



Tuesday, December 27, 2005

11:20:09 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 9704

दिनांक 27/12/2005

गावाचे नाव आचोळे

दस्तऐवजाचा अनुक्रमांक

वसई 3 - 09704 - 2005

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव: श्री कैलाश चन्द्र शर्मा - -

नोंदणी फी

:-

1660.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (42)

:-

840.00

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2500.00

आपणास हा दस्त अंदाजे 11:34AM ह्या वेळेस मिळेल

दुय्यम निबंधक

दुय्यम निबंधक, वसई-३

बाजार मुल्य: 165490 रु.

मोबदला: 165000 रु.

भरलेले मुद्रांक शुल्क: 9950 रु.

Kailash

मुद्रांक शुल्क भरत दिका

दुय्यम निबंधक, वसई-३

Shalibhadra Regency Co-op. Hsg. Soc. Ltd.

Nallasopara Link Road, Nallasopara (E), Achole,
Taluka Vasai, Dist. Thane - 401 209.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Regn. No. TNA/(VSI)/HSG/(TC)/20219/2008-2009 Dt. 7-11-2008

THIS IS TO CERTIFY that the person(s) named in this Certificate is / are the Registered Holder(s) of the within mentioned Share(s) bearing the distinctive number(s) herein specified in the above Society subject to the Bye-Laws of the Society and that the Shares mentioned below are fully paid up.

SHARES OF RUPEES 50/- EACH, FULLY PAID UP.

Members Register No. _____	Certificate No. 099 099
Name (s) of Holder(s) <u>Shri Kaibash Chander Sharma & Rajkumari Sharma</u>	
Flat / Shop No. <u>016</u> Wing _____ No. of Share held <u>FIVE</u> (<u>05</u>)	In words <u>495</u> (In bold figures)
Distinctive No(s) From <u>491</u> To _____	

Given under the Common Seal of the Society this 01 day of May 2011.



[Signature] Hon. Chairman
P. S. Bawade Hon. Secretary
[Signature] Member of the Committee

1	was approved 2	3	transfer of Shares Registered 4	of the Transferee is recorded 5
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member

Customer's Copy	
CITIZEN CREDIT CO-OPERATIVE BANK LTD.	
Lic # D-5/STP(V)/C.R. 1009/02/2005/200-203	
Br. Mira Road	
Date: 26/12/05	
Pay to: Acct Stamp Duty Thane	
Franking Value	Rs. 9950/-
Service Chgs (Rs. 10 per doc)	Rs. 10/-
TOTAL	Rs. 9960
Name of the stamp duty paying party: <u>Shri Kailash Chandrase Sharma & Rajkumari Sharma.</u>	
DD / Cheque No.	<u>Cash</u>
Drawn on Bank	
(for Banks Use Only)	
Tran ID	
Franking Sr. No.	
Cashier	Officer



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AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Nallasopara, this...^{27th} day of Dec 2005.....

BETWEEN

M/S. SUMATINATH BUILDERS a Partnership firm having its office at Shalibhadra Nagar, 100' Link Road, Behind Vasant Nagari, Village Achole, Nallasopara (East), Tal. Vasai, Dist. Thane hereinafter referred to as "THE BUILDERS" (which expression shall unless it be repugnant to include the survivor of the Partners and his heirs, executors, administrators and assigns of the **ONE PART**.)

AND

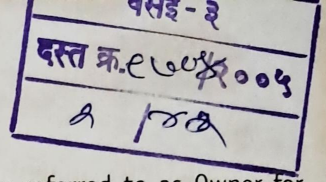
SHRI / SMT. KAILASH CHANDER SHARMA & RAJKUMARI SHARMA
Indian Inhabitant residing at B-104, Jay Vijay, Green 1st Floor, Jay Vijay Nagar, NALLASOPARA (E.)

hereinafter called "THE PURCHASER" (which expression shall it be repugnant to the context or meaning thereof be deemed to include them for the time beings, the survivor or survivors of them an their respective heirs, executors, administrators and assigns) of the **OTHER PART**.

Kailash [Signature]

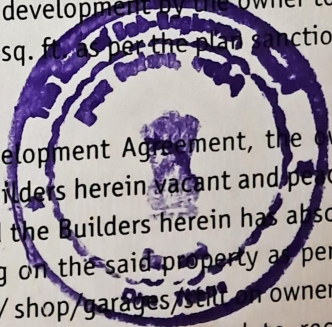
26/12/05 [Signature]

Kailash Chandrase Sharma & Rajkumari Sharma
 Citizen Credit Co-op Bank Ltd.
 Shop Nos. 34-41, Geeta Arcade-1, Station Road, Mira Road (East), Thane-401107.
 D-5/STP(V)/C.R. 1009/02/2005/200-203
 For Citizen Credit Co-op Bank Ltd.
 9472 58003
 157880
 SPECIAL ADHESIVE DEC 26 2005
 INDIA
 RAJASTHAN
 MUMBAI
 15:10
 PB5256



WHEREAS:

- i) M/s. Rakesh Kumar Wadhwan (hereinafter referred to as Owner for brevity's sake) is seized and possessed of well and sufficiently entitled to all that property situate at Village Achole, Tal. Vasai, Dist. Thane list whereof is more particularly described in schedule written (herein under & hereafter referred as said property for brevity's sake) as absolute owners.
- ii) The city and Industrial Development corporation of Maharashtra Ltd. (CIDCO) the special planning authority for Vasai-Virar Sub-Region had by its Order No. CIDCO /VVSZ/ZCC-20/1/4382, dated 12-05-1995 has approved the plans for the Group Housing Scheme known as P-2 of Dewan Kuldipsingh Nagar in respect of several lands including the land described in the first schedule hereunder written.
- iii) The owner herein has applied for the revision of the building plan and CIDCO by its order bearing No. CIDCO/VVSZ/AM/BP/ZCC-20/E/771 dated 30-11-2004 has sanctioned the revised building plan.
- iv) The Collector Thane by its order No. GENERAL / Desk-1/T-9/NAP/SR-90/95 dated 16-03-1996 has granted the permission to the said land alongwith several other lands to Non-Agricultural (N.A.) use (copy of the said N.A. permission is annexed hereto and Marked thereon as Exhibit A.
- v) By a Development Agreement dated 25-12-2004 executed by & between SHRI. RAKESH KUMAR WADHWAN as the Owner & Builder herein as the Developers the owners has granted Development rights in respect of the said property to Developers therein i.e. builder herein and put the builder herein in actual, vacant possession thereof.
- vi) The builder herein as the developers it as agreed between the parties that area of F.S.I. to be granted for development by the owner to the builder herein shall be 2,35,768.69 sq. ft. as per the plan sanctioned by the CIDCO.
- vii) That in pursuance to the said Development Agreement, the owner therein handed over and put the Builders herein vacant and peaceful possession of the said property and the Builders herein has absolute right to construct the said building on the said property as per the sanctioned plan and to sale the flat / shop/garages/rent on ownership basis and to enter into the agreement for sale and to receive

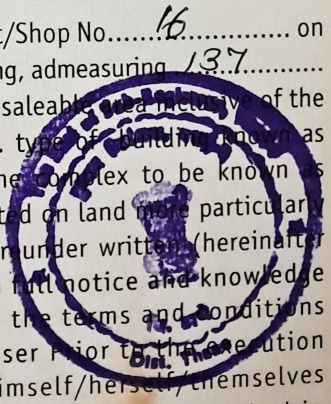


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consideration from the prospective purchaser/s and to appropriate the same as the builder herein deems fit and proper.

- viii) In the premises of aforesaid the Builder is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land & has power to develop the land.
- ix) The Builder herein has appointed M/S. SHAH GATTANI CONSULTANT as their architects and structural engineers for the purpose of preparation of plans, supervision of construction of the building and looking after structural designs and building plans.
- x) The Builders herein has sole and exclusive right to construct the said building on the said property as per the sanctioned plan and to sale the flat/shop/garages/stilt on ownership basis and to enter into the agreement for sale and to receive consideration from the prospective purchaser/s and to appropriate the same as the builder herein deems fit and proper.
- xi) The Purchaser has taken inspection of the documents and plans herein before recited and has acquainted and conditions and convenient there in contained and also other documents such as layout scheme referred to herein and plans, designs such as layout scheme referred to herein and plans, designs and the specifications of the said building proposed to be constructed and/or under construction.
- xii) The Builder has supplied to the purchaser such other documents in rule of the Maharashtra Ownership Flat Rules 1964 (hereinafter called "The Said Rules") as demanded by the Purchaser. The Builder is entering into separate Agreement similar to this Agreement with such modifications or variations as may be necessary with various persons in respect of other flats a other rights in the said building and the said land.
- xiii) The Purchaser has agreed to acquire Flat/Shop No.....¹⁶..... on the^{ground}..... floor, in^C..... wing, admeasuring ¹³⁷..... sq.ft. carpet / built-up/super built-up saleable area of the area of the balconies in the^L..... type of building known as SHALIBHADRA REGENCY in the complex to be known as "SHALIBHADRA NAGAR" in constructed on land more particularly described in the schedule Second hereunder written (hereinafter referred to as "THE SAID FLAT") with full notice and knowledge of the several facts convenient on the terms and conditions hereinafter appearing. The Purchaser prior to the execution of there present has satisfied himself/herself/themselves about the title of the Builder to the said land described in the schedule hereunder written and he / she / shall not be



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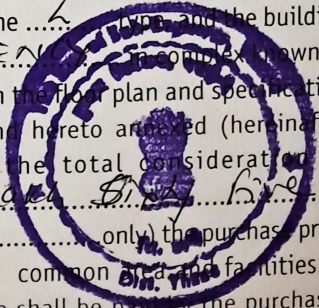
entitled to further to investigate the title of the Builder to the said land, similarly the Purchaser has inspected the site of the said building and has approved the same copy of the Certificate of the marketable title issued by M/s. K.A. Sanghavi & Co., Advocate, in respect of the said land is annexed here to and marked as Exhibit "B".

xiv) The Purchasers has paid to the Builder a sum of Rs. 1,11,000/-/- (Rupees One lakh eleven thousand only) prior to execution of those present being part payment of the said price of the said premises agrees to sold by the Builders to the Purchasers as advance payment or deposit (the payment & receipt thereof the promoters do hereby admit & acknowledge) & the purchasers has agreed to pay to the Builders balance of the sale price in the manner herein after appearing.

NOW THESE PRESENT WITNESS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :

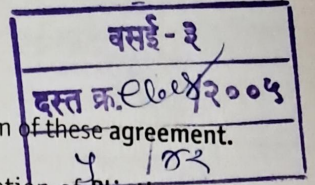
1. The Purchaser hereby agreed to purchase flats/shops/garages/stilt No. 16 on the ground floor, in C wing, admeasuring 137 sq.ft. carpet / built-up/~~super built-up~~ saleable area inclusive of the area of the balconies (which shall hereinafter be called the said flats/shops/garages/stilt in the said building) in the L type, Building known as Shalibhadra Nagar Regency and complex known as "**SHALIBHADRA NAGAR**" in and as per plans and specifications seen and approved by his/her/them and also agreed that the builder may make such variations and modification therein as may be necessary required to be done by government, CIDCO Gram Panchayat or any other local authority.

2. The Purchaser hereby agree to Purchase from the Builder and the Builder hereby agree to sell to the Purchaser Flat / Shop No. 16 admeasuring 137 sq.ft. carpet / built-up/~~super built-up~~ saleable area inclusive of the area of the balconies on GR floor, in C wing in the L type, and the building known as SHALIBHADRA REGENCY complex known as "**SHALIBHADRA NAGAR**" and as shown in the floor plan and specification seen and approved by him/her/them and hereto annexed (hereinafter referred to as "The Flat Unit) for the total consideration of Rs. 165000/- Rupees One lakh Sixty five thousand only the purchase price is inclusive of the proportionate price of common area and facilities of the said building. The said purchase price shall be paid by the purchaser to the builder in the following manner, time being the essence of this agreement.



