

337/9839

पावती

Original/Duplicate

Monday, December 30, 2013

नोंदणी क्र.: 39म

8:47 PM

Regn.:39M

पावती क्र.: 14964

दिनांक: 30/12/2013

गावाचे नाव: नवघर

दस्तऐवजाचा अनुक्रमांक: टनन7-9839-2013

दस्तऐवजाचा प्रकार : सप्लीमेंटी अॅग्रीमेंट

सादर करणाऱ्याचे नाव: भरतकुमार एम. यादव - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 3340.00

पृष्ठांची संख्या: 167

एकूण: रु. 33340.00

आपणास मूळ दस्त ,थंबनेल प्रिंट व सीडी अंदाजे 9:03 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 7

बाजार मूल्य: रु.4392500 /-

मोबदला: रु.3528000/-

भरलेले मुद्रांक शुल्क :

रु. 263620/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001042447201314M

दिनांक: 28/12/2013

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 3340/-



30/12/2013

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 7

दस्त क्रमांक : 9839/2013

नोंदणी :

Regn:63m

गावाचे नाव : 1) नवघर

(1) विलेखाचा प्रकार	सप्लीमेंट्री अॅग्रीमेंट
(2) मोबदला	3528000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4392500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपाइतर वर्णन : , इतर माहिती: मौजे नवघर,वॉर्ड-व्ही,विभाग क्रमांक:-11/40.मध्ये.सदनिका क्र.1507,15 वा मजला,विंग-सी,टाईप-सी,युनिक ओरम,मिरा-भाईदर रोड,नवघर,मिरारोड पूर्व,ठाणे401107 .जुना सर्वे क्र. 459/2-3.नविन सर्वे क्र.133/2-3.क्षेत्रफळ -67.32 चौ.मी.बिल्टअप.EVN NO.1392/2013,दिनांक 23/12/2013 प्रमाणे बाजारभाव रक्कम रु.4392500/- यावरील कमी पडलेली देय मुद्रांक शुल्क रु.263620/- व दंड रु.43820/- चलन क्र.19/5 दिनांक 26/12/2013 SBI ने वसूल केली( ( Survey Number : 133/2-3 ; ) )
(5) क्षेत्रफळ	1) 67.32 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स युनिकशांती डेव्हलपर्स प्रा.लि.चे डायरेक्टर हेमल जे दोशी - - वय:-30; पत्ता:-, 1 ला मजला , हर्ष प्लाझा , -, मिरारोड पूर्व , Mira Road, Maharashtra, Thane, Non-Government. पिन कोड:-401107 पॅन नं:-AAACU5924C
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-भरतकुमार एम. यादव - - वय:-51; पत्ता:-प्लॉट नं: 601/एफ , माळा नं: 6 वा मजला , इमारतीचे नाव: हप्पी होम हाइट्स , ब्लॉक नं: पूनम गार्डन , रोड नं: मिरारोड पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AAFPPY0695N 2): नाव:-हिरावती बी. यादव - - वय:-41; पत्ता:-प्लॉट नं: 601/एफ , माळा नं: 6 वा मजला , इमारतीचे नाव: हप्पी होम हाइट्स , ब्लॉक नं: पूनम गार्डन , रोड नं: मिरारोड पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-ABMPY8691G
(9) दस्तऐवज करून दिल्याचा दिनांक	30/12/2013
(10) दस्त नोंदणी केल्याचा दिनांक	30/12/2013
(11) अनुक्रमांक, खंड व पृष्ठ	9839/2013
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	263620
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह. दुय्यम निबंधक वर्ग 2  
ठाणे क. ७

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.





**CHALLAN**  
**MTR Form Number-6**

Form No.	MH001042447201314M	BARCODE	[Barcode]		Date	28/12/2013 15:57:12	Form ID	25.2
Department	Inspector General of Registration		REMARK		337-11314		Payer Details	
Type of Payment	Registration Fees		DATE	30/12/2013		TAX ID (If Any)		
Sr.No.	00000000582201314		AMOUNT	30000.00		PAN No. (If Applicable)		
Name in words	Thirty Thousand Rupees Only		Full Name		BHARATKUMAR M YADAV			
Office Name	THN10_THANE NO 10 JOINT SUB REGISTR		Flat/Block No.		C/1507 TYPE-C UNIQUE AURUM			
Location	THANE		Premises/Building		C/1507 TYPE-C UNIQUE AURUM			
Year	2013-2014 One Time		Road/Street		NAVGHAR			
Account Head Details	Amount In Rs.		Area/Locality		MIRAROAD EAST THANE			
30063301	Amount of Tax		Town/City/District		MIRAROAD EAST THANE			
	30000.00		PIN		4 0 1 1 0 7			
Remarks (If Any)			PAN2--PN=MS UNIQUE SHANTI DEVELOPER					
			S PVT LTD-CA=					
Total	30000.00		Amount In	Thirty Thousand Rupees Only				
			Words					
Payment Details			FOR USE IN RECEIVING BANK					
IDBI BANK			Bank CIN	REF No.	69103332013122810865		35122871	
Cheque-DD Details			Date	28/12/2013-15:57:56				
Cheque/DD No			Bank-Branch	IDBI BANK				
Name of Bank			Scroll No. , Date	100 , 30/12/2013				
Name of Branch			Validity unknown					

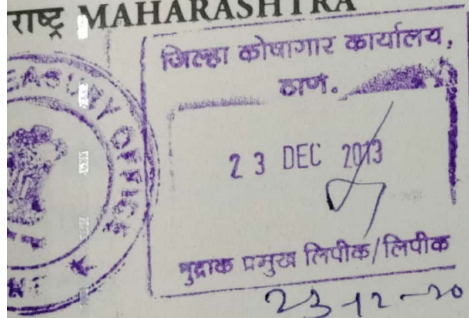
Mobile No. : Not Availr  
Digitally signed by  
PRAKASH NAWASO  
CHAVAN  
Date: 2013.12.30  
20:47:36 IST  
Reason: Secure  
Document  
Location: India

ट.न.न.-७  
दस्ता क्रमांक ९३९/२०१३  
९ / १६०





राष्ट्र MAHARASHTRA



042804

KD 259364

क्रमांक..... विनांक 24 DEC 2013

प्रमोद आर. दुबे (LSV OLD NO. 06)  
(LSV NEW NO. 1201047)

आदेश्वर कृपा, शांती पार्क, मीरा रोड, ठाणे - 401107.

नाम..... Bharat Kumar M. Yadav

हस्तो..... Mileon

याना रु..... चा मुद्रांक विकला

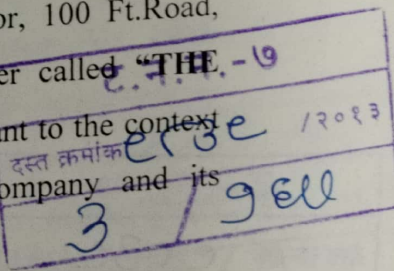
परधाना वारक, मुद्रांक विकला

## SUPPLEMENTARY AGREEMENT

This Agreement of Supplementary made at Thane this 30<sup>th</sup> day of Dec 2013

BETWEEN

M/S.UNIQUE SHANTI DEVELOPERS PVT. LTD. a Company  
Incorporated under the provisions of the Indian Companies Act, 1956,  
having Administrative Office at Harsha Plaza, First Floor, 100 Ft.Road,  
Opp:Sector-2, Mira Road(East), Thane-401107 hereinafter called "THE - 9  
BUILDERS" (Which expression shall unless it be repugnant to the context  
or meaning thereof be deemed to include the said company and its  
successors and permitted assigns) of the FIRST PART;



Handwritten signatures and names: 'M. Yadav', 'Bharat Kumar M. Yadav', and 'दिवाणी यादव'.



AND

1) MR. BHARATKUMAR M. YADAV 2) MRS. HIRAVATI B. YADAV

Adults, Indian Inhabitant having address at

F/601 HAPPY HOME HEIGHT POONAM GARDEN.  
MIRA ROAD (E) 401107

hereinafter called "THE PURCHASERS" (Which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors and administrators) of the Other Part;

(a) WHEREAS by an Agreement for Sale dated 31-03-2013, the Builders had sold and the Purchasers had purchased the said flat being FLAT NO. 1507/C-WING/TYPE-C ON THE FIFTEENTH FLOOR OF BUILDING KNOWN AS UNIQUE AURUM situated at NAVGHAR, MIRA ROAD (EAST), DIST: THANE-401107 and more particularly described in the *schedule* hereunder written (hereinafter referred to as the "said flat") at and for the total price of Rs.35,28,000/= (Rupees Thirty Five Lakhs Twenty Eight Thousand only) upon the terms and subject to the conditions recorded therein.

(b) WHEREAS the said Agreement for Sale dated 31-03-2013 is duly stamped as per Ready Reckoner of the stamp office; however, the same is not registered within the prescribed time as required under the Registration Act, 1908. The said Original Agreement is annexed hereto.

(c) WHEREAS by an Agreement for Sale dated 31-03-2013 not registered within the prescribed time as required under the Registration Act, 1908, therefore, the Builders and the Purchasers hereby enter into a Supplementary Agreement and agreed and paid Deficit Stamp Duty payable on the said Agreement for Sale dated 31-03-2013 as per the Present Prevailing Value and want to register as required under Indian Registration Act, 1908.

on the said F.-9

Marked 12088

908. / 950

HANU BHARATKUMAR  
फिरावती यदव



UA C-1507



MAHARASHTRA

N 560051

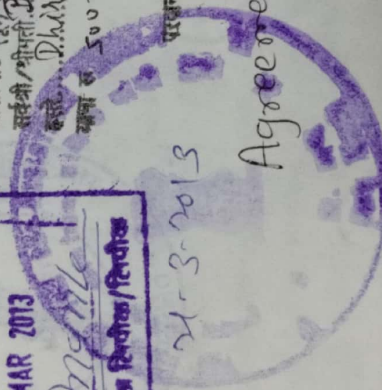
058066

21 MAR 2013

28 109 804

आदेशक कृपा, कांती पार्क,  
मीरा रोड (ग्र.) भाणे ४०११०१,  
सर्वश्री/सुभाषी, B. H. W. Road, M. Yadav & Jt.  
हस्त. Ph. No. 28 109 804

26 MAR 2013



Prepared under Section 28  
of Bombay Stamp Act 1958

*Bhujale*

Collector of Stamp Taxes

ट.न.न.-७
दस्ता क्रमांक ९८३९ / २०१३

*Bhujale*

१० / १९०

*Bhujale*

१० / १९०
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*Bhujale*



# PRAMOD R. DUBEY

Govt. Authorised Stamp Vendor LIC No. L S V-1201047  
06, Adeshwar Krupa, Shanti Park, Mira Road (E), Thane  
Tel.: 2810 9854

No. 2586

RECEIPT

Date 26/3/2013

RECEIVED with thanks a sum of Rs. 5007/-

(Rupees five thousand only)  
from the withinnamed Purchaser Bharatkumar M Yadau  
through Drilay towards the amount of Non-Judicial

Stamp Paper/General Stamp papers vide Serial No. 58066

to N560051  
Pring

PRAMOD R. DUBEY  
Stamp Vendor.

## AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at  
Bhayandar, on this 31<sup>st</sup> day of March, 2013 BETWEEN  
M/S. UNIQUE SHANTI DEVELOPERS PVT. LTD., a Company  
incorporated under provisions of the Indian Companies Act, 1956,  
having its administrative office at Harsh Plaza, 1st Floor, 100 Feet  
Road, Opp. Sector-2, Mira Road (East), Thane 401 107, hereinafter  
called and referred to as the "BUILDER/PROMOTER" (which  
expression shall unless it be repugnant to the context or meaning  
thereof shall deem to mean and include the said company and its  
successors and permitted assigns) of the FIRST PART AND  
SHRI/SMT./M/S. MR. BHARATKUMAR M. YADAV  
AND MRS. HIRAVATI B. YADAV  
having address at Fl 601 Hally Home Height  
Poonam Garden Mira Road (E)  
401107

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

C.F.F.-9  
दस्ता क्रमांक ६५३६ / २०१३  
९० / ९६०

Pring 1

Bhayandar प्रिण्ट यादव



WHEREAS originally Shri Tulsidas Narayan Patil was the owner of land bearing Old Survey No.459, New Survey No.133, Hissa No.2, admeasuring 6360 sq. meters and Old Survey No.459, New Survey No.133, Hissa No.3, admeasuring 2810 sq.meters, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation, more particularly described in the First Schedule hereunder written, (hereinafter referred to as "the Said Property").

AND WHEREAS by Deed of Conveyance, dated 27th November, 1971, the said Shri Tulsidas Narayan Patil, sold, transferred and conveyed the said property to Shri Sudhakar Anant Mhatre, for the consideration mentioned therein.

AND WHEREAS by Mutation Entry No. 3254, dated 16th April, 1974, the name of the said Shri Sudhakar Anant Mhatre, was recorded in the 7/12 Extract of the said property as the owner thereof.

AND WHEREAS the said Shri Sudhakar Anant Mhatre died intestate on 26th June, 1982, leaving behind his widow Smt. Malti Sudhakar Mhatre, being the Vendor No.1, three sons namely, Shri Rajendra Sudhakar Mhatre, Shri Ranjit Sudhakar Mhatre and Shri Shekhar Sudhakar Mhatre, being the Vendor No. 2 to 4 and a daughter by name Smt. Vaibhavi Vijay Bhatte Miss. Megha Sudhakar Mhatre, being the Vendor No. 5, as his heirs and legal representatives entitled to the estate of the deceased including the said property.

AND WHEREAS by Mutation Entry No. 4537, dated 3rd February, 1983, the names of the said Smt. Malti Sudhakar Mhatre, Shri Rajendra Sudhakar Mhatre, Shri Ranjit Sudhakar Mhatre, Shri Shekhar Sudhakar Mhate and Smt. Vaibhavi Vijay Bhatte nee Miss. Megha Sudhakar Mhatre, were recorded in the 7/12 Extract of the said property as the owners thereof.

AND WHEREAS in the premises aforesaid, the said Smt. Malti Sudhakar Mhatre, Shri Rajendra Sudhakar Mhatre, Shri Ranjit Sudhakar Mhatre, Shri Shekhar Sudhakar Mhate and Smt. Vaibhavi Vijay Bhatte nee Miss. Megha Sudhakar Mhatre became the owners of the said property, more particularly described in the First Schedule hereunder written.

Handwritten signature: *HAJIVE*

Stamp: *2*

2.7.7.-9
दस्ता क्रमांक १३३ / १९७३
१३ / १९७३

Handwritten signature: *रिपता*



AND WHEREAS by an Agreement for Sale cum Development 30th April, 1992, duly registered in the office of Sub-Registrar of Assurance at Thane under Sr. No.P/1125/1994, dated 10th October, 1994, the said Smt. Malti Sudhakar Mhatre and others agreed to sell, transfer and assign the said property to Shri Pradeep Nandlal Gupta and Shri Vishal Chamanlal Gupta at the price and on the terms and conditions stipulated therein.

AND WHEREAS in pursuance to the said Agreement for Sale cum Development, dated 30th April, 1992, the said Smt. Malti Sudhakar Mhatre and others had executed an Irrevocable General Power of Attorney, dated 30th April, 1992, in favour of the said Shri Pradeep Nandlal Gupta and Shri Vishal Chamanlal Gupta conferring upon them several powers inter-alia power to sell the said property to the person or persons of their choice.

AND WHEREAS in part performance of the said Agreement for Sale cum Development, dated 30th April, 1982, the said Smt. Malti Sudhakar Mhatre and others had delivered the possession of the said property to the said Shri Pradeep Nandlal Gupta and Shri Vishal Chamanlal Gupta by signing a Possession Letter, dated 18th December, 1993.

AND WHEREAS the Additional Collector and Competent Authority at Thane had granted permission under Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976, vide an Order No. ULC/TA/WSHS-20/SR/113, dated 20th April, 1992 and same has been renewed by the Addl. Collector and Competent Authority, Thane vide an Order No. ULC/TA/ATP/Section-20/Revised/SR/113, dated 23rd July, 2008.

AND WHEREAS the erstwhile Mira Bhayandar Municipal Council had sanctioned the plan of the buildings to be constructed on the said property vide V.P. No. NP/NR/1127/5955/1994-95, dated 24th October, 1994.

AND WHEREAS the Collector of Thane had also granted N.A. permission in respect of the said property vide an Order No. e / 2083 Revenue/K-1/T-7/N.A.P./SR-246/1993, dated 10th January, 1995.

AND WHEREAS the Mira Bhayandar Municipal Council, had also issued Commencement Certificate No.NP/NR/3583/ 8878/1994-

3  
[Signature]  
[Signature]

2.777-6  
also granted N.A.  
Order No. e / 2083  
10th January, 1995  
960

(City) Thane



95, dated 17th February, 1995 to proceed with the work of construction of buildings on the said property.

AND WHEREAS by an Agreement for Sale, dated 2nd July, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-5/07257/2010, dated 2nd July, 2010, the said Shri Pradeep Nandlal Gupta and Shri Vishal Chamanlal Gupta, had agreed to sell the said property to the Builder/Promoter herein, at the price and on the terms and conditions stipulated therein.

AND WHEREAS in pursuance to the said Agreement for Sale, dated 2nd July, 2010, the said Shri Pradeep Nandlal Gupta and Shri Vishal Chamanlal Gupta, had also executed an Irrevocable General Power of Attorney in favour of the Director of the Builder/Promoter herein, conferring upon him several powers inter-alia power to sell the said property to the person or persons of his choice.

AND WHEREAS in furtherance to the said Agreement for Sale, dated 2nd July, 2010, the said Smt. Malti Sudhakar Mhatre, Shri Rajendra Sudhakar Mhatre, Shri Ranjit Sudhakar Mhatre, Shri Shekhar Sudhakar Mhate, Smt. Vaibhavi Vijay Bhaatte nee Miss. Megha Sudhakar Mhatre, Shri Pradeep Nandlal Gupta and Shri Vishal Chamanlal Gupta, had sold, transferred and conveyed the said property to the Builder/Promoter herein, vide a Deed of Conveyance, dated 2nd July, 2010, registered in the office of Sub-Registrar of Assurance at Thane under Sr. No. TNN-5/07258/2010, dated 2nd July, 2010.

AND WHEREAS in the premises aforesaid, the Builder/Promoter became absolutely seized and possessed off and/or otherwise well and sufficiently entitled to the said property, more particularly described in the First Schedule hereunder written, as the owner thereof.

AND WHEREAS in the premises aforesaid, the Builder/Promoter herein is entitled to construct building in the layout of the said property, more particularly described in the First Schedule hereunder written, as per the permissions and sanctions granted by the authorities concerned.

AND WHEREAS the Builder /Promoter has undertaken the work of construction of Building known as "UNIQUE AURUM" in



the layout of the said property, more particularly described in the Second Schedule hereunder written, (hereinafter referred to as "the Said Building")

AND WHEREAS in the premises aforesaid, the Builder/Promoter alone has the sole and exclusive right to sell the Flats in the said building and to enter into Agreement for Sale with the Purchaser/s of the flats in the said building and to receive the sale price from the prospective purchaser/s thereof.

AND WHEREAS the Flat Purchaser/s demanded from the Builder/Promoter and the Builder/Promoter has given inspection to the Purchaser/s of all the documents of title relating to the said property, the said orders and permissions granted by the authorities concerned and also approved building plans, designs and specifications and of such other documents as are specified under the provisions of Maharashtra Ownership Flats (Regulation of Construction, Sale Management and Transfer Act), 1963 (hereinafter referred to as the said 'Act') and the rules made thereunder.

AND WHEREAS the copies of Certificate of title to the said property issued by the Advocate of the Builder/Promoter, copies of VI or VII and XII or any other relevant revenue record showing the nature of title of the Builder/Promoter to the said property and copies of the plans approved by the concerned authorities have been annexed hereto.

AND WHEREAS the Purchaser/s has/have agreed to purchase Flat/Shop No. 1507 in 'C' Wing 'C' Type, admeasuring 603.65 Sq. Feet (Carpet) i. e., equivalent to 56.08 sq. meters on the 15<sup>th</sup> floor of the said building known as Unique Aurum, more particularly described in the Second Schedule hereunder written, (hereinafter referred to as "the Said Premises") from the Builder/Promoter and the Builder/Promoter agreed to sell the said premises, more particularly described in the Second Schedule hereunder written, to the Purchaser/s, at the price and on the terms and ~~conditions~~ mutually agreed upon by and between the parties hereto as hereinafter appearing;

AND WHEREAS under section 4 of the Maharashtra Ownership Flats (Regulation of Construction, Sale Management and Transfer Act),

दस्त क्रमांक ६०३६ / २०१३  
Maharashtra Ownership

5  
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1963, Agreement for Sale of the said premises is required to be executed by the Builder/Promoter in favour of the Purchaser/s being in fact these presents and also to register these presents under the Indian Registration Act, subject to the payment of requisite stamp duty, registration fee and all incidental fees/charges, etc. by the flat Purchaser/s to that effect.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows :-

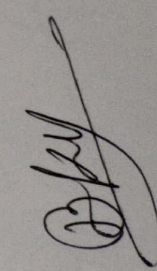
1. The Builder/Promoter shall construct the said building in the layout of the said property, in accordance with plans, designs, specifications approved by the local authority which have been seen and approved by the Purchaser/s with only such variations and modifications as the Builder/Promoter may consider necessary or as may be required by the concerned local authority for which the Purchaser/s hereby gives consent.

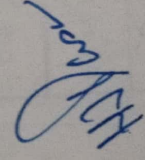
2. The Purchaser/s hereby agrees to purchase from the Builder/Promoter and Builder /Promoter hereby agree to sell to the Purchaser/s the said premises viz. Flat/Shop No. 1507 in 'C' Wing 'C' Type, admeasuring 603-65 Sq. Feet (Carpet) i. e., equivalent to 56.08 sq. meters on the 15<sup>th</sup> floor of the said building known as Unique Aurum, more particularly described in the Second Schedule hereunder written.

