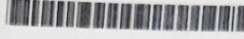


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नोंदणी 39 म.
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पावती

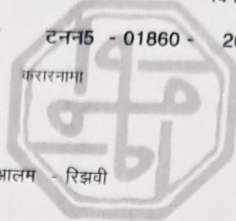
पावती क्र. : 1951

दिनांक 10/03/2004

गावाचे नाव कोसा

दस्तऐवजाचा अनुक्रमांक टनन5 - 01860 - 2004

दस्ता ऐवजाचा प्रकार करारनामा



सादर करणाराचे नाव: हुस्ने आलम - रिझर्वी

नोंदणी फी :- 6070.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (43) :- 860.00

एकूण रु. 6930.00

आपणास हा दस्त अंदाजे 6:27PM ह्या वेळेस मिळेल

दुय्यम निबंधक टा. क्र. ५

बाजार मुल्य: 606390 रु. मोबदला: 562000रु.

भरलेले मुद्रांक शुल्क: 15150 रु.

देयकाचा प्रकार : चलनाचे;

चलन क्रमांक: 80; रक्कम: 6070 रु.; दिनांक: 08/03/2004

Designed & developed by C-DAC, Pune

SARITA REPORTS-VERSION 4.8.1

मूळ दस्त दिला

भरणा करणाऱ्याची स्वाक्षरी
दिनांक

दुय्यम निबंधक टा. क्र. ५
दिनांक

दिनांक

पावती भागव्याचे	कोसागावणे/अनकोसागावणे/भारतीय रिजर्व बँकेने/भारतीय स्टेट बँकेने/हिजाब स्टेट बँकेने भागव्याचे
दणी फी	रक्कम मिळाली: 6070/-
नोंदणीसाठी फी	रकम (आकड्यात) 6070/- शब्द (शुद्ध) सात हजार (मिळक) अठराशे दिनांक: 10/03/2004
5	कोसागावणे/अनकोसागावणे/भारतीय रिजर्व बँकेने/भारतीय स्टेट बँकेने/हिजाब स्टेट बँकेने
2	कोसागावणे/अनकोसागावणे/भारतीय रिजर्व बँकेने/भारतीय स्टेट बँकेने/हिजाब स्टेट बँकेने
0	कोसागावणे/अनकोसागावणे/भारतीय रिजर्व बँकेने/भारतीय स्टेट बँकेने/हिजाब स्टेट बँकेने
0	कोसागावणे/अनकोसागावणे/भारतीय रिजर्व बँकेने/भारतीय स्टेट बँकेने/हिजाब स्टेट बँकेने

पावती / अनकोसागावणे/भारतीय रिजर्व बँकेने/भारतीय स्टेट बँकेने

प्रधानशीर्ष ००३० मुद्रांक व नोंदणी फी

मूळ दस्त दिला

10/03/2004

टनन-५
११८३

* येथे कोसागावणे/दंडेल रक्कम भरणा करणाऱ्याबाबत आदेश देणाऱ्या अधिकार्यांचा तशी निष्का उरवावा. [फ. मागे वाच.

Receipt No. 7 2575645

(वि. नि. नमुना क्र. १) (Fin R. Form No. 1)

56625

सर्वथा. ११३ मं. Gen 113 me.

मूळ प्रत ORIGINAL COPY

[अहस्तांतरणीय] [NO. TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place... Thane... दिनांक/Date... 31/3/07

Received from... Husne Alam Rizvi

रु./Rs... 15150/- (रुपये/Rupees)

on account of... [Signature]

रोखपास वा लेखापास Cashier or Accountant.

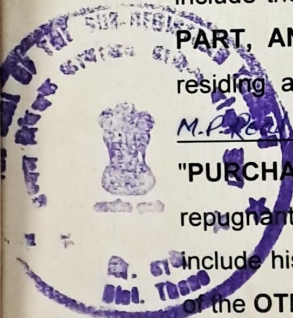
(सही/Signature) (पदनाम/Designation) Proper Officer Sub Registrar Thane-2

Dongse - Pan No. Rizvi - Pan No. ABSPR 20302 15150/- Husne Alam Rizvi Hundered Lites [Signature] 29 8103/07

AGREEMENT FOR SALE

Proper Officer Sub Registrar Thane-2

THIS AGREEMENT FOR SALE is made and entered at Kausa/Thane this 9th day of MARCH, in the year 2004 BETWEEN M/S. STATUS CONSTRUCTION, (BUILDERS & DEVELOPERS) having its Site Office at Hanif Manzil, Ground Floor, Galaxy Complex, 'C' Type Building, Kadar Palace Road, Kausa, Thane - 400 612, hereinafter referred to as the "DEVELOPER" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include their successor and permitted Assigns) of the ONE PART, AND MR./MRS./M/S. HUSNE ALAM RIZVI, residing at 4/86, Sahyog Shopping Centre & Resi. Arcade, M.P.R.C. Mumbai, THANE, hereinafter referred to as the "PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include his/her/their, executors, administrators and assigns) of the OTHER PART.



MAH-CMA/2074 INDIA 46625 SPECIAL 134001 MAR 28 2004 R.0015150 P.B.1027

दन न-९ १५१० १००४ ५०३

...2/-

[Signatures]

46625 - 15150

WHEREAS the land bearing Survey No.6, Hissa No.4, admeasuring 1936 sq. yards or thereabout at Village Kausa, Taluka and District Thane, within the limits of Thane Municipal Corporation and Registration and Sub-Registration District of Thane, more particularly described in the Schedule-I hereunder written and hereinafter referred to as the "SAID PROPERTY", of absolute Ownership of Mr. Hanif Abdul Majid Dhongre (since deceased and hence through his legal heirs,

1. Mrs. Parveen Hanif Dhongre
2. Master Aatif Hanif Dhongre and
3. Baby Farah Hanif Dhongre of Kausa, Thane, hereinafter referred to as the "Original Owners". (The 7 / 12 extract attached and marked exhibit A is in the name of Owners herein).

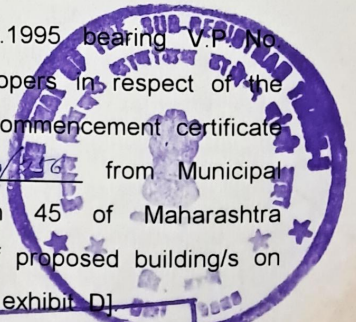
AND WHEREAS the said original owners granted right to develop the said property to Mr. Siraj Mohammed Ali Dhongre.

AND WHEREAS the Original owners executed various documents such as Development Agreement and Power of Attorney in favour of the said Mr. Siraj Mohammed Ali Dhongre of M/s. STATUS CONSTRUCTION, (Builders & Developers), Kausa, Thane - 400 612.

AND WHEREAS the Non Agricultural permission in respect of the said plot of land from the Hon'ble Collector of Thane, bearing Order No. Rev/Class1/T-8/N.A.P./SR-119/95 dated 20-10-1995 has been obtained. (Copy annexed & marked exhibit B).

AND WHEREAS the permission under Urban Land Ceiling Act, 1976, vide the letter of the competent authority, bearing No. ULC/1088/2795/D-XIII, Dt. 19-8-1988/22-8-1988 and ULC/1089/[3081]/D-XIII dt. 5.3.1990 has been obtained [copy annexed & marked exhibit C].

AND WHEREAS the Building Permit dt. 14.6.1995 bearing V.P. No. 94153/TMC/TDD-776 is obtained by the Developers in respect of the said plot of land and have also obtained the commencement certificate dt. 5/5/1996 Bearing No. 94/153/TMC/TDD/356 from Municipal Corporation of Thane City, under Section 45 of Maharashtra Registration & Town Planning Act in respect of proposed building/s on the said plot of land. [Copy annexed & marked exhibit D].



Signature *Signature*

टनन-९
वत्त १६० / २००४
३/००

...3/-

AND WHEREAS the Developers have prepared plans for the building/s which are duly approved and sanctioned by Thane Municipal Corporation vide their Order dt. 8.5.1996.

AND WHEREAS being authorized to develop the said property, the Developers herein did commence constructing ONE building of ground plus four storeyed building on or upon the said property in accordance with the plans and specifications sanctioned by the local Authority i.e. Thane Municipal Corporation, proposed to be known as HANIF MANZIL (hereinafter in this Agreement, for brevity's sake is referred to as the "Said Buildings") as per the said Development Agreement.

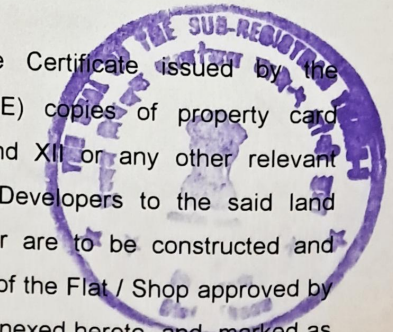
AND WHEREAS by virtue of the Development Agreement and Power of Attorney dt. _____ and _____ respectively, the Developers have the sole and exclusive rights to sell the Flats / Shops on the said land and to enter into Agreement/s with the purchaser/s of Flats / Shops.

AND WHEREAS the Flat/Shop purchaser demanded from the Developers and the Developers have given the inspection to the Flat / Shop PURCHASER/S of all the documents regarding the said land, the order, the Development Agreement, the P.O.A. and plans, designs and specifications prepared by the Developers Architect M/s. Savit Sawant and of such other documents prescribed under Maharashtra Flat Ownership Act, 1963 (hereinafter referred to as the "Said Act")

AND WHEREAS the Developers have got approved from the concerned local authority the plans, specifications, elevations, sections and details of the said building.

AND WHEREAS the copies of the Title Certificate issued by the Advocate of Developers, (Marked Exhibit E) copies of property card and extracts of Villages, Forms VI or VII and XII or any other relevant record showing the nature of the title of Developers to the said land on which the Flats / Shops are constructed or are to be constructed and the copies of the plans and specifications of the Flat / Shop approved by the concerned local authority have been annexed hereto and marked as Exhibit A, B, C and D respectively.

[Handwritten signatures]



दनन-५
वस १२६० / २००४
४४३

...4/-

AND WHEREAS the Developers have got approved from the concerned local authority the plans, specifications, elevations, sections and details of the said building/s.

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

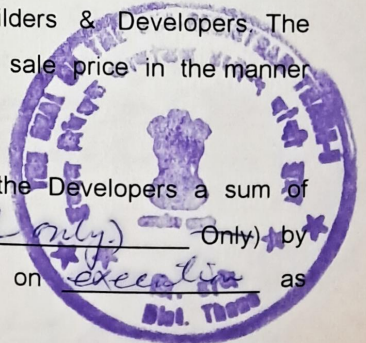
AND WHEREAS the Developers have accordingly commenced the construction of the building/s in accordance with the said plans.

