. 12 of land parcels bearing Survey NO. 25, Hissa.No.1; Survey No.

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OFF: (1) 108/110, MINT ROAD, FORT, MUMBAI - 400001 OFF: (2) HIGH COURT, ROOM NO.36, 1ST FLR., FORT, MUMBAI

PRACTICE CHAMBER - RASHMI PRIME CORNER, BEVERLY PARK, SHOP NO.1  
OPP. KANAKIA POLICE STATION, MIRA ROAD (E), THANE - 401107.

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# SAFFRON LAW FIRM

● CIVIL ● CRIMINAL ● SOCIETY ● FAMILY ● AND ALL KIND OF LEGAL MATTERS

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- 25 Hissa No.2 and Survey No.25 Hissa No.3 , comprising of total area of land admeasuring 15,785 sq.mtrs. i.e., equivalent to 18878.86 sq.yards and entirely these land parcels are freshly demarcated and consolidated under new Survey No. 25 Hissa No.2 (hereinafter referred to as the 'said land').
8. In the premises aforesaid, m/s. RNA Builders (now known as RNA Corp Pvt Ltd.) as legal Owner is sufficiently seized and possessed of and otherwise well and sufficiently entitled to the said land being Survey No. 25 Hissa No.1 , Survey No. 25 , Hissa No. 2 and Survey No.25, Hissa No.3, comprising of total land admeasuring 15,785 sq.mtrs i.e., equivalent to 18878.86 sq.yards and entirely these land parcels are freshly demarcated and consolidated under New Survey No.25 Hissa No.2 with vacant and peaceful possession thereof free from any encumbrances of thrd party right/claim.
9. I have perused the Revenue records showing entries 2231, 2232 and 1854 recording the details of Deed of Conveyance dated 18.11.2006, 29.09.2008 and 18.11.20006 with respect of land parcels bearing (i) Survey No. 25, Hissa No.1 admeasuring 13,718.12 sq.yrds i.e., equivalent to 11,470 sq.mtrs. area lying and being at Village : Ghodbandar, Registration District and Sub-District Thane, with in the limits of Mira Bhayandar Municipal Corporation (ii) Survey No. 25 Hissa No. 2 admeasuring 5752.76 sq.yrds i.e., equivalent to 4810 sq.mtrs. area lying and being at Village : Ghodbandar, Registration District and Sub-District Thane, with in the limits of Mira Bhayandar Municipal Corporation (iii) Survey No. 25 Hissa No. 3 admeasuring 6214.84 sq.yrds i.e., equivalent to 5200 sq.mtrs. area lying and being at Village : Ghodbandar, Registration District and Sub-District Thane, with in the limits of Mira Bhayandar Municipal Corporation.

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# SAFFRON LAW FIRM

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25, Hissa No. 3 admeasuring 5740 sq.yrds i.e., equivalent to 4800 sq.mtrs. area lying and being at Village : Ghodbandar, Registration District and Sub-District Thane, with In the limits of Mira Bhayandar Municipal Corporation, respectively.

10. The search are taken by Mr. P. Nikam on 25.09.2015 In the office of Sub- Registrar of Assurance at Thane bearing its receipt no. 7878, 7879, 7880.
11. By an Agreement for Sale dated 09.12.2015 executed by M/s. RNA Corp Pvt. Ltd. being a Vendor had sale, transfer, assign the said property to M/s. Seven Eleven Construction Pvt. Ltd. for the consideration mentioned therein which is registered in the office of Sub Registrar of Thane bearing its Document No. TNN 10-18626-2015 and receipt No. 20965.
12. In pursuance of the said Agreement for Sale dt. 09.12.2015, the said M/s. RNA Corp Pvt. Ltd. had also executed a Irrevocable Power of Attorney dated 09.12.2015 registered in the office of Sub-Registrar of Assurance at Thane bearing its document no. TNN10-18629-2015 in favour of purchaser conforming upon them several powers inter-alia power to sale the properties.
13. By Deed of Conveyance dt. 09.12.2015 entered and executed between M/s. RNA Corp Pvt. Ltd. being the Vendors of the first part and M/s. Seven Eleven Construction Pvt. Ltd. being the purchaser of the second part, for Selling, transferring, conveying and assigning all that piece and parcel of the land bearing (i) Survey No. 13718.12, Hissa No.1 admeasuring 13,718.12 sq.yrds i.e., equivalent to 11,470 sq.mtrs. area lying and being at Village : Ghodbandar, Registration District and Sub-

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# SAFFRON LAW FIRM

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District Thane, with in the limits of Mira Bhayandar Municipal Corporation, (ii) Survey No. 25, Hissa No. 2 admeasuring 5752.76 sq.yrds i.e., equivalent to 4810 sq.mtrs. area lying and being at Village : Ghodbandar, Registration District and Sub-District Thane, with In the limits of Mira Bhayandar Municipal Corporation (iii) Survey No. 25, Hissa No. 3 admeasuring 5740 sq.yrds i.e., equivalent to 4800 sq.mtrs. area lying and being at Village : Ghodbandar, Registration District and Sub-District Thane, within the limits of Mira Bhayandar Municipal Corporation, for adequate consideration and on the terms and conditions therein. The said Deed of Conveyance dated 09.12.2015 is registered with the office of Sub-Registrar of Assurance Thane-10 under Serial No. TNN10-18627-2015 bearing Its Receipt no. 20966.

14. In the aforesaid premises on the basis of the document furnished to me as well as the information provided to me I hereby state and certify that the title to the said land bearing no. (i) Survey No. 25, Hissa No.1 admeasuring 13,718.12 sq.yrds i.e., equivalent to 11,470 sq.mtrs. area lying and being at Village : Ghodbandar, Registration District and Sub-District Thane, with in the limits of Mira Bhayandar Municipal Corporation, (ii) Survey No. 25, Hissa No. 2 admeasuring 5752.76 sq.yrds i.e., equivalent to 4810 sq.mtrs. area lying and being at Village : Ghodbandar, Registration District and Sub-District Thane, with in the limits of Mira Bhayandar Municipal Corporation (iii) Survey No. 25, Hissa No. 3 admeasuring 5740 sq.yrds i.e., equivalent to 4800 sq.mtrs. area lying and being at Village : Ghodbandar, Registration



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District and Sub-District Thane, within the limits of Mira Bhayandar Municipal Corporation, are owned by M/s. Seven Eleven Construction Pvt. Ltd and are clear, marketable and free from all encumbrances.

Dated : 01.02.2017

*AK*  
Advocate



**ARTI N. KUMAR**  
(Advocate Maharashtra & Goa)  
Enrollment No. 5818-F/99.

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# SAFFRON LAW FIRM

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## TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT; I have Investigated the title of the land bearing Survey No. 112, Hissa No. 1 admeasuring 1340 sq.mtrs. i.e. equivalent to 1602.64 Sq. Yds. Area lying and being at village ghodbunder, registration District and Sub-District Thane, within the limits of Mira Bhayander Municipal Corporation, (hereinafter referred to as said 'land parcel') owned by M/s. Seven Eleven Construction Pvt. Ltd. have to state as under:-

1. Originally, one Shri Balkrishna Padman Bhoir were the absolute Owner's and well possessed seized entitle to all those piece and parcels of land situate at and lying at village Ghodbuder, Taluka & District Thane bearing Survey No. 112, Hissa No. 1 admeasuring 1340 sq.mtrs. equivalent to 1602.64 sq.yds., or thereabout.
2. One late Shri. Mukund Valkya Tare was occupying the said property and was protected tenant under the provision of Bombay Tenancy and Agricultural land Acts, 1948 on the appointed date. The said Shri. Mukund Valkya Tare died Intestate on 10/09/1968, leaving behind his daughter by named Smt. Savitribal Shiniwar Kini as his only heir and legal representative entitled to the estate of the deceased including the said land parcel. The said Smt. Savitribal Shiniwas Kini died Intestate on 10/09/1968, leaving behind her son by name Shri. Anant Shiniwar Kini as her heir and legal representative entitled to the estate of the deceased including the said Land Parcel. The said Shri. Anant Shiniwar Kini died Intestate on 27/07/1975, leaving behind his widow by name

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# SAFFRON LAW FIRM

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Smt. Ramabal Anant Kini, four sons namely 1) Shri Laxman Anant Kini 2) Shri. Krishna Anant Kini, 3) Shri. Nagesh Anant Kini and 4) Shri. Bhalchandra Anant Kini and two married daughters namely 1) Smt. Chadrakala Sower Koll and 2) Smt. Bhamini Anant Kini as his heirs and legal representatives entitled to the estate of the deceased including the said land Parcel.

3. In the circumstances, Smt. Ramabal Anant Kini and 18 others (the legal heirs and legal representatives of the Kini family) became the owners (being the deemed purchasers under the provisions of Bombay Tenancy and Agricultural Land Act 1948) of the said 'land parcel' and every part thereof with the right to deal with or dispose of the same. Subject to the Ownership of the said the legal heirs and legal representatives of the Kini family and subject to acquire the said 'land parcel' under Section 32g of the Bombay Tenancy and Agricultural Land Act 1948, the legal heirs and legal representatives of the Kini family have clear and marketable title free from all encumbrances to the said 'land parcel' and every part thereof and there are no outstanding estate or effects by way of lease, lien, charge, inheritance, mortgage or otherwise however outstanding in respect of the said 'land parcel' or any part thereof in any manner whatsoever.

4. By and under Agreement for sale dated 26.09.2012 entered and executed between the legal heirs and legal representatives of the Kini family as the Venders and Mr. Jordan Pereira as the purchaser of the said land parcel for the sale of the said land parcel in favour of Mr. Jordan Pereira on the payment of

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# SAFFRON LAW FIRM

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adequate consideration amount. The said agreement for Sale is Registered with the office of Sub Register of Assurances Thane, under Sr. No. TNN7-06712-2012 dated 26.09.2012. Simultaneously, with the execution of the said Agreement for Sale dated 26<sup>th</sup> September 2012. The Vendors therein also executed and Irrevocable General Power of Attorney dated 26<sup>th</sup> September 2012 and the same is Registered with the office of Sub Register of Assurances at Thane under Sr. No. TNN7-06713-2012 dated 26<sup>th</sup> September 2012.

5. By and Under a Deed of Conveyance dated 6<sup>th</sup> August 2014, entered and executed between Ramabal Anant Kini and 18 others (the legal heirs and legal parcel in favour of Mr. Jordan Pereira. The said deed of conveyance is Registered with the office of Sub register of Assurances Thane-7 under Sr. no. TNN7-6202-2014 dated 06.08.2014.

6. By and Under the Deed of Exchange dated 05.02.2016 entered and executed between Mr. Jordan Pereira being the Transferor and M/s. RNA Corp. Pvt. Ltd., (formerly known as RNA Builders (A.A) ) being then Transferee where by Mr. Jordan Pereira transferred and exchanged the said land parcel bearing no. Survey No. 112, Hissa No. 1 admeasuring 1340 sq. mtrs. i.e. equivalent to 1602.64 Sq. yds. Area lying and being at village Ghodbunder, Registration District and Sub -District Thane, within the limits of Mira bhayander Municipal Corporation, in favour of M/s. RNA Corp. Pvt. Ltd. And on the terms and conditions mentioned therein. The said Deed of Exchange dated 05/02/2016 is Registered with the office of Sub Register

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# SAFFRON LAW FIRM

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of Assurances Thane-10 under Sr. no. 2039-2016 Dated 05/02/2016.

7. I have peruse the Revenue records showing the mutation entry no. 2619 recording the details of the Deed of Conveyance dated 06.08.2014 with respect to the land parcel bearing no. survey No. 112, Hissa No.1 admeasuring 1340 sq. mtrs. i.e. equivalent to 1602.64 sq.Yds. area lying and being at Village Ghodbunder, Registration District and Sub-District Thane, in favour of Mr. Jordan S. Pareira.

8. The search are taken by Mr. P. Nikam on 25.09.2015 in the office of Sub- Registrar of Assurance at Thane bearing its receipt no. 8241.

9. By an Agreement for Sale dated 11.02.2016 executed by M/s. RNA Corp Pvt. Ltd. being a Vendor & Mr. Jordan Pareira as a confirming party have sale, transfer, assign the said property to M/s. Seven Eleven Construction Pvt. Ltd. for the consideration mentioned therein which is registered in the office of Sub Registrar of Thane bearing Its Document No. TNN 10-2332-2016 and receipt No. 2682.

10. In pursuance of the said Agreement for Sale dt. 11.02.2016, the said RNA Corp Pvt. Ltd. being a Vendor & Mr. Jordan Pareira as a confirming party have also executed a Irrevocable Power of Attorney dated 11.02.2016 registered in the office of Sub-Registrar of Assurance at Thane bearing its

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document no. TNN 10-2334-2016 in favour of purchaser conforming upon the several powers inter-alla power to sale the properties.

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# SAFFRON LAW FIRM



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By Deed of Conveyance dt 11.02.2016 entered and executed between RNA Corp Pvt Ltd. being a Vendor & Mr. Jordan Parelrao as confirming party and M/s Seven Eleven Construction Pvt. Ltd. being the purchaser, for selling, transferring, conveying and assigning all that piece and parcel of the land bearing Survey No. 112, Hissa No. 1 admeasuring 1340 sq.mtrs. i.e. equivalent to 1602.64 Sq. Yds. Area lying and being at village Ghodbunder, Registration District and Sub-District Thane, within the limits of Mira Bhayander Municipal Corporation, for adequate consideration and on the terms and conditions therein. The said Deed of Conveyance dated 11.02.2016 is registered with the office of Sub-Registrar of Assurance Thane-10 under Serial No. TNN10-2333-2016 bearing its Receipt no. 2683.

In the aforesaid premise on the basis of the document furnished to me as well as the information provided to me I hereby state and certify that the title to the said land bearing Survey No. 112, Hissa No. 1 admeasuring 1340 sq.mtrs. i.e. equivalent to 1602.64 Sq. Yds. Area lying and being at village ghodbunder, registration District and Sub-District Thane, within the limits of Mira Bhayander Municipal Corporation is owned by M/s. Seven Eleven Construction Pvt. Ltd. and is clear, marketable and free from all encumbrances.

Dated : 01.02.2017

Advocate  
**ARTI N. KUMAR**  
 (Advocate Maharashtra & Goa)  
 Enrollment No. 5818-K/99.

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OF: (1) 108/110, MINT ROAD, FORT, MUMBAI - 400001. OFF: (2) HIGH COURT, ROOM NO.36, 1ST FLR., FORT, MUMBAI.

PRACTICE CHAMBER: RASHMI PRIME CORNER, BEVERLY PARK, SHOP NO.15 OPP. KANAKIA POLICE STATION, MIRA ROAD (E), THANE - 401107. Email: saffronlawfirm@gmail.com



# SAFFRON LAW FIRM

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TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT, I have Investigated the title of the land bearing bearing Survey No. 111, Hissa No. ½, admeasuring at about 886 out of the total 2870 sq. Mtrs. Area lying and being at Village, Ghodbunder, Registration District and Sub-District Thane, within the limits of Mira Bhayandar Municipal Corporation, (hereinafter referred to as said 'land parcel') owned by M/s. Seven Eleven Construction Pvt. Ltd. have to state as under.:-

1. Originally, one Shri Kashinath Jaur Patil was the absolute owner, seized and possessed of and otherwise well and sufficiently entitled inter-alia to all that piece or parcel of land situated, lying and being at Revenue Village of Ghodbunder, Registration District and Sub-District thane, within the limits of Mira Bhayander Muncpal Corporation, bearing Survey No. 111, Hissa No. 1/2; admeasuring at about 886 out of the total 2870 sq. Mtrs. (hereinafter referred to as "m said land")

2. Kashinath Jaur Patil died in 1961, leaving behind him his

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widow, viz. Smt. Makubai and his son Premnath and married daughter, axmbai and Chandrabhaga. After marriage of these two daughters the said land was in possession of

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deceased's wife Smt Mankubal and son Premnath. The said land was sold by Mankubal and Premnath to one Shri Harishchandra Manik Patil vide registered sale deed dated 01/02/1974 for the consideration and on the terms and conditions mentioned therein and the said Purchaser was placed in possession Inter-alla of the said land. Vide ME 1219 the name of Harishchandra Manik Patil was inserted in records of rights as owner and physical possession Inter-alla of the said land. The Purchaser of the said land Shri Harishchandra Manik Patil found the names of above two married daughters entered on the records of rights as co-owners thereof vide ME1268 and ultimately filed Regular Civil Suit No. 801/1995 in the Court of Civil Judge, (J.D.) Thane against Shri Premnath Kashinath Patil & Ors. On or before institution of the above RCS 801/1995, Shri Harishchandra Manik Patil learnt that one of the married daughter Smt Laxmibai Madhukar Patil & Ors., has executed an agreement to Sale cum Development dated 6/10/1989 in favour of one Shri Pradeep Mahadev Patil entrusting development rights inter-alla of the said land on the terms and conditions mentioned therein.

Under the aforesaid circumstances Plaintiff in above suit

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also Impleaded as said Shri Pradeep Mahadev Patil as party defendant and sought a declaration against him. Smt Laxmibal Madhukar Patil as party defendant no. 2 In the above suit has filled the counter claim for cancellation of Sale Deed dated 1/2/1974 and the said counter claim was ultimately rejected.

3. Eventually Vide Judgement and Decree dated 02/05/2009, the Hon'ble Court of 9<sup>th</sup> Joint Civil Judge, J.D. Thane declared the Plaintiff therein Shri Harishchandra Manik Patil as absolute owner and in possession Inter-alla of the said land in terms of registered Sale Deed dated 1/2/1974. Being aggrieved by the said Judgement and Decree dated 2/5/2009 Smt Laxmibal Madhukar Patil & Ors. Have filled two Civil Appeals bearing No. 64/2009 and 72/2009 respectively against the decree in the above suit and rejection of their counter-claim. Laxmibal Madhukar Patil and Pardeep Mahadev Patil during the pendency of Suit No. 801/1995 executed registered agreement dated 15/4/2006 in favour of Kasam Mohmmad

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Shelke and thereby entrusted all and whatever rights, titles and interest that they had claimed Inter-alla in the said land

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to and in favour of said Kasam Mohammad Sheikh. Prior to the decision in Suit No. 801/1995 Laxmibal Madhukar Patil, Padeep Mahadev Patil and Kasam Mohammad Sheikh have executed registered Agreement dated 12/1/2009 thereby agreed to transfer, assign and alienate the rights, title and interest and share which all of them have claimed inter-alia in the said land to M/s. RNA Corp Private Limited, Purchaser therein on the terms, conditions and consideration mentioned therein. During the pendency of the aforesaid Civil Appeal No. 64/2009 and 72/2009, M/s. RNA Corp Pvt. Ltd., the purchaser approached Shri Harishchandra Manik Patil, on the basis of registered agreement dated 12/01/2009 pointing out that he had already agreed to acquire whatever rights, title and interest of the Smt. Laxmibal Madhukar Patil and the person claiming through all under her i.e. Shri Pradeep Mahadev Patil and Kasam Mohammed Shaikh on the terms, conditions and consideration mentioned therein. After protracted negotiation between the purchaser M/s. RNA Corp. Pvt. Ltd. and Mr. Harishchandra Manik Patil, the said Mr. Patil as a vendor and owner inter-alia of the said land agreed to

sale, transfer, alienate and assign the said land to

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purchaser M/S. RNA Corp. Pvt. Ltd. In terms of registered Deed of Conveyance dated 08/09/2011 on terms, conditions and consideration mentioned therein. Further the family members of the said vendor Mr. Patil have also signed as confirming party no. 4, the said conveyance in favour of the said purchaser confirming and rectifying the said sale Inter-alia of the said land by the vendor in the favour of the purchaser therein. The vendor, Mr. Harishchandra Manik Patil, the confirming party No. 1, Laxmibai Madhukar Patil, the confirming party No. 2, Pradeep Mahadev Patil, confirming Party No.3, Kasam Mohammed Shaikh and confirming party No.4, the family members of the vendors have collectively agreed to sale, transfer and allenate. Inter-alia the said property against the full consideration paid by the purchaser to each one of them and therefore the dispute among them has automatically come to an end. The vendor Mr. Patil and confirming party no. 1 Laxmibai Madhukar Patil have filed the consent term in pending Civil Appeal No. 64/2009 and thereby they have clearly and unequivocally surrendered to the decree

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In regular civil suit No. 801/1995 which has attained finality. In the premises aforesaid, all the parties namely Mr.

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Harishcandra Manik Patil as vendor, Smt. Laxmbal Madhukar Patil as confirming party No. 1, Shri Pradeep Mahadev Patil as confirming Party no. 2, Shri Kasam Mohammed Shaikh as confirming party No. 3, Smt. Droupadi Harischandra Patil and others being the family members of the vendors therein as confirming party no. 4, collectively sold, transferred and assigned whatever rights they have inter-alia in the said land to the purchaser therein, M/s. RNA Corp. Pvt Ltd. In terms of the registered Deed of Conveyance dated 08/09/2011 registered with Sub-registrar of Assurance, under no. TNN4-07118-2011 dated 08/09/2011 on the terms, condition and consideration mentioned therein. Under the aforesaid circumstances, the purchaser therein M/s. RNA Corp Pvt. Ltd. As owner seized and possessed of and otherwise well and sufficiently inter-alia entitled to the said land bearing Survey No. 111, Hissa No. 1/2; admeasuring at about 886 out of the total 2870 sq. Mtrs. Mentioned above.

