



महाराष्ट्र शासन

ट.न.न.-७
पत्र क्रमांक ७२०० /२०१६
२२ / १६

नोंदणीचे प्रमाणपत्र

क्रमांक टो.एन.ए./ (टो.एन.ए.)/ओ.एन.ए.व/ (ओ)/१५१४/२०११-२०१२ सन २०१२

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येते की,

~~श्री रेसा अणामि रंस फो.ऑप.हॉसिंग सोसायटीज~~
~~असोशियन लि. स्वर्ग नं. ४०, ३९, अ-२,~~
~~व्हाईदर (प.) ता. जि. ठाणे~~

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदणी क्रमांक टो.एन.ए./ (टो.एन.ए.)/ओ.एन.ए.व/ (ओ)/१५१४/ २०११-२०१२ सन २०१२ दिनांक १२ / ०९ / २०१२ ने नोंदण्यात आलेली आहे.

उपनिर्दिष्ट अधिनियमाच्या कलम ११ (१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम १९६१ मधील नियम ११ (१) अन्वये वर्गीकरण असे आहे.



Maheshwale

(डॉ. महेश ना. साळुंकेपाटील)

उपनिबंधक,

सहकारी संस्था, ठाणे तालुका, ठाणे.

स्थळ : ठाणे (प)

दिनांक : १२ / ०९ / २०१२

गा. न नं. ७, ७ अ व. १२

स. न.
४०

दि ता नं.

कर्मचारी

म.प्र. नं. ७२०७/७१००१

गांव - १११११

क्षेत्र
लावणी लायक
पोट खराबा

हेक्टर	आर	प्रती	ए.	गु.
	११	१		११
		५		११
	११	५		११

२५०० (५५५)

ता. ६/११

दर दर

११५५

१५५५

एकूण

आकार

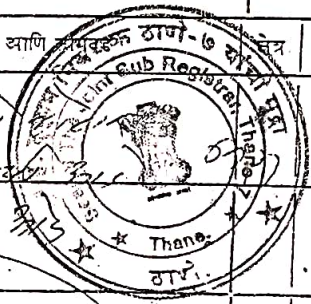
च. वे

मुडी अथवा
जादा आकार

२ -

पाणी

वर्ष	कुळ आणि खंड	क्षेत्र	रीत	पिके आणि	शेरा
१९७५	६३	६९७७	१	११/११/११	



असल वरहुकूमखरी नक्कल असे

ता. ३१/५/८५

ज.प्र. नं. ७/११/११
तलाठी

माई प्रीटव भार्दर

१ ट. न. न. - ७
दस्ता क्रमांक ८२०० १०१६
२८ / १९९

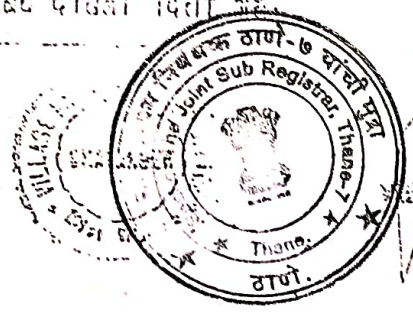
दस्तावेज नं. : ६५.८३२५

ग्रामपंचायत भाईंदर (जि. ठाणे) VILLAGE PANCHAYAT BHAYANDAR

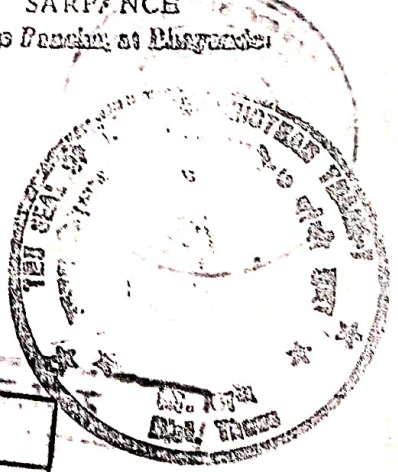
अ. नं. २८६/१३-८४

तारीख ३१/३/८४

दासला देण्यांत येत आहे ती, भाईंदर ग्राम
पंचायत हद्दीत पोर्ट नं. २ टिका नं. १५ मध्ये डे-वन रोडवरील
यांनी " तेरेझा अपार्टमेंट " ही इमारत आर्कीटेक्ट मे. आर्चीवम
आर्कीटेक्ट होशोभोर ह्यांनी दिलेल्या बांधणी दासल्यानुसार
बांधून पूर्ण केली आहे. सध्या इमारत बांधणी कामास हस्त गाही.
सध्या दासला देण्यात आहे.



SARPANCH
Village Panchayat of Bhayandar

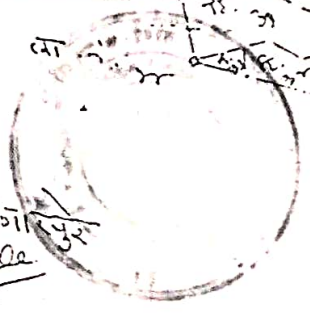
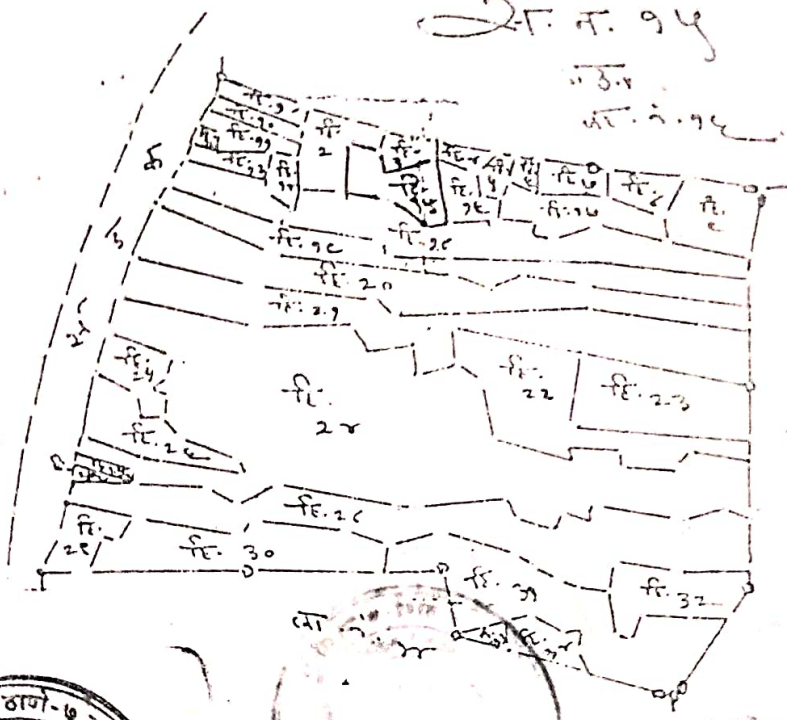