AND WHEREAS the PURCHASER/S has/have applied to the Developers for allotment of Flat / Shop No. B/405 on Fourth floor in Area 750. Sq.ft. (built-up) building known Hanif Manzil situated at Kausa.

AND WHEREAS the Developers have agreed to sell the Flat / Shop for the price and under the conditions fixed by the Builders & Developers.

AND WHEREAS prior to the execution of this Agreement the Purchaser has paid to the Developers a sum of Rs. 50,000/- (Rupees Fifty thousand only. only) being the part payment of the price of the Flat / Shop agreed to be sold by the Developers to the Purchaser as advance payment or deposit which shall in event exceed 10% of the sale price agreed to be paid by the PURCHASER/S to the Builders & Developers. The Purchaser has agreed to pay the balance of sale price in the manner hereinafter appearing.

AND WHEREAS the Purchaser had paid to the Developers a sum of Rs. 50,000/- (Rupees Fifty thousand only. Only) by way of ~~cash~~ / cheque out of the said price on execution as initial payment.



[Handwritten signatures]

टनन-९
दस्तावेज १४६० / २००४
९/४३

...5/-

AND WHEREAS the Builders & Developers have entered into a standard Agreement with an Architect with an Architect registered with the Council of Architects and such agreement is as per the Agreement prescribed by the Council of Architects whereas the Developers have appointed Structural Engineer of the building and the Developers accept the professional supervision of the Architect and the Structural Engineer till the completion of the building/s. Relying upon the said representation made by the Developers the Purchaser has agreed to purchase the said Flat / Shop for the price and on the terms and conditions hereinafter appearing.

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

1) The Developers shall construct R.C.C. Building/s consisting of ground four floors on the land described in the First Schedule hereunder written in accordance with the plans, design and specifications approved by the Purchaser with only such variations and modifications as the Developers may consider necessary or as may be required by the concerned local authority of Government PROVIDED that the Developers shall have to obtain consent in writing in respect of such variations and modifications which may adversely effect the Purchaser.

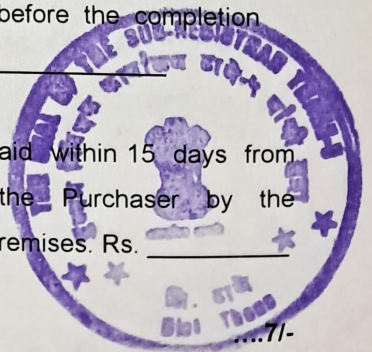
2) The Purchaser has agreed to purchase from the Developers and the Developers agreed to sell to the Purchaser the Flat / Shop on the floor plan thereof here to annexed and marked exhibit F for the price of Rs. 5,62,000/- (Rupees Five Lakh Sixty only) out of which a sum of Rs. 50,000/- (Rupees Fifty thousand only) has been paid by the

Purchaser on the execution of these presents, the receipt of which the Developers do hereby admit. The Purchaser hereby agrees to pay to the Developers the balance amount of purchase price of Rs. 5,12,000/- (Rupees Five lakh twelve thousand only) in the following manners :

Signature

टनन-५
वस्तु १५६० / २००४...६/-
६/०३

- i. 10% of the total cost shall be paid on or before completion of plinth work. Rs. _____
- ii. 10% of the total cost shall be paid on or before the casting of the First Slab. Rs. _____
- iii. 10% of the total cost shall be paid on or before the casting of the Second Slab. Rs. _____
- iv. 10% of the total cost shall be paid on or before the casting of the Third Slab. Rs. _____
- v. 10% of the total cost shall be paid on or before the casting of the Fourth Slab. Rs. _____
- vi. 8% of the total cost shall be paid on or before the brick wall work Rs. _____
- vii. 8% of the total cost shall be paid on or before the external plaster work. Rs. _____
- viii. 8% of the total cost shall be paid on or before the internal plaster work. Rs. _____
- ix. 8% of the total cost shall be paid on or before the tiling work. Rs. _____
- x. 8% of the total cost shall be paid on or before the completion of plumbing and sanitary work. Rs. _____
- xi. The balance amount of 10% shall be paid within 15 days from the date on which a notice is issued to the Purchaser by the Developers offering possession of the said premises. Rs. _____



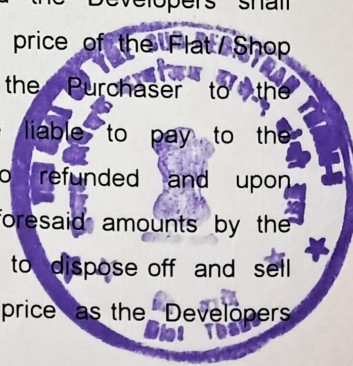
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टनन-९
वस्तु १८६० / २००४
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3) The Developers hereby agree to observe, perform and accompany with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority of the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Flat / Shop to the Purchaser obtain from the concerned local authority occupation and/or completion certificates in respect of the Flat / Shop.

4) The Developers hereby declare that the floor space index available in respect of the said land is _____ sq.mtrs only and that no part of the said floor space index has been utilized by the Developers elsewhere for any purpose whatsoever. In case the said floor space index has been utilized by the Developers elsewhere, then the Developers shall furnish to the Purchaser all the detailed particulars in respect of such utilization of said floor space index by him. In case while developing the said land, the Developers have utilized any floor space index shall be disclosed by the Developers to the Purchaser. The actual F.A.R. (F.S.I.) in the picture or the layout not consumed will be available to the Developers even in case Society registration, the society will or should not raise any objection for further F.A.R. (F.S.I.) which have approved of authority till constructing building or buildings on the plot of land.

5) The Purchaser agrees to pay the interest at the rate of 24% per annum on all amounts which become due and payable by the Purchaser to the Developers under the terms of this Agreement from the date the said amount becomes due and the Developers shall refund to the Purchaser the instalments of sale price of the Flat / Shop which may till then have been paid by the Purchaser to the Developers but the Developers shall not be liable to pay to the Purchaser any interest on the amounts so refunded and upon termination of this agreement and refund of aforesaid amounts by the Developers, the Developers shall be at liberty to dispose off and sell the Flat / Shop to such person and at such price as the Developers may in their absolute discretion think fit.



[Handwritten signatures]

दनन-६ ...8/-
वस्त ११६० / २००४
८/७३

6) The fixtures, fittings and amenities to be provided by the Builders/Developers in the said building and the Flats/Shops are those that are set but in the Second Schedule hereinafter written.

7) The Developers shall give possession of the Flat / Shop to the Purchaser on or before _____ and unless the Developers have failed and/or neglected to give possession of the Flat / Shop to the Purchaser on account of reasons beyond their control and of their agents as per the provisions of Sec. 'B' of Maharashtra Ownership Flats Act, by the aforesaid date or dates prescribed in Sec. 'B' of the said Act, then the Developers shall be liable on demand to refund to the Purchaser the amounts already received by him in respect of the Flat/Shop with simple interest 9% per annum from the date of the Developers having received the sum till the date of the amount and interest thereon is repaid PROVIDED that by mutual consent it is agreed that dispute whether the stipulations specified in Section 8 have been satisfied or not will be referred to the Competent Authority who will act as an Arbitrator. Till the entire amount and interest thereon is refunded by the Builders/Developers to the Purchaser the same shall, subject to prior encumbrance if any, be a charge on the said land as well as the construction or building in which the said Flat/Shops are situated or were to be situated.

PROVIDED that the Developers shall be entitled to reasonable extension of time for giving delivery of the Flat/Shop on the aforesaid date, if the complication of the building in which the flat/shop is to be situated is delayed on account of -

- i. non-availability of steel, cement, other building material, water or electric supply.
- ii. War, Civil commotion or act of God;
- iii. Any notice, rule, notification of the Government and/or other public or competent authority.



[Handwritten signatures]

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8) The Purchaser shall take possession of the Flat/Shop with 30 days of the Developers giving written notice to the Purchaser intimating that the said flat/shop is ready for use and occupation.

9) The Purchaser shall use the Flat/Shop or any part thereof or permit the same to be used only for the purpose of residence. He/She shall use the parking space if any allotted to him/her only for the purpose of keeping or parking the flat/shop Purchaser's own vehicle only.

10) The Purchaser alongwith other Purchasers of flats/shops in the building shall join in forming and registering a Co-operative Housing Society to be known by such name as the Developers may decide and which will be approved by Registrar of Co-operative Societies and for this purpose also from time to time sign and execute the application for registration for/or membership and other papers and documents necessary for the formation and registration of the Society for becoming a member including the bye-laws of the proposed Society and duly filled in, sign and return to the Developers within 30 days of the same being forwarded by the Developers to the Purchaser, so as to enable the Developers to registrar the organization of the Flat/Shop Purchasers under Section-10 of the said Act within the time limit prescribed by rules of the Maharashtra Ownership Flats/Shops (Regulation of the Promotion of Construction, Sale, Management and Transfer) Rules, 1964. No objection shall be taken by the Purchaser if any charges or modification are made in the draft bye-laws, as may be required by the Registrar of Co-operative Societies as the case may be or any other Competent Authority.

11. Unless it is otherwise agreed to by and between the parties here to the Developers shall, within 12 months of registration of the Society as aforesaid cause to be transferred to the Society all the right, title and interest of the Owner and the Developers in the adequate part of the said land together with the building thereon by obtaining / or executing the necessary Deed of Conveyance of the said land or to the extent as may be permitted by the authorities, and the said building in favour of such society as the case may be and such Deed of Conveyance shall be in keeping with the terms and provisions of this Agreement.

Dev. *Naife*

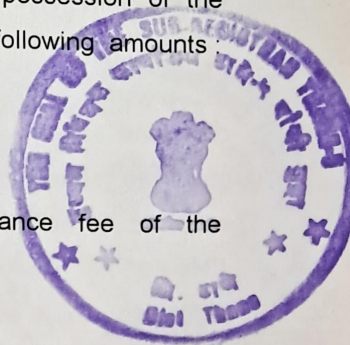
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वस्तु १८६० / २००४
१०/४७

...10/-

12. Commencing a week after notice in writing is given by the Developers to the Purchaser that the flat/shop is ready for use and occupation, the Purchaser shall be liable to bear and pay the proportionate share i.e. in proportion to the floor area of the flat/shop, all the outgoings in respect of the said land and building/s namely local taxes, betterment charges of such other levies by the concerned local authority and/or Government, water charges, insurance, common lights, repairs and salaries of Clerks, Bill Collector, Chowkidar, Sweeper and all other expenses necessary and incidental to the management and maintenance of the said land and building/s. Until the Society is formed and the said land and building/s transferred to it, the Purchaser shall pay to the Developers such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Purchaser's share is so determined, the Purchaser shall pay to the Developers provisional monthly contribution of Rs. _____ per month towards the outgoings. The amounts so paid by the Purchaser to the Developers shall not carry any interest and remain with the Developers until the Deed of Conveyance is executed in favour of the Society as aforesaid, subject to the provisions of Section-6 of the said Act, on such conveyance being executed the aforesaid deposits (less deductions provided for in this Agreement) shall be paid over by the Developers to the Society. The Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

13. The Purchaser shall on or before delivery of possession of the said premises keep deposited with the Developer, the following amounts:

- i. Rs. 1,000/- for legal charges.
- ii. Rs. 260/- for share money application entrance fee of the Society.
- iii. Rs. 750/- for formation and registration of the Society.



