

37 REUD POST

CID-10/VVGR/RF-600/I/3579

31/10/94
1/11

S. Janaki Raut
Everbloom Apartment
J.P. Road
W. (W)
BOMBAY - 400 058.

Grant of Occupancy certificate to Industrial Building on Plot No. 26, 27, 28, S.No. 242, 243, 244(pt), 245, 246 Village Gokhivare, Taluka Vasai, Dist: Thane passed in appeal order under Section 47 of Maharashtra Regional and Town Planning Act, 1966.

- 3) Your architect's letters dated 12/09/94 & 24/09/94.
- 4) Appeal order passed vide letter No. TPS 1291/1117/UD-12 dated 28/10/91.
- 5) G.S.D.A.'s letter No. GSDA/THN/TECH/LGW/198/92 dated 28/01/92.
- 6) Prevention of Air Pollution No. AP/L/VB-2008/17750/A-15695 dated 09/09/93.
- 7) Prevention of Water Pollution No. ROB/UIhas/E-22 of 1990/492/A-675 dated 16/07/93.
- 8) N.A. Order No. REV/DESK/I/T-9/NAP/SR(55-89)(29/93) dated 16/10/93.

By virtue of appeal order passed vide letter dated 28/10/91 under Section 47 of the Maharashtra Regional and Town Planning Act, 1966, the permission was granted and accordingly as the Industrial building has been completed please find enclosed herewith a occupancy certificate along with a building plan duly signed.

Yours faithfully,

Encl: 2

Copy to
Mr. R. J. Ashraf
2427, N.P. Vanand Nagar
4, 1st Floor, Andheri (E)
BOMBAY - 400 063

o/c
K.A. SHINDH
ASSOCIATE PLANNER/ADPL TPO
11/11/94

Received
2 Copies
1-11-94

वसई - विराट शहर महानगरपालिका
नगरचना विभाग
माहितीचा अधिकार अधिनियम, 2004
अन्वये दिलेली माहिती क. Feb. 54
दिनांक.....06/02/19.....

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C/453/10/94

CO/VER/BR-620/1/ 3879

31/10/94

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OCCUPANCY CERTIFICATE

and in accordance with subject to the condition mentioned in appeal order passed under Section 4 of the Maharashtra Regional and Town Planning Act, 1966 by the Government on 28/10/94 vide letter No. IPS 1291/11/7 dated 28/10/94, etc. permission granted.

I hereby certify that the development of Industrial Building No. 1, Ground Floor with built up area 952.35 sq.m (12 Gals) Plot No. 26, 27, 28, S. No. 245, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

under the supervision of architect Shri R.T. Ashar Registration No. A/25/LS of MCGB and is permitted to be occupied subject to following conditions :-

1. The Unit in this Industrial Building shall obtain a No-Objection Certificate from the Directorate of Industries before commencement of manufacturing activities.

2. Hazardous/Chemical/Hazardous/Obnoxious Units shall not be allowed in this Industrial Unit.

3. No objection and consent letter from Authorities/Bodies or Organizations shall be obtained from time to time as per the prevailing applicable laws and to observe their conditions as per law.

नाम - विरा शाह महानगरपालिका
नगरपालिका विभाग
माहिती अधिकार अधिनियम २००५
मूळ दिवशी माहिती क. क्र. २०५
दिनांक ०६.१०.२०१९

Notwithstanding any thing contained in the said occupancy certificate conditions it shall be lawful for the Planning Authority to direct the removal or alteration of any building or structures erected or use contrary to the provision of this grant within the specified time. Planning Authority may cause the same from the grantee/his successors and every person deriving title through or under them.

One set of as built building plan duly signed is returned herewith.

o/c

KS 1/11/94

K. A. SHINDE
ASSOCIATE PLANNER/ADOL. TPO
(V.V.S.R.)
DM

वर्ग - विंगर शहर महानगरपालिका
नगरचना विभाग
माहितीचा अधिकार अधिनियम, २००५
अन्वये दिलेली माहिती क. Feb. ९५
दिनांक... ०६/०२/१९.....

चलन क्रमांक /

नमुना भ. को. नि. ६
[नियम ११२ पहा]

या ठिकाणच्या कोषागारात/उपकोषागारात भरण्यात आलेल्या रोख रकमेचे चलन
भारतीय स्टेट बँकेमध्ये/भारतीय रिझर्व बँकेमध्ये

भरणा करणाऱ्याने भरावयाचे

जिच्यावतीने रकम भरण्यात आली आहे त्या व्यक्तीचे
नाव/पदनाम आणि पत्ता
M/S Golden Industries India
A/33 Mughu Udyog Kendra
Bldg. No.3, I.B. Patel Road
Goregaon - East.

भरणा करण्यासंबंधीच्या प्राधिकारपत्राचा तपशील
*आणि भरणा करायचा उद्देश

0030 नोंदणी व सुद्रांक

Global No. 10 'Rajyog'
भरणा केलेली रकम | रु. २७,२४०/-

(अक्षरी) रूपये Twenty seven Thous-
and two hundred eighty only

भरणा करणाऱ्याची स्वाक्षरी / K.M.

दिनांक १-१-१५

विभागीय अधिकाऱ्याने किंवा कोषागाराने भरावयाचे

लेख्यांचे वर्गीकरण

विभाग : 02/103 Stamp Duty

प्रधानशीर्ष :

उपप्रधानशीर्ष :

गौणशीर्ष :

संगणक संकेतांक

0 0 3 0 0 1 0 502

बरोबर आहे, पैसे स्वीकारावे व पावती द्यावी.

दिनांक

[Signature] * स्वाक्षरी

कोषागाराने/उपकोषागाराने/भारतीय रिझर्व बँकेने/
भारतीय स्टेट बँकेने/हैद्राबाद स्टेट बँकेने भरावयाचे

रकम मिळाली

रूपये (आकड्यात)

रूपये (अक्षरी)

कोषापाल :

लेखापाल :

कोषागार/उपकोषागार अधिकाऱ्याने

न्यवेस्थपक

दिनांक

* येथे कोषागारात / बँकेत रकम भरणा करण्याबाबत आदेश देणाऱ्या अधिकाऱ्याच्या रबरी शिक्का बसवावा.

I.O.S (operational) 14/01/88
V. Sawant

STAMP DUTY OF RS 27289 IN WORDS. Twenty seven thousand two hundred eighty ONLY PAID IN CASH VIDE RECEIPT/CHALLAN NO. 10 DATED 2.1.94

adaj
SUB-REGISTRAR, VASAI-1



AGREEMENT FOR SALE

THIS AGREEMENT made at VASAI this 11th Day of July 1994 BETWEEN M/S AJMERA DEVELOPERS a registered partnership firm constituted under Indian Partnership Act 1932, having its office at College Road, Vasai Road (West), Dist. Thane - 401 202, hereinafter referred to as 'BUILDER' (which expression unless repugnant to the context or meaning thereof shall include its partner or partners for the time being, their legal heirs, executors, administrators and assigns) of ONE PART :-

AND

SHRI/SMT./M/s. Golden Industries India

A/33 Laghu Udyog Kendra

Bldg. No. 3, J.B. Patel Road

Goregaon East, Bombay.

hereinafter referred to as 'UNIT PURCHASER' (which expression unless repugnant to the context or meaning thereof shall include his/her heirs, assigns, executors and administrators) of the SECOND PART :-

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WHEREAS the Builder herein is seized and possessed of or well and sufficiently entitled to piece or parcel of land being Building No.1 situate at layout Plot No. 26, 27 and 28 at Village Gokhivare, within the limits of Vasai Sub-Registration District, within the limits of Panchayat Samiti Vasai and Zilla Parishad Thane, land bearing Survey No. 242/1B, 242/1C, 242/3A, 243/1B, 244/3C, 244/3B, 244/7A, 245/3B, 245/1, 246/1A, 245/8B, 245/5, 242/6, 244/2, 244/6, 245/2, 245/7 Area 10251 Square Feet (more particularly described in the Schedule 'A' written hereunder and hereinafter referred to as SAID LAND for brevity's sake) AND WHEREAS the said property is owned by Shri E. S. Andrandes & Others (hereinafter referred to as OWNER for brevity's sake). AND WHEREAS by an Agreement for sell dated 08/03/89 and 23/11/93 executed by and between the said Owner and Shri Sadanand R. Raut, the said Owner agreed to sell the said land to Shri Sadanand R. Raut on the terms and conditions referred therein and in pursuance of the said Agreement the said owners executed an irrevocable power of attorney in favour of Shri Sadanand R. Raut and handed over to him the peaceful and vacant possession of the said property] AND WHEREAS the said Sadanand R. Raut in turn agreed to sell the said land to Builder herein and granted development rights to Builder herein vide the Development Agreement dated 3rd February, 1994 and handed over peaceful and vacant possession of the said Property to Builder herein: AND WHEREAS the said agreement for sell and grant of development rights is confirmed by Owner Shri E. S. Andrandes & Others] AND WHEREAS the Builder herein is in

