

copy for

1,02,750/-



AGREEMENT FOR SALE



MANIKCHANDRA HEIGHTS

**DESTINY
CONSTRCTIONS**

The name that spells confidence

Site Office : Parsik Nagar, Nr. Shankar Temple, Kharigaon, Kalwa, Thane - 400605



Friday, October 17, 2008
5:12:49 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 9134

गावाचे नाव पारसिक

दिनांक 17/10/2008

दस्तऐवजाचा अनुक्रमांक टनन2 - 08795 - 2008

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: उर्वशी उल्हास तवसाळकर - -

| | | |
|--|-----|----------|
| नोंदणी फी | :- | 24030.00 |
| नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (31) | :- | 620.00 |
| एकूण | रु. | 24650.00 |

आपणास हा दस्त अंदाजे 5:27PM ह्या वेळेस मिळेल

सह दुय्यम निबंधक दफ्तरे

बाजार मुल्य: 2258500 रु. मोबदला: 2403000रु

भरलेले मुद्रांक शुल्क: 102750 रु.

दस्ताचा प्रकार : डीडी/धनाकर्षाद्वारे;

दस्ताचे नाव व पत्ता: पारसिक जनता सह. बँक लि., कळया, ठाणे;

डीडी/धनाकर्ष क्रमांक: 078413; रक्कम: 24030 रु.; दिनांक: 17/10/2008



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|--|----------------------|
| Customer Copy | Sr. No. 32153 |
| Deposit Br. | Date 17/10/08 |
| Pay to : A/cd No. 11737200010056 IdBI bank A/C stamp duty | |
| Type of Document | Special Adhesive |
| Type of Stamp | Rs. 1,02,750 |
| Franking Value | Rs. 101/- |
| Service Charges | Rs. 1,02,760 |
| Total | |
| Name and address of stamp duty paying party Urvashi V. Tausalkar Varsha V. Tausalkar | |
| Cheque / DD. No. _____ Draw on bank _____ | |
| | |
| DC No. _____ Franking Sr. No. _____ Authorized by _____ (Sign. Name & Ltn) | Date _____ |
| Please Sign CASH ON RECEIVED | |

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into and executed at Kalwa, Taluka and Dist. Thane, on this 17th day of Oct. 2008 BETWEEN M/S. DESTINY CONSTRUCTIONS, through its partners MR. VISHAL BHARAT. PATIL, age 30 years, Occupation - BUILDERS / DEVELOPERS, having its office at Gopalrao Smruti, Bhasar Ali, Kalwa, Thane - 400605, hereinafter referred as the "BUILDERS / DEVELOPER" (which expression shall unless it be repugnant the context or meaning thereof shall mean and include its heirs, executors, administrators, partners and assignees etc.) of the ONE PART;

AND

SHRI./SMT. URVASHI ULHAS TAUSALKAR. 27
VARSHA ULHAS TAUSALKAR. 52
Age _____ years,
Occupation _____, Residing at 25/102,
Ashtaganga co-op Hsg-society Manisha Nagar
Kalwa (w) Thane-400605.

hereinafter called and referred to as "PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her/their heirs, executors & administrators and assignees etc.) of the **SECOND PART.**

तनन-२
१ / ३९



Tausalkar
Patil

Authorised Signatory
 Near Malhar Cinema, Gokhale Road, Naupada, Thane-400602
 D-5/STP/VIC/R 1007/05/05/1265-68
 192002
 OCT 17 2008
 14:19
 MAHARASHTRA
 STAMP DUTY
 1027501-PR-367

WHEREAS Sau. Smita Manik Patil, hereinafter called as "ORIGINAL OWNERS" owned absolutely seized and possessed of and/or well and sufficiently entitled to the plot of land bearing Gut No. 130/2, admeasuring about 1270 sq. mtrs. Land, lying, being and situate at Parsik, Kalwa, Tal. & Dist. Thane, within the limits of Thane Municipal Corporation, more particularly described in the Schedule 'A' written hereinunder

AND WHEREAS by and Development Agreement dated 15th Sept. 2005 executed between the original owner and the Builder / Developers herein, the original owner has agreed to give for development the said property to the builder and the Builder herein has agreed to acquire for development the property for the consideration and upon the terms and conditions contained therein.

AND WHEREAS in pursuance of the said agreement the original owner has placed the Builder in exclusive physical possession of the aforesaid land and have also executed Power of Attornies in favour of the Builder / Developer inter alia providing and authorizing the builder to negotiated and settle the matters of development of the said land with the prospective purchasers of the flats in the building to be constructed on the aforesaid plot of land.

AND WHEREAS, the plot of land described in the Schedule 'A' shall be called as the "SAID LAND" HEREINAFTER;

AND WHEREAS by virtue of the Agreement and Power of Attorney the builder alone has the sole and exclusive rights to construct the building on the and to sell flat in the said building to be constructed on the said property and to enter into agreements with the purchases of the flat and receive sale price in respect thereof;



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Wassallos

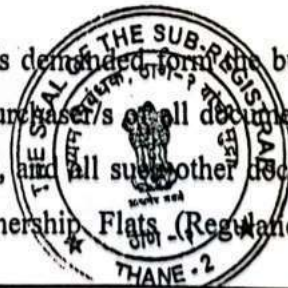
AND WHEREAS the builder has evolved a scheme for construction of a new building with self contained flats to be known as "MANIKCHANDRA HEIGHTS" on the property described in the Schedule hereinafter written and desirous of selling the Flat on "OWNERSHIP BASIS" with a view to ultimately that the owners of such Flats shall from themselves into a Co-operative Housing Society and upon the owners of all Flats in such building pay all their dues and strictly complying with all terms and conditions of their respective agreement with the builder he would get executed a conveyance of such building with the said property appurtenant thereto in favour of such society.

AND WHEREAS the builder has proposed to construct on the said property the proposed new building consisting of ground plus upper floors in accordance with the plan sanctioned by the competent authorities, therefore the proposed building is hereinafter referred to as "SAID BUILDING"

AND WHEREAS the Builders has entered into a standard Agreement with an Architect, registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Builders have appointed a Structural engineer for the preparation of structural design and drawing of the buildings and the Builders accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building.

AND WHEREAS the purchaser/s demanded from the builder and Builder have given inspection to the purchaser/s of all documents of the title relating to the said property, plans, and all other documents as specified under the Maharashtra Ownership Flats (Regulation of the



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| दस्तावेज क्रमांक | ७०५/२००६-३ |
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k) Rs. 23,03,000/- (Rupees Twenty Three Lakh -
Three thousand, Only) BALANCE at
the time of Possession.

3) The Purchaser/s prior to the execution of this agreement has satisfied himself/herself about title of the Builders to the said land and he/she/they shall not be entitled further to investigate the title of the Builders and on requisition or objection shall be raised on any matter relating thereto.

4) On the Purchaser/s committing default in payment on the due date of any amount and payable by the Purchaser/s to the Builder/s Developers under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser/s committing breach of any of the terms and condition herein contained, the Builder shall be entitled as his own option to terminated this Agreement. On default being committed the Purchaser/s the Builder shall refunded to the Purchaser/s the installments of sale price of the Flat which may till then have been paid by the purchaser to the Builders but the Builders shall not be liable to pay to the purchaser any interest on the amount so refunded and upon termination of this Agreement and refund of aforesaid amount by the Builder, the Builder shall be at liberty to dispose and sell the Flat/shop to such persons and at such price as the Builder may in his absolute discretion think fit.

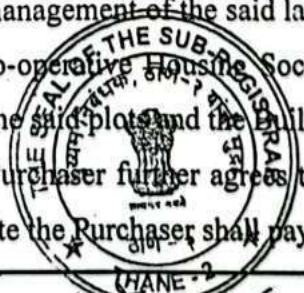
5) The fixtures, fitting and amenities to be provide by the Builder in the said Building and the flat agreed to be purchasers by the purchasers are those that are set out in EXHIBIT "A" annexed hereto.



