

# PROFORMA INVOICE



**Vastukala Consultants (I) Pvt. Ltd.**

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093

Contact: Dial 022 28371325 Fax: 022 28371324

Email: accounts@vastukala.org

**Client:**

**Punjab National Bank**  
Fort Branch (P.N.B House)  
P.N.B House, Sir P. M. Road, Fort, Mumbai - 400 001, State - Maharashtra, Country - India.

**Property Details:**

Mr. Anand Kumar Mishra & Mr. Arun Kumar Mishra  
Residential Flat No.-303, Wing-A, Chandresh Himalaya , Lodha Heaven, Off Kalyan Shil Road, Nilje, Dombivali (East), Dombivali East, Taluka-Kalyan, District-Thane, PIN Code- 421 201, State-Maharashtra, Country-India

Invoice No.: P-3304/16-17

Dated: 27-Dec-2016

Client's Order No.:

Dated: 26-Dec-2016

Outward Document No.: 20945

Dated: 27-Dec-2016

Mode/Terms of Payment: AGAINST REPORT

Dispatched By: Sameer Keer

Sr No.	Particulars	Quantity	Rate	Per	Amount
	VALUATION FEE				1500.00
	SERVICE TAX @ 14%		14.00	%	210.00
	SWACHH BHARAT CESS		0.50	%	7.50
	KRISHI KALYAN CESS		0.50	%	7.50
	<b>Total</b>				<b>₹ 1,725.00</b>

**Company's Bank Details**

Company Name	Vastukala Consultants (I) Pvt. Ltd.
Bank Name	ICICI BANK LTD
Branch	MIG Colony, Bandra (E.)
A/c No.	123105000319
IFSC Code	ICIC0001231
Company's Service Tax NO.	AADCV4303RSD001
Company's PAN NO.	AADCV4303R

**Amount Chargeable (in words)**

**One Thousand Seven Hundred Twenty Five Only**



*Pol*  
*22/12/2017*

Customers Seal and Signature

*PUNBH 1205 343 5290*

**For Vastukala Consultants (I) Pvt. Ltd.**

Authorized Signatory

SUBJECT TO MUMBAI JURIDICTION

This is a Computer Generated Invoice

# Valuation Report of the Immovable Property

## Details of the property under consideration:

Name of Owner: Mr. Anand Kumar Mishra & Mr. Arun Kumar Mishra

Residential Flat No. 303, 3<sup>rd</sup> Floor, Wing - A, "Chandresh Himalaya ", Lodha Heaven, Off Kalyan Shil Road, Nilje, Dombivali (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State - Maharashtra, Country - India.

Latitude Longitude - 19°09'20.5"N 73°04'32.6"E

## Valuation Done for:

**Punjab National Bank**

**Fort Branch (P.N.B House)**

P.N.B House, Sir P. M. Road, Fort, Mumbai - 400 001, State - Maharashtra, Country - India.

**Vastukala Consultants (I) Pvt. Ltd.**

**Mumbai • Navi Mumbai • Aurangabad • Nanded**

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 303, 3<sup>rd</sup> Floor, Wing - A, "Chandresh Himalaya", Lodha Heaven, Off Kalyan Shil Road, Nilje, Dombivali (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State - Maharashtra, Country - India belongs to Mr. Anand Kumar Mishra & Mr. Arun Kumar Mishra.

Boundaries of the property.

North	C - Wing	TM
South	Internal Road	
East	Lodha Shopping Complex	
West	B - Wing	

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for Banking purpose at ₹ 34,06,000.00 (Rupees Thirty Four Lac Six Thousand Only).

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

FOR VASTUKALA CONSULTANTS (I) PVT. LTD.

C.M.D.

AUTHORISED SIGNATORY

Sharad B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl.: Valuation report



www.vastukala.org

### Mumbai

Truti Star, 1<sup>st</sup> Floor,  
Central Road, MIDC,  
(E), Mumbai - 400 093,  
(M.S.), INDIA  
Tel. : +91 22 28371325  
Tel. : +91 22 28371324  
mbai@vastukala.org

### Nanded

28, S.G.G.S. Stadium Complex,  
Gokul Nagar,  
Nanded - 431 602,  
(M.S.), INDIA  
Tel. : +91 2462 244288  
Fax : +91 2462 239909  
nanded@vastukala.org

### Aurangabad

Plot No. 106, N-3,  
CIDCO, Aurangabad - 431 005,  
(M.S.), INDIA  
Tel. : +91 240 2485151  
Mobile : +91 9167204062  
+91 9860863601  
aurangabad@vastukala.org

### Navi Mumbai

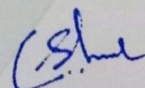
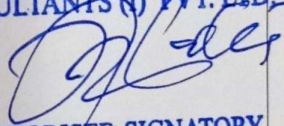
2<sup>nd</sup> Floor, Admin. Bldg.,  
Add. Vegetable Market,  
Plot No. 17, Sector-19,  
A.P.M.C., Vashi,  
Navi Mumbai - 400 703.  
Cell : +91 9819670183  
navimumbai@vastukala.org