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- i) Rs...../- (10% on or before execution of these agreement.
- ii) Rs...../- (10% on or before completion of Plinth.
- iii) Rs...../- (10% on or before completion of First Slab.
- iv) Rs...../- (10% on or before completion of Second Slab.
- v) Rs...../- (10% on or before completion of Third Slab.
- vi) Rs...../- (10% on or before completion of Fourth Slab.
- vii) Rs...../- (10% on or before completion of Fifth Slab.
- viii) Rs...../- (5% on or before completion Brick Work.
- ix) Rs...../- (10% on or before completion of External Plaster.
- x) Rs...../- (5% on or before completion of Internal Plaster.
- xi) Rs...../- (5% on or before completion of Flooring, Doors, Windows & Sanitary.
- x) Rs...../- (5% on or before Possession.

3. The Purchaser agrees to pay all amounts payable under the terms and conditions of this agreements as when due, time in this respect of this agreement being the essence of the contract. The builder shall not be bound to give any notice of payment of the amount due under this agreement and the absence of notice shall not be taken as an excuse for non-payment of any amount or amounts on due dates. The builder will not be responsible for delay in the completion of the building and possession of the flats/shops/garages/stilt/unit caused due to delayed payment of purchaser/s.

4. The builders agrees to handover the possession of the said flat to the purchaser on or beforeday of..... 20..... subject to however to availability of cement, steel and other building material and subject to any act of good such as Earthquake, flood or any other natural calamity, act of the anmity, war or nay other cause beyond the control of the builder and as subject to the payment of all the amount due and payable by the purchaser/s under this agreement and under similar agreements with other purchasers in due time.

5. The Purchaser hereby agree to pay to the builders interest @ 24 p.a. on all the amount which become due and payable by the purchaser to the

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builders under the terms of this agreement and all taxes and other outgoings which become and payable by the purchaser to the builder to the builders till the realization of the said amount. The right of the builders under these agreement.

6. The fixtures, fittings and amenities to be provided by the builders in the said building and the said flat are these that are set out in the Third Schedule hereunder written.

7. The tenure of the said land is free hold.

8. The purchaser shall on or before the execution of this agreement pay a sum towards the stamp duty chargeable to the Government and its incidental cost for flat, at the prevailing rates as applicable from time to time.

9. The flat Purchaser shall take possession of the Flat within seven days of the Builders giving written notice to the Flat Purchaser intimating that the said flats are ready for use and occupation.

10. It is expressly agreed by the purchasers that right of the purchaser under this agreement is only restricted to the premises agreed to be acquired by the purchaser and builder shall be entitled for all other premises in said building or property including, terrace of the buildings, layout roads, garden and portion of hoardings, advertisement or to construct the structure including additional floors as permitted by authority and also to develop the same in manner the builders deems fit and also to use and occupy the terrace/open space for the purpose of installing, cable for T.V. pager / mobile station without any reference, recourse, consent or concurrence from the purchaser in manner whatsoever.

11. It is hereby agreed that the builders shall be entitled to be sell the premises in the said building for the purpose of using the same as guest house, dispensaries, nursing homes, maternity homes, tuition school or commercial hall, stalls or any non-residential use as may be permitted by the concerned authority and said purchaser shall be entitled to use the said premises agreed to be purchase by him/her/them accordingly and similarly the purchaser shall not object to the such use by the respective purchaser thereof. It is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to terrace flat in the said building if any shall belong exclusively respective purchaser of terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace flat purchaser. The said terrace shall not be enclosed by the purchaser till permission in writing is obtained from the concerned local authority and the builder and/or society as the case may be.

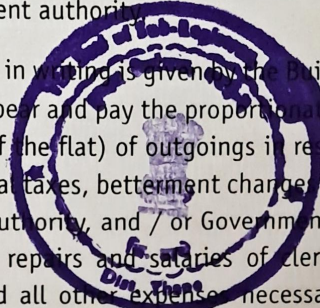
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12. On the Flat Purchaser committing default in payment on due date of any amount due and payable by the Flat Purchaser to the Builder under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Flat Purchaser committing breach of any of the terms and conditions herein contained, the Builder shall be entitled at their / his own option to terminate this Agreement PROVIDED ALWAYS THAT THE POWER of termination herein before contained shall not be exercised by Builder unless and until the Builder shall have given to the Flat Purchaser Fifteen days prior notice in writing of his/their intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to made by the Flat Purchasers in remedying such breach of breaches within a reasonable time after the giving of such notice.

13. The Flat Purchaser's along with the other purchasers of Flat in the building shall all join in forming and registering the Society or a Limited Company to be known as CO-OPERATIVE HOUSING SOCIETY LTD. The Purchasers shall from time sign and executed the application for registration and/or membership and other papers documents necessary for the formation and the registration of the society or Limited Company and for becoming a member including the Bye-Laws of the proposed society and duly fill in, sign and return to the Builder's of the same being forwarded by the Builders's to the Flat Purchaser's so as to enable Builder's to register the organization of the Purchaser's under section 10 of the said Act. within the time limit prescribed by Rules 8 of the Maharashtra Ownership Flats (Regulation of the promotion of Construction, Sale, management and transfer) Rules 1964 No objection shall be taken by the Flat Purchaser's if any changes or modifications are made in the draft bye-laws or the memorandum and/or Articles or Association, as may be required by the Registrar of Co-Op. Soc. or the Registrar of Companies as the case may be or any other competent authority.

14. Commencing a week after notice in writing is given by the Builders to the Flat Purchasers shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the flat) of outgoings in respect of the said land and building namely local taxes, betterment charges or such other levies by the concerned local authority, and / or Government water charges, insurance, 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 said land building. Until the Society Limited Company is formed and the said land and building transferred to it, the Flat Purchasers shall pay to the Builders such



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proportionate share of outgoings as may be determined. The Flat Purchasers further agree/s that till the Flat Purchasers's share is so determined the Flat Purchaser's shall pay to the Builder's provisional monthly contribution of Rs...../- per month towards the outgoings. The Flat Purchasers agrees to pay Rs...../- being his share of outgoings for once year at time of possession. The Flat Purchasers undertake to pay such provisional monthly contribution for one year. Such proportionate shares of outgoings for one year shall be paid in advance and shall not withhold the same for any reason whatsoever.

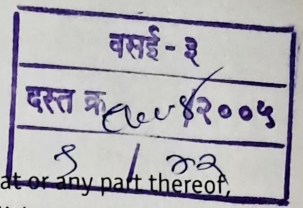
15. Flat Purchaser's himself/themselves with intention to bring all persons into whosoever hands flat may come doth hereby covenant with the Builders as follows :-

- To maintain the Flat at his/her own cost in good tenantable repair and condition from the date of possession of the Flat and shall not do or suffered to be done anything in or to the building in which the Flat is situated staircase or any passages which may be against the rules, regulation or bye-laws or concerned local or any other authority or change or alter or make addition in or to the building in which the Flat is situate and Flat itself or any part thereof.
- Not to store in the Flat any goods which are of hazardous, combustible or dangerous nature or are heavy as to damage the construction or structure of the building in which the Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or caused to be carried heavy packages whose upper floors which may damage or likely to damage the staircase, common passages or any other structure of the building in which the Flat is situated or the Flat on account of negligence or default of the Flat Purchasers shall be liable for the consequences of the breach.
- To carry at his/their own cost all internal repairs to the said Flat and maintain the Flat the Same conditions, state and order in which is was delivered by Builders to the Flat Purchasers's and shall not do or suffering to be done anything in or to the building in which the Flat is situated or the Flat which may be given the rules and regulation and bye-laws of the concerned local authority or other public authority and in the event of the Flat purchasers committing ant act contravention of the above provision, the Flat Purchasers shall be responsible and able for the consequence thereof to the concerned local authority and/or other public authority.

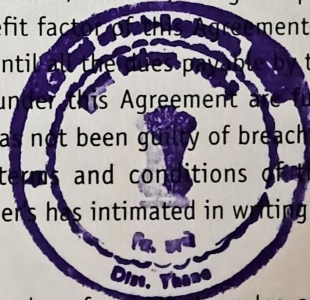
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- d) Not to demolish or cause to be demolished the Flat or any part thereof, nor at time make or cause to be make any addition or alteration of whatsoever nature in or to the Flat or any part thereof, nor any alteration in the elevation and out side colour scheme of the building in which the Flat is situated and shall keep the portion, sewers, drains pipes in the he Flat the and appurtenances thereto in good tenantable repair and condition and in particular so as to support shelter and protect the other parts of the building in which the Flat is situated and shall not chisel or in any other manner damage to columns, beams, walls, slabs or R.C.C. Pardis or other structural members in the Flat without the prior written permission of the Promoter and/or society or the Limited Company.
- e) Not to do or permit to be done any Act or thing which may render void or voidable any insurance of the said land and the building in which the Flat is situated or any part thereof or whereby any increase premium shall become payable in respect of the insurance.
- f) Not to throw dirt, rubbish, rages, garbage, or other refuse or permit the same to be throw from the said Flat in the compound or any portion of the said land building in which the Flat is situate.
- g) Pay to the Builders whenever demanded by the Builders, his/their share of security deposit demanded by concerned local authority or Government or giving water, electricity or any other service connection to the building to which the Flat is situate.
- h) To bear and pay increase in local taxes, water charges, insurance and such other laves, 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 by the Purchasers's Viz. user for any purposes other than for residential purpose.
- i) The Flat Purchasers/s shall not let, sublet, transfer, assign or part with Flat Purchasers interest or benefit facts of this Agreement or part with the Possession of the Flat until all the dues payable by the Flat Purchasers's to the Promoter's under this Agreement are fully paid up only if the Flat Purchaser's has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Flat Purchaser's has intimated in writing to the Promoter's.
- j) The Flat Purchaser's shall observe and perform all the rules and regulation which the Society or Limited Company may adopt at its



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inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the flats therein and for the said building rules, regulations Bye-Laws for the beings of the concerned local authority and of Government and other public bodies. The flat Purchasers shall also observe and perform all the stipulation and conditions laid down by the Society / Limited Company regarding the occupation and use of the Flat in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

k) Till a Conveyance of Building in which Flat is situate is executed the Flat Purchaser's shall permit the Builders and their surveyors and agents, with or without workmen and other the land building or reasonable times, to enter into upon the land building or any part thereof to view and examine the state and conditions thereof.

16. Purchaser hereby agrees to deposit with the Builder a sum of Rs. 350/- (Rs. Three Hundred Fifty Only) for application and membership fee and subscription of share and further undertakes to be a member of the co-op. soc. or Limited Company to be formed as hereinabove mentioned outgoings expense etc.

17. The Builder, without effecting or prejudicing the rights or interest of the said flat under this agreement, shall be at liberty to sell assign, and/or otherwise deal with their interest in the aforesaid land and building and any pay thereof.

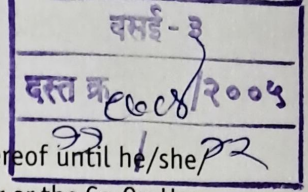
18. If hereinafter any charges are levies by or payment required to be made any government authorities of local body either on the building or otherwise the purchaser on being called upon by the Builder will pay to the Builder his/her/their share thereof at or before or after taking possession of the same flat as may be required or demanded by the builder.