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| EXHIBIT "A" |
| दस्तावेज क्रमांक 100/2008 |
| e / 39 |

Handwritten signatures and initials:
Anwarulhaq
Balkrishna

- 6) The Builder shall give possession of the said Flat/shop to the Purchaser/s within _____ from the date of this Agreement **PROVIDED ALL** the amounts due by the purchaser under this Agreement are paid to the Builders. However, this shall be subject to the availability of cements, steel and other building materials in time and the grant of necessary electric connection by M.S.E.B. and water connection by Thane Municipal Corporation and subject to other cause such as calamity or war or any other action beyond the control of the Builders.
- 7) The Purchaser/s shall take possession of the said Flat/shop with fifteen days after the Builder give written notice to the Purchase/s intimating that the Flat/shop is ready for use and occupation.
- 8) Upon possession of the said flat/shop being delivered by the builders, the Purchaser/s shall be entitled to use and occupy the said flat and he/she/they shall have no claim against the Builders in respect of any item of work in the said Flat which may be alleged not to have been carried out or completed.
- 9) Commencing a week after notice is given by the Builder to the Purchaser/s that the Flat/shop is ready for the use and occupation the Purchaser shall be liable to bear and pay the proportionate share of outgoings in respect of the said land and the building viz. Municipal taxes and such other taxes are payable to the local authorities and charges for water and electricity and such other incidental expenses relating to the management of the said land and building to the Builder until the Co-operative Housing Society or any Corporate Body is formed and the said plots and the Building is transferred to is as aforesaid. The Purchaser further agrees that till the Purchasers share is so determinate the Purchaser shall pay to the

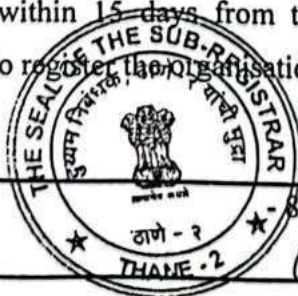


दस्तावेज-२
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Builder provincial monthly contribution of Rs. _____ per month towards the outgoings. The amount so paid by the Purchasers to the Builder shall not carry interest and shall remain with the Builder until conveyance is executed in favour of the society or any corporate body.

- 10) The Purchaser/s shall not let, transfer, assigning or part with possession of the said flat untill all dues payable by her to the Builders under this Agreement are fully paid up.
- 11) The Purchaser shall not use the said flats for any purpose other than as a private residences or any legal purpose and shall not act in manner so as to cause any nuisance or annoyance to the occupiers of the other Flat in the said building.
- 12) It is mutually agreed that the Purchaser/s shall pay amounts towards legal charges, electric meter & cable expenses, water connection expenses & society formation & registration charges & other miscellaneous and out of pocket expenses before the possession is handed over to the purchaser by the Developers
- 13) The Purchaser/s along with other Purchaser/s in the Buildings shall join in forming and registration of the Society or limited Company and for that form time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and registration of the Society or Limited Company and for becoming member including the bye-laws of the proposed society and duly fill in, sign and return to the Builder within 15 days from the same being forwarded by the Builder to register the Organisation of the Flat Purchaser.



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| दस्तावेज - २ |
| वस्तु क्रमांक १०५१२०२ |
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Handwritten signatures and initials:
Jwalakas
Smt. Kalyani

14) After the said building is complete, ready and fit for occupation after all the Flat in the said building have been sold and disposed off by the Builder and after the Builder receive all dues payable to him/her/them under the terms of Agreement with various Purchasers the Builder agrees to from the Co-operative Housing Society for the Flat Purchasers in the said building and to get the same registered in the office of the Registrar at Thane and to transfer the said land along with the said building in the name of such society then formed and registered. The name of the Society or limited company to be get registered by Builder for the members occupying the Flat in the said building shall be "MANIKCHANDRA HEIGHTS CO-OPERATIVE HOUSING SOCIETY" and/or any other name/s suggested and determined by the Builder from time to time and the said building shall always be knows as "MANIKCHANDRA HEIGHTS CO-OPERATIVE HOUSING SOCIETY" for any other name by the Builder and it shall be for the Builder alone to change the name of the Society or limited Company and the Building standing on the said land.

15) The Purchaser/s himself/herself/themselves with intention to bring all persons into whomsoever's hands the flat/shop may come bath hereby covenant with the Builders/Developers as follows :-

a) To maintain the Flat at Purchaser/s own cost in the good tenantable repair and condition from the date of possession of the Flat taken and shall not or suffer to be done anything in or to the building in which the Flat is situated, staircase or any passage which may be against the rules, regulation or bye-laws or conceived local or any other authority, change, alter



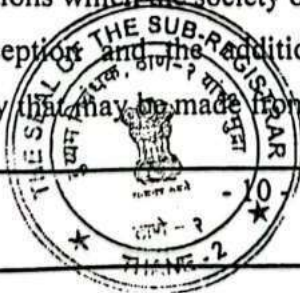
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Handwritten signature: "Wawalkar" and "M. B. B. B."

or make addition in or to the building in which the Flat is situate and Flat itself or any part thereof.

- b) To carry at his/her/their own cost and interest repairs to the said Flat and maintain the Flat the same condition sate and order in which it was delivered by the Builder to the Purchaser/s and shall not do or suffer to be done anything in or to the building in which the Flat is situated or the Flat which may be given the rules and regulation and bye-laws of the concerned local authority and in the event of the Purchaser/s committing any act in contravention of the above provisions, the Purchaser/s shall be responsible and liable or the consequences thereof toe the concerned local authority and/or other public authority.
- c) Not to throw dirty, rubbish rags, garbage or other refuses or permit the same to be thrown form the said Flat in the compound of any portion of the said plots and the building in which the Flat is situated.
- d) To bear and pay increase in local taxes, water charges, insurance, and such other levies if any which are imposed by the concerned local authority and/or government on account of the change of user of the Flat by the Purchaser/s viz. user for any purpose other than for residential purpose or legal business.
- e) The Purchaser/s shall observed and perform all the rules and regulations which the society or limited company may adopt at its inception and the addition, alterations or amendments thereby that may be made from time to time for protection and

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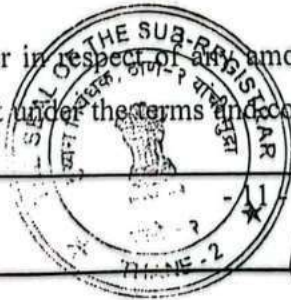
maintenance of the said building and Flat therein and for the observance and performance of the buildings rules and regulations and bye – laws for the time being at the concerned local authority and / or government and observe and perform all the stipulations and condition laid down by the society or the Limited Company regarding the occupation and use of the Flat in the building and shall pay the contribute regularly and punctually towards the taxes, expenses and/or outgoings in accordance with the terms of this Agreement.

f) Till conveyance of building in which the Flat is situated is executed and Purchaser/s shall permit the Builder and their surveyors and agents, with or without workmen and others at all reasonable times to enter into and upon the said plots and building or any part or any part thereof to views and examine the state and condition thereof.

16) Till the building is/are transferred to a Co-operative housing Society or any Corporate Body of the Purchaser/s the Builder shall have full and absolute right to decide all questions relating to the management thereof.

17) Any delay tolerated or indulgence shown by the Builder in enforcing the terms of the Agreement of any forbearance or giving of time to the Purchaser/s by the Builder of any beach or non – compliance of any of the terms and conditions of this Agreement by the Purchaser/s nor shall the same in any manner prejudice the right of Builder.

18) The Builder in respect of any amount payable by the party of the second part under the terms and conditions of this Agreement have



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a first lien and charge on the said Flat agreed to be acquired by the party of the Second part.

- 19) All notices to be served on the Purchaser/s as have been duly served if sent to the address specified below.

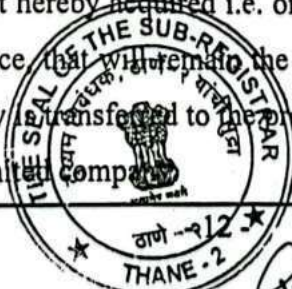
25/102 Ashtaganaha CO-OP-HSG-
Society Manisha Nagar. Kalwa (W)
thane-400605.