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peaceful and vacant possession of the said land with a right and authority to commence development as per sanctioned plans and Builder herein is entitled to develop the said property in accordance with terms and conditions of N. A. permission and in pursuance of aforesaid Agreement the said Sadanand R. Raut has executed an irrevocable power of attorney in favour of the Builder herein. AND WHEREAS the Collector Thane, vide order No. MAHSUL/KAKSHA/1/T-9/ NAP/SR(55-89) 29/93 dated : 16/10/93 has sanctioned N. A. (Industrial) permission and the CIDCO the special planning authority for Vasai Virar Sub region vide their letter No. VVSR/BP/620/1088 dated 06/01/1992 has granted building permission for the said property] AND WHEREAS the said permission is legal, valid and subsisting AND WHEREAS the Builder is entitled to develop the said property as per terms and conditions of N. A. permission and building permission] AND WHEREAS the Builder has proposed to construct on the said land a Industrial Building consisting Industrial Galas, known as 'RAJYOG' (hereinafter referred to as SAID PROPERTY for the brevity's sake) AND WHEREAS the Promoter/Builder has appointed M/s R. J. ASHAR as architect registered as Architect/Structural Designer Council of Architects for the purpose of preparation of plans, supervision of construction of building and look after structural design and drawings of the building AND WHEREAS the Builder has sole and exclusive rights to develop the said land and to sell the Industrial Units/Galas in the said Building to be constructed by

the Builder on the said land and to enter into agreement for sale with prospective purchasers of Industrial Units and to receive sale price in respect thereof AND WHEREAS on demand the Unit Purchaser the Builder has given inspection to the unit purchaser of all documents of title relating to the said land, the N. A. permission, building permission, plans, specifications and agreement AND WHEREAS the purchasers has seen and verified the documents and is satisfied about the same AND WHEREAS copies of certificate of title issued by SHRI R. D. KEWAT, Advocate, copies of property card, 7/12 extract and copies of plans specifications of Unit purchaser have been annexed hereto and marked as Schedule C, D and E respectively AND WHEREAS necessary plans, specifications, elevations, sanctions and details of the said building are approved by the Local Authority on certain terms and conditions AND WHEREAS the Builder has commenced the construction of building as per sancationed plans AND WHEREAS the Unit purchaser wants to purchase Industrial Unit on ownership basis and the purchaser applied to the Builder for allotment to the purchaser, Industrial Unit No. 10 on Ground floor in industrial building known as RAJYOG on said property AND WHEREAS Builder has agreed to sell and purchaser has agreed to purchase Industrial Unit No. 10 on Ground floor of the said building (more particularly described in the Schedule 'D' written hereunder and hereinafter referred to as SAID UNIT for brevity's sake) AND WHEREAS prior to the execution of this agreement, the Unit purchaser has paid to the Builder a

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sum of Rs. 21,000/- (Rupees
Twenty one thousand only)

being part payment of sale price of the unit agreed to be sold to the unit purchaser and unit purchaser has agreed to pay balance amount in the manner set out hereinafter.

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

1. That the Builder shall construct or put up building consisting of Industrial Unit in the land described in Schedule 'A' in accordance with the plans, designs, specifications approved by the concerned local authority and which has been seen and approved by the purchaser. That the Builder entitled to make additions and/or alteration in the building which are necessary. That it is agreed that Builder shall take written consent of Unit purchaser for such additions or alternations if such additions or alterations are affecting the Industrial Unit.
2. The Unit purchaser hereby agrees to purchase from the Builder and Builder hereby agrees to sell Industrial Unit No. 10 on Ground floor admeasuring 79.17 square meters built-up area as shown in floor plan annexed hereto, in the industrial building known as RAJYOG situated at Village Gokhivare, Taluka Vasai, District Thane, land bearing Survey No. 242 to 246, Building No. 1 out of layout Plot No. 26/27/28 area 10251 square feet (more particular described in the schedule

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'B' written hereunder and hereinafter referred to as SAID UNIT for brevity's sake) at or for a price of Rs. 2,98,200/- (Rupees Two Lakh ninety eight thousand two hundred only) inclusive of Rs. _____ (Rupees _____) being

proportionate price of the common area and facilities appurtenant to the premises. The purchaser hereby agrees to pay the purchase price in following manner :

- i. Earnest Money and/or initial payment before execution of this agreement. 15% Rs. 21,000/-
 - ii. On or before completion of plinth 20% Rs. 83,370/-
 - iii. On or before completion of R. C. C. work. 15% Rs. 44,730/-
 - iv. On or before completion of Walls and Windows. 10% Rs. 29,820/-
 - v. On or before completion of Roofs. 20% Rs. 59,640/-
 - vi. On or before completion of plaster. 10% Rs. 29,820/-
 - vii. On or before completion of Flooring. 5% Rs. 14,910/-
 - viii. On or before offering possession. 5% Rs. 14,910/-
- **T O T A L :** 100% Rs. 2,98,200/-
 =====

IT IS HEREBY EXPRESSLY AGREED that the time for the payment of each of the aforesaid installment of the considerations amount shall be the essence of the contract. All the above respective payments shall be made within seven days of the Builder sending a notice to the Unit purchaser calling upon him/her to make

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payment of the same. Such notice is to be sent under certificate of posting at the address mentioned hereinafter to the Unit purchaser and this posting at the address mentioned hereinafter to the Unit purchaser and this posting will be sufficient discharge to the builder. In the event of payments delays beyond the respective due dates the Builder hereby reserves rights to charge interest @ the rate of 24 % on such delayed payments from the due dates till the date of actual payment.

3. That Unit purchaser shall make payment of balance amount (including his/her proportionate share of taxes levied by concerned local authority and other outgoing) to Builder as set out in this agreement AND on Unit purchaser committing any default in payment on due date and committing breach of any of the term or condition of this agreement, the Builder shall give notice of termination of the agreement and of breach of terms and conditions of agreement committed by Unit purchaser before termination this agreement. That failure of Unit purchaser in remedying the breach, within reasonable time, the Builder shall exercise the option of such termination AND on such termination the Builder shall return the earnest money to the Unit purchaser without any interest. That on such refund and termination Builder is entitled to deal and dispose off and sell the unit to any person of his desecration.

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4. THE BUILDER HEREBY AGREES :-

- i. To observe, perform and comply with all terms, conditions, stipulations and restrictions which are imposed by the concern authority at the time of sanctioning plans.
- ii. To obtain occupation and/or completion certificate in respect of the building from the concerned planning authority before handing over possession of the said Units.
- iii. That for the said land described in Schedule 'A' on which Builder is constructing building 10251 square feet floor space index is available in respect of the said land.
- iv. That Builder has not utilised F. S. I. available for the said land elsewhere.
- v. That Builder shall give detail particulars of floor space index to Unit purchaser in case it is utilised elsewhere.
- vi. That Builder shall provide fixtures, fittings and amenities in the said building and the said Unit as set out in the Schedule 'E'.
- vii. The Builder shall obtain final N. O. C. from the Director of Industries.

5. That the Builder shall give possession of the said Industrial Unit to Unit purchaser on or before August '94. That the promoter is entitled to reasonable extension of time giving possession of the Unit aforesaid date if the completion of building is delayed on account of non-availability of steel, cement, other building materials, water

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or electricity supply or on account of war, civil communiton or act of God or on account of any notice, order, rule, notification of Government and/or any Competent Authority..

6. That if the Builder, for the reasons beyond his control, fails to give possession to purchaser by aforesaid date or further date or dates agreed by and between the parties, then Builder shall on demand of Unit purchaser refund all amounts received from Unit purchaser with simple interest at 9% to Unit purchaser. That till the entire refund of amount aforesaid there shall be charge for the said amount over the said land.
7. That the Unit purchaser shall take possession of the Industrial Unit within 15 days from the Builder giving written intimation to the unit purchaser that the said Industrial Unit is ready for use and occupation.
8. That on receipt of such notice by Builder, the Unit purchaser shall be liable to bear and pay proportionate share (i.e. proportion to floor area of the said Industrial Unit) of all outgoing in respect of the said land and building namely local taxes, betterment charges or such other levies by concern local authority or Government, water charges, insurance, common lights, repairs, salaries of chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said property.

9. That Unit purchaser along with other purchasers of Industrial Units in the industrial building shall join in forming and registering the society or a limited company to be known as RAJYOG INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LIMITED (PROPOSED).