Valuation Report of Immovable Property

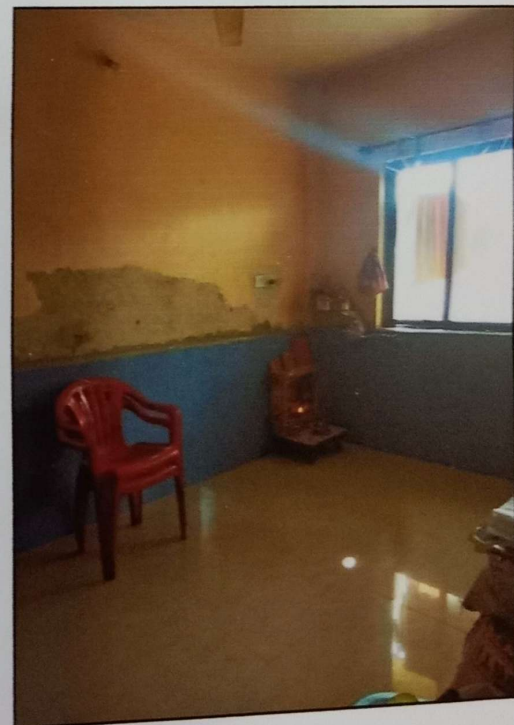
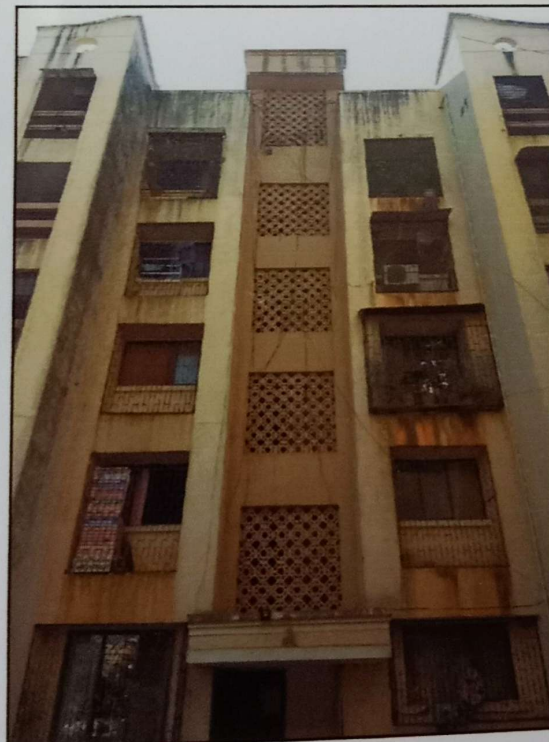
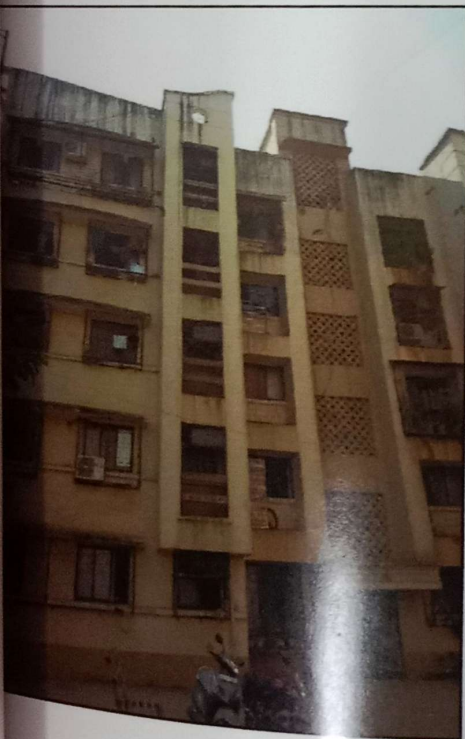
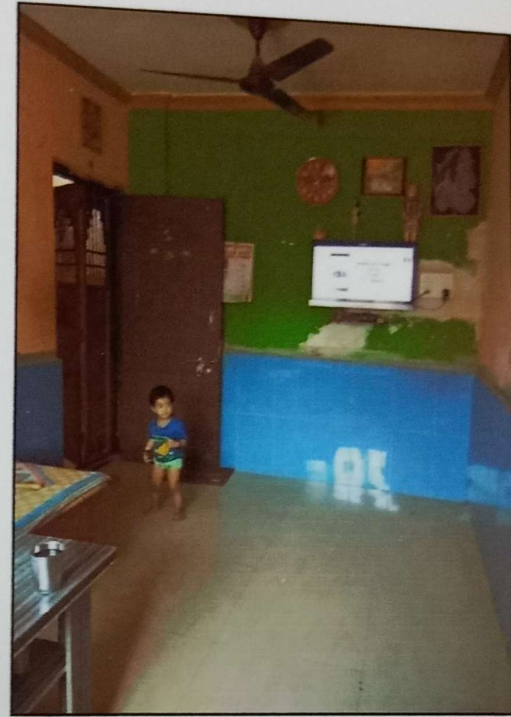
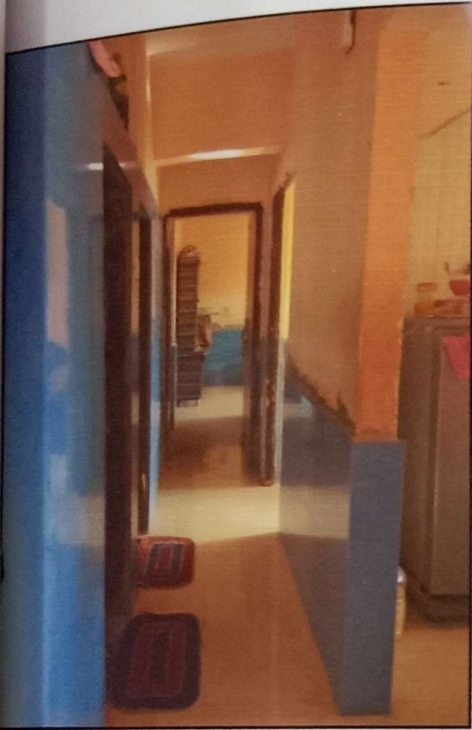
1 Customer Details										
Name(s) of the owner(s).		Mr. Anand Kumar Mishra & Mr. Arun Kumar Mishra				Application No.				
Case Type										
2 Asset Details										
Address		Residential Flat No. 303, 3 <sup>rd</sup> Floor, Wing - A, "Chandresh Himalaya", Lodha Heaven, Off Kalyan Shil Road, Nilje, Dombivali (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State - Maharashtra, Country - India								
Nearby Landmark		Landmark: Near Lodha Sales Office Latitude Longitude: 19°09'20.5"N 73°04'32.6"E								
3 Document Details										
Layout Plan		No	Details not provided			Approval No.		Details not provided		
Building Plan		No	Details not provided			Approval No.		Details not provided		
Construction Permission		No	Details not provided			Approval No.		Details not provided		
Legal Documents		Yes	1. Copy of Agreement To Sale dated 22.01.2007							
4 Physical Details										
Adjoining Properties		East		West		North		South		
As on site		Lodha Complex		Shopping B - Wing		C - Wing		Internal Road		
As per document		Details not provided		Details provided		not		Details not provided		
Matching of Boundaries		Plot Demarcated		No		Approved land use		Residential purpose		
No. of Living rooms		1		Bed Room 2		Kitchen 1		Dining		
Toilet		1		Bathroom 1		WC 1				
Total no. of Floors		Ground + 4 upper floors.		3 <sup>rd</sup> Floor		Approx. Age of the property 9 years		Residual age of the property 51 years		
Floor on which the property is located								Subject to proper, preventive periodic maintenance & structural repairs.		
Type of structure		:R.C.C. Foundation								
5 Occupancy Details - Owner Occupied										
Status of Tenure		of N.A.		No. of years of Occupancy		of N.A.		Relationship of tenant with owner		
Stage of Construction		Completed								
If under construction, extent of completion		N.A.								



