

117

69. This agreement shall, to the extent they are statutory, always be subject to the provisions contained in the Maharashtra Ownership Flat (Regulation of Promotion, Construction, Sale, Management and Transfer) Act, 1963, (Maharashtra Act No. XV of 1997) and Rules made thereunder and any other provisions of Law Applicable thereto.

**SCHEDULE**

All those pieces and parcels of land lying, being and situate at Village Kohojkhuntavali Taluka Ambernath, District Thane, within the limits of the Ambernath Municipal Council bearing

2292 / 2092  
39 62

Survey No.	Hissa No.	Area (H-R-P)
178	-	0-02-0
39	2	4-46-0
36	15	0-00-8
37	-	0-95-1
	Total	5-43-9

equivalent to 54390 sq. meters as shown on the plan annexed hereto by \_\_\_\_\_ colour.

IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals to this writing on the day and the year first hereinabove mentioned.

SIGNED & DELIVERED  
by the within named Promoters  
M/s. Mohan Lifespaces LLP.  
through its partner



*Signature of Mr. Deepak G. Manchandya*



MR. DEEPAK G.  
MANCHANDYA.

Photo

Signature

Thumb

SIGNED & DELIVERED  
by the within named Purchaser/s



*Signature of Mrs. Leena Vikas Waghmare*



MRS. LEENA VIKAS  
WAGHMARE.

Signature

Thumb

pg-1888

MR. VIKAS VENKAT  
WAGHMARE.



*Signature of Mr. Vikas Venkat Waghmare*



Signature

Thumb

pb-9338

Authorised Signatory

*[Signature]*

For M/S. MOHAN LIFESPACES LLP

We Say Received

*[Handwritten initials]*

32  
2202/2020  
3-12-20

from the purchaser herein as and by way of advance / part consider-

TOTAL

10)	
9)	
8)	
7)	
6)	
5)	
4)	
3)	
2)	TOTAL = 100,000/-

1)	24.03.2014	019993	CORPORATION BANK	100,000/-
	Date	Cheque No.	Bank	Amount

Received a sum of Rs. 100,000/- (Rs. ONE LAC ONLY) from time to time prior to execution of this agreement in the following manner :

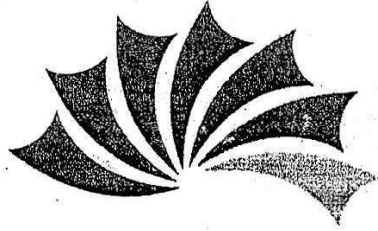
RECEIPT

2 Renika V. Waghmare *[Signature]*  
 1 VINOD C. KHATHURIA *[Signature]*

WITNESS :

ANNEXURE 'A'

M/s. Mohan Lifespaces LLP



**MOHAN**  
**SUBURBIA**  
where the city moves in

Ambarnath's only integrated township with a mega sports complex

LIST OF AMENITIES PROVIDED

Frames

- Teak wood frames on main door and bedroom doors.
- Marble frame on bathroom door

Doors

- Decorative laminated flush main door with brass fitting and lock
- Oil painted flush bedroom doors with tabular lock
- SWC door Bakelite sheeted in power coated aluminum section doors for longer life (waterproof).

Flooring

- Vitrified flooring tiles throughout the flat.
- Antiskid ceramic tiles in the open terrace.

Windows

- Decorative marble frames on all windows.
- Full size color powder coated aluminium windows.

Tiles

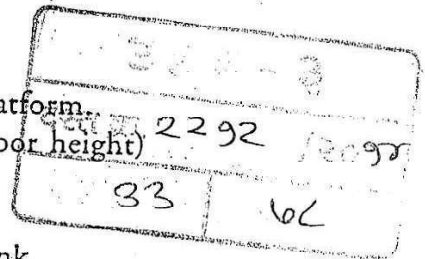
- Glazed wall tiles in kitchen : 4' dado above platform.
- Designer wall tiles in bath & WC (upto full door height)

Kitchen

- Granite kitchen platform with stainless steel sink.