4. There are certain Revenue Proceedings pending against RNA Corp Private Limited. I have noted the gist of the matters in concise manner:

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After death of Shri Kashinath Patil and after heirship enquiry, the names of his heirs viz Son Premnath Kashinath Patil & Ors., which inter-alia includes the name of Nirmala Shankar Patil were recorded as heir of all properties of the deceased inter-alia of the said Land. Mr. Premnath Kashinath Patil, the son of late Mr. Kashinath Patil Has objected to the recording the name of one Nirmala Shankar Patil claiming to be the daughter of late Kashinath Patil and had billed complain bearing no. SR NO. 23/2010 before the Tahsildar, Thane challenging the recording of ME NO. 1926/ dated 4/12/2009 inter-alia recording the name of Nirmala Shankar Patil as heir. After hearing the Tahsildar vide his order dated 27/07/2010 has rejected the recording of ME NO. 1926. BEING AGGRIEVED BY THE SAID ORDER DATED 27/07/2010, Nirmala Shankar Patil has preferred an appeal bearing no. 193/2010 before the Sub-Divisional Officer (SDO) Thane. After hearing, the SDO vide his order dated 21/10/2011 has inter-alia rejected the appeal of appellant Nirmala Shankar Patil.

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Being further aggrieved SDO order dated 21/10/2011 further appeal before Deputy

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Collector, Thane being appeal no. 4/13. After hearing the Deputy Collector, Thane vide his order dated 15/02/2014 rejected the appeal of the appellant Nirmala Shankar Patil. Being further aggrieved by the said order dated 15/02/2014 Nirmala preferred an appeal before the Additional Commissioner, Konkan Division Mumbai. The Additional Commissioner, Konkan Division, Mumbai vide his order dated 29/05/2015 inter alia allowed the appeal of the appellant Nirmala Shankar Patil. M/s. RNA Corp Pvt. Ltd. Aggrieved by the order dated 29/05/2015 being the vendor herein and the purchaser therein inter-alia of the said land in terms of the registered conveyance dated 18/05/2011 has challenged the aforesaid order dated 29/05/2015 by filing an appeal before the Revenue Minister, Maharashtra State, Mumbai in appeal no. 1000. Vide order dated 27/08/2015 the Hon'ble Revenue Minister has allowed the appeal of the appellant M/s. RNA Corp. Pvt. Ltd. And granted stay against order dated 29/05/2015 in RTS 330/2014 Passed by Additional Commissioner, Konkan Division. The said appeal is now pending before Hon'ble Revenue Minister. The said Nirmala

Shankar Patil has also filed a suit No. 632 of 2017

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Court of Civil Judge. (S.D) Thane, against Smt. Laxmibal Madhukar Patil & Ors., claiming ownership and possession of Inter-alfa the said land and other reliefs as prayed therein. The said suit is pending.

5. Upon the request of prospective Purchase, M/s. Seven Eleven Construction Private Limited, RNA Corp Private Limited has provided to the said prospective Purchaser the copies of the documents relating to the title of the RNA Corp Private Limited, and proceedings of papers in the aforesaid Civil Suit and Revenue proceedings with respect to the said land parcel and answered all queries relating thereto. The said prospective Purchaser has gone through the above papers and proceedings before entering in to this agreement and other related documents and satisfied about the title of RNA Corp Private Limited title and possession to the said land and thereafter agreed to purchase the said land from RNA Corp Private Limited on "as is where is and as is what is basis", on the terms, conditions and on adequate consideration. The

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said prospective Purchase further declares and confirms that he/she shall not raise any dispute / difference as regards RNA

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Corp Private Limited title to the said land and / or possessions thereof in future.

6. The search are taken by Mr. P. Nikam on 25.09.2015 in the office of Sub- Registrar of Assurance at Thane bearing its receipt no. 15951.

7. By an Agreement for Sale dated 11.02.2016 executed by M/s. RNA Corp Pvt. Ltd. being a Vendor had sale, transfer, assign the said property to M/s. Seven Eleven Construction Pvt. Ltd. for the consideration mentioned therein which is registered in the office of Sub Registrar of Thane bearing its Document No. TNN 10-2342-2016 and receipt No. 2693.

8. In pursuance of the said Agreement for Sale dt. 11.02.2016, the said M/s. RNA Corp Pvt. Ltd. had also executed a Irrevocable Power of Attorney dated 11.02.2016 registered in the office of Sub-Registrar of Assurance at Thane bearing its document no. TNN10-2344-2016 in favour of purchaser conforming upon them several powers inter-alia power to sale the properties.

9. By Deed of Conveyance dt. 11.02.2016 entered and executed between M/s. RNA Corp Pvt. Ltd. being the Vendors of the First Part and M/s. Seven Eleven Construction Pvt. Ltd. being the purchaser of the second Part, for Selling, transferring, conveying and assigning all that piece and parcel of the land bearing Survey No. 111, Hissa No. 1/2, admeasuring, at about 886 sq. Mtrs. Area lying and being at

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Village, Ghodbunder, Registration District and Sub-District Thane, within the limits of Mira Bhayandar Municipal Corporation, for adequate consideration and on the terms and conditions therein. The said Deed of Conveyance dated 11.02.2016 is registered with the office of Sub-Registrar of Assurance Thane-10 under Serial No. TNN10-2343-2016 bearing its Receipt no. 2694.

10. In the aforesaid premise on the basis of the document furnished to me as well as the information provided to me I hereby state and certify that the title to the said land bearing Survey No. 111, Hissa No. 1/2, admeasuring at about 886 out of the total 2870 sq. Mtrs. Area lying and being at Village, Ghodbunder, Registration District and Sub-District Thane, within the limits of Mira Bhayandar Municipal Corporation is owned by M/s. Seven Eleven Construction Pvt. Ltd. And is clear, marketable and free from all encumbrances.

Dated : 01.02.2017

Advocate

*Ab*

**ARTI N. KUMAR**  
Advocate Maharashtra & Goa  
Enrollment No. 58188/93

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## TO WHOMEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT, I have investigated the title of the land bearing Survey No.111, Hissa No,1/1; admeasuring at about admeasuring at about 1860 sq.mtrs out of the total 2630 sq. Mtrs area lying and being at Village Ghodbunder, Registration District and Sub-District Thane, within the limits of Mira Bhayander Municipal Corporation, (hereinafter referred to as said 'land parcel'), owned by M/s. Seven Eleven Construction Pvt. Ltd. have to state as under:-

1. Originally, at all material time, one Shri Kashinath Jaur Patil was the absolute owner, seized and possessed of and otherwise well and sufficiently entitled inter-alla to all that piece or parcel of land situated, lying and being at Revenue village of Ghodbunder, Registration District and Sub-District Thane, within the limits of Mira Bhayander Municipal Corporation, bearing Survey No.111, Hissa No,1/1; admeasuring at about 1860 sq.mtrs out of the total 2630 sq.mtrs. Kashinath Jaur Patil died in 1961, leaving behind him his widow viz. Smt Mankubal and his son Premnath and married daughter Laxmibai and Chandrabhaga. After marriage of these two daughters the said land was in possession of deceased's wife Smt. Mankubal and son Premnath. The said land sold by Mankubal & Premnath to one Shri Harish Chandra Manik Patil vide registered sale deed dated 01/02/1974 for the consideration and on the terms and conditions mentioned therein and the said Purchaser was placed in possession inter-

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alia of the said land. vide ME 1219 the name of Harischandra Manik Patil was Inserted In records of rights as owner and physical possession inter-alia of the said land.

2. The purchaser of the said land Shri Harishchandra Manik Patil found the names of above two married daughters entered on the records of rights as co-owners thereof vide MR 1268 and ultimately filed Regular Civil Suit No.801/1995 in the Court of Civil Judge, (J.D.). Thane against Shir Premnath Kashinath Patil & Ors. On or before institution of the above RCS 801/1995, Shri Harishchandra Manik Patil learnt that one of the married daughter Smt. Laxmibal Madhukar Patil & Ors., has executed an Agreement to sale cum development dated 06/10/1989 In favour of one Shri Pradeep Mahadev Patil entrusting development rights inter-alia of the said land on the terms and conditions mentioned therein. Under the aforesaid circumstances Plaintiff in above suit has also impleaded as said Shri Pradeep Mahadev Patil as party defendant and sought a declaration against him. Smt. Laxmibal Madhukar Patil Defendant No.2 in the above suit had filed the counter claim for cancellation of sale Deed dated 0/02/1974 and the said counter claim was ultimately rejected.

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3. Eventually vide Judgement and Decree dated 02/05/2009, the Hon'ble Court of Joint Civil Judge, J.D.Thane declared the Plaintiff therein Shri Harishchandra Manik Patil as absolute owner and possession inter-alia of the said land in terms of registered Sale Deed dated 01/02/1974. Being aggrieved by

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the said judgement and Decree dated 02/05/2009 Smt.Laxmibal Madhukar Patil & Ors., have filed two Civil Appeals bearing No.64/2009 and 72/2009 respectively against the decree in the above suit and rejection of their counter-claim. Laxmibal Madhukar Patil and Pradeep Mahadev Patil during the pendency of Sult No.801/1995 executed registered agreement dated 15/04/2006 in favour of Kasam Mohammad Sheikh and thereby entrusted all whatever rights, titles and interest that they had claimed Inter-alla in the said land to and in-favour of said Kasam Mohammad Sheikh. Prior to the decision in Suit No.801/1995 Laxmibal Madhukar Patil, Pradeep Mahadev Patil and Kasam Mohammad Sheikh have executed registered Agreement dated 12/01/2009 thereby agreed to transfer, assign and alienate the rights, title and interest and share which all of them have claimed Inter-alla in the said land to M/s.RNA Corp Private Limited, Purchaser therein and Vendor herein on the terms, conditions and Consideration mentioned therein. During the pendency of the aforesaid Civil Appeal No.64/2009 and 72/2009, M/s.RNA Corp Pvt.Ltd. the purchaser approached Shri Harischandra Manik Patil, on the basis of registered agreement dated 12/01/2009 pointing out that he had already agreed to acquire whatever rights, title and interest of the Smt Laxmibal Madhukar Patil and the persons claiming through all under her i.e. Shri Pradeep Mahadev Patil and Kasam/Mohammed Sheikh on the terms, conditions and consideration mentioned therein. After protracted negotiation between the purchaser M/S.RNA Corp. Pvt.ltd. and Mr.Harischandra Manik Patil, the

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said Mr. Patil as a vendor and owner inter-alia of the said land agreed to sale, transfer, alienate and assign the said land to the purchaser M/s.RNA Corp.Pvt.ltd. In terms of registered Deed of Conveyance dated 08/06/2011 on the terms, conditions and consideration mentioned therein. Further the family members of the said vendor Mr. Patil have also signed as confirming party no.4, the said conveyance in favour of the said purchaser confirming and rectifying the said sale inter-alia of the said land by the vendor in the favour of the purchaser therein and vendor herein. The vendor Mr.Harischandra Manik Patil, the confirming party no.1. Laxmibai Madhukar Patil, the confirming party no.2 Pradeep Mahadev Patil, confirming party no.3 Kasam Mohammed Shaikh and confirming party no.4 the family members of the vendors have collectively agreed to sale, transfer and alienate inter-alia the said property against the full consideration paid by the purchaser to each one of them and therefore the dispute among them has automatically come to an end. The vendor Mr.Patil and confirming party no.1 Laxmibai Madhukar Patil have filed the consent term in pending Civil Appeal No.64/2009 and 72/2009 and thereby they have clearly and unequivocally surrendered to the decree in regular civil suit no.801/1995 which has attained finality. In the premises

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before said, all the parties namely Mr.Harischandra Manik Patil as vendor, Smt. Laxmibai Madhukar Patil as confirming party no.1, Shri Pradeep Mahadev Patil as confirming party no.2, Shri Kasam Mohammed Shaikh as confirming party no.3, Smt. Droupadi Harischandra Patil and others being the family

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members of the vendors therein as confirming party no.4 collectively sold, transferred and assigned whatever rights they have Inter-alia in the said land to the purchaser therein and the vendor herein M/s. RNA Corp.Pvt.Ltd., in terms of the registered deed of conveyance dated 08/09/2011 registered with sub-register of Assurance, under no.TNN4-07118-2011 Dated 08/09/2011 on the terms, conditions and consideration mentioned therein.

4. Under the aforesaid circumstances, the purchaser therein and vendor herein M/S.RNA Corp. Pvt.Ltd. as owner seized and possessed of and otherwise well and sufficiently, Inter-alia entitled to the said land bearing Survey no.111, Hissa No.1/1; admeasuring at about 1860 sq.mtrs out of the total 2630 sq.mtrs, mentioned above.
5. There are certain Revenue Proceedings pending against RNA Corp Private Limited. I have noted the gist of the matters in concise manner:

After death of Shri Kashinath Patil and after heirship enquiry the names of his heirs viz. Son Premnath Kashinath Patil & Ors., which Inter-alia includes the name of Nirmala Shankar Patil were recorded as heirs of all properties of the deceased inter-alia of the said land. Mr. Premnath Kashinath Patil, the son of late Mr. Kashinath Patil has objected to the recording the name of one Nirmala Shankar Patil claiming to be the

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daughter of late Kashinath Patil and had filled complaint bearing no.SR.No.23/2010 before the Tahsildar, Thane challenging the recording of ME No.1926 dated 04/12/2009 Inter-alia recording the name of Nirmala Shankar Patil heir. After hearing the Tahsildar vide his order dated 27/07/2010 has rejected the recording of ME No.1926. Being aggrieved by the said order sated 27/07/2010, Nirmala Shankar Patil has preferred an appeal bearing no. 193/2010 before the sub-divisional officer (SDO) Thane. After hearing, the SOD vide his order dated 21/10/2011 has Inter-alia rejected the appeal appellant Nirmala Shankar Patil. Being further aggrieved SDO order dated 21/10/2011 Nirmala Shankar Patil filled further appeal before Deputy collector, Thane, being appeal no. 4/13. After hearing, the Deputy Collector, Thane, vide his order dated 15/02/2014 rejected the appeal of the appellant Nirmala Shankar Patil. Being further aggrieved by the said order dated 15/02/2014 Nirmala preferred an appeal before the Additional Commissioner, Konkan Division, Mumbai vide his order dated 29/05/2015 Inter-alia allowed the appeal of the appellant Nirmala Shankar Patil. M/s. RNA Corp. Pvt. Ltd. aggrieved by the order dated 29/05/2015 being the vendor herein and the purchaser therein inter-alia of the said land in terms of the registered conveyance dated 18/05/2011 has

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challenged the aforesaid order dated 29/05/2015 by filling and appeal before the Revenue Minister, Maharashtra State, Mumbai. In appeal no. ----- Vide order dated 27/08/2015 the Hon'ble Revenue Minister has allowed the appeal of the appellant M/s.RNA Corp Pvt.Ltd. and granted

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PRACTICE CHAMBER - RASHMI PRIME CORNER, BEVERLY PARK, SHOP NO:1.  
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Email : saffronlawfirm@gmail.com



# SAFFRON LAW FIRM

● CIVIL ● CRIMINAL ● SOCIETY ● FAMILY ● AND ALL KIND OF LEGAL MATTERS

Mob.: 9323267888 / 9323788726 / 9769134133 / 8898330069 Tel.: 022 - 28125752 Fax: 022 - 28125752

stay against order dated 29/05/2015 in RTS 330/2014 Passed by additional Commissioner, Konkan Division, The said appeal is now pending before Hon'ble Revenue Minister. The said Nirmala Shankar Patil has also filed a suit No.632 of 2012 in the Court of Civil Judge (S.D) Thane, against Smt. Laxmibal Madhukar Patil, & Ors., claiming ownership and possession of inter-alia the said land and other reliefs as prayed therein. The said suit is pending.

6. Upon the request of prospective Purchaser, M/S. Seven Eleven Construction Private Limited, RNA Corp private limited has provided to the said prospective Purchaser the copies of the documents relating to the RNA corp private limited, and proceedings of papers in the aforesaid Civil suit and Revenue proceedings with respect to the said land parcel and answered all queries relating thereto. The prospective purchaser has gone through the above papers and proceedings before entering in to this agreement and other related documents and satisfied about the title of RNA Corp Private Limited title and possession to the said land thereafter agreed to purchase the said land from RNA Corp Private Limited on "as is where is and as is what is basis" on the terms, conditions and on adequate consideration. The said prospective purchaser further declare and confirms that he shall not dispute/difference as regards RNA Corp Private Limited title to the said land and/or possessions thereof in future;

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OFF.: (1) 108/110, MINT ROAD, FORT, MUMBAI - 400001 OFF.: (2) HIGH COURT, ROOM NO.36, 1ST FLR., FORT, MUMBAI.

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7. The search are taken by Mr. P. Nikam on 25.09.2015 In the office of Sub- Registrar of Assurance at Thane bearing its receipt no. 15952.
8. By an Agreement for Sale dated 11.02.2016 executed by M/s. RNA Corp Pvt. Ltd. being a Vendor had sale, transfer, assign the said property to M/s. Seven Eleven Construction Pvt. Ltd. for the consideration mentioned therein which is registered in the office of Sub Registrar of Thane bearing its Document No.TNN 10-2337-2016 and receipt No. 2688.
9. In pursuance of the said Agreement for Sale dt. 11.02.2016, the said M/s. RNA Corp Pvt. Ltd. had also executed a Irrevocable Power of Attorney dated 11.02.2016 registered in the office of Sub-Registrar of Assurance at Thane bearing its document no. TNN10-2340-2016 in favour of purchaser conforming upon them several powers inter-alia power to sale the properties.
10. By Deed of Conveyance dt. 11.02.2016 entered and executed between M/s. RNA Corp Pvt. Ltd. being the Vendors of the First Part and M/s. Seven Eleven Construction Pvt. Ltd. being the purchaser of the second Part, for Selling, transferring, conveying and assigning all that piece and parcel of the land bearing Survey No. 11, Pissa No,1/1; admeasuring at about admeasuring at about 1869 sq.mtrs out of the total 2630 sq. Mtrs area lying and belonging to Village Ghodbunder, Registration District and Sub-District Thane, within the limits of Mira Bhayander Municipal Corporation, for adequate consideration

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दस्त क्र. २२८ / १२/१३
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OFF: (1) 108/110, MINT ROAD, FORT, MUMBAI - 400001 OFF: (2) HIGH COURT, ROOM NO.38, 1ST FLR., FORT, MUMBAI

PRACTICE CHAMBER - RASHMI PRIME CORNER, BEVERLY PARK, SHOP NO.1  
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and on the terms and conditions therein. The said Deed of Conveyance dated 11.02.2016 is registered with the office of Sub-Registrar of Assurance Thane-10 under Serial No. TNN10-2338-2016 bearing Its Receipt no. 2689.

11. In the aforesaid premises, and upon examination of the documents mentioned above, I confirm herein that, M/s. Seven Eleven Construction Pvt. Ltd. is absolutely seized and possessed off and /or otherwise well and sufficiently entitled to an having clear and marketable title to the said land bearing Survey No.111, Hissa No.1/1; admeasuring at about at Village Ghodbunder, Registration District and Sub-District Thane, within the limits of Mira Bhayander Municipal Corporation.

Dated : 01.02.2017

Advocate



**ARTI N. KUMAR**  
(Advocate) (Sub. Registrar & Goa)  
Enrollment No. 5818-F/99.

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दस्त क्र. 226/2023	
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OFF.: (1) 108/110, MINT ROAD, FORT, MUMBAI - 400001 OFF.: (2) HIGH COURT, ROOM NO.36, 1ST FLR., FORT, MUMBAI.

PRACTICE CHAMBER - RASHMI PRIME CORNER, BEVERLY PARK, SHOP NO.1  
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# मिरा भाईंदर महानगरपालिका

मुख्य कार्यालय, भाईंदर (प.),  
छत्रपती शिवाजी महाराज मार्ग, ता. जि. ठाणे - ४०१ १०१.



जा. क्र. मि.भा./मनपा/नर/---४८२०---/---२०१६---१७ दिनांक :- १८/२/२०१७  
प्रति,

अधिकार पत्रधारक - मे. सेवन इलेवन कन्स्ट्रक्शन प्री.  
द्वारा - वास्तुविशारद - मे. अविनाश म्हात्रे अॅन्ड असो.

विषय :- मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - घोडबंदर  
सर्वे क्र./ हिस्सा क्र. २५/२, १११/१/१, १/२, ११२/१  
या जागेत नियोजित बांधकामास बांधकाम प्रारंभपत्र  
मिळणेबाबत.

संदर्भ :- १) आपला दि.०१/०२/२०१७ चा अर्ज.

२) मे. सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचेकडील १०(३)  
१०(५) ची व दुर्बल घटक योजनेची कार्यवाही झालेली नसल्याबाबत  
विकासकाने रु.३००/- च्या स्टॅम्प पेपरवर दि.२६/१०/२०१६ रोजीचे  
शपथपत्र.

३) अग्निशमन विभागाकडील पत्र क्र. मनपा/अग्नि/११६४/२०१५-१६,  
दि.०२/०२/२०१६ अन्वये तात्पूरता नाहरकत दाखला.

**-: बांधकाम प्रारंभपत्र :- (नकाशे मंजूरीसह)**

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ४४, ४५ अन्वये व  
मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३ ते २६९ विकास कार्य  
करण्यासाठी / बांधकाम प्रारंभपत्र मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईंदर  
महानगरपालिका क्षेत्रातील मौजे - घोडबंदर सि.सं.नं./सर्वे क्र./हिस्सा क्र. २५/२,  
१११/१/१, १/२, ११२/१ या जागेतील रेखांकन, इमारतीचे बांधकाम नकाशांस खालील  
अटी व शर्तीचे अनुपालन आम्हाकडून होण्याच्या अधीन राहून ही मंजूरी देण्यात येत  
आहे.