3. The Purchaser/s shall pay to the Builder/Promoter a sum of Rs. 3528,000/- (Rupees Thirty Five lakhs Twenty Eight Thousand Only

as the purchase price in respect of the said premises apart from other payments to be made by the Purchaser/s under this Agreement to the Builder /Promoter. The Purchase price shall be paid by the Purchaser/s to the Builder/Promoter in the following manner;

- 1) Rs. 2677264/- as Earnest Money on or before the execution of this Agreement.
- 2) Rs.            /- On completion of Plinth work.
- 3) Rs.            /- On completion of the First Slab.
- 4) Rs.            /- On completion of the Second Slab.

 6/11/2023



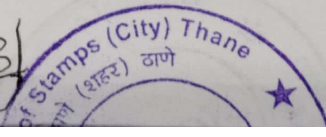


- 5) Rs. \_\_\_\_\_/- On completion of the Third Slab.
- 6) Rs. \_\_\_\_\_/- On completion of the Fourth Slab.
- 7) Rs. \_\_\_\_\_/- On completion of the Fifth Slab.
- 8) Rs. \_\_\_\_\_/- On completion of the Sixth Slab.
- 9) Rs. \_\_\_\_\_/- On completion of the Seventh Slab.
- 10) Rs. \_\_\_\_\_/- On completion of the Eighth Slab.
- 11) Rs. \_\_\_\_\_/- On completion of the Ninth Slab.
- 12) Rs. \_\_\_\_\_/- On completion of the Tenth Slab.
- 13) Rs. \_\_\_\_\_/- On completion of the Eleventh Slab.
- 14) Rs. \_\_\_\_\_/- On completion of the Twelfth Slab.
- 15) Rs. \_\_\_\_\_/- On completion of the Thirteenth Slab.
- 16) Rs. \_\_\_\_\_/- On completion of the Fourteenth Slab.
- 17) Rs. \_\_\_\_\_/- On completion of the Fifteenth Slab.
- 18) Rs. \_\_\_\_\_/- On completion of the Sixteenth Slab.
- 19) Rs. \_\_\_\_\_/- On completion of the Seventeenth Slab.
- 20) Rs. \_\_\_\_\_/- On completion of the Eighteenth Slab.
- 21) Rs. \_\_\_\_\_/- On completion of the Nineteenth Slab.
- 22) Rs. \_\_\_\_\_/- On completion of Internal Brick Work.
- 23) Rs. \_\_\_\_\_/- On completion of External Bricks Work.
- 24) Rs. \_\_\_\_\_/- On completion of Internal Plaster.
- 25) Rs. 568,496/- On completion of <sup>con or before</sup> External Plaster. - 9
- 26) Rs. 52920/- On completion of flooring. 103E, 109E
- 27) Rs. 52920/- On completion of Plumbing. 9E0
- 28) Rs. 176400/- On giving possession of the said premises.

4. IT IS HEREBY EXPRESSLY AGREED that the time for payment of each of the aforesaid instalments of the purchase price shall be the essence of the contract. In the event of the Purchaser/s making any default in payment of any of the instalments of the purchase price,

Buyer - 10/11/2017  
 7/11/17

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the Builder/Promoter will be entitled to terminate this Agreement and in that event, the Builder/Promoter will refund to the Purchaser/s money paid by the Purchaser/s as purchase price till then without any interest thereon and the same shall be refunded by the Builder/Promoter to the Purchaser/s only after the said premises is sold to another person by the Builder/Promoter and that too after the receipt of sale proceeds by the Builder/Promoter from such intending Purchaser/s of the said premises. Provided further that the Builder/Promoter shall be entitled to deduct outgoings/brokerage in respect of the said premises and the loss or damages, if any, to be sustained by the Builder/Promoter on account of default committed by the Purchaser/s, from the said amount to be refunded by the Builder/Promoter to the Purchaser/s on cancellation of these presents.

5. Without prejudice to the above and also without prejudice to the Builder/Promoter's other rights under this agreement and/or in law the Purchaser/s shall be liable to pay to the Builder/Promoter interest at the rate of 21% per annum on all amounts due under this Agreement if such amounts remain unpaid for seven days or more after becoming due.

6. Subject to the availability of cement, steel and water for construction or other buildings materials and subject to strike, civil commotion or any act of God such as Earthquake, flood or any other natural calamities and act of enemies or other causes beyond the control of the Builder/Promoter, the Builder/Promoter shall complete the construction of the said building and shall hand over the possession of the said premises to the Purchaser/s on or before 31<sup>st</sup> day of July, 2014. However, the Builder/Promoter is not able to give possession of the said premises to the Purchaser/s owing to unavoidable circumstances, the Purchaser/s shall not be entitled to claim any damages whatsoever from the Builder/Promoter.

7. It is mutually agreed between the parties hereto that Builder/  
Promoter shall have exclusive right to allot the parking lot to the Purchaser/s of flats in the said building as per its own discretion. / 2013

8. It is mutually agreed by and between the parties hereto that any Addition and alteration in the said premises and/or in respect of

[Signature] [Signature] 8 [Signature]



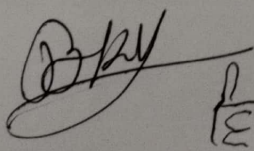
competent authority. The Purchaser/s shall be bound from time to time to sign, all papers and documents and to do all other things as may be required from time to time for safeguarding the interest of the Building and other flat purchasers in the said building and failure to comply with the provisions of this clause will render this agreement ipso facto to come to an end.

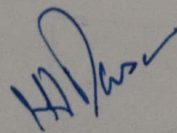
25. The Purchaser/s hereby agrees that in the event of any amount becoming payable by way of premium to the concerned local authorities or to the State Government or any amount becoming payable by way of betterment charge or development charges or any other payment of a similar nature in respect of the said property and/or the structure or structures to be constructed thereon and if paid by the Builder/Promoter, the same shall be reimbursed by the Purchaser/s to the Builder/Promoter in the proportion to the area of the said premises in the said building and/or in all other structures in the said property as the case may be. Determination of such proportionate charges by the Builder/Promoter shall be final.

26. The Purchaser shall on demand pay to the Developers a sum of Rs. 5000/- /-(Rupees Five Thousand Only) in addition to the cost of the Flat agreed to be acquired as stated above, being his/her/their proportionate share in the general expenses such as entrance fees of the society, share money, charges for laying cables, the charges for electric and water meters to be paid to the local authority, expenses for formation of the society and the professional costs of the lawyers of the Developers of this Agreement and all other miscellaneous expenses to be incurred by the Developers. This amount is non refundable.

27. The Purchaser/s shall prior to taking the possession of the premises, pay to the Developers a sum of Rs. 61740/- /-(Rupees Sixty One Thousand Seven Hundred and Forty only) which will be held by the developers shall entitled to utilize the moneys from such deposits towards payment of taxes, other outgoings and other expenses incurred by the Developers on behalf of the Purchaser/s or the society of the Purchaser/s under the terms of this Agreement. This amount is not accountable.

₹ 61,740/-
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54. Without prejudice to the terms and conditions stipulated hereinabove, this Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the Maharashtra Ownership Flats (Regulation of the Promotion of the Construction etc.) Rules, 1964 or any modifications, orders and notifications issued by the competent authority under the Ownership Flats Act and for the time being in the force or any other provisions of law applicable thereto.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands at Bhayandar, the day, month and year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THOSE pieces and parcels of land bearing Old Survey No.459, New Survey No.133, Hissa No.2, admeasuring 6360 sq. meters and Old Survey No.459, New Survey No.133, Hissa No.3, admeasuring 2810 sq.meters, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation.

THE SECOND SCHEDULE ABOVE REFERRED TO

A Flat/Shop No. 1507 in 'C' Wing 'C' Type, admeasuring 603.65 Sq. Feet (Carpet) i. e., equivalent to 56.08 sq. meters on the 15<sup>th</sup> floor of the said building known as "UNIQUE AURUM" to be constructed on the property described in the First Schedule hereinbefore written.

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56.08
12023
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*[Signature]*  
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*[Signature]*



SIGNED SEALED AND DELIVERED )

by the within named )

"BUILDER/PROMOTER" )

M/s. UNIQUE SHANTI DEVELOPERS )

PVT. LTD., )

in the presence of )

1. \_\_\_\_\_ )

2. \_\_\_\_\_ )



*Handwritten signature in blue ink.*

SIGNED SEALED AND DELIVERED )

by the within named "PURCHASER/S" )

MR. BHARATKUMAR M. YADAV )

MRS. HIRAVATI B. YADAV )

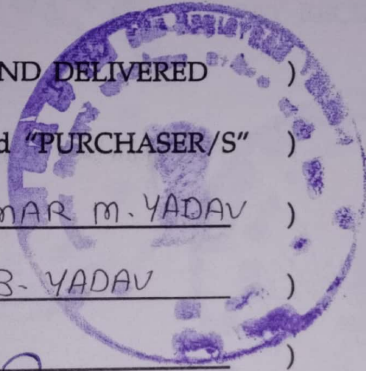
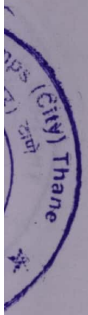
in the presence of )

1. \_\_\_\_\_ )

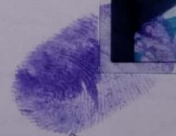
2. \_\_\_\_\_ )



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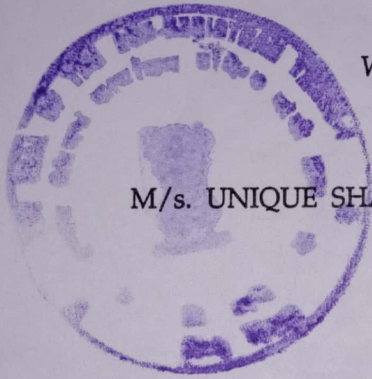
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RECEIPT

RECEIVED of and from the within named Purchaser/s, the sum of Rs. 488,576/- (Rupees Four Lakhs Eighty Eight Thousand Five Hundred Seventy Six - Only) by way of part/full payment of sale consideration price hereinabove mentioned, by Cash/ Cheque/ DD/ Pay Order bearing No. 178163 dated 11-02-12 drawn on Bhavani Sahakari Bank Branch Kharce.

Rs. 488,576/-



WE SAY RECEIVED

M/s. UNIQUE SHANTI DEVELOPERS PVT. LTD.,

*[Handwritten Signature]*

(Builder/Promoter)

WITNESS :

1. *[Handwritten Signature]*
2. *[Handwritten Signature]*

*[Handwritten Signature]*

*[Handwritten Signature]*

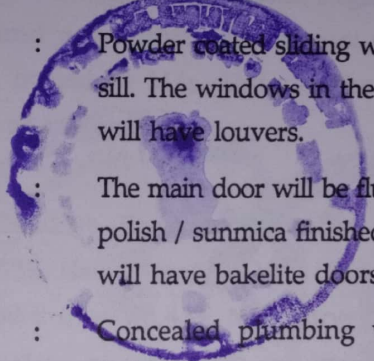
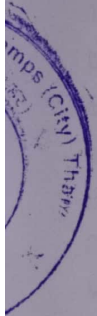
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दस्ता क्रमांक <u>९३८</u> / २०१३
<u>५८</u> / <u>१६०</u>



## LIST OF AMENITIES

- BUILDING : The Building shall be R.C.C. Frame structure.
- FLOORING : Granamite Flooring in living room, bedroom, passage and kitchen. And for bathroom W.C. will be of ceramic tiles.
- KITCHEN : Granite platform with S.S. Sink and 4ft. ceramic tiles above the platform.
- BATHROOM /W.C. : Full height ceramic tiles in bathroom, W.C. & toilet. One water tank and one geyser all the bathrooms.
- WINDOW : Powder coated sliding windows with marble sill. The windows in the bathroom and W.C. will have louvers.
- DOORS : The main door will be flush door with vineer polish / sunmica finished. Bathroom & W.C. will have bakelite doors.
- PLUMBING : Concealed plumbing with good quality fittings, fixtures and sanitary wares.
- ELECTRIFICATION : Concealed copper wiring with adequate points with good quality fittings. T.V. & Telephone points shall be provided in all the rooms.
- PAINTING : Oilbound distemper in all the rooms, Exterior painting will be of Tex paints.