Wall finish

- Double coat plastered external walls with highly durable acrylic paints.
- POP Covered internal walls with elegant plastic paint finish.
- POP covered ceiling surfaces with elegant paint finish.
- Decorative paints finish in floor lobbies.

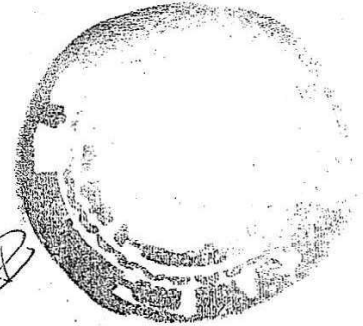


*Leena*  
*[Signature]*

For M/s. Mohan Lifespaces LLP

*[Signature]*

707	32
2232	2232



*Handwritten signature*

*Handwritten signature*

- Utility area
- Open terrace attached to living room or bedroom with elegant railings:
- Loft spaces above bathroom for individual water tank and for general storage.
- Bathrooms & WC
- Hot and cold water mixer of reputed brand in bathroom.
- Designer wash basins in each flat.
- Good quality branded fittings.
- Electricals
- Concealed copper wiring with MCB (Miniature Circuit Breaker).
- Branded quality modular switches throughout the flat.
- Telephone point in living room and bedroom.
- Cable point in living room and master bedroom.
- Inverter wiring in each flat.
- Plumbing
- Concealed plumbing with branded sanitary ware.

ANNEXURE 'A'

ANNEXURE 'B'

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव : का. ख. ट. र. म.

तालुका : अंबरनाथ

जिल्हा : ठाणे

121

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नांव			खाते क्रमांक
965 -			रंजनाथ ठेंगण गनर			कुळाचे नांव -
शेताचे स्थानिक नांव -			मोहित ठेंगण गनर			इतर अधिकार - 863
लागवडीचे क्षेत्र	हेक्टर	आर	प्रती	696 833		
	0-02-0			202.38 किलोमीटर		
एकूण	0-02-0			अतिरिक्त 7832		
पोट खराब लागवडी योग्य नसलेले				गायकी ठेंगण (कमा व पारश्या व विकिसमज) अधीकीकरण 92685		
वर्ग (अ)				सिमा आणि भूमापन विन्हे काल 2019 मोजक		
वर्ग (ब)				व्याजमिल मॅक 92685		
एकूण				दुव परवा 92685		
आकारणी	रुपये	पैसे		ह. म. ग. र. म. व. म.		
जुडो किंवा विशेष आकारणी	0-04					
	0-04					

गांव नमुना बऱा (पिकांची नोंदवही)

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशिल										लागवडीसाठी उपलब्ध नसलेली जमीन		कुल सिंचनाचे सापेक्ष
		मिश्र पिकाखालील क्षेत्र			घटक पिक व प्रत्येका खालील क्षेत्र			निर्भेद पिका खालील क्षेत्र				स्वयं	शेज	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15

2099  
2099

असल वर हुकुम खरी नकल दिली असे, तारीख 9/3/2099

ग. तलाठी यत्ना को बंटवही, तालुका अंबरनाथ, ज. ठाणे

उत्तर - 3
पत्र क्र. 2232 / 2099
34 61



ANNEXURE 'B'

123

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव : का. खटेवली तातुका : अंबनाथ जिल्हा : ठाणे

भूमापन क्रमांक 34	भूमापन क्रमांकाचा उपविभाग 94	भूधारणा पद्धती	भोगवटादाराचे नांव 269 १) रघुनाथ लक्ष्मण २) गोविंद लक्ष्मण ३) अशोक लक्ष्मण ४) दामोदर लक्ष्मण ५) मोरेश्वर लक्ष्मण जवरे 269 9283	खाते क्रमांक
शेताचे स्थानिक नांव -				कुळाचे नांव -
लागवडीचे क्षेत्र	हेक्टर	आर	प्रती	इतर अधिकार - गुण्डा 322 64-16-अ.न.पि. विलिम अतिरिक्त 9821 गणेशी जमिनी (कमाल धारणा व विक्रीकृत) अतिरिक्त 9268 सिमा आणि भूमापन विवे काल 20129 योजने खालील क्षेत्र 9802
एकूण	0	0	1	
पोट खराब लागवडी योग्य नसलेले	0	-	1	
वर्ग (अ)				
वर्ग (ब)				
एकूण				
आकारणी	रुपये	पैसे		
जुडी किंवा विरोध आकारणी				