- 20) The Purchaser/s agrees/ed to pay to the Builder interest at 18 % p. a. payable on all the amounts which become due and payable by the Purchaser/s under the terms and conditions of the Agreements including Municipal Taxes or other outgoings from the date of the said amount is payable by the Purchaser/s to the Builder.

- 21) The Purchaser/s shall present this Agreement as well as the conveyance at the proper registration office within the time limit prescribed by the Registration Act and the Business will attend such office such office and admit execution thereof.

- 22) The Builder shall have right until the proposed Society or Limited company is formed is conveyed to it to make additional alterations. raise storeys put up additional structure and sad additional storeys will be sole property/plots of the Builder who will attend to dispose off in ay way he choose the Purchaser/s hereby consent to the same and not to raise any objection thereof.

- 23) The Purchaser/s shall have no claim without and except in respect of the said Flat hereby acquired i.e. on open space, parking, lobby, staircase, terrace, that will remain the property oh the Builder until whole property is transferred to the proposed Co-operative Housing Society or Limited Company

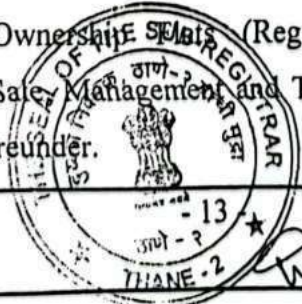


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12/12/09

Manojkar
M. B. K. K.

- 24) Under no circumstances the possession of the Flat shall be given by the Builder to the Purchaser/s unless and until all payments under this Agreement by the Purchaser/s have been made to the Builder.
- 25) In the event of the society or Limited Company being formed and registered before sale and disposal by the Builder all the flats in the said buildings, the Builder shall be entitled to at any time to alter the terms and conditions of the Agreement relating to unsold Flat and the Builder shall have absolute authority and control as regards unsold Flat and disposal thereof.
- 26) All costs, charges and expenses including stamp duty, registration charges, and other document and the formation or registration of the Co-operative Housing Society shall be borne, shared and paid by the Purchaser/s of Flat in the said building, all the expenses concerned this agreement and the conveyance and any other documents or document to be executed by the Builders in favour of the Co-operative Housing society when formed including expenses towards stamp duty and registration charges shall be borne and paid by the Purchaser/s alone. The Builders shall not be called upon to pay anything in that behalf all other necessary and incidental expenses also shall be borne and paid by flat purchaser/s from the date of execution of this agreement till date the said building and the said land is conveyed by registered Sale Deed by the Builder in favour of the Co-operative Housing Society or Limited Company, as the case may be shall be formed and as aforesaid.
- 27) This agreement shall always be subject to the provisions of Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules made thereunder.

पान न-२
 दिनांक १३/०५/२०१९
 १३/१९



Mawalikar
Mawalikar

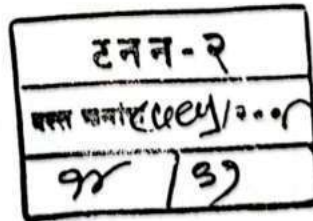
SCHEDULE REFERRED TO ABOVE
SCHEDULE 'A'

ALL that piece or parcel of land bearing Gut No. 130/2, admeasuring about 1270 sq. mtrs., lying, being and situated at Parsik, Kalwa, Taluka & District Thane, within the limits of Thane Municipal Corporation, registration and Sub - Registration District of thane and bounded as follows :

| | | |
|-------------------------|---|---------------------|
| On or towards the East | : | Gut No. 131 |
| On or towards the West | : | Amrut Angan Complex |
| On or towards the South | : | Gut No. 130/1 |
| On or towards the North | : | Highway Road |

SCHEDULE OF THE PREMISES TO BE PURCHASED
BY THE PURCHASER/S

ALL THAT the premises admeasuring 890 sq. ft. Built-up area bearing Flat No. 703 on the 7th Floor, in — Wing of the building being constructed on the said land described in the Schedule written hereinabove.



Handwritten signatures and initials:
D. J. Walke
M. B. Kulkarni

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

SIGNED SEALED & DELIVERED)
by the withinnamed BUILDERS / DEVELOPERS)
M/S. DESTINY CONSTRUCTIONS)
Through their Partner)
SHRI. VISHAL BHARAT PATIL)
in presence of

- 1) Teelhar P. Salve)
- 2) Saroad P. Patil)

SIGNED SEALED AND DELIVERED)
by the withinnamed PURCHASER)
SHRI./SMT./MRS./MISS. URVASHI ULHAS)
TAUSALKAR.)
VARSHA ULHAS TAUSALKAR.)
in the presence of

- 1) Teelhar P. Salve)
- 2) Saroad P. Patil)



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| दनन-२ |
| कलम नं. ६०५/२००१ |
| १५ / १९ |

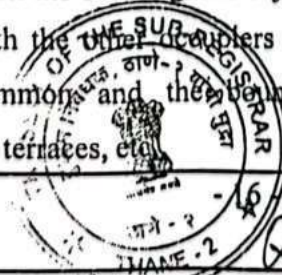
EXHIBIT "A"
GENERAL SPECIFICATIONS & AMENITIES
FOR RESIDENTIAL FLATS

1. Builder will be R. C. C. framed structure
2. External side of walls painted with snowcem.
3. Ceramic tiles with skirting in all rooms.
4. Colour glazed tiles in W. C. Bath & Bath.
5. Consealed plumbing in W. C. Bath & Kitchen.
6. Powder coated Aluminium sliding in all window.
7. Approved quality sanitary pieces & fittings.
8. Consealed Electric fittings with adequate points.
9. Wash Basin.
10. Each flat with Latch & Bell.
11. Steel fixtures & fittings for Windows.
12. Teak wood frame with Decorative Main Door & all others of flash type.
13. Toilet / Bathroom doors of sintex type with marble stone frame.
14. Sellable open parking space on first floor

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| दनन-२ |
| १६ / ३९ |

SCHEDULE OF THE AMOUNTS / COSTS PAYABLE BY THE
FLAT PURCHASER/S TO THE BUILDERS

- 1) The expenses of maintaining, repairing, re-decorating etc. of the main structure and the particularly the roof, gutters and rainwater pipes of the building, water pipes, gas pipes and electric wires in under, or upon the building and enjoy or uses by the Purchaser /s in common with the other flat owners landings and staircases uses by him in common and the boundary walls of the buildings, compounds, terraces, etc.



:: RECEIPT ::

RECEIVED of and from the withinnamed)

PURCHASER/S Shri./Smt. Urvashi U.)

Tavsalkar,)

The sum of Rs. 1,00,000/-)

(Rupees one Lakh -)

Only))

in Cash / Cheque bearing No. 492463)

drawn on Air Corporation CO-OP- Bank)

BANK LTD.

date _____)

being the amount of earnest money as mentioned)

hereinabove)

Rs. 1,00,000/-

WITNESSES :-

1) ~~Tavsalkar~~

2) ~~Scareel~~

I SAY RECEIVED

~~Signature~~

PARTNER



| |
|------------------|
| टनन-२ |
| बल्लु कलामे/२००७ |
| १० / ३१ |

गांव नमुना सात (अधिकार दाखिलेख पत्रक)

सा. कु १२८

पारकीत

सा. ११०

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| पुस्तक क्रमांक | पुस्तक क्रमांकाचा उपविभाग | पुस्तका पानांची संख्या | पौगड/पाने संख्या | पुस्तके संख्या |
| १३० | २ | | ६६०/२०५/१११/१५२ | २५३ |
| प्राथमिक संख्या | श्री. लक्ष्मी, माणिक परीत (६७६) | | | |
| सातवाडी क्षेत्र संख्या | दिनांक | आ. सं. | | |
| | ०-१२-१ | | | |
| पुस्तक | ०-१२-१ | | | |
| १. (सातवाडी क्षेत्र संख्येचे) | ०-००-६ | | | |
| २. (क) | | | | |
| ३. (ख) | ०-००-६ | | | |
| ४. | २-१५ | | | |
| ५. विदेशी आकाराची | | | | |