That for the reason and purpose aforesaid, the Purchaser shall sign and execute from time to time the applications for registration and/or membership and other necessary documents necessary for formation and registration of Society or Limited Company (including bye laws). That purchaser shall execute, sign and deliver or hand-over those documents referred above to Builder within 15 days of same being forwarded by Builder, so as to enable Builder to register the society or limited company. That Builder shall take no objection of Unit purchaser in case some change or modifications are made in draft bye laws or Memorandum and/or Articles of Association.

10. That the Unit purchaser shall pay to the Builder such proportionate share of outgoing as determined till formation of Society or Limited Company and execution of conveyance of land along with building in favour of society or limited company. That Unit purchaser shall also pay to the Builder provisional monthly contribution of Rs. 500/- (Rupees Five Hundred Only) per month towards outgoing till Unit purchaser's share is determined. That amount is paid by Unit purchaser to the Builder shall not carry any interest and

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remain with Builder until conveyance is executed in favour of society or limited company. That Builder shall pay the said deposit, after making necessary payment of outgoing to concern department, to society or limited company on execution of conveyance. That Unit purchaser shall pay the provisional monthly contribution on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

11. That on or before delivery of possession of the said Industrial Unit, the Unit purchase shall deposit a sum of Rs. 2000/- (Rupees Two Thousand Only) for legal charges, Rs. 510/- (Rupees Five Hundred Ten Only) for share money application entrance fee of society or limited company, Rs. 1990/- (Rupees One Thousand Nine Hundred Ninety Only) for formation and registration of society and Rs. 1500/- (Rupees One Thousand Five Hundred Only) for taxes and other charges AND Builder shall utilise sum of Rs. 2000/- (Rupees Two Thousand Only) paid for legal charges for meeting all legal costs, charges, including professional charges of advocates of Builder in connection with formation of society or limited company, preparing rules, regulations bye laws also towards cost of preparing and engrossing this agreement and also conveyance.

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12. That Builder shall execute a conveyance to transfer their all right title and interest in the said land together with building in favour of society or limited company within reasonable time from the registration of society or limited company.
13. That at the time of registration of this agreement the Unit purchaser shall pay to Builder the purchase shares of stamp duty and registration charges payable if any by society or limited company on conveyance of any instrument of transfer in respect of land with building to be executed in favour of society or limited company.
14. The Unit Purchaser hereby agrees to pay within seven-days betterment charges and/or development charges, if made applicable either before or after execution of this agreement, in respect of the said property either to the developer or to such authority to whom the same is payable.
15. That Unit purchaser shall use the said unit or any part thereof or permit the same to be used for only for the purpose of Industry or carrying any industry or business. Unit purchaser shall use the garage or parking place only for the purpose of for keeping or parking the Unit purchaser's Own vehicles and purchaser shall use the said Industrial Unit for industrial purposes only and shall not change the user thereof in any manner which may entail any breach of the bye laws

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regulations and directions of local or other authorities terms and conditions of N. A. permission or building permission.

16. That within a period of one year from date of handing over possession of Industrial Unit to the purchaser, any defect in Unit or building in which the said unit is situated or material used therein or unauthorised change in the construction of building is brought to notice of Builder by Unit purchaser, then whenever possible the Builder shall rectify the said defects or unauthorised changes at the costs of Builder AND in case it is not possible to rectify such defects or unauthorised changes then Unit purchaser shall be entitled to receive reasonable compensation from the Builder.

17. The Unit purchaser or himself/themselves, with intention to bring all persons into whosoever hands the unit may come, hereby covenant with promoter/Builder as follows :-

- i. To maintain the Industrial Unit at purchaser's costs any good tenantable repair and conditions from the date of possession of Unit is taken AND shall not do or suffered to be done anything in or to be said building in which the said Industrial Unit is situated, staircase or any passages which may be against the rules, regulations or bye laws or concerned local or any other authority or change/alter or make additions in or to the building and the Industrial Unit of part thereof.

- ii. Not to store in the Unit any goods which are hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the unit is situated or storing of which goods is objected to be concerned local or other authority and shall not carry or cause to be carried heavy package whose upper floors which may damage or likely to damage the staircase, common passages or any other structures of the building AND in case any damage is caused to the building or unit on account of negligence or default of Unit purchaser in this behalf the Unit purchaser shall be liable for consequences of the breach.
- iii. To carry at his/her/their own costs all internal repairs to the said unit and maintain the same in same condition, state and order in which it was delivered by the Builder to the Unit purchaser and shall not do or suffering to be done anything or to be building or unit which may be given the rules and regulations and bye laws of concerned local authority or other public authority AND in the event of Unit purchaser committing such act in contravention of the above provision the Unit purchaser shall be responsible and liable for consequences thereof to the concerned local authority and/or other public authority.
- iv. Not to demolish or cause to be demolished the unit or any part thereof nor at any time make or cause to be made any additions or alternations of

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whatsoever nature in or to the unit or any part thereof nor any alterations in the elevations and outside colour scheme of building in which the Industrial Unit is situated and shall keep the portion, sewers, drains, pipes in the unit and appurtenances thereto in good tenantable repairs and conditions and in particular so as to support shelter and protect the other parts of the building and shall not chisel or in any other manner damage to columns, beams, walls, slabs or R. C. C. pannels or other structural members in unit without prior written permission of the Builder and Co-operative Society or Limited Company.

- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land and the building in which the Unit is situated or any part thereof or whereby any increase premium shall become payable in respect of the Insurance.
- vi. Not to throw dirt, rubbish rags, garbage or other refuse or permit the same to be thrown from the said Industrial Unit in the compound or any portion of the said land and the building.
- vii. To pay to Builder within seven days of demand by Builder his share of Security Deposit demanded by concerned local authority or Government or giving water, electricity or any other service connection to the building.

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viii. To bear and pay increase in local taxes, water charges, insurance and such levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority on account of user of Unit by the purchaser viz. User for any purpose other than for Industrial Purpose.

ix. The Unit purchaser shall not let, sub-let, transfer, assign or part with Unit purchaser's interest or benefit of factor of this agreement or part with possession of Unit purchasers until all dues payable by the Unit purchaser to the Builder under this agreement are fully paid up and only if purchaser had not been guilty of breach of or non-observance of any of the terms and conditions of this agreement and until Unit purchaser has intimated in writing to the Builder.

x. The Unit purchaser shall observe and perform all the rules and regulations which the society or limited company may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and Industrial Units therein and for the purpose of observance and performance of building rules, regulations and bye laws for the time being of the concerned local authority and/or Government and other public bodies. The Unit purchaser shall also observe and perform all the stipulations and conditions laid down by the society or limited company regarding occupation and use of the unit in the building and shall pay and contribute regularly and punctually

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- towards the taxes, expenses or other outgoing in accordance with terms and conditions of this agreement.
- xi. Till the execution of conveyance of land, building Unit purchaser shall permit the Builder and their surveyors and agents and survivors with or without workmen and other at all reasonable time to enter into and upon the said land and building or any part thereof to view and examine the state and conditions.
18. Nothing contained in this agreement is intended so to be nor shall be construed as a grant, demise or assignment in law of the said Unit or of said plot and building or any part thereof, the Unit purchaser shall have no claim save and except in respect of the Industrial Unit agreed to be sold to him all open space lobbies, staircases, terraces, recreations spaces etc., will remain the property of the Builder until the said land and building is transferred to the society or limited company.
19. Any delay tolerated or indulgence shown by the Builder in enforcing the terms of this agreement or any forbearance or giving of time to the Unit purchaser by the Builder shall not construct as a waiver on the part of the Builder of any breach or non-compliance of any of the terms and conditions of this agreement by Unit purchaser nor shall same in any manner prejudice the rights of Builder.

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20. The Builder shall not be liable to share the maintenance charges, electricity charges and water charges in respect of the unsold units. The Builder will bear the local body assessment, if any payable and nothing else till the unsold units are sold.

21. The Unit purchaser shall present this Agreement as well as the conveyance at the office of Sub Registrar Vasai AND Builder will attend the said office and admit execution thereof.

22. The Builder will be permitted to make additions, alterations or put up any additional structures as may be approved by the local authority or the Government of Maharashtra or any other competent authority so as to consume the entire available F. S. I. on the said property, whether sanctioned or not which is available at the time of society or limited company is formed or registered. Such additions, structures or floors shall be the property of the Builder and the Builder will be entitled to dispose off the same in any manner as they may deem fit and without adversely affecting the unit of the Unit purchaser.

23. It is hereby expressly agreed that the Builder shall be entitled to sell the Units in the said building and other structures on the said property for Industrial user or for any other use that may be permitted by the local authority and other

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authorities in that behalf and that the Unit purchaser or his/her permitted transferee and/or transferees shall not change the user of any of the units from the aforesaid purpose at any time in future. The Unit purchaser agrees to bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Unit by the Unit purchaser viz. user for any purpose other than for Industrial purposes.