गांव नमुना बारा (पिकांची नोंदवही)

पूर्व परवानगी दिवाय  
१९७९

वर्ष	हेगाम	पिकाखालील क्षेत्राचा तपशिल										लागवडीसाठी उपलब्ध नसलेली जमीन		जमीन क्रमांकाचे नांव	शेरा
		मिश्र पिकाखालील क्षेत्र			घटक पिक व प्रत्येका खालील क्षेत्र			निर्मळ पिका खालील क्षेत्र				स्वरूप	क्षेत्र		
		मिश्रपिकांचा संकेतांक क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित					
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६

२०१९  
२०१९

असल वर हुकुम खरी नकल दिली असे, तादिख ११/३/२०१९

तलाठी सजा ओ खटेवली,  
तातुका-अंबनाथ, ज. ठाणे

उद्देश - ३
दस्तावेज २२९२ / २०१९
३६ ६८





ANNEXURE 'B'

125

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव : व. कुंदवली तालुका : अंबलाथ जिल्हा : ठाणे

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	सूधारणा पद्धती	भोगवटादादाचे नांव			खाते क्रमांक
२६	४		रघुनाथ गोखले			कुळाचे नांव -
शेताचे स्थानिक नाव			गोविंद गोखले			इतर अधिकार -
लागवडीचे क्षेत्र	हेक्टर	आर	प्रती	३५१-५३		जि. अ. अ. अ.
	०	३२	४	१०३०		गामती अधिकारी
एकूण	०	३२	४	१०३०		आर. व. वि. वि. वि.
पोट खणव लागवडी श्रेण नसलेले	०	३	५	१०३०		अ. वि. वि. वि. वि.
वर्ग (अ)						क. वि. वि. वि. वि.
वर्ग (ब)						सि. वि. वि. वि. वि.
एकूण	०	३	५			म. वि. वि. वि. वि.
आकारणी	रुपये	पैसे				मै. वि. वि. वि. वि.
जुडी किंवा विशेष आकारणी	५	३६				पूर्व परवानगी

गांव नमुना बारा (पिकांची नोंदवही)

वर्ष	हागा	पिकाखालील क्षेत्राचा तपशिल											उपलब्ध नसलेली जमीन						
		मिश्र पिकाखालील क्षेत्र			घटक पिक व प्रत्येका खालील क्षेत्र			निर्भळ पिका खालील क्षेत्र			स्वरूप	क्षेत्र		जल सिंचनाचे साधन					
		मिश्र पिकांचा एकतांक क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित									
२०१०																			
२०११																			

असल वर हुकुम खरी नकल दिली असे, तारीख

०१/३/२०११

*[Signature]*

तलाठी सजा का बटवली, तालुका अंबलाथ, जि. ठाणे

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३६ ६८

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1899

शैलेन्द्र द. जल्लावार

बी.कॉम., एलएल. बी.

अॅडव्होकेट हायकोर्ट

के-३, दुसरा मजला, सुधांशु चेंबर्स, शिवाजी पथ,  
कल्याण. फोन : २३२७४४७, २३२२५२६.

SHAIENDRA D. JALLAWAR

B. Com., LL.B.

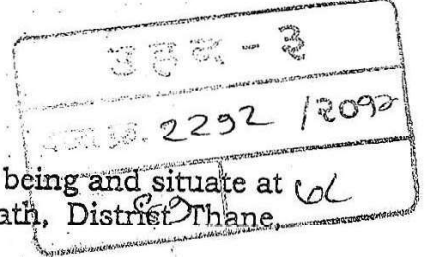
Advocate High Court

K-3, Second Floor, Sudhanshu Chambers,  
Shivaji Path, Kalyan, Tel. : 2327447, 2322526.

