



Friday, March 11, 2005

1:05:36 PM

Original  
नोंदणी 39 म.  
Regn. 39 M

पावती

पावती क्र. : 2201

गावाचे नाव चितळसर मानपाडा

दिनांक 11/03/2005

दस्तऐवजाचा अनुक्रमांक टनन5 - 02068 - 2005

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव:शिवराज कालेराम गोहर

नोंदणी फी	:-	13750.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (28)	:-	560.00
<b>एकूण</b>	<b>रु.</b>	<b>14310.00</b>

आपणास हा दस्त अंदाजे 1:20PM ह्या वेळेस मिळेल

दुष्यम निंबधक  
ठाणे 5

बाजार मुल्य: 1373904 रु.

मोबदला 1373680 रु.

भरलेले मुद्रांक शुल्क: 52450 रु.

देयकाचा प्रकार :चलनाने;

चलन क्रमांक: 79; रक्कम: 13750 रु.; दिनांक: 03/03/2005

दस्त दिला

for 15/01

Scroll No  
40 No. 009991

खातेदारची प्रत / Party Copy



**ठाणे भारत सहकारी बँक लि.**  
शेड्यूल्ड बँक

**Thane Bharat Sahakari Bank Ltd.**  
Scheduled Bank

शाखा / Br. दिनांक / Date 12.1.05

मुद्रांक शुल्क / Stamp Duty रु./Rs. 52450/-

सेवा आकारणी शुल्क / रु./Rs. 10/-  
Service Charges

No. of Documents

एकूण / Total रु./Rs. 52460

अक्षरी रूपये / Amount in Words Fifty-  
Two Thousand Four hundred & sixty Only.

मुद्रांक शुल्क भरण्याचे नाव / Name of stamp  
duty paying party Shauraj K. Goher

पत्ता / Address A/304, Vashodeep  
Hsg Camp, B. S. K. Solset Rd.  
Thane - 400607

समोच्च्या पक्षकाराचे नाव / Name of counter party  
Shri - Vaibhavi Vasant Maje

व्यवहाराच्या उद्देशाने कारण / Purpose of transaction  
Agreement for sale

धनोदेश / पे ऑर्डर ज्या बँकेचा काढला आहे त्या बँकेचे  
नाव / Name of the Drawee Bank



**RECEIVED CASH**  
17/1/2005

रोखपाल / Cashier

अधिकार्याची सही  
Authorised signatory

मुद्रांक केलेले दस्तऐवज घेण्यास येताना ही पावती आणणे  
आवश्यक आहे. / This counterfoil has to be presented  
at the time of delivery of stamps.

**टनन-५**  
दस्तावेजांक 206 (72000)  
9-2C





M/S. HEMAL BUILDER a proprietary firm through its proprietor SHRI. KUNAL PRAVINCHANDRA GALA, having its Office address at 704, Paradise Tower, Gokhale Road, Thane(W).

AND WHEREAS the Purchaser being in need of a Flat approached the Seller and requested them to sell and transfer the said Flat in their favour;

AND WHEREAS the Seller has agreed for the same on the following terms and conditions mutually agree by and between the parties in writing which are as follows:

**NOW THEREFORE THESE PRESENTS WITNESSES AS UNDER :**

The Purchaser has taken inspection of the sanctioned Plans, specifications, layouts, terms and conditions of the Purchaser and other documents in respect of the said property and become fully conversant with the same.

The Purchaser shall by pay to the Seller the total Purchase Price of Rs.13,73,680/- (Rupees Thirteen Lacs Seventy Three Thousand Six Hundred Eight Only) as Full and Final Payment in respect of the said Flat in the following manner:

Sr. No.	Cheque No.	Date	Name of the Bank	Amount
01	121665	25-10-04	Canara Bank	21,000/-
02	883293	07-01-05	United Western Bank	3,20,000/-
03	888778	07-01-05	ICICI Bank	2,80,000/-
04	830366	07-01-05	CKP Bank Ltd.	1,62,800/-
05		12-01-05	Cash	1,10,880/-
06	830367	09-02-05	CKP Bank Ltd.	3,00,000/-
07	830368	09-03-05	CKP Bank Ltd.	1,79,000/-
		<b>TOTAL</b>		<b>13,73,680/-</b>

The Advocate for the Purchaser shall prepare the documents to be executed in pursuance Agreement, all the legal costs, charges and expenses including professional charges, stamp duty, registration charges and cost of

दस्तावेज-६  
वस्तु क्रमांक-२०६८२००५  
३-२८

preparing and executing this Agreement hereof shall be borne and paid by the Purchaser as determined by the Purchaser.

Any amount liable to be paid by the Purchasers under the terms and conditions of this Agreement the Sellers have the first lien and charge on the said Flat to be acquired by the Purchasers will be borne and paid by the Seller; however, thereafter if any expenses arised about the said room, the said expenses shall be borne and paid by the Purchaser Only.

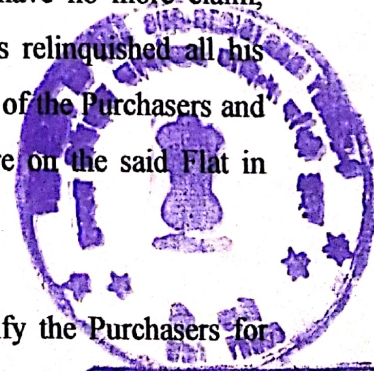
The Purchasers hereby declares that they shall use the said Flat bearing No. A-202, 2<sup>nd</sup> Floor, Norita Apartment, Pride Park, Opp. Lawkim Company, Ghodbunder Road, Manpada, Thane (W), - 400 606 for Residential purpose, the purchaser agrees that they will not change the user, thereof manner which may entitle any breach of rules, and the regulations, bye - laws, requirements and directions of the Local Authorities and other concerned Authorities.

The Purchasers shall abide by the rules and regulations of the Board and the said The Sellers hereby agree to co-operate with the Purchasers at all reasonable time as and when required in getting said Flat transferred in the name of the Purchasers at the cost of the Purchasers and further agrees to execute any other necessary documents, papers, etc. in favour of the Purchasers till the said Flat and membership of the Society is fully and effectually transferred in their name.

That the Sellers hereby declares that he will have no more claim, right, title and interest over the said Flat and he has relinquished all his rights, title and interest in respect of the Flat in favour of the Purchasers and that he will not raise any claim of whatsoever nature on the said Flat in future, provided all his dues are fully paid.

That the Sellers further undertakes to indemnify the Purchasers for any loss or any adverse claim made by any person or persons on the said Flat in future.

**THE SELLERS HEREBY DECLARES THAT :-**



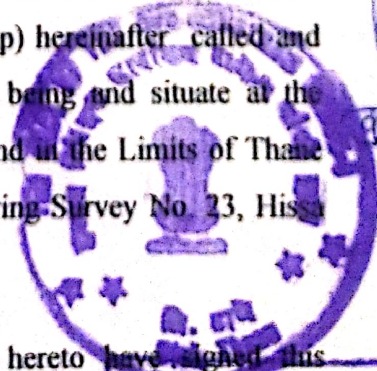
दनन-६
वस्तु क्रमांक २०६१/२००६
४-२६

- A) He has not transferred / assigned his rights, title or interest in the said Room which admeasures 81.78 sq. Mtrs (880 Sq. Ft. Built up) approximately in favour of any other person or persons nor they have entered into any Agreement with any other person.
- B) The said Flat is free from all encumbrances, charges and lien and Sellers has not mortgaged / alienated the same with any other persons.
- C) Except the Sellers no other persons have any right, title or interest in the said Flat.
- D) The Sellers hereby also agreed that the Purchasers hereafter will be the absolutely owner and no any right, title or interest will be of the Sellers.
- E) The Purchasers hereafter will be absolute owner of the abovesaid Room and he will use and take the possession of the abovesaid room and hereafter the Sellers has no any right, title or interest upon the abovesaid Flat and it will be binding upon the Sellers.
- F) The sellers here by agree and declare that if any outstanding will be found payable the seller will be wholly responsible to pay the same.