24. All notices to be served on Unit purchaser as contemplated by this agreement shall be deemed to have been duly served if send to the Unit purchaser by Registered Post / Under Certificate of posting at his/her address specified below.

MS Golden Industries India
A/33 Laghu Udyog Kendra
Bldg. No. 3, J.B. Patel Road.
Goregaon East, Bombay.

25. It is also hereby expressly agreed that so long as it does not in any way effect or prejudice the right in favour of the Unit purchaser in respect of the Unit, the Builder shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose off its right, title and interest in the said building and/or in the said property or any part thereof or open land surrounding the said building and give them as open parking space or in

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any other manner they deem fit including to assign and/or give on lease or sub-lease or otherwise any portion of or portion of the said property and the same shall be binding on the Unit purchaser.

26. It is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace units in the building, if any, shall belong exclusively to the respective purchasers of the terrace unit and such terrace space are intended for the exclusive use of the respective terrace Unit purchaser. The said terrace shall not be enclosed by the Unit purchaser till the permission in writing is obtained from the concern local authority and the Builder or the society or limited company as the case may be.

27. Till the time of society of limited company is formed and registered, the Builder has reserved the right to give for the purpose of advertising open space in the said property including on the terrace either by putting up support and/or by using compound walls for the said purposes on such terms and conditions as the Builder may deem and desire. The said right shall continue to the society or limited company and the same shall be incorporated in the proposed conveyance/agreement/lease. The Builder shall pay sum of Rs. 11/- (Rupees Eleven Only) per year to the society or limited company to be formed after the said

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property is conveyed/assigned lease to the society or limited company as such provided that if any municipal rates, taxes, cesses, assignments are imposed on the owner of the said property or the society in respect of any advertisement/hoardings put on the open space or terrace or any other portion of the said property, the same shall be borne and paid wholly by the Builder or his nominee. The Builder or its nominee shall be exclusively entitled to the income that may be derived by display of such advertisement at any time hereafter. The Unit purchaser herein shall not be entitled to the same for any reason of the said premises allow the or to object to the same for any reason whatsoever and shall allow the Builder, his agents, servants etc., to enter into the said property including the roof terrace and other open spaces in the said building for the purpose of putting and/or preserving and/or maintaining and/or removing the advertisements and/or hoardings. The Builder shall be entitled to transfer or assign such right to any person or persons whom they deem fit and the Unit purchaser or the proposed society or limited company shall not raise any objection thereto.

28. If any portion of the said property is acquired or notified to be acquired by the Government, or any other public body or authority at or before the time the society or limited company is formed and registered, the Builder shall be entitled to

receive all the benefits in respect thereof and/or the compensatory F.I.S.I. or all other benefits which may be permitted in lieu thereof. The Builder shall also be entitled to use any adjoining or neighboring property. Such additional structures and storeys will be the sole property of the Builder who will be entitled to dispose off the same in any way they choose and the Unit purchaser hereby irrevocably consents to the same. Under the circumstances aforesaid, the Unit purchaser shall not be entitled to raise any objection or to any abatement in price of the Unit agreed to be acquired by him/her and/or any compensation or damage on the ground of inconvenience or any other ground whatsoever. It is agreed by and between the parties that if the permitted floor space index or density is not sanctioned in the building being put up and/or at any time further construction on the said property is allowed prior to the society or the limited company been formed and registered, then the Builder shall have the right to put up additional construction and storeys and/or consume the balance floor space index and/or additional floor space index of the said property in any other manner whatsoever. The Unit purchaser agrees and undertakes to permit and give the Builder all facilities for making any additions, alterations or to put up any additional structure or floors on the said property as mentioned in clause 22 till the property is conveyed/assigned is formed and

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registered. The Unit purchase further agrees and undertakes not to object to such construction on the ground of nuisance, annoyance and/or for any other reasons.

29. The Builder shall be entitled to enter into agreement with other unit purchaser on such terms and conditions as the Builder may deem fit or alter the terms and conditions of the agreement already entered into by the Builder with other Unit purchaser, if any, without affecting or prejudicing the rights of the Unit purchaser in the Unit under this agreement.

30. The Unit purchaser shall not let, sub-let, sell, transfer, convey, assign, mortgage, charges or in any manner encumber or deal with or dispose or any off or part with his/her interest of the benefits of this agreement or any part thereof in the Unit until all his/her dues of whatsoever nature owing to the Builder are fully paid and only if the Unit purchaser has not been guilty of breach or of non-compliance of any of the terms and conditions of this agreement and till such time, the conveyance/assignment or any other document of transfer as hereinafter referred is executed, he/she will have to obtain the previous consent in writing of the Builder.

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31. The Unit purchaser and the person to whom the unit is let, sub-let, transferred, assigned or given possession of (after prior written permission of the Builder) shall from time to time, sign all application papers and documents and do all acts, deeds and things and the Builder and/or society may require for safe guarding the interest of the Builder and/or the other Units/Shops/Parking of the Building and/or the other Units/Shops/Parking spaces holders in the said building.
32. In the event of the Unit purchaser attempting, to and/or disposing off the Unit or any part thereof to any person or party (without the written consent of the Builder) this agreement shall without further notice automatically and forthwith stand canceled and revoked and then in such event the amount paid till then by the Unit purchaser to the Builder under this agreement shall be refunded to the Unit purchaser without any interest.
33. The Unit purchaser shall on receipt of possession as provided in clause referred above shall not store in the Unit any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction of structure of the said building or storing of which goods is objected by the concerned local authority and shall not carry or cause to be carried heavy packages which may damage or likely to damage the staircase, common passages or any other structure of the said building and in case any damage is

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caused to the said building or unit on account of negligence of default of the Unit purchaser in this behalf, the Unit purchaser shall be liable for the compensation and for the consequences of the breach.

34. The parties hereto specifically declare and confirm that :-

a. The Unit purchaser has inspected the said property and has ascertained for himself/herself that the unit is not yet ready for use and occupation.

b. Building completion certificate in respect of the said building has not yet been issued by the Gram Panchayat and N. D. C. as require from the Director of Industries by law and consequently under the provisions of Section 3(2)(i) of the Maharashtra Ownership Flats Act, 1963 the Builder is not entitled to allow the Unit purchaser to enter into possession of the Unit till such certificate is given by the concern authority.

c. It is specifically declared that the possession of the Unit is not given or transferred to the Unit purchaser before execution or at the time of execution of after the execution of this agreement without executing the conveyance/agreement/lease in respect thereof.

d. Conveyance/Assignment/Lease if any to be executed in pursurance hereof shall be completed at or before the time of handing over possession of the Unit. It is specifically agreed and declared that the possession is not given or transferred to the

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Unit purchaser before the execution; or at the time of execution or after the execution of this agreement without executing the conveyance/assignment/lease in respect thereof and lodging the same for registration with the Registering authorities. In the event of the Unit purchaser insist on receiving possession prior thereto and if the Builder is in a position to and agree to give same and any stamp duty and/or other charges, or levies become payable on these agreements and/or on such possession letter and/or any record thereof or otherwise, the same shall be borne and paid by the Unit purchaser alone.

e. This agreement is no an agreement to sell an Immovable property or conveyance/assignment/lease within the meaning of the terms under the Bombay Stamp Act 1958 and no interest in Immovable property is or is intended to be transferred to prevested inter-alia in the unit.

35. The Unit purchaser shall check up all the fixtures and fittings in the Unit before taking possession of the same. Thereafter, the Unit purchaser have no claim against the Builder in respect of any item or work in the units or in the said building/buildings. Which may be alleged not to have been carried out and/or completed and/or binding not in accordance with the plans, specifications, and/or this agreement and/or otherwise however in relation thereto.

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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands to these presents of the day and the year hereinabove first written.

M/s AJMERA DEVELOPERS

in the presence of

- 1. Amish
- 2. P.H. Batha

for AJMERA DEVELOPERS
 Parash. S. Ajmera
PARTNER

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED UNIT

PURCHASER M/S Golden Ind-

ustries India

in the presence of ...

- 1. Amish
- 2. P.H. Batha

for Golden Industries India
 for S. Makhan Singh M. Nanda (H.U.F.)

M.M. Nanda

Partner, Karla

RECEIVED of and from the
 within named a Unit purchaser a
 sum of Rs. 21,000/-

(Rupees Twenty one thousand
and only)

by way of token money part payment of this presents.

Rs. 21,000/- /-

WITNESS :

- 1. Amish
- 2. P.H. Batha

ch. on Punjab National Bank
 ch. No. 090160.