१) सदर भुखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या रहिवास + वाणिज्य  
वापरासाठीच करण्याचा आहे.



मिरा भाईंदर महानगरपालिकाच्या बांधकाम परवानगीने आपणांस आपल्या हक्कात नसलेल्या जागेवर  
कोणतेही बांधकाम करता येणार नाही.

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दस्त क्र. ७२६/२०१३	
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- ३) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्यांची तालुका निरीक्षक भूमि अभिलेख ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखाथे दोन प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.
- ४) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगी शिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विकसीत करण्यासाठी इतर/दुस-या विकासकास अधिकार दिल्यास / विकासासाठी प्रधिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम नकाशे व चटई क्षेत्राचे व.परवानगीत नमूद अटी व शर्तीचे उल्लंघन केल्यास/पालन न केल्यास या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.
- ५) या जागेच्या आजुबाजुला जे पुर्वीचे नकाशे मंजूर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्याशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावीत होणा-या बांधकामास रस्ते संलग्नित ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक/वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकाची कोणतीही हरकत असणार नाही.
- ६) नागरी जमीन धारणा कायदा १९७६ चे तरतुदीना व महाराष्ट्र जमीन महसुल अधिनियम च्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये व या दोन्ही कायदयान्वये पारित झालेल्या व यापुढे वेळोवेळी होणा-या सर्व आदेशाची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहिल.
- ७) रेखांकनात / बांधकाम नकाशात इमारतीचे समोर दर्शविण्यात / प्रस्तावीत करण्यात आलेली सामासीक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहिल व या जागेचा वापर सार्वजनिक रस्त्यासाठी /रस्ता रूंदीकरणासाठी करण्यात येईल. रस्त्याबाबत अर्जदार व विकासक व इतर धारकांचा कोणताही कायदेशीर हक्क असणार नाही.
- ८) हक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक व संबंधीत व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पोच मार्ग उपलब्ध असल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. यामध्ये तफावत निर्माण झाल्यास सुधारीत मंजुरी घेणे क्रमप्राप्त आहे.
- ९) मंजूर रेखांकनातील रस्ते, ड्रेनेज, गटारे व खुली जागा (आर.जी.) अर्जदाराने / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पुर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वस्वमी खुली ठेवणे बंधनकारक राहिल.
- १०) मंजूर रेखांकनातील इमारतीचे नियमावलीनुसार जोत्याचे प्रमाणपत्र प्राप्त केल्याशिवाय उर्वरित बांधकाम करण्यात येऊ नये.
- ११) इमारतीस उदवाहन, अग्निशामक तरतुद पाण्याची जमिनीवरील व इमारतीवरील अंमलबजावणी असली पाहिजे.
- १२) महानगरपालिका आपणांस बांधकामासाठी व विकण्यासाठी व इतर कारणासाठी पुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक/धारक यांची राहिल. तसेच सांडपाण्याची सोय व मलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकाची/ धारकाची राहिल.



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 २२/११/२०२३  
 २२/११/२०२३



- १३) अर्जदाराने स.नं., हि.नं., मौजे, महानगरपालिका मंजूरी, बिल्डरचे नांव, आर्किटेक्टचे नांव, अकृषिक मंजूरी व इतर मंजूरीचा तपशील दर्शविणारा फलक प्रत्यक्ष जागेवर लावण्यात आल्यानंतरच इतर विकास कामास सुरुवात करणे बंधनकारक राहिल. तसेच सर्व मंजूरीचे मुळ कागदपत्र तपासणीसाठी/निरीक्षणासाठी जागेवर सर्व कालावधीसाठी उपलब्ध करून ठेवणे ही वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.
- १४) मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारात घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) आर.सी.सी. डिझाईन तयार करून संबंधीत सक्षम अधिका-यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल बिल्डींग कोड प्रमाणे तरतुदी करून कार्यान्वीत करणे तसेच बांधकाम चालू असतांना तांत्रिक व अंतांत्रिक कार्यवाही पूर्ण करून त्याची पालन करण्याची जबाबदारी अर्जदार, विकासक, स्ट्रक्चरल अभियंता, वास्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहिल.
- १५) रेखांकनातील जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची पुर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत वृक्षारोपण करण्यात यावे.
- १६) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार त्वरीत सुधारीत बांधकाम नकाशांना मंजूरी घेणे बंधनकारक आहे अन्यथा हे बांधकाम मंजूर विकास नियंत्रण नियमावलीनुसार अनधिकृत ठरते त्यानुसार उक्त अनधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.
- १७) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठिकाणी ठेवता येणार नाही. याबाबतचे उल्लंघन झाल्यास महानगरपालिकेकडून आपणाविरुद्ध दंडात्मक कार्यवाही करण्यात येईल.
- १८) इमारतीचे बांधकामाबाबत व पुर्णत्वाबाबत नियमावलीतील बाब क्रं. ४३ ते ४६ ची काटेकोरपणे अंमलबजावणी करण्याची संपुर्ण जबाबदारी विकासक, वास्तुविशारद, स्ट्रक्चरल अभियंता, बांधकाम पर्यवेक्षक व धारक यांची राहिल.



महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभ पत्र रद्द करण्याची कार्यवाही खालील बाबतीत करण्यात येईल व मुंबई प्रांतिक महानगरपालिका अधिनियम १९६६ व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतुदीनुसार संबंधित विहित कार्यवाही करण्यात येईल.

- १) मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास.
- २) मंजूर बांधकाम नकाशे व प्रारंभ पत्रातील नमुद सर्व अटी व शर्तीचे पालन होत नसल्याचे निदर्शनास आल्यास.
- ३) प्रस्तावित जागेचे वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ व इतर अधिनियमान्वये प्रस्तावाखालील जागेच्या वापरात बदल होत असल्यास अथवा

ट न म न	वापर बंद करण्यास आदेश देण्यात येईल.
दस्त क्र. २२६२	४) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात चुकीची माहिती व विधी ग्राह्यता पसिली कोर्सेमध्ये सादर केल्यास प्रस्तावाच्या अनुषंगाने महानगरपालिकेची दिशाभूल केल्याचे निदर्शनास आल्यास या अधिनियमाचे कलम २५८अन्वये कार्यवाही करण्यात येईल.
१२२	



- २०) प्रस्तावीत इमारतीमध्ये तळमजल्यावर स्टिल्ट (Stilt) प्रस्तावीत केले असल्यास स्टिल्टची उंची मंजूर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी व या जागेचा वापर वाहनतळासाठीच करण्यात यावा.
- २१) मंजूर विकास योजनेत विकास योजना रस्त्याने / रस्ता स्वीकरणाने बांधित होणारे क्षेत्र ----- महानगरपालिकेकडे हस्तांतर केले असल्याने व ह्या हस्तांतर केलेल्या जागेच्या मोबदल्यात आपणांस अतिरिक्त चटई क्षेत्रांचा लाभ/ मंजूरी देण्यात आली असल्याने सदरचे क्षेत्र कायमस्वरूपी खुले, मोकळे, अतिक्रमणविरहीत ठेवण्याची जबाबदारी विकासकाची राहिल. तसेच या जागेचा मालकी हक्क इतरांकडे कोणत्याही परिस्थितीत व केव्हाही वर्ग करता येणार नाही. तसेच या क्षेत्राचा इतरांकडून मोबदला आपणांस इतर संबंधितास व धारकास स्विकारता येणार नाही.
- २२) मंजूर बांधकाम नकाशातील १५.० मी. पेक्षा जास्त उंचीचे इमारतीचे अग्निशमन व्यवस्थेबाबत सक्षम अधिका-याचे 'ना हरकत प्रमाणपत्र' सादर करणे बंधनकारक आहे.
- २३) मंजूर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावीत केले असल्यास विद्यमान बांधकामक्षेत्र महानगरपालिकेकडून प्रमाणीत करून घेतल्यानंतर विद्यमान इमारत तोडून नवीन बांधकामास प्रारंभ करणे बंधनकारक आहे.
- २४) प्रस्तावातील इमारतीचे बांधकाम पूर्ण झाल्यानंतर नियमाप्रमाणे पूर्ण झालेल्या इमारतीस प्रथम वापर परवाना प्राप्त करून घेणे व तदनंतरच इमारतीचा वापरासाठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर चालू असल्याचे निदर्शनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तीशः कायदेशीर कार्यवाही करण्यात येईल.
- २५) पुनर्विकसीत / नव्याने पुर्ण होणा-या इमारतीमध्ये विद्यमान रहिवाशांना सामावून घेण्याची कायदेशीर जबाबदारी वास्तुविशारद, विकासक व धारक यांची राहिल. याबाबतची सर्व कायदेशीर पुर्तता ( विकासकाने रहिवाशांसोबत करावयाचा करारनामा व इतर बाबी) विकासकाने / धारकाने करणे बंधनकारक राहिल.
- २६) या मंजूरीची मुदत एक वर्षापर्यंत राहिल. तदनंतर महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे तरतुदीनुसार विहित कालावधीसाठी नुतनीकरण करण्यात येईल अन्यथा सदरची मंजूरी कायदेशीररीत्या आपोआप रद्द होईल.
- २७) या आदेशातील नमूद अटी व शर्तीचे पालन करण्याची जबाबदारी अर्जदार, विकासक, अधिकार पत्रधारक, बांधकामपर्यवेक्षक वास्तुविशारद, स्ट्रक्चरल अभियंता व धारक यांची राहिल.
- सदर जागेच्या मालकीबाबत व न्यायालयात दावा प्रलंबीत नसल्याबाबत आपण प्रमाणपत्र दि. २६/१०/२०१६ रोजी दिलेले आहे याबाबत काहीही विसंगती आढळून आल्यास दिलेली परवानगी रद्द करण्यात येईल.



<b>उत्तर न ४</b>	
दस्त क्र. २२६/२०२३	
१०३	१६२



२९) यापूर्वी पत्र क्र. .... दि. .... अन्वये  
यासोबतच्या मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे  
मर्यादित ठेवून त्यानुसार कार्यान्वीत करणे बंधनकारक राहिल.

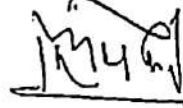
अ.क्र.	इमारतीचे नांव/प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र चौ.मी.
१	अ-१	१	पार्ट तळ + ६ पार्ट	२६७९.९८
	अ-२	१	पार्ट तळ + ५	२२४६.७३
	डी-१	१	पार्ट तळ + ५	२६३५.२८
	डी-२	१	स्टिल्ट + ५	१८९७.८०
	डी-३	१	स्टिल्ट + ५	२०७३.०५
	एस-१	१	तळ + १	३४८.५४
एकूण				११८८९.३८ चौ.मी.

- ३०) यापूर्वीचे पत्र क्र. .... नपा/नर/...../...../..... दिनांक ..... अन्वये देण्यात आलेली मंजूरी रद्द करण्यात येत आहे.
- ३१) जागेवर रेन वॉटर हार्वेस्टिंगची व्यवस्था करणे तसेच त्याबाबतची यंत्रणा स्वतंत्र ओव्हरटॅक व प्लंबिंग लाईनसह कार्यान्वीत ठेवणे व त्याबाबत पाणीपुरवठा विभागाकडील प्रमाणपत्र सादर करणे बंधन कारक राहिल.
- ३२) प्रस्तावित इमारतीसाठी भोगवटा दाखल्यापूर्वी प्रती सदनिका १०० लिटर या क्षमतेची सौर उर्जा वरिल पाणी गरम करण्याची व्यवस्था (सोलार वॉटर हिटिंग सिस्टीम) बसवून कार्यान्वीत करणे व त्याबाबत सार्वजनिक बांधकाम विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- ३३) भोगवटा दाखल्यापूर्वी वृक्ष प्राधिकरणाकडील नाहरकत दाखला सादर करणे बंधनकारक राहिल.
- ३४) भोगवटा दाखल्यापूर्वी अग्निशमन विभागाकडील नाहरकत दाखल्यामधील अटीशर्तीची पूर्तता करून अंतिम नाहरकत दाखला सादर करणे बंधनकारक राहिल.
- ३५) महाराष्ट्र प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २६३ अन्वये भोगवटा दाखला घेणे आपणावर बंधनकारक राहिल.
- ३६) सदरच्या जागेवर बांधकामासाठी २०० पेक्षा जास्त बांधकाम कामगार असल्यास काम करणाऱ्या बांधकाम कामगारांसाठी महाराष्ट्र इमारत व इतर बांधकाम कामगार कल्याणकारी मंडळे यांचे मजुरी अधिनियमात येणाऱ्या योजना, त्यासाठीचे अर्ज, त्यासंबंधी इतर आवश्यक माहिती तसेच पात्र बांधकाम कामगारांची नोंदणी करिता आवश्यक प्रक्रिया नोंदणी, नुतनीकरण, बांधकाम कामगारांचे बँक खाते उघडणे इत्यादी सर्व प्रकारची संबंधित कामे करणेसाठी Information Center उभारणे बंधनकारक राहिल.
- ३७) इमारत पुणे झाल्यानंतर बांधकाम परवानगी मधील नमुद अटी व शर्तीचे पालन केल्याशिवाय बांधकाम पुस्तकाचे प्रमाणपत्र व भोगवटा दाखला देण्यात येणार नाही. अटीची पूर्तता न केल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ व मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ अन्वये विकासकावर गुन्हा नोंद करून पुढील कार्यवाही करण्यात येईल.
- ३८) शसमोस हस्तांतरीत करावयाच्या सदनिका शासनास हस्तांतरीत करून त्याबाबतच्या नाहरकत दाखल्यासह शासनाच्या इतर विभागाकडील आवश्यक नाहरकत दाखले / परवानग्या प्राप्त करून घेणेची सर्वस्वी जबाबदारी विकासक व वास्तुविशारद यांची राहिल.
- ३९) सहर, जागेमध्ये माती भरणी किंवा खोदकाम करणेसाठी संबंधित महसूल प्राधिकरणा कडून परवानगी घेणे व त्याअनुषंगीक आवश्यक शुल्काचा भरणा करणे बंधनकारक राहिल.

- ४०) मंजूर विकास नियंत्रण नियमावलीमधील तरतुदीप्रमाणे आवश्यक वृक्ष लागवड करणे बंधनकारक राहिल.
- ४१) सदर जागेबाबत शासन निर्देशाप्रमाणे आवश्यक असणा-या परवानग्या / नाहरकत दाखले प्राप्त करून घेणेची जबाबदारी विकासकाची राहिल.
- ४२) मोकळ्या जागेच्या कराचा भरणा प्रत्येक वर्षाच्या आर्थिक वर्षामध्ये भोगवटा दाखला प्राप्त दिनांकापर्यंत भरणा करणे आपणावर बंधनकारक राहिल. कराचा भरणा न केल्यास आपणावर पुढील कायदेशीर कार्यवाही करण्यात येईल.

मनपा/नर/४८२७/२०१६-१५

दि. ११/१२/२०१७



नगररचनाकार

मिरा भाईदर महानगरपालिका

प्रत - माहितीस्त्व व पुढील कार्यवाहीस्त्व

- १) विभाग प्रमुख  
अतिक्रमण तथा अनाधिकृत बांधकाम नियंत्रण विभाग
- २) कर निर्धारक व संकलक अधिकारी  
कर विभाग




<b>ट न न ४</b>	
दस्त क्र. २२५६/२०२३	
१२५	१६२



### AREA STATEMENT

Sl. No.	Description	Area (sq. m)
01	Plot Area	10000.00
02	Area of Building	1500.00
03	Area of Road	500.00
04	Area of Open Space	200.00
05	Area of Water Body	100.00
06	Area of Filling	50.00
07	Area of Excavation	50.00
08	Area of Utility	50.00
09	Area of Other	50.00
10	Total Area	12450.00

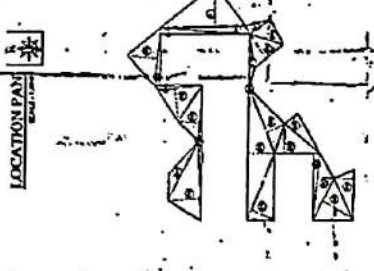


Proposed Building Layout Plan for Property Bearing S. No. 252, 111(M)/1/2 & 112/1, Q/Village - Chobardar, Minn Road [E.I. Dist. Thane]

DATE OF ISSUE: 15/05/2023

RELIEF MAP: [Blank]

Scale	1:1000
Author	Mr. [Name]
Checked	Mr. [Name]
Approved	Mr. [Name]



### PLOT AREA CALCULATION

Sl. No.	Area (sq. m)	Total
1	10000.00	10000.00
2	1500.00	11500.00
3	500.00	12000.00
4	200.00	12200.00
5	100.00	12300.00
6	50.00	12350.00
7	50.00	12400.00
8	50.00	12450.00

### ZABARDASTI STATEMENT

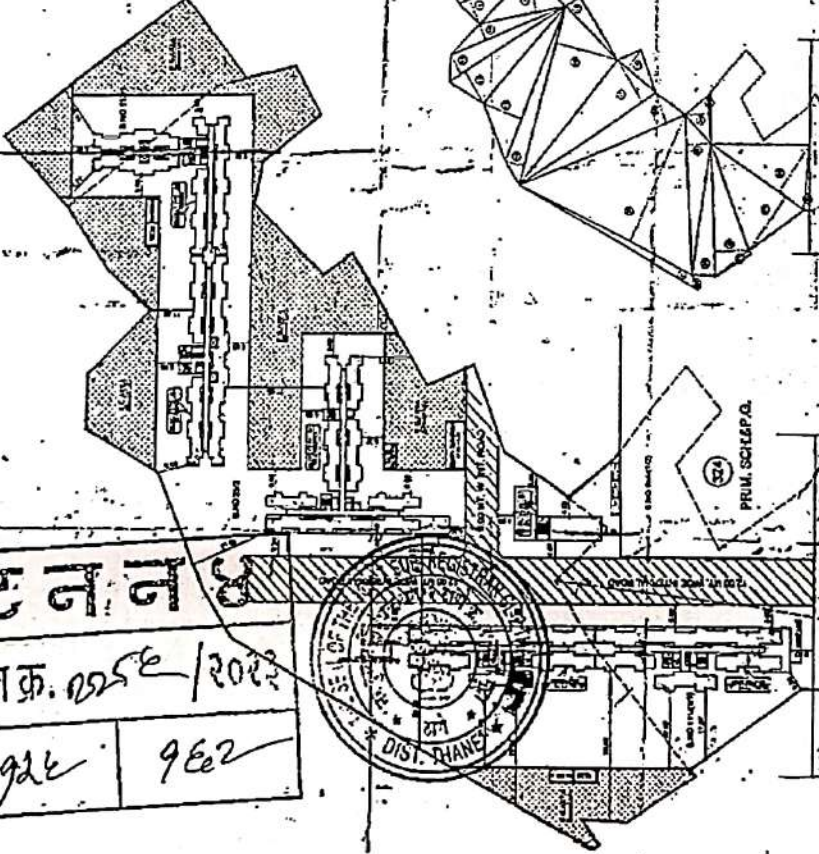
Sl. No.	Area (sq. m)	Total
1	10000.00	10000.00
2	1500.00	11500.00
3	500.00	12000.00
4	200.00	12200.00
5	100.00	12300.00
6	50.00	12350.00
7	50.00	12400.00
8	50.00	12450.00

### AREA STATEMENT

Sl. No.	Area (sq. m)	Total
1	10000.00	10000.00
2	1500.00	11500.00
3	500.00	12000.00
4	200.00	12200.00
5	100.00	12300.00
6	50.00	12350.00
7	50.00	12400.00
8	50.00	12450.00

### PLOT AREA CALCULATION

Sl. No.	Area (sq. m)	Total
1	10000.00	10000.00
2	1500.00	11500.00
3	500.00	12000.00
4	200.00	12200.00
5	100.00	12300.00
6	50.00	12350.00
7	50.00	12400.00
8	50.00	12450.00



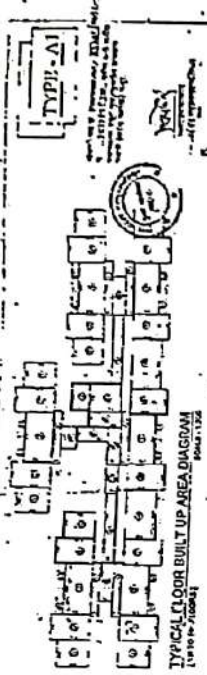
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LAYOUT PLAN



**PARKING STATEMENT**

Category	Area (sq. ft.)	Remarks
Garage	1000	
Open	500	
Other	200	
<b>Total</b>	<b>1700</b>	