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Date : 15.03.2011

To  
M/s. Mohan Lifespaces LLP,  
a Limited Liability Partnership firm  
G-1, Ground Floor, Mohan Plaza,  
Near Mohan Pride, Wayale Nagar,  
Kalyan (W), Dist. Thane



Reg: All those pieces and parcels of land lying, being and situate at  
village Kohojkhuntavali, Taluka Ambernath, District Thane,  
bearing :

Survey No.	Hissa No.	Area (H-R-P)
178	-	0-02-0
39	2	4-46-0
37	-	0-95-1
36	15	0-00-8

standing in the name of Shri Raghunath Laxman Navare and  
Others and agreed to be developed by M/s. Mohan Lifespaces  
LLP.

Read:

1. Extracts of 7/12.
2. Relevant Mutation Entries
3. Order under section 8(4) of the Urban Land (Ceiling and Regulation) Act, 1976 issued by the Dy. Collector & Competent Authority, Ulhasnagar Urban Agglomeration, Thane under No. ULC / ULN / 6 (i) / SR-2 Vadavli Tarf on 19th April, 1982.
4. Exemption Order passed under the Urban Land (Ceiling and Regulation) Act, 1976 by the Dy. Collector & Competent Authority, Ulhasnagar Urban Agglomeration, Thane under order bearing No. U/No/SSS-ULN-1087/(22/D-XV) dated 19.06.1990 read with Order dated 11th June, 2008 issued by the Dy. Collector & Competent Authority, the Order dated 30th July, 2009 and 08.07.2010 in the Writ Petition No. 9266 of 2007 as well as the necessary extension under the Order bearing No. Appeal/2009/CaseNo.198/ULC 3 dated 03.11.2010 granted by Chief Secretary, Urban Development.
5. Development Agreement dated 25.04.2007 registered at the office Sub-Registrar of Assurances at Ulhasnagar-3 under Serial No.1602/2007 between Shri Raghunath Laxman Navare and Others as owners, M/s. Dalipsingh Harditsingh Bali as Confirming Party and M/s. Concrete Lifestyle & Infrastructure as the Developers.
6. Agreement for Assignment and Sale dated 08.10.2010 registered at the office at the Sub-Registrar of Assurances at Ulhasnagar-3 under Serial No. 4013/2010 on 11.10.2010, made and executed between Shri Raghunath Laxman Navare and others represented by M/s. Concrete Lifestyle & Infrastructure as the Owners, M/s. Concrete Lifestyle &



*(Handwritten signature or initials)*

SHAILENDRA D. JALLAWAR

B. Com., LL.B.  
Advocate High Court  
K-3, Second Floor, Sudhanshu Chambers,  
Shivaji Path, Kalyan, Tel.: 2327447, 2322526

श्रीलाल ए. वाळुंवार

श्री. श्री. एम. ए.  
डिप्लोमा इन लॉ  
क-3, सुभाष मार्ग, मुंबई, त्रिभुवन पर,  
कल्याण, तेल.: 2325889, 2323433

Infrastructure as the Assignors and M/s. M2 Realtors as Assignees.

7. General Power of Attorney dated 08/10/2010 registered at the office at the Sub-Registrar of Assurances at Ulhasnagar-3 under Serial No. 4014/2010 on 11/10/2010 executed by Shri Raghunath Laxman Navare and others represented by M/s. Concrete Lifestyle & Infrastructure as the Owners, as well as M/s. Concrete Lifestyle & Infrastructure in favour of M/s. M2 Realtors.

8. Deed of Limited Liability Partnership dated 10.12.2010.

9. Certificate of Incorporation issued by Assistant Registrar under the provisions of Limited Liability Partnership Act, 2008 bearing LLP Identity No. AAA-3055/2010 dated 09.12.2010 in the name and style M/s. Mohan Lifespaces LLP.