**SCHEDULE OF THE PROPERTY**

A piece and parcel of Flat bearing No. A-202, Norita Apartment Pride Park, Opp. Lawkim Company, Ghodbunder Road, Manpada, Thane (W) 400 607 which is situated in village Chitalsar Manpada, Tal & Dist Thane admeasuring 81.78 sq. Mtrs. (880 Sq. Ft. Built up) hereinafter called and referred to as "The said Flat", which is lying, being and situate at the Registration District and Sub-District of Thane and in the Limits of Thane Municipal Corporation of the City of Thane bearing Survey No. 23, Hissa No. 3, Gut No. 18.

IN WITNESS WHEREOF the parties hereto have signed this Agreement on the day and year first hereinabove mentioned.




दनन-९
वस्तु क्रमांक २०६८७२००५
५-२६

SIGNED AND DELIVERED by the )  
withinnamed SELLER )

SHRI. VAIBHAV VASANT MOGHE )

SHRI. VASANT PURSHURAM MOGHE )

in the presence of ..... )

1. 

2. 



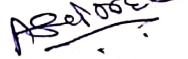
SIGNED AND DELIVERED by the )

withinnamed PURCHASER )

SHRI. SHIVRAJ KALERAM GOHER )

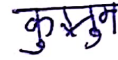
SMT. KUSUM SHIVRAJ GOHER )

in the presence of ..... )

1. 

2. 





### RECEIPT

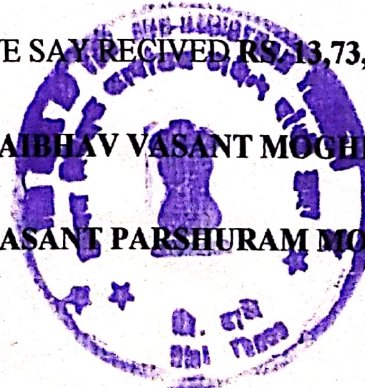
Received with thanks from the withinnamed Purchaser a sum of Rs.13,73,680/- as Token Money and Part payment by Cheques from the Total Amount of Rs.13,73,680/- (Rupees Thirteen Lacs Seventy Three Thousand Six Hundred Eight Only) in the following manners.

Sr. No.	Cheque No.	Date	Name of the Bank	Amount
01	121665	25-10-04	Canara Bank	21,000/-
02	883293	07-01-05	United Western Bank	3,20,000/-
03	888778	07-01-05	ICICI Bank	2,80,000/-
04	830366	07-01-05	CKP Bank Ltd.	1,62,800/-
05		12-01-05	Cash	1,10,880/-
06	830367	09-02-05	CKP Bank Ltd.	3,00,000/-
07	830368	09-03-05	CKP Bank Ltd.	1,79,000/-
		<b>TOTAL</b>		<b>13,73,680/-</b>

WE SAY RECEIVED RS. 13,73,680/-

VAIBHAV VASANT MOGHE

VASANT PARSHURAM MOGHE



दनन-६

सत क्रमांक २०६८/२००

६-२८

ANNEXURE 'E'

PROPOSED GARDEN

PROPOSED GARDEN

WING-1

TYPE - A  
(S+7UP)

WING-2

TYBE-B  
COMMERCIAL BUILDING  
(G+1)