ह्या अधिका

सिवा अर्थी पुस्तक दिने

गांव नमुना वारा (पिकाची नोंद पत्र)

| क्रमांक | पिकासाठी क्षेत्राचा तपसिला | | | | | | | | | | | सातवाडीसाठी उपलब्ध नसलेली जमीन | पिकाची संख्या | पिकाचे क्षेत्र | न. सं. | | |
|---------|----------------------------|---------|--------------|-----------------------------------|--------|--|-------------------------|---------|--------------|----------------|---------|--------------------------------|---------------|----------------|--------|--------------|--|
| | मिळ पिकासाठी क्षेत्र | | | | | | निर्मळ पिकासाठी क्षेत्र | | | | | | | | | | |
| | पिकाचे क्षेत्र | जत दिवस | उत्पन्न दिवस | घटक किंवा प्रत्येका घातलं क्षेत्र | | | पिकाचे क्षेत्र | जत दिवस | उत्पन्न दिवस | पिकाचे क्षेत्र | जत दिवस | | | | | उत्पन्न दिवस | |
| | दे.आ. | दे.आ. | | दे.आ. | दे.आ. | | दे.आ. | दे.आ. | | दे.आ. | दे.आ. | | | | | | |
| | | | | ०-१२-१ | ०-१२-१ | | ०-१२-१ | ०-१२-१ | | ०-१२-१ | ०-१२-१ | | | | | | |
| | | | | ०-१२-१ | ०-१२-१ | | ०-१२-१ | ०-१२-१ | | ०-१२-१ | ०-१२-१ | | | | | | |
| | | | | ०-१२-१ | ०-१२-१ | | ०-१२-१ | ०-१२-१ | | ०-१२-१ | ०-१२-१ | | | | | | |

अपत्य बंधुसुत्र छत्री नसल्या दिती असे.

P.T. ०

वसादी



| |
|--------------------------|
| टनन-२ |
| वसत बंधुसुत्र ०१/१२/२००५ |
| १८/११ |

| | | | | |
|------|----|--------|---------------|--------------|
| 1000 | रु | 0-92-9 | रोड, विहि, ओफ | 0-92-9 |
| 1000 | रु | 0-92-9 | रोड, विहि, ओफ | 0-92-9 |
| 102 | रु | 0-92-9 | रोड, विहि, ओफ | 0-92-9 |
| 2/03 | रु | 0-92-9 | रोड, विहि, ओफ | 0-92-9 |
| 108 | रु | 0-92-9 | रोड, विहि, ओफ | 0-92-9 |
| 104 | रु | 0-92-9 | रोड, ओफ | 0-92-9 विहि. |

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अस्य १२ फरवरी २०१९ को नमूद है

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 20/09/18
 ताली - फलवे
 डा. वि. नाथे



टनन-२
 वक्तव्य पत्रांक २००४
 १२/१३

जिल्हाधिकारी कार्यालय ठाणे
दिनांक 18 MAR 2005

वाचिले-

- १) श्रीमती स्मिता माणिक पाटील रा. श्रीप्रसाद विल्डींग, मारुती मंदिरा शेजारी, कळवे ता.जि.ठाणे यांचा दि. १२/१२/२००४ व दिनांक ०७/०३/२००५ रोजीचा लोकशाहीदिनातील अर्ज.
- २) तहसिलदार ठाणे यांचेकडील चौकशी अहवाल क्र.जमीनबाब/टे-२/कावि/१८४/०४ दिनांक १८/१२/२००४
- ३) अपर जिल्हाधिकारी व सहाय्य प्राधिकारी ठाणे नागरी संकुलन ठाणे यांचे कडील पत्र क्र. युएलसी/टीए/टे-२/वशी-४३ दि. २१/१०/२००३ व पत्र क्र. युएलसी/टीए/टे-२/वशी-४५ दि. १/१/२००५
- ४) सामान्य शाखा (भूसंपादन) यांचे कडील पत्र क्र. सामान्य/का-४/टे-३/भूसं/कावि- २८६७ दिनांक १९/१/२००५
- ५) ठाणे महानगरपालिका ठाणे यांचे कडील बांधकाम परवानगी क्र. व्हीपी क्र.२००४/०६ /टीएमसी/टीडीडी/२२११ दि. ३१/८/२००४
- ६) दि. ५/१२/२००४ रोजीच्या दैनिक ' ठाणे वैभव ' च्या अंकातील जाहिरनामा अर्जदार यांचे दि. २२/११/२००४ रोजीचे हमीपत्र व दि. १/१/२००५ चे सत्यप्रतिज्ञापत्र

नकाशा :-

ज्या अर्थी, श्रीमती स्मिता माणिक पाटील रा. श्रीप्रसाद विल्डींग, मारुती मंदिरा शेजारी, कळवे ता.जि.ठाणे यांनी ठाणे जिल्ह्यातील ठाणे तालुक्यातील मौजे- पारसिक येथील गट नं. १३०/२ मधील आपल्या मालकीच्या जमीनीतील क्षेत्र १२७०-०० चौ.मी एवढ्या जागेचा रहिवास व वाणिज्य या विंगर शेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्या बाबत अर्ज केलेला आहे.

आणि ज्या अर्थी दि. ५/१२/२००४ रोजी अर्जदार यांनी दैनिक 'ठाणे वैभव' या स्थानिक वृत्तपत्रात जाहिरात दिलेली होती त्यावर मुदतीत कोणतीही प्रकल/तक्रार या कार्यालयाकडे प्राप्त झालेली नाही

त्या अर्थी आता महाराष्ट्र जमीन महसुल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी याद्वारे, श्रीमती स्मिता माणिक पाटील रा. श्रीप्रसाद विल्डींग, मारुती मंदिरा शेजारी, कळवे ता.जि.ठाणे यांना ठाणे तालुक्यातील मौजे- पारसिक येथील गट नं. १३०/२ मधील क्षेत्र १२७०-०० चौ.मी.क्षेत्रा पैकी ९२३-४९ चौ.मी. रहिवास व १९२-२० चौ.मी. वाणिज्य या विनश्रुती प्रयोजनार्थ वापरकरण्या बाबत पुढील शर्तीवर अनुज्ञा (परमिशन) देण्यात येत असून ठाणे महानगरपालिकेकडे कडील मंजूर बांधकाम नकाशा प्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही.

१. प्रपोज गेड १५.५-२१ चौ.मी.

त्या शर्ती अशा:-

१. ही परवानगी अधिनियम त्याखालील केलेले नियम यांना अधिन ठेवून देण्यांत आलेली आहे.

२. अनुज्ञाग्राही व्यक्तीने (प्रॅटीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यांत

परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ केवळ केला पाहिजे. आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ

जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या वापरावरून जमीनीचा वापर ठरविण्यांत येईल.

३. अशी परवानगी देणा-या प्राधिकार-याकडून अशा भूखंडाची किंवा त्यांचे कोणतेही उपभूखंड करण्या बाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पोट विभागणी करता कामा नये.

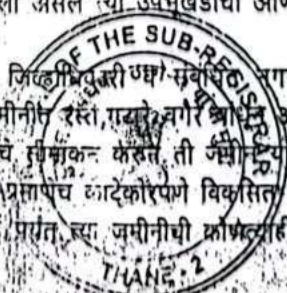
४. अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी ठाणे/सहाय्यक महानगरपालिका प्राधिकारणा यांचे समाधान वाईत अशा रितीने अशा जमीनीचा रस्ता, गटबंदी, वागेर आधीच आणि (ब) भूमापन विभागाकडून अशा भूखंडाची मोजणी व त्यांचे तपसूक्त करून ती जमीनीच्या आदेशाच्या तारखे पासून एक वर्षापर्यंत आणि मंजूर आराखडया प्रमाणेच काटेकोरपणे विकसित केली पाहिजे आणि अशा रितीने ती परवानगी विकसित केली जाई, परंतु त्या जमीनीची कोणत्याही रितीने विल्हेवाट लावता कामा नये.