10. Building Plans approved by the Ambernath Municipal Council under building commencement certificate bearing No. ANP / NRV / BP / 10-11 / 1943 / 1627 - 95 dated 21.02.2011

11. Non-agricultural Order granted by the Collector Thane bearing No. Mahsul / Kaksha - 1 / T-7 / NAP / SR - 70 / 95 dated 06.05.1995.

12. Search Report and Title Certificate issued by Advocate Shri G. M. Bhawe, Ambernath dated 22.06.2010.

13. Search Report taken at the office of Sub-Registrar of Assurances at Kalyan and Ulhasnagar by Shri G. H. Jagtap.

It appears that originally one Laxman Govind Navare was the absolute owner of all those pieces and parcels of land lying, being & situate at village Kohojkhunavali, Taluka Ambernath, District Thane, within the limits of Ambernath Municipal Council bearing

Survey No.	Hissa No.	Area (H-R-P)
178	-	0-02-0
39	2	4-46-0
37	-	0-95-1
36	15	0-00-8

It appears that the said Laxman Govind Navare expired intestate at Ambernath on 08.04.1950 and his legal heirs Shri Raghunath Laxman Navare, Govind Laxman Navare Yashwant Laxman Navare, Damodar Laxman Navare, Moreshwari Laxman Navare were brought on record of rights as evidenced by mutation entry No. 271 on 11.05.1951;

It appears that on coming into force of the Urban Land (Ceiling and Regulation) Act, 1976 the said Owners filed their return under section 6(i) of the said Act and accordingly the Dy. Collector & Competent Authority under the said Act passed the order under section 8(4)-bearing No. ULC / ULN / 6 (i) / SR-2 Vadavli Part on 19th April, 1982 declaring the said properties as surplus land and

2292/2092  
33

## ANNEXURE 'C'

शैलेन्द्र द. जल्लावार

बी.कॉम., एलएल.बी.

अॅडवोकेट हायकोर्ट

के-३, दुसरा मजला, सुधांशु चॅम्बर्स, शिवाजी पथ,  
कल्याण. फोन : २३२७४४७, २३२२५२६.

- 3 -

SHAIENDRA D. JALLAWAR

B. Com., LL.B.

Advocate High Court

K-3, Second Floor, Sudhanshu Chambers,  
Shivaji Path, Kalyan, Tel. : 2327447, 2322526.

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further directed the owners to seek exemption to the said lands being agricultural lands by making separate applications thereto;

It appears that the Owners thereafter applied for exemption for the land admeasuring 52,928.86 sq. metres under section 20(1) of the Urban Land (Ceiling and Regulation) Act, 1976 and the same was granted by the State of Maharashtra through Urban Development Department, Mantralaya under the exemption order bearing No. U/No/SSS-ULN-1087/(22/D-XV) dated 19.06.1990;

It appears that the above said owners by and under agreement for development dated 27.12.1994 agreed to grant the development rights in respect of the aforesaid property to M/s. Dalipsingh Associates through its proprietor Shri Dalipsingh Harditsingh Bali at and for the price/consideration and on the terms and conditions therein contained and in pursuance thereof have also granted the Power of Attorney in favour of M/s. Dalipsingh Associates on 27.12.1994;

It appears that the Owners followed the requisite procedure with the Ambernath Municipal Council and have obtained the building commencement certificate under permission No. AMP / NRV / BP / 05-96/170 - 27 dated 28.04.1995 for carrying out the construction on the land admeasuring 52,928.86 sq. metres of land in pursuance to the exemption order and the District Collector, Thane have also accorded the conversion of land to non-agricultural use under its order bearing No. Mahsul / Kaksha - I / T-7 / NAP / SR - 70 / 95 dated 06.05.1995;