AMENITY OPEN  
SPACE

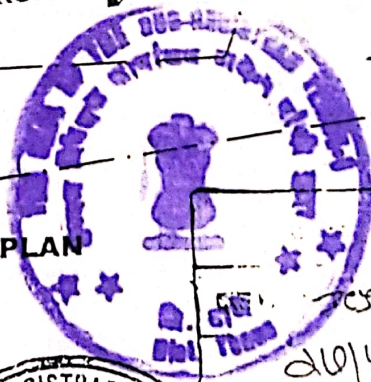
D.P. ROAD  
LINE

INTERNAL 6.0 METER WIDE ACCESS

INTERNAL 6.0 METER WIDE ACCESS

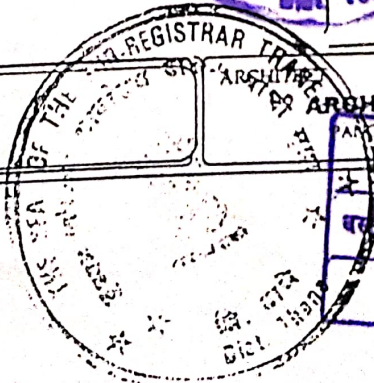
60.00 M. WIDE D.P. ROAD

BLOCK PLAN



For **HEMAL BUILDERS**  
AUTHORISED SIGNATORY

PURCHASER



**ARCHETYPE CONSULTANTS**  
PANCHPAKHAL, THANE - 400 602

डॉ. न. न. न.  
ब. क्रमांक 2002/2004  
6-25



PROPOSED PLAN OF FLAT NO. A/202 ON 2<sup>nd</sup> FLOOR IN BUILDING "NORITA" AGREED TO BE ACQUIRED BY THE PURCHASER

For HEMAL BUILDERS AUTHORIZED SIGNATORY

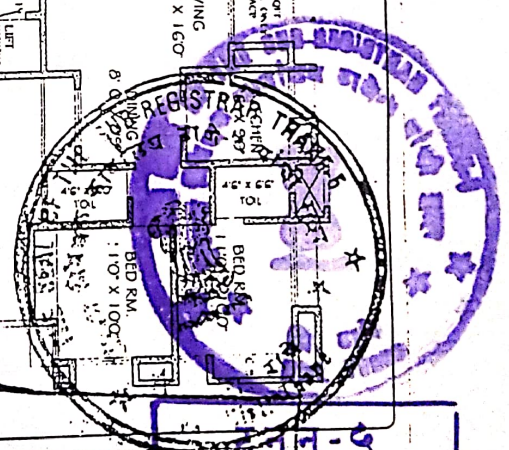
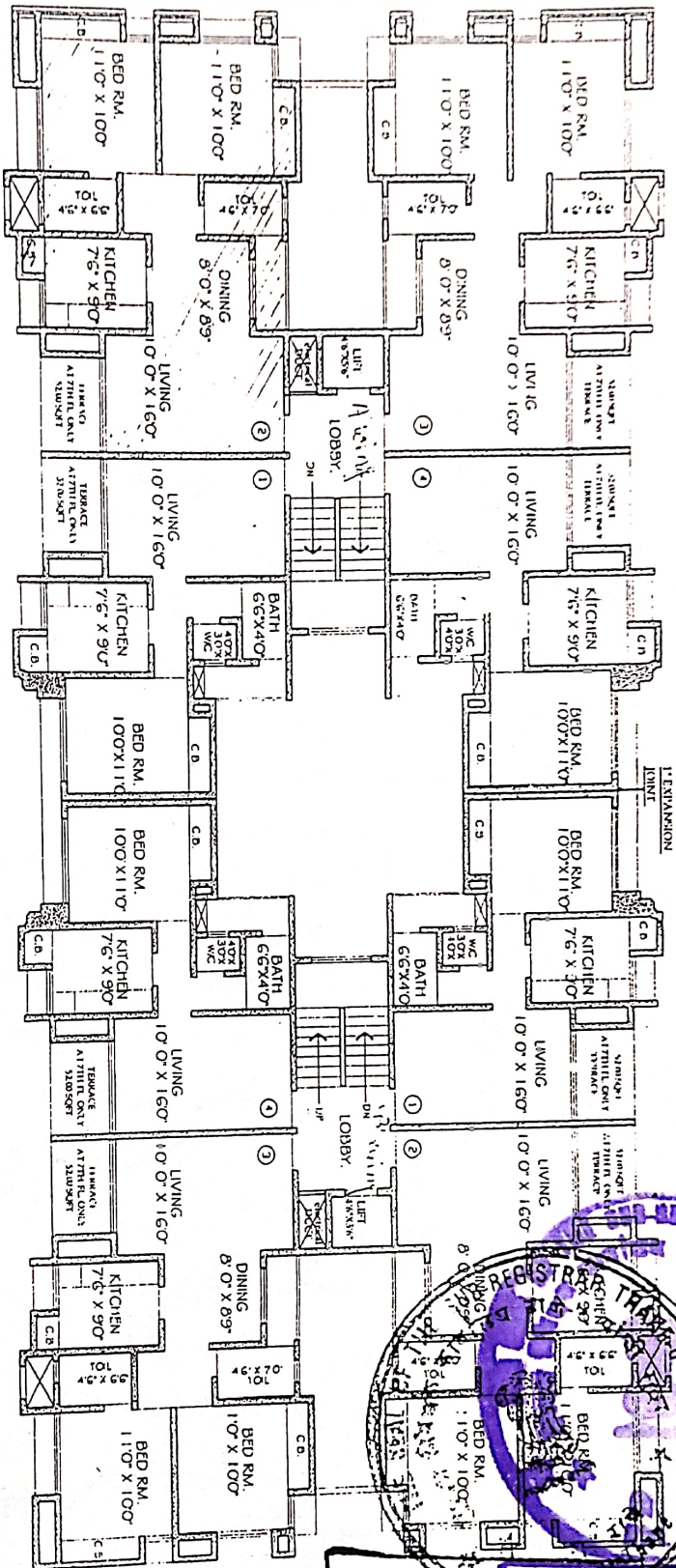
PROPOSED RESIDENTIAL BUILDING - PRIDE PARK - AT GODBANDER ROAD, THANE

ARCHITECT

ARCHETYPE CONSULTANTS PANCHAKHAD, THANE - 400 602

PURCHASER

TYPICAL FLOOR PLAN N



Handwritten notes and numbers: 22-25, 00/2300, 11-9

TITLE CERTIFICATE.

TO WHOMSOEVER IT MAY CONCERN:

Re: Sale of property at Chitalsar, Manpada, Ghodbunder Road, Thane admeasuring 3344 sq. mtrs. and 2488 sq. mtrs. Respectively and forming portion of and out of bigger plot of N.A. Land totally admeasuring 10890 sq.yds. and bearing Gut No. 18 (Part) and No. 18 (Part), Survey No. 23, Hissa No. 3 in Thane Suburban, Thane District and in the Registration Sub District, Thane.

REGAL CRIMPTX LTD.,

VENDORS

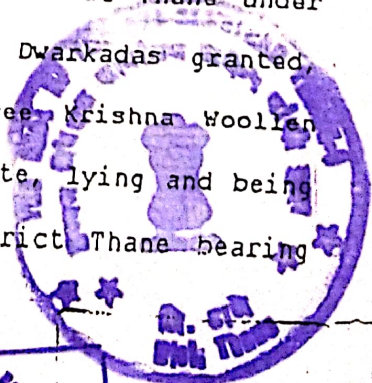
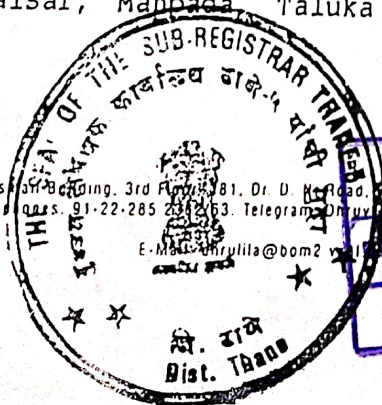
TO

HEMAL BUILDERS.

PURCHASERS

1. By an Indenture of Conveyance dated the 15<sup>th</sup> day of February, 1960 made between SMT. PREMKUVARBAI DWARKADAS therein called the Vendor of the One Part and Shree Krishna Woollen Mills Private Limited therein called "the Purchasers" of the Other Part, and registered with the office of the Sub Registrar of Assurances at Thane under Serial No. 76, the said Premkuvarbai Dwarkadas granted conveyed, sold and transferred to Shree Krishna Woollen Mills Private Limited the property situate, lying and being at Chitalsar, Manpada, Taluka and District Thane bearing

*EDM*



13. A/D. Is...  
 91-22-285 231263. Telegram...  
 E-Mail: dhruvilila@bom2...  
 2002/720  
 32/40  
 e-26

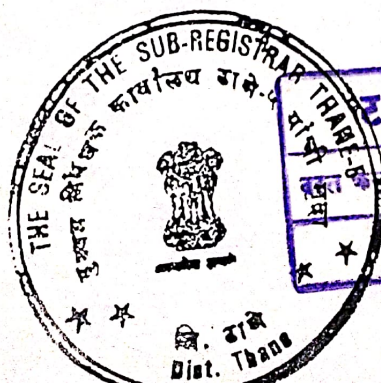
Gut No. 18 Survey No. 23, Hissa No. 3 and admeasuring 10.890 sq.yds. or thereabouts.

2. By an Order bearing No. NAP/100 dated 27<sup>th</sup> January, 1960 of the Prant Officer, Thane Prant, Thane, permission was granted to make non agricultural use of the said property on certain terms and conditions therein specified.

3. Sanat in Form M and MM were executed in December, 1966 under the provisions of Bombay Land Revenue Code and were granted in favour of Shree Krishna Woollen Mills Private Limited in respect of the said property.

4. The Additional Collector of Thane by his Order dated 3<sup>rd</sup> December, 1971 permitted Shree Krishna Woollen Mills Private Limited to sub-divide the said property into three separate sub plots as recited hereinafter.