[Handwritten signatures]

दन न-६ ... 11/-
वस्तु १८६० / २००४
११/०३

- iv. Rs. 1,000/- for subject to proportion of area which he/she/they acquire.
- v. Rs. _____ Electricity meter and connection charges subject to demand of concerned authority.
- vi. Rs. 2,000/- Miscellaneous.

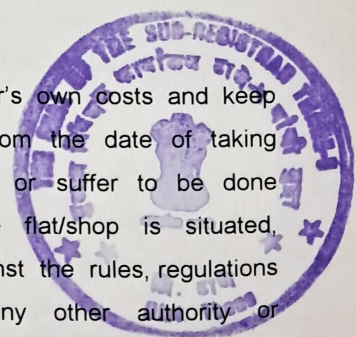
Rs. _____ TOTAL

14. The Developers shall utilize the first mentioned sum of Rs. _____ paid by the Purchaser to the Developers for meeting all legal costs, charges and expenses, including professional costs of the Advocates of the Developers in connection with formation of the said society, preparing its rules, regulations and bye-laws and the cost of preparing and engrossing this Agreement and the Deed of Conveyance or assignment of lease as the case may be.

15. At the time of registration of the society (or before taking possession of the flat/shop) the Purchaser shall also pay to the Developers the Purchaser's share of stamp duty, the registration charges payable by the said society on the conveyance or lesser any document or instrument of transfer in respect of the said land and the building to be executed in favour of the society.

16. The Purchaser for himself/herself and with intention to bring all persons into whatsoever hands the flat/shop may come, doth hereby covenant with Developers as follows :

- a) To maintain the flat/shop of the Purchaser's own costs and keep it in good tenantable repairs and condition from the date of taking possession of the flat/shop and shall not do or suffer to be done anything in or to the building in which the flat/shop is situated, staircase or any passages which may be against the rules, regulations or bye-laws of the concerned local or any other authority or change/alter or make additions in or to the building in which the flat/shop is situated and in the flat/shop itself or any part thereof.



Lawyer's Signature *Developer's Signature*

दुकान नं.
१९६० / २००४
१२/०३

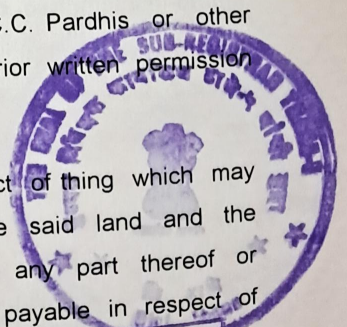
...12/-

b) Not to store in the flat/shop any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the flat/shop is situated, including entrance of the building in which the flat/shop is situated and in case any damage is caused to the building in which the flat/shop is situated or to the flat/shop on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequence thereof.

c) To carry at his own costs, all internal repairs to the said flat/shop and maintain the flat/shop in the same condition, state and order in which it was delivered by the Developers to the Purchaser and shall not do or suffer to be done anything in or to the building in which the flat/shop is situated or to the flat/shop which may be in breach of the rules and regulations and bye-laws of the concerned local authority or other public authority and in the event of the Purchaser committing any act in contravention to the above provisions, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

d) Not to demolish or cause to be demolished the flat/shop or any part thereof not at any time make or cause to be made any additions or alterations of whatever nature in or to the flat/shop or any part thereof, nor any alterations in the elevation and outside colour scheme of the building in which the flat/shop is situated and shall keep the portion, sewers, drains, pipes in the flat/shop and appurtenances thereto in good and tenantable repairs and condition and in particular so as to support shelter and protect the other parts of the building in which the flat/shop is situated and shall not chisel or in any other manner do damage to columns, beams, walls, slabs or R.C.C. Piers or other structural members in the flat/shop without the prior written permission of the Developers and/or the society.

e) Not to do or permit to be done any act of thing which may render void or voidable any insurance of the said land and the building in which the flat/shop is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.



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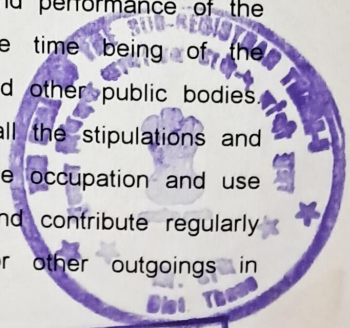
f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said flat/shop in the compound or any portion of the said land and the building in which the flat/shop is situated.

g) Pay to the Developers within 15 days of demand by the Developers, their share of security deposit demanded by the concerned authority or Government for giving water, electricity or any other service connection to the building in which the flat/shop is situated.

h) To bear and pay an increase in local taxes, water charges, insurance and such other levy's, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the flat/shop by the Purchaser viz. use for any purposes other than for residential purpose.

i) The Purchaser shall not let, sub-let, transfer, assign or part with the Purchaser's interest or benefits of the Agreement or part with the Purchaser to the Developers under this Agreement are fully paid up and only if the Purchaser had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Purchase has intimated in writing to the Developers of his/her said intention.

j) The Purchaser shall observe and perform all the rules and regulations which the society may adopt in its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the flats/shops therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser shall also observe and perform all the stipulations and conditions laid down by the society, regarding the occupation and use of the flat/shop in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.



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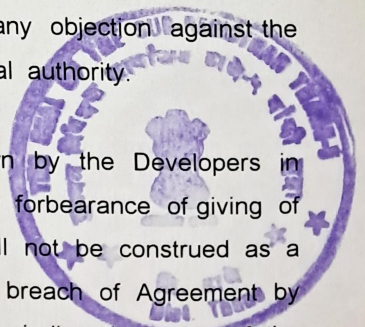
k) Till a Deed of Conveyance of the land and the building in which flat/shop is situated is executed, the Purchaser shall permit the Developers and their Surveyors and Agents with or without workmen and others at all reasonable times to enter into and upon the said land, buildings or any part thereof to view and examine the state of condition thereof.

18) The Developers shall maintain a separate account in respect of sums received by the Developers from the Purchaser as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society towards the outgoings, legal charges and shall utilize the amounts only for the purpose for which they have been received.

19) a) Nothing contained in the Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said flat/shop of the said land and building or any part thereof. The Purchaser shall have no claim save and except in respect of the flat/shop hereby agreed to be sold to him/her and to all open spaces parking spaces, lobbies, staircases, terraces, recreation spaces etc., which will remain the property of the Developers until the said land and building is transferred to the Society as hereinabove mentioned.

b) Further development rights always reserved with the Developers if the local authority allow the Developers to use further F.S.I. against the same plot i.e., Survey No. 6, Hissa No. 4. The individual Purchaser of the Society cannot take any objection against the construction of permitted F.S.I. by the local authority.

20) Any delay tolerated or indulgence shown by the Developers in enforcing the terms of this Agreement or any forbearance of giving of time to the Purchaser by the Developers shall not be construed as a waiver on the part of the Developers of any breach of Agreement by the Purchaser and shall not in any manner prejudice the rights of the Developers.



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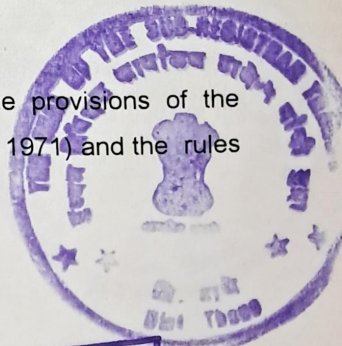
...15/-

21) The Purchaser/s and/or the Developers shall present this Agreement as well as the conveyance/assignments of lease at the proper registration office for registration within the limit prescribed by the Registration Act and the Developers will attend such office and admit execution thereof.

22) All notice to be served on the Purchaser/s as contemplated by the Agreement, shall be deemed to have been duly served if sent to the Purchaser by the Registered Post A.D. at his/her address specified below :

23) It is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace flats/shops in the said building if any, shall belong exclusively to the respective purchasers of the terrace flat/shop or respective terrace Purchaser. The said terrace shall not be enclosed by the Purchaser till the permission in writing is obtained from the concerned local authority and the Developers of the Society.

24) This Agreement shall always be subject to the provisions of the Maharashtra Flat Ownership Act, (Mah. Act No. XV of 1971) and the rules made thereunder.



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THE SCHEDULE - I ABOVE REFERRED TO :-

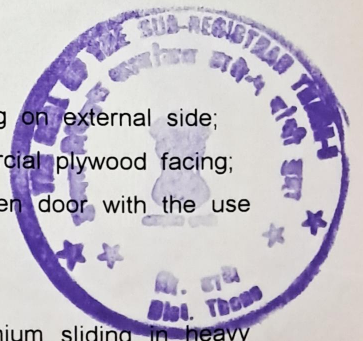
All the piece of land or ground admeasuring 1936 Sq. yards or thereabout, bearing Survey No. 6, Hissa No. 4 (Part), being situated at Village Kausa, Taluka and District Thane, within the territorial limits of Thane Municipal Corporation and Registration, Sub-Registration District of Thane, bounded by :

- On or towards the East :
On or towards the West :
On or towards the North :
On or towards the South :

THE SECOND SCHEDULE - II ABOVE REFERRED TO :-

LIST OF AMENITIES :

- 1) STRUCTURE : R.C.C. frame structure having ground and Three upper floors with necessary footings, columns, slabs, chajjas and staircase of adequate width and plinth height upto 2 ft. from ground level.
- 2) WALLS : All external walls shall be of brick/block masonry in C.M. finish with send faced cement plaster in two coats, Externally. All internal walls shall be 4 1/2" brick walls in C.M. Plaster from both sides with cement plaster in neeru finish.
- 3) DOORS :
- Main Door : flush type with teak facing on external side;
 - Internal Doors : flush type with commercial plywood facing;
 - Door for toilet blocks will be of wooden door with the use of waterproof ply.
- 4) WINDOWS : All windows will be of aluminium sliding in heavy gauge.