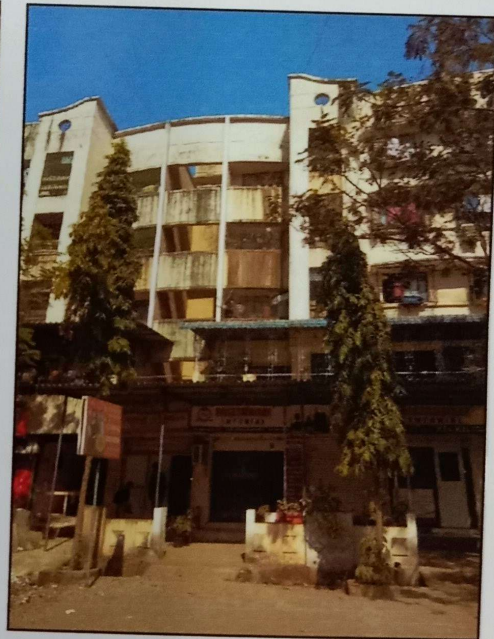
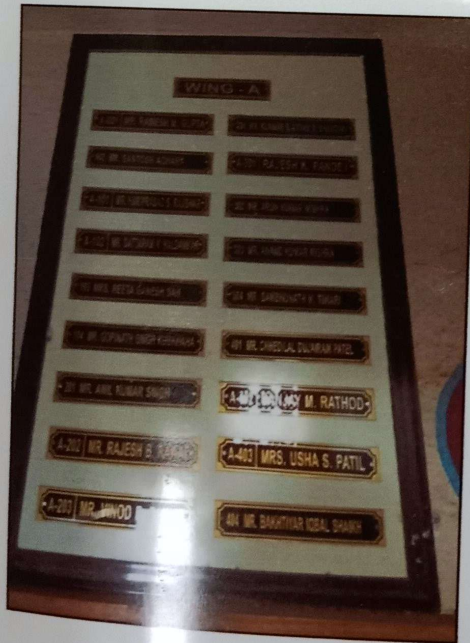
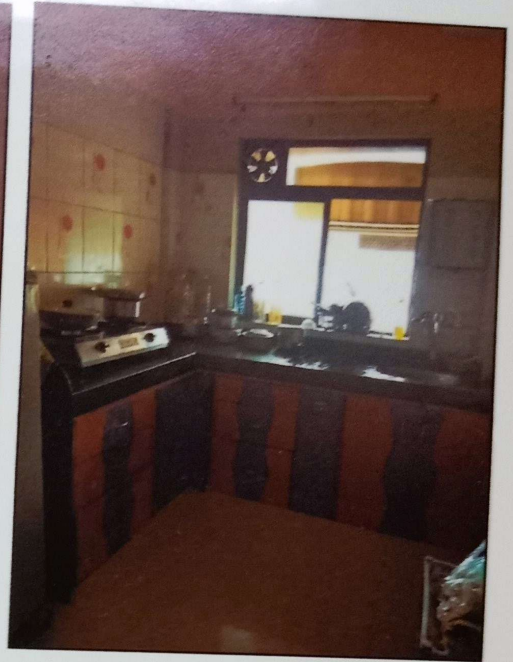
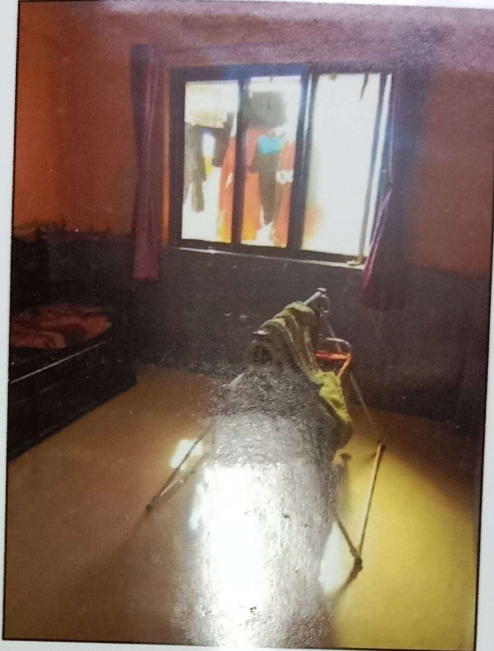
7	<b>Violations if any observed</b>	Nature and extent of violations		Approved Building plans were not provided and not verified.
8	<b>Area Details of the Property</b>	Carpet Area in Sq. Ft.		
		Carpet Area = 484.00 (Area as per actual site measurement)	Plinth area / Super Built up area in Sq. Ft. (Area as per agreement)	655.00 ✓
	Remarks:			
9	<b>Valuation</b>	Super Built Up Area		
		655.00 Sq. Ft.		
		Prevailing market rate		
		₹ 5,200.00		
		Floor Rise Rate per Sq. Ft.		
		₹ 0.00		
		PLC Rate per Sq. Ft.		
		₹ 0.00		
		Total Rate per Sq. Ft.		
		₹ 5,200.00		
		Value of the property		
		₹ 34,06,000.00		
		Realizable Value of the Property		
		₹ 30,65,400.00 ✓		
		Distress / Force Sale Value		
		₹ 27,24,800.00		
		Insurable Value of the Assets		
		₹ 9,82,500.00 ✓		
		Govt. Approved Rate/ Ready Reckoner Rate Per Sq. Mt.		
		₹ 64,400.00 per Sq. M. i.e. ₹ 5,983.00 per Sq. Ft.		
10	<b>Assumptions /Remarks</b>	Attached		
11	<b>Declaration</b>	i. The property was inspected by me / our site Engineer Mr. Rahul Saturwar (Mobile No. - 8652500686) personally on 27.12.2016 ii. The undersigned does not have any direct / indirect interest in the above property. iii. The information furnished herein is true and correct to the best of our knowledge.		
12	<b>Name, address &amp; signature of Valuer</b>	Vastukala Consultants (I) Pvt. Ltd. 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093	<b>FOR VASTUKALA CONSULTANTS (I) PVT. LTD.</b>  <b>C.M.D.</b>	 <b>AUTHORISED SIGNATORY</b>
			<b>Sharad B. Chalikwar</b> Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09	Date of valuation: 27.12.2016
13	<b>List of Documents enclosed</b>	1. Valuation Report 2. Location cum Route Map from Nearest Railway Station 3. Satellite Location Map		
14	<b>List of Photographs enclosed</b>	Internal & External Photographs of the property.		