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दस्त क्रमांक ९३९ / २०१३
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No.

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY that I have investigated the title to the land bearing Old Survey No.459, New Survey No.133, Hissa No.2, admeasuring 6360 sq. meters and Old Survey No.459, New Survey No.133, Hissa No.3, admeasuring 2810 sq.meters, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation, owned by M/s. Unique Shanti Developers Pvt. Ltd., and have to state as hereunder:

1. Originally Shri Tulsidas Narayan Patil was the owner of land bearing Old Survey No.459, New Survey No.133, Hissa No.2, admeasuring 6360 sq. meters and Old Survey No.459, New Survey No.133, Hissa No.3, admeasuring 2810 sq.meters, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of the Mira Bhayandar Municipal Corporation.

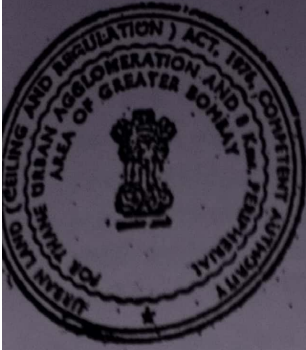
2. By Deed of Conveyance, dated 27<sup>th</sup> November, 1971, the said Shri Tulsidas Narayan Patil, sold, transferred and conveyed the said property to Shri Sudhakar Anant Mhatre, for the consideration mentioned therein. By Mutation Entry No. 3254, dated 16<sup>th</sup> April, 1974, the name of the said Shri Sudhakar Anant Mhatre, was recorded in the 7/12 Extract of the said property as the owner thereof.

3. Shri Sudhakar Anant Mhatre died intestate on 26<sup>th</sup> June, 1982, leaving behind his widow Smt. Malti Sudhakar Mhatre, three sons namely, Shri Rajendra Sudhakar Mhatre, Shri Ranjit Sudhakar Mhatre

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No.ULC/TA/W.S.H.S.20/SR-113  
Office of the Competent Authority,  
Thane Urban Agglomeration,  
Collectorate Bldg., 4th floor,  
Thane.

Dated: 20/4/1992

ORDER

WHEREAS Smt. Malati Sudhakar Mhatre of Bhayander holds vacant land in excess of the ceiling limit in the limits of Thane Urban Agglomeration, the details of which are given in the schedule hereto appended;

AND WHEREAS, the above person has applied for exemption under section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976) to the said excess land for providing sites and services/core houses and construction of tenements as per the guidelines issued under Government Resolution, Housing & Special Assistance Department No:SSS-1086/2340/XIII, dt.22/8/1986;

AND WHEREAS, the said person has mentioned in his application that, his scheme of providing sites and services, construction of core houses, and construction of tenements will be governed by the Maharashtra Ownership Flats (Regulation of the promotion of construction, sale, management and Transfer) Act, 1963 (Act XIV of 1963) or by the Maharashtra State Co-operative Societies Act, 1960 (Act XXIV of 1961);

AND WHEREAS the Deputy Collector & Competent Authority/~~DIARY/COLLECTOR~~ is satisfied that having regard to the location of the land, the purpose for which the land is being or is proposed to be used and other relevant factors, it is necessary in the public interest so to do;

NOW, THEREFORE, in exercise of the powers conferred by sub-section (1) of section 20 of the said Act, after having recorded in writing the reasons for making this order, the Deputy Collector & Competent Authority/~~DIARY/COLLECTOR~~ hereby exempts the said vacant land, from the provisions of Chapter-III of the said Act, subject to the following conditions, namely :-

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to the building regulations of the local authorities, and subject to such other conditions as may be imposed by the Municipal Corporation/Municipal Authority, Town Planning Authority and other statutory bodies. The layout of the land to be used under this scheme should be in accordance with the statutory provisions applicable in this regard.

7. The land under Development Plan Reservation or the reservation prescribed by the local authority in a layout for various public amenities as well as the internal roads (wherever they are to be transferred as per local authority's rule) shall be transferred by the said persons to Government/the Municipal Authorities, without charging any consideration either before the work actually commenced or at a later date as will be prescribed in this regard. No commencement certificate shall be obtained unless the land under reservation etc. is actually handed over to the Government/Municipal Authority if it is so prescribed. Internal roads shall be brought upto the standards laid down by the Municipal Corporation/Council before they are transferred.

8. The said person shall allot only one dwelling unit to one family. The definition of family under the Urban Land (Ceiling and Regulation) Act will be applicable.

9. The said person shall sell 20% of the permissible floor space in the form of tenements with plinth area upto 40 sq.mtrs. to persons nominated by the State Government, at 75% of the rate applicable to tenements to be sold in the open market which is determined as per the formula prescribed in Condition No. 10 & 12.

10. The dwelling units sold or otherwise transferred shall not be permitted to be resold or otherwise transferred for a period of 5 years from the date of completion of the dwelling units.

11. The said person shall not sell or otherwise transfer the dwelling unit to a person, if he/she or any member of his/her family also owns a dwelling unit in the same Urban Agglomeration and he shall obtain from the intending purchaser an affidavit to this effect.

12. The landholders shall sell the tenements to members of the public at the price based on formula (a) Five times the compensation payable under Urban Land (Ceiling & Regulation) Act, 1976, (b) Cost of construction, (c) 15% profit on (a) & (b). After determining the final selling price the landholder shall communicate this figure to the Competent Authority from time to time.

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18. When any such exemption is withdrawn or deemed to be with-drawn under these conditions, the provisions of the Chapter-III of the said Act shall apply to the lands as if the land had not been exempted under this order.

19. It shall be lawful for the State Government, the Deputy Collector and the Competent Authority or any person specially authorised by the State Government in this behalf to enter on the land, so allowed to be retained for the purpose of construction of tenements/~~providing/sites/and/services/cots/house~~ to inspect and check development, material and construction work, to call for, inspect and check the books of accounts of development, construction and disposal of tenements.

20) The holders shall advertise the entire scheme within six months from the date of the sanction order from the Deputy Collector & Competent Authority/~~Divisional Collector~~ in at least two local news papers, giving full details of the scheme including area and final selling prices for tenements for Plinth and carpet area) specifications, location, terms and conditions of allotment of tenements, in accordance with Maharashtra Ownership Flats Act, 1963. He shall send copies of the advertisements to the ~~Thane~~ Competent Authority within one week from the date of publication of the advertisement. If the scheme is proposed to be implemented in phases (within the total period prescribed herein) the first advertisement should be in respect of all the dwelling units indicating the phases of construction. Attention is invited to condition 10.6. and other relevant conditions prescribed under the guidelines issued on 22nd Aug, 1986. Any violation of the stipulation will be considered breach of the conditions.

21. The exemption granted under section 20 of the said Act will be deemed to have been withdrawn for such vacant land which have not been built upon, if and when such exemption lands are required for any Government or Semi-Government Organisation in the public interest.

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4. Name of the Urban Agglomeration in which the land for which exemption is sought is situated. : Within 8Kms. Peripheral Area of Gr. Bombay.

5. Description of property for which exemption is sought.

a) District, Taluka, Village : Bheyandar  
Survey No. : Thane  
S.No. : 689/4B, 689/5, 459/2, 3

Total surplus area in sq.mtrs. : 11,970-85 sq.mtrs.  
Less: Reservation of O.S. 1750-00 sq.m  
II) Reservation of 60' wide D.P. Road = 240-00  
9,980-85 sq.mtrs.

Built up area to be sold to Government at fixed rates. (20% including Rd.D.S.I.) : 1,684-62 --

e) Buildable land to be surrender to Govt. free of cost. :

f) Total No. of tenement to be constructed. : 211 Nos. upto 40 sq.mtrs.

g) No. of tenements to be sold to Government. : 42 Nos. upto 40 sq.mtrs.  
(10 Nos. in S.No. 689/4B )  
(04 Nos. in S.No. 689/5 )  
(28 Nos. in S.No. 459/2, 3 )

Subject to the approval of Building Plan and revised D.P. from Mira-Bhayandar Municipal Council.



Dy. Collector & Competent Authority, (Urban Land Ceiling) Thane Urban Agglomeration & Ex. Officio Under Secretary to Government in Housing & Special Asstt. Department.

To  
Smt. Malati Sudhakar Mhatre,  
3/38, Ram Mandir Marg,  
Mhatre House, Bhayandar (W),  
Dist. Thane.



REVISED SCHEDULE

Details regarding applicant and the vacant land for which the exemption is sought under Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976.

- 1) Name & Address of the persons holding the land : Smt. Marutibai Sadasaker Mhatre  
Mahavir Mahal, Shop No.10  
Uttan Road, Bhayander (West)
- 2) Status of the person : Individual
- 3) No. and Date of application : 05/10/1993
- 4) Name of the Urban Agglomerations in which the exemption is sought situated. : Thane Urban Agglomeration & 8 KMs. Peripheral Area of Greater Bombay.
- 5) Description of property for which exemption is sought -
- a) District : Thane
- b) Taluka : Thane
- \* Village : Bheyandar
- S.No. : 689/4B, 689/5, 459/2, 459/3.
- Total probable surplus area in sq.mtrs. : 12823.00 sq.mtrs.
- Land to be retained as per Circular dt.11.8.89 : Nil
- Total area under scheme : 12823.00 sq.mtrs.
- Area under reservation if any. D.P. Road S.No.459/2,3 : 1422.84 sq.mtrs.
- f) Area of land to be exempted : 11408.16 sq.mtrs.
- g) Area under compulsory open space S.No.459/2,3 : 1163.72 sq.mtrs.
- h) Net buildable area under scheme. : 10236.44 sq.mtrs.
- i) Built-up area to be sold to Government at fixed rate. : 1023.64 sq.mtrs.
- j) Buildable land to be surrendered to Government free of cost. : Nil
- k) Total No. of Tenements to be constructed. : 256 Tenements upto 40.00 sq.mtrs. Plinth Area
- l) No. of Tenements to be sold to Government at fixed rate. : 26 Tenements upto 40.00 sq.mtrs. Plinth Area

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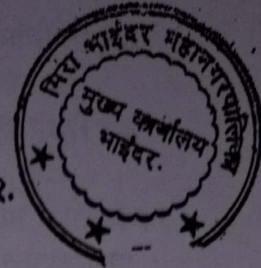
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**मिरा भाईंदर महानगरपालिका**  
 मुख्य कार्यालय, भाईंदर (प.),  
 छत्रपती शिवाजी महाराज मार्ग, ता. जि. ठाणे - ४०१ १०१.