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5) **FLOORING :**

- i. White cement marble mosaic tiles in Living Room, with skirting only, in Bedroom, Kitchen, Passage landing and staircase.
- ii. Tandoor polish ladi in Bathroom.
- iii. White glazed tiles in W.C.

6) **DADO AND SKIRTING :** Printed glazed tiles dedo upto 2 ft. in Bathroom.

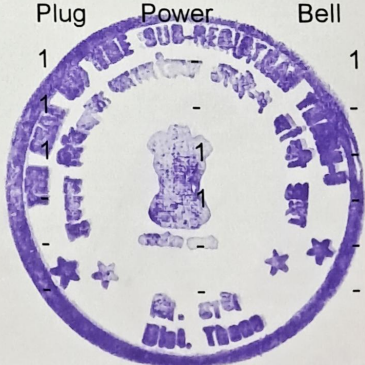
7) **KITCHEN PLATFORM :** Built-in platform with Kadappa top with partition for gas cylinder alongwith 2 ft. printed glazed tiles dado.

8) **HARDWARE:** Aluminium boxed fittings for main doors and aluminium fittings for internal door will be provided. Night latch, peep hole, safety chain, ornamental handle and aldrop will be provided for main doors will be aluminium/oxidize.

9) **SANITARY & PLUMBING WORK :** Indian type W.C. pan in W.C., concealed plumbing with one C.P., bib cock in W.C. Bath and Kitchen Sink alongwith one was basin in each flat.

10) **ELECTRICAL WORK :** Casting patti insulated copper wiring in with the following electric points;

	Light	Fan	Plug	Power	Bell
Living	3	1	1	1	1
Bed ...	1	1	1	-	-
Kitchen ...	1	1	1	1	-
Bathroom	1	-	-	1	-
W.C.	1	-	-	-	-
Passage/Balcony	1	-	-	-	-



N.B. : Compound light, building corner lights and staircase lighting will be provided plug points will be provided on board only.

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11) PAINTING : Building shall be externally painted with 2 coats of sand tax matt, with one primary coat and white wash internally and all doors will be painted with oil paint. External face of the main door shall be French polished.

12) Compound wall with ornamental gets and beautiful garden with childrens play equipment will be provided.

13) 3ft. Wide plinth protection.

14) A dish antenna connection facility will be provided in each flat on demand, at extra cost.

15) Water facility (Subject to provision by Thane Municipal Corporation).

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEAL ON THE DAY, MONTH AND YEAR FIRST HEREINABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED BY]

The withinnamed 'DEVELOPERS']

M/s. Status Construction Builders & Developers]

MR. SIRAJ MOHD. ALI DHONGRE,]

..... in the presence of]

S.A. Dhongre

1. ~~Signature~~

2.

SIGNED, SEALED DEVELOPERS BY]

The withinnamed 'PURCHASERS']

MR. / MRS. / M/S. HUSNE ALAM RIZVI,]

Holder of Pan Card No. ABSPR2030C]

in the presence of _____]

1. ~~Signature~~

2.



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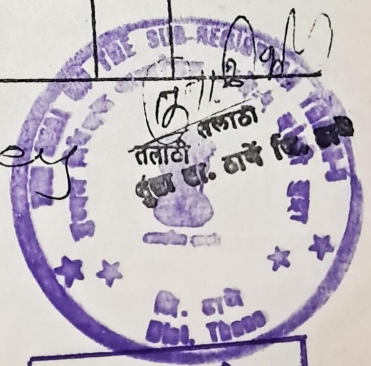
गा. न. नं. ७, ७-अ व १२

त नं. ६	हिस्सा नं. ५५	कबजेदार १२४१	गाव कोसा
क्षेत्र लावणी लायक	१२३६-००	ठापरकिण मं हनीफ	तालुका ठाणे
पोट खराबा		क्षेत्रे ७ खातीक मं	इतर हक्क
दूण	१२३६-००	हनीफ खोण्डे	
आकार	रुपये आ. पैसे	७५५८	
बुडी अयवा	३३५	नं. २१३ केशव	
जादा आकार		म.पा.क. मं.परकिण	
पाणी		खोण्डे ७५५८	

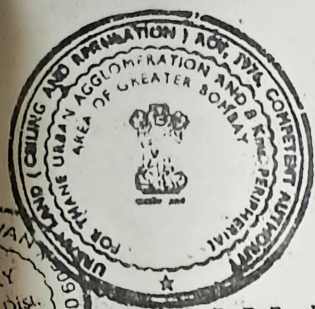
वर्ष	लागवड करणाराचे नाव	क्षेत्र	दत्त	दरक आणि लागवड	क्षेत्र	क्षेत्र
२०१६	२१	१२३६-००	१२३६-००			

अस्तल बरहुकुम खरी नक्कल असे ता.

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N^o. ULC/TA/W.S.H.S./20/SR 803
Office of the Addl. Collector &
Competent Authority,
Thane Urban Agglomeration,
Collectorate Bldg., 2nd floor,
Thane.

Dated : 02/01/1995

ORDER UNDER SECTION 20(1)(a)

WHEREAS Shri/Smt./M/s. MOHD. ISMILE ABDUL MAJEED DHONGDE
OTHERS

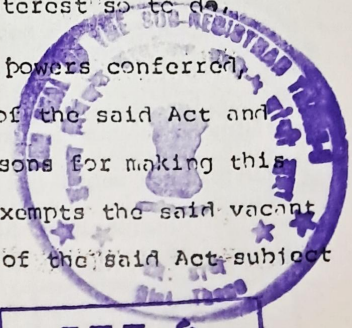
of Village KAUSA Dist. Thane, holds vacant land in excess
of Village KAUSA Dist. Thane, holds vacant land in excess
of ceiling limit in the limit of Thane Urban Agglomeration &
8 K.M.s. Peripheral Area of Greater Bombay, the details of
which are given in Schedule hereto appended;

AND WHEREAS, above person has applied for exemption under
Section 20 of the Urban Land (Ceiling & Regulation) Act, 1976
(33 of 1976) in respect of the said excess land for providing
plots in accordance with the special dispensation issued by
Government Resolutions, Housing & Special Assistance Department
No. ULC/1088/2795/D-XIII, dated the 19.8.1988/22.0.88 and ULC/
1089/(3081)/D XIII dated 5.3.1990.

AND WHEREAS, the said person has mentioned in her/his
application that this scheme of providing plots will be governed
by the rules and guidelines as may be applicable and prescribed
by Government.

AND WHEREAS, the Additional Collector is satisfied that
having regard to the location of the land, the purpose for which
the land is being or is prepared 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,
upon it by Section (1) (a) of Section 20 of the said Act and
after having recorded in writing the reasons for making this
order, the Additional Collector hereby exempts the said vacant
land from the provisions of Chapter-III of the said Act subject



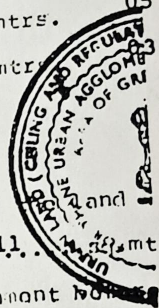
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the following conditions :-

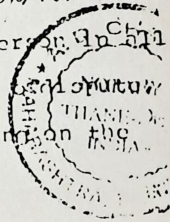
The land exempted under this exemption order shall be used for the purpose of providing plots in accordance with the terms and conditions of this exemption order. Any change made in the user of the land shall amount to breach of these conditions.

The said person shall make full utilisation of the said land so exempted for the aforesaid purpose by providing plots on the said land in the following manner :-

Sr. No. of exempted land	Actual plot area (1)	Area (size) (2)	No. of plots (3)
1.	33.33% = 1221.76 sq.mtrs.	upto 100 sq.mtrs.	13
2.	33.33% = 1221.77 sq.mtrs.	upto 250 sq.mtrs.	05
3.	33.33% = 1221.77 sq.mtrs.	upto 500 sq.mtrs.	
100.00% = 3665.30 sq.mtrs.			

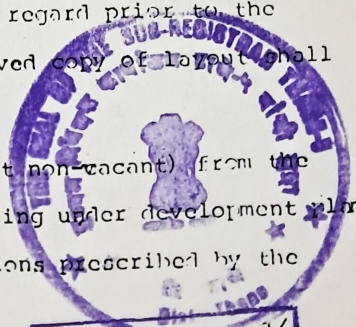


3. The said person shall first handover 15% of the land after excluding first 4000.00 sq.mtrs. each i.e. 1111.11 sq.mtr free of cost and free from all encumbrance to the Government for providing plots on the exempted land. The 15%/25% area of the land to be surrendered shall be comparable to the 85%/75% area of the land permitted to be retained by the said person in all respect such as access, frontage, etc. In the event of any Government's decision in this regard shall be binding on the said person.



4. The said person shall get the layout approved by the appropriate authority competent in the regard prior to the commencement of the scheme work. Approved copy of layout shall be submitted to Additional Collector.

5. All the land (whether vacant or non-vacant) from the total holdings of the said person falling under development plan regulations, D.P. Road or the reservations prescribed by the

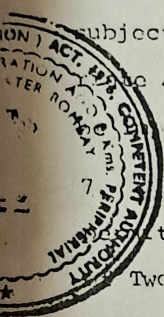


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Planning Authority in a layout for various public amenities as well as the internal roads duly developed as per the standard laid down by the appropriate authorities shall be transferred to the appropriate authorities. Commencement certificates shall be obtained by the said person only after land under reservation etc. if any, is actually handed over to Appropriate Authority.

6. The said person shall sell the plots to the intending purchasers within a period of Two years from the date of this exemption order. The said purchasers shall commence and complete the construction within a period of Five years from the date of exemption order. The construction shall be subject to the building regulation of the concerned Appropriate Authority and subject to such other conditions as may be imposed by the Appropriate Authorities.

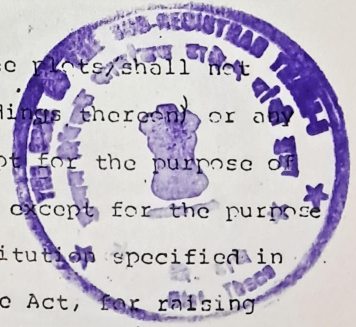
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The plots sold or otherwise transferred shall not be permitted to be re-sold or otherwise transferred for a period of Two years from the date of completion of the construction of dwelling units on the plots.

8. The land holders shall not sell or otherwise transfer the plots to a person, if he/she or any member of his/her family also owns a flat or plot in the Thane Urban Agglomeration & 8 K.M.s Peripheral Area of Greater Bombay, and he/she shall obtain from the intending purchasers an affidavit to this effect.