**BUILT UP AREA STATEMENT RI SOLATS**

Room No.	Area (sq. ft.)	Remarks
1	100	
2	120	
3	150	
4	180	
5	200	
6	250	
7	300	
8	350	
9	400	
10	450	
11	500	
12	550	
13	600	
14	650	
15	700	
16	750	
17	800	
18	850	
19	900	
20	950	
21	1000	
22	1050	
23	1100	
24	1150	
25	1200	
26	1250	
27	1300	
28	1350	
29	1400	
30	1450	
31	1500	
32	1550	
33	1600	
34	1650	
35	1700	
36	1750	
37	1800	
38	1850	
39	1900	
40	1950	
41	2000	
42	2050	
43	2100	
44	2150	
45	2200	
46	2250	
47	2300	
48	2350	
49	2400	
50	2450	
51	2500	
52	2550	
53	2600	
54	2650	
55	2700	
56	2750	
57	2800	
58	2850	
59	2900	
60	2950	
61	3000	
62	3050	
63	3100	
64	3150	
65	3200	
66	3250	
67	3300	
68	3350	
69	3400	
70	3450	
71	3500	
72	3550	
73	3600	
74	3650	
75	3700	
76	3750	
77	3800	
78	3850	
79	3900	
80	3950	
81	4000	
82	4050	
83	4100	
84	4150	
85	4200	
86	4250	
87	4300	
88	4350	
89	4400	
90	4450	
91	4500	
92	4550	
93	4600	
94	4650	
95	4700	
96	4750	
97	4800	
98	4850	
99	4900	
100	4950	
101	5000	
102	5050	
103	5100	
104	5150	
105	5200	
106	5250	
107	5300	
108	5350	
109	5400	
110	5450	
111	5500	
112	5550	
113	5600	
114	5650	
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121	6000	
122	6050	
123	6100	
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126	6250	
127	6300	
128	6350	
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143	7100	
144	7150	
145	7200	
146	7250	
147	7300	
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163	8100	
164	8150	
165	8200	
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186	9250	
187	9300	
188	9350	
189	9400	
190	9450	
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192	9550	
193	9600	
194	9650	
195	9700	
196	9750	
197	9800	
198	9850	
199	9900	
200	9950	

**BUILT UP AREA CALCULATION**

Category	Area (sq. ft.)
Garage	1000
Open	500
Other	200
<b>Total</b>	<b>1700</b>

**ST CASE PASS & LIFT AREA CAL.**

Category	Area (sq. ft.)
Staircase	100
Lift	50
Passage	200
<b>Total</b>	<b>350</b>

**ST CASE PASS & LIFT AREA CAL.**

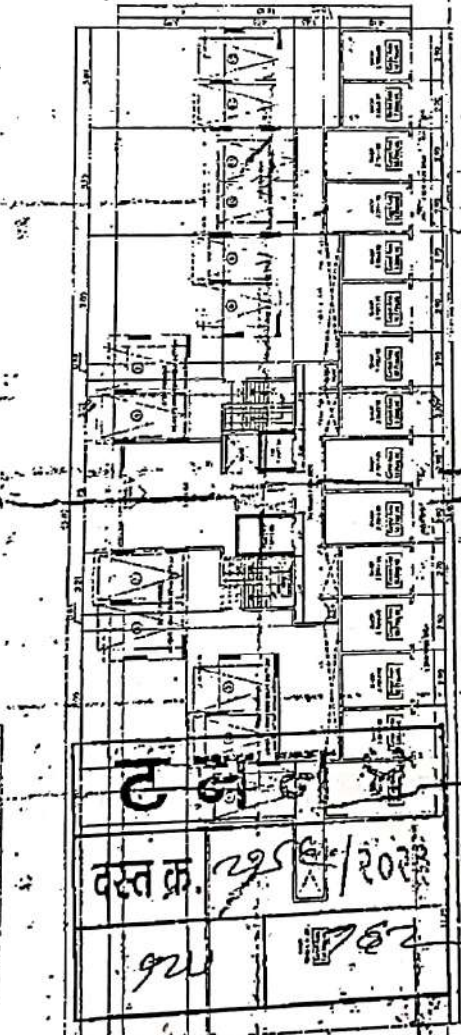
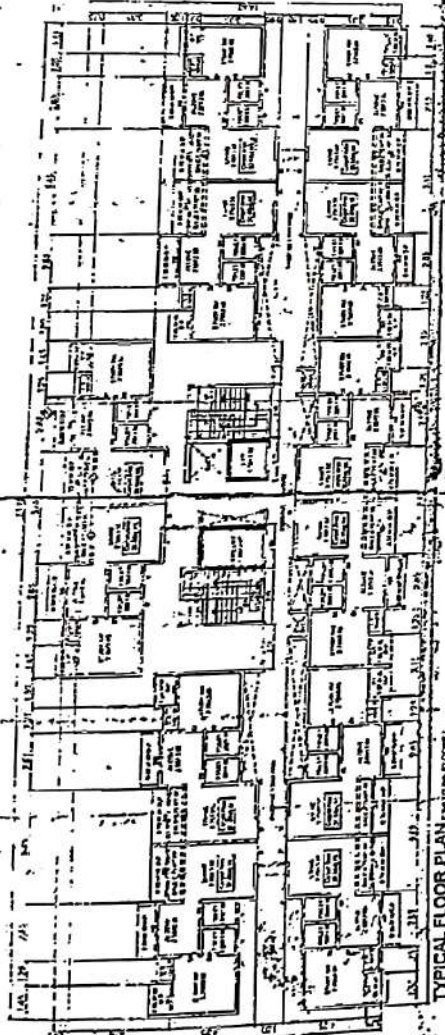
Category	Area (sq. ft.)
Staircase	100
Lift	50
Passage	200
<b>Total</b>	<b>350</b>

**BALCONY AREA CALCULATION**

Category	Area (sq. ft.)
Balcony	100
Other	50
<b>Total</b>	<b>150</b>

**BUILT UP AREA CALCULATION**

Category	Area (sq. ft.)
Garage	1000
Open	500
Other	200
Staircase	100
Lift	50
Passage	200
Balcony	100
Other	50
<b>Total</b>	<b>2400</b>



**BUILT UP AREA CALCULATION**

Category	Area (sq. ft.)
Garage	1000
Open	500
Other	200
Staircase	100
Lift	50
Passage	200
Balcony	100
Other	50
<b>Total</b>	<b>2400</b>

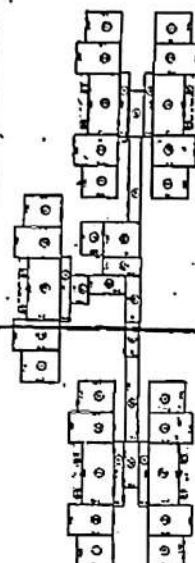
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Handwritten notes and signatures along the right margin of the drawing.



**TYPE - A1**



**BUILT UP AREA CALCULATION**  
SCALE: 1/4" = 1'-0"

**ST. CASE PASS & LIFT AREA CAL**  
SCALE: 1/4" = 1'-0"

**BALCONY AREA CALCULATION**  
SCALE: 1/4" = 1'-0"

**TERRACE PLAN**  
SCALE: 1/4" = 1'-0"

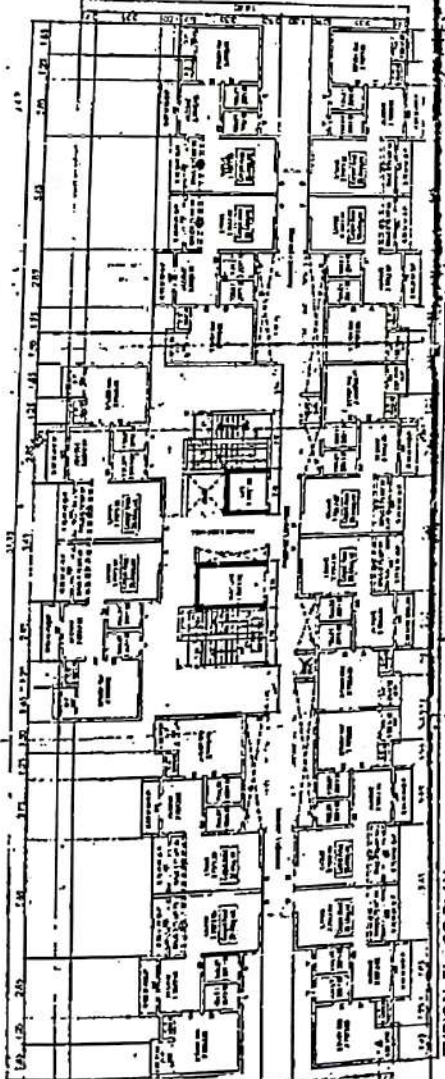
**8TH FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

**TERRACE PLAN**  
SCALE: 1/4" = 1'-0"

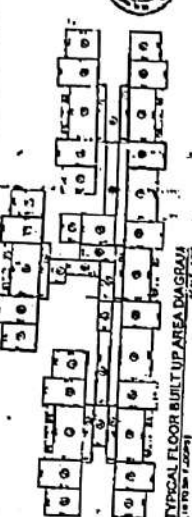


<p>CONTRACT NO. 24-81</p> <p>8TH FLOOR PLAN, TYPE A1, BUILDING PLAN, 11/11(1), (1/2) &amp; 11/21.</p> <p>8TH FLOOR PLAN, TYPE A1, BUILDING PLAN, 11/11(1), (1/2) &amp; 11/21.</p> <p>8TH FLOOR PLAN, TYPE A1, BUILDING PLAN, 11/11(1), (1/2) &amp; 11/21.</p>	
TYPE	COVERAGE
D	8TH FLOOR
DI	ST. CASE PASS
DI	ST. CASE PASS
D	ST. CASE PASS
D	ST. CASE PASS
D	ST. CASE PASS
D	ST. CASE PASS
D	ST. CASE PASS
D	ST. CASE PASS
D	ST. CASE PASS
D	ST. CASE PASS

<p>DEPARTMENT OF MUNICIPAL ENGINEERING</p> <p>Proposed Building Plan No. 11/11(1), (1/2) &amp; 11/21.</p> <p>CITY: Thane</p> <p>ADDRESS: Chhatrapati, Mira Road [2], Dist. Thane.</p>	<p>REG. SUB-REGISTRAR (C) THANE</p> <p>DIST. THANE</p>
<p>NAME OF ARCHITECT</p> <p>ADDRESS</p> <p>CITY</p> <p>STATE</p> <p>COUNTRY</p>	<p>REMARKS</p> <p>DATE</p>



**TYPICAL FLOOR PLAN**  
(Net to room floor)  
SCALE: 1/8" = 1'-0"



**TYPICAL FLOOR BUILT UP AREA DIAGRAM**  
(Net to room floor)  
SCALE: 1/8" = 1'-0"

**STAIR CASE PASS & LIFT AREA CALCULATION**  
(14.70 sq. meters)

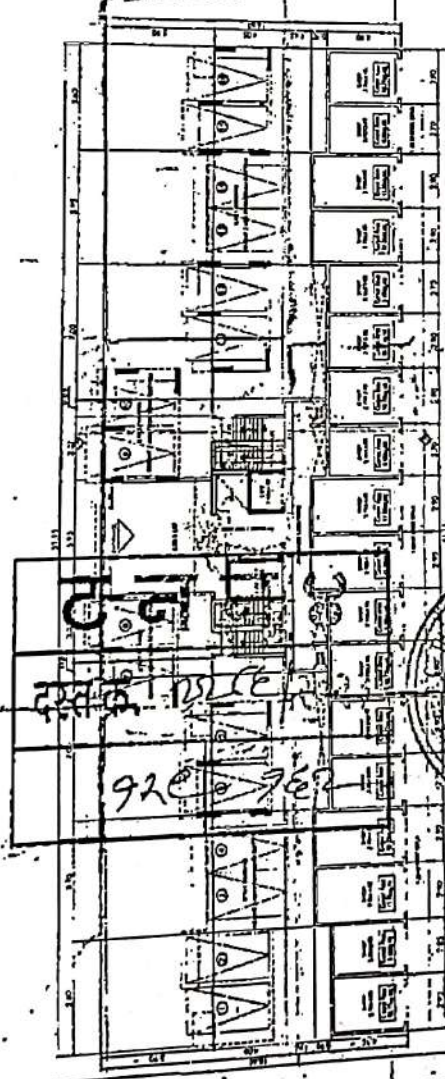
Item	Area (sq. m)
Staircase	12.50
Passage	1.50
Lift	0.70
<b>Total</b>	<b>14.70</b>

**BUILT UP AREA CALCULATION**  
(14.70 sq. meters)

Item	Area (sq. m)
Staircase	12.50
Passage	1.50
Lift	0.70
<b>Total</b>	<b>14.70</b>

**BALCONY AREA CALCULATION**  
(14.70 sq. meters)

Item	Area (sq. m)
Balcony	14.70
<b>Total</b>	<b>14.70</b>



**GROUND FLOOR PLAN**  
(Net to room floor)  
SCALE: 1/8" = 1'-0"

**BUILT UP AREA CALCULATION**  
(14.70 sq. meters)

Item	Area (sq. m)
Staircase	12.50
Passage	1.50
Lift	0.70
<b>Total</b>	<b>14.70</b>



**GROUND FLOOR BUILT UP AREA CALCULATION**  
(Net to room floor)  
SCALE: 1/8" = 1'-0"



**PARKING STATEMENT**

Category	Area (sq. m)
Garage	100.00
Open	50.00
<b>Total</b>	<b>150.00</b>

**BUILT UP AREA STATEMENT IN SQ. MTS**

Category	Area (sq. m)
Garage	100.00
Open	50.00
<b>Total</b>	<b>150.00</b>

**CHANGES OF BUILT UP AREA**

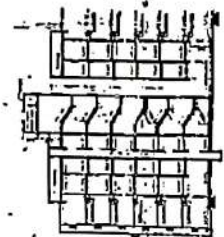
Category	Area (sq. m)
Garage	100.00
Open	50.00
<b>Total</b>	<b>150.00</b>

**PROPOSED BUILDING PLAN ON PROPERTY BEARING S. No. 252, 111/01/07 & 1121, Of Village - Ghoshwadi, Mira Road [E], Dist. Thane**

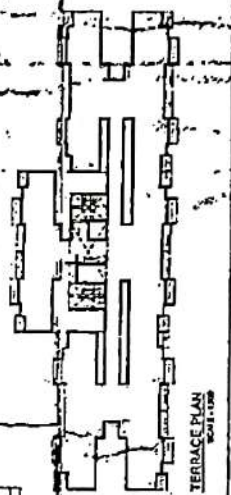
**APPLICANT'S NAME & ADDRESS**

**APPROVED BY**

**DATE**



**SECTION AA**  
SCALE: 1/4" = 1'-0"



**TERRACE PLAN**  
SCALE: 1/8" = 1'-0"



**TYPE - DI**

**BUILT UP AREA STATEMENT IN SQ.MTS**

FLOOR	USE	BUILT UP AREA	NO. OF ROOMS
1	Office	100.00	10
2	Office	100.00	10
3	Office	100.00	10
4	Office	100.00	10
5	Office	100.00	10
TOTAL		500.00	50

**BUILT UP AREA STATEMENT IN SQ.MTS**  
 (Continued from previous page)  
 500.00

**CONTENTS OF SHEET**

1	1:500 SCALE
2	1:100 SCALE
3	1:50 SCALE
4	1:20 SCALE

**REVISIONS**

No.	Description
1	As per plan

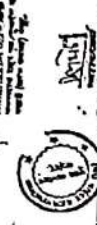
Proposed Building Layout Plan On Property Bearing S.No. 257, 11 KUNJICHA, J122  
 Of Village: Chodanundy, Mini Road | B.J. Dist. Thane

**STAGE PASS & LIFT AREA CAL.**

TYPICAL ROOM (sq.m)	5.00	10	50.00
STAIR CASE AREA	10.00	1	10.00
LIFT AREA	10.00	1	10.00
AREA OF COMMON PARTS	5.00	1	5.00
TOTAL			75.00

**BALCONY AREA CALCULATION**

TYPICAL ROOM (sq.m)	5.00	10	50.00
BALCONY AREA	5.00	10	50.00
TOTAL			100.00



**PARKING STATEMENT**

Category	Area (sq.m)	Count
Reserved	10.00	10
Non-Reserved	10.00	10
TOTAL	20.00	20

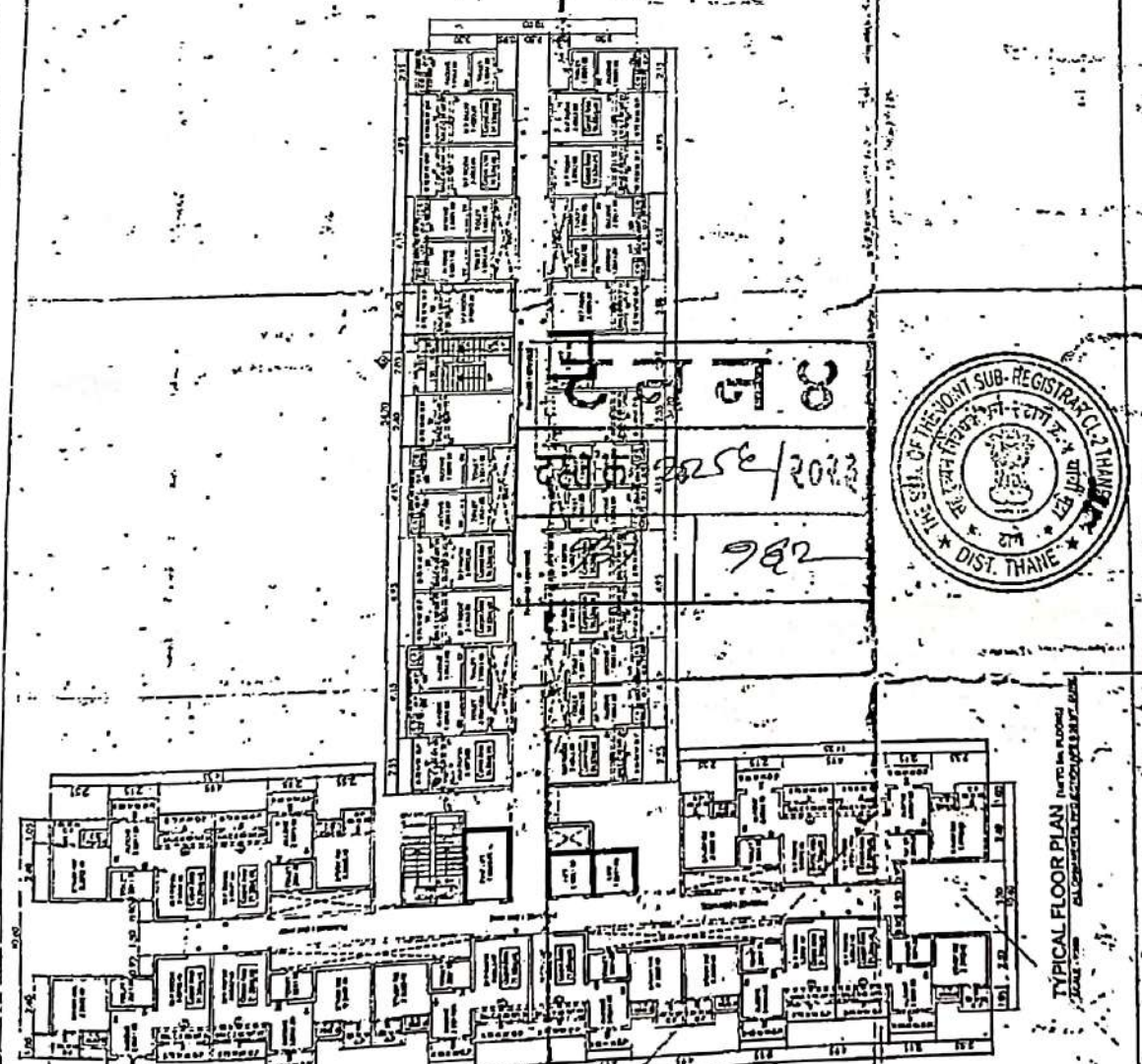


**BUILT UP AREA CALCULATION**  
 (Part to be approved)

Room Area	10.00	10	100.00
Staircase	10.00	1	10.00
Lift	10.00	1	10.00
Common Area	10.00	1	10.00
Balcony	5.00	10	50.00
Other	5.00	1	5.00
TOTAL			185.00