19. The Builder shall in respect of any amount liable to be paid by the Purchaser under there terms and conditions of this Agreement, have a first lien and charges on the said flat to be acquired by the purchaser till all the amounts due and payable by the purchaser under this agreement are paid to the Builder he/she/they shall have not interest and or right of whatsoever nature and the purchaser shall not let, sublet, sell, transfer, assign, convey, mortgage, charges or in any way encumber or deal with or dispose of or assign under let or part with the possession of the said flat or any part thereof acquired under this Agreement nor shall assign, mortgage, charges or in any way encumber or deal with in any manner whatsoever his/her/

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their rights, benefits of this Agreement or any part thereof until he/she/PR they obtained previous consent on writing of the Builder or the Co-Op.Hsg. Soc. or Limited Company which may be formed as the case may be.

20. The Purchaser shall not be entitled to claim partition of his/her/their share in the said land and/or the said building and the same shall always remain undivided and impartible.

21. The Purchaser hereby convent with the Builder to pay all the amount to be paid by the Purchaser and reserved under the Agreement and keep the Builder indemnified against the said convent and conditions except so far as the same ought to be observe and performed by the Builder.

22. The Purchaser alongwith the other purchasers of flat/shop in the building shall join in forming and registering the society to be known as or other name as approved by registering authority and for this purpose also from time to time sign and execute the application for registration and/or membership, bye-laws and other papers and documents necessary for the formation and registration of the society.

23. The said Complex shall always be known as "**SHALIBHADRA NAGAR**" and this name shall not be change at any reason whatsoever.

24. The said society alongwith other society of the sector A & B and in pocket P-2 to P-6 within the said Group Housing scheme shall join and form an apex body, a federal co-op. hsg. society of the building and on registration of apex body the owner shall execute or cause to be executed either lease deed for a period of 999 years and / or perpetuity or deed or conveyance in respect of entire land or sector A & B and the pocket P-2 to P-6 it is further irrevocably confirm by the purchaser that or society to be formed in respect of the said building shall not be entitle to claim lease or conveyance of individual building and same shall be granted only to the apex body.

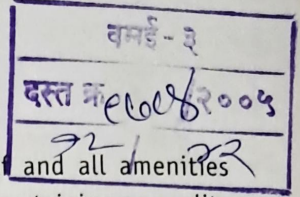
25. The Builder shall cause the original owner to transfer the said land described in schedule hereunder written with the Building to be constructed by the Builder alongwith other building on said land to the federation of Society.

26. In the event of the Society or the Limited Company being formed and registered before sale and disposal of all the flats or before initiation of the full F.S.I. in the said BUILDING by the Builder, as aforesaid, the powers and authority of the Society or the Limited Company shall be subject to the over all control of builder and any of the matters concerning the said

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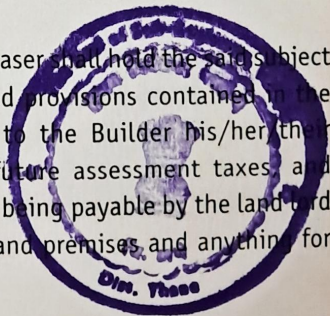
building the construction and completion thereof and all amenities pertaining to the same and in particular but without pertaining generality of the fore goings, the Builder shall have absolute authority and regards the unsold flat building and the disposal thereof and also entitled to utilize the balance of F.S.I. if any.

27. The Builder shall have a right to make additional structure in the said Building or in open space as may be permitted by government and other competent authorities. Such additional structures will be the sole property of the Builders and the Builders shall be entitled to dispose off such additional story and structure put up by him in any way he chooses to the same. The open ground spaces, garden, common amenities, terrace of the building, the compound walls in the said property and also the outer walls of all the flat shall be property of Builder and this Agreement with the purchaser and all other purchasers of flat in the said Building of any purpose including the purchasers shall not be entitled to raise any objection, to any betterment in the price of the flat agreed to be acquired by him/her/them and/or to any compensation or damages on the ground of inconvenience on any other ground whatsoever.

28. The Purchaser have no claim save and except in respect of the particular flat hereby agreed to be acquired, i.e. all open spaces, wall, garden, parking place, stills, lobbies staircase, terrace etc. will remain the property of the Builder until the land is transferred to the Federation of Society or the Limited Company.

29. The transfer deed and/or the Conveyance and all other documents shall be prepared by the Advocates and Solicitors of the Builder or their predecessors in title and shall contain the Covenants and conditions in this agreement with such modifications, alteration therein as the Builder or their predecessor in title deems fit and proper and other clause which may think necessity and desirable.

30. Until the transfer as aforesaid, the purchaser shall hold the same subject to the same obligations and conditions and provisions contained in the Agreement and the purchaser shall pay to the Builder his/her/their proportionate share of all the existing future assessment taxes and outgoings of every description for the time being payable by the land lord or the tenants or by the Building therein and premises and anything for the time being thereon.



31. The Purchaser hereby agrees that in the event of the amount by way of betterment charges or development tax or any other tax or payment a

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similar nature becoming payable by the Builder the same shall be reimbursed by the purchaser to the Builder to the builder in proportion of the areas of the flat agrees to be acquired by the purchaser and in determine the amount, the decision of the builder shall be conclusive and binding on the purchaser.

32. Until such time the transfer is executed as aforesaid the purchaser agrees to abide by all the rules and regulations framed or to be framed by the Builder at any time and from time to time and at all times generally to do all and every reasonable act that the Builder may call upon the purchaser to do in the interest of said property and the holder of other flat.

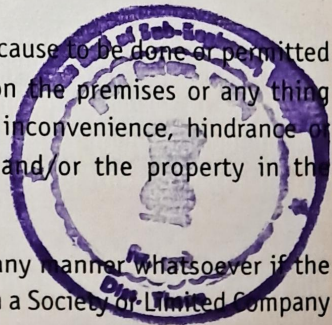
33. The Purchaser shall sign all papers and document and do all other things that builder may think necessary and reasonable for carrying out the purposes of this Agreement from time to time.

34. The costs, charges and expenses in connection with the formation of the society of Limited Company a well as the costs of preparing engrossing and stampduty on conveyance, assignment to transfer Deed and registration charges of the same and of all the agreement, writing, transfer and all other documents required to be made and executed by the Builder as well as the professional costs payable by the Builder in preparing and approving all such document shall be done and paid by the purchaser along.

35. The purchaser shall also pay his/her/their proportionate share of Insurance premium to keep the building in the said property insured against loss or damages by the fire and to get any capital redemption policy in sum equivalent to total price of all flats in the said Building on a company to be approved by the Builders all moneys as and when received by the virtue of any such insurance shall be spent in rebuilding or repairing. Whenever during the said terms and said building or any reason whatsoever the purchaser shall pay his/her/their proportion share of expenses for repairs and for keeping the said Building in good conditions to the satisfaction of the Builder.

36. The Purchaser shall not at any time do or cause to be done or permitted to do any nuisance or annoyance in or upon the premises or any thing which shall cause unnecessary annoyance, inconvenience, hindrance or disturbance to the Holders of other flat and/or the property in the neighborhood.

37. The Builder shall not be responsible in any manner whatsoever if the purchaser of the flat fail to Co-Operate to form a Society or Limited Company as hereinabove mentioned.



Kuldeep

[Signature]

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38. The Purchaser agrees to pay all the amounts payable under the terms and conditions of this Agreement and a when due, time in this respect of this Agreement being the essence of the contract. the Builder shall not be bound to give any notice of payment of the amount due under this Agreement and the absence of notice shall not be taken as an excuse for non-payment of any amounts and due date The Builder will not be responsible for delay in the completion of the Building and possession of the flat caused due to the delayed payment of the purchaser.

39. The Builder shall have full right to sell, let out or allot open ground, space adjoining the flat space below the staircase, stilt as mezzanine floor, parking space, terrace Filling adjoining to the concerned flat, loading unloading platform to any purchasers and purchaser shall have no objection of any nature whatsoever in respect thereof.

40. If the Builder are not able to give possession of the said / flat owing to any unavoidable circumstance to those beyond the control of the Builder, the purchaser shall not be entitled to claim any damages and/or compensation of the nature whatsoever but shall be entitled to received back the money paid by him/her/them with 9% Interest p.a. This provision is without prejudice to the rights to the Builder and in event all Money paid towards the stamp duty. Registration Fees, Legal cost of this Agreement with all expenses outgoings which stand forfeited & the purchaser shall have no claim for refund or repayment whatsoever.

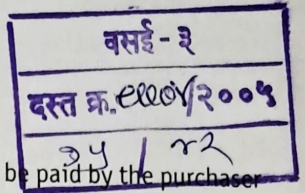
41. The Purchaser agrees that he/she/they shall not hold the Builder liable for the additions or improvements that they may be made in the Original plans which improvements shall not materially affect the position or dimensions of the flat agreed to be acquired by the purchaser.

42. The Builder hereby covenant with the purchaser that subject to purchaser paying all monies and the due under this Agreement and carrying out his/her/their obligation and covenant under this Agreement, the purchaser shall peacefully hold and enjoy the said flat without any interruption by the Builder or any person lawfully claiming by through under or in trust for him/her/them.

43. In case security Deposit demanded by Government, local body or Electricity Supplying company or other authorities concerned before or after giving the water connection and/or electricity connection to the proposed Building the same shall be paid by the purchaser in proportion to the share to be decided by the Builder. Further in case the Authorities require meters to be fix for individual flat or otherwise in this respect the

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charges for the same and for such connection shall be paid by the purchaser alone. The Purchaser shall pay his/her/their share of the security Deposit water Bill, Electric Charges & meters within a week of the demand being made by the Builder.

44. Any delay, indulgence on the part of the Builder in enforcing the terms and conditions of this Agreement or any for absence of or the grant of time to the purchasers shall be not be consider as a waiver on the part of the Builder, or breach of any of the terms and conditions of these presents nor the same shall in any way prejudice to the right of the Builder.

45. IT IS ALSO HEREBY AGREED that in case any additional F.S.I. is sanctioned for the said property Builder alone has right to develop the said additional F.S.I. as per his choice & purchaser shall have no right to raise any objection and shall not raise any objection.

46. This Agreement shall always be subject to the provision contained in the Maharashtra Ownership Flat Act. 1963 and the Maharashtra Ownership Rules 1964 or any other provision of law application from time to time.

47. The purchaser agrees and undertake to lodge this agreement for registration immediately after execution with the Sub-Registration of Assurance Vasai III (Sopara) and to admit execution thereof and give intimation thereof in writing with serial no. and date of enable the Builder to admit the execution thereof, and to take all necessary steps for getting the same registered in accordance with the provisions law at his / her / their own costs an expenses. The Builder will admit execution but not liable to bear and / or pay and part such fees, costs and or expenses.

48. The Builder shall not be responsible for any repairs with in the flat from the date of possessions of the said flat.

49. It is also agreed that the Flat purchaser along with other Owner of the Flats shall pay the water charges as decided by the Builder and shall continue the water supply through water tanker, all water connection is given to the said building AND that flat purchaser shall arrange the sewerage plant or shall arrange for drainages system on their own.

50. All notices to be served on the Flat Purchasers as contemplated by this Agreement shall be deemed to have been served if sent to the Flat Purchaser, by Registered Post A./D. under Certificate of posting at his/her address specified below :-



Karbh

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दस्तावेज क्र. २००४/२००५
१६/१२

..... Flat no. 14, 'B' Wing, Jay VIJAY GREEN
 Jay Vijay Nagar, Achale
 Nallasopara (E.)