जा. क्र. मि.भा./मनपा/नर/---७२२---/---२०११---१२

दिनांक :- ३०/५/२०११

प्रति,  
 जमीन/जागामालक - श्रीमती मालती सुधाकर म्हात्रे, श्री. कमळाकर दादु पाटील व इतर  
 श्री. हरिश्चंद्र गोविंद पाटील  
 अधिकार पत्रधारक - मे. युनिकशांती डेव्हलपर्स प्रा.लि.  
 द्वारा - वास्तुविशारद - मे. अविनाश म्हात्रे अॅन्ड असो.

**विषय :-** मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - नवघर  
 सर्वे क्र./ हिस्सा क्र. नवीन १३३/२,३,५,६,७ जुना ४५९/२,३,५,६,७  
 या जागेत नियोजित बांधकामास बांधकाम प्रारंभपत्र मिळणेबाबत.

**संदर्भ :-** १) आपला दि. ३१/०३/२०११ चा अर्ज.

- २) मे. सक्षम प्राधिकारी नागरी संकलन ठाणे यांचेकडील आदेश क्र. यु.एल.सी./टिए/  
 एटीपी/डब्ल्यू.एस.एच.एस.-२०/एसआर-११३, दि.२०/०४/१९९२, दि.०२/०५/१९९४ व  
 पत्र क्र. यु.एल.सी./टिए/एटीपी/कलम-२०/एसआर-११३, दि.२५/०५/०५ अन्वये सदर  
 आदेश रद्द व मे.सक्षम प्राधिकारी नागरी संकलन ठाणे यांचेकडील १०(३), १०(५) ची  
 व दुर्बल घटक योजनेची कार्यवाही झालेली नसल्याबाबत विकासकाने रु.३००/- च्या  
 स्टॅम्प पेपरवर दिलेले शपथपत्र, तसेच स.क्र. ४५९/५,६,७ साठी यु.एल.सी./टिए/एटीपी  
 /कलम-२०/एसआर-१४४२अ, दि.०३/०६/०६ अन्वये भोगवटा दाखला देणेबाबत  
 नाहरकत दाखला.
- ३) मा. जिल्हाधिकारी ठाणे यांचेकडील अकृषिक परवानगी  
 आदेश (स.क्र. ४५९/२,३ साठी) क्र. महसूल/क-१/टे-७/एनएपी/एसआर-२४६/१३,  
 दि.१०/०२/१५ तसेच (स.क्र. ४५९/५,६,७ साठी) क्र. महसूल/क-१/टे-१/एनएपी/  
 एसआर-१८५/०४, दि.०५/०२/०५.
- ४) वी इस्टेट इन्व्हेस्टमेंट कंपनी प्रा.लि. यांचे पत्र क्र. ईआय/४२८,  
 दि.०७/०७/१०, ईआय/११६, दि.०२/०७/०८ अन्वये नाहरकत दाखला.
- ५) अग्निशमन विभागाकडील पत्र क्र. मनपा/अग्नि/२५/१०-११,  
 दि.३०/०८/१० अन्वये तात्पुरता नाहरकत दाखला.
- ६) या कार्यालयाचे पत्र क्र. मिभा/मनपा/नर/२४०७/२००४-०५,  
 दि.१०/०३/२००५ व पत्र क्र. मिभा/मनपा/नर/२३८९/२०१०-११,  
 दि.१५/०९/२०१० अन्वये सुधारीत बांधकाम परवानगी.

**-: सुधारीत बांधकाम प्रारंभपत्र :-** (विकास हक्क प्रमाणपत्राच्या वापरासह)  
 (इमारत प्रकार - अ, बी, सी च्या मर्यादित) (फक्त जोत्यापर्यंत)

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ४४, ४५ अन्वये व मुंबई  
 प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३ ते २६९ विकासा कार्य करण्यासाठी /  
 बांधकाम प्रारंभपत्र मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईंदर महानगरपालिका  
 क्षेत्रातील मौजे - नवघर सि.स.नं./सर्वे क्र./हिस्सा क्र. नवीन १३३/२,३,५,६,७ जुना ४५९/२,३,५,६,७  
 या जागेतील रेखांकन, इमारतीचे बांधकाम नकाशांस खालील अटी व शर्तीचे अनुपालन  
 आपणाकडून होण्याच्या अधीन राहून ही मंजूरी देण्यात येत आहे.

- १) सदर भुखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या रहिवास + वाणिज्य  
 वापरासाठीच करण्याचा आहे.
- २) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर

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७२७/७६७



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

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दस्त क्रमांक ९२३ / २०१३  
९२३ / ९६६



मजपा | नं० ७२२ | २०११-१२ डि. ३०।५

१०) यापूर्वी पत्र क्र. .... दि. .... अन्वये  
/यासंबंधित मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे घ्याविते हे वृत्त



अ.क्र.	इमारतीचे नांव/प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र चौ.मी.
१	अ	१	तळ + १६ पार্ট	५३५०.३६
२	बी	१	तळ + १७	६२९२.९३
३	सी	१	तळ + १७	५७६४.२३
एकूण				१७४०७.६० चौ.मी.

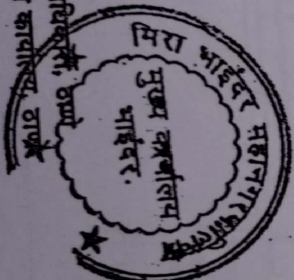
- १०) यापूर्वीचे पत्र क्र. मजपा/नं०/२३८९/२०१०-११, दि.१५/०९/२०१० अन्वये देण्यात आलेली मंजुरी (इमारत प्रकार - अ, बी, सी च्या मर्यादित) रद्द करण्यात येत आहे.
- ११) बांगोवर रेन वॉटर हार्वेस्टिंगची व्यवस्था करणे तसेच अग्निशामन व्यवस्था करणे व अग्निशामन विभागाकडील नाहरकत दाखला सादर करणे आणि आपणावर बांधकाम करणे व (सोलार वॉटर डिस्टिंग सिस्टीम) बसवून काढाविते करणे व त्याबाबत सार्वजनिक बांधकाम विभागाकडील नाहरकत दाखला सादर करणे आपणावर बांधकाम करणे राहिल.
- १२) प्रस्तावित इमारतीसाठी भोगवटा दाखल्यापूर्वी सौर ऊर्जा वित्तिल पाणी गरम करण्याची व्यवस्था (सोलार वॉटर डिस्टिंग सिस्टीम) बसवून काढाविते करणे व त्याबाबत सार्वजनिक बांधकाम विभागाकडील नाहरकत दाखला सादर करणे आपणावर बांधकाम करणे राहिल.
- १३) भोगवटा दाखल्यापूर्वी वृक्ष प्राधिकरणाकडील नाहरकत दाखला सादर करणे बांधकाम करणे राहिल.
- १४) जलत्याच्या दाखल्यापूर्वी विकास योजना रस्त्याने बांधित क्षेत्राच्या नांदणीकृत करारनाम्यासह मिरा भाईदर महानगरपालिकेच्या नावेचा निर्वादाद ७/१२ उतारा सादर करणे बांधकाम करणे राहिल.
- १५) भोगवटा दाखल्यापूर्वी अग्निशामन विभागाकडील तालपुरत्या नाहरकत दाखल्यामधील अटीशर्तीची पूर्तता करून अंतिम नाहरकत दाखला सादर करणे बांधकाम करणे राहिल.
- १६) मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २६३ अन्वये भोगवटा दाखला घेणे आपणावर बांधकाम करणे राहिल.
- १७) इमारत पूर्ण झाल्यानंतर बांधकाम परवानगी मधील नमुद अटी व शर्तीचे पालन केल्याशिवाय बांधकाम पुर्तवाचे प्रमाणपत्र व भोगवटा दाखला देण्यात येणार नाही. अटीची पूर्तता न केल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ व मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ अन्वये विकासकावर गुन्हा नोंद करून पुढील कार्यवाही करण्यात येईल.

मजपा/नं० / /

दि.

आयुक्त

मिरा भाईदर महानगरपालिका



पत्र - याद्वारे यापूर्वीचे पत्र क्र. .... दि. .... अन्वये

- १) मा. अग्निशामन विभागाकडील नाहरकत दाखला सादर करणे तसेच अग्निशामन विभागाकडील नाहरकत दाखला सादर करणे
- २) प्रमाण अधिकारी

दस्ता क्रमांक	१८३८ / २०१३
०२९ / ०६५	



**BUILT UP AREA CALCULATION OF SIXTEENTH F.L.R.**

SAME AS PER TYP. F.L.R. AREA = 313.27 sq.m.

DEDUCTIONS	
1	2.43 x 4.57 x 1No. = 11.11 sq.m.
2	2.58 x 0.78 x 1No. = 1.96 sq.m.
3	3.04 x 3.20 x 1No. = 8.73 sq.m.
4	1.98 x 3.96 x 1No. = 7.84 sq.m.
5	1.22 x 3.81 x 1No. = 4.65 sq.m.
6	1.52 x 1.98 x 1No. = 3.00 sq.m.
<b>TOTAL DEDUCTIONS = 38.29 sq.m.</b>	
<b>BUILT UP AREA OF 16TH F.L.R. = 274.98 sq.m.</b>	

**ST. CASE & LIFT AREA CALCULATION SIXTEENTH F.L.R.**

PERMISSIBLE ST. CASE & LIFT AREA/FL. = 7.36

PROPOSED ST. CASE AREA = 41.25 sq.m.

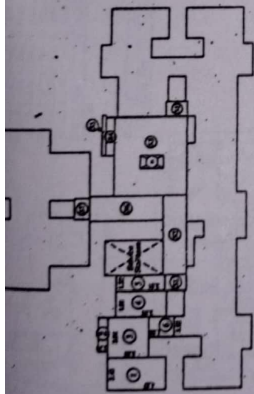
ADDITIONS	
S1	1.22 x 1.22 x 3Nos. = 4.47 sq.m.
S2	12.48 x 1.37 x 1No. = 17.10 sq.m.
S3	6.24 x 3.88 x 1No. = 24.21 sq.m.
S4	3.04 x 0.69 x 1No. = 2.10 sq.m.
S5	3.19 x 0.30 x 1No. = 0.96 sq.m.
S6	1.52 x 5.78 x 1No. = 8.80 sq.m.
<b>TOTAL ADDITION = 57.64 sq.m.</b>	
<b>DEDUCTIONS</b>	
o	1.07 x 1.38 x 1No. = 1.96 sq.m.
<b>TOTAL DEDUCTIONS = 1.96 sq.m.</b>	
<b>TOTAL AREA = 55.68 sq.m.</b>	
<b>EXCESS ST. CASE AREA = 14.43 sq.m.</b>	

**BALCONY AREA CALCULATION SIXTEENTH F.L.R.**

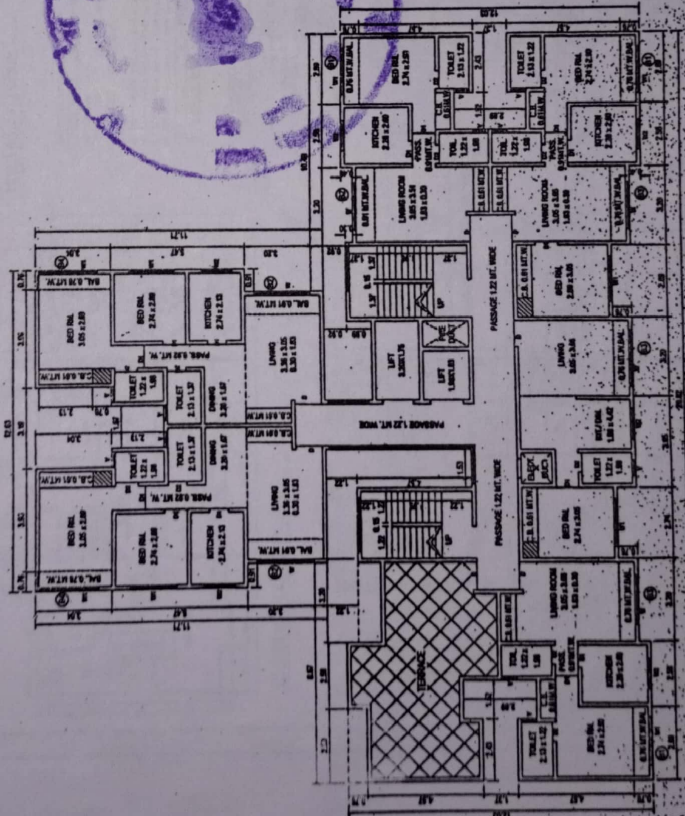
PERMISSIBLE BALCONY AREA/FL. = 103

PROPOSED BALCONY AREA = 37.50 sq.m.