**BALCONY AREA CALCULATION**  
 (Part to be approved)

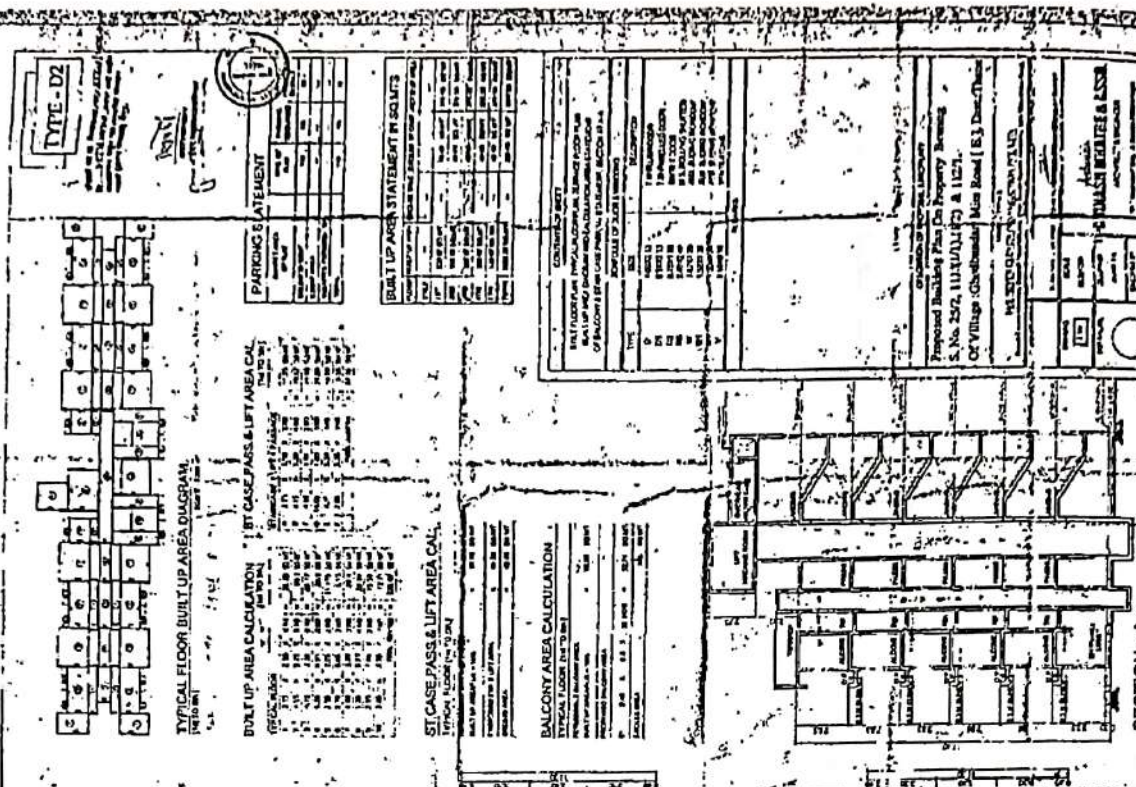
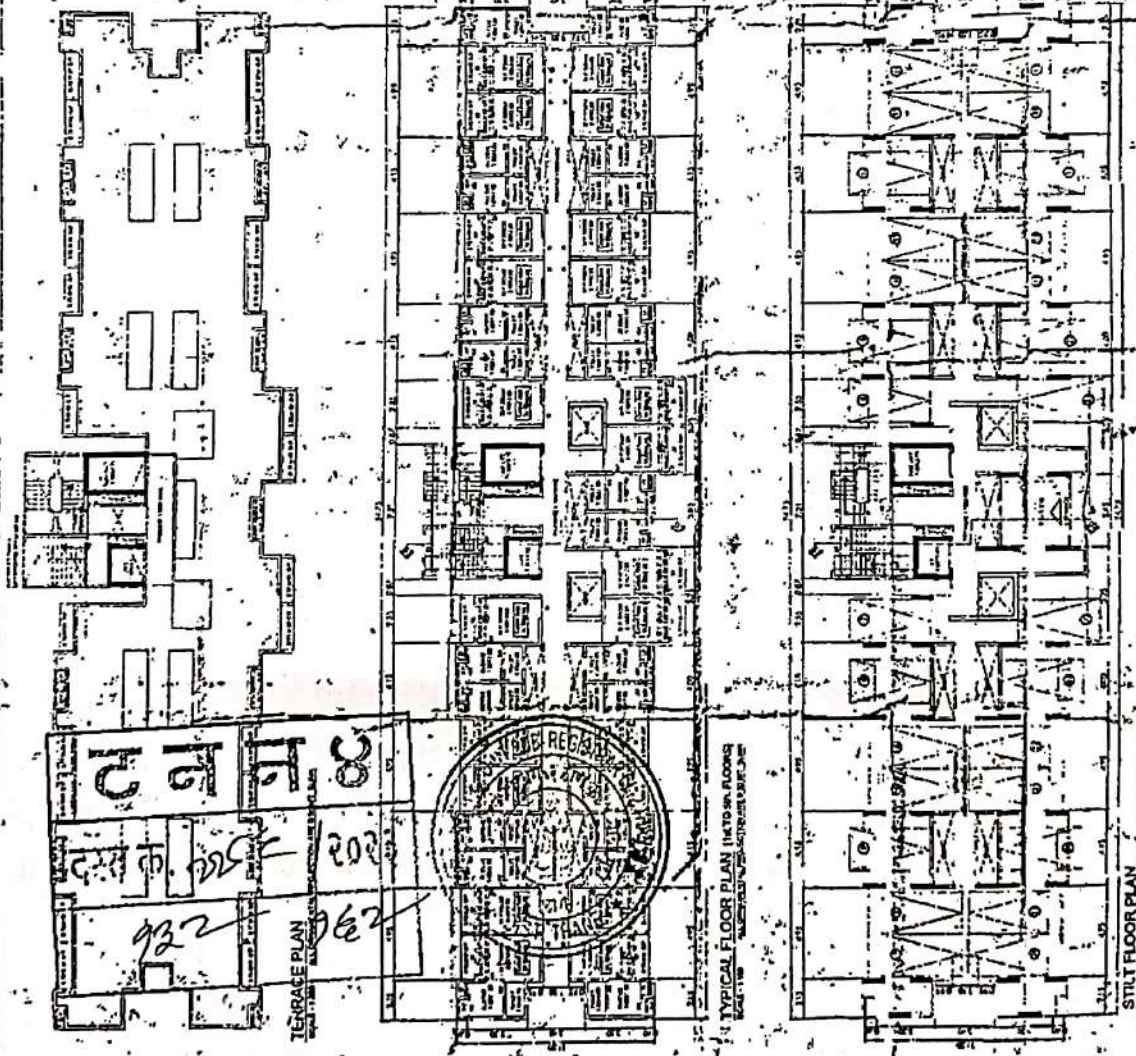
Room Area	5.00	10	50.00
Balcony Area	5.00	10	50.00
TOTAL			100.00



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TYPICAL FLOOR PLAN (Part to be approved)  
SCALE: 1:50



TYPE-D2

PARKING STATEMENT

NO.	DESCRIPTION	AREA
1	PARKING SPACE	...
2	...	...
3	...	...

BUILT UP AREA STATEMENT IN SQ. MET.

NO.	DESCRIPTION	AREA
1	...	...
2	...	...
3	...	...

BUILT UP AREA CALCULATION ST CASE PASS & LIFT AREA CAL

DESCRIPTION	AREA
ST CASE PASS	...
LIFT AREA	...
TOTAL	...

BUILT UP AREA CALCULATION ST CASE PASS & LIFT AREA CAL

DESCRIPTION	AREA
ST CASE PASS	...
LIFT AREA	...
TOTAL	...

BALCONY AREA CALCULATION

DESCRIPTION	AREA
BALCONY AREA	...
TOTAL	...

PROPOSED BUILDING PLAN (ON PROPERTY BOUNDARY S. No. 2572, 11/1/11/1/73 & 11/274, C/O Village - Chhatwada, Main Road (B), District - RAIPUR, CHHATTISGARH STATE)

**CONSULTANTS**

ARCHITECT	...
STRUCTURAL ENGINEER	...
ELECTRICAL ENGINEER	...
Mechanical Engineer	...

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TERRACE PLAN



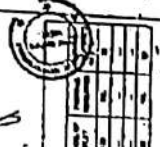
SECTION - AA

TYPICAL FLOOR PLAN (1) TO (8) FLOORING

TYPICAL FLOOR PLAN (1) TO (8) FLOORING

**TYPE - D3**

Approved by:  
*[Signature]*  
Professional Engineer  
No. 4528



PARKING STATEMENT	
Number of cars provided:	10
Number of cars required:	10
Number of cars in excess:	0

BUILT UP AREA STATEMENT IN SQMTRS		
USE	AREA (SQMTRS)	TOTAL
REAR PORCH	10.00	10.00
PORCH	10.00	20.00
ENTRY	10.00	30.00
LOBBY	10.00	40.00
STAIRS	10.00	50.00
HALLS	10.00	60.00
TOILETS	10.00	70.00
ELEVATORS	10.00	80.00
MECHANICAL	10.00	90.00
PLUMBING	10.00	100.00
ROOF	10.00	110.00
WALLS	10.00	120.00
GLASS	10.00	130.00
OTHER	10.00	140.00
<b>TOTAL</b>	<b>140.00</b>	<b>140.00</b>

CONTENTS OF BOOK	
NO.	DESCRIPTION
1	PROPOSAL
2	PERMITS
3	FOUNDATION
4	CONCRETE
5	STEEL
6	MASONRY
7	MECHANICAL
8	ELECTRICAL
9	PLUMBING
10	PAINTING
11	FINISHES
12	GENERAL NOTES
13	CONTRACT CONDITIONS
14	ADDENDUMS

Proposed Building Plans On Property Bounded  
S. No. 252, 1111(11/17) & 1127,  
O'Fallon - Chatham, Main Road (E) & 1127  
St. Charles, Illinois

PREPARED BY:  
JAMES H. WILSON, P.E.  
ARCHITECT & ENGINEER  
521 N. 11TH STREET  
ST. CHARLES, ILL. 62256

**BUILT UP AREA CALCULATION**  
DATE: 11/18/94

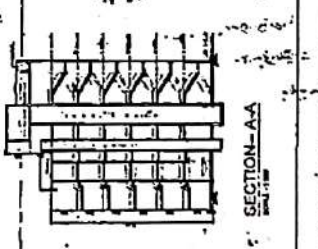
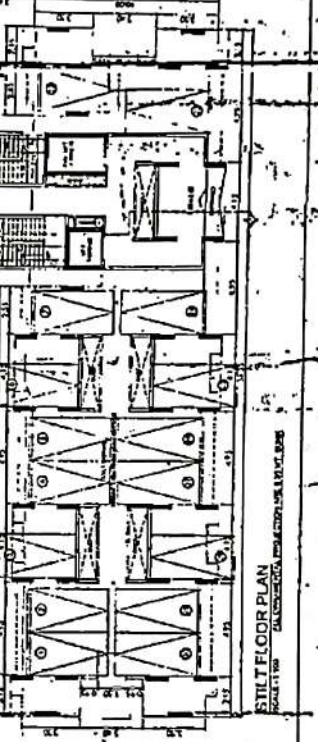
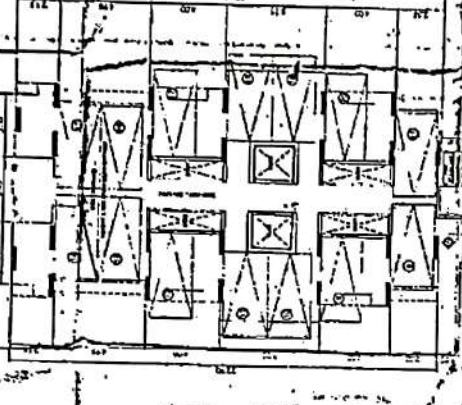
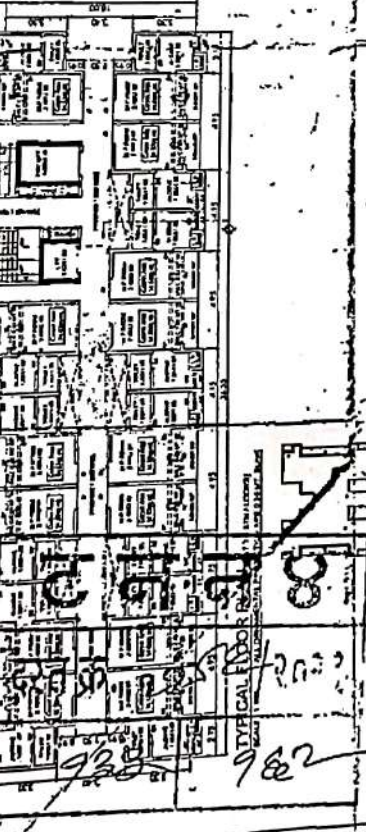
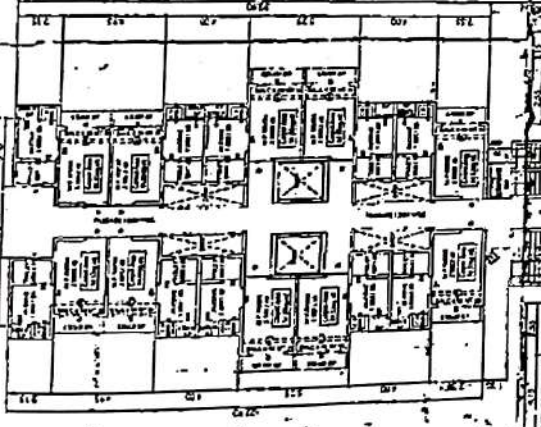
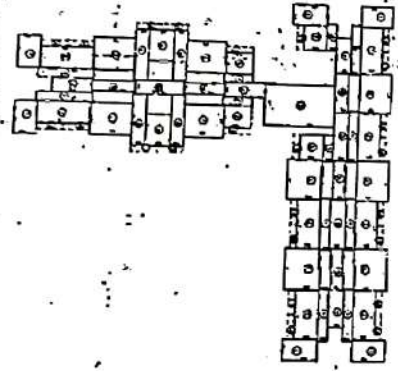
NO.	DESCRIPTION	AREA (SQMTRS)
1	REAR PORCH	10.00
2	PORCH	10.00
3	ENTRY	10.00
4	LOBBY	10.00
5	STAIRS	10.00
6	HALLS	10.00
7	TOILETS	10.00
8	ELEVATORS	10.00
9	MECHANICAL	10.00
10	PLUMBING	10.00
11	ROOF	10.00
12	WALLS	10.00
13	GLASS	10.00
14	OTHER	10.00
<b>TOTAL</b>	<b>140.00</b>	<b>140.00</b>

**BALCONY AREA CALCULATION**  
DATE: 11/18/94

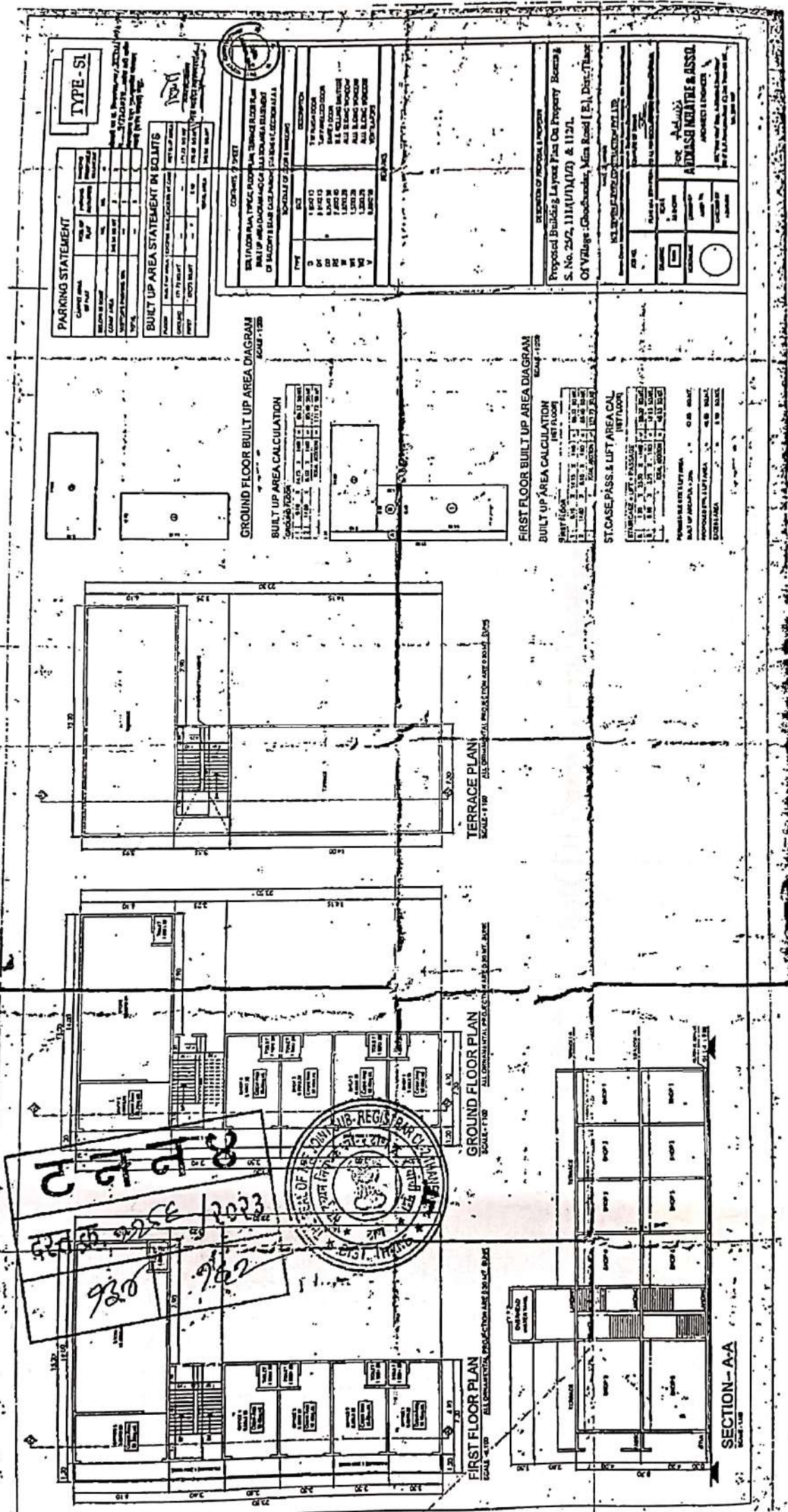
NO.	DESCRIPTION	AREA (SQMTRS)
1	BALCONY 1	10.00
2	BALCONY 2	10.00
3	BALCONY 3	10.00
4	BALCONY 4	10.00
5	BALCONY 5	10.00
<b>TOTAL</b>	<b>50.00</b>	<b>50.00</b>

**ST. CASE PASS & LIFT AREA CAL**  
DATE: 11/18/94

NO.	DESCRIPTION	AREA (SQMTRS)
1	ST. CASE PASS	10.00
2	LIFT	10.00
<b>TOTAL</b>	<b>20.00</b>	<b>20.00</b>



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920  
 925  
 2023  
 9/22



TYPE-S1

PARKING STATEMENT

Category	Area (sq. ft.)	Number of Cars	Number of Trucks
Open			
Covered			
Total			

BUILT UP AREA STATEMENT IN SOLMITS

Particulars	Area (sq. ft.)	Remarks
Ground Floor		
First Floor		
Terrace		
Total		

GROUND FLOOR BUILT UP AREA DIAGRAM  
SCALE - 1:100

BUILT UP AREA CALCULATION

Particulars	Area (sq. ft.)
Room	
Corridor	
Staircase	
Other	
Total	

FIRST FLOOR BUILT UP AREA DIAGRAM  
SCALE - 1:100

BUILT UP AREA CALCULATION

Particulars	Area (sq. ft.)
Room	
Corridor	
Staircase	
Other	
Total	

ST. CASE PASS & LIFT AREA CAL

Particulars	Area (sq. ft.)
Staircase	
Lift	
Total	

GROUND FLOOR PLAN  
SCALE - 1:100

FIRST FLOOR PLAN  
SCALE - 1:100

TERRACE PLAN  
SCALE - 1:100

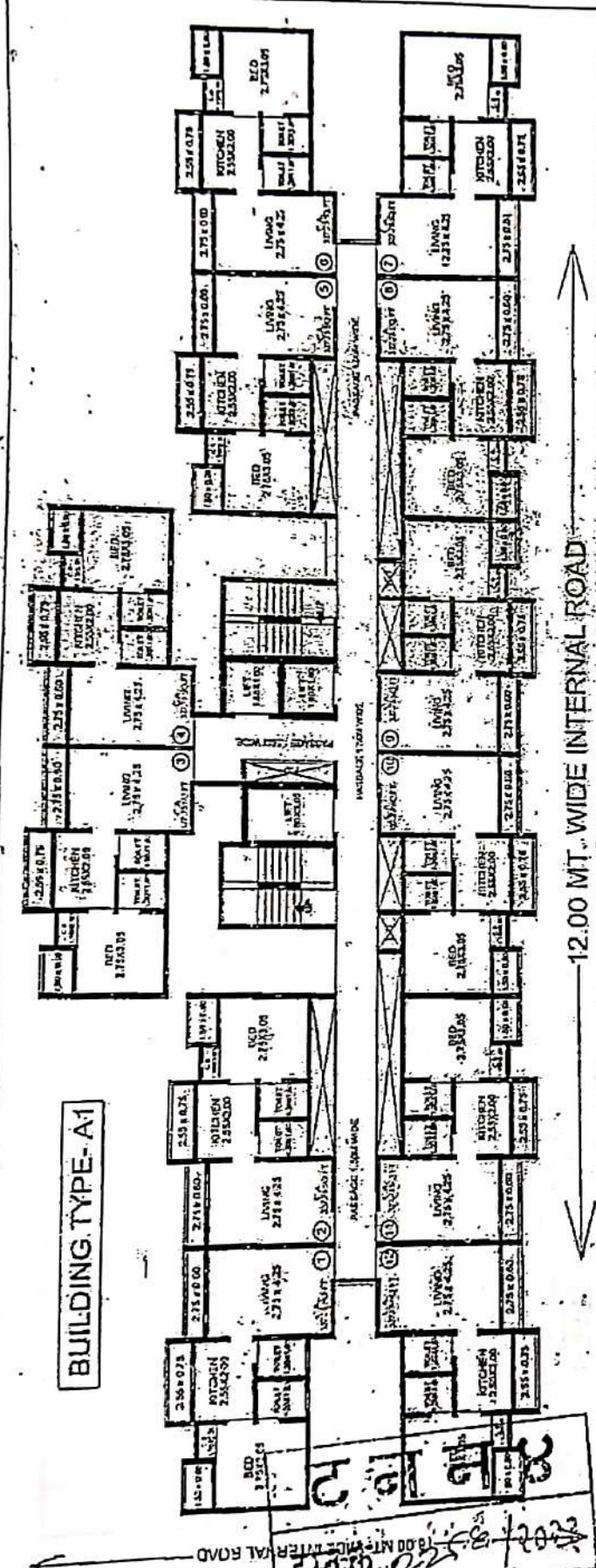


PROPOSED BUILDING LAIYER PLAN ON PROPERTY BOUNDARY  
 S. No. 25/2, 111A (U/M) & 112/1  
 OF Village: Channarayana, Main Road (E), Durga Temple

REGISTERED ARCHITECT & ENGINEER  
 ADDRESS: KRISHNA & ASSO.  
 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

SECTION - A-A

**BUILDING TYPE-A1**



CONSULTING CIVIL ENGINEER  
*Jeji's*  
**CONSULTANTS**  
 1000 MT. WIDE INTERNAL ROAD  
 DIST. THANE

TYPICAL FLOOR PLAN (1ST TO 7TH, 9TH TO 12TH, 14TH & 15TH FLR)  
 REVISED BUILDING PLAN ON PROPERTY BEARING S. NO. 252, 111(1)(1)(1)(2) & 1121  
 OF VILLAGE GHODBUNDAR, MIRA ROAD (E) DIST. THANE

DEVELOPERS:  
 ELEVEN CONSTRUCTION PVT. LTD.