WE SAY RECEIVED
 for AJMERA DEVELOPERS

Parash. S. Ajmera

PARTNER

BUILDERS

SCHEDULE 'A'

ALL THAT property situated at village Gokhivare, Taluka Vasai, District Thane, within the limits of Vasai Sub-Registration District within the limits of Panchayat Samiti Vasai and Zilla Parishad Thane, land bearing :-

Survey No.	H. No.	Lay Out Plot	Asses.
242	1B,1C,3A,6	Out of Plot	
243	1B	No.26,27 &	
244	3C,3B,7A,2,6	28. Area	
245	3B,1,8B,5,2,7	10251 Sq.Fts.	
246	1A	Of Bldg.No.1	

which is bounded as follows :-

On the East	: By C. F. C.
On the West	: By Road
On the North	: By Building No. 2 of 26,27,28
On the South	: By Road

SCHEDULE 'B'

ALL THAT Industrial Unit bearing No. 10 admeasuring 79.17 Square meters built-up area in the Industrial Building known as 'RAJYOG' together with proportionate share of common area and facilities appurtenances to the said property in the land bearing Survey No.242 to 246, Lay-out Plot No.26/27/28, part of their Building No.1 of Village Gokhivare, Taluka Vasai, District Thane.

SCHEDULE 'C'

R.D.KEWAT

ADVACATE

1st Floor Shree Ram Complex
Tal.vasai.Dist.Thane 401202

TITLE CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

THIS IS TO CERTIFY THAT I have investigated title land being Non-Agricultural plot of land bearing plot No.26, 27,& 28, Survey No.242, Hissa No.1ABC,2,3,AB,4,5,6,S.No. 243,1AB,2,3,4,S.No.244,H.No.1,2,3ABC,6,7AB,S.No.245,H.No 1,2,3AB,4,5,6,7,8AB,9 and S.No.246,H.No.1AB,2 of scheme known asRAJHANS INDUSTRIAL COMPLEX situate at revenue village Gokhivare,Taluka Vasai,Dist.Thane,Zill-a Parishad Thane Panchayat Samiti Vasai, and more particularly described in the schedule written herein after search taken by me on 19th day of April,1994at Registration office Vasai,found title of thesaid property clear, marketable and free from all encumbrances and reasonable doubts

I here by further certify that the above said property is not coming under the limits of Urban Land Ceiling and Regulation Act,1976.

// SCHEDULE OF PROPERTY //

ALL THAT free hold Non-Agricultural Industrial Plot of land being Non-Agricultural Industrial plot of land bearing plot No. 26,27 & 28, S.No. 242, H.No. 1ABC,2,3AB,4,5,6, S.No. 243, H.No. 1AB,2,3,4, S.NO.244, H.No. 1,2,3ABC,6.7AB, S.NO. 245,H.No. 1,2,3AB,4,5,6,7,8AB,9, S.No. 246, H.No. 1AB, 2 of scheme known as RAJHANS INDUSTRIAL COMPLEX, situate at revenue Village Gokhivare, Taluka Vasai, District Thane, Zilla Parishad Thane.

I hereby certify that title of the overleaf property is clear, marketable and free from all encumbrances and reasonable doubts.

DATE; 23/05/1994.

AT VASAI.

sd.
(Shri. R.D. KEWAT)
Advocate

SCHEDULE 'D'

- Xerox copy of 7/12 extract is attached.
Xerox copy of N. A. permission is attached.
Xerox copy of the Commencement Certificate for the development by CIDCO is attached.

SCHEDULE 'E'

1. R. C. C. framed structure designed for heavy Industrial loads and architecturally pleasant appearance.
2. (a) All units provided with OPEN WIRING with sufficient Nos. of LIGHTS AND FAN POINTS.
(b) Separate electrical meters and main switches for light for every unit.
3. (a) Each unit supplied with two M. S. rolling shutters.
(b) Steel windows with maximum available opening.
(c) High level cement grill ventilation.
4. Index board displaying each unit.
5. (a) Overhead and under ground storage tanks of adequate capacity for flushing and domestic water requirements.
(b) Provision for separate M. S. E. B. Sub-station for the estate with spare capacity.
6. Well laid out drainage system connection to septic tank of adequate capacity.
7. Suitable paved compound all round the building compound and amenity area well illuminated with special electrical fittings and underground cabling arrangements.

SCHEDULE 'C'

R.D.KEWAT

ADVACATE

1st Floor Shree Ram Complex
Tal.vasai.Dist.Thane 401202

RTIFICATE

TO WHOM SO EVER IT MAY CONCERN

THIS IS TO CERTIFY THAT I have investigated title land being Non-Agricultural plot of land bearing plot No.26, 27, & 28, Survey No.242, Hissa No.1ABC,2,3.AB,4,5,6,S.No.243,1AB,2,3,4,S.No.244,H.No.1,2,3ABC,6,7AB,S.No.245,H.No.1,2,3AB,4,5,6,7,8AB,9 and S.No.246,H.No.1AB,2 of scheme known asRAJHANS INDUSTRIAL COMPLEX situate at revenue village Gokhivare,Taluka Vasai,Dist.Thane,Zill-a Parishad Thane Panchayat Samiti Vasai, and more particularly described in the schedule written herein after search taken by me on 19th day of April,1994at Registration office Vasai,found title of thesaid property clear, marketable and free from all encumbrances and reasonable doubts

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I hereby certify that title of the overleaf property is clear, marketable and free from all encumbrances and reasonable doubts.

DATE; 23/05/1994.

AT VASAI.

sd.
(Shri. R.D. KEWAT)
Advocate

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(b) Steel windows with maximum available opening.
(c) High level cement grill ventilation.
4. Index board displaying each unit.
5. (a) Overhead and under ground storage tanks of adequate capacity for flushing and domestic water requirements.
(b) Provision for separate M. S. E. B. Sub-station for the estate with spare capacity.
6. Well laid out drainage system connection to septic tank of adequate capacity.
7. Suitable paved compound all round the building compound and amenity area well illuminated with special electrical fittings and underground cabling arrangements.

बांधकाम केले पाहीजे.

२१] अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या नकाशात दर्शावल्याप्रमाणे सिमांतिक मोठे अंतर [ओपन मार्जिनल डिस्टन्सेस] जोडले पाहीजे.

या आदेशाच्या दिनांकापासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही अशा जमिनीचा बिगर शेतकी प्रयोजनासाठी वापर करण्यास सुरवात केली पाहिजे. मात्र वेळीवेळी असा कालावधी वाढविण्यांत आला असेल तर ती गोष्ट अलाहिदा

अनुज्ञाग्राही व्यक्तीने उपरोक्ताप्रमाणे न केल्यास ही परवानगी रद्द करण्यात आली असल्याचे समजण्यांत येईल.

२२] अनुज्ञाग्राही व्यक्तीने अशा जमिनीचा बिगर शेतकी प्रयोजनार्थ अशा वापर करण्यास ज्या दिनांकास सुरवात केली असेल आणि किंवा ज्या दिनांकास त्याने अशा जमिनीचा वापरात बदल केला असेल तो दिनांक त्याने एक महिन्याच्या आत तलाव्या मार्फत वसई तहसिलदारास कळविता पाहिजे. जर तो असे करण्यास चुकले तर महाराष्ट्र जमिन महसूल [जमिनीच्या वापरात बदल व बिगरशेतकी आकारणी] नियम १९६९ यातील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाग्राही पात्र ठरेल.

२२अ] जिल्हा परिषद ठाणे यानी बसविलेला [विशेष कर] भरावा लागेल.

२३] अशा जमिनीचा ज्या प्रयोजनार्थ वापर करण्यास अनुज्ञाग्राहीस परवानगी देण्यात आली असेल त्या प्रयोजनार्थ त्या जमिनीचा वापर करण्यास प्रारंभ करण्याच्या दिनांकापासून सदर अनुज्ञाग्राहीने त्या जमिनीच्या संदर्भात दर चौ.मी. मागे रुपये ०.०३ पैसे या दराने बिगरशेतकी आकारणी दिली पाहिजे. अशा जमिनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्याप्रसंगी निराळ्या दराने अशा बिगर शेतकी आकारणी करण्यांत येईल मग यापूर्वी आकारण्यात आलेल्या बिगर शेतकी आकारणीच्या हमीची उदत अणून समाप्त व्हावयाची आहे ही गोष्ट वि चारात घेण्यांत येणार नाही.

२४] जमिनीच्या बिगरशेतकी वापरास सुरवात केल्यापासून एक महिन्याच्या आत अनुज्ञाग्राही व्यक्तीने जमिनीची मोजणी फी दिली पाहिजे.