ट.न.न. ७
दस्तावेज नं. B200 / 2086
२६/१०९

११/१२
११/१२

जॉन पीटर मॅन्डोला यांचे जा. २९/१०/७५
 नगरी नदराल ठाणे येथील गळुबक बळकट
 पुढीलप्रमाणे

श. नं. १५



ट.न.नं. ७	
२००	१०९६
२०	१०९६

१०९६	२००४
१३	१२

जॉन पीटर मॅन्डोला
 ३०/१०/७५
 १०९६
 २००४
 १३/१२

मालमत्तेच्या रजिस्टर कार्डातील उतारा



कार्ड क्रमांक: २०९०

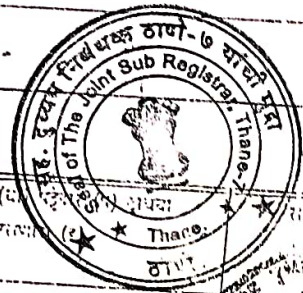
तालुका: ठाणे

क्र. नं.	दिनांक	विवरण	संघटनेच्या मालकीच्या असल्या तपशील य या प्रमाणे दर्शवण्यात येईल
२०९०	२००७-६	A	

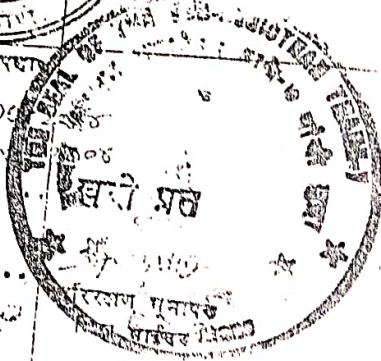
वहिवाटीचे हक्क

१९७९ मध्ये धारणा करणाऱ्यांचे नांव - जॉन पियटर थोडोसा (वॉडोला जिल्हा)

दिनांक
विवरण
आदी शीट



मालकी	प्रकार	दस्तावेज नंबर	नवीन धारणा करणारा (धारणा इतर घेता असावा)	सारीतासल सही
			वज्रपान दिनांक २२-११-१९७९ मध्ये प्रस्तावित वसुधाय नगर येथील दिनांक २२-११-१९७९ हस्तांतर दिनांक दिनांक २२-११-१९७९ वसुधाय नगर येथील दिनांक २२-११-१९७९ २२-११-१९७९ मध्ये प्रस्तावित हस्तांतर दिनांक २२-११-१९७९ धारणा करणारा पियटरी	



ट.न.न.-७

रस्त क्रमांक ५२००/२०१६

२६/१०६

०१६/२००४

२४/१२

[मुंबई ग्राम पंचायत विभाग १९५८ कलम ५२ पोट कलम (१) प्रमाणे, इमारतीचे बांधकाम करणेस, दुरुस्त करणेस, फेरफार करणेस किंवा वाढविणेस, घाययाथा परवाना]

ग्राम पंचायत माईदर

ता. ठाणे जि. ठाणे.

जा. नं. ३०/३-८४

तारीख १३/११/८३

श्री. ए. व. ज. वि. एस. वी.

श्री. माईदर ता. माईदर जि. ठाणे यांसी

कळविण्यांत येते की :

आपला घर बांधणे बदलचा, दुरुस्तीचा फेरफार करण्याचा किंवा वाढविण्याचा ता. चा अर्ज ता. रोजी मिळाला त्याप्रमाणे आपणास कळविण्यांत येते की पंचायत ठराव नं. च्या ठरावाप्रमाणे इमारत बांधण्यास, दुरुस्त करण्यास, फेरफार करण्यास किंवा वाढविण्यास (रेव्हिन्यू खात्याचे परवानगीस पात्र राहून) १९५८ चा ग्राम पंचायत कायदा कलम ५२ व ५३ मधील तरतुदीस बांधील राहून इकडील खालील अटींवर मंजूरी देण्यात येत आहे.

खालील कारणास्तव मंजूरी देता येत नाही.

कारणे / अटी

तल्ल भजती + चार भाळे

बांधकाम परवानगी सर्वे. नं.

वॉर्ड नं.

१] सदरहु जागा ही आपल्या मालकीची आहे असे पुरावे नसून खालील शर्तानुसार स. कलेक्टर सा. ठाणे यांचे कडील ऑर्डर नं. प्रमाणे बांधकाम करणेस मंजूरी देणेत येत आहे.

२] छेनमध्ये दहाविण्या प्रमाणेच बांधकाम करावे लागेल त्यात प. चे परवानगी शिवाय बदल करता येणार नाही.

३] टाऊन प्लॅनिंग ने मंजूर केल्याप्रमाणेच गार्डन व रस्ते भोकळे सोडवे लागतील.

४] बांधकामाचा कोणताही भाग सरकारी अर्थवा दुसऱ्याचे जागेत गेल्यास तो आपणास स्वखर्चाने मोकळा करून देणे माग पडेल.

(मागे पहा.)