It appears that in view of the exemption order, building permission and non-agricultural order, the construction work was commenced and three buildings namely building No. 1-A, 2-A and 3 A were constructed and completed and necessary building occupation certificate were obtained from the Ambernath Municipal Council under their order bearing ANP / NRV / 98-99 / 701 - 28 dated 21.08.1998;

It appears that further by and under the tripartite development agreement dated 25.04.2007 registered at the office Sub-Registrar of Assurances at Ulhasnagar-3 under Serial No.1602/2007 the above said owners as well as the said M/s. Dalipsingh Harditsingh Bali granted, assigned and transferred the development rights in respect of the aforesaid property to the M/s. Concrete Lifestyle & Infrastructure at and for the price / consideration and on the terms and conditions therein contained;

It appears that in pursuance to the said agreement the said Owners granted the necessary power of attorney in favour of the M/s. Concrete Lifestyle & Infrastructure and the same is also registered at the office of Sub-Registrar of Assurances at Ulhasnagar - 3 under serial No. 1603/2007;

उत्तर - ३	
2252/2007	
34	83 62

SHAILENDRA D. JALLAWAR

B. Com. LL.B.

Advocate High Court

K-3, Second Floor, Sudhanshu Chambers,  
Shivaji Park, Kalyan, Tel. : 2327447, 2322526.

श्रीलाल ए. जलवार

बी. कॉम., एल.बी.

होमिओपॅथिक कोर्ट

क-३, दुसरा मजरा, सुधंशु चॅम्बर्स,  
शिवजी पार्क, कल्याण, तेल. : २३२७४४७, २३२२५२६

It appears that in pursuance to the above agreement and power of attorney the said Owners also granted the necessary power of attorney in favour of the Shri Anuj Desai, Nilesh Dalal, Sanjay Nandani, Parvez Dumzla and Ashwanikumar V. Desai and the same is also registered at the office of Sub-Registrar of Assurances at Uhasnagar - 3 under serial No. 1604/2007;

It appears that in pursuance to the said agreement the said Dalpisingh & Associates also granted the necessary power of attorney in favour of Shri Anuj Desai, Nilesh Dalal, Sanjay Nandani, Parvez Dumzla and Ashwanikumar V. Desai and the same is also registered at the office of Sub-Registrar of Assurances at Uhasnagar - 3 under serial No. 1605/2007;

It appears that the said Owners Shri Raghunath Laxman Navare and four others have also executed the declaration on 25.04.2007 and the same is also registered at the office of Sub-Registrar of Assurances at Uhasnagar - 3 under serial No. 1606/2007;

It appears that the Dy. Collector & Competent Authority, Uhasnagar Urban Agglomeration, Thane under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 have issued notifications under sections 10(1) and 10(3) of the said Act and Owners through their constituted Attorney therefore filed a Writ Petition No. 9266 of 2007 before the Honble Court interalia challenging the said notifications and letter dated 16th November, 2007 and the Honble Court by its Order dated 11th June 2008 allowed the said Petition and declared the said Notification as invalid;

It appears that in spite of the said Order dated 11th June, 2008, the Dy. Collector & Competent Authority issued letter dated 16th November, 2007 and issued the letter dated 11th February 2009 and 18th June 2009 and in pursuance thereof being aggrieved and dissatisfied with the said letters, the Owners through their constituted Attorney filed a Writ Petition being No. 6300 of 2009 in the High Court of Judicature at Bombay, Civil Appellate Jurisdiction for quashing and setting aside the said two letters on the grounds therein inter-alia provide and sought writ of Mandamus or a writ in the nature of Mandamus or any other appropriate writ, order or direction against The State of Maharashtra, The Deputy Collector and Competent Authority, Uhasnagar Urban Agglomeration, The Chief Executive Officer, Ambernath Municipal Council and the Sub-Registrar of Assurances (being Respondents No. 1 to 4 therein)

It appears that in the said Petition, the Court under its order dated 30th July, 2009 directed the Petitioner to deposit the amount within a period of eight weeks from the date thereof and the Owners were granted the relief in terms of prayer clause (d) and (e) of the Petition and further the said Petition was disposed off on

20.08.2010  
20.08.2010

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शैलेन्द्र द. जल्लावार  
बी.कॉम., एलएल. बी.  
अॅडव्होकेट हायकोर्ट

के-३, दुसरा मजला, सुधांशु चॅम्बर्स, शिवाजी पथ,  
कल्याण. फोन : २३२७४४७, २३२२५२६.