ADDITIONS	
B1	2.89 x 0.78 x 3Nos. = 6.99 sq.m.
B2	3.20 x 0.91 x 3Nos. = 8.74 sq.m.
B3	3.20 x 0.78 x 3Nos. = 7.50 sq.m.
B4	3.04 x 0.78 x 2Nos. = 4.67 sq.m.
<b>TOTAL = 27.89 sq.m.</b>	
<b>EXCESS BALCONY AREA = 14.61 sq.m.</b>	



**ELEVENTH F.L.R. AREA DIAGRAM** SCALE: 1:200



**SIXTEENTH FLOOR PLAN** SCALE: 1:200

CONTENTS OF SHEET	
GROUND FLOOR PLAN, TYPICAL FLOOR PLAN, TERRACE FLOOR PLAN	
BUILT UP AREA DIAGRAM AND CALCULATION STATEMENT	
OF BALCONY & STAIR CASE/STAIRING STATEMENT, SECTION AT AA	
SCHEDULE OF DOOR & WINDOWS	
TYPE	DESCRIPTION
D	TYP. FLUSH DOOR
DI	TYP. PANELLED DOOR
DD	SHIELD DOOR
W	TYP. WINDOW
WI	ALL BLEND WINDOW
W2	ALL BLEND WINDOW
V	VENTILATORS
REMARKS	
DESCRIPTION OF PROPOSAL & PROPERTY	
PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING	
S. NO. 459, H.NO. 23 & 67, VILLAGE - NAVGHAR,	
DISTRICT - THANE	
NAME OF OWNER	
M/S. LINDSAY SHANTIL DEVELOPERS PVT. LTD.	
ADDRESS: P. NO. 1, P. S. VILLAGE, THANE, DISTRICT - THANE	
SCALE	AS SHOWN
DATE	15/05/2023
APPROVAL	APPROVED
CHECKED BY	DATE
<b>PROFESSIONAL ENGINEER</b> No. 15679/2019, Thane District State of Maharashtra, India.	

ट.न.न.-७  
 दस्त क्रमांक ९८३९ / २०२३  
 १४० / १६०



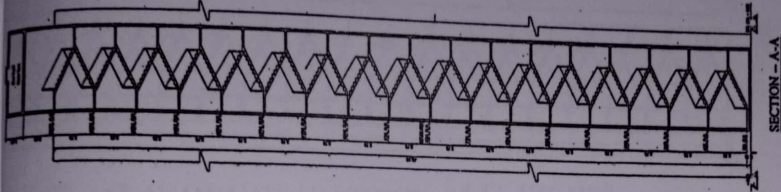


TERRACE FLOOR PLAN

Table with 2 columns: PARTS AND AREA CALCULATION, and 2 columns: PARTS AND AREA CALCULATION. Lists various rooms and their areas.

Table with 2 columns: PARTS AND AREA CALCULATION, and 2 columns: PARTS AND AREA CALCULATION. Lists various rooms and their areas.

Technical specifications and notes including 'COMMERCIAL AREA = 2642 SQ. METERS' and 'RESIDENTIAL AREA = 10214 SQ. METERS'. Includes a stamp for 'INTERMEDIATE CLASS'.



SECTION - A-A

Table with 2 columns: PARTS AND AREA CALCULATION, and 2 columns: PARTS AND AREA CALCULATION. Lists various rooms and their areas.

Table with 2 columns: PARTS AND AREA CALCULATION, and 2 columns: PARTS AND AREA CALCULATION. Lists various rooms and their areas.

Table with 2 columns: PARTS AND AREA CALCULATION, and 2 columns: PARTS AND AREA CALCULATION. Lists various rooms and their areas.

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Table with 2 columns: PARTS AND AREA CALCULATION, and 2 columns: PARTS AND AREA CALCULATION. Lists various rooms and their areas.

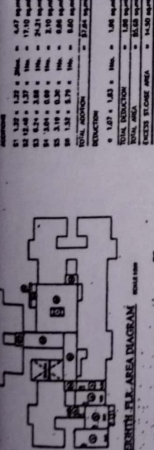
Table with 2 columns: PARTS AND AREA CALCULATION, and 2 columns: PARTS AND AREA CALCULATION. Lists various rooms and their areas.

Table with 2 columns: PARTS AND AREA CALCULATION, and 2 columns: PARTS AND AREA CALCULATION. Lists various rooms and their areas.

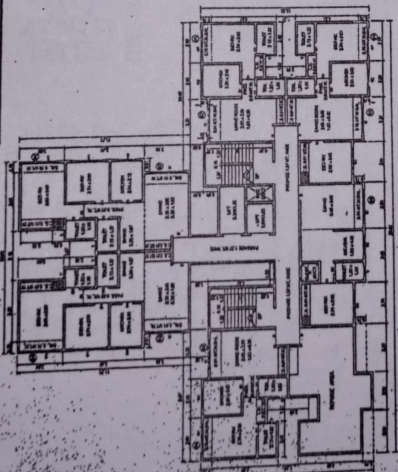
Table with 2 columns: PARTS AND AREA CALCULATION, and 2 columns: PARTS AND AREA CALCULATION. Lists various rooms and their areas.

Table with 2 columns: PARTS AND AREA CALCULATION, and 2 columns: PARTS AND AREA CALCULATION. Lists various rooms and their areas.

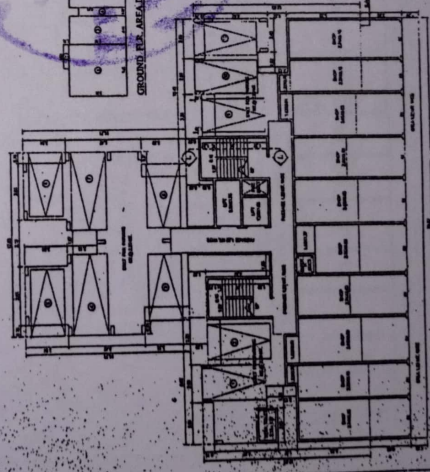
Table with 2 columns: PARTS AND AREA CALCULATION, and 2 columns: PARTS AND AREA CALCULATION. Lists various rooms and their areas.



FIRST FLOOR AREA DIAGRAM



EIGHTH FLOOR PLAN



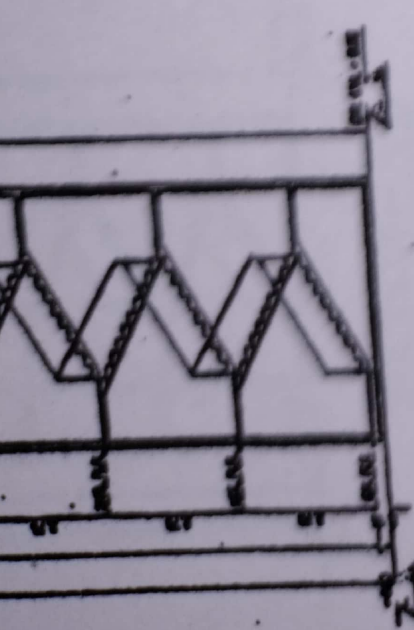
GROUND FLOOR PLAN



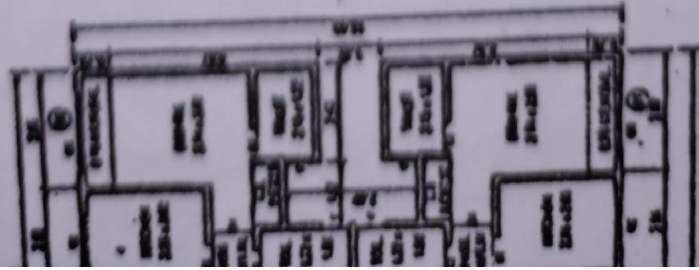
TYPICAL FLOOR PLAN (FOR TO THE 5TH TO 10TH FLS)

Handwritten notes and stamps: 'ट.न.न.-७', 'दस्ता क्रमांक ९३९ / २०१३', '१३३ / १६०'.







SECTION - A-A  
SCALE - 1:20



TYPE	1. (S.No. 1)	2. (S.No. 2)	3. (S.No. 3)	4. (S.No. 4)	5. (S.No. 5)	6. (S.No. 6)	7. (S.No. 7)	8. (S.No. 8)
B	1. (S.No. 1)	2. (S.No. 2)	3. (S.No. 3)	4. (S.No. 4)	5. (S.No. 5)	6. (S.No. 6)	7. (S.No. 7)	8. (S.No. 8)
CI								
CE								
CS								
CU								
CV								
CA								
CB								

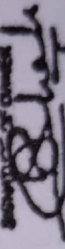
REMARKS


Check the...  
  
  
 ११-०६-२०१८

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RESIDENTIAL BUILDING ON PLOT BEARING  
 S. NO. 499, H.NO. 2, 3, 5, 6 & 7 WILL - NAVGHAR,  
 DISTRICT - THANE

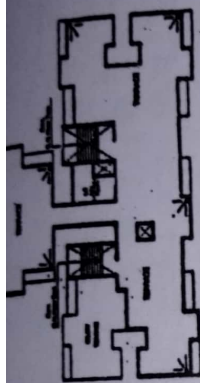
NAME OF OWNER  
 M/S. UNIQUE SHANTI DEVELOPERS PVT. LTD.  
 SUBSIDIARY OF M/S. UNIQUE TRADING CORPORATION LTD.