२५] ही बिगरशेतकी दराने आकारणी चो हमी दिनांक ३१.७.९१ रोजी अस्तित्वांत असलेल्या दराने करण्यांत आली असली तरी महाराष्ट्र जमिन महसूल अधिनियम १९६६ मधील तरतुदीनुसार आणि त्यामुधील ~~वेळीवेळी~~ वेळीवेळी तयार करण्यांत आलेल्या प्रचलित नियमानुसार जे अर्फीषक आकारणीचे सुधारणेचे दर अमलांत येतील त्या दरानुसार अर्फीषक आकारणीची रक्कम भरावी लागेल व पुढे दर व नवीन दरातील फरकाची रक्कम भरावी लागेल.

२६] भूमापन विभागाकडून जमिनीची मोजणी करण्यात आल्यानंतर अशा जमिनीचे ~~क्षेत्र~~ जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदी मध्ये नमूद केलेले क्षेत्रफळ तसेच बिगर शेतकी आकारणी यात बदल करण्यांत येईल.

२७] सदर जमिनीच्या बिगर शेतकी वापरास प्रारंभ केल्याच्या दिनांकापासून दोन वर्षांच्या कालावधीत अनुज्ञाग्राहीने अशा जमिनीवर आवश्यक ती इमारत बांधली पाहिजे आणि किंवा कोणतेही अन्य बांधकाम करावयाचे असल्यास ते बांधकाम केली पाहिजे. हा कालावधी शिष्टाचारानुसार जिल्हाधिकारी याकडून त्याच्या विवेकानुसार शासकीय आदेशानुसार आकारता येईल असे दंडादाखल क्षेम मुल्य घेवून वाढवून घेता येईल.

२८] पूर्वीय मंत्रालय केलेल्यानकाशावर हुकूम अगोदरच बांधलेल्या इमारतीत अनुज्ञा-
ग्राहीने कोणतीही भर घालता कामा नये किंवा तीमध्ये कोणताही फेरबदल करता
कामा नये मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिकारी-या-
ची परवानगी घेतली असेल आणि अशा भरीये किंवा फेरबदलाचे नकाशे मंत्रालय करून
घेतले असतील तर ती गोष्ट वेगळी.

२९] जमिनीच्या बिगरशेतकी वापरात सध्यात केल्याच्या दिनांकपासून एक
महिनाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमिन महसूल [जमिनीच्या
वापरात बदल व अर्थिक आकारणी] नियम १९६९ यातील अनुसूची चार किंवा पाच
मध्ये दिलेल्या नमुन्यात एक सनद देऊन तीत या ओळ्यातील सर्व शर्ती समाविष्ट
करणेस त्यास बंधनकारक राहिल/असेल.

३०] हाकालावची निर्णमित केल्याच्या दिनांकपासून ३० दिवसांच्या आत
बिगर शेतकी आकारणीच्या उतपट रक्कम म्हणजे रुपये १५२२.०० अक्षरी (नऊ हजार
पाचशे बावीस मात्र) इतकी रक्कम रमांतर कर म्हणून अनुज्ञाग्राही व्यक्तीने भरली
पाहिजे जर असे करण्यास तो कसुर करील तर ही बिगरशेतकी वापराबाबत देण्यात
आलेली परवानगी रद्द होण्यास पात्र ठरेल. या कराची रक्कम संबंधित तहसिलदार
यांच्याकडे भरली पाहिजे.

३१] या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे
अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधानुषंगे असा
अनुज्ञाग्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बांधा न येऊ
देता ठाण्याच्या जिल्हाधिकारी-यास तो निर्दिष्ट करेल असा दंड आणि आकारणी
भरल्यानंतर उक्त जमिन किंवा भूखंड अर्जदाराच्या बक्षस ताब्यात राहू देण्याचा
अधिकार असेल.

३२] वरील भूखंड [३१] मध्ये काहीही अंतर्भूत असेल तरीही या परवानगीच्या
तरतुदी विस्तृत कोणत्याही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा
अशा तरतुदी विस्तृत त्या इमारतीचा किंवा बांधकामाचा वापर करण्यांत आला
असेल तर विनिर्दिष्ट मुदतीच्या आत अशा रीतीने उभारलेली इमारत काढून टाकून
टाकण्याविषयी किंवा तील फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिकारी-याने
निदेश देणे विधी संमत असेल तसेच ठाण्याच्या जिल्हाधिकारी-याला अशी इमारत
किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याच्या
आणि त्या विषयार्थ असेल खर्च अनुज्ञाग्राही व्यक्तीकडून जमीन महसूलाची थकबाकी
म्हणून वसूल करून घेण्याचा अधिकार असेल.

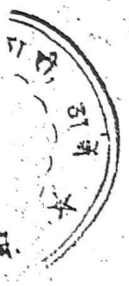
३३] आजूबाजूच्या परिसरात प्रदुषण होणार नाही याची संपूर्ण खबरदारी
घ्यावी.

३४] शेडवा अगर जमिनीचा वापर रासायनिक व हानीकारक कारणास्तव
करू नये.

३५] आयुर्विजनाची व्यवस्था प्रचलित मॅकटरी अॅक्ट प्रमाणे असावी.

३६] लोकमान क्लिअरन्सचा दाखला औद्योगिक विभागकडून
घ्यावा.

३७] लोडिंग अनलोडिंग प्लॅटफार्मचा वापर फक्त मालाच्या वटउतरणीसाठीच
करण्यांत यावा.



त्या शर्ती अशा :-

१२] ही परवानगी अधिनियम व त्या खाली केलेले नियम यांना अधिन ठेवून देण्यात आली आहे.

१३] अनुज्ञाग्राही व्यक्तीने अशी जमिनीचा व त्यावरील इमारतीचा आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमिनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यात आली असेल त्या प्रयोजनार्थ केवळ केला पाहिजे. आणि त्याने अशी जमिन किंवा तीचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ाणे याच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये. या प्रयोजनार्थ इमारतीच्या वापरावरून जमिनीचा वापर ठरविण्यात येईल.

१४] अशी परवानगी देण्याच्या प्राधिका-याकडून अशा भूखंडाची किंवा त्याचे जे कोणतेही उप भूखंड करण्याबाबत मंजूरी मिळाली असेल, त्या उपभूखंडाची आणखी पोट विभागणी करणाराकडून आगाऊ परवानगी मिळविल्याशिवाय अनुज्ञाग्राहीने अशी भूखंडाची किंवा उप भूखंडाची आणखी पोट विभागणी करता कामा नये.

१५] अनुज्ञाग्राही व्यक्तीने [अ] जिल्हाधिकारी व संबंधित नगरपालिका प्राधि-करण याचे समाधान होईल अशा रीतीने अशा जमिनीत रस्ते, गटारे वगैरे बांधून आणि [ब] भूमापन विभागाकडून अशा भूखंडाची मोजणी करून व त्याचे सिमांकन करून ती जमिन या आदेशाच्या लारखेमातून एक वर्षाच्या आंत मंजूर आराखड्याप्रमाणे काटेकोरपणे विकसित केली पाहिजे. आणि अशा रीतीने ती जमीन विकसित केली जाईपर्यंत त्याने त्या जमिनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.

१६] अनुज्ञाग्राही व्यक्तीस असा भूखंड विकायवाचा असेल किंवा त्याची इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाग्राही व्यक्तीने ती भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्याने निष्पादीत केलेल्या विलेखात त्याबाबत खास उल्लेख करणे हे त्याचे कर्तव्य असेल.

१७] भूखंडाच्या जातेक्षेत्रावर बांधकाम करण्याविषयी ही परवानगी ओट भूखंडाचे उर्वरित क्षेत्र किंवा बांधकाम मोठे सोडले पाहिजे.

१८] पस्तावित इमारत किंवा अन्य कोणतेही काम [असल्यास] याच्या बांधकामास सुरुवात करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने [गॅन्टीने] नगरपालिका वसई मंडळ नगरपालिका याची असे बांधकाम करण्याविषयीची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.

१९] सखाद्या सक्षमप्राधिका-याकडून इमारतीच्या बांधकामाचे नियंत्रण करण्याचे अधिकार निहीत ~~कर~~ झालेले असतील तर अशा प्रसंगी अनुज्ञाग्राही व्यक्तीने सदर प्राधिका-याकडून इमारतीचे नकाशे मंजूर करून घेतले पाहिजेत. कोणत्याही प्रकरणी त्याने अशा इमारतीचे नकाशे महाराष्ट्र जमिन महसूल [जमिनीच्या वापरात बदल व विनियोजकी आकारणी] नियम १९६९ यात जोडलेल्या अनुसूची तीन मध्ये र समाविष्ट असलेल्या उपबंधानुसारच काटेकोरपणे तयार केले पाहिजे. आणि ते ाणे जिल्हाधिका-याकडे मंजूर करून घेतले पाहिजे. आणि अशा मंजूर नकाशांनुसारच इमारतीचे बांधकाम

६२] अनज्ञागाढी वाकतीने/ खेरीदाराने खेरीच्या दिनांकापासून एक वर्षाच्या आत अशा भूखंडाच्या बिगर पेशकी वापरास सुरवात केली पाहिजे. त्या आधी त्याने अनुक्रमे समुचित महसूल व स्थानिक प्राधिकारणाकडून इमारतीसाठी लागणारी आवश्यक परवानगी मिळवून घेतली पाहिजे. त्याने असे केले नाही आणि विधी/खेरीची परवानगी त्याने वाढवून घेतली नाही तर अशी परवानगी रद्द समजण्यात येईल.