SHAIENDRA D. JALLAWAR  
B. Com., LL.B.  
Advocate High Court  
K-3, Second Floor, Sudhanshu Chambers,  
Shivaji Path, Kalyan, Tel. : 2327447, 2322526.

It appears that the M/s. Concrete Lifestyle & Infrastructure with the consent and confirmation of the Owners executed an Agreement for Assignment and Sale dated 08.10.2010 in favour of M/s. M2 Realtors and the same is registered at the office at the Sub-Registrar of Assurances at Ulhasnagar-3 under Serial No. 4013/2010 on 11.10.2010 and in pursuance thereof the necessary Power of Attorney is also executed in favour of M/s. M2 Realtors and the same is also registered at the office at the Sub-Registrar of Assurances at Ulhasnagar-3 under Serial No. 4014/2010 on 11.10.2010

It appears that the properties acquired by M/s M2 Realtors LLP stood vested in Limited Liability Partnership viz. M/s Mohan Lifespaces LLP under the Deed of Limited Liability Partnership dated 10.12.2010 and the necessary Certificate of Incorporation under the provisions of Limited Liability Partnership Act, 2008 is granted under LLP Identity No. AAA-3055/2010 dated 09.12.2010 in the name and style M/s. Mohan Lifespaces LLP.

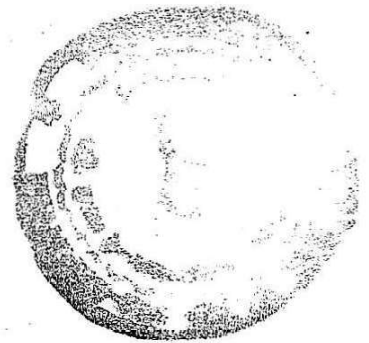
I have also gone through the search report taken at the office of Sub-Registrar of Assurances at Ulhasnagar and Kalyan and the same does not reveal any entry which may fall in the category of encumbrances over the said properties.

On going through the above deeds and documents I am of the opinion that and I certify that the title of the Owners to the above referred property is clear and marketable and free from reasonable doubts and encumbrances subject to the terms and conditions of the orders and permissions granted under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 and subject to the provisions of the orders passed in the Writ Petition No. 9266 of 2007 as well as terms of the Order bearing No. Appeal/2009/Case No.198/ULC 3 dated 03.11.2010 granted by Chief Secretary, Urban Development it appears that M/s Mohan Lifespaces LLP by and under the virtue of the above recited agreements, orders passed under their provisions of the said Act and as well as in terms of the approvals and sanctions granted by the Municipal Authorities are well and sufficiently entitled to develop the said property.

(S. D. JALLAWAR)  
Advocate

३६४-३
२२९२/२०१०
४९. ६८

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2626  
8-10-20





ANNEXURE 'D'



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अंबरनाथ नगरपरिषद, अंबरनाथ

जावक क्रमांक /अं.न.प./नरवि/बां.प./१०-११/१९४३ १९२७  
अंबरनाथ नगरपरिषद कार्यालय, ८५  
अंबरनाथ. दिनांक : २९/२/२०११