5. Shree Krishna Woollen Mills Private Limited sub divided the said property into three parts as under:



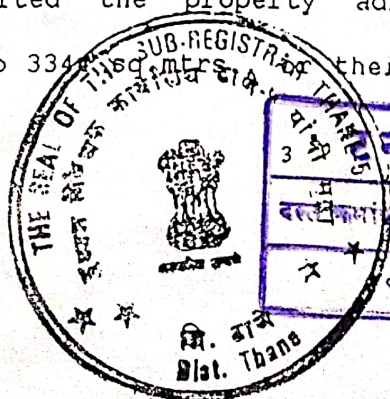
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पुस्तक क्रमांक	२०६१००
दिनांक	३३/१०
पृष्ठ	१०-२५



- i. A part comprising of the land admeasuring 4000 sq.yds. equivalent to 3344 sq.mtrs., or thereabouts;
- ii. Another part comprising of land admeasuring 2890 sq.yds. equivalent to 2488 sq. mtrs., or thereabouts; and
- iii. remaining part comprising of land admeasuring 4000 sq. yds. Equivalent to 3344 sq. mtrs., or thereabouts;

6. By an Indenture of Conveyance dated 26<sup>th</sup> September, 1973 and made between Shree Krishna Woollen Mills Private Limited therein called "the Vendors" of the One Part and Crimphon Private Limited therein called the Purchaser of the other part and registered with the office of the Sub Registrar of Assurances at Bombay under Serial No. 2305, the said Shree Krishna Woollen Mills Private Limited granted, conveyed, sold and transferred to Crimphon Private Limited the property admeasuring 4000 sq.yds equivalent to 3344 sq.mtrs. thereabouts forming part of



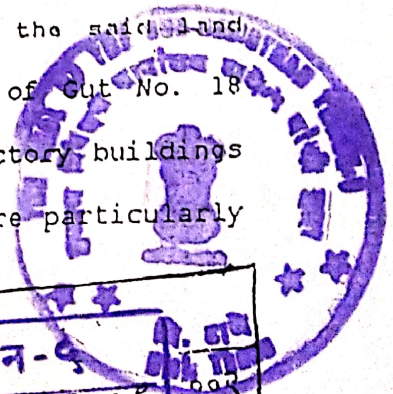
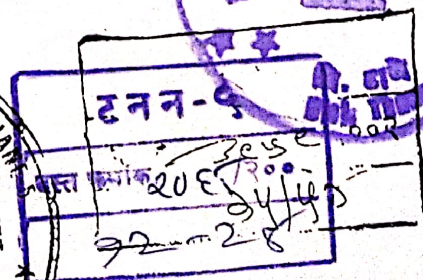
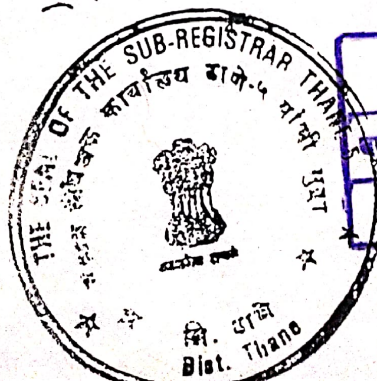
वा. नं.	3	म. नं.	99726
दस्तावेजाचा प्रकार	विक्री	दस्तावेजाचा क्रमांक	2305
म. नं.	99726	दस्तावेजाचा क्रमांक	2305

99726

the said property bearing Gut NO. 18 Survey No. 23 Hissa No. 3;

7. By another Indenture of Conveyance also dated 26<sup>th</sup> September, 1973 and made between Shree Krishna Woollen Mills Private Limited therein called "the Vendor" of the One Part and Crimpon Private Limited therein called the Purchaser of the other part and registered with the office of the Sub Registrar of Assurances at Bombay under Serial No. 2603 of 1973, the said Shree Krishna Woollen Mills Private Limited granted, conveyed, sold and transferred to Crimpon Private Limited the land admeasuring 2890 sq.yds. equivalent to 2488 sq. mtrs., or thereabouts and forming part of the property bearing Gut No. 18 Survey No. 23, Hissa No. 3.

8. Crimpon Private Limited obtained necessary permissions and constructed factory buildings and other structures and thus became seized and possessed of or otherwise well and sufficiently entitled to the said land admeasuring 4000 sq. yds. and 2890 sq.yds. of Gut No. 18 Survey No. 23, Hissa No. 3 together with factory buildings and other structures standing thereon and more particularly

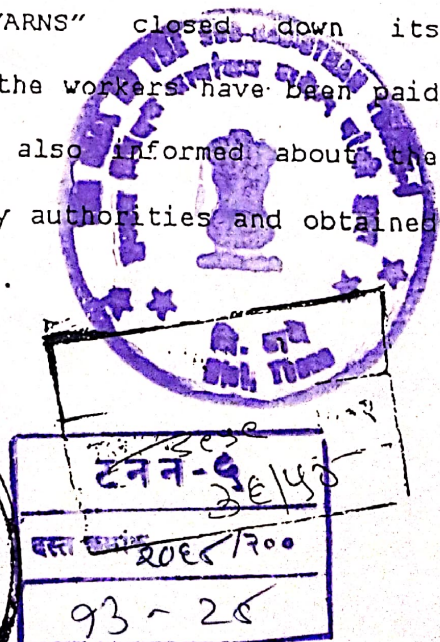
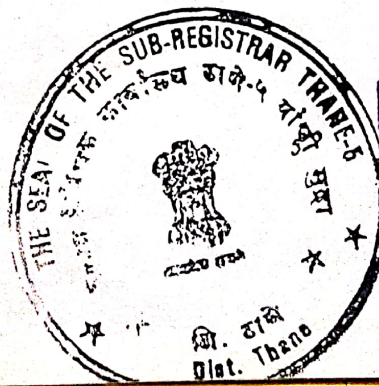


described Jointly in the Schedule hereunder written. Both plots of land with structures standing thereon admeasuring 4000 sq.yds. and 2890 sq.yds. respectively collectively hereinafter referred to as "the Crimplon Property".

9. Crimplon Private Limited was amalgamated with Regal Crimptex Limited pursuant to an Order dated 3<sup>rd</sup> February, 1990 passed by the Hon'ble High Court at Bombay in a Company Petition No. 408 of 1989 and all the properties and assets of Crimplon Private Limited including the said Crimplon Property being two plots of land with structures standing thereon vested in Regal Crimptex Limited absolutely.

10. The Vendor who was carrying on business of manufacture of Nylon/Polyster Texturised yarnds in the name of its division "CRIMPLON YARNS" closed down its manufacturing activities and all the workers have been paid of in full and the Vendor has also informed about the closure of the Vendor to necessary authorities and obtained their No Objection to such closure.

*Estm*

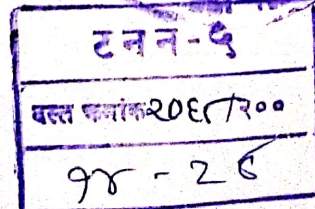
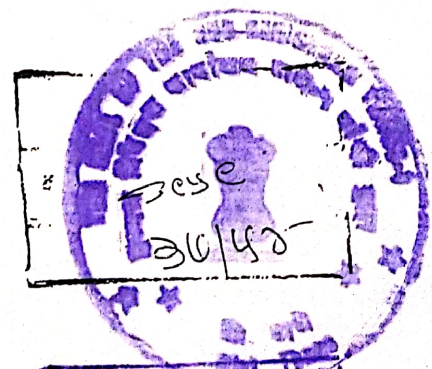
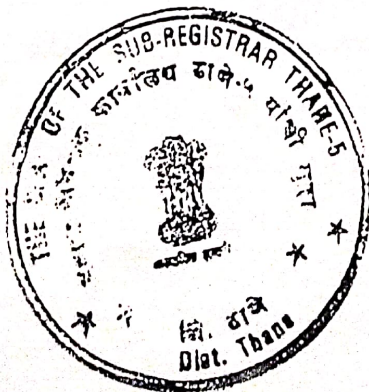


11. The Vendor had created an equitable mortgage in favour of Central Bank of India, Mumbai Main Branch as and by of colateral securities against Credit facilities granted to the Vendor. The Vendors have settled and paid the amount to the said Central Bank of India against which the said Central Bank of India has relinquished all its rights as a mortgagee of the said property. Accordingly, the said property is released from the lien of Central Bank of India who has returned all the Original documents to the Vendors.