# Actual site photographs



## Actual site photographs



कलन - 8  
दस्त क्र. 300/100  
9/46

दि ठाणे जनता सहकारी बँक लि. शेजार्ल बँक  
 THE THANE JANATA SAHAKARI BANK LTD. SCHEDULED BANK  
 शाखा / Br. दिनांक / Date 22/1/07  
 मुद्रांक शुल्क / Stamp Duty रु. / Rs. 22270  
 सेवा आकारणी शुल्क / रु. 10  
 Service Charges / Rs. 10  
 No. of Documents  
 एकूण / Total रु. / Rs. 22270  
 अक्षरी रूपाने / Amount in Words Twenty Two Thousand Two Hundred and Seventy  
Two Thousand Two Hundred and Seventy  
 मुद्रांक शुल्क भरणाऱ्याचे नांव / Name of Stamp duty paying party  
**Lodha Constructors**  
 पत्ता / Address & tel. No. Dr. E. Moses Road, Worli, Mumbai-18  
 पेन नं. / Pan No. (2)  
 समोरच्या पक्षकाराचे नांव / Name of counter party  
 व्यवहाराचा उद्देशाचे कारण / Purpose of transaction  
Agreement  
 धानदेश / ये ऑर्डर ज्या बँकेचा काढला आहे त्या बँकेचे नांव  
 व शाखा / Name of the Drawee Bank & Branch  
 डी. डी. ये. ऑर्डर चेक नं. 22 JAN 2007  
 D.D. P.O. Cheque No. if any  
 रोखपाल / Cashier  
 अधिकार्याची सही  
 Authorised Signatory  
 मुद्रांक केलेले दस्तऐवज घेण्यास येताना ही पावती आपणे  
 आवरक आहे / This counterfoil has to be presented  
 at the time of delivery of stamps, subject to Deliv-  
 ery of stamp document on next working day.

AGREEMENT

This Agreement made at Dombivli, Bombay 22<sup>nd</sup> day of Jan 2007 between  
 M/S LODHA CONSTRUCTIONS (DOMBIVLI), a Partnership firm registered and  
 incorporated under the provisions of Indian Companies Act 1932 its registered  
 Office at 216 Shah & Nahar-Estate, Dr. E. Moses Road, Worli, Bombay 400  
 018, Hereafter referred to As "the Builders/Promoters" (Which Expression  
 shall unless it be repugnant to the context or meaning thereof be deemed  
 to mean and include the partners or partner from time to time  
 constituting the said firm, survivors of the last such survivor, their o  
 his assigns) of the ONE PART and

Mr. /Mrs. /Miss. Anand Kumar Mishra &  
Arun Kumar Mishra  
 an Indian Inhabitant residing at Room No-2 Kismat Nagar,  
C.S.T. Rd. Kurla (W) Mumbai

hereinafter referred to as "THE PURCHASER" (which expression shall unless it  
 be repugnant to the context or meaning thereof be deemed to include his/  
 her/their executors, administrators and assign) of the OTHER PART.



भारत 21829  
 141944  
 SPECIAL ADHESIVE  
 JAN 22 2007  
 R00222601/PB5356  
 2007 2007 2007 2007 2007 2007 14:04  
 INDIAN TRAMP DUTY MAHARASHTRA

Sr. No. (VF-5)- 32  
 Name of Purchaser- Lodha Constructors  
 Address of Purchaser- Worli  
 Authorised Signatory- [Signature]

The Thane Janata Sahakari Bank  
 Ltd. Dombivli Branch, Tiruparti,  
 Darshan, Gaja Bandhan Pathri,  
 Near Bhanu Nagar, Dombivli (East),  
 D-567/R/W/C. R. 1019/04/05/1188-  
 119



## AGREEMENT

This Agreement made at <sup>Dombivli</sup> Bombay 22<sup>nd</sup> day of Jan 2006 between M/S LODHA CONSTRUCTIONS (DOMBIVLI), a Partnership firm registered and incorporated under the provisions of Indian Companies Act 1932 its registered Office at 216 Shah & Nahar-Estate, Dr. E. Moses Road, Worli, Bombay 400 018, Hereafter referred to As "the Builders/Promoters" (Which Expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners or partner from time to time constituting the said firm, survivors of the last such survivor, their or his assigns) of the ONE PART and

Mr. /Mrs. /Miss. Anand Kumar Mishra  
Mr. Arun Kumar Mishra.

an Indian Inhabitant residing at ROOM NO. 2, KISMAT NAGAR  
C. S. T. ROAD, KURLA (W), MUMBAI- 400070.

hereinafter referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/ her/their executors, administrators and assign) of the OTHER PART.

A. Mishra

A. Mishra

[Signature]



कलन - ४
दस्ता क्र ३६० / १०४
३ / ५६

WHEREAS Shri Rajendra Lodha on behalf of M/s LODHA CONSTRUCTION and others absolutely sized and possessed of or otherwise well and sufficiently entitled to as an owners of all those piece and parcel of land or ground lying and being situated at Village Nilje, Taluka Kalyan, Dist. Thane and in the Registration Sub-District of Dombivli/Kalyan, total admasuring 63,725.00 sq.m. or there about and more particularly described in the schedule hereunder written hereinafter referred to as "THE SAID PROPERTY"

AND WHEREAS by separate agreement for sale entered into and executed between the Shri R.R.Patil and other called the vendors at the one part and M/s Lodha Construction (Dombivli) the Promoters/Builders/ Promoters herein called the purchasers of the other part, the said shree R.R.Patil and other agreed to sell, transfer and convey to be Builder/Promoters herein the said property more particularly described in the schedule hereunder written or for the price and upon the terms and condition stated therein and the said Shree R.R.Patil and other put the Builders/Promoters in Possession of the Said Property described in the scheduler written.

AND WHEREAS the Collector and competent and authority Thane vide his Declaration Order No. 229 dated 5/2/1997 of the Urban Land (Ceiling & Regulation) Act 1976 this said property is out of urban ceiling limit.

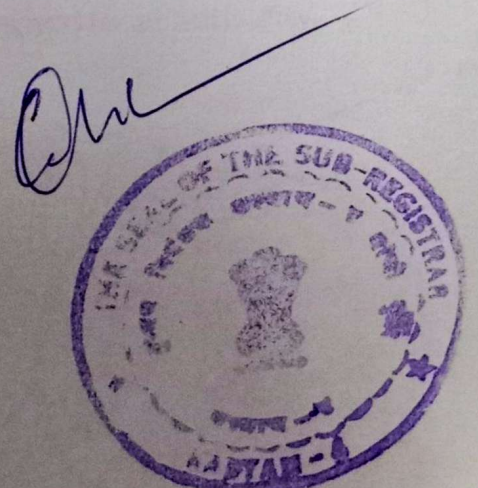
The Builders/Promoters have got the plans sanctioned for developing the said property by the A.D.T.P. vide Order No.NA/GHESAR-NILJE/27 VILLAGES KALYAN/RESERVED/1604. Mr. K. P. Mahajan, Advocate has issued a Certificate of title, certifying the title of the original owners to the property as clear and marketable. A copy where of is annexed hereto and marked Annexe "A".