५. अशा भूखंडाची मोजणी व त्यांचे तपसूक्त करून ती जमीनीच्या आदेशाच्या तारखे पासून एक वर्षापर्यंत आणि मंजूर आराखडया प्रमाणेच काटेकोरपणे विकसित केली पाहिजे आणि अशा रितीने ती परवानगी विकसित केली जाई, परंतु त्या जमीनीची कोणत्याही रितीने विल्हेवाट लावता कामा नये.

६. अशा भूखंडाची मोजणी व त्यांचे तपसूक्त करून ती जमीनीच्या आदेशाच्या तारखे पासून एक वर्षापर्यंत आणि मंजूर आराखडया प्रमाणेच काटेकोरपणे विकसित केली पाहिजे आणि अशा रितीने ती परवानगी विकसित केली जाई, परंतु त्या जमीनीची कोणत्याही रितीने विल्हेवाट लावता कामा नये.

७. अशा भूखंडाची मोजणी व त्यांचे तपसूक्त करून ती जमीनीच्या आदेशाच्या तारखे पासून एक वर्षापर्यंत आणि मंजूर आराखडया प्रमाणेच काटेकोरपणे विकसित केली पाहिजे आणि अशा रितीने ती परवानगी विकसित केली जाई, परंतु त्या जमीनीची कोणत्याही रितीने विल्हेवाट लावता कामा नये.

रज-२
१०/१२/०५
२०/११



५. अनुज्ञाप्राही व्यक्तीस असा भूखंड विकाऱ्याचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाप्राही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्यांचे निष्पादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.

६. या सोबत जोडलेल्या स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केल्या प्रमाणे इतक्या जोते क्षेत्रावर बांधकाम करण्या विषयी ही परवानगी देण्यांत आलेली आहे. सदर भूखंडातील नकाशात दर्शविल्या प्रमाणेच उर्वरित क्षेत्र विना बांधकाम मोकळे सोडले पाहिजे.

६अ) प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्या पेक्षा जास्त मजल्याचे असू नये.

७. प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापूर्वी अनुज्ञाप्राही व्यक्तीने (ग्रॅंटीने) ठाणे महानगरपालिका यांची असे बांधकामकरण्या विषयाची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.

८. अनुज्ञाप्राही व्यक्तीने सोबत जोडलेल्या नकाशात दर्शविल्या प्रमाणे सीमांतिक मोकळे अंतर (ओपन मार्जिनल डिस्टेंसेस) सोडले पाहिजे.

९. या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाप्राही व्यक्तीने अशा जमीनीचा बिगर शेती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यांत आला असेल तर ती गोष्ट अलाहिदा. अनुज्ञाप्राही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी रद्द करण्यांत आली असल्याचे समजण्यांत येईल.

१०. अनुज्ञाप्राही व्यक्तीने अशा जमीनीचे बिगर शेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांका पासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आंत तलाठ्या मार्फत ठाणे तहसिलदारांस कळविले पाहिजे. जर तो असे करण्यास चुकले तर महाराष्ट्र जमीन महसुल (जमीनीच्या वापरातील बदल व बिगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाप्राही पात्र ठरेल.

११. सदर आदेशाच्या दिनांकापासून सदर अनुज्ञाप्राहीने त्या जमीनीच्या संबंधात दर चौ.मी. मागे ०-३४-८ रुपये दराने बिगर शेतकी आकारणी दिली पाहिजे. उक्त प्रमाणदर हा दिनांक ३१/७/२००६ या हमी कालावधी पर्यंत अंमलात राहिल. किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे बिनशेती दराने बिनशेती आकार देणे बंधनकारक राहिल. अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्या प्रसंगी निराळ्या दराने बिगर शेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारांत घेण्यांत येणार नाही.

१२. सदर जागेची अती तातडीची मोजणी फी रक्कम रु.१५००/- (अक्षरी एक हजार पाचशे रु मात्र) चलन क्र.५६/२००५ दिनांक १७/०३/२००५ अन्वये शासन जमा केली आहे.

१३. भूमापन विभागाकडून जमीनीची मोजणी करण्यांत आल्या नंतर अशा जमीनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसंच बिगरशेतकी आकारणी यांत बदल करण्यांत येईल.

१४. सदर जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाप्राहीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेश रद्द समजण्यांत येईल. व अनुज्ञाप्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.

१५. पूर्वीच मंजूर केलेल्या नकाशावरहुकूम अगोदरच बांधलेल्या इमारतीत अनुज्ञाप्राहीने कोणतीही भर घालता कामा नये किंवा ती मध्य कोणत्याही फेरबदल करता कामा नये. मात्र अशा भर घालण्यासाठी किंवा फेरबदल करण्यासाठी निलमधिकार्यांची परवानगी घेतली असेल आणि अशा भरिचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले आहेत तर ती गोष्ट वेगळी.

१६. अनुज्ञाप्राही व्यक्तीने आजूबाजूच्या परिसरात असलेली व घाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चात आपली पाणीपुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.



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| क्र. नं-२ |
| अशा दिनांक 29/1/07 |
| आणि |
| 29/1/07 |

३१/१/०७

१७. जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या कालावधीत अनुज्ञाप्राप्ती व्यक्तीने महाराष्ट्र जमीन महसुल (जमीनीच्या वापरात बदल व बिगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.

१८अ. या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाप्राप्ती व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाप्राप्ती ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिकाऱ्यास तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.

१८ब. वरील खंड अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतूदीविरुद्ध जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यात आले असेल किंवा तरतूदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यात आला असेल तर विनिर्दिष्ट मुदतीच्या आत अशा रीतीने उभारलेली इमारत काढून टाकण्याविषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिकाऱ्याने निर्देश देणे विधी संमत असेल. तसेच ठाण्याच्या जिल्हाधिकाऱ्याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रीत्यर्थ आलेला खर्च अनुज्ञाप्राप्ती व्यक्तीकडून जमीन महसुलाची धकवाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.

१९. दिलेली ही परवानगी मुंबई कुळवहिवाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ. सारख्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील. त्या उपबंधांच्या अधिन असेल.

२०. अनुज्ञाप्राप्ती यांनी बिगरशेतकी आकारणीच्या पाचपट रक्कम रु. २६१०/- (अक्षरी रु. दोन हजार सहाशे दहा मात्र) रुपांतरीत कर (कन्व्हर्शन टॅक्स) म्हणून तहसिलदार ठाणे यांचे कडील पावती क्र. १९८५१८८ दि. १७/०३/२००४ अन्वये सरकार जमा केली आहे.

२१. अनुज्ञाप्राप्ती यांनी ठाणे महानगरपालिका यांचे कडील मंजूर नकाशाबरहुकुमच बांधकाम केले पाहिजे.

२२. अनुज्ञाप्राप्ती यांनी ठाणे महानगरपालिका यांचे कडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामा मध्ये बदल करून जादा चटईक्षेत्र निर्देशांक वापरल्यास अनुज्ञाप्राप्ती हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरूपाचा गुन्हा दाखल करण्यास पात्र रहातील व असे जादा बांधकाम दूर करण्यास पात्र राहिल.

सही/-
(नंदकुमार जंत्रे)
जिल्हाधिकारी ठाणे

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| टनन-२ |
| बरा नकाशा १७/०३/२००४ |
| २२ / ३१ |

ती स्मीता माणिक प्राटील

श्रीप्रसाद बिल्डींग, मारुती मंदिरा शेजारी, कळवे ता. जि. कोणी



निर्गमित केले

जिल्हाधिकारी ठाणे करिता



क. युएलसी/टिए/टे-२/एसआर-१३
अपर जिल्हाधिकारी व सक्षम प्राधिकारी
ठाणे नागरी संकुलन ठाणे यांचे कार्यालय
दिनांक :- २१/१०/२००३

प्रति,

सौ.स्मिता माणिक पाटील
रा.भूसारआळी, कळवा,
ता.जि.ठाणे.