ट. न. न. - ७

रस्त प्रमांज ३२००/२०१६

२८/११

महाराष्ट्र शासन, कृषि विभाग, मुंबई

- ५] आपल्या इमारतीच्या सांडपाण्याची व्यवस्था आपणांस स्वतःस करावी लागेल.
- ६] पाणी पुरवठा देण्याची जबाबदारी ग्राम पंचायतीची राहणार नाही.
- ७] बांधकाम करताना शेजाऱ्यास अथवा सार्वजनिक वाहतुकीस अडथळा येणार नाही ह्याची दक्षता घ्यावी लागेल.
- ८] बांधकामास लागणारे पाणी पंपच्या मालकीच्या सार्वजनिक विहीरी तलावातून पंपने परवानगी शिवाय घेता येणार नाही.
- ९] बांधकाम सुरू करणेपूर्वी पंचायतीस कळविणे भाग पडेल.
- १०] बांधकाम सार्वजनिक पंपने अथवा परवानगी शिवाय सार्वजनिक रस्त्यावर ठेवता येणार नाही.
- ११] बांधकाम पूर्ण होताच पंप तीस लेखी कळविणे भाग पडेल त्या शिवाय इमारतीचा वापर करता येणार नाही.
- १२] वरील शर्तीनुसार दिट्टेली परवानगी आपणांस मान्य नसल्यास मे. मुख्य कार्यकारी अधिकारी जि. पं. ठाणे यांचेकडे दोन महिन्यांचे आंत अपील करावे.



BARPANCH
Village Panchayat Bhayandur
ग्रामपंच
ग्राम पंचायत सार्वर

सारीटर दिनांक १३/०७/८३

ट.न.न.-७	
दस्त क्रमांक	3200 12012
	30/7/83

G.P.O.	
3200	12012

(मुद्रा स्थान)

OFFICE OF THE COLLECTOR, THANE
NO. REV/DESK/I/MP/VII/WS/ 765 A
Thane.

Date : 18.8.1983.

Read : 1) Application from Shri Thomas Lopish De 'Souza of Bhainder Taluka Thane District, Thane.

ORDER

The land comprised in Survey number 39A/2 Part and 40 of Bhainder Taluka Thane district Thane belongs to Shri Thomas Lopish De 'Souza of Bhainder Taluka Thane District, Thane belongs to Shri. They have applied that non agricultural permission may be granted to them to use an area admeasuring 3621.50 sq. meters out of the said land for the non agricultural purpose of residential use only.

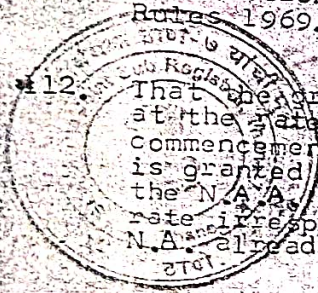
In exercise of the powers vested in him under Section 44 of the Maharashtra Land Revenue Code 1966, and under Section 18 of the Maharashtra Regional Town Planning Act 1966, the Additional Collector of Thane is pleased to grant Shri Thomas Lopish De 'Souza of Bhainder Taluka Thane non agricultural permission to use an area admeasuring 3621.50 sq. meters out of the S.No. 39/A 2 part and 4 of Bhainder Taluka Thane for the non agricultural purpose of residential use only subject to following conditions :-

1. The grant of permission shall be subject to the provisions of the code and Rules made there under;
2. That the grantee shall use land strictly with the building and/or structure thereon, only for the purpose for which the land is permitted to be used and shall not use it or any part of the land or building for any other purpose without obtaining the previous written permission to that effect from the Collector. For this purpose the use of the building shall decide the use of the land;
3. That the grantee shall not sub divide the plot or sub-plots if any approved in this order; without getting the sub-division previously approved from the authority granting this permission.
4. That the grantee shall develop the land strictly in accordance with the sanctioned layout plan within a period of one year from the date of this order (a) constructing roads, drains etc. to the satisfaction of the Collector and the concerned Municipal authority and (b) by measuring and demarcating the plans by the Survey Department and until the land is so developed no plot therein shall be disposed off by him in any manner.

ट.न.न.-७

3200	Rate
39	२३

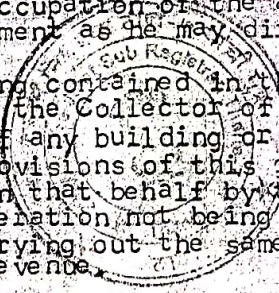
5. That if the plot is sold or otherwise disposed off by the grantee it shall be the duty of the grantee to sell or otherwise dispose of that plot subject to the conditions mentioned in this order and sanad and to make a specific mention about this in the deeds to be executed by him.
6. That this permission is to build a part of 1/3rd as specified in the site plan and/or building plan annexed herewith and the remaining area of 2/3rd of plot shall be kept vacant and open to sky.
7. That the grantee shall be bound to obtain the requisite building permission from the village panchayat before starting construction of the proposed building or other construction if any.
8. That the grantee shall get the building plans approved by the competent Authority where the building control vests in that authority and in other cases he shall prepare the building plans strictly according to the provisions contained in the Schedule III to appended to the Maharashtra Land Revenue (Conversion of Use of Land and N.A. Assessment) Rules 1969, get them approved by the Collector of Thane and construct the building according to the sanctioned plans.
9. That the grantee shall maintain the open marginal distances as shown in the enclosed plan.
10. That the grantee shall commence the Non Agricultural use of the land within the period of one year from the date of this order, unless the period is extended from time to time, failing which the permission shall be deemed to have been cancelled.
11. That the grantee shall communicate the date of commencement of that Non Agricultural use of the land and/or change in the use to the Tahsildar of Thane through the Talathi within one month failing which he shall be liable to be dealt with under rule 6 of the Maharashtra Land Revenue (Conversion of Use of Land and Non Agricultural Assessment) Rules 1969.
12. That the grantee shall pay the N.A.A. in respect of the land at the rate of Rs. 100.19.7 per sq. mtr. from the date of commencement of the use for purpose of which the permission is granted in the event of any change in the use of the land the N.A.A. shall be liable to be levied at the different rate irrespective of the fact that the grantee's period of N.A.A. already levied is yet to expire.
13. That the N.A. Assessment shall be guaranteed for the period ending 31-7-1991; after which it shall be liable to revision at the revised rate if any.