प्रति,

श्री.रघुनाथ लक्ष्मण नवरे व इतर चार निर्मलाबाई नांना पाटील व इतर सहा  
श्रीम.लिलाबाई नाथा पाटील व इतर, भरत नारायण पाटील व इतर अकरा,  
व श्री.विलास एस.पाटील व इतर यांचे कु.पु.प.धा.मे.एमटु रियलटर्स एल.एल.पी.कंपनी,  
यांचे भागीदार श्री.जितेंद्र मोहनदास लालचंदानी व इतर  
द्वारा - थोरात अॅण्ड मॅथ्यू असो. वास्तुशिल्पकार, अंबरनाथ  
विषय : मौजे कोहोज खुंटवली अंबरनाथ, स.क्र.१७८,३९/२,३६/१५,३७,२५/१२,३६/६ ते ३६/१४,३६/१६  
पैकी,३५/२,३६/३,२५/१४ पैकी,२५/९ पैकी बांधकाम करण्याच्या मंजूरी बाबत.  
संदर्भ : आपला दि. ६ /१२ /२०१० चा अर्ज क्र. १०२८

द्वारा - थोरात अॅण्ड मॅथ्यू असो. वास्तुशिल्पकार, अंबरनाथ  
यांचे मार्फत सादर केलेले अर्ज.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये.

मौजे कोहोज खुंटवली अंबरनाथ, स.क्र.१७८,३९/२,३६/१५,३७,२५/१२,३६/६ ते ३६/१४,३६/१६  
पैकी,३५/२,३६/३,२५/१४ पैकी,२५/९ पैकी गध्ये- ६४१४१.२५ चौ.मी. भूखंडाच्या विकास करावयास महाराष्ट्र  
नगरपरिषद अधिनियम १९६५ चे कलम १८९ अन्वये बांधकाम करण्यासाठी केलेल्या दि.१६/११/२०१०  
च्या अर्जास अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती  
दाखविल्याप्रमाणे तळघर/स्टील्ट, तळ मजला, पहिला मजला, दुसरा मजला, तिसरा मजला,  
चौथा, पाचवा, सहावा, सातवा, मजला व रो हाऊसेस राहाणेसाठी इमारतीच्या बांधकामाबाबत, बांधकाम  
परवाना/प्रारंभ प्रमाण पत्र देण्यात येत आहे.

:- अटी :-

- ही बांधकाम परवानगी दिलेल्या तारखेपासून एक वर्ष पर्यंत वैध असेल, नंतर पुढील वर्षासाठी परवानगीचे नूतनीकरण मुदत संपणे आधी करणे आवश्यक राहिल. अशाप्रकारचे नूतनीकरण फक्त तीन वर्ष करता येईल. वैध मुदतीत बांधकाम पूर्ण करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेतांना त्यावेळी अस्तित्वात आलेल्या नियमांचा व नियोजित विकास आराखड्याच्या अनुशंगाने छाननी करण्यात येईल.
- नकाशात-~~दिल्या~~ रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहिलील.
- मे.जिल्हाधिकारी ठाणे, यांजकडून बांधकाम चालू करावयाचे अगोदर बिनशेती परवानगी घेण्याची जबाबदारी तुमच्यावर राहिल व बिनशेतीच्या परवानगीची एक सत्य प्रत काम सुरु करावयाचे पंधरा (१५) दिवस अगोदर नगरपरिषदेकडे पाठविणे आवश्यक राहिल.
- बांधकाम चालू करण्यापूर्वी (७) दिवस आधी नगरपरिषद कार्यालयास लेखी कळविण्यात यावे.
- ही परवानगी आपल्या मालकीच्या कबजातील जमिनी व्यतिरिक्त जमिनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.
- बांधकाम सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटी प्रमाणे करता येईल. जो त्यापर्यंत बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकाशाप्रमाणे बांधकाम केल्या बाबतचे प्रमाणपत्र नगरपरिषदेस सादर करण्यात यावे त्यानंतरच जो त्यावरील बांधकाम करावे.
- भूखंडाचे हद्दीत भोवती भोकळ्या सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- बांधकामात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये. तसे केल्याचे आढळून आल्यास सादरची बांधकाम परवानगी रद्द झाली असे समजण्यात येईल.
- इमारतीच्या बांधकामाच्या सुरक्षिततेची हमी (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी आपल्या वास्तुशिल्पकार व स्थापत्य विशारद यांचेवर राहिल.

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