The Builders/Promoters are constructing building (referred to as the "SAID BUILDING" are to be named as on the said property

Chandush Himalaya, Lodha Heaven,  
Nilje, Dombivli (East)

A. Mishra

D. Mishra



क ल न - ४
दस्त क्र. ३२० / १००
४ / ५६

The Purchasers have approached the Builders/Promoters and requested them to sell his/her/their Shop/Flat No. A/303 admeasuring about 655 q.ft. super built-up area on the 1<sup>st</sup> floor in the building

Chandresh Himalaya, Lodha Heaven,  
Nilje Village, Dombivli

being constructed on

the said property.

AND WHEREAS the Promoters have entered into an Agreement pre scribed by the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects, Whereas the Builders/promoters have appointed a structural engineer for the preparation of the structural design and drawings of the buildings and the Builders/promoters accept the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings.

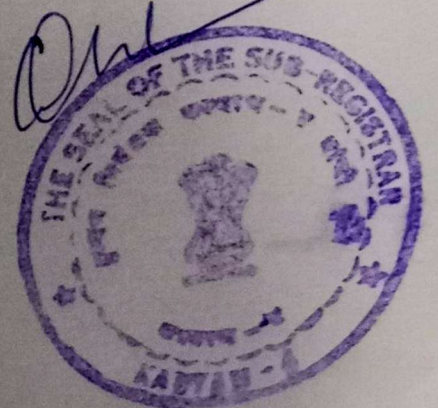
The purchaser has demanded from the Builders/Promoters and Builders/Promoters have shown to the purchasers, copies of all the documents of title relating to the said land. The plans and designs and specifications prepared by the Builders/Promoters Architects and such documents as are specified under the Maharashtra Ownership Flats (Regulations of the Promoters of Constructions, Sale Management and Transfer) Act, 1963 (herein referred to as "THE SAID ACT") and the rules made thereunder.

Under section 4 of the Ownership of Flats Acts the Builders/Promoters are required to execute a written agreement for the sale of the said flat to the purchasers being in fact these presents and also to register the said agreement under the Indian Registration Act.

AND WHEREAS While sanctioning the said plans, concerned local authority and /or government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Builders/promoters while developing the said land and the said buildings land upon due observance and performance of which only the completion and occupation certificates in respect of the said buildings shall be granted by the concerned local authority.

A. Mishra

D. Mishra



क ल न - ४
दस्त क्र. ३०६ / १०७
५ / ५६

AND WHEREAS prior to application as a foresaid as required by the provisions of Maharashtra Co-operative Society Act, 1960 (Maharashtra Act No. XXXIV of 1960) and the Urban Land (Ceiling and Regulation) Act, 1976, the Flat purchaser has made declaration to the effect firstly that neither the Flat purchaser nor the Member of the family (family as defined under the Urban Land (C&R) Act of 1976) of Flat purchaser owns tenements, house or building within the limit of Kalyan Municipal Council.

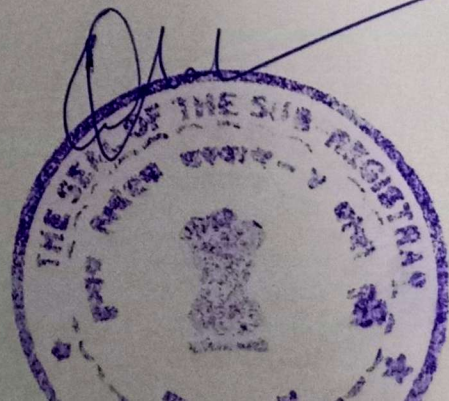
AND WHEREAS relying upon the said application, declaration and agreement, the Builders/ Promoters agreed to sell to the purchaser a flat at the price and on the terms and condition hereinafter appearing. Prior to the execution of these presents at the time of booking the purchaser has paid to the builders/ promoters a sum of Rs. 1000/- (Rupees One Thousand Only) Only) being as advance payment or deposit or part payment or part payment of the said premises agreed to be sold by the Builder/ Promoters balance of the consideration of the said price in the manner hereinafter appearing.

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

1. The Builders/Promoters shall construct the Building /Premises Shops/ Flats on the said property in accordance with the plans, designs and specifications approved by the concerned authorities and which have been and approved by the purchaser, the Builders/Promoters shall be entitled to make such variation as the builders may consider in respect of the layout, design, elevation, recreation area, internal roads and / or as may be required by the concerned Authority /Government , provided, however that such variation and modifications shall not reduce the area agreed to be sold to the purchaser themselves with the title of land and he/she/they shall not be entitled to investigate the title of the Builders/Promoters and no requisitions or objections whatsoever shall be raised or made on any matter relating thereof.
2. The purchaser hereby agrees to purchase from the Builders/Promoters and the Builders/Promoters hereby agrees to sell to the purchasers Flat/Shop bearing No. A-303 admeasuring super built up area 655sq. fts. on Third floors \_\_\_\_\_ in "A" wing as shown in the floor plan hereto annexed and marked ANNEXE "B" herein the "~~CHANDRESH NIKETAN~~ / ~~CHANDRESH CHAYA~~ /

A. Mishra

D. Mishra



Chandush Himalaya, Lodha Heavens,  
Milje Village, Dombivli (E)

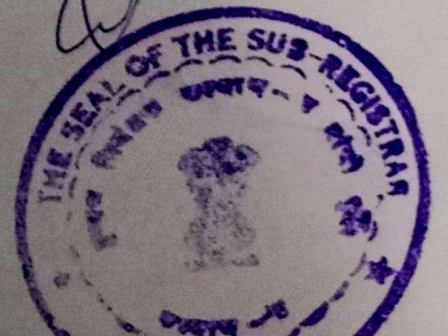
Building (hereinafter referred to as the said premises) at and for the price of Rs. 6,61,000/- (Rupees Six Lacs Sixty One thousand Only/-) including the price of the common areas and facilities apartment to the said premises, the nature, extent and description of the common limited common area and facilities / limited facilities which are more particularly described in the schedule hereunder written. The purchaser has paid on or before of executing of the agreement a sum of Rs. 21,000/- and agrees to pay to the Builders / Promoters balance amount of the purchase price in the following manners.