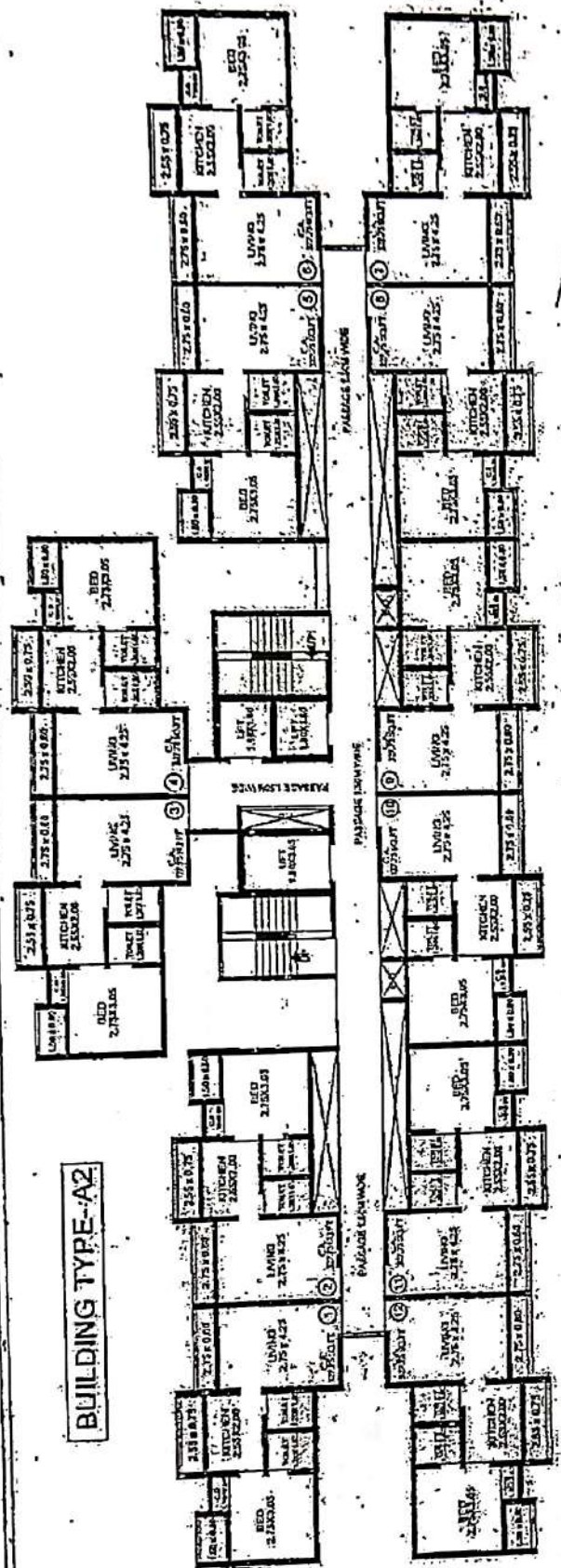


984  
 262  
 1000 MT. WIDE INTERNAL ROAD





**BUILDING TYPE-A2**



12.00 MT. WIDE INTERNAL ROAD

TYPICAL FLOOR PLAN (1ST TO 7TH, 9TH TO 12TH, 14TH & 15TH FLR)

REVISED BUILDING PLAN ON PROPERTY BEARING S. NO. 252, 111(1A), 9(2), & 112/1 OF VILLAGE : GHODBUNDAR, MIRA ROAD, (E.I. DIST. THANE)

DEVELOPERS :

M/S. SEVEN ELEVEN CONSTRUCTION PVT. LTD.

CONSULTING ARCHITECTS

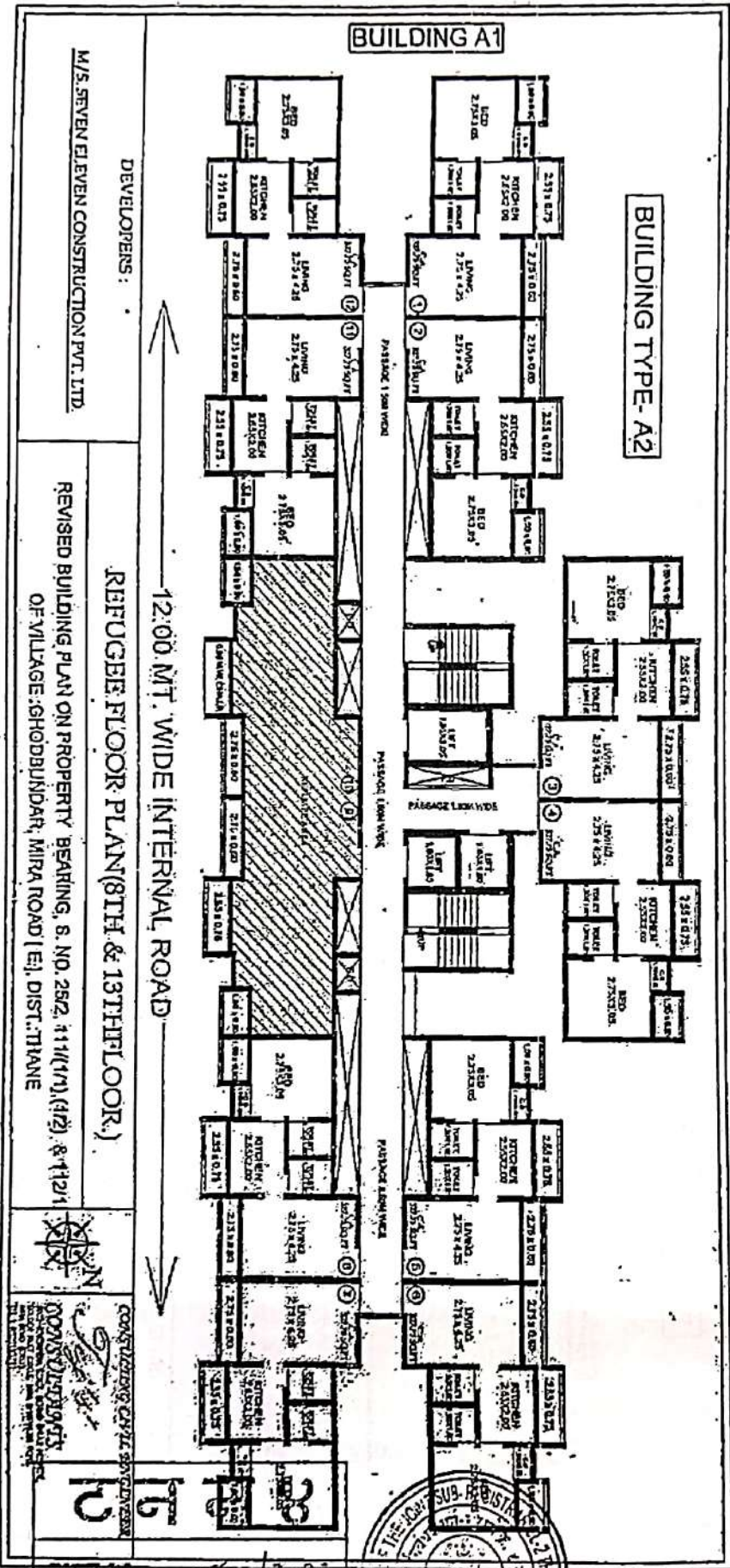
*Shri's*  
**CONSTRUCTORS**  
110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

REVISIONS

दस्त क्र. 2258/2023

980      982



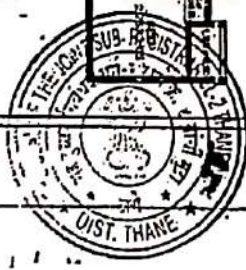


DEVELOPERS : M/S. SEVEN ELEVEN CONSTRUCTION PVT. LTD.

REFUGEE FLOOR PLAN (8TH & 13TH FLOOR.)

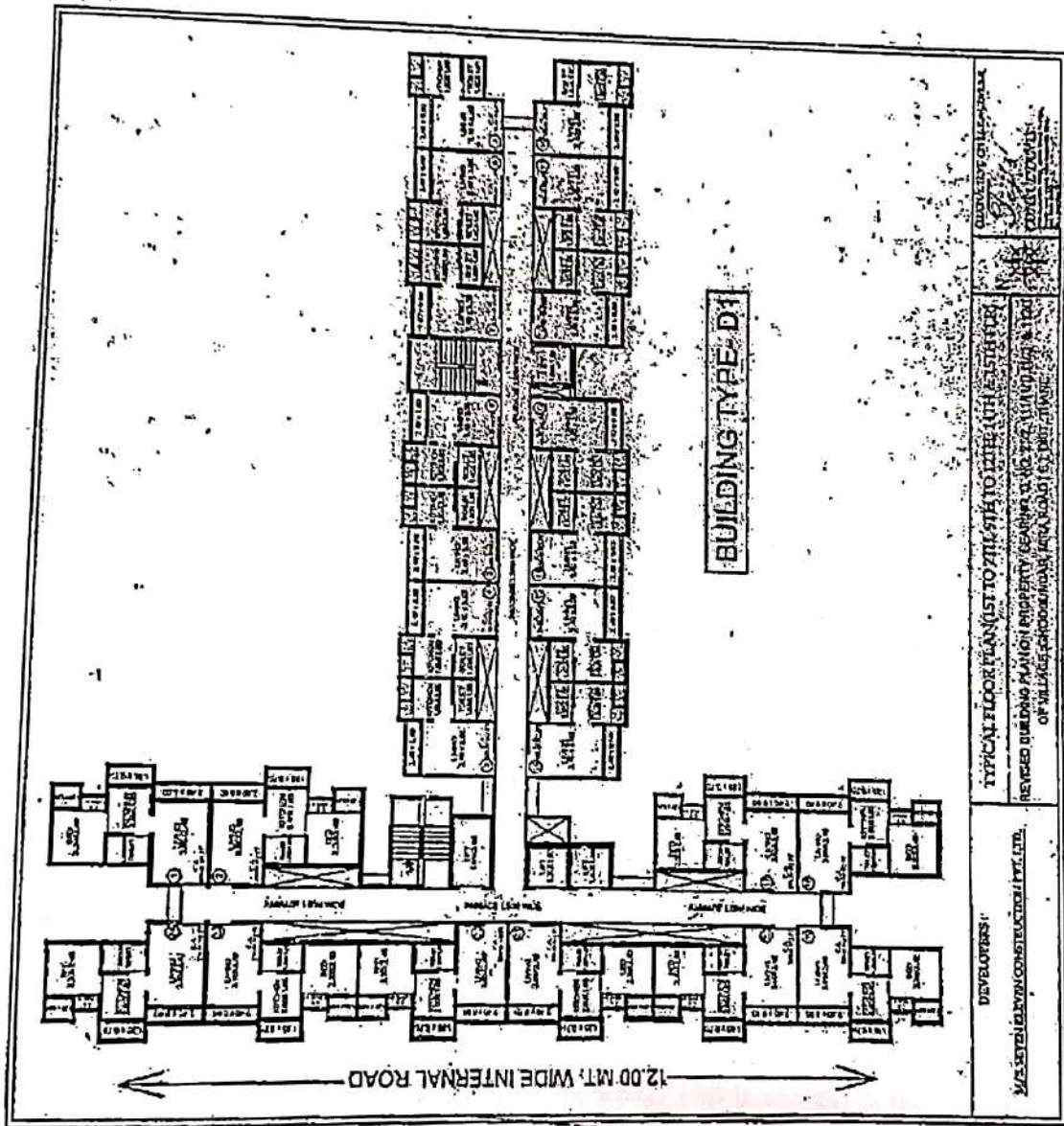
REVISED BUILDING PLAN ON PROPERTY BEARING, S. NO. 25/2, 111/1(1), (112), & 112/1 OF VILLAGE, SHODDIBUNDAR, MIRA ROAD (E), DIST.: THANE

CONSULTING CIVIL ENGINEER  
 2022/2023  
 25/2



2022/2023

25/2



DEVELOPERS:  
 M/S. SURESH REALTY CONSTRUCTION PVT. LTD.

TYPICAL FLOOR PLAN (JUST TO THE LEFT) TO THE APARTMENT TYPE  
 REVISED BUILDING PLAN (PROPERTY SEARCH NO. 772, 11/11/2013) & 100  
 OF VILAGE, PERODI, KANAKA ROAD, DIST. THANE

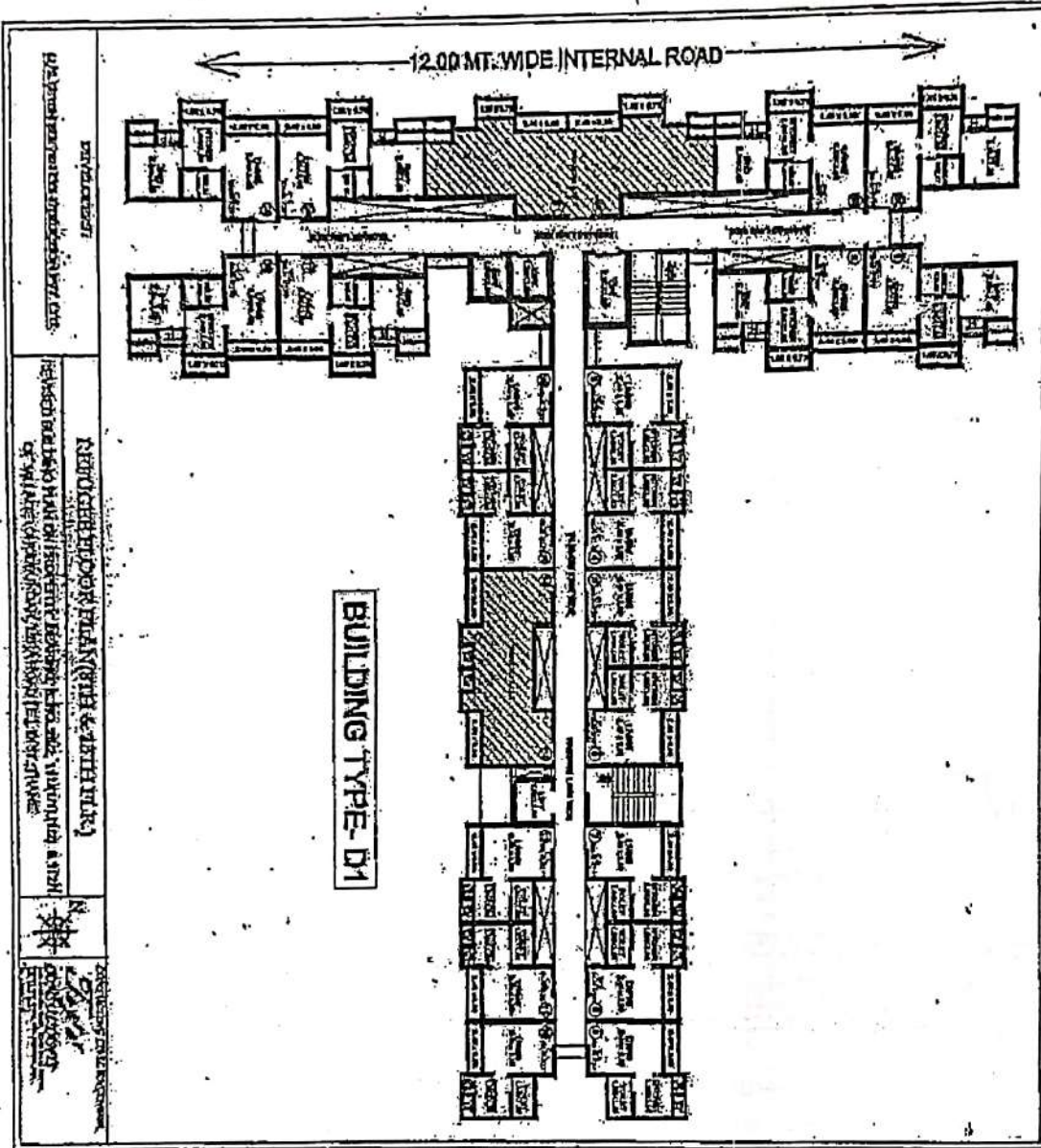
QUANTITY CHECK-SHAKE  
 10000  
 8000  
 18000

8 नं 2

दस्ता क्र. 2256/2023

930 | 962



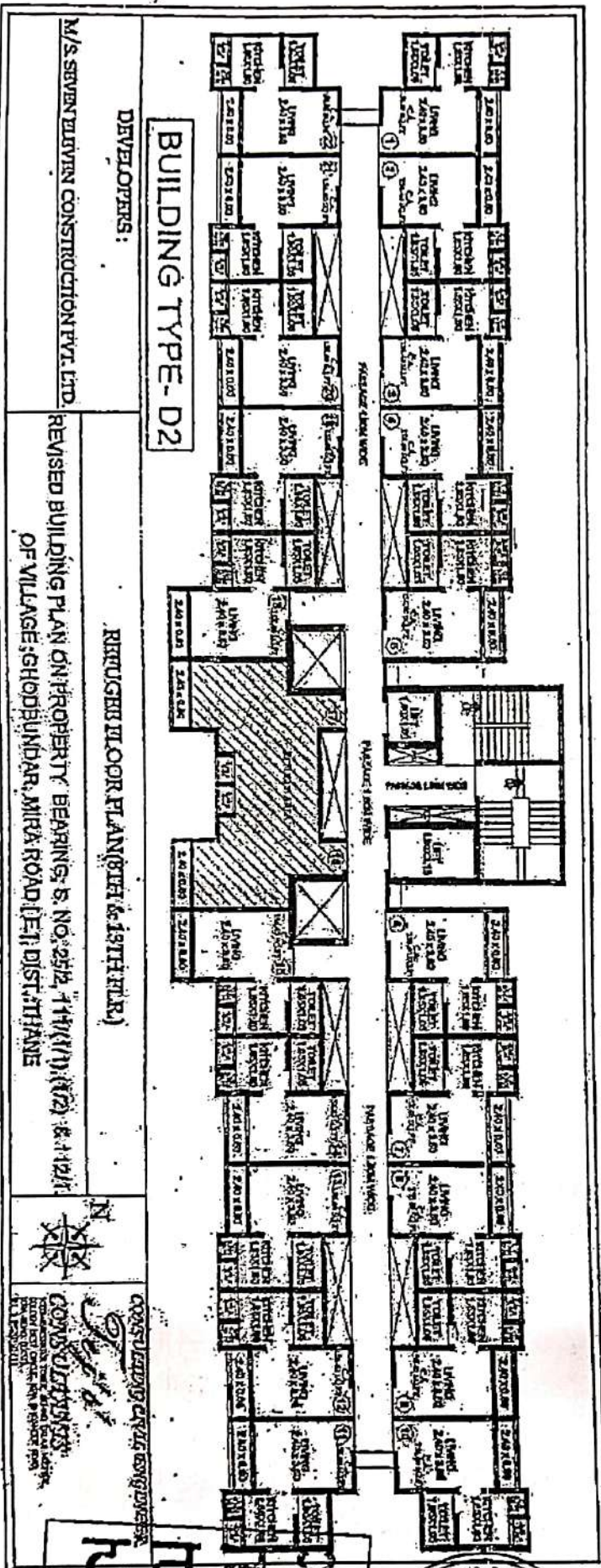


१२.०० मीटर चौक्याची आंतरिक सडक  
 १२.०० मीटर चौक्याची आंतरिक सडक  
 १२.०० मीटर चौक्याची आंतरिक सडक  
 १२.०० मीटर चौक्याची आंतरिक सडक

**ट न न ४**  
 दस्त. क्र. १२५६/२०२३  
 १००- १६२







M/S SEVEN TILVAIN CONSTRUCTION PVT. LTD.