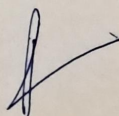
51. The consideration amount mentioned herein above is purely on lumpsum basis. No dispute whatsoever shall be entitled at any time relating the said sale price with aggregate area of premises as mention in the plan and aggregate area mentioned herein shall be used for determining the proportionate distribution amongst the various premises holders of any taxes, maintenance charges, expenses, or deposits levied or to be levied/ incurred or be incurred on the whole building and land as one only.

52. In case of any default of payment by the purchasers or breach of condition or covenant contain in this agreement then in such event purchaser herein appoint, constitute and nominate Shri..... as constituted attorney and the said attorney is authorized to sign, execute and delivered all deeds, documents, paper and present the same before concerned Sub-Registrar and admit the execution of the said deeds including deed of cancellation and for the purpose stamp duty of Rs.100/- (Rs.One Hundred only) is affixed in this agreement for sale and on said attorney executing the said deed of cancellation purchaser has no right, title and interest in respect of the said flat or any part thereof and against the builder herein of any nature whatsoever and purchaser herein irrevocably consented the same by executing these agreement for sale.

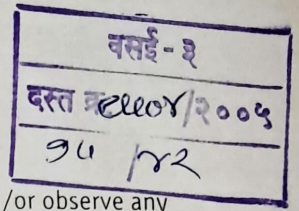
53. The lumpsum cost of Purchase of this flat as agreed to be purchased by the purchaser dose not include sales tax, any other Government tax, levies and same if determined to be payable on this transaction at any later date by concerned authorities the same shall become payable by the purchaser along with other purchaser on demand at any time. Similarly any additional statutory levies imposed by Government which may affect this deal shall also be fully recovered by the builders from the purchaser.

54. If the purchaser shall neglect, omit or fail for any reason whatsoever to pay to the builder any amount due and payable by the purchaser under the terms and condition of this agreement including those referred to hereinabove, whether before or after of this agreement including those referred to hereinabove, whether before or after occupation of the said flat/shop/garage/unit within stipulated time therein provided or if the

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purchaser in any other way fail and neglect to perform and/or observe any of the stipulation on his/her/their part to the performed or to be observed herein contained the builder shall be entitled to rescind this agreement and on such recession by the builder, this agreement shall absolutely be forfeited to the builder and the purchaser have no claim for refund or repayment of the earnest money and or other amount already paid by the purchaser and the purchaser hereby irrevocably agrees for such forfeiture of the amount paid by him / her / them and purchaser further irrevocably consent to lose and forfeit all his/her/their benefit under this agreement and shall be liable to immediate ejection from the said premises and it is further expressly agreed that right to the builder shall without prejudice to the other rights, remedies and claim whatsoever of the builder against the purchaser.

FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT F.S.I. admeasuring 235768.69 sq.ft. out land bearing S.No. 63 (27), H.No. 11, S.No. 68 (26), H.Nos. 8/1,8/2, 8/3, 8/4, 9,10,11,12 & 13, S.No. 69 (24) H.Nos. 1,2,3,4,5,6,8,11,12 & 15 & S.No. 70 (25) H.Nos. 2,3 & 4 admeasuring 20810 sq.mtrs. or thereabout situate laying and being at Village Achole, Tal. Vasai. Dist. Thane within the limits of Nallasopara Municipal Council, and within the registration Sub-Dist of Vasai III and registration Dist. of Thane.

SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT ~~FLAT~~/SHOP NO. 16..... on the GR..... Floor, in C..... wing, admeasuring 137..... sq.ft. carpet / built-up/
super built-up saleable area inclusive of the area of the balconies in the
L..... type building known as SHALIBADRA REGENCY.....
in the complex to be known as "SHALIBADRA REGENCY" with proportionate
share of common area and families appurtenant in property more
particularly described in the first schedule hereinabove written.



Kaibasy

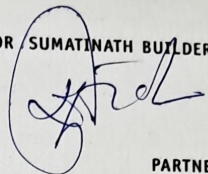
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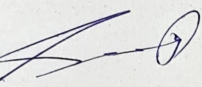
21/03/2012

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

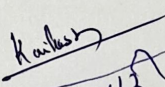
SIGNED SEALED AND DELIVERED)
By the withinnamed "BUILDER")
M/S. SUMATINATH BUILDERS)
Through its partner)
Sunderlal A Jain)
in the presence of

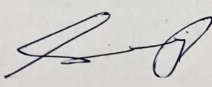
FOR SUMATINATH BUILDERS

PARTNER

1. 

2. A-K-Purohit

SIGNED SEALED AND DELIVERED)
By the withinnamed "PURCHASER/S")
1) KAILASH CHANDER SHARMA)
2) RAJKUMARI SHARMA)
.....)
in the presence of


KAILASH CHANDER SHARMA

1. 

2. A-K-Purohit

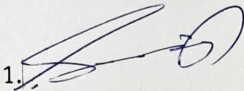


RECEIPT

वसई - ३
दस्ता क्र. २००४/२००५
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RECEIVED the day and the year first hereinabove written of and from the withinnamed Purchaser/s a sum of Rs. ६,११,०००/- (Rupees one lakh Eleven thousand only) by Cash / Draft / Cheque No. Date Drawn on to be paid by him/her/them.

WITNESS :-

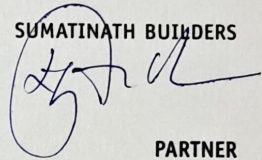
1. 

2. A-K-Poceran

Rs. १,१०,०००/-

WE SAY RECEIVED

FOR SUMATINATH BUILDERS

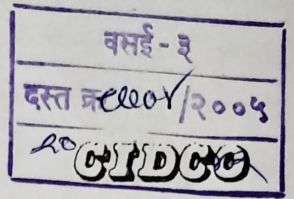


PARTNER



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Kailash



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF M. HARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210
PHONES : (Code - 95250) 2390486 / 2390487 • FAX : (Code - 95250) 2390486

Ref. No.

Date

CIDCO/VVSR/AM/BP/ZCC-20/E/4-f1

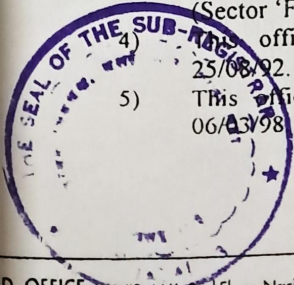
३०/11/2004

To,
Shri R. K. Wadhawan (P.A. Holder)
Dewan Tower, Station Road,
Vasai (W), Taluka Vasai,
DIST : THANE.

Sub. Amended Plan approval for proposed Residential with Shepline Buildings Type B, B1, C, D, D2, E, F, G, H, HI, J, SH, AI, V, S, SI, K, L, M, MI, N, O, P, FI, Q, Q1, R, RI, T, TI, U, UI, W, WI, X, XI, Y, Y1, Z, AA, BB, DD, EE, B2, RH, NI, A2, E1, E2, FF, F1, F2, GG, GI, G2, I, J1, K1 in Pocket - P2 of Group Housing Scheme on land bearing S.No.19(30), 20(31), 21(32), 57(364), 59(29), 62(28), 18(14), 60(15), 63(27), 120(21), 65(17), 68(26), 67(19), 119(22), 14(10), 66(20), 64(18), 114(23), 70(25), Pardi No.9 & 11, 61(15), 69(24), 64(18), 17(13), 1(1), 2(2), 3(3), 4(4), 5(5), Village Achole, building Type A1, B1, C, E, F, G & B1(Existing bldg.) in Sector 'F' of Group Housing Scheme on land bearing S.No.232(194), 234(188), 237(191), 239(208), 238(192), 244(410), 245(198), 246(199), 247(200), 240(196), 241(195), 230(183), 231(193), 232(194), 270 (207), 242(394), Village: Achole, building Type D, D1 & RH in Part 'B' Sector on land bearing S.No.7 (215), 254(Pt), H.No.1, at Village: Achole & building type XX & RR in Pocket - P7 of Group Housing Scheme on land bearing S.No.106(Pt), at Village: Manickpur, Tal: Vasai, Dist: Thane.

- Ref: 1) Appeal Order No.TPS/1998/613/C.R.No.156/UD-12 dated 08/09/99.
2) Commencement Certificate No.CIDCO/VVSR/AM/BP/ZCC-20/1/4382 dated 12/05/95. (P2 Pocket)
3) Commencement Certificate No.CIDCO/VVSR/AM/BP/ZCC-20/1/826 dated 06/09/91(Sector B) & 09/06/95 (P7 Pocket) & 18/07/94 (Sector 'F')
4) office letter No.CIDCO/VVSR/AM/BP/ZCC-20/1/2020 dated 25/08/92.
5) This office letter No.CIDCO/VVSR/AM/BP/ZCC-20/P2/1453 dated 06/03/98

Contd.... 2.



REGD. OFFICE : NIRMAL, 2nd Floor, Nariman Point, Mumbai - 400 021. Phone: 2202 2420 / 2202 2579 • Fax: 00-91-22-2202 2509
HEAD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai - 400 614. Phone: 5591 8100 • Fax: 00-91-22 5591 8166

2 LG 01/1/2004

Kailash

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 401 210
 PHONES : (Code - 95250) 2390486 / 2390487 • FAX : (Code - 95250) 2390466

Ref. No.

Date

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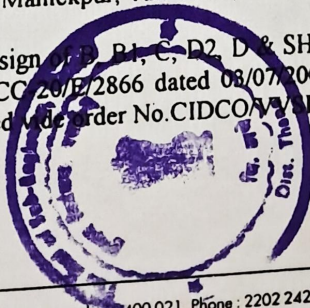
- 6) This office letter No.CIDCO/VVSR/BP/ZCC-20/E/2866 dated 3/07/2002 & 17/10/2003 & 20/05/2003 & 14/09/2004..
- 7) Letter stating the release of D.P. Road /D.P. Reservation vide letter No.CIDCO/VVSR/BP/ZCC-20/624 dated 11/09/2001.
- 8) Development Permission for Theatre/Commercial Complex wherein part of FSI is release vide letter No.CIDCO/VVSR/BP/ZCC-20/E/16/2425 dtd. 15/05/2002.
- 9) This office letter No.CIDCO/VVSR/AM/BP/ZCC-20/E/380 dated 20/05/2003.
- 9) EE Report for File No.BP/ZCC-20, P7 Pocket & Part Sector-B dated 25/11/2004.
- 10) Your architect's letter dated 29/11/2004.

Sir,

With reference to your architect's letter referred above, please find enclosed herewith approved amended plans for the proposed Residential with Shopline Building Type B, B1, C, D, D2, E, F, G, H, H1, J, SH, A1, V, S, S1, K, L, M, M1, N, O, P, P1, Q, Q1, R, R1, T, T1, U, U1, W, W1, X, X1, Y, Y1, Z, AA, BB, DD, EE, B2, RH, N1, A2, E1, E2, FF, F1, F2, GG, G1, G2, I, J1, K1 in Pocket - P2 of Group Housing Scheme on land bearing S.No.19(30), 20(31), 21(32), 57(364), 59(29), 62(28), 18(14), 60(16), 63(27), 120(21), 65(17), 68(26), 67(19), 119(22), 14(10), 66(20), 64(18), 114(23), 70(25), Pardi No.9 & 11, 61(15), 69(24), 64(18), 17(13), 1(1), 2(2), 3(3), 4(4), 5(5), Village Achole, building Type A1, B1, C, E, F, G & B1(Existing bldg.) in Sector 'F' of Group Housing Scheme on land bearing S.No.232(194), 234(188), 237(191), 239(208), 238(192), 244(410), 245(198), 246(199), 247(200), 240(196), 241(195), 230(183), 231(193), 232(194), 270 (207), 242(394), Village: Achole, building Type D, D1 & RH in Part 'B' Sector on land bearing S.No.7 (215), 254(Pt), H.No.1, at Village: Achole & building type XX & RR in Pocket - P7 of Group Housing Scheme on land bearing S.No.106(Pt), at Village: Manickpur, Tal: Vasai, Dist: Thane.