ट.न.न.-७

3200	RS.
32	100

- 14) that the grantee shall pay the measurement fee within one month from the date of commencement of Non Agricultural use of the land.
- 15) that the area and the Non Agricultural Assessment mentioned in this order and the Sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.
- 16) that the grantee shall construct substantial building and/or other structure, if any, in the land within a period of three years from the date of commencement of the N.A. use of the land. This period may be extended by the Collector, Thane in this discretion of payment by the grantee such fine premium as may be imposed as per Government orders.
- 17) that the grantee shall not make any additions alterations to the building already constructed as per sanctioned plans without the previous permission of and without getting the plans thereof approved by the Collector.
- 18) that the grantee shall be bound to execute a Sanad in form as provided in the Schedule IV, or V, appended to the Maharashtra Land Revenue (Conversion of Use of Land and N.A.A.) Rules 1969, embodying therein all the conditions of this order, within a period of one month from the date of commencement of the Non Agricultural use of the land.
- 19) that the grantee shall make at his own cost the arrangement for water supply and drainage disposal without creating any insanitary conditions in the surrounding area.
- 20(a) If the grantee contravenes any of the conditions mentioned in this order and those in the Sanad, the Collector, Thane may without prejudice to any of the penalty to which he may be liable under the provisions of the Code continue the said land/plot in the occupation of the applicant on payment of such fine and assessment as he may direct.
- (b) notwithstanding any thing contained in the clause (a) above, it shall be lawful for the Collector of Thane to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as is specified in that behalf by the Collector, Thane and such removal or alteration not being carried out and recover the cost of carrying out the same from the grantee as an arrears of Land Revenue.
- 21. The grant of this permission is subject to the provisions of the any other laws for the time being in force and that may be applicable to the relevant other facts of the case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Maharashtra Village Panchayat Act, the Municipal Act, etc.



ट.न.न.-७	
33	37/1026 जा

22) That the grantee shall pay the conversion tax amounting of Rs. 950/- (Rs. Nine hundred fifty only) which is equal to three times of the Non-Agricultural Assessment within 30 days from the date of issue of this order, failing which the N.A. permit shall be liable to be cancelled. Amount of this Tax should be to the Tahsildar concerned.

Sd/-
(M. G. NAYAK)
ADDITIONAL COLLECTOR, THANE.

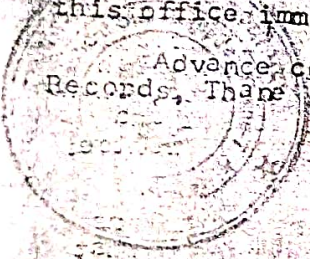
To
Shri Thomas Lotish De Souza,
of Village Bhayandhar,
Taluka District. Thane.

Copy forwarded to :-
The Tahsildar of Thane with copy of approved plan for information and necessary action.

2/- He is requested to watch the report from the grantee about the commencement of the Non Agricultural use of the land in time. On receipt of that report he should take steps to keep necessary note in the T.F. IV. and V.F. IV. N.A. Note Book to effect the recovery if the N.A. Assessment from the date of commencement of the N.A. use from the grantee and to get the Sanad executed. If the occupant pay the measurement fees, he should inform to the District Inspector of Land Records, Thane accordingly along with the sanctioned plans and extracts from Record of Rights in respect of the land in question.

The Tahsildar should see that the grantee pays the conversion tax within 30 days. If the grantee fails to pay the aforesaid amount of conversion tax, the Tahsildar should report this office immediately for further action.

Advance copy forwarded to the District Inspector of Land Records, Thane for information.



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ADDITIONAL COLLECTOR, THANE.

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OFFICE OF THE COLLECTOR, THANE
NO. REV/DESK/I/WAP/VII/MS/765 A
Thane.

Date : 18.8.1983.

Read : i) Application from Shri Thomas Lopish De 'Souza of
Bhainder Taluka Thane District, Thane.

ORDER

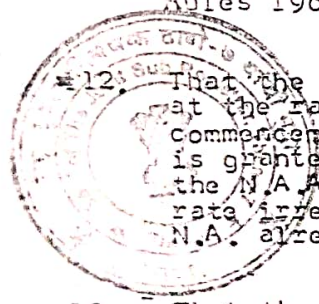
The land comprised in Survey number 39A/2 Part and 40 of Bhainder Taluka Thane district Thane belongs to Shri Thomas Lopish De 'Souza of Bhainder Taluka Thane District, Thane belongs to Shri. They have applied that non agricultural permission may be granted to them to use an area admeasuring 3621.50 sq. meters out of the said land for the non agricultural purpose of residential use only.

In exercise of the powers vested in him under Section 44 of the Maharashtra Land Revenue Code 1966, and under Section 18 of the Maharashtra Regional Town Planning Act 1966, the Additional Collector of Thane is pleased to grant Shri Thomas Lopish De 'Souza of Bhainder Taluka Thane non agricultural permission to use an area admeasuring 3621.50 sq. meters out of the S.No. 39/A 2 part and 40 of Bhainder Taluka Thane for the non agricultural purpose of residential use only subject to following conditions :-

1. The grant of permission shall be subject to the provision of the code and Rules made there under ;
2. That the grantee shall use land together with the building and/or structure thereon, only for the purpose for which the land is permitted to be used and shall not use it or any part of the land or building for any other purpose without obtaining the previous written permission to that effect from the Collector. For this purpose the use of the building shall decide the use of the land;
3. That the grantee shall not sub divide the plot or sub-plots if any approved in this order; without getting the sub-division previously approved from the authority granting this permission.
4. That the grantee shall develop the land strictly in accordance with the sanctioned layout plan within a period of one year from the date of this order (a) constructing roads, drains etc. to the satisfaction of the Collector and the concerned Municipal authority and (b) by measuring and demarcating the plans by the Survey Department and until the land is so developed no plot therein shall be disposed off by him in any manner.