DESIGNER OF OWNER  


SCALE AS SHOWN	DRAWN BY MAYALI	CHECKED BY MAYALI
		

ARCHITECT & ENGINEER  
 M/S. UNIQUE TRADING CORPORATION LTD.  
 107-D B.P. Road, Thane (S), Dist. Thane-400 007.  
 Tel: 2811 1007





TERRACE FLOOR PLAN

**PERMISSIBLE AREA EVALUATION**

CHART AREA OF PLAT	NO. OF PERMISSIBLE AREAS IN BLOCK	PERMISSIBLE AREAS IN BLOCK	NET B.U.P. AREA
35.00 TO 45 SQ.M.	16	04	17
45.00 TO 70 SQ.M.	48	24	07
ABOVE 70 SQ.M.	---	---	---
<b>TOTAL</b>	<b>112</b>	<b>40</b>	<b>11</b>
			<b>29</b>

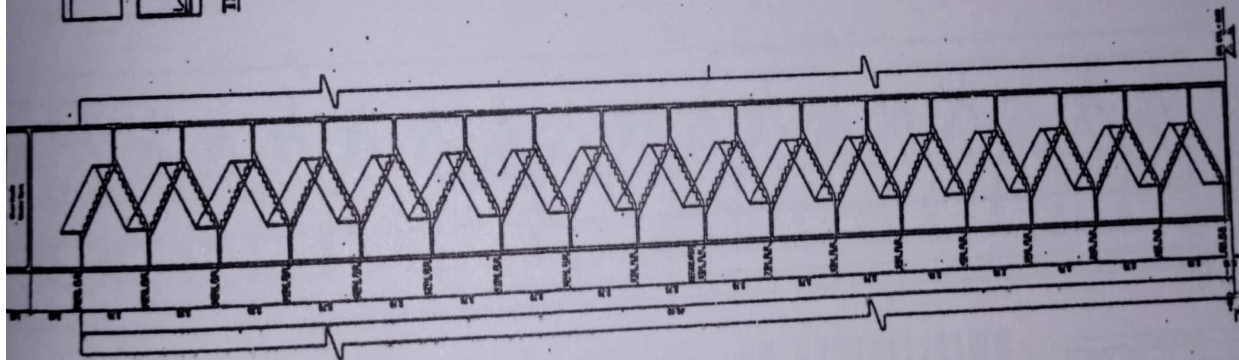
**BUILT UP AREA EVALUATION IN SOLAR'S**

FLOOR	BUILT UP AREA	EXCESS B.U.C.	EXCESS STAGE	NET B.U.P. AREA
GROUND	249.82 SQ.M.	---	---	249.82 SQ.M.
FIRST	313.27 SQ.M.	1.03 SQ.M.	8.69 SQ.M.	322.89 SQ.M.
SECOND	313.27 SQ.M.	1.03 SQ.M.	8.69 SQ.M.	322.89 SQ.M.
THIRD	313.27 SQ.M.	1.03 SQ.M.	8.69 SQ.M.	322.89 SQ.M.
FOURTH	313.27 SQ.M.	1.03 SQ.M.	8.69 SQ.M.	322.89 SQ.M.
FIFTH	313.27 SQ.M.	1.03 SQ.M.	8.69 SQ.M.	322.89 SQ.M.
SIXTH	313.27 SQ.M.	1.03 SQ.M.	8.69 SQ.M.	322.89 SQ.M.
SEVENTH	313.27 SQ.M.	1.03 SQ.M.	8.69 SQ.M.	322.89 SQ.M.
EIGHTH	274.50 SQ.M.	0.27 SQ.M.	14.50 SQ.M.	282.27 SQ.M.
NINTH	313.27 SQ.M.	1.03 SQ.M.	8.69 SQ.M.	322.89 SQ.M.
TENTH	313.27 SQ.M.	1.03 SQ.M.	8.69 SQ.M.	322.89 SQ.M.
ELEVENTH	313.27 SQ.M.	1.03 SQ.M.	8.69 SQ.M.	322.89 SQ.M.
TWELFTH	313.27 SQ.M.	1.03 SQ.M.	8.69 SQ.M.	322.89 SQ.M.
THIRTEENTH	313.27 SQ.M.	1.03 SQ.M.	8.69 SQ.M.	322.89 SQ.M.
FOURTEENTH	313.27 SQ.M.	1.03 SQ.M.	8.69 SQ.M.	322.89 SQ.M.
FIFTEENTH	313.27 SQ.M.	1.03 SQ.M.	8.69 SQ.M.	322.89 SQ.M.
SIXTEENTH	313.27 SQ.M.	1.03 SQ.M.	8.69 SQ.M.	322.89 SQ.M.
TOTAL	5185.08 SQ.M.	14.99 SQ.M.	144.39 SQ.M.	5300.36 SQ.M.

COMMERCIAL AREA = 249.82 SQ.M.  
RESIDENTIAL AREA = 5105.54 SQ.M.

**CONTENTS OF SHEET**

TYPE	NO.	DESCRIPTION	REMARKS
1	1	GROUND FLOOR TYPICAL FLOOR PLAN	
2	2	BUILT UP AREA UNDER PROPOSED TYPICAL FLOOR PLAN	
3	3	PERMISSIBLE STAGE & LIFT	
4	4	EXCESS STAGE & LIFT	
5	5	BALCONY AREA CALCULATION	
6	6	BUILT UP AREA CALCULATION OF TYPICAL FLOOR	
7	7	GROUND FLOOR AREA DIAGRAM	
8	8	SECTION - A-A	
9	9	TERRACE FLOOR PLAN	



SECTION - A-A

**BUILT UP AREA CALCULATION OF TYPICAL FLOOR**

1	2.43 x 4.57 = 11.09 sq.m.
2	3.04 x 3.20 = 9.73 sq.m.
3	2.58 x 0.78 = 2.01 sq.m.
4	1.08 x 3.06 = 3.29 sq.m.
5	1.22 x 3.81 = 4.65 sq.m.
6	1.52 x 4.11 = 6.25 sq.m.
7	1.98 x 4.11 = 8.14 sq.m.
8	1.83 x 3.06 = 5.58 sq.m.
9	2.28 x 3.25 = 7.41 sq.m.
10	1.22 x 2.58 = 3.15 sq.m.
11	1.68 x 0.76 = 1.28 sq.m.
12	0.24 x 3.96 = 0.95 sq.m.
13	2.12 x 3.25 = 6.89 sq.m.
14	1.22 x 3.96 = 4.84 sq.m.
15	3.65 x 1.22 = 4.45 sq.m.
16	3.81 x 1.98 = 7.54 sq.m.
17	3.48 x 5.47 = 19.02 sq.m.
18	3.86 x 0.76 = 2.93 sq.m.
19	3.35 x 2.28 = 7.64 sq.m.
20	1.87 x 3.34 = 6.27 sq.m.

TOTAL BUILT UP AREA OF TYPICAL FLOOR = 113.37 sq.m.

**BALCONY AREA CALCULATION**

TYPICAL FLOOR	PERMISSIBLE BALCONY	PROPOSED BALCONY AREA
1	0.76	0.76
2	0.76	0.76
3	0.76	0.76
4	0.76	0.76
5	0.76	0.76
6	0.76	0.76
7	0.76	0.76
8	0.76	0.76
9	0.76	0.76
10	0.76	0.76
11	0.76	0.76
12	0.76	0.76
13	0.76	0.76
14	0.76	0.76
15	0.76	0.76
16	0.76	0.76
17	0.76	0.76
18	0.76	0.76
19	0.76	0.76
20	0.76	0.76

STAGE & LIFT AREA CALCULATION

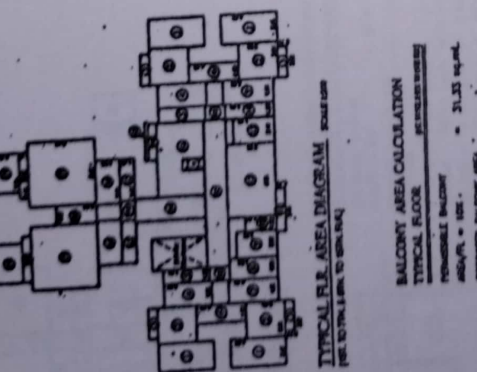
**TYPICAL FLOOR**

1	1.22 x 1.22 = 1.49 sq.m.
2	1.27 x 1.27 = 1.61 sq.m.
3	1.27 x 1.27 = 1.61 sq.m.
4	1.27 x 1.27 = 1.61 sq.m.
5	1.27 x 1.27 = 1.61 sq.m.
6	1.27 x 1.27 = 1.61 sq.m.
7	1.27 x 1.27 = 1.61 sq.m.
8	1.27 x 1.27 = 1.61 sq.m.
9	1.27 x 1.27 = 1.61 sq.m.
10	1.27 x 1.27 = 1.61 sq.m.
11	1.27 x 1.27 = 1.61 sq.m.
12	1.27 x 1.27 = 1.61 sq.m.
13	1.27 x 1.27 = 1.61 sq.m.
14	1.27 x 1.27 = 1.61 sq.m.
15	1.27 x 1.27 = 1.61 sq.m.
16	1.27 x 1.27 = 1.61 sq.m.
17	1.27 x 1.27 = 1.61 sq.m.
18	1.27 x 1.27 = 1.61 sq.m.
19	1.27 x 1.27 = 1.61 sq.m.
20	1.27 x 1.27 = 1.61 sq.m.

**BUILT UP AREA CALCULATION OF TYPICAL FLOOR**

1	2.43 x 4.57 = 11.09 sq.m.
2	3.04 x 3.20 = 9.73 sq.m.
3	2.58 x 0.78 = 2.01 sq.m.
4	1.08 x 3.06 = 3.29 sq.m.
5	1.22 x 3.81 = 4.65 sq.m.
6	1.52 x 4.11 = 6.25 sq.m.
7	1.98 x 4.11 = 8.14 sq.m.
8	1.83 x 3.06 = 5.58 sq.m.
9	2.28 x 3.25 = 7.41 sq.m.
10	1.22 x 2.58 = 3.15 sq.m.
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12	0.24 x 3.96 = 0.95 sq.m.
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14	1.22 x 3.96 = 4.84 sq.m.
15	3.65 x 1.22 = 4.45 sq.m.
16	3.81 x 1.98 = 7.54 sq.m.
17	3.48 x 5.47 = 19.02 sq.m.
18	3.86 x 0.76 = 2.93 sq.m.
19	3.35 x 2.28 = 7.64 sq.m.
20	1.87 x 3.34 = 6.27 sq.m.

TOTAL BUILT UP AREA OF TYPICAL FLOOR = 113.37 sq.m.



BALCONY AREA CALCULATION

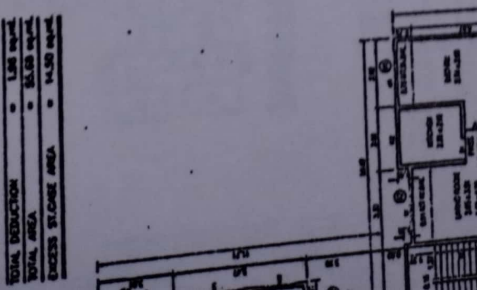
**TYPICAL FLOOR**

1	0.76	0.76
2	0.76	0.76
3	0.76	0.76
4	0.76	0.76
5	0.76	0.76
6	0.76	0.76
7	0.76	0.76
8	0.76	0.76
9	0.76	0.76
10	0.76	0.76
11	0.76	0.76
12	0.76	0.76
13	0.76	0.76
14	0.76	0.76
15	0.76	0.76
16	0.76	0.76
17	0.76	0.76
18	0.76	0.76
19	0.76	0.76
20	0.76	0.76

**BUILT UP AREA CALCULATION OF TYPICAL FLOOR**

1	2.43 x 4.57 = 11.09 sq.m.
2	3.04 x 3.20 = 9.73 sq.m.
3	2.58 x 0.78 = 2.01 sq.m.
4	1.08 x 3.06 = 3.29 sq.m.
5	1.22 x 3.81 = 4.65 sq.m.
6	1.52 x 4.11 = 6.25 sq.m.
7	1.98 x 4.11 = 8.14 sq.m.
8	1.83 x 3.06 = 5.58 sq.m.
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16	3.81 x 1.98 = 7.54 sq.m.
17	3.48 x 5.47 = 19.02 sq.m.
18	3.86 x 0.76 = 2.93 sq.m.
19	3.35 x 2.28 = 7.64 sq.m.
20	1.87 x 3.34 = 6.27 sq.m.