12. Pursuant to the Development Agreement dated 31<sup>st</sup> October, 2001 executed between the Vendors and M/s. Hemal Builders, the Purchasers hereto have entered into Development Agreement with the Vendors and have taken vacant possession of the property for development and also obtained a power of Attorney executed by the Vendor, inter alia, to execute and register conveyance deed in favour of Co-operative Societies that will be formed by the Purchasers of Flats, Shops and other premises in the said property.

*Handwritten signature*

6



In our opinion subject to what is stated hereinabove, the title of M/s. Hemal Builders in respect of the said property more particularly described in the Schedule hereunder written is marketable and free from all encumbrances.

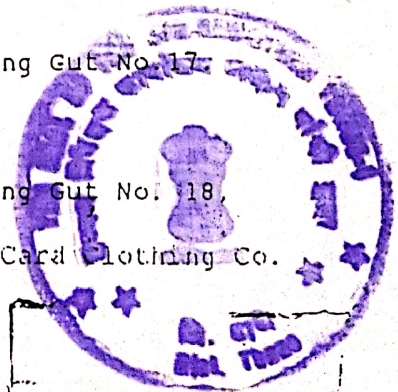
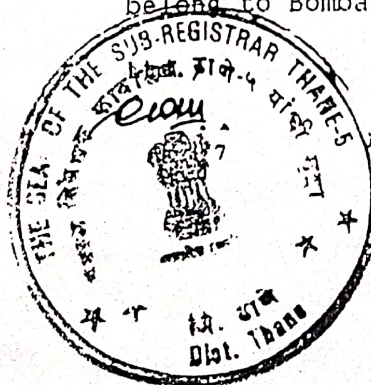
SCHEDULE ABOVE REFERRED TO:

ALL THAT two plots of land with factory buildings and other structures standing thereon situate at Village Chitalsar Manpada, Ghodbunder Road, Thane, admeasuring 3344 sq.mtrs. and 2488 sq. mtrs., respectively and forming portion of and out of bigger plot No. N. A. Land totally admeasuring 10890 sq.yds. and bearing Gut No. 18 (Part) and No. 18 (Part), Survey No. 23, Hissa No. 3 in Thane Suburban, Thane District and in the Registration Sub-District Thane and surrounded as follows :-

Towards North : By property bearing Gut No. 17

Towards South : By property bearing Gut No. 18,

belong to Bombay Card Clothing Co.



टन नं-६
वस्तु क्र. २०६१/२००
१५-२६



Towards East : By private road and thereafter  
property known as Mohan Mills  
Compound in Village Majiwada.

Towards West : By Ghodbunder Road.

Dated this 1<sup>st</sup> day of February, 2002.

For Dhruve Liladhar & Co.,

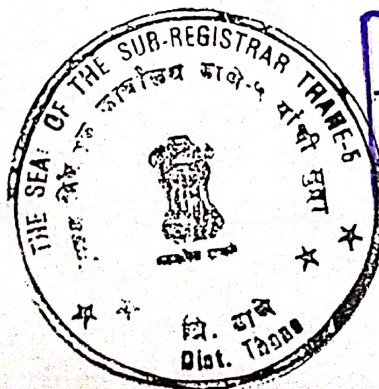
*E. W. Uselata*

Partner  
Advocates & Solicitors.

cdm/jm

Dc5/General/Hamal-Builders

8





NO. ULC/TA/Sec. 22/S.R. -262  
Office of the Addl. Collector  
& Competent Authority,  
Thane Urban Agglomeration,  
Collectorate Bldg., 2<sup>nd</sup> floor,  
Thane - 400 604.

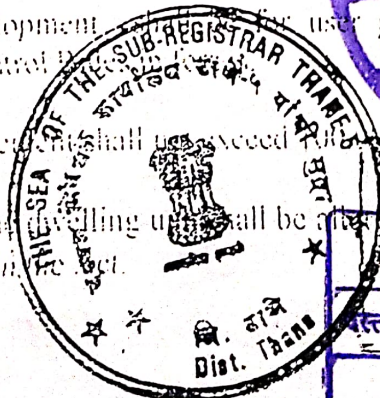
Date - 19/03/2002.

- READ :- 1. This office letter of Intent No. ULC/TA/Sec.22/Chitalsar Manpada / SR- 262, Dt. 12/6/2001.
2. Application of M/s. Regal Crimtex Ltd. through P.O.A holder Shri. Kunal Gala dt. 15/03/2002.

ORDER

WHERE AS, this office has approved scheme of redevelopment for 2661.75 Sq. Mtrs. area submitted on behalf of land holder M/s Regal Crimtex Ltd. & a letter of intent to that office is issued on 12/06/2001. The said letter of intent is treated to be valid by this order & in exercise of power vested in me under section 22 of the urban land (Ceiling & Regulation) Act 1976. I, the undersigned is hereby pleased to grant permission to M/s. Regal Crimtex Ltd. to retain the vacant land in excess of ceiling limit for the purpose of redevelopment of the land bearing S. No. 18 pt of Village Chitalsar Manpada, Tal. & Dist. Thane admeasuring demolished area. 2661.75 Sq. Mtrs. Subject to following terms & Conditions:-

1. That the permission is granted at applicant's risk regarding dispute if any as to the title of land, area & user thereof.
2. That the redevelopment shall be carried out in accordance with the user permissible as per the development Control Plan.
3. Plinth area of fence shall not exceed 10% of the area.
4. Not more than one dwelling unit shall be allotted to any person or his family as define in the Act.

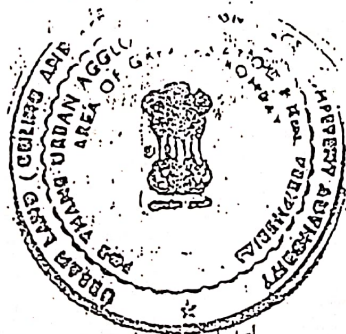


<p>76-26</p>
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ANNEXURE 'A'

5. The applicant shall obtain relevant statutory permission from concern Govt. Deptt. i.e. Industry/Labour & Thane Municipal Corporation if necessary.
6. That the existing tenants if any in the demolished structures shall be accommodated in the redevelopment scheme by providing alternate accommodation.
7. The dwelling units purchased/ allotted in the above scheme shall not be sold, transferred for a period of 2 years from the date of original transaction which will have to be registered with the sub registrar within a period specified in the Indian Registration Act. 1968.
8. That the above Condition will also be binding on the transferee/s if any.

This permission is granted subject to the provisions & obligations of The urban land (Ceiling & Regulation) Act 1976 so far as they are applicable. This permission will stand cancelled, if there is any breach of condition and the provisions of chapter III of the U.L.C.R Act 1976 shall be made applicable of this land.



(V. A. SAPKAL)  
Addl. Collector & Competent Authority,  
Thane Urban Agglomeration S. K.M.S.  
Peripheral area of Braban Mumbai.

To,  
M/S. Regal Crimtex Ltd.  
P.O.A holder Shri. Kunal Gala,  
Chodbandar Road,  
Thane.



1. The City Engineer,  
Thane Municipal Corporation



टनन-६
दस्त क्रमांक 20 E / 200
96-25

ANNEXURE 'A'

NO. RB. IV. MAP. 2007.  
Collector's Office Thana.  
Thana. Dt:- 3-12-71.

- Head :- 1) Application dt. 21-6-1969 from M/s Shree Krishna Woolen Mills Pvt. Ltd. 2478
- 2) Tehsildar Thana's endorsement Nos. 1) LND. ~~2266~~ <sup>2266</sup> dt. 16-1-70. 2) LND. 2266 dt. 19-10-70 and 3) LND. WS-2356, dt. 6-10-71.
- 3) A. D. T. P. Thana's letter NO. Dsv. Misc. Masjivada. 152, dt. 6-1-71.