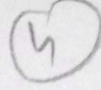
1.	At the time of Agreement	Rs. <u>1,44,000/-</u>
2.	On completion of Footing work	Rs. <u>66,000/-</u>
3.	On completion of Plinth work	Rs. <u>66,000/-</u>
4.	On completion of 1st slab	Rs. <u>39,000/-</u>
5.	On completion of 2nd slab	Rs. <u>39,000/-</u>
6.	On completion of 3rd slab	Rs. <u>39,000/-</u>
7.	On completion of 4th slab	Rs. <u>39,000/-</u>
8.	On completion of Brick Work	Rs. <u>39,000/-</u>
9.	On completion of Plastering Ext.	Rs. <u>39,000/-</u>
10.	On completion of Plastering (Int.)	Rs. <u>39,000/-</u>
11.	On completion of Flooring	Rs. <u>39,000/-</u>
12.	On completion of Tiling	Rs. <u>39,000/-</u>
13.	On completion of plastering / Plumbing / Doors & Windows	Rs. <u>-----/-</u>
14.	On Possession of Flat / Shop	Rs. <u>13,000/-</u>

3. It is hereby expressly agreed by and between the parties at the time shall be the essence of this Agreement for payment of installments as aforesaid and for complying with the terms and conditions of this agreement.

A. Mishra

R. Mishra





## सूची क्र. दोन INDEX NO. II

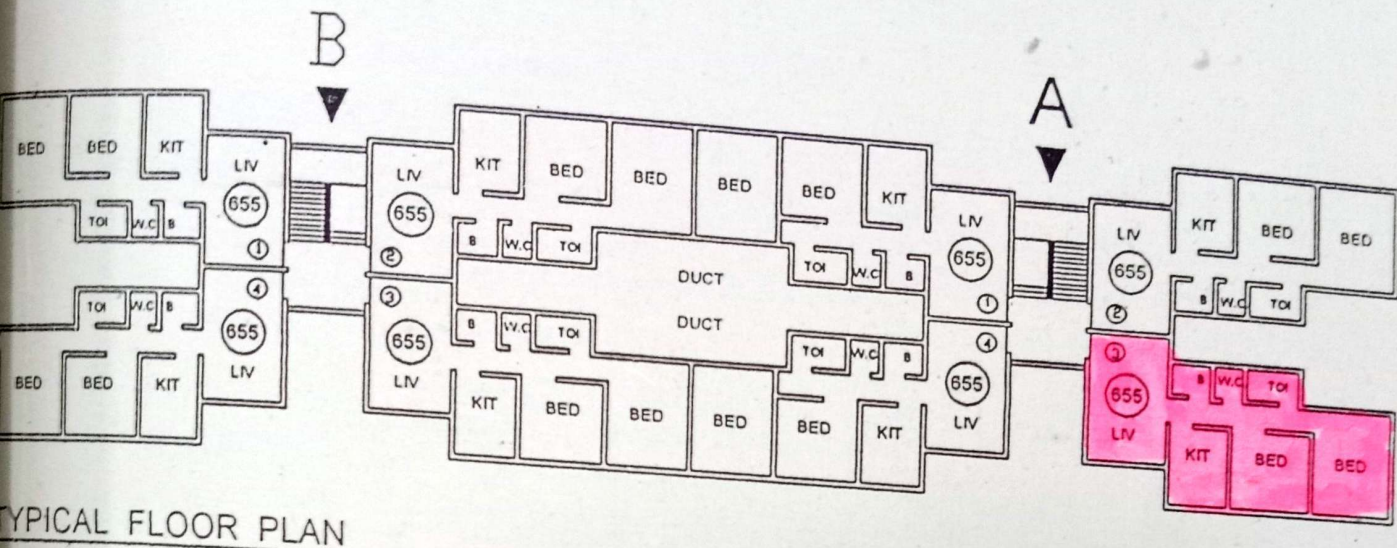
गावाचे नाव : निळजे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 661,000.00  
बा.भा. रू. 657,500.00
- 2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: मौजे निळजे मधील स न 83 ते 86 व इतर, 131, 134 यावरील चंद्रेश हिमालय मधील ए विंग तिसरा मजला सदनिका क्र ए-303 क्षेत्र 655 चौ फुट  
(1) 60.87 चौ मी
- 3) क्षेत्रफळ
- 4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- 5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता  
दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता  
दिनांक करून दिल्याचा नोंदणीचा
- (1) मे लोढा कन्स्ट्रक्शन डॉबिवली तर्फे भागीदार श्री बाबुसिंग राजगुरु यांचे कु मु म्हणुन श्री हरीशचंद सिताराम कानडे - -; घर/फ्लॅट नं: तर्ते प्लाझा, तळ मजला, गांधीनगर डॉबिवली पु; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -;
- (1) आनंद कुमार मिश्रा - -; घर/फ्लॅट नं: 2; गल्ली/रस्ता: सी एस टी रोड; ईमारतीचे नाव: किस्मत नगर; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: कुर्ला; तालुका: नवी मुंबई; पिन: -;
- (2) अरुण कुमार मिश्रा - -; घर/फ्लॅट नं: वप्र; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- 22/01/2007  
22/01/2007  
390 /2007
- बाजारभावाप्रमाणे मुद्रांक शुल्क रू 22260.00  
बाजारभावाप्रमाणे नोंदणी रू 6610.00  
शेरा