It is note that the type design B1, C, D2, D, E, F, G, H, H1, J, V were approved vide order No.CIDCO/VVSR/BP/ZCC-20/E/2866 dated 08/07/2002 & also Type design F, H, H1, J, V were approved vide order No.CIDCO/VVSR/BP/ZCC-20/E/380 dated

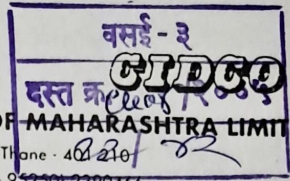
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REGD. OFFICE : 'NIRMAL', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 2202 2420 / 2202 2579 • F .x : 00-91-22-2202 2509
 HEAD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai - 400 614. Phone : 5591 8100 • Fax : 00-91-22 5591 8166

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Ambika Commercial Complex, Second Floor, Vasai (East), Dist. Thane - 402101
PHONES : (Code - 95250) 2390486 / 2390487 • FAX : (Code - 95250) 2390466

Ref. No.

Date

... 3 ...

20/05/2003 and type design of S & S1 were approved vide order No.CIDCO/VVSR/AM/BP/ZCC-20/E/1485 dated 17/10/2003. The conditions of Commencement Certificates and subsequent amended plans approvals, granted vide above orders stands applicable to this approval of amended plans alongwith following conditions:-

- i) The Occupancy certificate for the building will be issued only after provision of potable water is made available to each occupant.
- ii) Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
- iii) You are required to provide a solid waste disposal unit at a location accessible to the Municipal Sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. Capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.
- iv) You shall submit NOC from Chief Fire Officer, before grant of occupancy Certificate for each of the Gr. + 7 stories structures and you shall also pay the fire cess before grant of occupancy certificate for these Gr. + 7 building.
- v) The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.

Yours faithfully



c.c. to:-

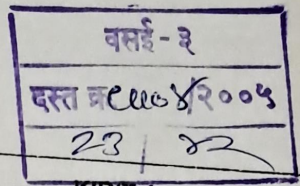
M/s, Shah Gattani Consultants, Architects
105, Lucky Palace, Station Road,
Vasai (W), Taluka Vasai,
DIST : THANE.



REGD. OFFICE : 'NIRVAL', 2nd Floor, Nariman Point, Mumbai - 400 021. Phone : 2202 2420 / 2202 2570
HEAD OFFICE : CIDCO Bhavan, CBD-Belapur, Navi Mumbai - 400 614. Phone : 5591 8100 • Fax : 022-22-5591 8166

Kailash

शहा गटानी



K. A. SANGHAVI & CO.
ADVOCATE, PROPERTY & SOCIETY CONSULTANTS

KIRIT A. SANGHAVI
ADVOCATE

Purvee Chambers, Behind Nagar Parishad, Vasai Road (W.) ☎ : 95250- 2349345 / 5683284

TITLE CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

Re: F.S.I admeasuring 235768.69 sq.ft out Land bearing S.No.63 (27) H.No.11, S.No.68(26) H.Nos 8/1,8/2, 8/3,8/4,9,10, 11,12 & 13, S.No.69 (24) H.Nos.1,2, 3,4,5,6,8,11,12 & 15 & S.No.70 (25) H.Nos.2,3 & 4 admeasuring 20810 Sq.mtrs. or thereabout of Village Achole, Tal.Vasai, Dist.Thane

This is to certify that we have taken search in office of sub-registrar Vasai-1, Vasai-2 & Vasai-3 and investigated title in respect of above property and in our opinion title to the said Property is clear, Marketable and free from all encumbrances in favour of **SHRI.RAKESH KUMAR WADHAWAN** Subject to available record.

We further certify that by development agreement dated 25/12/2004 said **SHRI.RAKESH KUMAR WADHAWAN** has agreed to grant development right in respect of the said land to **M/S SUMATINATH BUILDERS** with right to construct building, sale the flat in proposed building and receive consideration amount in their own name.

We further certify that the said land is falling outside the limit of 8 kms. Peripheral area of Gr. Bombay Urban Agglomeration and as such Urban Land (Ceiling & Regulation) Act 1976 is not applicable to the said Property.

For K. A. SANGHAVI & CO.

Kirit A. Sanghavi

(**KIRIT A SANGHAVI**)
ADVOCATE.

Dated. 08/02/2005.



Kirit A.

21/02/2005

वसई-३
 वस्त क्र. २००७/२००५
 २१/१२

चिन्मोती

जुना सर्वे नं. : _____

गाव नमुना सात (अधिकार अभिलेख पत्रक)

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

तहसील : वसई

भूमापन क्रमांक २	भूमापन क्रमांकाचा उपविभाग -	भूधारणा पद्धती १	भोगवटादाराचे नांव					खाते क्रमांक
शेताचे स्थानिक नांव / जुना स.नं.			पध्दावन रेडकॉम्प्लेक्स फुलदिपमोण					कूमचे नं.व
लागवडी योग्य क्षेत्र			पध्दावन					क्रि.शे.वेग - ४८५७३५-०
हेक्टर आर प्रति			मे.समाप्रसर्ग मेजु डेव्हलपमेंट प्रा.लि.					पाण्याची टक्की ४०८७-०
चौरस मीटर			मे.दिवाण इन्व्हेस्टमेंट प्रा.लि.					खातेसाधी ३२६६-०
एकूण			५०१७					६२००-०
पोटखराव (लागवडी योग्य नसलेले) वर्ग (अ) वर्ग (ब)								२२६८७-०
एकूण								४२८८-०
आकारणी जुडी किंवा विशेष आकारणी			६२-३६					११३१०-०
								(C.S.T.P.)
								४५४२४-०
								३२६६६-०

सीमा आणि भूमापन चिन्हे :

गाव नमुना बारा (पिकांची नोंदवही)

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

पिकाखालील क्षेत्राचा तपशील

वर्ष	हंगाम	मिश्र पिकाखालील क्षेत्र					निर्भेद पिकाखालील क्षेत्र					लागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	जमीन कसणाराचे नाव	शेरा	
		मिश्रणाचे संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र					
००४																	
००५																	

(असल बरहुकूम नयकल)

दिनांक



तळाठी सजा भाषोडे
 तालुका वसई, दाणे
 २२/११/१४

Kalau

३१/१२/१४

वसई-३
 वस्त क्र. १६०४/२००५
 २१/१२
 ५-४

नूना सर्वे नं. : २६ दिनेश्वरी
 गाव नमुना सात (अधिकार अभिलेख पत्रक)
 (महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ - यांतोत नियम ३, ५, ६ आणि ७) तहसील : वसई

भूनामन क्रमांक	भूमापन क्रमांकाच्या उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नांव					खाते क्रमांक
६६	८१९		२५४	५२५	२५४२	०९६३	३३२०	
			४९७७	४७२७	श्री. शे.के.कुमार लधावग			कूबाचे नांव
			४२२४			इतर अधिकार तुफडा ११४६		
						४४३४ ३३२५ २२० ३७६५		
शेताचे स्थानिक नांव / जुना म.नं.								सीमा आणि भूमापन चिन्हे :
तागवडी योग्य क्षेत्र	हेक्टर	आर	प्रति					
११६०-०			मैसा मीटर					
११६०-०	०-११-६							
एकूण	०-११-६							
पोटखराव (तागवडी योग्य नसलेले)								
वर्ग (अ)								
वर्ग (ब)								
एकूण								
आकारणी जुडी किंवा विशेष आकारणी	रुपये	पैसे						
	१-१३							

गाव नमुना बारा (पिकांची नोंदवही)

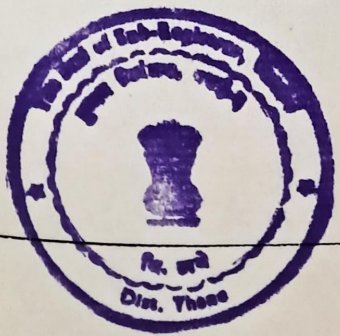
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख व नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यांतोत नियम २९)

पिकाखालील क्षेत्राचा तपशील

वर्ष	हंगाम	मिश्र पिकाखालील क्षेत्र					निर्मळ पिकाखालील क्षेत्र			तागवडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	जमीन कसगाराने नाव	शेरा	
		मिश्रपान संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	जल सिंचित	अजल सिंचित	रकत				क्षेत्र
२००२									हे.आ.	हे.आ.	हे.आ.	११६०-००			
२००३															

(अस्तित् वरहकूम नवकल)

दिनांक २२ AUG २००३



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वा च क्षेत्र :-

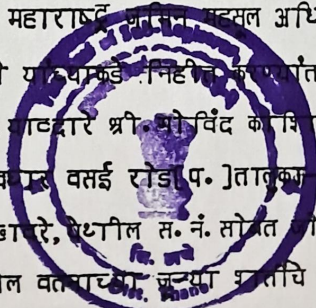
- १] श्री. गोविंद काशिनाथ धारत व इतर यांचे कुळमुळात्यारी श्री. राकेशकुमार वधावन रा. दिवाण टॉवर नवधार, वसई रोड[प]यांचा दिनांक १६.११.१९९५ चा अर्ज.
- २] तहसिलदार वसई यमंनी त्यांचेकडील अहवाल जा. क्र. महसूल/बिनशेती/एस्आर-६२/९५ दिनांक २५.१.१९९६.
- ३] वरिष्ठ भूवैज्ञानिक भूजल सर्वेक्षण व विकास संस्था ठाणे यमंनी त्यांचेकडील जा. क्र. जीएम्डीए/टिरेच/एलजीडब्ल्यू/जीईएन/१९७९/९४ दिनांक १४.२.१९९४.
- ४] असो. प्लॅनर सिडको वसई यमंनी त्यांचेकडील विकास परवानगी जा. क्र. सिडको/व्हीव्हीएस्आर/बीपी/डोडसीसी-२०/१/४२८२ दिनांक १२.५.१९९५.
- ५] अर्जदारमंनी सादर केलेले हमीपत्रा कम प्रतिज्ञापत्रा.

आ क्षेत्र :-

ज्याअर्था, श्री. गोविंद काशिनाथ धारत व इतर यांचे कुळमुळात्यारी श्री. राकेशकुमार वधावन, राहणार- दिवाण टॉवर नवधार, वसई रोड[प]ता. वसई जि. ठाणे यमंना ठाणे जिल्हयातील वसई तालुक्यातील मौजे-आचोळे व गोखिावे या ठिकाणी स. नं. सोबत जोडलेल्या परिशिष्ट मधील आपल्या मालकीच्या जमिनीतील २, ७७, ०७६-१७ चौ. मी. रवदया जागेचा रहिवास अंशात: वाणिज्य या बिगरशेतकी प्रयोजनाचा वापर करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे. तथापि प्रस्तावित जमिनीपैकी ९, ५१०-०० चौ. मी. क्षेत्रात पाटील वतनाच्या जमिनीची आजच्या बाजारभावाने किंमत ठरवून याप्रमाणे येणा-या किंमतीच्या ५०% रकम शासनकड जमा करण्याचे असल्यामुळे प्रथम अशा जमिनीची सहाय्यक संचालक, नगर सचना, ठाणे यांचेकडून जमिनीचा आजच्या बाजारभावाची किंमत ठरविल्यानंतर अशा जमिनीची बिनशेती परवानगी देण्याचा विचार करण्यांत येईल. त्यामुळे वरील एकूण जमिनीच्या क्षेत्रापैकी पाटील वतनाच्या - जून्या शर्तीच्या जमिनीचे ९, ५१०-०० चौ. मी. क्षेत्रा वगळून उर्वरीत क्षेत्रात बिनशेती परवानगी देण्याचा निर्णय झालेला आहे.