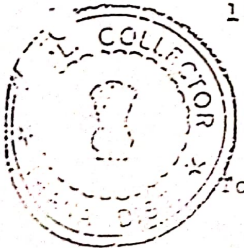
ORDER :

The Addl. Collector of Thana is pleased to allow M/s Shree Krishna Woolen Mills Pvt. Ltd., Bombay to <sup>10373</sup> sub-divide their Non-agricultural plot measuring ~~3200~~ sq. yds. bearing Gat No. 13 of Chitalcar Hanpada, into three sub-plots, shown on the attached sanctioned plan, by letters 'A', 'B', & 'C' measuring 4000 sq. yds. 2890 sq. y. and 4000 sq. yds. respectively.

2. This sub-division is allowed subject to the condition of the original N.A. permissions and <sup>Sand</sup> conditions and following additional conditions.

1) Sub-division of the plots should be strictly as per the plan awarded in Green by the A. D. T. P.

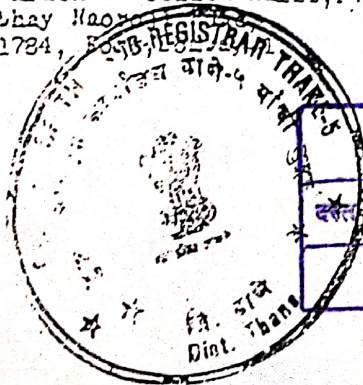
ii) Any further building permission in the sub-divided plots will be governed by the Maharashtra Land Revenue Code 1966 and the Mah. Land Revenue (conversion of use of land and N.A.A) Rules, 1969.



Addl. Collector

M/s Shree Krishna Woolen Mills, Pvt. Ltd.  
166, Dadabhai Naoroji  
P. Box No. 1784, Bombay

2.12.



दस्तावेज क्र. 20 E/80/76
9R-21

ANNEXURE 'A'

गांव नमुना सात (अधिकार अभिलेख पत्रक)

पान क्र. 10/2009/141

तारीख - 20/08/09

जु. स. ( )

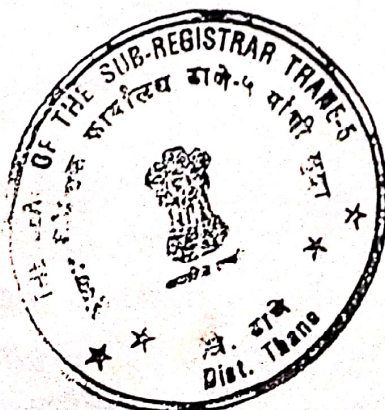
भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूमापना पध्दती	भौगोलिकदृष्ट्याचे नाव	कुठलाही नोंद
96		N.A.	980, 910, 280, 499	
शेतीचे स्थानिक नाव			रिगल कोमलक	
लागवडी योग्य क्षेत्र	हेक्टर	आर	3385	
एकूण	3385		499	
मो. ख. (लागवडी योग्य नसलेले)			994	
वर्ग (अ)				
वर्ग (ब)				
एकूण			893	
आकारणी	0-66			
जुडी किंवा विशेष आकारणी				सिमा आणि भूमापन पिन

गांव नमुना बारा (पिकाची नोंद बरी)

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन		वर्षावरील बांधणीचे रकम	वर्षावरील बांधणीचे रकम	टप्पे	
		मिश्र पिकाखालील क्षेत्र					निर्मळ पिकाखालील क्षेत्र					१२	१३				
		१	२	३	४	५	६	७	८	९	१०						११
		हे.आर.	हे.आर.			हे.आर.	हे.आर.			हे.आर.	हे.आर.						

अस्सल यष्टुकुम खरी नक्कल दिली आहे.

तारीख 90/8/2009



30/08/09
टनम-६
वस्त क्रमांक 20E/200
20-26

गांव नमुना सात (अधिकार अधिलेख पत्रक)

गाव चिं. मालपारा  
तालुका - टांका.

जु. स. ( )

भूमापन क्रमांक	भूमापन कपाकाचा उपविभाग	भूमापना पध्दती	भोगवटादाराचे नाव	दुव्याचे नाव
जम्. 9L	५/०		५१४	
शेतीचे स्थानिक नांव			रिशालु क्रिम दे फर्स	
लागवडी योग्य क्षेत्र	हेक्टर	आर.	५१०	
	५१०/२२			
	२४६६			
एकूण	२४६६			
पो. छ. (लागवडी योग्य नसलेले)				
वर्ग (अ)				
वर्ग (ब)				
एकूण				
आकारणी				
जुडी किंवा विशेष आकारणी	०	६०		

इतर अधिकार

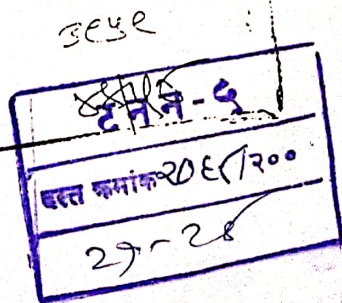
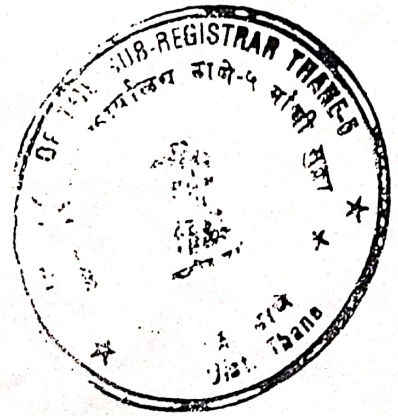
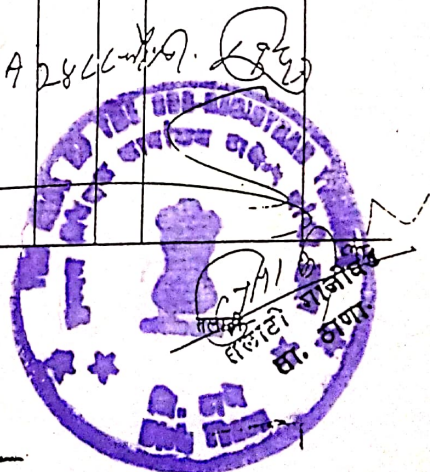
मिमा आणि भूमापन चिन्हे

गांव नमुना बारा (पिकाची नोंद वही)

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशिल										लागवडीसाठी उपलब्ध नसलेली जमीन		वर्ग	टोपण	
		मिश्र पिकाखालील क्षेत्र					निर्भेक पिकाखालील क्षेत्र					रकत	हेक्टर			
		मिश्रणाचा संख्या	उत्त सिंचित	अवत सिंचित	घटक पिके व प्रत्येका खालील क्षेत्र		पिकवे नांव	रत सिंचित	अवत सिंचित	रकत	हेक्टर					
३	४	५	६	७	८	९	१०	११	१२	१३						
२०००			हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.	हे.आर.			हे.आर.			
२००१																

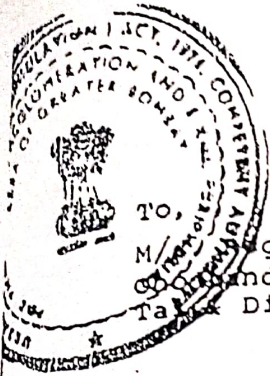
असल बरतकूम खरी नक्कल दिली असे.