REVISIED BUILDING PLAN ON PROPERTY BEARING S. NO. 25/2, 1111(1/1), (1/2) & 112/1 OF VILLAGE: GHODBUNDAR, MIRZA ROAD, DENI, DIST. THANE

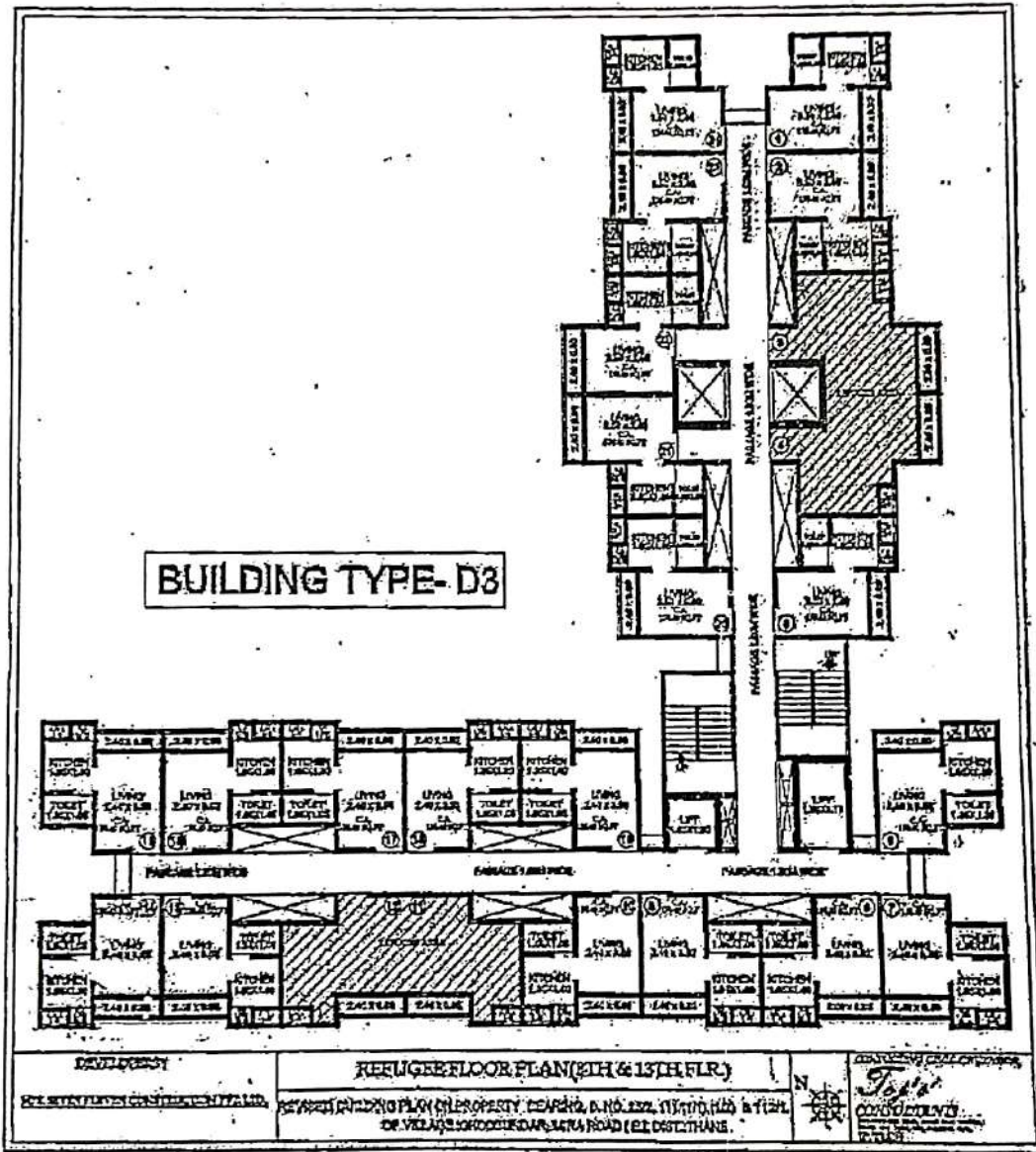
CONSULTING CIVIL ENGINEER  
 CONSTRUCTION  
 11, PANDHARAVAN STREET,  
 CHENNAI - 600 001

र न ८ ३  
 दस्तक. ४२ ८६/२०२  
 १०२







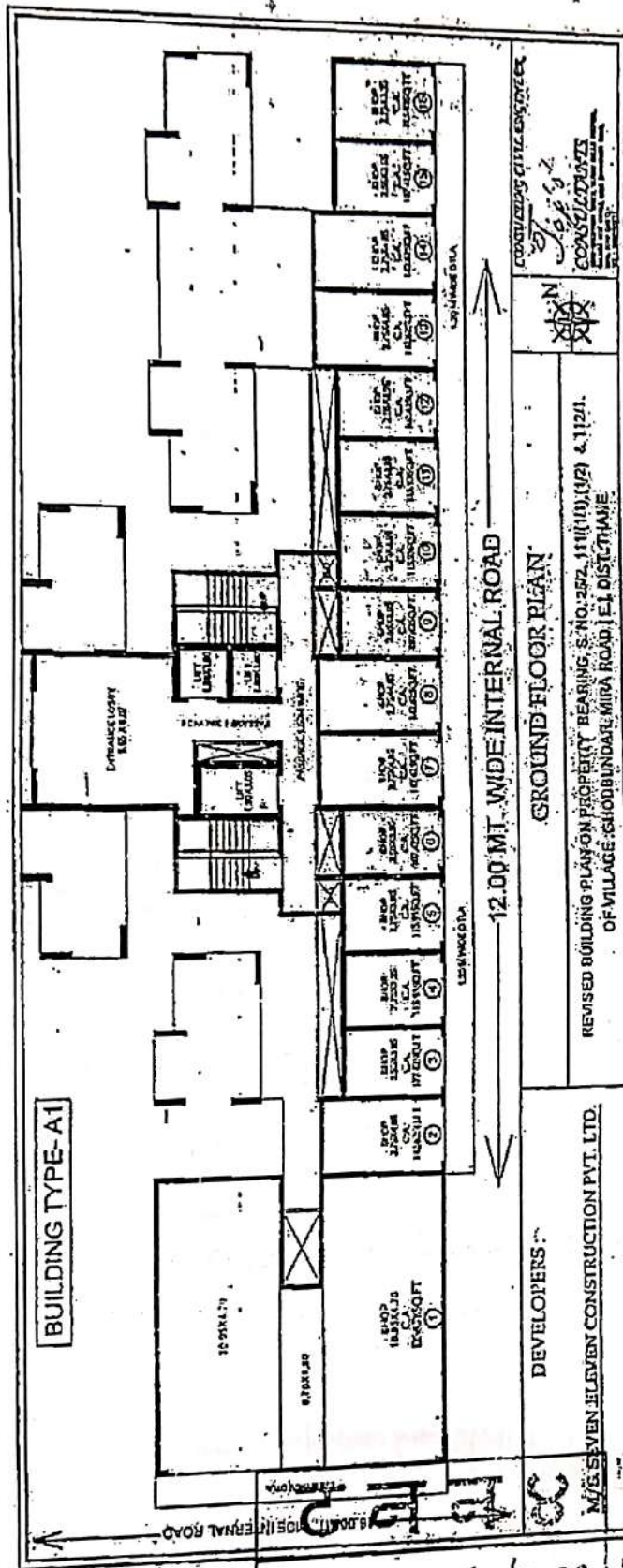


**ट न न ४**

दस्त क्र. ७२६/२०२३

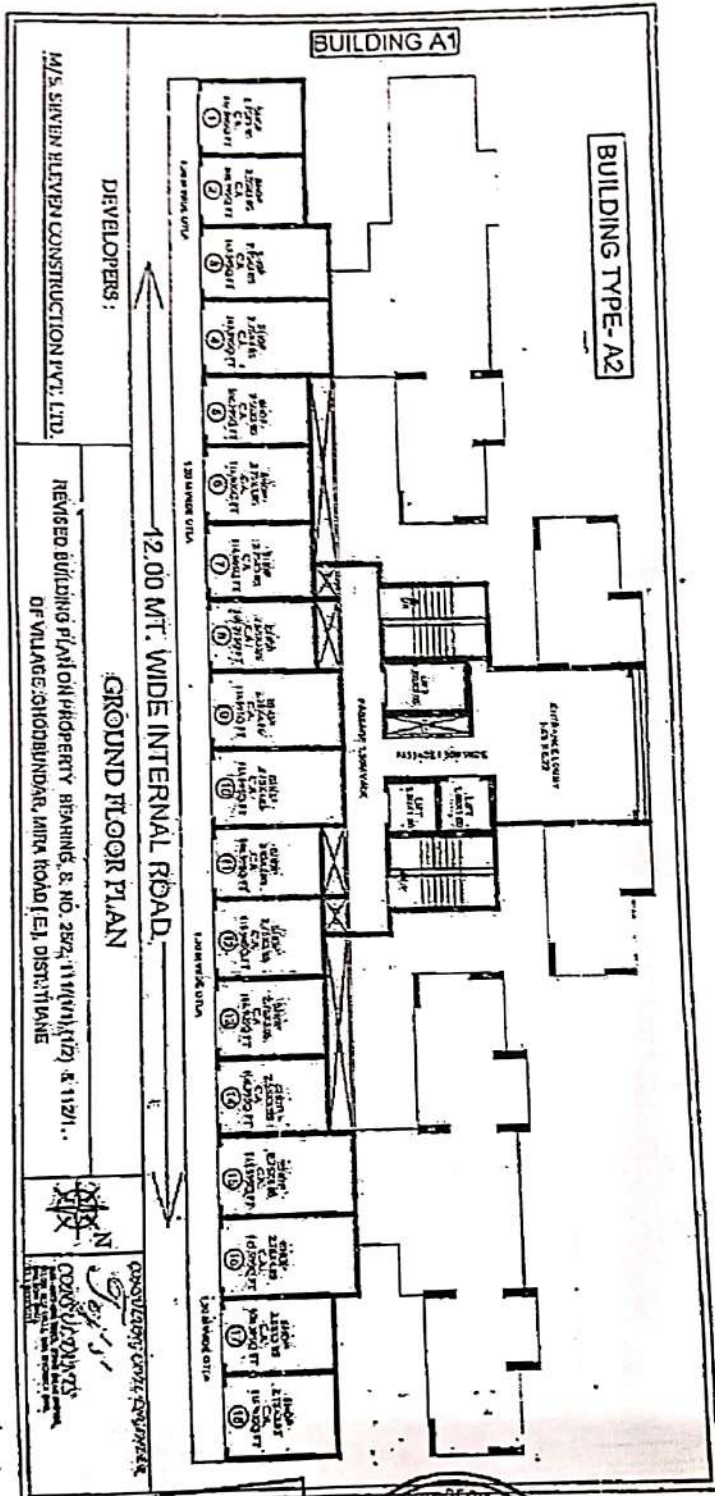
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दस्त क्र. 225e/2023  
 984 982

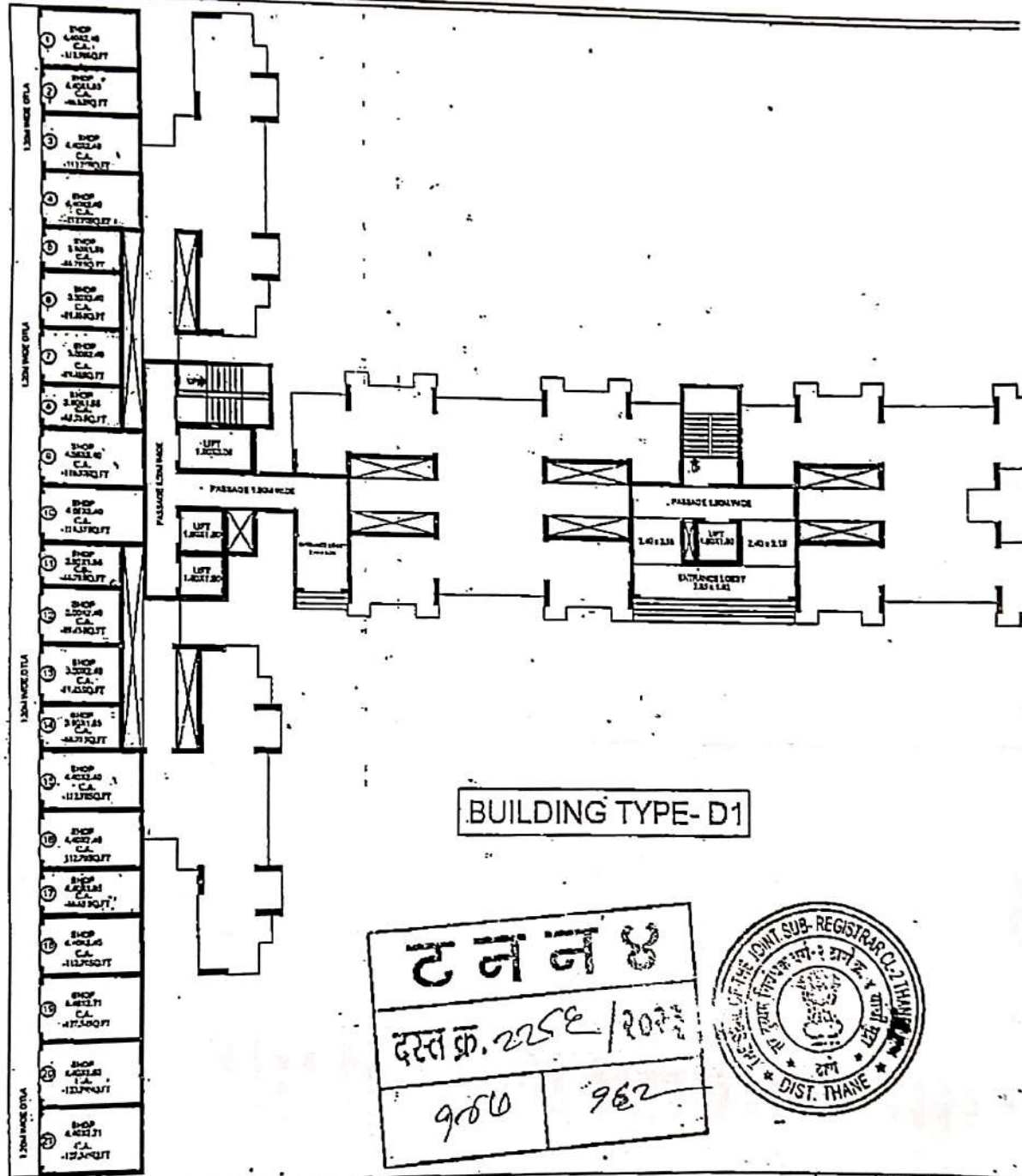




**ट न न ४**  
 दस्ता क्र. ७२५६/२०२३  
 १५६ १६२



12.00 MT. WIDE INTERNAL ROAD



BUILDING TYPE- D1

ट न न ४  
 दस्त क्र. २२५६ / २०२३  
 १०६०      १६२



M/S. SEVEN ELEVEN CONSTRUCTION PVT. LTD.

GROUND FLOOR PLAN

REVISED BUILDING PLAN ON PROPERTY BEARING, S. NO. 252, 111A(1/1), (1/2) & 1121 OF VILLAGE: GHODBUNDAR, MIRA ROAD [ E. ] DIST. THANE



CONSULTING CIVIL ENGINEER  
**Top's**  
 CONSULTANTS  
 10/1, MIDC INDUSTRIAL ESTATE, VILLAGE: GHODBUNDAR, MIRA ROAD, DIST. THANE



CHALLAN  
RTR Form Number-4



CHN	140007230002012025	DATE	11/11/2023	FORM ID	487
Payee Details	Project Name: _____ Type of Payment: _____ PAN No. (if Available): _____				
Other Name	THANE THANE NO 4 JEWELRY REGISTRY	Full Name	M/S SEVEN ELEVEN CONSTRUCTION PVT LTD		
Location	THANE	Product No.	SURVEY NO 111 AND OTHER HISSA NO 2 AND OTHER		
Year	2023-2024 One Year	Product/Building	OTHER		
Account Head Details	Account No.	Account In Ru.	Account Type	Account Category	Account Sub-Category
CONDUCTOR	_____	500.00	_____	_____	_____
OPERATION	Registration Fee	100.00	_____	_____	_____
PIN: 4 0 1 1 0 7 Remarks (if Any): _____					
For use of RECEIVED BANK					
Payment Details	DATE	Bank Cnt	Red No.	Red Date	Red Date
_____	_____	_____	_____	_____	_____



Document ID: \_\_\_\_\_  
 Date of Issue: \_\_\_\_\_  
 For use of RECEIVED BANK

Page 1/1

८.३.३. - ४  
 १/१०  
 १/१०

८ न न ४  
 २२५६/२०२३  
 १०६



GENERAL POWER OF ATTORNEY FOR REGISTRATION

TO ALL TO WHOM THESE PRESENTS SHALL COME: I/WE Mr. Sanjay Sakharam Surve & Mr. Prashant Narayan Keluskar Directors of M/s. Seven Eleven Construction Pvt. Ltd. duly constituted and registered, under the provisions of Indian Companies Act 1956, having its office at Seven Eleven Mansion, Near Seven Square Academy, Ideal Park Road, Mira Road, (E), Tal. & Dist. Thane 401107, SEND GREETINGS:

WHEREAS:-

WHEREAS I/We desirous of appointing 1). Mr. Mitul S. WITNESSETH that I/We, Mr. Sanjay Sakharam Surve & Mr. Prashant Narayan Keluskar Directors of M/s. Seven Eleven Construction Pvt. Ltd. do hereby nominate, constitute and appoint said 1). Mr. Mitul S. WITNESSETH 2). Mr. Shailesh P. Jadhav (who can act on my/our behalf either jointly or severally/by any one of these attorneys can lodge the documents on my/our behalf before the Sub-Registrar of Assurances) to be our true and lawful attorney to do the following act, deeds and things viz:

To appear before the sub Registrar of Assurance at Mumbai and others Places and/or other public officers and to presents for registration or admit execution, register or perfect or cause to be registered and perfected all deeds and things in connection with the documents executed by me/us related to the said property described in the Schedule firstly and secondly hereunder referred for the sake of brevity hereinafter referred to as the 'said Property which in the opinion of our said attorney may be expedient or necessary for the purpose.

FIRSTLY

THE SCHEDULE "A" ABOVE REFERRED TO

१/१०  
 १/१०  
 १/१०

All that piece of parcel of the landed property situated, lying and being at Revenue Village of Chodabunder, Registration Sub-District and District Thane, within the limits of Mira Bhayandar Municipal Corporation, bearing its S. No. 111, H. No. 2.

FOR SEVEN ELEVEN CONSTRUCTION PVT. LTD.

Director/Authorized Signatory

Director/Authorized Signatory



**THE SHCHEDULE "D" ABOVE PREFERRED TO**

All that piece of parcel of the landed property situated, lying and being at Revenue Village of Ghodbunder, Registration Sub-District and District Thane, within the limits of Mira Bhayandar Municipal Corporation, bearing its S. No. 111, H. No. 3.

**THE SHCHEDULE "C" ABOVE PREFERRED TO**

All that piece of parcel of the landed property situated, lying and being at Revenue Village of Ghodbunder, Registration Sub-District and District Thane, within the limits of Mira Bhayandar Municipal Corporation, bearing its S. No. 111, H. No. 4.

**THE SHCHEDULE "D" ABOVE PREFERRED TO**

All that piece of parcel of landed property situated, lying and being at Revenue Village of Ghodbunder, Registration Sub-District and District Thane, within the limits of Mira Bhayandar Municipal Corporation, bearing its S. No. 112, H. No. 4 (Old), H. No. 2 (New).

**THE SHCHEDULE "E" ABOVE PREFERRED TO**

All that piece of parcel of landed property situated, lying and being at Revenue Village of Ghodbunder, Registration Sub-District and District Thane, within the limits of Mira Bhayandar Municipal Corporation, bearing its S. No. 118, H. No. 1.

**THE SHCHEDULE "F" ABOVE PREFERRED TO**

All that piece of parcel of the landed property situated, lying and being at Revenue Village of Ghodbunder, Registration Sub-District and District Thane, within the limits of Mira Bhayandar Municipal Corporation, bearing its S. No. 119, H. No. 2.

**THE SHCHEDULE "G" ABOVE PREFERRED TO**

All that piece of parcel of the landed property situated, lying and being at Revenue Village of Ghodbunder, Registration Sub-District and District Thane, within the limits of Mira Bhayandar Municipal Corporation, bearing its S. No. 111, H. No. 5 (pt)



**THE SHCHEDULE "H" ABOVE PREFERRED TO**

All that piece of parcel of the landed property situated, lying and being at Revenue Village of Ghodbunder, Registration Sub-District and District Thane, within the limits of Mira Bhayandar Municipal Corporation, bearing its S. No. 119, H. No. 1 (pt)

**SECONDLY**

**THE SHCHEDULE "A" ABOVE PREFERRED TO**

All that piece of parcel of the landed properties situated, lying and being at Revenue Village of Ghodbunder, Registration Sub-District and District Thane, within the limits of Mira Bhayandar Municipal Corporation, bearing its S. No. 25, H. No. 1, S. No. 25, H. No. 2, S. No. 25, H. No. 3 which are freshly demarcated and consoldated under New S. No. 25, Hissa No. 2.

**THE SHCHEDULE "B" ABOVE PREFERRED TO**

All that piece of parcel of the landed property situated, lying and being at Revenue Village of Ghodbunder, Registration Sub-District and District Thane, within the limits of Mira Bhayandar Municipal Corporation, bearing its S. No. 111, H. No. 1/1.

**THE SHCHEDULE "C" ABOVE PREFERRED TO**

All that piece of parcel of the landed property situated, lying and being at Revenue Village of Ghodbunder, Registration Sub-District and District Thane, within the limits of Mira Bhayandar Municipal Corporation, bearing its S. No. 111, H. No. 1.

**THE SHCHEDULE "D" ABOVE PREFERRED TO**

All that piece of parcel of the landed property situated, lying and being at Revenue Village of Ghodbunder, Registration Sub-District and District Thane, within the limits of Mira Bhayandar Municipal Corporation, bearing its S. No. 112, H. No. 1.



क्रमांक	११९६८/१०११
3/१०	THE SHCHEDULE "G" ABOVE PREFERRED TO

क्रमांक	११९६८/१०११
5/१०	THE SHCHEDULE "D" ABOVE PREFERRED TO

for SEVENEVEN CONSTRUCTION PVT. LTD. for SEVENEVEN CONSTRUCTION PVT. LTD.

Director/Audited Signature

Director/Audited Signature

for SEVENEVEN CONSTRUCTION PVT. LTD. for SEVENEVEN CONSTRUCTION PVT. LTD.

Director/Audited Signature

Director/Audited Signature

3/10	THE SHCHEDULE "G" ABOVE PREFERRED TO
5/10	THE SHCHEDULE "D" ABOVE PREFERRED TO

NOW WITNESS WHEREOF, I/We Mr. Sanjay Sakharam Surve & Mr. Prashant Narayan Keluskar Directors of M/s. Seven Eleven Construction Pvt. Ltd. have hereunto set my/our hands to this Power of attorney on the 22<sup>nd</sup> day of September 2021.