त्याअर्था, आता महाराष्ट्र जमिनी महसूल अधिनियम १९६६ चे कलम ४४

अन्वये जिल्हाधिकारी, ठाणे यांच्याकडे निदेशित करण्यांत आलेल्या अधिकार्यांचा वापर करून, उक्त जिल्हाधिकारी, याद्वारे श्री. गोविंद काशिनाथ धारत व इतर सर्व राहणार- दिवाण टॉवर नवधार वसई रोड[प.]तालुक्या वसई, यांना तालुका-वसई मधील मौजे-आचोळे व गोखिावे, मधील स. नं. सोबत जोडलेल्या परिशिष्ट मधील २, ७७, ०७६-१७ चौ. मी. पाटील वतनाच्या जून्या शर्तीचे जमिनीचे क्षेत्रा ९, ५१०-०० चौ. मी. वगळून उर्वरीत २, ६७, ५६६-१७ चौ. मी. क्षेत्रामधील आय. डी. पी/एम. ओम्डी./ जूना आय. डी. पी/एन. डी. डोड/अंतर्गत रस्ते इत्यादी आरक्षणालाखालील १, ३६, ०६१-२१ चौ. मि. क्षेत्रा वगळून उरलेल्या १, ३१, ५०४-२६ चौ. मि. क्षेत्रात रहिवास १, २९, १२६.४६



Kulash

राजकुमारीबाई

वसई-३
 दिनांक/अक्षांश
 २०/१२/२००५
 शर्तीकर अनुज्ञा
 २०/१२

वाणिज्य २३७८-५० चौ. मी. खदया जमिनीच्या क्षेत्राची वाणिज्य या बिनशेतीतकी प्रयोजनार्थ वापर करण्याबाबत पृढील [परमिशन] देत आहेत. सदर आदेशा सोबत नकाशास मंजूरी देण्यास आलेली नाही. प्रस्तावित जमिनीपैकी पाढील क्षेत्राच्या जून्या शर्तीच्या जमिनीसह सिडकोने नकाशे मंजूर केलेले असल्याने अशा जमिनी शर्तीचे जमिनीचे आजच्या बाजारभावाने प्रति चौ. मी. होणारी किंमत मुल्यांकन निर्धारण विभागाकडून ठरविल्यानंतर अशा देणा-या किंमतीचे ५० % रक्कम अर्जदारानी शासन जमा केल्यानंतर सुधारित आदेशा निर्गमित करण्यांत येतील व त्यावेळी नकाशास मंजूरी देण्यांत येईल.

१] ही परवानगी अधिनियम त्याखाली केलेले नियम यांना अधिन ठेवून देण्यांत आलेली आहे.
 १-अ] प्रस्तुतच्या जून्या शर्तीच्या जमिनीचे आजच्या बाजारभावाची ५० % रक्कम अर्जदारानी शासन जमा केल्यानंतर अशा जमिनीस बिनशेती परवानगी देणेचा निर्णय झाल्यास त्याबाबत सुधारित आदेशा निर्गमित करण्यांत येतील व त्यावेळी नकाशास मंजूरी देण्यांत येईल.

१-ब] प्रस्तावित जमिनीपैकी सोबतचे परिशिष्टातील अनुक्रमांक ७९ ते ८९ या जमिनीस इतर हक्कात दाढाल असलेल्या सर्व कृषी नावे देखील सदरची बिनशेती परवानगी देण्यांत आली आहे.

२] अनुज्ञाग्राही व्यक्तीने [ग्रॅन्टीने] अशा जमिनीचा वापर व त्यावरील - इमारतीच्या रूढ आणि किंवा अन्य बांढाकामाचा उपयोग, उक्त जमिनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यांत आली असेल त्या प्रयोजनार्थचे केवढ केला पाढिजे आणि त्याने अशा जमिन किंवा तिचा कोणाताही भाग किंवा अशा इमारत यांचा इतर कोणात्याही प्रयोजनार्थ जिल्हाधिकारी, ठाणे यांच्याकडून तशा अधांची आगाऊ लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये.

३] अशा परवानगी देणा-या प्राधिका-याकडून अशा मूढांडाची किंवा त्याचे जे कोणातेही उपमूढांड करण्याबाबत मंजूरणी मिळाली असेल त्या उपमूढांडाची - आणखी पोटविभागणी करता कामा नये.

३-अ] प्रस्तावित जमिनीपैकी ज्या जमिनी कु. का. क. ४३ ला पत्रा असल्याने सदर जमिनीच्या आकाराच्या ४० पट रक्कम नजराणा म्हणून एकुण रुपये २९२४/- तहसिलदार वसई याचिमार्फत शासन जमा केली असून, त्याबाबत चलन रुं. ४०२५९६० दिनांक १३.३.९६ ची प्रत सादर केली आहे.

३-ब] प्रस्तावित जमिनीपैकी सोबतचे परिशिष्टातील अनुक्रमांक ९०, ९१, ९२ व ९३ वर नमूद के जमिनी यापूर्वीच बिनशेती झाल्या होत्या. त्या बिनशेती - आदेशातील शर्तीप्रमाणे जमिनीचा वापर सुध्दास बिनशेतीकडे झाल्याने सदर ४ ही बिनशेती आदेशाबाबत शर्तीभांग म्हणून प्रत्येकी रक्कम रुपये १०००/- प्रमाणे एकुण रुपये ४०००/- मात्रा ज. व. म. अधि. १९६६ चे कलम ३३९ अन्वये रूढ व आजतागायतचा बिनशेती आकार अशा एकुण रक्कम तहसिलदार वसई याचिमार्फत शासनास चलन रुं. ४०२५९६१ ते ४०२५९६८ दि. १३.३.९६ अन्वये अनुज्ञाग्राही यांनी जमा केल्याबाबत चलनाची प्रत सादर केली आहे.

४] अनुज्ञाग्राहो व्यक्तीने [अ] जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यामुळे समाधान होईल अशा रितीने अशा जमिनीत रस्ते, गटारे वगैरे बांढून आणि [ब] मूमापन विभागाकडून अशा मूढांडाची मोजणी व त्याचे सिमांकन केल ती जमिन या आदेशाच्या तारखेपासून एक वर्षाच्या आंत मंजूर आराढाडया प्रमाणेच काटेकोरपणे विकसित केली पाढिजे. आणि अशा रितीने ती जमिन विकसित केली

Kalash

२। ज. कु. शारी शा. ती

जाईपर्यन्त त्याने त्या जमिनीची कोणत्याही रितीने व्ही विल्हेवाट लावण्याचा कायदा नसे.

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५) अनुज्ञाग्राही व्यक्तीसक असा भूखंड विकायची असेल किंवा त्याची इतर प्रकारे विल्हेवाट लावण्याची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशांत आणि सनदीमध्ये नमुद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्याने रूपादीत केलेल्या विलेखात तसा उल्लेखा करणे हे त्याचे कर्तव्य असेल.

६) यासोबत जोडलेल्या स्टाब आराखाडयांत आणि/किंवा इमारतीच्या नकाशात निर्दिष्ट केल्याप्रमाणेच इतक्या जोते क्षेत्रावर बांधकाम करण्याविषयी ही परवानगी देण्यांत आली आहे. सदर भूखंडातील नकाशांत दर्शविल्याप्रमाणेच उर्वरित क्षेत्रा विना बांधकाम मोकळे सोडले पाहिजे.

६-अ] प्रस्तावित बांधकाम हे नकाशांत दर्शविलेल्या मजल्यापेक्षा जास्त - मजल्याचे असू नये.

७) प्रस्तावित इमारत किंवा कोणतेही काम [असल्यास] यांच्या बांधकामास सुस्वात करण्यापूर्वी अनुज्ञाग्राहो व्यक्तीने [गॅन्ट्रीने] नगरपालिका यांची असे बांधकाम करण्याविषयीची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.

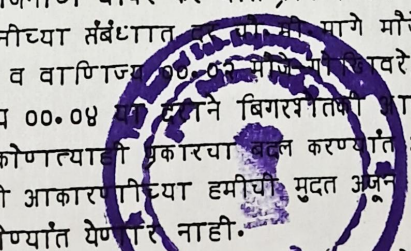
८] अनुज्ञाग्राही व्यक्तीने नकाशात दर्शविल्याप्रमाणे सिमांतिक मोकळे अंतर [ओपन मार्जिनल] डिस्टन्सेस] सोडले पाहिजे.

९] या आदेशाच्या दिनांकापासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमिनीचा बिगरशेतकी प्रयोजनासाठी वापर करण्यास सुस्वात केली पाहिजे. मात्रा वेबोवेबी असा कालावधी वाढविण्यांत आला असेल तर ती गोष्ट अलाहिदा अनुज्ञाग्राही व्यक्तीने उपरोक्तप्रमाणे न केल्यास ही परवानगी रद्द करण्यांत आली असल्याचे समजण्यांत येईल.

१०] अनुज्ञाग्राही व्यक्तीने अशा जमिनीचे बिगरशेतकी प्रयोजनार्थ वापर - करण्यास ज्या दिनांकास सुस्वात केलेली असेल आणि किंवा ज्या दिनांकास त्याने अशा जमिनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आत तलाठयामार्फत वसई तहसिलदाराला कळविले पाहिजे. जर तो असे करण्यास चुकले तर - महाराष्ट्र जमिन महसूल [जमिनीच्या वापरातील बदल व बिगरशेतकी आकारणी] नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यांत असा अनुज्ञाग्राही पात्रा उरेल.

११] अशा जमिनीचा त्या प्रयोजनार्थ वापर करण्यांत अनुज्ञाग्राहोस परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ वापर करण्यास प्रारंभ करण्याच्या दिनांकापासून सदर अनुज्ञाग्राहीने त्या जमिनीच्या संबंधात त्या जमिनीच्या गाणे मौजे-आचोळे, येथील गांवासाठी रडिवास ००.०१ व वाणिज्य ००.०२ या दराने बिगरशेतकी आकारणी केली पाहिजे. हिवास ००.०२ व वाणिज्य ००.०४ या दराने बिगरशेतकी आकारणी केली पाहिजे. अशा जमिनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला जर त्याप्रसंगी नाराख्या दराने बिगरशेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे हो गोष्ट विचारात घेण्यांत येणारे नाही.

१२] दिनांक ३१.७.१९९१ रोजी अस्तित्वांत असलेल्या त्याने अकृषिक आकारणी करू आदेशामध्ये करण्यांत आलेल्या अशा जमिनीच्या महााराष्ट्र जमिन महसूल धानियम १९६६ मधील तरतुदीनुसार आणि त्या अनुसंगाने वेबोवेबी तयार करण्यांत केलेल्या प्रचलित नियमानुसार दिनांक १.८.१९९१ पासून अकृषिक आकारणीचे जे गारित प्रमाणानुसार अंमलात येतील त्या दरानुसार आकारणीची रक्कम मारणे - वानगीधारक बंधनकारक राहिल. तसेच दिनांक १.८.१९९१ पासून निर्गमित केलेल्या देगान्वये जरी जुन्या दराने अकृषिक आकारणीचे दर नमुद केले असल्यास जुने दर व



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नविन अस्तित्वांत घेणारे दर यामधील फरकाची रक्कम भारणे परवानगीकारक
बंधनकारक राहिल. त्याचप्रमाणे स्थांतरीत कराचे फरकाची रक्कम भारणे हे हेकारण
अनुज्ञाग्राही घाघिवर बंधनकारक राहिल. परवानगीकारक
भारणे हे हेकारण
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१३] जमिनीच्या बिगरशेतकी वापरास सुस्वात केल्यापासून एक महि-याच्या

आंत अनुज्ञाग्राहीने जमिनीच्या मोजणीची फी दिली पाहिजे.