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5. That if the plot is sold or otherwise disposed off by the grantee it shall be the duty of the grantee to sell or otherwise dispose of that plot subject to the conditions mentioned in this order and sanad and to make a specific mention about this in the deeds to be executed by him.
6. That this permission is to build on a plinth area of 1/3rd as specified in the site plans and/or building specified in the site and/or building plan annexed herewith and the remaining area of 2/3rd of plot shall be kept vacant and open to sky.
7. That the grantee shall be bound to obtain the requisite building permission from the village Panchayat before starting construction of the proposed building or other construction if any.
8. That the grantee shall get the building plans approved by the competent Authority where the building control vests in that authority and in other cases he shall prepare the building plans strictly according to the provisions contained in the Schedule III to appended to the Maharashtra Land Revenue (Conversion of Use of Land and N.A. Assessment) Rules 1969, get them approved by the Collector of Thane and construct the building according to the sanctioned plans.
9. That the grantee shall maintain the open marginal distances as shown in the enclosed plan.
10. That the grantee shall commence the Non Agricultural use of the land within the period of one year from the date of this order, unless the period is extended from time to time, failing which the permission shall be deemed to have been cancelled.
11. That the grantee shall communicate the date of commencement of that Non Agricultural use of the land and/or change in the use to the Tahsildar of Thane through the Talathi within one month failing which he shall be liable to be dealt with under rule 6 of the Maharashtra Land Revenue (Conversion of Use of Land and Non Agricultural Assessment) Rules 1969.
12. That the grantee shall pay the N.A.A. in respect of the land at the rate of Rs. 00.19.7 per sq.mtr. from the date of commencement of the and for purpose of which the permission is granted in the event of any change in the use of the land the N.A.A. shall be liable to be levied at the different rate irrespective of the fact that the guaranteed period of N.A. already levied is yet to expire.
13. That the N.A. Assessment shall be guaranteed from the period ending 31-7-1991, after which it shall be liable to revision at the revised rate if any.



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- 14) that the grantee shall pay the measurement fee within one month from the date of commencement of Non Agricultural use of the land.
- 15) that the area and the Non Agricultural Assessment mentioned in this order and the Sanad shall be liable to be altered in accordance with the actual area found on measuring the land by the Survey Department.
- 16) that the grantee shall construct substantial building and/or other structure, if any, in the land within a period of three years from the date of commencement of the N.A. use of the land. This period may be extended by the Collector, Thane in this discretion of payment by the grantee such fine premium as may be imposed as per Government orders.
- 17) that the grantee shall not make any additions alterations to the building already constructed as per sanctioned plans without the previous permission of and without getting the plans thereof approved by the Collector.
- 18) that the grantee shall be bound to execute a Sanad in form as provided in the Schedule IV. or V. appended to the Maharashtra Land Revenue (Conversion of Use of Land and N.A.A.) Rules 1969, embodying therein all the conditions of this order, within a period of one month from the date of commencement of the Non Agricultural use of the land.
- 19) that the grantee shall make at his own cost the arrangement for water supply and drainage disposal without creating any insanitary conditions in the surrounding area.
- 20(a) If the grantee contravenes any of the conditions mentioned in this order and those in the Sanad, the Collector, Thane may without prejudice to any of the penalty to which he may be liable under the provisions of the Code continue the said land/plot in the occupation of the applicant on payment of such fine and assessment as he may direct.
- (b) notwithstanding any thing contained in the clause (a) above, it shall be lawful for the Collector of Thane to direct the removal or alteration of any building or structure erected or used contrary to the provisions of this grant within such time as is specified in that behalf by the Collector, Thane and such removal or alteration not being carried out and recover the cost of carrying out the same from the grantee as an arrears of Land Revenue.
- 21. The grant of this permission is subject to the provisions of the any other laws for the time being in force and that may be applicable to the relevant other facts of the case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Maharashtra Village Panchayat Act, the Municipal Act.

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22) That the grantee shall pay the conversion tax amounting of Rs. 950/- (Rs.Nine hundred fifty only) which is equal to three times of the Non-Agricultural Assessment within 30 days from the date of issue of this order, failing which the N.A. permission shall be liable to be cancelled. Amount of this Tax should be paid to the Tahsildar concerned.

Sd/-
(M. G. NAYAK)
ADDITIONAL COLLECTOR, THANE.

To

Shri Thomas Lotish De 'Souza,
of Village Bhayandhar,
Taluka-District. Thane.

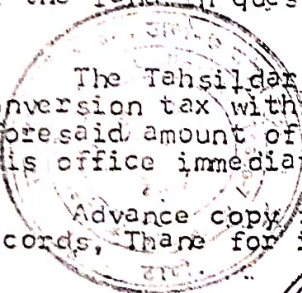
Copy forwarded to :-

The Tahsildar of Thane with copy of approved plan for information and necessary action.

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Advance copy forwarded to the District Inspector of Land Records, Thane for information.



M. G. Nayak
ADDITIONAL COLLECTOR, THANE.

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THE

GOKUL THEERESA APPI D. LTD. CO-OP. HSG. SOCIETY LTD.

CO-OPERATIVE

HOUSING SOCIETY LIMITED

Registered under the M.C.S. Act. 1960 (Registration No. Date 24.4.90)

TNA(GTM) / HSG / 7C / 2621 / 29-90.

Serial No. 32

Authorised Share Capital Rs. 10,500/- Divided into 210 Shares each of Rs. 50/- only

Member's Registration No. 32

THIS IS TO CERTIFY that Shri/Smt. S. M. MADHAN. Old No. 402

of D/402 is the Registered Holder of (Five) Shares from No. 156 to 160 of Rs. 250/- (Two hundred fifty only)

in THE General Theereta Appri D. Ltd. CO-OPERATIVE HOUSING SOCIETY LIMITED Co-operative Hsg. Society subject to the Bye-laws of the said Society

and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at this 19



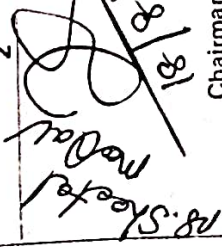
Chairman

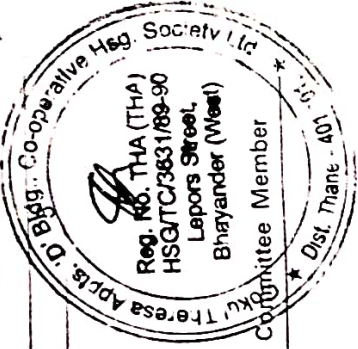
Hon. Secretary

Member of the Committee

P.T.D

Memorandum of the transfers of the within-mentioned Shares

Sr. No. of transfer	Date of General Body/ Managing Committee Meeting at which transfer was approved	To Whom Transferred	Sr No. in the Share Register at which the transfer of shares held by the transferor are registered	Sr. No. in the share Register at which the name of the Transferee is recorded
1	<p>Ms. Sheetal Mehadol  18/8/2019 Chairman</p>	<p>Ms. Sheetal Mehadol 3 Hon. Secretary</p>	<p>4 Sr. No. 92</p>	<p>Committee Member</p>
2	<p>Chairman</p>	<p>Hon. Secretary</p>		<p>Committee Member</p>
3	<p>Chairman</p>	<p>Hon. Secretary</p>		<p>Committee Member</p>
4	<p>Chairman</p>	<p>Hon. Secretary</p>		<p>Committee Member</p>
5	<p>Chairman</p>	<p>Hon. Secretary</p>		<p>Committee Member</p>