SIGNED, SEALED & DELIVERED

BY THE WITNAMED BUILDER

M/s. Seven Eleven Construction Pvt. Ltd.)

Through it's Directors

Mr. Sanjay Sakharam Surve

&

Mr. Prashant Narayan Keluskar

In the presence of

1) \_\_\_\_\_

2) \_\_\_\_\_



Witnessed & Accepted By us  
Shri. S. Lapasta,  
Shri. Suresh A. Bhanushali

Director/Authorized Signatory

Director/Authorized Signatory



3). Mr. Shailesh P. Jaddav

In the presence of

1) \_\_\_\_\_

2) \_\_\_\_\_

Shailesh P. Jaddav

2.7.7. - 8  
रजिस्ट्रार कार्यालय ठाणे  
दिनांक 29/09/2021



ट न न 8  
दस्त क्र- 2258/2021  
940 782



REGISTRATION AND RECORDS DEPARTMENT  
STATE MOTOR DRIVING LICENCE  
D.O. No. 21893/2021  
D.O. No. 21893/2021

REGISTRATION AND RECORDS DEPARTMENT  
STATE MOTOR DRIVING LICENCE  
D.O. No. 21893/2021  
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REGISTRATION AND RECORDS DEPARTMENT  
STATE MOTOR DRIVING LICENCE  
D.O. No. 21893/2021  
D.O. No. 21893/2021

9805 9827  
M/S. Bhanushali



भारत सरकार  
GOVT. OF INDIA.  
शुभम आर्य  
SHUBHAM ARY  
PANKAJ JOSHI  
PANKAJ JOSHI  
0212/188  
0212/188  
AWARD/1880

2.7.7. - 8  
रजिस्ट्रार कार्यालय ठाणे  
दिनांक 29/09/2021





1. **प्राप्तकर्ता का नाम** : ...  
 ...  
 ...

2. **प्राप्तकर्ता का पता** : ...  
 ...  
 ...

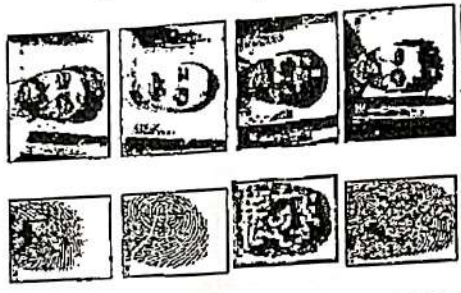
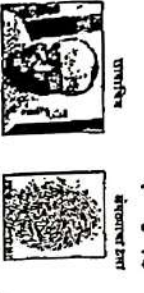
3. **प्राप्तकर्ता का पता** : ...  
 ...  
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4. **प्राप्तकर्ता का पता** : ...  
 ...  
 ...

5. **प्राप्तकर्ता का पता** : ...  
 ...  
 ...

6. **प्राप्तकर्ता का पता** : ...  
 ...  
 ...

7. **प्राप्तकर्ता का पता** : ...  
 ...  
 ...



**ट न न ४**  
**दस्ता क्र. 22CE/2022**  
**782 - 942**



Purchaser	Type	Verification ref/Order	CR/Reference	Amount	Used	Office Number	Office Date
M/S SEVEN ELEVEN CONSTRUCTION PVT LTD	Challan	60103332021090116730	MH005725300202122E	500.00	SD	0002748411202122	02/09/2021
M/S SEVEN ELEVEN CONSTRUCTION PVT LTD	Challan		MH005725300202122E	100	RF	0002748411202122	02/09/2021

Stamp Duty [PF:Registration Fee] [DHG: Document Handling Charges]

**ए.न.न. - ४**  
**दस्ता क्र. 942/2022**

प्राप्तकर्ता का नाम, ...  
 ...  
 ...



प्राप्तकर्ता का नाम, ...  
 ...  
 ...

## घोषणापत्र

मी सुरेश भानुशाली द्वारे घोषित करतो कि सह.दुय्यम निबंधक ठाणे 4 यांचे कार्यालात करारनामा या शिषकाचा दस्त नोंदणीसाठी सादर करणायत आले आहे. मेसर्स सेवन इलेवन कंस्ट्रक्शनस प्रा. ली. दि. 02/09/2021 रोजी माला दिलेल्या कुलमुखत्यारपत्र्याच आधारे मी सादर दस्त नोंदणीस सादर केला आहे/निस्पादिक करून कबुली जवाब दिला आहे सादर कुलमुखत्यारपत्र लिहून देणार व्यक्ती पैकी कोणीही मयत झालेले नाही किवा अन्य कोणताही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेली नाही सादर कुलमुखत्यारपत्र पूर्णपणे वैध्य असून उपरोक्त कृती करण्यास मी पुणतः शकसम आहे सादरचे कथन चुकीचे आठकून आलियास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वेय शिक्षेस मी पात्र राहिल याची मला जाणीव आहे

*Suresh*

दिनांक:-०७/०२/२०२३

कुलमुखत्यारपत्र धारकाचे नाव व सही

ट न न ४	
दस्त.क्र. २२५६/२०२३	
१५३	१६२



प्रतिज्ञापत्र / घोषणापत्र

मी/आम्ही खालील सही करणार प्रतिज्ञापत्राद्वारे घोषित करतो की, मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे दिनांक 30.11.2013 रोजीचे परिपत्रकाचे काळजीपूर्वक वाचन केलेले आहे. व त्यातील सर्व अटी शर्ती आम्हास कबुल आहेत. मी/आम्ही सदर दस्तातील मीळकतीबाबत अभिलेखात शोध घेतलेला आहे. नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत हि फसवणूकद्वारे अथवा दुवार विक्री होत नाही. दस्तातील लिहून देणार / घेणार /कुलमुखत्यारधारक हे खरे असून आज रोजी आम्ही सर्व हयात आहोत व सदर दस्तातील सहया, अंगठे, फोटो माझे/आमचे आहेत याची कबुली/ देतो व खात्री करून देण्यासाठी या दस्तासोबत आम्हाला चांगल्याप्रकारे ओळखणारे दोन इसम/व्यक्ती कबुलीजबाब व स्वाक्षरीसाठी घेऊन आलो आहे. सदर नोंदणीचा दस्तऐवज निष्पादित करतांना नोंदणी प्रक्रियेनुसार आमची वैयक्तिक मालकी (Title) तसेच मिळकतीचे मालकाने नेमुन दिलेल्या कुलमुखत्यारधारक (P.A. Holder) लिहून देणार हे हयात आहेत व उक्त कुलमुखत्यारपत्र अद्यापही अस्तीत्वात आहे व ते आजपावतो रद्द झालेले नाही. याची मी / आम्ही कबुली देत आहोत. सदरची मिळकत शासन मालकीची नसून अतिक्रमण केलेली नाही. दस्तातील मिळकतीवर कोणतेही शासकिय, निमशासकिय, खाजगी कर्ज, बँक वोजे, हक्क, हितसंबंध, विकासन वोजे, नाहीत. भविष्यात तसे काही निघाल्यास मी/आम्ही देणार, घेणार जबाबदार राहू, याची जाणिव आहे. दस्तातील मिळकतीबाबतचे मी/आम्ही आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारा सनक्ष निष्पादित केलेला आहे. हे कुबुल करतो.

नोंदणी अधिनियमानुसार या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पूरक कागदपत्रे हे खरे आहेत. दस्तातील मिळकतीचा हस्तांतरणाबाबत कोणत्याही ना. न्यायालय/शासकिय कार्यालयाचा मनाई हुकुम नाही.तसेच दावा दाखल नाही किंवा प्रस्तावित नाही. नोंदणी नियम 1961 चे नियम 44 नुसार वाधीत होत नाही. याची मी/आम्ही कबुली देत आहोत. मी/आम्ही नोंदविलेल्या व्यवहारात भविष्यात कायद्यानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/कमी पडली असल्यास ती शासन जमा करण्याची जबाबदारी घेणार देणार म्हणुन आमची राहिल हे आम्हास कबुल आहे. व ती त्वरीत जमा करू.

मा. न्यायालयाने दिलेल्या निर्णयानुसार (मा.उच्च न्यायालय नागपुर यांनी गोपाल व्दारकादास पांडे विरुध्द जिल्हाधिकारी भंडारा व इतर रिट पिटीशन क्रं 29/2003 मध्ये दिनांक 24/03/2003 रोजी दिलेल्या निकाल) देणार/विक्रेता यांचे-मिळकतीचे मालकी हक्क (Title) तपासून पहाण्याची जबाबदारी नोंदणी अधिका-याची नाही.(Title Verification) मालकी हक्काची पडताळणी करण्याची जबाबदारी ही ट्रान्सफर-ऑफ, प्रॉपर्टी अँक्ट,1882 कलम 55 नुसार संबधीत

व्यवहार करणाऱ्या उभय पक्षकारांची असाहीना मी/आम्हास(पूर्ण जाणिव आहे. कबुल करतो.

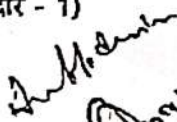
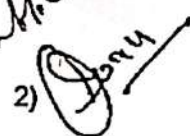
दस्तातील मिळकतीविषयी होत असलेली मिळकतीबाबत/बनावट/संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नये म्हणुन नोंदणी अधिनियम 1908 चे

कलम 82 तहसुदीचे अधिने राहून मी/आम्ही प्रतिज्ञापत्र घेणारापत्र लिहून देत आहोत. तसेच मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचे गुन्हा घडणारि कृत्ये करित नाही. भविष्यात कोणत्याही प्रकारचा कायदेशीर प्रश्न



उदभवल्यास किंवा कोणतेही गुन्हे घडल्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक पक्षकार व ओळख देणारे जबाबदार राहू, हे कबुल आहे. नोंदणी अधिनियम 1908 चे कलम 83 व भारतीय दंड संहिता 1960 मधील नमुद असलेल्या तरतुदीनुसार 7 वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला / आम्हाला पूर्णपणे जाणीव आहे.

त्यामुळे हे प्रतिज्ञापत्र / घोषणापत्र सदर दस्ताचा भाग म्हणुन जोडत आहे.

साक्षीदार - 1)


1)   
2) 

लिहून देणार

  
लिहून घेणार  


आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भा.सं. ७७  
 भारत सरकार  
 GOVT. OF INDIA  
 KAILASHCHAND VARMA  
 KAILASHCHAND RAMSARAN VARMA  
 08/03/1979  
 Permanent Account Number  
 AETPV0946A  


*Kailash Varma*

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA  
 DEEPAK JAIN  
 RAJKUMAR JAIN  
 26/06/1981  
 Permanent Account Number  
 AMLPJ7697P  


*Deepak Jain*

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA  
 स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
 EHTPS6580M  



नाम / Name  
 SONU SINGH  
 पितृ का नाम / Father's Name  
 AMRESH SINGH  
 जन्म की तारीख / Date of Birth  
 21/02/1992  
*Sonu Singh*  
 हस्ताक्षर / Signature

*Sonm*

<b>ट न न ४</b>	
दस्त क्र. ०२५६ / २०१६	
१५५	१६२



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ट न न ४  
दस्त क्र. २२९६  
१५६ १६२



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202302074805	07 February 2023, 02:26:22 PM			
मूल्यांकनाचे वर्ष	2022				
जिल्हा	ठाणे				
मूल्य विभाग	तासका . ठाणे				
उप मूल्य विभाग	8/34-यु-2) भु-विभाग घोडबंदर गावातील भु.भाग यु-1 घगळता गावातील सर्व मिळकती संदर्भ क्रमांक				
क्षेत्राचे नांव	Mrm Bhaingar Municipal Corporation	सर्व्हे नंबर /न. भू क्रमांक :	सर्व्हे नंबर#25		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ मीटर
27700	101400	103100	126800	103100	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	17.5चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs 26620/-
उद्ववाहन सुविधा	आहे	मजला -	5th to 10th Floor		
Sale Type -					
मजला निहाय घट/वाढ	= 105 / 100 Apply to Rate= Rs.106470/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर ) = (( (106470-27700) * (100 / 100 ) ) + 27700 ) = Rs.106470/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 106470 * 17.5 = Rs.1863225/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेडिनेशन मजला क्षेत्र मूल्य + सगळ्या गच्चीचे मूल्य(खुली बाळकनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भौवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाळकनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 1863225 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.1863225/- = □ आठरा लाख त्रसष्ठ हजार दोन शे पंचवीस /-				

Home Print

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दस्त क्र. 2258/2023	
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दस्त क्र. २२५९	
१५५	१६२





**CHALLAN**  
MTR Form Number-6



GRN	MH01454702920223P	BARCODE	[Barcode]		Date	31/01/2023-12:09:56	Form ID	25 2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	THN4_THANE NO 4 JOINT SUB REGISTRA			PAN No.(If Applicable)				
Location	THANE			Full Name	RAVI KAILASHCHAND VERMA			
Year	2022-2023 One Time			Flat/Block No.	FLAT NO 720 7TH FLOOR BUILDING NO D3			
Account Head Details		Amount In Rs.		Premises/Building				
0030046401	Stamp Duty	130550.00		Road/Street	APNA GHAR PHASE II GHODBUNDER			
0030063301	Registration Fee	18650.00		Area/Locality	MIRA ROAD EAST			
				Town/City/District				
				PIN	4	0	1	1
				PIN	0	7		
				Remarks (If Any)	SecondPartyName=MS SEVEN ELEVEN CONSTRUCTION PVT LTD-			
				Amount In Words	One Lakh Forty Nine Thousand Two Hundred Rupees On ly			
Total		1,49,200.00						
Payment Details				FOR USE IN RECEIVING BANK				
STATE BANK OF INDIA				Bank CIN	Ref. No.	10000502023013102141	5394365146625	
Cheque-DD Details				Bank Date	RBI Date	31/01/2023-12:10:20	03/02/2023	
Cheque/DD No.				Bank-Branch				
				STATE BANK OF INDIA				
Name of Bank				Scroll No. , Date				
				1011466 , 03/02/2023				
Name of Branch								

**DEFACED**  
₹149200.00  
**DEFACED**

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
यह चालान केवल उपरोक्त जिले के सब रजिस्ट्रार कार्यालय में ही वैध है। अन्य जिले के सब रजिस्ट्रार कार्यालय में यह चालान ग्राह्य नहीं है।  
**Signature Not Verified**  
Digitally signed by DS  
DIRECTORATE OF  
ACCOUNTS AND  
TREASURIES MUMBAI 02  
Date: 2023.02.08 12:00:36  
IST

**एन न 8**  
दस्त क्र. 2258/2023  
942 982



Sr. No.	Reason: GRAS Deface Dec 2018	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-76-2286	0007433589202223	08/02/2023-11:35:00	IGR116	18650.00
2	(IS)-76-2286	0007433589202223	08/02/2023-11:35:00	IGR116	130550.00
Total Defacement Amount					1,49,200.00



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76/2286

बुधवार, 08 फेब्रुवारी 2023 11:35 म.पू.

दस्त गोपवारा भाग-1

टनन4	१६९	१६२
दस्त क्रमांक: 2286/2023		

दस्त क्रमांक: टनन4 /2286/2023

बाजार मुल्य: रु. 18,63,225/-

मोबदला: रु. 12,52,800/-

भरलेले मुद्रांक शुल्क: रु. 1,30,550/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. सह. दु. नि. टनन4 यांचे कार्यालयात

पावती:2630

पावती दिनांक: 08/02/2023

अ. क्र. 2286 वर दि.08-02-2023

सादरकरणाचे नाव: रवी फैलाशचंद वर्मा - -

रोजी 11:31 म.पू. वा. हजर केला.

नोंदणी फी रु. 18650.00

दस्त हाताळणी फी रु. 3240.00

पृष्ठांची संख्या: 162

दस्त हजर करणाऱ्याची सही:

एकुण: 21890.00

Joint Sub Registrar, Thane 4

Joint Sub Registrar, Thane 4

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 08 / 02 / 2023 11 : 31 : 20 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 08 / 02 / 2023 11 : 32 : 39 AM ची वेळ: (फी)

ट न न ४	
दस्त क्र. 2286	
१६९	१६२



- | अनु क्र. | पक्षवागची नाव व पत्ता   | पक्षवागचा प्रकार                   |
|----------|---|------------------------------------|
| 1        | नाव: रवी कैलाशचंद वर्मा -<br>पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: एच एन नं. 23, भगतसिंग नगर न. 1, तिक रोड, वीथी मंदिर मागे, गोरगाव पश्चिम, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, मुंबई.<br>पिन नंबर: AFTPV0946A  | लिहून देणार<br>वय: 43<br>स्वाधर्मी |
| 2        | नाव: संजय संजय इलेवन कंप्युटरनम प्रा. ली. चे डायरेक्टर संजय एस सुर्वे वॉ. कृ. म्. म्हणून सुरेश भानुशास्त्री<br>पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: संजय इलेवन मेन्शन, संजय मेन्शन अकेडमी जवळ, आयडल पार्क, मीरा रोड पूर्व, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे.<br>पिन नंबर: AAICS9516J | लिहून देणार<br>वय: 34<br>स्वाधर्मी |



वरील दस्तावेज करून देणार तथाकथीत नगरनामा चा दस्तऐवज करून दिव्याचं कल्प करणार  
शिवा क्र. 3 ची वेळ: 08 / 02 / 2023 12 : 06 : 54 PM

शेकड:-  
दस्तावेज निष्पादनाचा कवचीतवाव देणाऱ्या सर्व पक्षवागची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आनी आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार रवी कैलाशचंद वर्मा - -	08/02/2023 12:06:18 PM	रवी कैलाशचंद वर्मा M XXXX XXXX 2194
2	संजय संजय इलेवन कंप्युटरनम प्रा. ली. चे डायरेक्टर संजय एस सुर्वे वॉ. कृ. म्. म्हणून सुरेश भानुशास्त्री	08/02/2023 12:10:30 PM	सुरेश अश्विनी भानुशास्त्री M XXXX XXXX 6280

शिवका क्र. 4 ची वेळ: 08 / 02 / 2023 12 : 11 : 01 PM

Joint Sub Registrar, Thane 4

प्रमाणित करण्यात येते की,  
दस्त क्र. 2286 / 2023 मध्ये  
पाने आहेत  
सदर दस्त पुस्तक क्र. 962 वा नोंदला

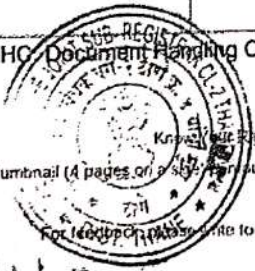
Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAVI KAILASHCHAND VERMA	eChallan	10000502023013102141	MH014547029202223P	130550.00	SD	0007433589202223	08/02/2023
2		DHC		0602202316045	1240	RF	0602202316045D	08/02/2023
3		DHC		0602202316024	2000	RF	0602202316024D	08/02/2023
4	RAVI KAILASHCHAND VERMA	eChallan		MH014547029202223P	18650	RF	0007433589202223	09/02/2023

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

2286 /2023

दस्तावेज क्र. 2286  
962 962



Verify the scanned Document for correctness through thumbnail (4 pages on a slide) only after scanning.  
Get print immediately after registration.  
For feedback write to us at feedback.isaria@gmail.com

## गावाचे नाव : घोडबंदर

(1) विलेखना प्रकार	करारनामा
(2) मोवदला	1252800
(3) बाजारभाव (भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1863225
(4) भू-भाषण, पोटहिया व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मिरा-गार्डर मनपा इतर वर्णन :-, इतर माहिती: इतर माहिती: विभाग क्र.8/34, वॉर्ड क्र.यु2, मीजे घोडबंदर, सदनिका क्र.720, गातवा मजला, विल्डींग नं. डी/3, अपना घर फ्ल-2, मीरा रोड पूर्व, (क्षेत्र 14.59 चौ.मी कारपेट) ( Survey Number : 25 व इतर ; HISSA NUMBER : 1,2,3 व इतर ; )
(5) क्षेत्रफळ	1) 14.59 चौ.मीटर
(6) आकारणी किंवा सुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स गेवन इलेवन कंस्ट्रक्शनस प्रा. ली. चे डायरेक्टर संजय एम. सुर्वे तर्फे कु.मु. म्हणून सुरेश भानुशाली वय:-34; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- गेवन इलेवन मॅन्शन, मेवन स्केवर अकेडमी जवळ, आयडन पार्क, मीरा रोड पूर्व, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AAICS9516J
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- रवी कै. नाशचंद वर्मा -- वय:-43; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- एच.एन नं.23, भगनसिंग नगर नं.1, लिक रोड, चौथे मंदिर मागे, गोरेगाव पश्चिम, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AFTPV0946A
(9) दस्तऐवज करून दिल्याचा दिनांक	07/02/2023
(10) दस्त नोंदणी केल्याचा दिनांक	09/02/2023
(11) अनुक्रमांक, खंड व पृष्ठ	2286/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	130550
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	18650
(14) शेर	



मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

*Qad*  
सह. दुय्यम निबंधक वर्ग-२  
ठाणे. क्र. ४

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	RAVI KAILASHCHAND VERMA	eChallan	10000502023013102141	MH014547029202223P	130550.00	SD	0007433589202223	08/02/2023
2		DHC		0602202316045	1240	RF	0602202316045D	08/02/2023
3		DHC		0602202316024	2000	RF	0602202316024D	08/02/2023
4	RAVI KAILASHCHAND VERMA	eChallan		MH014547029202223P	18650	RF	0007433589202223	08/02/2023

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