विषय :- नागरी जमिन कमाल मर्यादे पेक्षा कमी
क्षेत्र असल्या बाबतचा दाखला मिळणे बाबत

संदर्भ :- आपला दि १०/१०/२००३ रोजीचा अर्ज

महोदय,

आपले वरील अर्जा सोबत सादर केलेल्या कागदपत्राची व प्रतिज्ञा लेखाची
छाननी करता सौ.स्मिता माणिक पाटील रा.भूसारआळी, कळवा, ता.जि.ठाणे यांनी खाली
नमुद केले प्रमाणे क्षेत्र धारण केल्याचे दिसून येते.

जमिनीचे वर्णन

| गावाचे नांव | गट.नं. | क्षेत्र चौ.मि. |
|-------------|--------|----------------|
| पारसिक | १३०/२ | १२७०.०० |

उपरोक्त आपण धारण केलेल्या क्षेत्रास नागरी जमिन कमाल धारणा
अधिनियमाच्या तरतूदी लागू आहेत तथापि सदरचे क्षेत्र हे नागरी जमिन कमाल धारणा
मर्यादेपेक्षा कमी आहे. त्यामुळे सदरचा कमी क्षेत्र धारण केलेचा दाखला देणेत येत आहे.
परंतु आपण जर ठाणे तसेच अन्य नागरी समूहात याव्यतिरिक्त मोकळी जमिन
(vacant land) धारण करित असल्याचे नंतर निदर्शनास आल्यास व प्रतिज्ञा
लेखातील मजकूर चुकीचा असल्याचे सिध्द झाल्यास सदरचा दाखला विधीग्राह्य ठरणार
नाही याची कृपया लक्षात घ्यावी.



अपर जिल्हाधिकारी व सक्षम प्राधिकारी
ठाणे नागरी संकुलन, ठाणे.

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| दतन-२ |
| २३/१०/२००३ |
| २३/१९ |

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

मुधारित PERMISSION / COMMENCEMENT CERTIFICATE

पार्ट स्टिल्ट अधिक पाच गजले + सहावा मजला (पार्ट)

V. P. No. 3008/06 TMC/TDD/ 33 Date 22/09/04

To,

Shri/Smt. जोशी देशावरे अॅन्ड असोसिएट्स (Architect)

Shri/Smt. सौ. स्मिता माणिक पाटिल. (Owner)

Sir,

With reference to your application No. 28764 dated 22/09/04 for development Permission / grant of commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. — in village पारसिक Section No. — Ward No. — situated at Road / Street अस्तित्वातील रस्ता S.No. / City-S.No. / F.P.No. Gut No. 130/2 H.No./T.No. —

the development, permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) 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
- 3) The development Permission / Commencement Certificate shall remain valid for a period of one year commencing from the date its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

- 5) मंजूर सी.सी. टि.एम.सी. / टि.डि.डि. / ८६९ दिनांक ०३.०६.०५ मधील संबंधित अटी आपणांस बंधनकारक राहतील.
- 6) भूखंडाचे मालकीवावत व हद्दीवावत काही वाद निर्माण झाल्यास त्याची जबाबदारी मालक/विकासकर्ते यांची राहिल.

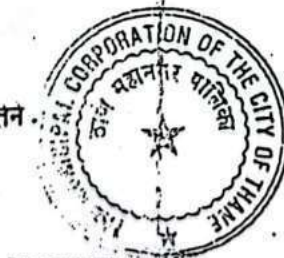
WARNING : PLEASE NOTE THAT DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

Yours Faithfully,

A. S. W. M. S.

कार्यकारी अभियंता,
शहर विकास विभाग,Municipal Corporation
the city of Thane.

उप नगर अभियंता यांच्या मान्यतेने.

Office No. _____
Office Stamp _____
Date : _____

सातधात

मंजूर नकाशानुसार बांधकाम न करणे तसेच
Form issued by नियंत्रण नियमावलीनुसार आवश्यक त्या
परवानग्या न घेता बांधकाम बांधणे, महाराष्ट्र
प्रादेशिक व नगर रचना अधिनियमाच्या कलम 42
अनुसार दखलपत्र मंजूर आहे. एकाच ठिकाणी जास्तोत
जास्त 3 वर्षे किंवा रु. 5,000/- पेक्षा जास्त

| |
|-------------------------|
| टनन-२ |
| वस्तु क्रमांक ८००५/२००८ |
| २४ / ३९ |

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

SANCTION OF DEVELOPEMNT

PERMISSION / COMMENCEMENT-CERTIFICATE

रिट्लट अधिक माच मजले + २११ (परि)

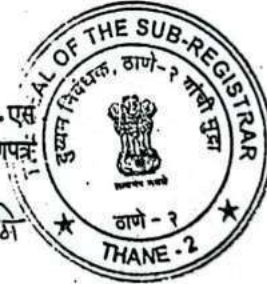
No. ३००४/०९ TMC/TDD/ २२-९९ Date ३१/८/०८

Shri/Smt. जोशी देशावरे अॅन्ड असोसिएट्स (Architect)
Shri/Smt. सी. स्मिता माणिक पाटिल. (Owner)

With reference to your application No. ४१४१० dated १४/०१/०४ for
Development Permission / grant of commencement certificate under sections 45 & 69 of
Maharashtra Regional and Town Planning Act, 1966 to carry out development work
to erect building No. — in village पारसिक Section No. —
Plot No. — situated at Road / Street अस्तित्वातील रस्ता G.No. / City G. No. /
H.No. Gut No. १३०/२ H.No./T.No. —
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) सी.सी. पूर्वी एन.ए. ऑर्डर दाखल करणे आवश्यक.
2) सी.सी. पूर्वी स्टॉर्म वॉटर ड्रेनेज ची एन.ओ.सी. दाखल करणे आवश्यक.
3) जोत्यापूर्वी कॅंपाऊंड वॉल बांधणे आवश्यक.
4) रस्त्याखालील जागा सी.सी. पूर्वी नोंदणीकृत घोषणापत्राने ठा.म.पा.च्या
ताब्यात देणे आवश्यक. ओ.सी. पूर्वी ठा.म.पा.चे नावे ७/१२ उतारे
दाखल करणे आवश्यक.
5) ओ.सी. पूर्वी वृक्ष, पाणी, ड्रेनेज ची एन.ओ.सी. दाखल करणे आवश्यक.
6) जोत्यापूर्वी व ओ.सी. पूर्वी आर.सी.सी. तज्ञ यांचे इमारतीची संरचना आय.एस.
कोड १८९३ व ४३२६ प्रमाणे भुकंप रोधक तरतुदीनुसार बांधकाम केल्याचे प्रमाणपत्र
देणे आवश्यक.
7) बांधकाम ठा.म.पा. पाहणी पूर्ववत करणार नाही. शिब्यासाठी
उपलब्धतेनुसार पाणी धुखळा करवता येईल.



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

Office No. _____
Office Stamp _____
Date : _____
Form issued by _____



Yours Faithfully

कार्यकारी अभियंता,
शहर विकास विभाग,
Municipal Corporation
the city of Thane.

| | |
|--------|----|
| दन न-२ | |
| २५ | ३१ |

शोध रिपोर्ट

मौजे पारसीक तालुके व जिल्हा ठाणे येथील मिळकतीचा सन १९७० ते १९८६ पर्यंतचा दुय्यम निबंधक कार्यालय ठाणे येथे अर्ज क्रमांक २५९४/८७ चा करून अनुक्रमणिका नंबर २ हापीलसह पाहून घेतला तो खालील प्रमाणे

गट नंबर १३०
 हि. नं. २
 ज. नि. क्षेत्र ०-१२-७

विठ्ठल भिधा वारि वगैरे

| सन | १९७० | १९७१ | १९७२ | १९७३ | १९७४ | १९७५ | १९७६ | १९७७ | १९७८ | १९७९ | १९८० | १९८१ | १९८२ | १९८३ | १९८४ | १९८५ | १९८६ |
|----|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |

काही नाही.