१४] भ्रामापन विभागाकडून जमिनीची मोजणी करण्यांत आल्यानंतर अशा
जमिनीचे जिल्हे क्षेत्राफळानुसार या आदेशात आणि सनदीमध्ये नमुद केलेल्या
तसेच बिगरशेतकी आकारणी यात करण्यांत येईल.

१५] सदर जमिनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांकापासून
दोन वर्षांच्या कालावधीत अनुज्ञाग्राहीने अशा जमिनीवर आवश्यक तो इमारत
बांधली पाहिजे. अन्यथा सदरहू आदेश रद्द समजणेंत येईल व अनुज्ञाग्राही यांना

अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.

१६] पूर्वीच मंजूर केलेल्या नकाशावर हूकूम अगोदरच बांधलेल्या इमारतीत
अनुज्ञाग्राहीने कोणताही भर घालता कामा नये. किंवा तीमध्ये कोणताही
फेरबदल करता कामा नये. मात्र अशी मर्यादा मार घालण्यासाठी किंवा

फेरबदल करण्यासाठी जिल्हाधिका-याची परवानगी घेतली असेल आणि अशा
मारीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.

१७] अनुज्ञाग्राही व्यक्तीने आजूबाजूच्या परिसरात अस्वच्छता व घाण -
निर्माण होणार नाही अशा रितीने आपल्या स्वतःच्या हाचनि आपली पाणी

पुरवठ्याची व सांडपाण्याचा निवरा करण्याची व्यवस्था केली पाहिजे.

१८] जमिनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांकापासून एक
महि-याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमिन महसूल [जमिनीच्या

समपरात बदल व बिगरशेतकी आकारणी] नियम १९६९ यातील अनुसूची ३ पांच मध्ये
दिलेल्या नमुन्यांत एक सनद करून देऊन तीत या आदेशांतील सर्व शर्ती समाविष्ट

रपणे त्यास बंधनकारक असेल.

१९-अ] या आदेशात आणि सनदीमध्ये नमुद केलेल्या शर्तीपैकी कोणत्याही
शर्ती अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमसंच्या उपबंधान्वये

सा अनुज्ञाग्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा
ह न येऊ देता ठाण्याच्या जिल्हाधिका-यास तो निर्दिष्ट करेल असा दंड आणि

कारणी भारल्यानंतर उक्त जमिन किंवा मूळड अर्जदारांच्या ताब्यात राहू
ण्याचा अधिकार असेल.

१९-ब] वरिल खंड "अ" मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या
तुदी विरुद्ध जाऊन कोणताही इमारत किंवा बांधकाम उभे करण्यांत आले

ल किंवा अशा तरतुदी विरुद्ध या इमारतीच्या बांधकामाचा वापर
ण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्या आत अर्जदारांचे उभारलेली

रत काढून टाकण्याविषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या
जिल्हाधिका-याने निर्देश देणेविषयी संमत असेल. तसेच ठाण्याच्या

जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत
बदल करण्याचे काम करवून घेण्याचा किंवा त्याप्रित्यर्थी आलेला सर्व अनुज्ञाग्राही

कीकडून जमिन महसूलची धकबाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.
दिलेली हो परवानगी मुंबई कुळवहिवाट व विनिर्दिष्ट अधिनियम १९४९

राष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इत्यादीसारख्या
त्यावेळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध

णाच्या अन्य संबंधित बाबोच्या बाबतीत लागू होतील त्या उपबंधाच्या -
राज कानारीवाजी



Handwritten signature or initials at the bottom left.

वसई-३
२१/१२/२००५
[अरविंद स्पे] [कन्व्हेनियंट्स] म्हणून

२१] हा आदेश निर्गमित केल्याच्या दिनांकापासून तीस विंगारशेतकी आकारणाच्या तिप्पट रक्कम म्हणजे स्पे ८३११/१२/०५ अकरा मात्रा]इतकी रक्कम स्थांतर कर [कन्व्हेनियंट्स] म्हणून अनुज्ञाग्राही व्यक्तीने भरली पाहिजे. जर असे करण्यास तो कसूर करील तर ही विंगारशेतकी वापराबाबत देण्यांत आलेली परवानगी रद्द होण्यास पात्र ठरेल. या कराची रक्कम संबंधित तहसिलदारांकडे भरली पाहिजे.

२१-अ] अतो. प्लॅनर सिडको यांनी त्यांचे जा. फ्रं. सिडको/व्होव्होएसआर/बीपी/इंडीसीसी/२०/१/४३८२, दिनांक १२. ५. १९९५ अन्वये दिलेली विकास परवानगी व कमेन्समेंट सर्टिफिकेट मधील सर्व शर्ती अनुज्ञाग्राहीवर बंधनकारक राहतील.

२२] अनुज्ञाग्राही यांनी सिडको यांनी त्यांचेकडील जा. फ्रं. सिडको/व्होव्होएसआर/बीपी/इंडीसीसी/२०/१/४३८२, दिनांक १२. ५. १९९५ अन्वये मंजूर नकाशावर हुकूम बांधकाम केले पाहिजे. त्यात सिडको व महसूल खात्याची पूर्वी परवानगीशिवाय कोणताही बदल करता येणार नाही.

२३] अनुज्ञाग्राही यांनी सिडको यांचेकडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामामध्ये बदल करून जादा चर्टई क्षेत्रा निर्देशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वस्थाचा गुन्हा दाखल करण्यास पात्र राहतील व असे जादा बांधकाम दूर करण्यास पात्र राहिल.

स्वाक्षरो/५xxxxx
[अरविंद रेडडी]
जिल्हाधिकारी, ठाणे.

प्रत:- श्री. गोविंद काशिनाथ धारत व इतर
यांचे कुळमुखात्यारी श्री, राकेशकुमार वधावन
रा. दिवाण टॉवर नवघार, वसईरोड[प.]ता. वसई.

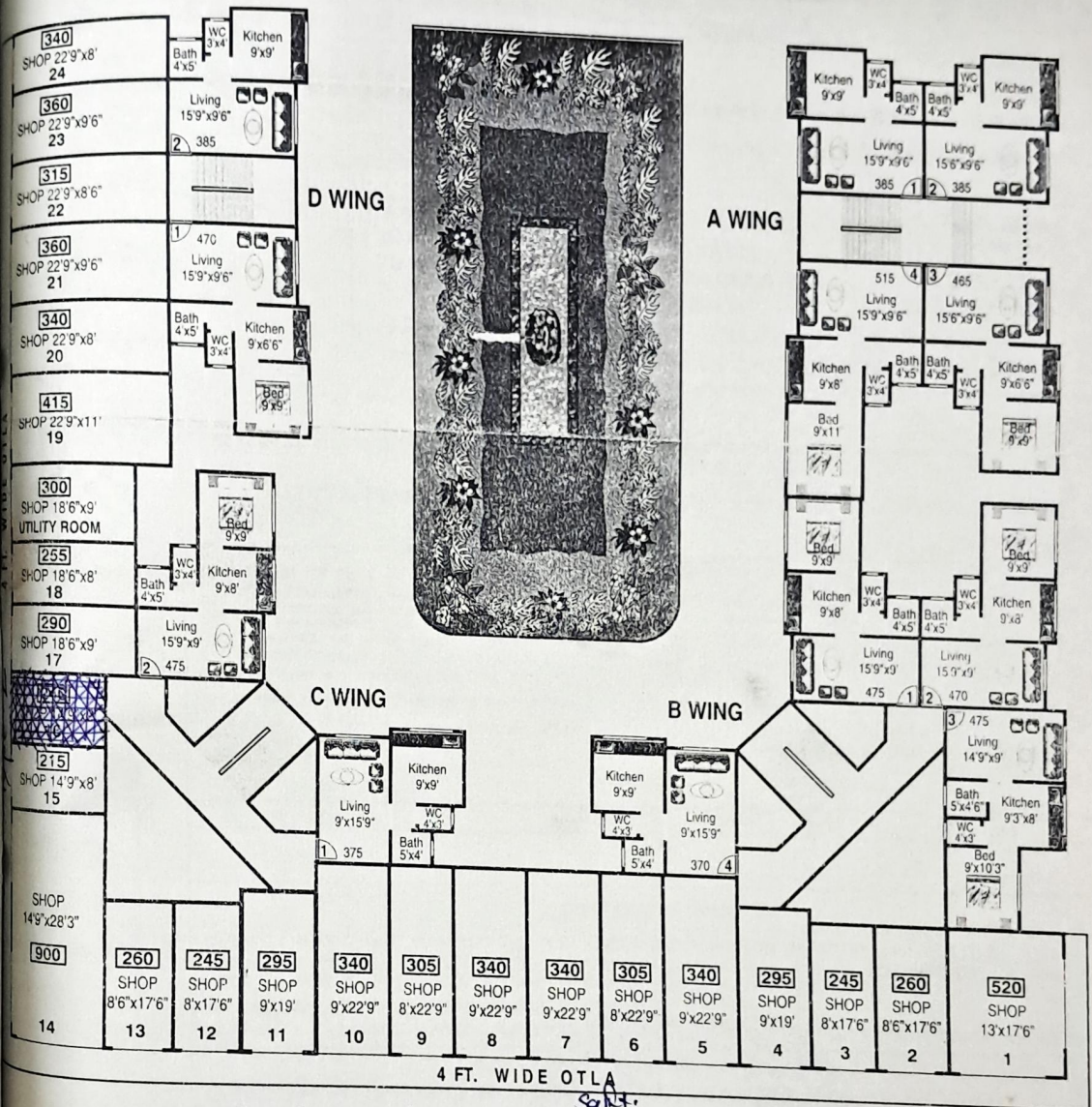


जिल्हाधिकारी, ठाणे



२१/१२/२००५

Kulavy

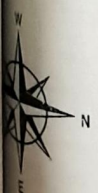


SHOP-NO. 16 Area - 1371 ^{Sq. Ft.} Built-up.
 C wing.
 30 M. WIDE ROAD

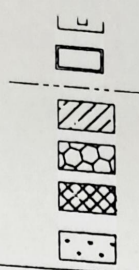
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GROUND FLOOR PLAN



वसई - ३
 वस्त क्र. ३८०५/२००४
 ३८, २२



UNDER GROUND WATER TANK
 STROM WATER DRAIN LINE
 AREA UNDER ENCROCHEMENT
 OTHER'S PROPERTY
 FUTURE PROPOSAL BLDG.
 ARE NOT TAKEN IN F.S.I. CALCULATION
 RECREATIONAL GROUND

NOTES :

- * ALL DIMENSIONS AREA IN METERS UNLESS NOTED OTHERWISE
- * ALL PATHWAYS TO BE 1M MINIMUM AWAY FROM BUILDING & 3M WIDE

R.G AREA AS PER APPROVED PLAN	15,475.62 SQM.
R.G AREA PROVIDED (PHYSICALLY)	21,035.00SQM.
R.G AREA TAKEN FOR F.S.I CALCULATION	15,475.62 SQM.
AMENITY AREA AS PER APPROVED	5,555.11 SQM.
AMENITY AREA PROVIDED (PHYSICALLY)	5,634.90 SQM.
AMENITY AREA TAKEN FOR F.S.I CALCULATION	5,555.11 SQM.