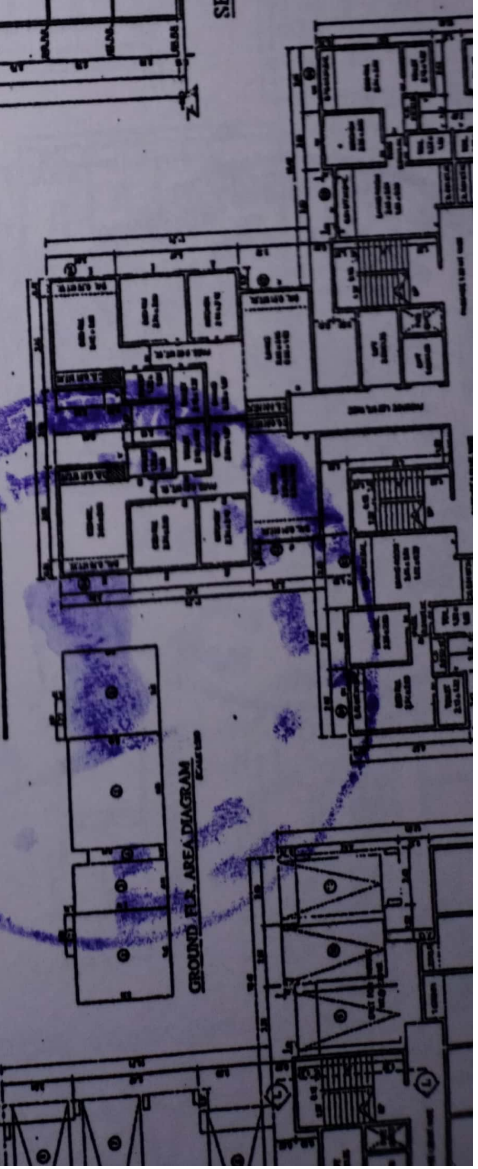
TOTAL BUILT UP AREA OF TYPICAL FLOOR = 113.37 sq.m.



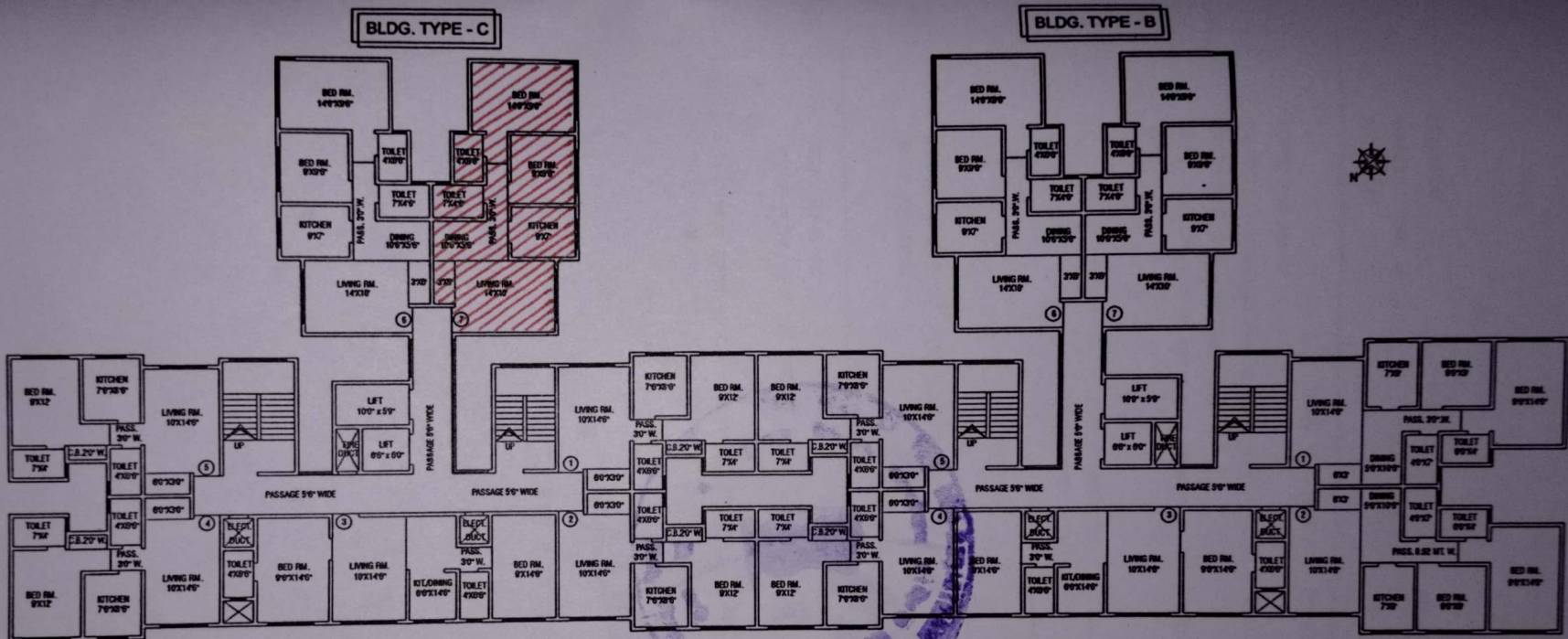
BUILT UP AREA CALCULATION OF GROUND FLOOR

**GROUND FLOOR**

1	7.65	7.65
2	3.25	3.25
3	4.11	4.11
4	1.22	1.22
5	5.58	5.58







TYPICAL FLOOR PLAN  
[1ST. TO 7TH., 9TH. TO 15TH. & 17TH. FLR.]

← 18.00 Mt. Wide D.p. Road →

936 / 666  
 12013  
 12013

Flat/Shop No.: 1507  
 on Floor : 15th  
 in Bldg. No. : 'C' wing  
 Area : 603-65 sq. Ft. Carpet

Builders Sign. : HAD

Purchaser's Sign : BK Yadav

द्विपती यादव



337/9839

सोमवार, 30 डिसेंबर 2013 8:48

म.नं.

दस्त गोचवारा भाग-1

टनन 7 9839/2013

दस्त क्रमांक: 9839/2013

दस्त क्रमांक: टनन 7 /9839/2013

बाजार मुल्य: रु. 43,92,500/- मोबदला: रु. 35,28,000/-

भरलेले मुद्रांक शुल्क: रु. 2,63,620/-

दु. नि. सह. दु. नि. टनन 7 यांचे कार्यालयात

अ. क्र. 9839 वर दि. 30-12-2013

रोजी 8:46 म.नं. वा. हजर केला.

पावती: 14964

पावती दिनांक:

30/12/2013

सादरकरणाराचे नाव: भरतकुमार एम. यादव - -

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु.

3340.00

पृष्ठांची संख्या: 167

दस्त हजर करणाऱ्याची सही:

एकुण: 33340.00

  
Joint Sub Registrar Thane 7

  
Joint Sub Registrar Thane 7

दस्ताचा प्रकार: सप्लीमेंट्री अॅप्लीमेंट

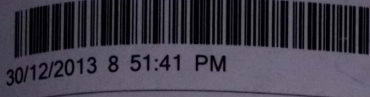
मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिकका क्रं. 1 30 / 12 / 2013 08 : 41 : 41 PM ची वेळ: (सादरीकरण)

शिकका क्रं. 2 30 / 12 / 2013 08 : 43 : 00 PM ची वेळ: (फी)



Summary-2( दस्त गोषवारा भाग - २ )



30/12/2013 8 51:41 PM

दस्त गोषवारा भाग-2

टनन7 9839/2013

दस्त क्रमांक:9839/2013

दस्त क्रमांक :टनन7/9839/2013

दस्ताचा प्रकार :-सप्लीमेंट्री अॅग्रीमेंट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्स युनिकशांती डेव्हलपर्स प्रा.लि.चे डायरेक्टर हेमल जे दोशी - - पत्ता:-, 1 ला मजला , हर्ष प्लाझा , -, मिरारोड पूर्व , Mira Road, Maharashtra, Thane, Non-Government. पॅन नंबर:AAACU5924C	लिहून देणार वय :-30 स्वाक्षरी:- <i>Hemal</i>		
2	नाव:भरतकुमार एम. यादव - - पत्ता:प्लॉट नं: 601/एफ , माळा नं: 6 वा मजला , इमारतीचे नाव: हप्पी होम हाइट्स , ब्लॉक नं: पूनम गार्डन , रोड नं: मिरारोड पूर्व , महाराष्ट्र, ठाणे. पॅन नंबर:AAFPPY0695N	लिहून घेणार वय :-51 स्वाक्षरी:- <i>Bhargava</i>		
3	नाव:हिरावती बी. यादव - - पत्ता:प्लॉट नं: 601/एफ , माळा नं: 6 वा मजला , इमारतीचे नाव: हप्पी होम हाइट्स , ब्लॉक नं: पूनम गार्डन , रोड नं: मिरारोड पूर्व , महाराष्ट्र, ठाणे. पॅन नंबर:ABMPY8691G	लिहून घेणार वय :-41 स्वाक्षरी:- <i>Hiravati</i>		

वरील दस्तऐवज करून देणार तथाकथीत सप्लीमेंट्री अॅग्रीमेंट चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिवका क्र.3 ची वेळ:30 / 12 / 2013 08 : 46 : 12 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:राहुल पवार - - वय:26 पत्ता:दुकान नं.3,बी.नं.6/7,सेक्टर-5,शांती गार्डन, मिरारोड स्वाक्षरी पूर्व पिन कोड:401107		
2	नाव:निखिल ठक्कर - - वय:30		



पत्ता:दुकान नं.3,बी.नं.6/7,सेक्टर-5,शांती गार्डन, मिरारोड  
पूर्व  
पिन कोड:401107

स्वाक्षरी



शिकका क्र.4 ची वेळ:30 / 12 / 2013 08 : 46 : 55 PM

शिकका क्र.5 ची वेळ:30 / 12 / 2013 08 : 47 : 06 PM नोंदणी पुस्तक 1 मध्ये

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या दस्तऐवजा मध्ये एकूण १६६ पाने आहेत

पुस्तक क्रमांक १

....६५३६.... क्रमांकावर नोंदला

सह. दुय्यम निबंधक ठाणे क्र. ७  
तारीख...३०...नाहे.१२.सन २०१३

ट.न.न.-७	
दस्त क्रमांक	६५३६ / २०१३
१६६	१६६