२८.२.१९८६ पर्यंत

वरील प्रमाणे शोध घेता जमिनीचे व्यवहार झाल्याचे अटक होत नाही. तलाठी कडी ७/१२ व फेरफार पहाणे तसेच २८.२ पर्यंतचे दस्तावेज अ. नं. २ झाले आहे. पुढील १९८७ पर्यंतचे दस्तावेज नसल्याने प्रमाणे झालेले नाही.



सेधा निवृत्त दफ्तर बंद

द. नि. का ठाणे

२.११.१९८७.

| |
|------------------|
| टनन-२ |
| बसत नमबर १८०५२०० |
| २६ / ७९ |

STAMP OF APPROVAL OF PLANS

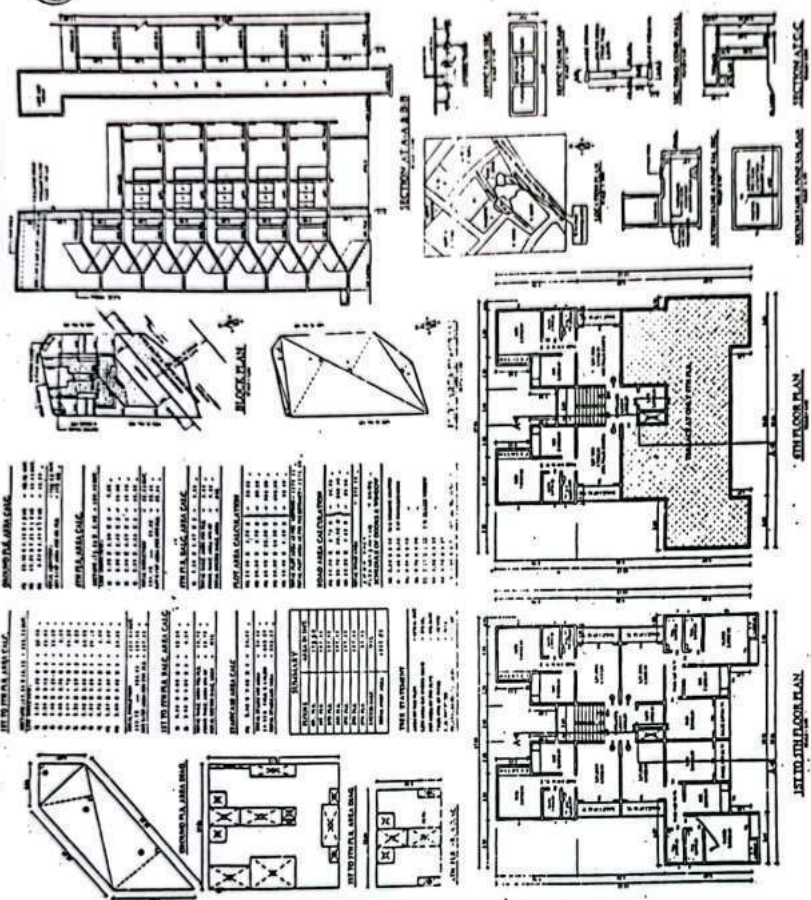
| | | | | | |
|--------------------------------------|----------------------------|----------------------|--|----------------------|--|
| 1. NAME OF THE BUILDING | 2. ADDRESS | 3. AREA | 4. HEIGHT | 5. NUMBER OF FLOORS | 6. NUMBER OF ROOMS |
| 7. TYPE OF BUILDING | 8. DATE OF APPROVAL | 9. NAME OF ARCHITECT | 10. NAME OF ENGINEER | 11. NAME OF SURVEYOR | 12. NAME OF OFFICIAL |
| 13. OFFICE OF THE MUNICIPAL ENGINEER | 14. OFFICE OF THE SURVEYOR | | 15. OFFICE OF THE TOWN PLANNING COMMISSION | | 16. OFFICE OF THE DISTRICT MUNCIPAL ENGINEER |

CERTIFICATE OF VALIDITY

DESCRIPTION OF BUILDING & PROPERTY

DATE OF APPROVAL: 21/01/2000

APPROVED BY: [Signature]



HOUSEHOLD AREA CALC.

| | |
|-------------------------|--------|
| 1. HOUSEHOLD AREA | 100.00 |
| 2. BALCONY AREA | 10.00 |
| 3. TERRACE AREA | 0.00 |
| 4. TOTAL HOUSEHOLD AREA | 110.00 |

AREA CALCULATION

| | |
|---------------------------|--------|
| 1. AREA OF HOUSEHOLD AREA | 100.00 |
| 2. AREA OF BALCONY | 10.00 |
| 3. AREA OF TERRACE | 0.00 |
| 4. TOTAL AREA | 110.00 |

AREA CALCULATION

| | |
|---------------------------|--------|
| 1. AREA OF HOUSEHOLD AREA | 100.00 |
| 2. AREA OF BALCONY | 10.00 |
| 3. AREA OF TERRACE | 0.00 |
| 4. TOTAL AREA | 110.00 |

**THE MUNICIPAL ENGINEER
THANE - 2**

एतान-२

एतान-२
००५५/२०००
२०/१३

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. (38)

Approval/Disapproval of Development Work upto plinth level.

1243

इमारत स्थित अधिक पाच मजले - सहय T [पट्ट]

V. P. No. २००४/०६

TMC/TOD

3e

Date 20/01/08

To. जोशी देसावरे अँड अंती.

१०१, भास्कर कॉलनी, नौपाडा,

ठाणे.

Sir. सौ. स्मिता माणिक पाटील

Please refer to your intimation No. ४६२१० Dated २४ फ़ेब. २००६ regarding the

completion of construction work upto plinth/खण्डाग्रेष upto plinth level in building No. वरील प्र.प.पे

or S. No. / City S. No. / F. No. गटि नं. १३०/२

Sector No. ६ [आठ]

village

पारसिक

Ward

Town Planning schemes No. Road/Street मुंबई - पुणे रोड

you may/proceed proceed with the further work as per sanctioned plans/as the construction upto plinth level does/does not confirm to the sanctioned plans.

उद्देश्य:- १] सुधारित परमिशन सी. सी. वि. प्र. क्र. २००४/०६ टि. एम. सी टि. डि. डि /३३

२] दिनांक १९/१२/०५ मंथिल संबंधित अटी आपणांस बंधनकारक राहतील.

३] वापर परवान्यापूर्वी उर्वरित कुंभण भिंत बांधणे आवश्यक राहिल.



Yours faithfully

Abhinav

कार्यकारी अभियंता

Municipal Corporation
of the City of Thane.

Office No.

Office Stamp

Date

Share Certificate No. 21 Member's Regn. No. _____ No. of Shares 10

Share Certificate

MANIKCHANDRA HEIGHTS CO-OPERATIVE HOUSING SOCIETY LTD.

Parsik Nagar, Old Mumbai-Pune Rd., Post Kalwa (w), Thane 400605

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 50,000/- Divided into 1000 Shares of Rs. 50/- each

Registration No. TNA/CTNA/HSG/CTO/24749/2013 Date 05/03/2013

This is to certify that Shri/Smt./M/s. Kum. URVASHI (ULHAS TAVSALKAR & Mrs. URVASHI ULHAS TAVSALKAR F No 703, VII floor is the Registered Holder of 10 fully paid up shares of Rs. FIFTY each numbered from 201 to 210 both inclusive, in

MANIKCHANDRA HEIGHTS CO-OPERATIVE HSG. SOCIETY LTD., Parsik Nagar,

subject to the Bye-laws of the said Society

Given Under the Common Seal of the said Society at Parsik Nagar, Po. Kalwa (w), Thane 400605 this 15th day of MAY 2013



[Signature]
Authorised
M.C. Member

[Signature]
Secretary

[Signature]
Chairman

P.T.O

Originals to be obtained

POSSESSION LETTER

To,
Smt. MISS URVASHI ULHAS TAVSALKAR
MRS VARCHA ULHAS TAVSALKAR

Sub.: Possession Flat No. 703 on 7th Floor in the building known as MANIKCHANDRA HEIGHTS situated at PARSIK, KALWA, TAL. & DIST. THANE.