तारीख १०/४/२००१



No.ULC/TA/Sec-22/Ch.Manpada/SR-262  
Office of the Addl. Collector &  
Competant Authority, Thane Urban  
Agglomeration, Thane.

Dt. 12/06/2001.



To,  
M/s. Legal Crimtex Ltd.  
Under Road, Manpada,  
Tal. Thane Dist. Thane.

Sub: Permission for redevelopment of property Gut  
No. 18Pt, 18Pt. Village. Chitalsar Manpada, Tal.  
and Dist. Thane.

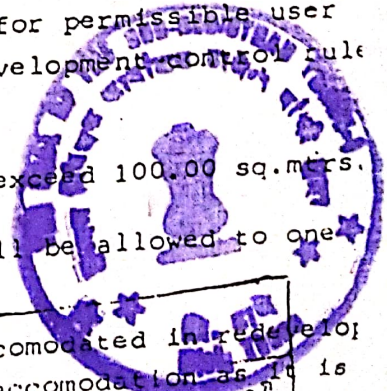
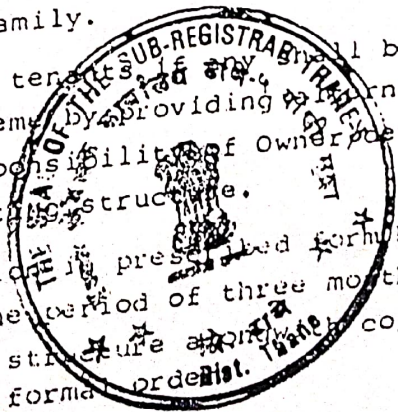
A letter of Intent ( Area 2661.75 sq.mtrs.)

Sir,

Your application dated 'Nil' requesting therein to grant permission for redevelopment of property bearing Gut No. 18Pt, 18Pt. of village-Ch.Manpada, Tal. & Dist.Thane by permitting you to demolish the authorised structure under the provision of Sec.22 of the urban land (Ceiling & Regulation) Act, 1976 to the extent of plinth area 1248.25 + land apartment 1413.5 sq.mtrs.

Your application is examined by this office & the undersigned is pleased to inform you that your request for redevelopment of property bearing Gut No. 18Pt, 18Pt demolishing the existing structure as shown in the plan is considered for the permission on the terms and conditions laid down in following para's. Hence this letter is issued to you on the day of 12 June 2001.

- 1) The permission is granted on the applicants risk regarding dispute if any as to the title of land, area of user thereof.
- 2) The redevelopment of land shall be for permissible user i.e. residential only as per the development control rule in force.
- 3) Plinth area of tenaments shall not exceed 100.00 sq.mtrs.
- 4) Not more than one dwelling unit shall be allowed to one person/family.
- 5) Existing tenaments will be accommodated in redevelopment scheme by providing alternate accommodation as it is self responsibility of owner to develop prior to demolition of existing structure.
- 6) Application is presented for No VI shall be filled within the period of three months from demolition of the existing structure. A copy of I.O.D./C.C. for grant of formal order shall be filed.



22-2 206/200 22
-----------------------

- 7) This letter of Intent is valid for One year only from the date hereof & that the formal order u/s.22 should be obtained before the expiry of the above validity period of this letter of Intent.
- 8) The applicant shall obtain relevant statutory permissions from concern Govt. dept. i.e. Industry/Revenue/Labour etc. if necessary before demolition.
- 9) The above condition will also be binding on the transferees, if any.
- 10) Any other permission if so required under any law should be obtained before demolition.
- 11) Any breach of above conditions shall amount to automatic withdrawal of this letter of Intent & such breach of condition will attract the action under relevant provisions of ULCR Act 1976.

The Municipal Corporation, Thane may grant C.C. upto plinth level & further C.C. may be granted after formal order u/s.22 of ULCR Act is issued.

On receipt of the information from Thane Municipal Corporation that the existing structures have been demolished, formal order u/s.22 of the Urban Land (Ceiling & Regulation) Act, 1976 will be issued to you.

Your's faithfully.

*M. Pawar*

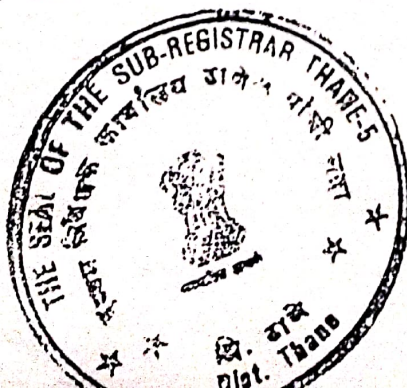
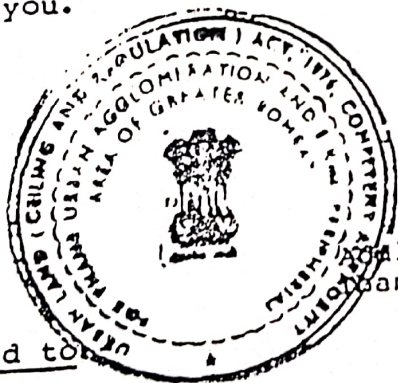
( M.L. PAWAR )

Dist. Collector & Competent Authority,  
Thane Urban agglomeration, Thane.

Copy submitted to

- 1. The Collector, Thane.
- 2. The Commissioner,  
Thane Municipal Corporation, Thane.

He is requested that the C.C. above plinth level shall not be granted till the formal order is issued by this office.



<p>20/11/80</p> <p>दस्तावेजांक 2061/900</p> <p>23-28</p>
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# THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

984

## SANCTION OF DEVELOPMENT PERMISSION/COMMENCEMENT CERTIFICATE

- 'A' TYPE BLDG - WING 1 & 2 - St. + 7 cuppers
- 'B' TYPE BLDG - Grd + mezzanine + 1st floor.

No. 2001/55 TMC/TDD 1770 Date: 16/01/02

Architect: M/s. Archetype Consultants.

Owner: M/s. Regal Complex Ltd.

With reference to your application No. 4076 dated 5/12/2001 for development permission/commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and on to erect building No. 2

Village Chitalsar, Manpada, Ghod- Section No. 9 Ward No. - situated

Road/Street Bunder Road ~~XXXXXX~~ No. Gut No. 18 (Pt) & 18 (Pt)

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.

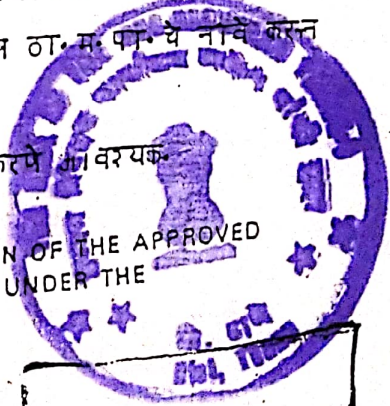
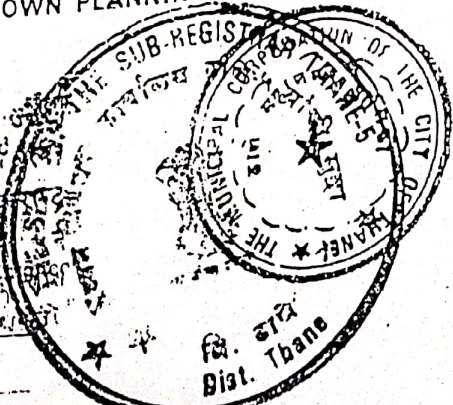
No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted

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.