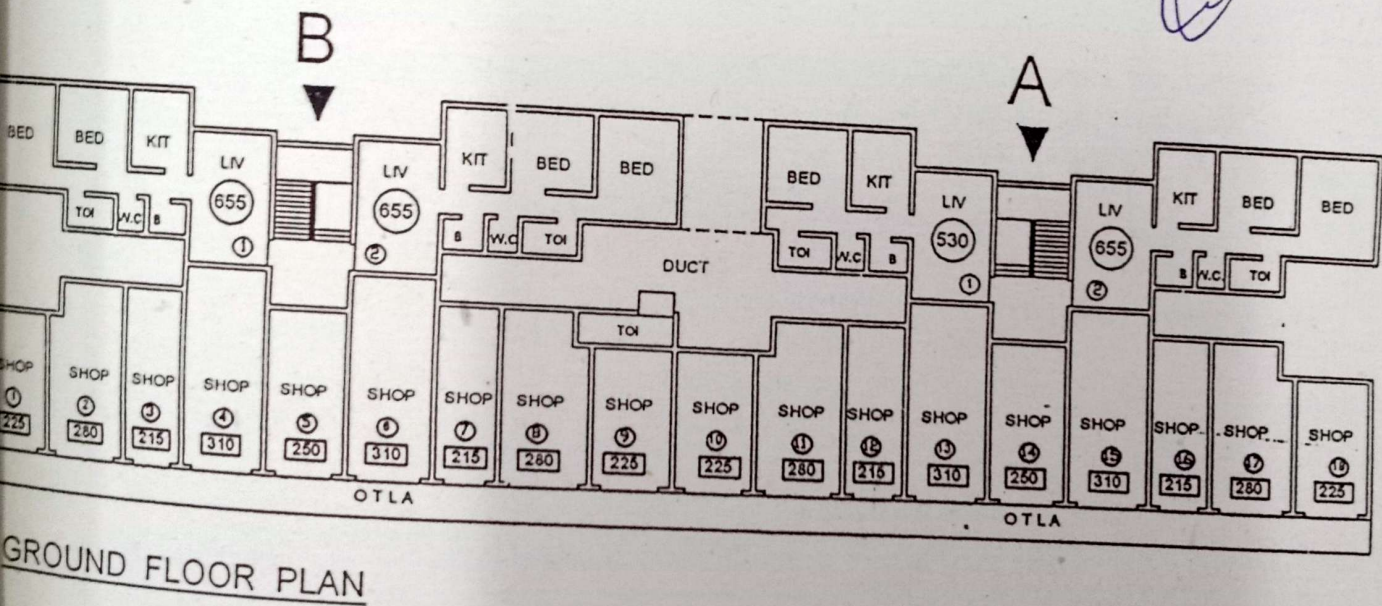
सह-दुय्यम निबंधक कल्याण ४



# HIMALAYA



*Ohl*



A/308, Chardub Himalaya,

कलन - ४  
 प्रमाणे इमारतीचे 100  
 दस्त क्र. 100  
 10/14

मुंबई ग्राम पंचायत अधिनियम १९५८ चे कलम ५२ पोटकलम ३ प्रमाणे इमारतीचे बांधकाम करणेस घाबऱ्याचा परवाना दाखला



**ग्राम पंचायत घेसर**

ता. कलाव जि. ठाणे.

दिनांक १३ / १२ / १०५

श्री. राजेंद्र एन. लोढा, लोढा ग्रुप स. लि. जि. ठाणे ता. कलाव  
 जि. ठाणे यांसी कळविण्यांत येते की, आपला घर/इमारत बांधणे/तुरुस्ती करणे बद्दलचा ता. ५/१२/१०५  
 चा अर्ज ता. १०/१२/१०५ रोजी मिळाला. त्याप्रमाणे आपणास कळविण्यात येते की, ग्राम पंचायत मासिक सभा  
 ठराव क्र./अदेश क्र. ५(२) ता. ११/१२/१०५ अन्वये घर/इमारत बांधणे/तुरुस्त करणेस खालील अटीवर  
 नाहरकत दाखला देणेत येत आहे.

- १) मुंबई ग्रा. प. अधिनियम १९५८ कलम ५२ पोट कलम ३ अन्वये परवानगी मिळाल्यापासून १ वर्षाचे आत बांधकामास सुरुवात करावी तसेच पोटकलम ४, ५, ६, च्या तरतूदीचे अनुपालन करणे आपलेवर बंधनकारक राहिल.
- २) कलम ५३ च्या तरतूदीचे संपूर्ण बंधन आपलेवर राहिल त्यानुसार सांडपाण्याची व्यवस्था करणे, सार्वजनिक रस्त्यास बाध येणार नाही. अशी व्यवस्था करणे वगैरे आपलेवर बंधन राहिल.
- ३) बांधकाम करणेपूर्वी आवश्यक असलेली महसूल खात्याची परवानगी घेणे आवश्यक असून स. नं. ची जागा एन. ए. (अकृषक) झालेशिवाय बांधकामास सुरुवात करू नये.
- ४) जागेच्या मालकी वहीवाट संबंधी हरकत वा वाद निर्माण झाल्यास परवागीस स्थगीती दिली जाईल व जोपर्यंत वाद मिटत नाही तोपर्यंत स्थगीती कायम राहिल. सदर वादाचे निराकरण अर्जदाराने करावयाचे असून निराकरण झालेनंतर पंचायतीस कळविले पाहिजे व स्थगीती रद्द करणे बाबत परवानगी घेतले शिवाय बांधकाम करता कामा नये.
- ५) होणारे सर्व बांधकाम आपले मालकीच्या व वहीवाटीच्या जागेत करावयाचे असून छपराचे पडणाऱ्या पाण्यापासून कोणास त्रास होणार नाही याची दक्षता घेणेत यावी.
- ६) इमारतीचे बांधकाम करतांना महसूल खात्याकडून इमारतीचा नकाशा मंजूर करून त्यातील अटी प्रमाणे आवश्यक ती चारी बाजूस मार्जीन तसेच रस्ता किमान (१० फूट) सोडून बांधकाम करावे.
- ७) नकाश्यात (प्लानमध्ये) दर्शविल्या प्रमाणेच बांधकाम करावे.
- ८) बांधकाम पूर्णत्वाचा दाखला घेतल्याशिवाय इमारतीचा/घराचा वापर करू नये.
- ९) बांधकाम पूर्ण झाल्यानंतर घर आकारणीसाठी मुल्यांकन कळवावे.
- १०) अर्जात दर्शविल्याप्रमाणे स. नं. — ही. नं. — मधील जागेत — या मापाचे घर/इमारत बांधणेस वरिल अटीस, नियमांस बांधील राहून नाहरकत दाखला देण्यांत येत आहे.
- ११) सोबत नकाश्याच्या (प्लानाच्या) २ प्रती पाठवत आहेत.

या शिवाय जादा अटी असल्यास नमुद कराव्यात.

मिडोगेट (जीन १)  
 मिडोगेट (जीन १)

[Signature]  
 ग्राम सेवक/गा. वि. अ.

ग्राम सेवक  
 ग्राम पंचायत घेसर  
 ता. जि.

[Signature]  
 सरपंच/प्रशासक  
 ग्रामपंचायत घेसर  
 ग्राम पंचायत





कलन - ४

मुंबई ग्राम पंचायत अधिनियम १९५८ चे कलम ५२ पोटकलम १ प्रमाणे इमारतीचे बांधकाम करणेस घाबऱ्याच्या परवाना दाखला

प्रमाणे इमारतीचे ३६० १०९  
४६ ५६



**ग्राम पंचायत निळजे**

ता. कलना जि. ६१०१

जाबक क्र. १२ क.