६३] जिल्हाधिकारी ठाणे यांची पूर्व परवानगी मिळविण्याशिवाय कोणत्याही भूखंडाची आणखी पोट विभागणी करता येणार नाही किंवा कोणतेही भूखंड रद्द करिता येणार नाहीत.

७] समुचित प्राधिका-याकडून म्हणजेच महसूल प्राधिकारी व स्थानिक प्राधिकारी व= या दोन्ही प्राधिका-याकडून इमारतीचा नकाशा मंजूर करून घेतल्या खेरीज भूखंडावर कोणतीही इमारत बांधता येणार नाही. इमारतीचे बांधकाम महाराष्ट्र जमिन महसूल नियम व स्थानिक प्राधिकारणाकडून तयार करण्यास आलेले नियमांच्या उपलब्धतेवर हक्क असले पाहिजे.

८] नकाशातील सर्व भूखंडाचा विकास/औद्योगिक प्रयोजनासाठी वापर केला पाहिजे. त्या करता या आदेशाच्या दिनांकापासून एक वर्षाच्या आत भूखंड धारकाने जमिनीचे आणि इमारतीचे नकाशे यांसंबंध इमारतीच्या बांधकामास परवानगी मिळविण्यासाठी अर्ज केला पाहिजे. त्याने तसे न केलेल्यास ही परवानगी व्यप्तगत (लॅप्स्ड) झाल्याचे मानण्यात येईल.

९] नकाशात मोळी जागा म्हणून दर्शविलेल्या जमिनीवर कोणत्याही प्रकारचे बांधकाम करण्याची मूभा नसेल या मोळ्या जागांचा योग्य रीतीने विकास केला पाहिजे. आणि तसे करण्यास फर्माविले असता त्याची देखभाल करण्यासाठी असे बांधकाम समुचित प्राधिका-याच्या स्वायत्त करीपर्यंत धारकाने त्याची निगा राखली पाहिजे.

१०] वीटवाट दाराने आजूबाजूच्या परिसरात कोणत्याही प्रकारची अस्व-अस्वच्छता निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणी, विजपुरवठा आणि जलनिःसारण आदींची व्यवस्था केली पाहिजे.

११] जिल्हा निरीक्षक भूमी अभिलेख ठाणे यांनी प्रमाणित केलेल्या इमांतीचा मोजमाप युक्त असा अधिकृत नकाशा सादर केल्या शिवाय कोणत्याही पोटखंडावर कोणतीही इमारत बांधण्याचा प्रस्ताव विचारात घेतला जाणार नाही.

त्याअर्धी, आता महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निधीत करण्यात आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी यांच्याद्वारे श्रीमती. जनाबाई रलीस अन्झाडीस श्रीमती, माता पॉल घोन्तालॉविस, जॉनी पॉल घोन्तालॉविस, श्री. मेबलपॉल घोन्तालॉविस, श्री. जॉर्जन्स पॉल घोन्तालॉविस, श्री. डारोर्थी ऑलन-मिस्कीम, श्री. रलीस सायमन अन्झाडीस राहणार गोखिवरे, ता. वसई योना तालुका वसई, माजे गोखिवरे, येथील भूमापन क्र. क्रमांक स.नं. २४२, २४२ पै, २४३ पै, २४४ पै, २४५ पै, २४६ पै. मधील क्षेत्र ८५८०३.१३ चौ.मी. एवढ्या जमिनीच्या क्षेत्राचा औद्योगिक प्रयोजनार्थ अक्षीय वापर करण्याबाबत पुढील शीतवार अनुज्ञा परीमपन्न देत आहे.

ठाणे याच्याकडून निश्चिमत करून देण्यात येतील रस्त्याच्या व मोकळ्या जागोचे क्षेत्र नकाशात दर्शविल्या प्रमाणे धरण्यात येईल.

२अ] रेल्वेकनातील अंतर्गत रस्ते प्रत्यक्ष तयार करून ते मोकळ्या जागासह ग्रामपंचायतीचे ताब्यात सुपूर्द करून त्याबाबत तहसिलदार वसई यांचे प्रमाणपत्र प्राप्त करून घेतल्याशिवाय कोणत्याही भूखंडाची विक्री करता येणार नाही किंवा त्यामध्ये कोणत्याही बांधकाम करात येणार नाही.

३] लगतच्या जमीन धारकास आवश्यकता वाटल्यास त्यास नकाशात दाखविलेल्या रस्त्यांचा जाण्यायेण्यासाठी सवापर करण्यास व परवानगी देण्यात येईल.

४] कोणत्याही भूखंडातील प्रत्यक्ष जागेवर नकाशात दर्शविलेल्या रस्त्याचे प्रत्यक्षपणे बांधकाम केल्याशिवाय आणि ते सार्वजनिक प्रयोजनार्थ नकाशात दर्शविलेल्या मोकळ्या जागासह संबंधित स्थानिक प्राधिकरणाच्या विना मोबदला स्वाधीन करून दिल्याशिवाय त्या भूखंडाची व कोणत्याही प्रकारे विल्हेवाट लावता कामा नये.

५] या आदेशाच्या दिनांकापासून एक वर्षाच्या कालावधीत सर्व भू खंडाची विल्हेवाट लावण्यात आली नाही तर उल्लेखिल्या कालावधीत जमीनीच्या बिगर शेतकी वापरास सुरवात करण्यात आली नसेल तर खाली सही करणाऱ्या व्यक्तीकडून निश्चितपणे पूर्व परवानगी मिळविण्या शिवाय मोकळ्या भूखंडाची पूर्ण विक्री करता येणार नाही.

५ए] एक वर्षाच्या अखेरीपर्यंत कोणत्याही भूखंडाची किंवा भूखंडाची विक्री झालेली नसेल आणि अशी विक्री खरेदी करण्याची मुदत वाटवून देण्यात आलेली नसेल तर अशा प्रसंगी ही परवानगी रद्दबातल झाल्याचे समजण्यात येईल. अशा बाबतीत ही परवानगी धारण करणाऱ्या व्यक्तीस अशा प्रकारे विक्री न झालेल्या दर एक भूखंडाची विक्रीची मुदत वाटवून देण्यासाठी खालील सही करणाऱ्याकडे करता येईल.

५बी] उपरोक्त शर्तीचे पालन करण्यात आले नाही आणि व खाली सही करणाऱ्या व्यक्तीची आगाऊ परवानगी न घेता रखाद्या मोकळ्या भूखंडाची पूर्ण विक्री करण्यात आली तर त्या प्रसंगी खरेदीदार आणि विक्रेता या दोघांवर सर्वोच्च न्यायालय व शेत जमीन अधिनियम १९४८ च्या ३३- उपबंधान्वये कार्यवाही करण्यास ते पात्र ठरतील परीणमतः विक्रत्यास अशा भूखंडाच्या किंमतही एवढी रक्कम दंड म्हणून भरावी लागेल. आणि त्याच बरोबर भूखंडाच्या खरेदीदारासही दंड म्हणून उक्त भूखंड सरकारच्या स्वाधीन करून घ्यावा लागेल.

५सी] खरेदीदाराने धारण केलेली नागरी जमीन ही नागरी जमीन [धारणेची कमाल मर्यादा व विनियमन अधिनियम १९७६ अन्वये विहित केलेल्या मर्यादेषेक्षा अधिक होत असेल तर खरेदीदाराने त्या अधिनियमान्वये आवश्यक असलेले नमुना व मधील एक विवरण त्या अधिनियमाखालील सक्षम प्राधिकाऱ्याकडे दाखल केले पाहिजे. असे खरेदीदाराने असे न केल्यास त्यावर सदर अधिनियमान्वये शिक्षेची कार्यवाही करण्यात तो पात्र ठरेल. तसेच त्याची भूखंडाची खरेदीही खाली सही करणाऱ्याकडून रद्दबातल ठरवण्यात येईल.

६] प्रत्येक भूखंडाची विक्री करते वेळी किंवा त्या भूखंडाच्या संबंधित त्यांच्या विक्रीचा करार करते वेळी न्यायालयद्वारे मंजूर झालेल्या नकाशाची एक प्रत आणि त्याचबरोबर या आदेशाची एक प्रत न चुकता प्रत्येक भूखंड धारकास दिली पाहिजे.