9. The said persons/purchasers of the plots shall not transfer the plot (with or without buildings thereon) or any part thereof to any other persons, except for the purpose of mortgage in favour of any other person, except for the purpose of mortgage in favour of financial institution specified in sub-section (1) of the Section 19 of the Act, for raising finance for the purpose of construction of tenements dwelling



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units Breach of this condition shall mean that exemption granted under this order stands withdrawn, for such defaulting person/purchaser of plot.

However, these restrictions shall cease to apply once the vacant land has been built upon in accordance with the terms and conditions of this exempted order. It shall then be lawful for the land holders to transfer either the whole or some part of the built up properties constructed on the exempted land. The land holder may also then transfer the non-vacant land alongwith the building to the purchasers without having to obtain the State Government's permission.

10. The area required to be kept open according to the D.C. Rules of District, Town Planning rules and other statutory regulations shall always be kept open.

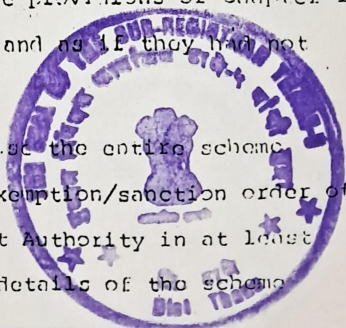
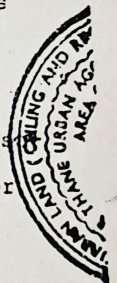
11. The said person shall submit from time to time necessary 'Returns' prescribed by the State Government in order to indicate the progress of the work done by them.

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12. If at any time, the Additional Collector is satisfied that there is a breach of any of the conditions mentioned in this order, it shall be competent for the Additional Collector & Competent Authority to withdraw, by an order, the exemption from the date specified in the said order, after giving reasonable opportunity to the person whose lands are exempted for making representation against the proposed withdrawal.

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

14. The said person shall advertise the entire scheme within one year from date of this exemption/sanction order of the Additional Collector & Competent Authority in at least two local news-papers, giving full details of the scheme.



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including area and final selling price for plot, specifications locations, terms and conditions, of allotment of plots.

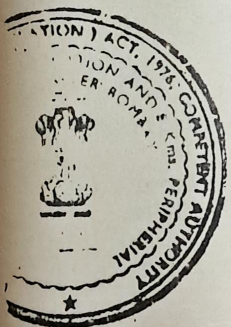
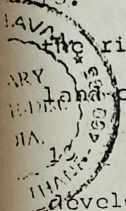
15. The said person is permitted to transfer the total/part area under scheme submitted an surplus land by him/her to any group of purchasers intending to propose a co-operative housing society (under co-op. Housing Society's Act, 1960)

16. Prior to the commencement of the scheme the land holder shall first handover to Government 15%/25% of land as sanctioned in condition No.3 above.

17. Additional Collector & Competent Authority reserves the rights to alter any of the condition prescribed herein.

18. Additional Collector & Competent Authority reserves the rights to revoke the exemption granted for the entire land or part thereof, if land is required for public purpose.

This order shall come into force after handing over developed portion of land to be surrendered to Government free from all documents.

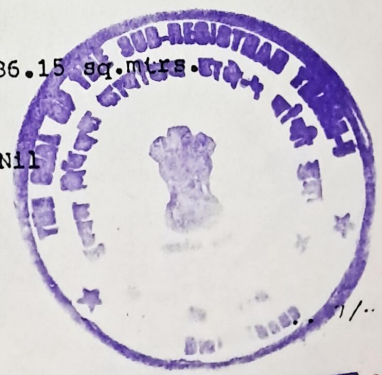


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THE SCHEDULE

Details regarding applicant and the vacant land possessed by
Shri. Mohd. ISMILE ABDUL MAJIED DHONDE for which exemption
& OTHERS
hereby granted under Section 20(1)(a) of the Urban Land (Ceiling
and Regulation) Act, 1976.

1. Name & Address of the person holding the lands. : Shri. Mohd. Ismile Abdul Majeed Dhon and others
2. Status of the person : Owners
3. No. & Date of application : No.5553 dated 14.12.94
4. Name of Urban Agglomeration: Thane Urban Agglomeration & in which land for which 8 K.M.s Peripheral Area of exempted is sought situated Greater Bombay (Land situated within 8 K.M.s Peripheral)
5. Description of property for which exemption is sought :
 - a) i) District : Thane
 - ii) Taluka : Thane
 - iii) Village : Kausa
 - iv) S.No./~~Plot No.~~ : 6/4
- b) Total Area of the holding : 8093.64 sq.mtrs.
- c) Total ~~xxxxxx~~/probable surplus area in sq.mtrs. : 6007.49 sq.mtrs.
- d) Total area under scheme : 6007.49 sq.mtrs.
- e) Land to be retained as per: 500.00 sq.mtrs. circular dt. 11.8.89
- f) Area under reservation : 2086.15 sq.mtrs. if any D.P. Road Nil
- g) Land to be handed over to : Govt. with frontage and access roads before commencement of the scheme (15%/25%) Nil



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क्र. महसुल/कक्ष-१/टे-८/सनसपी/ससआर-११९/९५
जिल्हाधिकारी कार्यालय ठाणे.
दिनांक २०/१०/१९९५.

- १] श्री. निसार अहमद अब्दुल मजोद घोंगडे व इतर रा. कौसा ता. ठाणे यांचा अर्ज दिनांक १९/६/१९९५.
- २] तहसिलदार ठाणे यांचा चौकशी अहवाल जा.क्र. महसुल/अमीनबाब/२/पशि १६१२५/ससआर-१८८/दिनांक ३/७/१९९५.
- ३] अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी नागरी संभुलन ठाणे यांचेकीडल आदेश जा.क्र. सुसलसी/टि९/डब्ल्यूएसएस/२०/ससआर-८०३/दिनांक २/१/१९९५.
- ४] आयुक्त ठाणे महानगरपालिका ठाणे यांचेकीडल आदेश जा.क्र. व्होपो/नं. ९४/१५३/टि९मसो/टिडोडो/७७६/दिनांक १४/६/१९९५.

आदेश :-

ज्याअर्था, श्री. निसार अहमद अब्दुल घोंगडे व इतर रा. कौसा ता. ठाणे जि. ठाणे यांना ठाणे जिल्ह्यातील ठाणे तालुक्यातील मौजे- कौसा या ठिकाणी भूमापन क्रमांक स.नं. ६/४पे. मधील आपल्या मालकीच्या जमीनीतों ८०९३-६४ चौ.मी. रवट्या जागेवा रीटिवास या विंगरगेतकी प्रयोजनाथ वापर करण्याची परवानगी मिळण्याबाबत अर्ज वेलेल्ल आहे.

त्याअर्था, आता महाराष्ट्र जमीन महसुल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी, ठाणे यांच्याकडे निहीत करण्यात आलेल्या अधिकाऱांचा वापर करून उक्त जिल्हाधिकारी यांचेदारे श्री. निसार अहमद अ. मजोद घोंगडे २] इस्माईल अब्दुल मीझद घोंगडे ३] अब्दुलगणो अ. मीझद घोंगडे ४] फरिद अ. मीझद घोंगडे ५] परवीन म. हनीफ घोंगडे व इतर -२ रा. कौसा ता. ठाणे यांना तालुका ठाणे मधील मौजे- कौसा येथील भूमापन क्रमांक स.नं. ६/४पे. मधील ८०९३-६४ चौ.मी. रवट्या जमीनीच्या क्षेत्राची रीटिवास या विंगरगेतकी प्रयोजनाथ वापर करण्याबाबत पुढील शर्तीवर अनुज्ञा [परिमाण.] देत आहेत.

त्या शर्ती अशा :-

- १] ही परवानगी अधिनियम त्याखाली वेलेले नियम यांना अधिन ठेवून देण्यांत आलेली आहे.
- २] अनुज्ञा प्राप्त हो चकतीने [गॅन्टोने] अशा जमीनीचा वापर व त्यावरील इमारतीना आणि किंवा अन्य बांधकामाचा उपयोग, उक्तजमीनीचा ज्या प्रयोजनाथ उपयोग करण्यास परवानगी देण्यांत आली असेल त्या प्रयोजनाथ येथळ वेला पाटीले. आणि त्याने अशा जमीनीच्या किंवा कोणत्याही भागा किंवा अशा इमारत यांचा इतर कोणत्याही प्रयोजनाथ जिल्हाधिकारी, ठाणे यांच्याकडून अशा अर्थाची आगाऊ लेखी परवानगी मिळविल्याशिवाय वापर करता करू नये. इमारतीच्या वापरावरून जमीनीचा वापर ठरविण्यांत येईल.

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३] अशा परवानगी देणाऱ्या प्राधिकार्याकडून अशा धुंधळावो विंवा त्यांचे जे कोणतेही उपभूखंड करण्याबाबत मंजूरी मिळाली असेल त्या उपभूखंडावो जाण्या पोटीवागणो करता कामा नये.

४] अनुज्ञाशाही व्यक्तीने [अ] जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समन्वयन होईल अशा रितीने अशा जमिनीत राहते, गटारे वगैरे बांधून आणि [ब] प्रमाणन विभागाकडून अशा धुंधळावो मोजणो प त्यांचे सिमांकन करण तो जमिन या आदेशाच्या तारखेमासून एक वर्षाच्या आत मंजूरी आराखड्याप्रमाणे काटेकोरपणे विवक्षित वेली पाहिजे. आणि अशा रितीने तो जमिन विवक्षित वेली जाईपर्यंत त्याने त्या जमिनीचा कोणत्याही रितीने विल्हेवाट लावता कामा नये.

५] अनुज्ञाशाही व्यक्तीस असा धुंधळ विवक्षित असेल विंवा त्याची इतर प्रकारे विल्हेवाट लावावची असेल तर अशा अनुज्ञाशाही व्यक्तीने तो धुंधळ या आदेशात आणि सनदोमध्ये नमुद वेलेल्या शर्तीचे पालन करूनच विवक्षे विंवा असा शक्यसुतारय त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्याने निष्पादात वेलेल्या विवक्षेबाबत खास उल्लेख करणे हे त्याचे कर्तव्य असेल.

६] यासोबत जोडलेल्या स्थळ आराखड्यात आणि विंवा इमारताच्या नकाशात निर्दिष्ट केलेल्याप्रमाणे इतक्या जोते क्षेत्रावर बांधकाम करण्याविषयी ही परवानगी देण्यात आलेली आहे. सदर धुंधळातील नकाशात दर्शविल्याप्रमाणे उर्वरित क्षेत्र विंवा बांधकाम मोकळे सोडले पाहिजे.