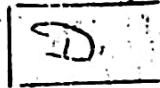


BLOCK/SHOP No. 402 ON 14th FLOOR

ANIL B. TRIVEDI
B. Com. LL. B.
Advocate High Court
B/208, vraj Vadek'3,
Jai Ambe Road,
Bhayandar (West),
Dist. THANE - 401 107.

Agreement for Sale

THERESA APARTMENT



SURVEY No 40 & 39 A/2 PART, BHAYANDAR (West)



ARCHITECTS
M. HARSORA & CO.
1, Gokul-Dham, Ground Floor,
Balaram Patil, Cross Road No. 2,
BHAYANDAR (East)-401 105.

BUILDERS
M/s. AJ BUILDERS
BUILDERS & DEVELOPERS
LEPORA STREET,
BHAYANDAR (West)-401 101.



20 RS



भारतीय रिज़र्व बँक लिमिटेड,
 मॉडल (५) टापर
 सं. नं. 6414 दिनांक 22/11
 : श्री Sanjay Maruti Malav
 हस्त
 दिनांक 26 JUN 1996

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Sanjay Malav
 श्री संजय मलव
 श्री. मीनाक्षी व. देवाडे

DECLARATION

I SHRI SANJAY MARUTI MALAV, adult, residing at 402 'D' Gokul Theresa Co-operative Housing, Society Ltd., Lepora Street, Bhayandar, (w.) Tal. Dist. Thana do hereby state and declare as under :-

2. I say that the M/S A1 Builders has agreed to sale the flat No. 402 on the 4th floor having its area 505 sqft in the building 'D' Gokul Theresa Co-operative Housing Society Ltd., Lepora Street, Bhayandar (w.) Tal. Dist. Thana (for the sake of brevity referred to the said flat) and the said

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M/S A1 Builders are not available for registration of Agreement dated 27/11/93 consequently I have not registered the Agreement dated 27/11/93 in respect of the said flat more particularly described in the schedule given here under purchased by me for the total amount of consideration of Rs. 2,27,250/- (Rs. Two Lakhs Twenty Seven Thousand Two Hundred Fifty Only).

3. I say that the said Agreement was not registered for registration as its registration is option under section 18 of the Indian Registration Act 1908.

4. I say that now I intend to register the said Agreement and I am aware the fact that the said Agreement cannot be lodged for registration as it is time barred under section 25 of the Indian Registration Act 1908.

5. I further say that M/S A1 Builders are neither available nor co-operative for lodging the said Agreement with a confirmation deed.

6. I feel it absolutely necessary to bring the fact that the said M/S A1 Builders had entered into an Agreement for sale dated 27/11/93 for the said flat at Bhayandar (w.) Tal. Dist. Thana

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on the record of the Government and therefore
I execute this deed of Declaration.

7. I say that whatever stated herein above
is true and correct to the best of my knowledge
and belief and I have signed on this 2nd day
of August 1996 at Thana.

THE SCHEDULE ABOVE REFERRED TO

All that the flat No. 402 on the 4th floor,
admeasuring at about 505 sqft (SuperBuildup) area
in the building known as 'D' Gokul Theresa Co-
operative Housing Society Ltd., constructed upon New
S.No. 13 and 11 New part within the Limit of Mira
Bhayandar Municipal council in the Registration
Dist. and Sub-Dist. Thana.

THANA

DATE :

DECLARANT.

Identified by me:

ANIL B. TRIVEDI

Advocate High Court
B-23, Raj Manek 3,
1st Ambbe Road,
Bhayandar West 4,
Dist. THANE - 401 101.

S. Madan

Impounded under section 33
of Bombay Stamp Act 1958

[Handwritten signature]

Collector of Stamps THANE
30/11/93

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[Handwritten signature]

AGREEMENT FOR SALE

THIS AGREEMENT made at Bombay this *27th* day of *November* 1993 BETWEEN (1) M/s. A-1, BUILDERS a Firm, hereinafter referred to as the Builders (which expression shall unless repugnant to the context or meaning thereof mean and include the partners of the said Firm from time to time or their successors in title and assigns) the First Party AND (2) *Sanjay Mahesh Madhav* hereinafter referred to as the Purchaser (which expression shall unless repugnant to the context or meaning thereof mean and include his/their executors, administrators and permitted assigns) the Second Party, WITNESSTH:

[Handwritten signature]

WHEREAS the Builders have entered into an agreement for Sale in respect of the property situated at Bhayandar (West) and more particularly described in the Schedule hereinafter :

[Handwritten initials]

AND WHEREAS the Builders have been authorised and allowed to construct and develop the said property in terms of the Agreement with the Vendor :

AND WHEREAS Builders propose to construct a Building thereon and to sell the Flats therein on Ownership basis under the Maharashtra Ownership of Flats Act ;

AND WHEREAS the plans for the purpose of development have been approved by the local authorities ;

AND WHEREAS the Purchaser has taken the inspection of the Agreement for Sale and seen the plans and the Purchaser has satisfied himself about the right and the title of the builders and the terms and conditions of sale and WHEREAS after considering all the

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documents and plans the Purchaser has agreed to acquire the flat as mentioned hereinafter upon the terms and conditions mentioned hereinafter under the provisions of the Maharashtra Ownership of Flats Act.