२९/२३.
जिल्हाधिकारी कार्यालय, ठाणे.
दिनांक १६/१०/२३.

पहा:-

- १] श्रीमती जनाबाई एलीस एन्डाडीस व इतर ६ राहणार गोखिरे ता. वसई जिल्हा ठाणे यांचा दिनांक १०/५/८९ च्या अर्जा दि ११/११/२३-याकडून वसई तहसिलदार वसई यांचेकडिले अहवाल प्र. बि-पोती/एसआर-१२९/कावि/२६९८/दि. १४/६/१९८९ व महसुल/वस-१/टे-१/जबा/कावि- ७३२ दि. ३१/३/१९९३
- २] वीरठ्ट नियोजन, नियोजन विभाग मुंबई महानगर पदेस विकास प्राधि-करण यांचे कांडल पत्र क्रमांक पो/ववीना/ ले आर/ ५८२ दि. ३/८/८९
- ३] महाराष्ट्र शहर व औद्योगिक विकास मंडळ यांचे कांडल पत्र क्रं. सिडको व्ही व्ही एसआर/बीपी/६२०/१०८८/दिनांक ६/१/१९९२.
- ४] डायरेक्टर ऑफ इंडस्टीज यांचे कांडल पत्र क्रमांक एलएनडी/५१४/ठाणे/एनएवा/८९/डी- २३४१० दि. ९/८/१९८९.
- ५] वीरठ्ट भुगर्भ वैज्ञानिक यांचे कांडल पत्र क्रं. जीएसडीजे/ठाणा/टेक्नी/एलजी. डब्लू/१९८/९२. दिनांक २८/१/९२.
- ६] श्री रामजी कुबेरदास यांचे प्रतिज्ञापत्र
- ७] श्री. लक्ष्मण सुक-या चौधरी यांचे प्रतिज्ञापत्र.

आदेश:-
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महाराष्ट्र जमीन महसुल [जमीनोच्या वापरात बदल अकुषक आकारणी नियम १९६९ यामधील नियम ४(१) आणि यामधील अनुसूची क तिन भाग दोन परिच्छेद १६ अन्वये अक्क जिल्हाधिकारी ठाणे याच्याकडे निधीत करण्यात आलेल्या अधिकारांवा वापर करून उक्क जिल्हाधिकारी या त्दारे श्रीमती जनाबाई एलीस एन्डाडीस व इतर ६ राहणार गोखिरे ता. वसई यांच्या मालकोच्या मौजे-गोखिरे ता. वसई भुमापन क्रमांक स.बं. २४२, २४२ पै, २४३, २४४, २४५ प, व २४६ पै क्षेत्र १०५८००.०० चौ.मी. पैको ६४३२,५३ चौ.मी. डी.पी.रोड अधिक १३५६४.३४ चौ.मी. क्षेत्र-वक्क ग्रीन झोन क्षेत्र वगळून उर्वरित क्षेत्र ८५८०३.१३ चौ.मी. औद्योगिक या प्रयोजनासाठी अकुषक वापर करण्यास सोबतच्या रेखांकनास मान्यता देत आहेत.

त्या शर्ती अशा:-

- १] सदर नकाशास दिलेली परवानगी ही महाराष्ट्र जमीन महसुल अधिनियम १९६६ महाराष्ट्र प्रादेशिक नगर रचना अधिनियम १९६६, नागरी जमीन धारणेची कमाल मर्यादा व विनियमन १९७६ आणि मुंबई क्क वीहवाट व शेतजमीन अधिनियम १९४८ आणि त्या याली केलेले नियम याना अधीन ठेवून देण्यांत आली आहे.
- २] नकाशात दर्शिलेली सर्व भूखंड मोळ्या जागा, अंतर्गत रस्ते, इत्यादी गोष्टी जिल्हा निरीक्षक भूमी अभिलेख ठाणे याच्याकडून प्रत्यक्ष जमीनीवर सिमांकित करून देण्यात येतील. तसेच उप भूखंडाचे क्षेत्र देखील जिल्हा निरीक्षक भूमी अभिलेख



- ३८] पहिल्या मजल्यावर औद्योगिक उत्पादन अनुज्ञेय नाही.
- ३९] महाराष्ट्र शहर औद्योगिक विकास मंडळ [सिडको] यांनी सोबतच्या मंजूर नकाशात " हिरव्या रंगाने" छे बदल केले आहेत ते अर्जदार यावे-
वर बंधनकारक आहेत व त्या प्रमाणेच बांधकाम अनुज्ञेय आहे.
- ४०] औद्योगिक अखंड उत्पादनांशी निगडित असलेल्या संबंधित सक्षम अधिका-यांकडून नाहरकत दाखले/परवाने औद्योगिक उत्पादन सुरु करण्यापूर्वी प्राप्त केल्यावेत व त्याचे नियमाचे पालन करावे.

सही/-

[मधुकर पाटील]
जिल्हाधिकारी ठाणे.

प्रत:-

श्रीमती जनाबाई सलीस सन्झाडीस व इतर ६
रा. गोखले ता. वसई जि. ठाणे.



[Signature]
जिल्हाधिकारी ठाणे, करिता.

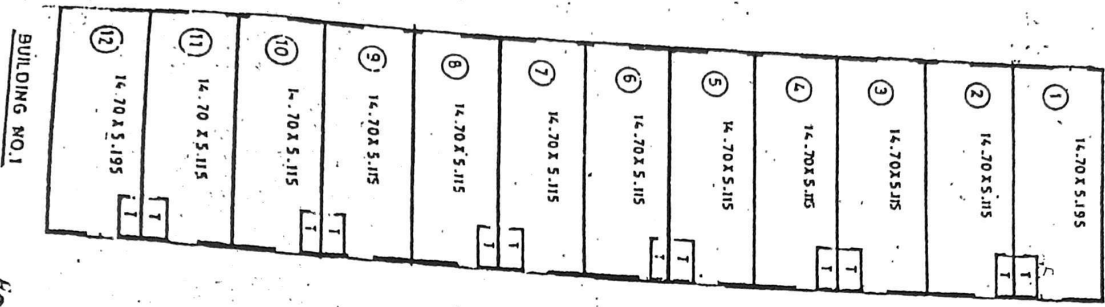
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For S. Makhwa 11184 M. No.
M.M. Nambiar
Partner, Karlo.

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Parvat 5 Ajmer

PARTNER

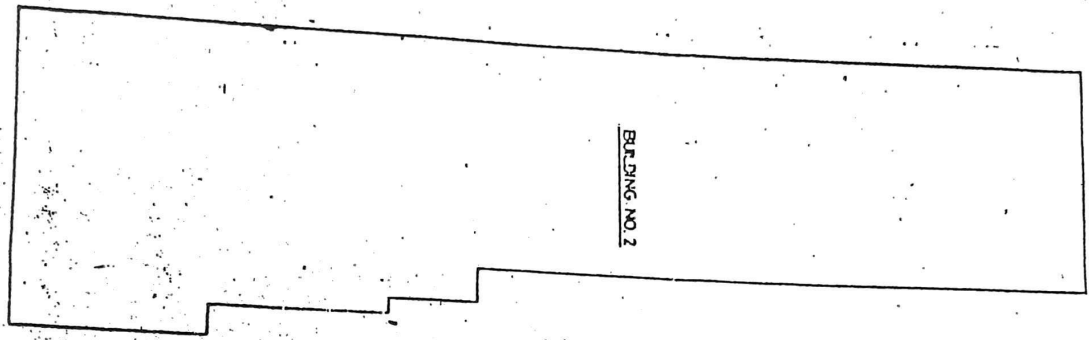
12 M. WIDE INTERNAL ROAD

18 M. WIDE D.P. ROAD

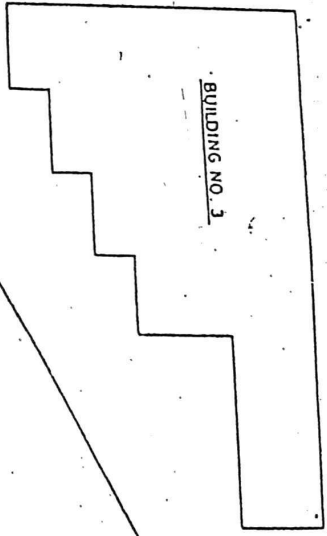


BUILDING NO. 1

for AJMERA DEVELOPERS



BUILDING NO. 2



BUILDING NO. 3

NOTES:-
• ALL CARPET DIMENSIONS ARE METERS.
• T-DENOTES 1.2 X 2.4 SIZE TOILET.
• ALL AREAS WITHIN SQUARE ARE -
AGGREGATE AREAS IN SQ. FEET.