७] प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजघ्यापेक्षा जास्त मजल्याचे असू नये.

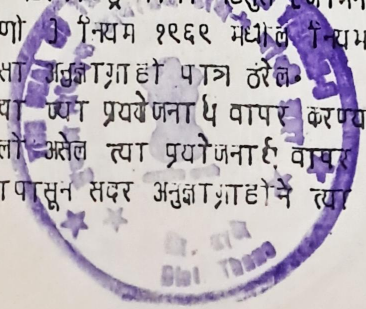
८] प्रस्तावित इमारत विंवा कोणतेही काम [असल्यास] यांच्या बांधकामा सुरवात करण्यापूर्वी अनुज्ञाशाही व्यक्तीने [एन्टीने] प्रधाननगरपालिका यांची जसे बांधकाम करण्याविषयीची आवश्यक तो परवानगी मिळविणे हे अशा व्यक्तीवर द्यमकारक असेल.

९] अनुज्ञाशाही व्यक्तीने सोबत जोडलेल्या नकाशात दर्शविल्याप्रमाणे सिमांतिक मोकळे अंतर [ओपन मार्गिनल डिस्टन्सेस] सोडले पाहिजे.

१०] या आदेशाच्या दिनांकापासून एक वर्षाच्या कालावधीत अनुज्ञाशाही व्यक्तीने अशा जमिनीचा बिगरशेतकी प्रयोजनासाठी वापर करण्यास सुरवात वेली पाहिजे. मात्र वेंळोवेळी असा कालावधी वाढविण्यात आला असेल तर तो गोट अला हिबा. अनुज्ञाशाही व्यक्तीने उपरोक्ताप्रमाणे न वेल्ल्यास ही परवानगी रद्द करण्यात आली असल्याचे समजण्यांत येईल.

१०] अनुज्ञाशाही व्यक्तीने अशा जमिनीचे बिगरशेतकी प्रयोजनाचे वापर करण्यास त्या दिनांकास सुरवात वेली असेल आणि विंवा ज्या दिनांकास त्याने अशा जमिनीच्या वापरात बदल वला असेल तर तो दिनांक त्याने एक गोटच्याच्या जात तलाठ्यागर्भा ठाणे तहसिलदारास फळांवेले पाहिजे. जर तो जसे करण्यास सुपेल तर महाराष्ट्र जमिन महसुल विंवा जमिनीच्या वापरातील बदल व बिगरशेतकी वापराणो ३ नियम १९६९ मधील नियम ६ अन्वये त्याच्यापर बांधवाही करण्यास असा अनुज्ञाशाही पात्र ठरेल.

११] अशा जमिनीचा ज्या प्रयोजनाचे वापर करण्यास अनुज्ञाशाहीस परवानगी देण्यात आली असेल त्या प्रयोजनाचे वापर करण्यास प्रारंभ केरु के करण्याच्या दिनांकापासून सदर अनुज्ञाशाहीने त्या जमिनीच्या संवधात



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दर वॉ.मो. मागे रपये ००२ या दराने अकृषि आकारणी दिली पाहिजे. अशा जमिनीच्या वापरात कोणत्याही प्रकारचा दल करण्यात आला तर त्याप्रसंगी निराच्या दराने विनयवृत्ती बाबत आकारणीच्या हमीची सुबत अखुन समाप्त व्हावयाची आहे ही गोष्ट विवारात घेण्यात येणार नाही.

१२] दिनांक ३१/७/१९९१ रोजी अस्तित्वात असलेल्या दराने अकृषि आकारणी सदरहू आदेशामध्ये करण्यात आलेली असली तरी महाराष्ट्र जमिन महसुल अधिनियम १९६६ मधील तरतुदीनुसार आणि त्या अनुषंगाने वेळोवेळी तयार करण्यात आलेल्या प्रचलित नियमानुसार दिनांक १/८/१९९१ पासून अकृषि आकारणीचे जे सुधारीत प्रमाणे दर जमलात येता त्या दरानुसार आकारणीची रक्कम भरणे परवानगीधारकावर बंधनकारक राहिल. तसेच दिनांक १/८/१९९१

पासून निरर्गमित केलेल्या आदेशान्वये जरी पुन्हा दराने अकृषि आकारणीचे दर नमूद केले असल्यास पुढे दर व निवन अस्तित्वात येणारे दर या मधील फरकाची रक्कम भरणे परवानगीधारकावर बंधनकारक राहिल. त्याचप्रमाणे सध्या स्मार्तरीत करावे परकाची रक्कम भरणे हे देखील अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.

१३] जमिनीच्या विनयवृत्ती वापरास सुरुवात केल्यापासून एक मोहन्त्याच्या आत अनुज्ञाग्राहीने जमिनीच्या मोजणीची फि दिली पाहिजे.

१४] भूमापन विभागाकडून जमिनीची मोजणी करण्यात आल्यानंतर अशा जमिनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदोमध्ये नमूद केलेले क्षेत्र तसेच विनयवृत्ती आकारणी यांत बदल करण्यात येईल.

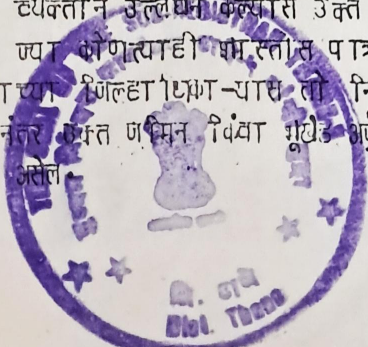
१५] सदर जमिनीच्या अखेरच्या विनयवृत्ती वापरास प्रारंभ केल्याच्या दिनांकापासून दोन वर्षांच्या कालावधीत अनुज्ञाग्राहीने अशा जमिनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेश रद्द समजणेत येईल व अनुज्ञाग्राही यांना अकृषि परवानगीभाठी नसून नव्याने अज सादर करावा लागेल.

१६] पूर्वाप मंजूर केलेल्या नकाशावर हकूम आगदरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणतीही भर घालता कामा नये. दिवां तीमध्ये कोणताही फेरबदल करता कामा नये. मात्र अशा घालण्यासाठी दिवा फेरबदल करण्यासाठी जिल्हा अधिका-यांची परवानगी घेतली असेल आणि अशा भरोचे दिवा फेरबदलाचे नकसे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.

१७] अनुज्ञाग्राही व्यक्तीने आपल्याच्या परिसरात अस्वच्छता व घाण निर्माण होणार नाही अशा रितीने आपल्या स्वतःच्या खव्हेने जपली पाणी पुरवठ्याची व लांबपायवा विनयवृत्ती बाबत करणावो व्यवस्था केली पाहिजे.

१८] जमिनीच्या विनयवृत्ती वापरास प्रारंभ केल्याच्या दिनांकापासून एक मोहन्त्याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमिन महसुल [जमिनीच्या वापरात रकम बदल व विनयवृत्ती आकारणी] नियम १९६९ यातील अनुसूची त्के पाव मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.

१९] या आदेशात आणि सनदामध्ये नमूद केलेल्या शर्तीची कोणत्याही शर्तीचे अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबन्धान्वये असा अनुज्ञाग्राही ज्या कोणत्याही समितीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्याच्या जिल्हा अधिका-यांस ती निर्दिष्ट करेल असा दंड आणि आकारणी भर घालून जमिन दिवा मध्ये अर्जादारांच्या ताब्यात राहू देण्याचा अधिकार असेल.



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१९] वीरल छेड "अ" मध्ये काढोही अंतर्भूत असले तरीही या परवानगीच्या तरतुदी विरुद्ध जावून कोणतीही इमारत किंवा बांधकाम उभे करण्यात आले असेल किंवा अशा तरतुदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यात आला असेल तर विनिर्दीष्ट मुदतीच्या आत अशा रितीने उभारलेली इमारत काढून टाकण्या विषयी किंवा तीत पेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिकार्याने निर्देश दिलेणे विधी संमत असेल. तसे ठाण्याच्या जिल्हाधिकार्याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत, पेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रित्यर्थ आलेला व्यं अनुज्ञाग्राही व्यक्तीकडून जीमन महसुलाची थकीत म्हणून पुढील करून घेण्याचा अधिकार असेल.

२०] झिलेली ही परवानगी मुंबई क्लबहाउस व व्हैतजीमन अधिनियम १९४८ महाराष्ट्र शासनाच्या अधिनियम आणि नगरपालिका अधिनियम इत्यादी सारख्या त्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधित बाबीच्या बाबतीत लागू होतील त्या उपबंधाच्या अधिन असेल.

२१] हा आदेश निर्गमित केल्याच्या दिनांकापासून तीस दिवसांच्या आत बिगरशेतकी आकारणाच्या तिप्पट रक्कम म्हणजे साय ४८५/- [अक्षरी क्रमचे पारशे पन्नासपंचाशेशी मात्र] इतकी रक्कम सांठ कर [कन्स्ट्रक्शन टॅक्स] म्हणून अनुज्ञाग्राही व्यक्तीने भरली पाहिजे. जर असे करण्यास तो पक्षुर करील तर ही बिगरशेतकी वापराबाबत देण्यात आलेली परवानगी रद्द होण्यास पात्र ठरेल. या कराची रक्कम संबंधित तहलिलदाराकडे भरली पाहिजे.

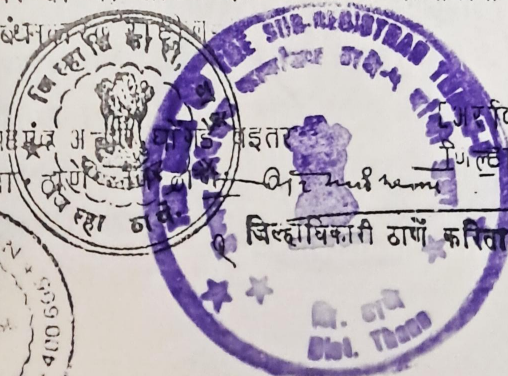
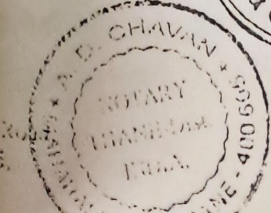
२२] अनुज्ञाग्राही यांनी ठाणे महानगरपालिका परिषद यांचेकडिल मंजूर नकाशावर हकूम बांधकाम केले पाहिजे.

२३] अनुज्ञाग्राही यांनी ठाणे महानगरपालिका यांचेकडिल बांधकाम नकाशाव्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामामध्ये बदल करून जादा घटईक्षेत्र निर्देशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे क्लम ५२ अन्वये फौजदारी स्वरूपाचा गुन्हा दाखल करणेस पात्र राहतील व असे बक्ष जादा बांधकाम दूर करणेस पात्र राहतील.