NOW THEREFORE THESE PRESENTS WITNESSETH and it is hereby agreed by and between the parties hereto as follows :

1. The Builders agree to complete the construction of the building to be known as "THEREAS APARTMENT" "D" situated in Bhayandar and more clearly described in the Schedule hereunder consisting of commercial and residential flats and garages in accordance with the plans designs and specifications, inspection whereof is taken by the Purchaser and approved by him/her with such variation and modifications as the Builders may do as per the directions of the Gram Panchayat or any other lawful Authority from time to time or for any other ground which the Builders may deem necessary and proper and the Purchaser hereby gives his/her irrevocable consent to the same provided the area of his flat is not materially affected thereby.

2. The Purchaser hereby agree to take and acquire the flat bearing No. 1102 on the floor 1st app. 505 sq.ft. area of the said building to be constructed on the said land as aforesaid and to be named "THERESA APARTMENT" "D" for aggregate sum of Rs. 2,27,250/- (Rupees Two Lacs Twenty Seven thousand and two hundred fifty only) hereafter referred to as the said Flat for the sake of brevity.

3. The Purchaser agrees to pay and discharge the consideration for the acquisition of the said flat to be acquired by him/her as under:-

- 5% of the said purchase price on execution of this Agreement.
- 25% of the said purchaser price on completion of plinth.
- 20% of the said purchase price on completion of 1st slab.
- 20% of the said purchase price on completion of 2nd slab.
- 20% of the said purchase price on completion of 3rd slab.
- 10% of the purchase price on procession being given.

The aforesaid payments shall be made within 10 days of notice in writing by the Builders to the Purchaser.

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4. The notice referred to in the preceding clause will be sent by the Builders to the Purchaser through post under Certificate of Posting at the address given hereinbelow and the same shall be sufficient discharge to the Builders.

For this purpose address of the Purchaser shall be as set out below:-
Address :-

Shri Sanjay Makshi Mudav
D/No. 14/2/1 A.P. D. Bldg. Laxma Street Bhayander C.

5. On default of payment of any instalment by the Purchaser after notice as aforesaid, this Agreement shall at the option of the Builders come to an end and the amount till then paid by the Purchaser shall stand forfeited and the Purchaser shall have no claim of any nature against the Builders and all or any rights of the Purchaser in the said Flat shall extinguish. It is expressly agreed by and between the Builders and the Purchaser that in respect of the above payments time is made essence of the contract. The Builders will be entitled to deal with and dispose of the said flat after terminating the Agreement and the Purchaser will not raise any dispute or objection to the same.

6. The Builders will deliver, possession of the said flat to the Purchaser on the completion of the said building after the Builders get a completion certificate from Gram Panchayat provided the Purchaser shall have paid to the Builders amounts mentioned in clause 3 and 10 and shall have executed all necessary papers and documents required to be executed by him for forming a Co-Operative Housing Society referred to hereinafter and has duly performed all the terms, conditions and obligations under these presents.

7. Upon delivery of such possession the Purchaser shall be entitled to the use and occupation of the said flat. Before taking possession of the premises the Purchaser shall satisfy himself about the work and notify the defects of any in writing. After taking possession he shall not be entitled to complain about any incomplete work or make any claim and take any objection etc. nor hold liable the Builders or the said flat for quality or construction or materials, alterations

Sanjay Makshi Mudav

S.S.M

Sanjay Makshi Mudav

S.S.M

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or any item of work. The Builders expect to deliver possession of the said flat to the Purchaser as stated in the preceding clauses on or before subject, however to the cement and from and other necessary building materials being available in proper time and Gram Panchayat or Collector's formalities carried out to complete the said building. In case of delay in obtaining such materials or impediments in complying with Gram Panchayat or Collector's requirements or any ground beyond the control of the Builder the date for such possession shall be deemed to have extended accordingly. Purchaser will not be entitled to any damages whatsoever on account of delay in getting possession.

8. Nothing contained in these presents shall be constructed as a grant inlaw, transfer, assignment, demise or conveyance of the said land or the said buildig constructed thereon or any part thereof until a Conveyance of the Builders right, title and interest in the said land together with buildings thereon is executed and registered in favour of a Co-operative Housing Society to be formed as hereinafter provided.

9. The Purchaser agree and binds himself/herself to pay from the date of the possession his/her proportionate share as determined by the Builders of all the outgoing in respect of the said property including Gram Panchayat and Collector's taxes commen lights sanitation, repairs, salaries of clerk, bill collectors, chowkidars, sweepers expenses on working of the pumps and all other expenses necessary and incidental to the maintenance and upkeep of the property. Till such time the same are determined the purchaser to pay Rs. per month towards the said account to the Builder regularly every month on or before 5th of every month.

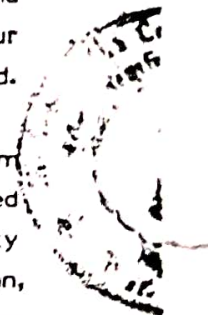
10. The Purchaser hereby agrees to deposit with the party of the First Part a sum of Rs.260/- for Membership fee and subscription of shares and further undertake to be a member of the co-operative Housing Society or Limited Company to be formed in the manner hereinafter appearing and also from time to time sign and execute the application for registration other papers and documents necessary for the formation and registration of the Society or Limited Company including the Bye-laws of the proposed Society duly fill in, sign, and return within ten days of the same being forwarded by the Builders to the Purchaser. No objection shall be taken by the Purchaser if

Signature

W.S.P.

Signature

W.S.P.



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changes or modification are made in the draft Bye-laws as may be required by the Registrar of Co-operative Society or other competent Authority.

11. The Purchaser shall use the said flat for the purpose for which the said flat is agreed to be acquired by him/her viz. for residential purposes and shall maintain the same at his/her own costs and shall observe Gram Panchayats, Collector's Society, Government rules and bye-laws. The Purchaser shall not act in any manner so as to cause nuisance or annoyance to the occupiers of other flats in the same building.

12. The Builders shall be at liberty to sell assign or otherwise deal with their interest in the aforesaid plot and building subject to the right of the Purchaser under his agreement.

13. It is agreed that the Purchaser shall not sell, transfer or part with his/her flat and shall not let, sub-let license transfer or assign his/her interest therein or part with the possession thereof, or the benefits of this Agreement or any part thereof till all dues to the Builders as provided herein are fully paid AND until he has obtained prior consent of the Builders in writing to do (such consent shall not be unreasonably withheld by the Builders).