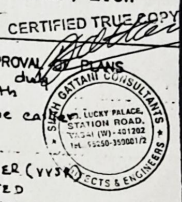
FORM II

CONTENTS OF SHEET

LAYOUT PLAN, AREA CALCULATION, BUILT UP AREA CALCULATION, ETC..

STAMP OF DATE OF RECEIPT OF PLANS
 THIS PLAN SHALL NOT BE CONSIDERED AS A PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT OF LAW
 Approved as amended in -----
 Subject to conditions mentioned in this office letter No CIDCO/VYSR/Am/B/12/020/E/771 dated: 30-11-2004

STAMP OF APPROVAL OF PLANS
 The amended plan duly approved here with Supercedes all the earlier approved plans
 (54)
 ASSOCIATE PLANNER (VYSR)
 CIDCO LIMITED
 AMBIKA COMMERCIAL COMPLEX
 SECOND FL. VASAI (E)
 DIST. THANE



REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 24/08/94 AND THAT THE DIMENSIONS OF THE SIDES ETC OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS

SIGNATURE OF LICENSED SURVEYOR/ARCHITECT/ENGINEER/STRUCTURAL ENGINEER/SUPERVISOR OR ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

GROUP HOUSING SCHEME AT VASAI (EAST) P2 POCKET
 D.P. ROAD & RESERVATION F.S.I. S.NO.19(30),20(31),21(32)
 57(364),59(29),82(28),13(14),60(16),83(27),65(17),88(26),
 67(19), 118(22),14(10),66(20),65(17), 14(23) 70(25),
 P.NO.9&11 61(15),69(24),84(18),17(13),1(1),2(20),3(5),
 4(4),5(5), VILL.ACHOLE TAL VASAI DIST.THANE

NAME OF OWNER
 SHRI R.K. WADHAWAN (P.A. HOLDER)

DATE	JOB NO	DRG NO	SCALE	DRAWN BY
27/11/04		2	1:1000	SAYYED ABID

SIGNATURE NAME (IN BLOCK LETTERS) AND ADDRESS OF LICENSED SURVEYOR/ENGINEER/STRUCTURAL ENGINEER/SUPERVISOR OR ARCHITECT.

SHAH GATTANI CONSULTANTS
 ARCHITECTS & ENGINEERS

103, LUCKY PALACE STATION ROAD VASAI (WEST)
 TEL. NO. VASAI 95250-2350001/002, MUMBAI. 2389 3698, 2389 2798



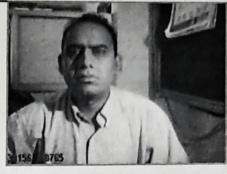
7/12/2005
12:22:41 am
दुष्यम निबंधक:
वसई 3
दस्ता क्रमांक : 9704/2005
दस्ताचा प्रकार : करारनामा
क्र. पक्षकाराचे नाव व पत्ता
नाम: श्री केलाश चन्द्र शर्मा - -
पत्ता: घर/फ्लॅट नं: बी/104
गल्ली/रस्ता: -
ईमारतीचे नाव: जय विजय नगर
ईमारत नं: जय विजय ग्रीन
फेट/वसाहत: -
शहर/गाव: नालासोपारा पू
तालुका: वसई
पिन: -
पिन नम्बर: -
नाम: सी राजकुमारी के शर्मा - -
पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
फेट/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
पिन नम्बर: -
नाम: मे.सुमतीनाथ बिल्डर्स तर्फे भागिदार श्री सुंदरलाल
जेन तर्फे कु मु श्री दिनेशप्रताप सिंह - -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: यसंत नगरी
ईमारतीचे नाव: शालीभद्र नगर
ईमारत नं: -
फेट/वसाहत: -

दस्त गोषवारा भाग-1

वसई3
दस्त क्र 9704/2005
89 182

पक्षकाराचा प्रकार छायाचित्र अंगठ्याचा ठसा

लिहून घेणार
वय 43
सही
Kulsh



लिहून घेणार
वय 39
सही
राजकुमारी शर्मा



लिहून घेणार
वय 38
सही
[Signature]



पक्ष करून देणार तथाकथित [करारनामा] दस्तऐवज करून दिल्याचे कबूल करतात.

दस्त गोषवारा भाग - 2

वसई3

दस्त क्रमांक (9704/2005)

82182

दस्त क्र. (वसई3-9704-2005) चा गोषवारा
पावती क्र.: 165490 मोवदला 165000 भरलेले मुद्रांक शुल्क : 9950

दस्त हजर केल्याचा दिनांक : 27/12/2005 11:15 AM
दस्त हजर करणा-याची सही :

Kuldeo

दस्ताचा प्रकार : 25) करारनामा
शेकडा क्र. 1 ची वेळ : (सादरीकरण) 27/12/2005 11:15 AM
शेकडा क्र. 2 ची वेळ : (फी) 27/12/2005 11:20 AM
शेकडा क्र. 3 ची वेळ : (कबुली) 27/12/2005 11:22 AM
शेकडा क्र. 4 ची वेळ : (ओळख) 27/12/2005 11:22 AM

दस्त नोंद केल्याचा दिनांक : 27/12/2005 11:23 AM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) रविंद्र सिंह - - , घर/फ्लॅट नं. -
गल्ली/रस्ता : -
ईमारतीचे नाव : -
ईमारत नं. : -
पेट/वसाहत : -
शहर/गाव : नालासोपारा पू
तालुका : वसई
पिन : -

2) सुरेश कुमार शर्मा - - , घर/फ्लॅट नं. : वरीलप्रमाणे
गल्ली/रस्ता : -
ईमारतीचे नाव : -
ईमारत नं. : -
पेट/वसाहत : -
शहर/गाव : -
तालुका : -
पिन : -

[Signature]

दु. निबंधकाची सही
वसई 3

प्रमाणित करण्यात येते की, या दस्तामळे
पकून... 82 पाने आहे

दुय्यम निबंधक. बला-३.
तारीख 20. माहे 9.2. सन. 2006



पावती क्र.: 9704 दिनांक: 27/12/2005
पावतीचे वर्णन
नांव: श्री कैलाश चन्द्र शर्मा - -

1660 : नोंदणी फी
840 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

2500: एकूण

[Signature]

दु. निबंधकाची सही, वसई 3

[Signature]

[Signature]

दुय्यम निबंधक, वसई-३
तारीख 20 माहे 9.2 सन 2006

दुय्यम निबंधक, वसई-३
तारीख 20 माहे 9.2 सन 2006

07/10/2021

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : Joint S.R.Vasai 2

फाईल क्रमांक : 2660/2021

नोदणी :

Regn:63m

गावाचे (Village Name) : **Achole**

(1) विलेखाचा प्रकार (Title)	6-Notice of intimation regarding mortgage by way of deposit of Title Deed
(2) कर्जाची रक्कम (Loan amount)	Rs.2450000/-
(3) भू-मापन,पोटहिस्मा व परकमांक(असल्यास) (Property Description)	1) Corporation: वसई विंगर महानगरपालिका Other details: Building Name:SHALIBHADRA REGENCY C WING, Flat No:SHOP-C/16, Road:NALLASOPARA LINK ROAD, Block Sector:NALLASOPARA EAST, Landmark: SURVEY NO 68 (Survey Number: 68 ;)
(4) क्षेत्रफळ (Area)	1) Build Area :12.73 / Open Area :0 Square Meter
(5) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: KAILASH CHANDER SHARMA Age: 59, Address: Building Name:JAY VIJAY GREEN BLDG NO 2, Floor No:1ST, Flat No:B-104, Block Sector:NALLASOPARA EAST, Road:NALASOPARA VASAI LINK ROAD, City:NALLASOPARA, State:MAHARASHTRA, District:THANE, Pin:401209 ,PAN: ACYPS7682L 2) Name: RAJKUMARI KAILASH SHARMA Age: 55, Address: Building Name:JAY VIJAY GREEN BLDG NO 2, Floor No:1ST, Flat No:B-104, Block Sector:NALLASOPARA EAST, Road:NALASOPARA VASAI LINK ROAD, City:NALLASOPARA, State:MAHARASHTRA, District:THANE, Pin:401209 ,PAN: CJBPS1416C
(6) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagee)	Bank Name: STATE BANK OF INDIA Address: SMECC PRABHADEVI
(7) गहाण / कर्जाचा दिनांक (Date of Mortgage)	21/09/2021
(8) नोटीस फाईल केल्याचा दिनांक (Date of filing)	06/10/2021
(9) फायलींग नंबर (Filing No.)	2660/2021
(10) मुद्रांक शुल्क (Stamp Duty)	Rs.7500/-
(11) फायलींग शुल्क (Filing Amount)	Rs.12950/-
(12) Date of submission	06/10/2021
(13) शेर (Remark)	=



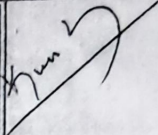


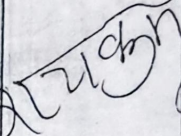
Notice of Intimation regarding Mortgage by way of Deposit of Title Deed (Draft)

Token No. : 9992209210132 / 2021

Date : 22/09/2021

We, the undersigned parties, are by this notice of intimation, giving notice to the public at large that, the mortgagor herein had deposited the title deeds of the property for the security of the loan given/ agreed to be given by the mortgagee herein.

(1) Party Details:

Name of Party/Address	Party Photo	Party Thumb	Party Signature
(Mortgagee) STATE BANK OF INDIA Address: SMECC PRABHADEVI			
(Mortgagor) KAILASH CHANDER SHARMA Address: Building Name: JAY VIJAY GREEN BLDG NO 2, Floor No: 1ST, Flat No: B-104, Block Sector: NALLASOPARA EAST, Road: NALLASOPARA VASAI LINK ROAD, City: NALLASOPARA, State: MAHARASHTRA, District: THANE, Pin: 401209			
(Mortgagor) RAJKUMARI KAILASH SHARMA Address: Building Name: JAY VIJAY GREEN BLDG NO 2, Floor No: 1ST, Flat No: B-104, Block Sector: NALLASOPARA EAST, Road: NALLASOPARA VASAI LINK ROAD, City: NALLASOPARA, State: MAHARASHTRA, District: THANE, Pin: 401209			

- (2) Property Location: District: Palghar, Taluka: Vasai, Village: Achole.
- (3) Property Details: 1) Building Name: SHALIBHADRA REGENCY C WING, Floor No: GR, Flat No: SHOP-C/16, Road: NALLASOPARA LINK ROAD, Block Sector: NALLASOPARA EAST, Landmark: SURVEY NO 68, Village/ City: Achole, Taluka: Vasai, District: Palghar S.No/CTS NO etc.: Survey Number: 68, Area: Build : 12.73 Sq.mt. Documents Deposited with Bank: Any Other Document : AGR. VASAI-3/9704/2005
- (4) Mortgage details: Date of Mortgage : 21/09/2021 Loan Amount: Rs. 2450000 /- Rate of Interest : 8.50%

Payment Details:
 Total Stamp Duty of Rs.: 7500/- has been paid vide eChallan No.: MH006450583202122E eChallan Amount Rs.7500/-
 Dated : 20/09/2021
 Filing Fee of Rs.: 12350/- has been paid vide eChallan No.: MH006529312202122E eChallan Amount Rs.12250/-
 Dated : 22/09/2021
 Document Handling Fee of Rs.: 300/- has been paid vide DHC Payment No.: 2209202101834 DHC Payment Amount Rs.300/- Dated : 22/09/2021

Submit Data

Close

Back