२४] अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी व सक्षम प्राधिकारी ठाणे नागरी संस्थान ठाणे यांनी त्यांच्याकडिल आदेश जा.प्र. घुसलसा/टिप डब्ल्यूएसएस/२०/एसआर-८०३/दि. २/१/९५ अन्वये प्रश्नांकित जागेमध्ये कमाल जीमन धारणा कायदा १९७६ चे क्लम २० अन्वये योजना मंजूर झिलेली असून सदर जागेमध्ये नमूद केल्याप्रमाणे ठराविक मापाच्या सदीनका बांधणे हे परवानगाधारक यांचेवर बंधनकारक राहिल. त्याचप्रमाणे ज्या सदीनका शासनाकडे वर्ग करण्याच्या आहेत त्याचा ताबा शासनास देणे हे परवानगी धारक यांचेवर बंधनकारक राहिल.

प्रति,

श्री. निसार महंमद अहमद यादव मंडळी



सदि/-
[सविंद रेड्डी]
जिल्हाधिकारी ठाणे.

तु न न - ९
न १८८० / २००४
३२/१३

जिल्हाधिकारी ठाणे करिता

शोध रिपोर्ट

दिनांक : १५/४/९५.

जि कोसा तालुका व जिल्हा ठाणे येथील मिळकतीचा शोध सन १९५२ ते १९८७ पर्यंतचा दुय्यम निबंधक कार्यालय ठाणे येथे अर्जक्रमांक : ५९१ /९५ वा कलम अनुक्रमणिका नं. २ छापीलसह पाहून शोध घेतला तो खालीलप्रमाणे असे...

स. नं. हि. नं.
६ ४ वे.

सन १९५८ काही नाही.
१९५९ xx
१९६० xx
१९६१ xx
१९६२ xx
१९६३ xx
१९६४ xx
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१९८५ ==

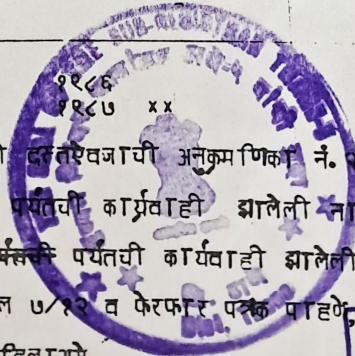
नोटीय ऑफ लिज पेंड्स.

दिनांक :- २५/१०/८५

हामीदसरे सादिक वरेकर.

सं. नं. हि. नं. क्षेत्र
६ ४ ०-८१-४

दुय्यम निबंधक ठाणे दस्तनंबर ३२५२ दिनांक :- २५/१०/८५.



दिनांक :- ३१/१२/८७ पर्यंतची दस्तऐवजाची अनुक्रमणिका नं. २ ची कार्यवाही झालेली आहे. पुढे सन १९९५ पर्यंतची कार्यवाही झालेली नाही.

व छापील दस्तऐवज सन १९८४ पर्यंतची कार्यवाही झालेली आहे. पुढे कार्यवाही झालेली नाही. तलाठी कडील ७/१२ व फेरफार पत्रक पाहणे, तदर शोध दुय्यमत निबंधक कार्यालय ठाणे येथे पाहिला असे.

दस्तावेज नं.-६
दस्त १८६० / २००४
३३/०३

श्रीधर दुग्गम निबंधक कार्यालय ठाणे येथे पाहिला असे.

Shinde
श्री. गो. शिंदे.

तेषां निवृत्त दफ्तरबंद.

दु. नि. का. ठाणे.



टनन-६
न १८६० / २००४
३४/४३

THANE MUNICIPAL CORPORATION, THANE

Bombay Provisional Municipal Corporation Act 1949 Sect. 253, 254 and

Rule No. 6 of the chapter XII of the Said Act.

Permit No. V.P.No. 94/153 TMC/TDD/776Dated 14/6/ 1995

Title No. _____

XXX S. No. 6 H.No. 4 of VillageKausa, Thane.XXX
Rodu, ThaneTo
Shri SUNIL SAMANT

(Owner Architect)

For Messrs Ahmad A. Dhongare and others.With reference to your application dated **3.9.94** I have to inform you as follows.
You have been allowed to construct the works as per accompanying plans and on the

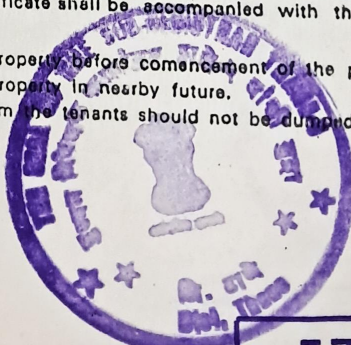
following conditions, and on the land owned by you.

1. No projection is allowed on the Municipal Land.
2. No work is allowed within in P. L. of street.
3. Aqua or septic Tank privies should be constructed as per Govt.'s approved plan.
4. It should be 50-00" away from any well.
5. There should be two units of septic tanks.
6. The latrines should be provided with flushing apparatus and over-head tank.
7. The chamber should be provided with manholes and ventilating pipes having mosquito proof wire netting.
8. The effluent should be passed throughout a soakage pit.
9. The effluent should be of a standard composition.
10. Construction should not be occupied without obtaining the completion certificate.
11. The structural responsibility will be on the owner and the Engineer.
12. The R. C. C. wall below G. L. should be constructed between wall and Aqua privy and just touching to the chamber.
13. No work should be carried on without obtaining the commencement certificate from the Municipality.
14. The work should be commenced within one year from the date of permission otherwise permission will be lapsed.
15. The work should be carried out within the owner's land.
16. Rain water way shall have to be maintained to pass rain.
17. Pakka drain for waste disposal should be constructed upto municipal drain.
18. Non agricultural permission under Maharashtra Land Revenue code 1966 shall be submitted in this office before applying for construction work.
19. The owner and the Architect or Engineer is responsible for constructions and even after issue of occupation.
20. Notice shall be given before 7 days of starting the construction.
21. Municipality is not responsible to supply water for domestic or any other use.
22. Intimation in writing, should be given to this office when the construction, particularly outer walls reaches the plinth level and the construction should not be proceeded further unless and until the certificate is obtained from this office.
23. "The no objection certificate" from the tenants residing in the structure shown to be demolished should be furnished to the municipal authorities before lining out the proposed building on the land.
24. The occupation Certificate for the proposed building will not be granted unless the house drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authorities.
25. Application for completion/occupation certificate shall be accompanied with the plan as per construction done on the site.
26. The surface drain should be maintained properly before commencement of the proposed work so as to avoid drainage problems of the property in nearby future.
27. The building material or earth removed from the tenants should not be dumped or stored on municipal road.

Date :

Seal :

Received Date of Applicant.


त न न - ६
 ADMINISTRATOR / COMMISSIONER
 THANE MUNICIPAL CORPORATION,

- ११६० / २००४

११/०३

- २८] सुधारित मु.सम. ती. आदेशा ती. ती. पूर्वी दाखल करणे आवश्यक.
- २९] ती. ती. पूर्वी विनयोती दाखला तादर करणे आवश्यक.
- ३०] ती. ती. पूर्वी मोक्याची नकाशा दाखल करणे आवश्यक व तातुला निरिदाहीक भूमि अभियंता ठाणे यांचेकडून हदद कायम करून घेवणे बांधांचे आवश्यक.
- ३१] रस्ता र्वी. बालीत होत्रा रस्ता व गटार बांधून ठा. म. पा. वडे हस्तांतर करणे बंधनकारक राहतील.
- ३२] मु.सम. ती. आदेशा मधील सर्व उटी आपणांस बंधनकारक राहतील.
- ३३] जोत्याचे प्रमाणपत्रा जोणेपूर्वी पावताची पाणी नियरा होणेबाबत नकाशा मा. कार्य अभियंता पाणी व हेनेष विभाग यांचेकडून मंजूर करून दाखल करणे जोणे आवश्यक आहे.
- ३४] बांधांदायं तुळ करणेपूर्वी जोत्याची उंचीबाबत मा. कार्य. अभियंता पाणी व हेनेष विभाग यांचेकडून प्रकाशने दाखल करणे आवश्यक आहे.
- ३५] सुधारित झालेली गटार उण्या इतर गटार ठा. म. पा. माफगी उरोत तेव्हा त्वरीत कामा करणे आपणांवर बंधनकारक राहिल.



Re
 उप नगर अभियंता,
 [विकास व नियोजन]
 ठाणे महानगर पालिकाठाणे.



टनन-५
 वस्त १८६० / २००४
20/03

THANE MUNICIPAL CORPORATION THANE

PLANNING AUTHORITY

Commencement Certificate No. VP No. 94/153/TMC/TDD/256 Date :- 815/96

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1968. (Maharashtra XXXVII of 1968) :-

To: SHRI/SHRI M/s. SUNIL SAWANT (Architect)For: SHRI/SHRI Nisar Ahmad A. Phongare & Other's (Owner)To Construct proposed buildings on plot bearing
S.NO. 6, H.NO. 4 at Kausa, Thane, as per the planssanctioned under permit No. V.P. 94/153/TMC/TDD/776-
dated - 14/06/1995.

C.C. upto Plinth Level only.

SUBJECT TO THE FOLLOWING CONDITIONS. Viz :-

- १] पट्टिल्या जोतीचे प्रमाणपत्रापूर्वी उर्वरीत विक्रीत शुल्क भरणे आवश्यक.
- २] तुधारीत यु.एल. सि. आदेशा जोते पूर्वी दाखल करणे आवश्यक.
- ३] पहिल्या जोत्याच्या प्रमाणपत्रापूर्वी तालुका निरीक्षक मूमि अभिलेखा ठाणे यांच्याकडील मोजणी नकाशा दाखल करून त्याप्रमाणे मूळडा मोवताली कंपनी भिंत घालणे. आवश्यक.
- ४] यु.एल. सि. आदेशामधील सर्व अटी आपणांस बंधनकारक राहातील.

2. This Certificate shall remain valid for a period of one year Commencing on the date of its issue.

PLACE :

DATE :

P. T. O

For Commissioner
Thane Municipal Corporation,
Thane.