14. The Purchaser shall sign and execute all papers and documents and do all other things as the Builders may require him to do from time to time in this behalf necessary for safeguarding the said plot, building and/or the interest of other flat holders.

15. The Flat holders shall whenever required by the Builders from a Cooperative Housing Society (Apartment or otherwise) with the usual rules, regulations and bye-laws with such additions and modifications as may be required to suit this particular case. The Purchaser agrees and consents to join with the other flat holders in the said building in forming the society as provided hereinabove and shall become a member of the said society with such rights as are allowed to persons holding flats and garages to receive and accept the shares of the said Society and that at no time hereafter he shall have right to repudiate

Sanadkar

Sanadkar

S.F.M

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30. The stamp duty and the registration charges incidental to this Agreement shall be paid by the Purchaser. The Purchaser will be at liberty to lodge this Agreement for registration and the Builders agree to attend the office of the Sub-Registrar and admit the execution thereof when required by the Purchaser.

31. On execution of this Agreement the Purchaser shall pay at the rate of 2% on the purchase price as brokerage.

SCHEDULE OF THE PROPERTY

All the piece or parcel of land bearing Survey No. 40 & 39A/2
 PART admeasuring about 3610 Sq. Yds. situated at the Lepora Street,
 Bhayandar Taluka and Registration & Sub-Registration Distric Thana
 and bounded as under.

On or towards the East	: Property of Shri Sakseria
On or towards the West	: Property of Shri John P. Mendonca
On or towards the South	: Property of Shri Jain
On or towards the North	: Property of Shri Jonny Mendonca

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IN WITNESS WHEREOF the parties have signed the Agreement
on the date mentioned hereinabove.

SIGNED SEALED AND DELIVERED
by the withinnamed Purchaser
MESSRS. A-1 BUILDERS by the
hand of one of its partner in the present of

For A-1 BUILDERS,

Abdulla

PARTNER

SIGNED SEALED AND DELIVERED
by the withinnamed *Sanjay Madhav*

Sanjay Madhav

in presence of

RECEIVED by the Builders from the
Purchaser the sum of Rs.
(Rupees)

by way of earnest money under the
Agreement.

Amount received by Cheque

Subject to realisation

11/11/93

Rs.	Cheque No.	On	Bank	Branch	Date
Rs. 5000/-	By Cash	10/4/93	Receipt	NO. 12/AD/93	
Rs. 20,000/-	By Cash	10/5/93	Receipt	NO. 13/AD/93	
Rs. 25,000/-	By Cash	2/6/93	Receipt	NO. 14/AD/93	
Rs. 25,000/-	By Cash	15/6/93	Receipt	NO. 15/AD/93	
Rs. 25,000/-	By Cash	13/7/93	Receipt	NO. 17/AD/93	
Rs. 20,000/-	By Cash	14/11/93	Receipt	NO. 31/AD/93	

WE SAY RECEIVED,
For A-1 BUILDERS,

PARTNER

S.F.M
Sanjay Madhav

Sanjay Madhav

पावती क्र.

नोंदणी ३९ म
Regn. 39 m

दस्तावेजाचा/अर्जाचा अनुक्रमांक क्र. ३०५६२

दिनांक ३१/१ सन १९९९

दस्तावेजाचा प्रकार-

सादर करणाराने नाव-

कारराम चौधणारा २७२२०२५०१-

खालीसप्रमाणे फी मिळाली:-

- नोंदणी फी
- नक्कल फी (फोलिओ)
- गृष्ठांकनाची नक्कल फी
- टपालखर्च
- नकला किंवा जापने (कलम ६४ ते ६९)
- शोध किंवा निरीक्षण
- दंड-कलम २१ अन्वये
- कलम ३४ अन्वये
- प्रमाणित नकला (कलम ५७) (फोलिओ)
- इतर फी (मागील पानावरील) बाब क्र.

क्र.का. ३१९५०००

श्री राजय मारती

₹	₹
३९००	७५
७२	२
२	२
१	
३२९२	

SP ३२९२/-
५२६०१/-

दस्तावेज
नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.
या कार्यालयात देण्यात येईल.

दुष्यम निबंधक.

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावे.
हवाली करावा.

दुष्यम निबंधक, इति

GOKUL THERESA APARTMENT 'D' CO-OPERATIVE HOUSING SOCIETY LIMITED .

REGN NO. TNA/(TNA)/HISG/(TC)/3631/1989-1990

LEPORA STREET, BHAYANDER (WEST), TALUKA & DISTRICT THANE

MAINTENANCE BILL

BILL FOR THE PERIOD OF 1-Aug-2024 To 31-Aug-2024

SHEETAL S. MADHAV

BILL NO. : 194/24-25

FLAT NO.: 402

DUE DATE : 20-Sep-2024

BILL DATE : 31-8-2024

Sr.	PARTICULARS	AMOUNT
1	MAINTANENCE CHARGES	400.00
2	MBMC WATER CHARGES	250.00
3	SINKING FUND	20.00
4	SUB LATEE	200.00
5	INSURANCE PREMIUM	85.00
6	OTHER CHARGES	25.00
7	BLDG. REPAIRS FUND	500.00
TOTAL		1,480.00
	PRINCIPAL ARREARS: 4,440.00	ADD: INTEREST 78.00
	INTEREST ARREARS: 78.00	ARREARS 4,518.00
		ADVANCE
		GRAND TOTAL ₹ 6,076.00

Amount in Words : Rs. Six Thousand Seventy Six Only

NOTE:**E.& O.E.**

1. Payment should be made in favour of GOKUL THERESA APARTMENT 'D' CO-OPERATIVE HOUSING SOCIETY LIMITED . & A/c PAYEE ONLY.
2. Payment must be made on or before due date of every month. No post dated cheques are accepted.
3. Interest @21.00% p.a. will be charged on delayed payments.
4. Members are requested to write their name, wing, flat, bill no., date on the reverse of the chq.
5. Receipt will be issued with the next month bill.
6. PREPARED BY SIDDHI VINAYAK SOCIETY CONSULTANTS

FOR GOKUL THERESA APARTMENT 'D' CO-OPERATIVE HOUSING SOCIETY LIMITED .

AUTHORIZED SIGNATORY