दिनांक १३ / १२ / १०५

श्री राजेंद्र एन. लोढा, लोढा कुप. ग. निळजे. ता. कलना

जि. ६१०१ यांनी कळविण्यांत येते की, आपला घर/इमारत बांधणे/वुरुस्ती करणे बद्दलचा ता. ५/१२/१०५ चा अर्ज ता. १०/१२/१०५ रोजी मिळाला. त्याप्रमाणे आपणांस कळविण्यांत येते की, ग्राम पंचायत मासिक सभा ठराव क्र./अदेश क्र. ५(१) ता. १२/१२/१०५ अन्वये घर/इमारत बांधणे/वुरुस्त करणेस खालील अटीवर नाहरकत दाखला देणेत येत आहे.

सहा. लोकांमार्फत घेतले जाणारे बांधकाम प्रमाणे स. नं. १०५२ दि. ०१/१२/२००५ मध्ये खु. मंत्रालय पत्रात

- ✓ १) मुंबई ग्रा. पं. अधिनियम १९५८ कलम ५२ पोट कलम ३ अन्वये परवानगी मिळाल्यापासून १ वर्षाचे आत बांधकामास सुरुवात करावी तसेच पोटकलम ४, ५, ६, च्या तरतूदीचे अनुपालन करणे आपलेवर बंधनकारक राहिल.
- ✓ २) कलम ५३ च्या तरतूदीचे संपूर्ण बंधन आपलेवर राहिल त्यानुसार सांडपाण्याची व्यवस्था करणे, सार्वजनिक रस्त्यास बाध येणार नाही. अशी व्यवस्था करणे वगैरे आपलेवर बंधन राहिल.
- ✓ ३) बांधकाम करणेपूर्वी आवश्यक असलेली महसूल खात्याची परवानगी घेणे आवश्यक असून स. नं. ची जागा एन. ए. (अकृषक) झालेशिवाय बांधकामास सुरुवात करू नये.
- ✓ ४) जागेच्या मालकी वहीवाट संबंधी हरकत वा वाद निर्माण झाल्यास परवागीस स्थगीती दिली जाईल व जोपर्यंत वाद मिटत नाही तोपर्यंत स्थगीती कायम राहिल. सदर वादाचे निराकरण अर्जदाराने करावयाचे असून निराकरण झालेनंतर पंचायतीस कळविले पाहिजे व स्थगीती रद्द करणे बाबत परवानगी घेतले शिवाय बांधकाम करता कामा नये.
- ✓ ५) होणारे सर्व बांधकाम आपले मालकीच्या व वहीवाटीच्या जागेत करावयाचे असून छपराचे पडणाऱ्या पाण्यापासून कोणास त्रास होणार नाही याची दक्षता घेणेत यावी.
- ✓ ६) इमारतीचे बांधकाम करतांना महसूल खात्याकडून इमारतीचा नकाशा मंजूर करून त्यातील अटी प्रमाणे आवश्यक ती चारी बाजूस मार्जिन तसेच रस्ता किमान (१० फूट) सोडून बांधकाम करावे.
- ✓ ७) नकाश्यात (प्लानमध्ये) दर्शविल्या प्रमाणेच बांधकाम करावे.
- ✓ ८) बांधकाम पूर्णत्वाचा दाखला घेतल्याशिवाय इमारतीचा/घराचा वापर करू नये.
- ✓ ९) बांधकाम पूर्ण झाल्यानंतर कर आकारणीसाठी मुल्यांकन कळवावे.
- ✓ १०) अर्जात दर्शविल्याप्रमाणे स. नं. — ही. नं. — मधील जागेत या मापाचे घर/इमारत बांधणेस वरिल अटीस, नियमांस बांधील राहून नाहरकत दाखला देण्यांत येत आहे.
- ✓ ११) सोबत नकाश्याच्या (प्लानाच्या) २ प्रती पाठवत आहोत.

या शिवाय जादा अटी असल्यास नमुद कराव्यात.

आशीज(जिन३) छाया(जिन३) तपोवन(जिन३) बीत्रवाजाट(जिन३) मागस(जिन३) गोकुल(जिन३) सरोवर(जिन३) लो-बो-लेट(जिन३) निकेतन(जिन३) निळकंठ(जिन३) केंळास(ही+३) क्यार(जिन३) कोलाक(जिन३) बोमुल(जिन३) कावेरी(जिन३) अमुना(जिन३) वृद्धा(ही+३) गांधीवही(जिन३) मिडोज(जिन३)

ग्राम संचालक/ग्राम वि. अ.  
**ग्रामसेवक**  
ग्राम पंचायत निळजे  
ता. जि.

श्री. नारायण अ. क. पाटील  
सरपंच/प्रशासक  
सरपंच  
ग्राम पंचायत निळजे, ता. कलना  
ता. जि.



Share Certificate No. : 013

Member's Regn. No. 13

No. of Share : 10

# Chandresh Himalaya (A to D) Co.op. Hsg. Soc. Ltd.

Lodha Heaven, Nilje, Kalyan Shil Road, Dombivli (E), Thane - 421 204.

(Registered Under Maharashtra Co-operative Societies Act 1960)

TNA/(DOM)/HSG/(TC) / 24786 / YEAR - 2013 Dated 31/01/2013

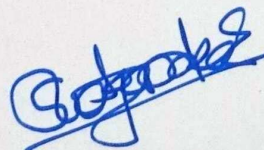
## Share Certificate

(Authorised Share Capital of Rs. 1,00,000/- Divided into 2000 Shares of Rs. 50/- Each)

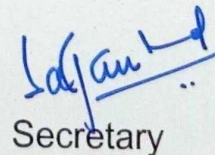
This is to certify that Shri Anand kumar Mishra  
\_\_\_\_\_ of Flat No. A-303

is/are the Registered Holder/s of TEN fully paid up shares of Rs. FIFTY each bearing distinctive  
Numbers from 121 To 130 both inclusive, in \_\_\_\_\_  
Chandresh Himalaya (A To D) Co.op. Hsg. Soc. Ltd. subject to the Bye-Laws of the said Society.

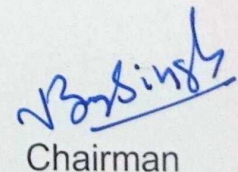
Given under the Common Seal of the said Society on 28/02/2016



Authorised  
M.C. Member



Secretary



Chairman