२/-

टनेन-६

पस्त १८६० / २००४

३१/०३

- ५] रस्ता हंडी षालील होत्र रस्ता व गटारे बांटून ठा.म.पा.कडे हस्तांतर करणे बांधकामकारक राहिल.
- ६] जोत्याची उंची मा.कार्यकारी अभियंता, पाणी व इनेज विभागाकडील आदेशाप्रमाणे १.८ मि.अतणो आवश्यक.
- ७] पहिले जोतेचे प्रमाणापत्रापूर्वी सर्व कुलमुळात्यापत्र व करारनामा रजिस्टर्ड करणेक आवश्यक.
- ८] वापर परवानापूर्वी वृह, पाणी व इनेज तसेच टेलीफोन महानिगम यांचेकडील नग हरकत दाखाले दाखाल करणे आवश्यक.
- ९] रीक्रीअेशन ग्राउंड वापर परवान्यापूर्वी विकसित करणे आवश्यक.

HB → [उप-सुबर अभियंता
विकास व नियोजन]
ठाणे महानगरपालिका, ठाणे



रनन-९
१९८० / २००४
२५०३

ठाणे महानगरपालिका

महानगरपालिका भवन, डॉ. अश्वमेधा रोड, चंदनवाडी, वाघपासाडी, ठाणे-४०० ६०२.
THE MUNICIPAL CORPORATION OF THE CITY OF THANE

क्र. / डा. म. पा. / ला. / वि. वि. / २१४४
T. M. C. /

दिनांक ८ / १ / १९९६
Date / / 199

To,
Shri. Sunil Sawant (Architect),
"Kanchan", 1st floor,
College Road, Opp. Datta Temple,
Chendani, Thane (W)-1.

Sub :- Amended plans for the proposed building
on Plot bearing S.No.6, H.No.4, at Village
Kausa, Thane.

Ref :- Your Letter dated 6/6/96.
(V.P.No.94/153)

Sir,

With reference to the above, I have to inform you that the
Amended plans submitted by you for the above mentioned work are
hereby subject to the compliance and conditions mentioned in this
office building permit wide No.V.P.No.94/153/TMC/TDD/776 dt.14/6/95
and Commencement Certificate No.V.P.No.94/153/TMC/TDD/256 dt.8/5/96
and with the following additional condition that Water will not be
supplied by T.M.C. for the construction of the Building.

Three sets of Amended plans duly signed and stamped are
hereby returned in token of the Municipal approval.

Yours faithfully,

Handwritten signature

Dy. City Engineer,
(Planning & Development)
Town Development Department,
Thane Municipal Corporation,
THANE



Copy to :-

- 1) The Owner for the Information.,
- 2) D.M.C., Zone " ", please.
- 3) Vigilance T.D.O.Dept., T.M.C., Thane.

दन न-५
दस्ता १५६० / २००४
<i>Handwritten initials</i>

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 of 24)

33

ANNOUNCED SANCTION OF DEVELOPMENT PERMISSION/COMMENCEMENT CERTIFICATE

FOR BLDG. NO. "A", "B", & "C" ONLY.

91/153/

TMC/TDD / 611

Date

11/6/99

Shri/Smt. Munali Wadwat. (Architect).

Shri/Smt. Nasim Ahmad A. Majid Dangare. & others (Owner)

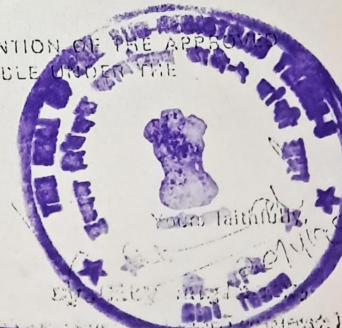
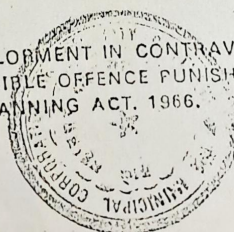
With reference to your application No. 7360 dated 27/3/99 for development permission/commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. "A", "B", & "C" of Phase Section No. 6 Ward No. 100 situated at Subd. S. No./ City S. No./ F. P. No. H. No./ T. No.

The development permission / the commencement certificate is granted subject to the following conditions. The land vacated in consequence of the enforcement of the set back line shall form Part of the public street. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted. The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. This permission does not entitle you to develop the land which does not vest in you.

मु. एल. सी. ऑर्डर नं. यु. एल. सी./टी. ए./डब्ल्यूएस एच २२/२०/एल. आर. २०३ दि. २/१/९९ नुसार स्कीम साठी उपलब्ध क्षेत्र ३६६५.३० चौ. मी. देण्यात आले आहे. त्या मंजूर मकरा नुसार जाणव ६२०६.०६ चौ. मी. क्षेत्र भूनिर्देशांक अनुसंधान केला आहे. पाठीवद रेषा २२५२.३६ चौ. मी. क्षेत्राबाबत शासनास मदतिका देणे आहेत काय ह्या बाबत दारुण झारत "ए" चे बांधकाम सुरु करणे पूर्वी मुख्यशा झारत "बी" व "सी" चे बापर परवाना घे प्रथम असेल त्या पूर्ती सादर करावा.

पूर्वीची मंजूरी ठाभ्या/शधिवि/२१४४ दि. ८/१/९७ नुसार सर्व अटी अध्यायानुसार वधनकारण राहतील.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.



Office No. _____
Office Stamp _____
Date _____

Handwritten initials and date: 22/11/99

एतन-६
9500/2008
00/09

**ADVOCATE HIGH COURT
INCMOE TAX CONSULTANT**

RESIDENCE :
Zubeda Park, C-1/303,
3rd Floor, Talao Pali Road,
Behind Simla Park, Kausa
Dist. Thane-400 612.

9,
Kausa Kabrastan,
Thane-400 612.

Date _____

TITLE CERTIFICATE

That a search was carried cause to be made through Shri Shinde , a retired Dattarband at Thane, at the Sub-Registrar's Office, Thane, of property being land bearing Survey No.6, Hissa No.4, admeasuring 9680 sq.yards approx.. situate at Kausa, Thane, hereinafter referred to as 'The said Property', From the search report and //12 extracts and mutation entries thereof it appears that the said land was in the name of Abdul Majid Shaikh Ahmed Dongre.


The Mutation Entry No. _____ states that the said land has been partitioned between the legal heirs of Abdul Majid Shaikh Ahmed upon the statement of Abdul Majid Shaikh Ahmed Dongre and thereupon five different "KHATE UTARE" have been made of the said land and are in the name of 1) Ismail Abdul Majid Dhongre, 2) Abdul Gani Abdul Majid Dhongre, 3) Farid Abdul Majid Dhongre, 4) Hanif Abdul Majid Dhongre, and 5) Nisar Ahmed Abdul Majid Dhongre.

The different //12 extracts show that each of the abovenamed persons hold 1936 sq.yards of the said property.

Therefore it appears that the said property stands in the names of 1) Ismail Abdul Majid Dhongre, 2) Abdul Gani Abdul Majid Dhongre, 3) Farid Abdul Majid Dhongre, 4) Hanif Abdul Majid Dhongre, 5) Nisar Ahmed Abdul Majid Dhongre and is marketable and appears free of encumbrance.

I found that M/S. Status Constructions a Proprietorship firm Builders and Developers having their Office at Kausa, Thane, are entitled to develop the one building on the above referred plot of Land.





Dated this 2nd January, 2004


RAFIAT NAZIR
ADVOCATE
SUPT. DIST. JUDGE
COURT OF DISTRICT JUDGE
KAUSA, DIST. THANE-400 612.



ट न न - ५
वत्त १८६० / २००४
२१/०३

त क्रमांक : 1860/2004
पक्षाचा प्रकार : करारनामा

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: हुस्ने आलम - रिझवी पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: सहयोग ईमारत नं: - पेट/वसाहत: मुंबा शहर/गाव: ठाणे तालुका: - पिन: -	लिहून घेणार वय 42 सही <i>[Signature]</i>	 6854 - 46657	
2	नाव मे स्टॅटस कन्स्ट्र (बिल्डर्स अँड डेव्हलपर्स) चे मालक शिराज महमद अली घोंगरे पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: कोसा शहर/गाव: ठाणे तालुका: -- रि	लिहून देणार वय 41 सही <i>[Signature]</i>	 54 - 46658	



दस्त गोषवारा भाग - 2

टनन5

दस्त क्रमांक (1860/2004)

83183

दस्त क्र. [टनन5-1860-2004] चा गोषवारा
बाजार मुल्य : 606390 मोबदला 562000 भरलेले मुद्रांक शुल्क : 15150

दस्त हजर केल्याचा दिनांक : 10/03/2004 06:09 PM
निष्पादनाचा दिनांक : 09/03/2004
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार : 25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 10/03/2004 06:09 PM
शिकका क्र. 2 ची वेळ : (फी) 10/03/2004 06:14 PM
शिकका क्र. 3 ची वेळ : (कबुली) 10/03/2004 06:15 PM
शिकका क्र. 4 ची वेळ : (ओळख) 10/03/2004 06:15 PM

दस्त नोंद केल्याचा दिनांक : 10/03/2004 06:15 PM

ओळख :

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

1) महम्मद बाशा- शेख , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: रोज गार्डन

ईमारत नं. -

पेट/वसाहत: कौसा

शहर/गाव:ठाणे

तालुका: -

पिन: -

2) मो जुनैद बशारत हुसैन , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं. -

पेट/वसाहत: कौसा

शहर/गाव:ठाणे

तालुका: -

पिन: -

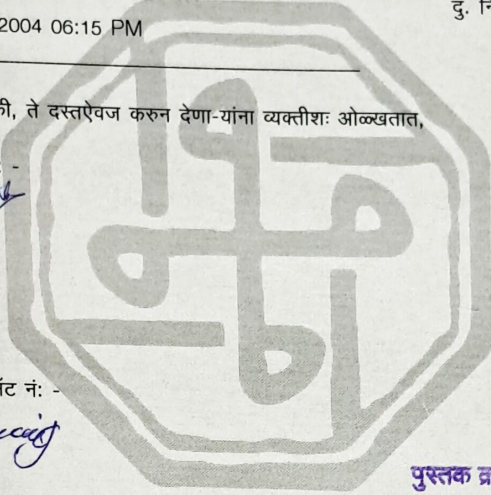
दु. निबंधकाची सही
ठाणे 5

पावती क्र.: 1951 दिनांक: 10/03/2004
पावतीचे वर्णन
नाव: हुस्ने आलम - रिझवी

6070 : नोंदणी फी
860 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

6930: एकूण

दु. निबंधकाची सही, ठाणे 5



पुस्तक क्रमांक 9.....
9500..... क्रमांकावर नोंदला

(आर. एल. टाळे)
दुय्यम निबंधक ठाणे क्र. 4
तारीख 90 माहे 3 सन 2008

प्रमाणित करणेत येते की या दस्तामध्
एकूण..... पाते आहेत.

दुय्यम निबंधक ठाणे क्र. 4