- 1) यु. एल. सी. कडील कलम-२२ च्या आदेशातील अटी बंधनकारक राहातील.
- 2) अस्तीत्वातील बांधकाम तोंडण्यापुर्वी कर विभागच्या नारहकत दाखला सादर करणे आवश्यक.
- 3) वापरपरवान्यापुर्वी निवासी व वाणिज्य वापरसाठी एन. ए. परवानगी सादर करणे आवश्यक.
- 4) प्रथम वापरपरवान्यापुर्वी सुविधा प्लॉट व रस्तांन्दी खालील क्षेत्र ठा. म. प. ये नावे करून ७/१२ उतारा सादर करणे आवश्यक.
- 5) जोताप्रमाणपत्रापुर्वी यु. एल. सी. कलम २२ चे अंतिम आदेश सादर करणे आवश्यक.

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



XXXXXX  
3eye 009

2001/55  
दन नं-६

XXXXXX  
27-21

श्री. ए. ए. कलम-२२ च्या आदेशातील अटी बंधनकारक राहातील.

अस्तीत्वातील बांधकाम तोंडण्यापुर्वी कर विभागच्या नारहकत दाखला सादर करणे आवश्यक.

वापरपरवान्यापुर्वी निवासी व वाणिज्य वापरसाठी एन. ए. परवानगी सादर करणे आवश्यक.

प्रथम वापरपरवान्यापुर्वी सुविधा प्लॉट व रस्तांन्दी खालील क्षेत्र ठा. म. प. ये नावे करून ७/१२ उतारा सादर करणे आवश्यक.

जोताप्रमाणपत्रापुर्वी यु. एल. सी. कलम २२ चे अंतिम आदेश सादर करणे आवश्यक.

- १०] जोताप्रमाणपत्रापूर्वी यु. सल. सी. कलम ११ ८[४] मधील कंपनीचे नावाची दुरुस्ती करणे आवश्यक.
- ११] वापर परवान्यापूर्वी वृक्षा, पाणी व ड्रेनेज विभागाचा नाहरकत दाखला सादर करणे आवश्यक.
- १२] वापर परवान्यापूर्वी कॅपिटेशन फी भरणे आवश्यक.
- १३] वापर परवान्यापूर्वी आर.जी. विकसीत करणे आवश्यक.
- १४] अग्निटी ओपन स्पेस खालील क्षेत्राची सी.सी. प्लॉट ठामपाचे नावे करून व संरक्षण भिंत बांधले नंतर देण्यात येईल.
- १५] बांधकाम साहित्य रस्त्यावर अथवा फुटपाथवर ठेवू नये.
- १६] वापर परवान्यापूर्वी जागेवर कुंपणभिंतीचे बांधकाम करणे आवश्यक आहे.
- १७] प्रतिरोधक रस्त्यावरील शक्तीनुसार [आर. एस. कोड नं. १८९३ व ४३२६ च्या तरतुदीनुसार] नियोजित इमारतीचे बांधकामाच्या मजबुतीकरणाचे आर. सी. सी. तज्ञाकडील प्रमाणपत्र जोत्याचे व वापरपरवान्याचे वेळी दाखल करणे आवश्यक राहिल.

*[Handwritten signature]*

*[Handwritten signature]*

सहाय्यक संचालक नगर रचना,  
ठाणे महानगरपालिका, ठाणे.

Copy To,

- 1) Dy. Municipal Commissioner— Zone
- 2) E. E. (Enorchment)
- 3) Competent Authority (U. L. C.)  
for sec. 20, 21 & 22 if required
- 4) TILR for necessary correction in record  
Land is affected by Road  
widening/reservatio.

*[Circular stamp of the Municipal Commissioner, Thane]*

*[Circular stamp of the Sub-Registrar, Thane]*

*[Rectangular stamp with handwritten text: टने सि-६, विल्ल क्रमांक २०४/२००, २५/२६, Diot. Thane]*



11/03/2005  
1:08:27 pm

दुय्यम निबंधकः  
ठाणे 5

दस्त गोषवारा भाग-1

दनन5  
दस्त क्र 2068/2005  
20/25

दस्त क्रमांक : 2068/2005  
करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

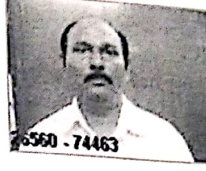
पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: शिवराज कालेराम गोहर  
पत्ता: घर/फ्लॅट नं: -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: यशोदीप सो  
ईमारत नं: -  
पेट/वसाहत: कोलरोत  
शहर/गाव: ठाणे  
तालुका: -  
पिन: -  
पॅन नम्बर: -

लिहून घेणार  
वय 42  
सही



2 नाव: कुसुम शिवराज गोहर  
पत्ता: घर/फ्लॅट नं: -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: वरीलप्रमाणे  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव: -  
तालुका: -  
पिन: -  
पॅन नम्बर: -

लिहून घेणार  
वय 38  
सही



3 नाव: वैभव वसंत मोघे  
पत्ता: घर/फ्लॅट नं: -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: नोरीटा अपार्ट  
ईमारत नं: -  
पेट/वसाहत: ठाणे  
शहर/गाव: -  
तालुका: -  
पिन: -  
पॅन नम्बर: -

लिहून घेणार  
वय 26  
सही



4 नाव: वसंत पुरुषोत्तम मोघे  
पत्ता: घर/फ्लॅट नं: -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: वरीलप्रमाणे  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव: -  
तालुका: -  
पिन: -  
पॅन नम्बर: -

लिहून घेणार  
वय 65  
सही



२५२५

दस्त क्र. [टनन5-2068-2005] चा गोषवारा  
बाजार मुख्य :1373904 मोबदला 1373680 भरलेले मुद्रांक शुल्क : 52450

पावती क्र.:2201 दिनांक:11/03/2005  
पावतीचे वर्णन  
नांव: शिवराज कालेराम गोहर

दस्त हजर केल्याचा दिनांक :11/03/2005 01:01 PM  
निष्पादनाचा दिनांक : 11/03/2005  
दस्त हजर करणा-याची सही :

13750 :नोंदणी फी  
560 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

दस्ताचा प्रकार :25) करारनामा  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 11/03/2005 01:01 PM  
शिकका क्र. 2 ची वेळ : (फ्री) 11/03/2005 01:07 PM  
शिकका क्र. 3 ची वेळ : (कबुली) 11/03/2005 01:08 PM  
शिकका क्र. 4 ची वेळ : (ओळख) 11/03/2005 01:08 PM

14310: एकूण

दस्त नोंद केल्याचा दिनांक : 11/03/2005 01:08 PM

दु. निबंधकाची सही, ठाणे 5

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

1) आनंद - कापुरे ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: शास्त्री नगर

शहर/गाव:ठाणे

तालुका: -

पिन: -

2) सुरेश - पाटील ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: हायलँड सो

ईमारत नं: -

पेठ/वसाहत: ठाणे

शहर/गाव:-

तालुका: -

पिन: -

*(Signature)*

दु. निबंधकाची सही  
ठाणे 5

*(Signature)*

पुस्तक क्रमांक 9

२०६८

क्रमांकावर नोंदला

(आर. एल. पाटील)

दुय्यम निबंधक ठाणे क्र.५

तारीख ११ नोव्हेंबर २००५

प्रमाणित करणेत येते की या दस्तामध्ये  
एकूण.....२५.....पाने आहेत.

*(Signature)*

दुय्यम निबंधक ठाणे क्र. ५