Dear Sir/Madam,

We are pleased to inform you that the construction work of the Flat No. 703 on 7th Floor, — Wing, area admn. 890 Sq.Ft. Builtup in the building known as MANIKCHANDRA HEIGHTS situated at above mentioned address has been completed (i.e. 100% work has been completed) and it is ready for use and occupation.

In the aforesaid building known as MANIKCHANDRA HEIGHTS Flat No. 703 on 7th Floor, — Wing has been allotted to you vide an Agreement for Sale dated 17-10-2008 for a total consideration of Rs. 24,03,000/- (Rupees TWENTY FOUR LAKH THREE THOUSAND ONLY Only) which has been already paid by you. Therefore we have pleasure to inform you that today we are handing over vacant and peaceful possession of Flat No. 703 on 7th Floor to you.

We also confirm that there are no dues outstanding against Flat No. 703 from you. We also hope that you have no complaint of whatsoever nature regarding workmanship and quality of work.

Thanking you,

Yours faithfully,

For DESTINY CONSTRUCTIONS

Taken vacant and peaceful possession of Flat No. 703 on 7th Floor, area admn. 890 Sq.Ft. Builtup on dated 19-12-2008

For DESTINY CONSTRUCTIONS


1911208

Signature.


PARTNER

T. P. KATEKAR

B.E.(Civil) M.I.E., E.I.V.
ENGINEERS AND VALUERS

303, Manjunath Tower, V. P. Road,
Pendse Nagar, Dombivli (East) - 421201.

Tel. : 0251-2470100 * Mob. : 9769900702 / 9844281817
E-mail : tpkatekar@gmail.com / tp_katekar@rediffmail.com

(Govt. Registered)
Chartered Engineers & Licenced Structural Engineer

Format -C

NAME & ADDRESS OF THE VALUER:

T.P.KATEKAR

303, MANJUNATH TOWER, V.P.ROAD,
PENDSE NAGAR, DOMBIVLI EAST-421201

JOB NO. 1168

DATE- 17/04/2017

TO,


UNION BANK OF INDIA

BRANCH: UNION LOAN POINT CHEMBUR (E) BRANCH

VALUATION REPORT (IN RESPECT OF FLATS)

(to be filled in by Approved Valuer)

| I GENERAL | |
|-----------|---|
| 1. | Purpose for which the valuation is made : Bank finance |
| 2. | a) Date of inspection : 17/04/2017 |
| | b) Date on which the valuation is made : 17/04/2017 |
| 3. | List of documents produced for perusal |
| | i) : Agreement For Sale Dt.17/10/2008 |
| | ii) : |
| | iii) : |
| 4. | Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership) : URVASHI ULHAS TAVSALKAR & VARSHA ULHAS TAVSALKAR(As Per Agreement) (MRS. URVASHI VISHAL RANDIVE As Per Society Name Board) FLAT NO.703, 7 TH FLOOR, MANIKCHANDRA HEIGHTS CHS LTD., PARASIK KALWA (WEST), TAL & DIST: THANE-400605 |
| 5. | Brief description of the property : Flat No. 703 on 7 th floor consists of Hall, Kitchen, 2 bedrooms, Passage, 2 toilets, Bathroom, etc. (2 BHK type). |
| 6. | Location of property |
| | a) Plot No. / Survey No. : Gut No.130/2, Village: Parasik Kalwa, Tal & Dist: Thane |
| | b) Door No. : FLAT NO. 703 |
| | c) T.S. No./ Village : Parsik Kalwa |
| | d) Ward / Taluka : Thane |
| | e) Mandal / District : Thane |
| 7. | Postal address of the property : FLAT NO.703, 7 TH FLOOR, |




| | | | |
|---------|---|---|---|
| | | MANIKCHANDRA HEIGHTS CHS LTD., PARASIK KALWA (WEST), TAL & DIST: THANE-400605 | |
| | City / Town | : | Kalwa (W) |
| | Residential area | : | Residential area |
| | Commercial area | : | |
| | Industrial area | : | |
| | Classification of the area | : | |
| | i) High / Middle/ Poor | : | Middle class |
| | ii) Urban / Semi Urban / Rural | : | urban |
| 0. | Coming under Corporation limit / Village Panchayat / Municipality | : | As per TMC limits |
| 1. | Whether covered under any State/ Central Govt. enactment (e.g. , Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area | : | No |
| 2. | Boundaries of the property | : | |
| | North | : | Nature Glory |
| | South | : | Road |
| | East | : | Internal road |
| | West | : | Amrut Aangan |
| 13 | Dimensions of the site | : | a b |
| | | : | As per the Deed Actuals |
| | | : | Built up area= 890.00 sq.ft as per agreement |
| | | : | Built up area= 890.00 sq.ft as per agreement |
| 14. | Extent of the site | : | Built up area= 890.00 sq.ft |
| 15. | Extent of the site considered for Valuation (least of 13 a & 13 b) | : | Built up area= 890.00 sq.ft |
| 16. | Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month. | : | Owner occupied |
| II | APARTMENT BUILDING | | |
| Sr. No. | Description | : | Remarks |
| 1. | Nature of the apartment | : | Residential flat |
| 2. | Location | : | |
| | T.S. No. | : | Gut No.130/2, Village: Parasik Kalwa, Tal & Dist: Thane |
| | Block No. | : | |
| | Ward No. | : | |
| | Village /Municipality / Corporation | : | As per TMC limits |
| | Door No., Street or Road-(Pin Code) | : | 400605 |
| 3. | Description of the locality Residential / Commercial / Mixed | : | Residential |
| 4. | Year of Construction | : | 2011 |
| 5. | Number of floors | : | Stilt + 7 upper floors |
| 6. | Type of structure | : | RCC Framed Structure |
| 7. | Number of Dwelling units in the building | : | 4 Dwelling units per floor |
| 8. | Quality of Construction | : | Good |
| 9. | Appearance of the Building | : | Good |



Execution of Deed

| | | | |
|-----|--|---|---|
| I. | Maintenance of the Building | : | Satisfactory |
| . | Facilities available | : | |
| | Lift | : | 1. Lift provided |
| | Protected Water Supply | : | Available |
| | Underground Sewerage | : | Available |
| | Car Parking - Open / Covered | : | Available |
| | Is Compound wall existing? | : | Yes |
| | Is pavement laid around the Building? | : | Yes |
| II | FLAT | : | |
| 1. | The floor on which the flat is situated | : | 7 th floor |
| 2. | Door No. of the flat | : | Flat No.703 |
| 3. | Specifications of the flat | : | Class I |
| | Roof | : | RCC slab |
| | Flooring | : | Vitrified Tiles |
| | Doors | : | Teak wood Flush door |
| | Windows | : | Aluminium Frame glass windows |
| | Fittings | : | Standard |
| | Finishing | : | Standard |
| 4. | House Tax | : | O.K. |
| | Assessment No. | : | Not available |
| | Tax paid in the name of | : | Owner to furnish |
| | Tax amount | : | Owner to furnish |
| 5. | Electricity Service connection No. | : | Owner to furnish |
| | Meter Card is in the name of | : | Owner to furnish |
| 6. | How is the maintenance of the flat? | : | Good |
| 7. | Sale Deed executed in the name of | : | URVASHI ULHAS TAVSALKAR & VARSHA ULHAS TAVSALKAR(As Per Agreement) (MRS. URVASHI VISHAL RANDIVE As Per Society Name Board) |
| 8. | What is the undivided area of land as per Sale Deed? | : | Not applicable |
| 9. | What is the plinth area of the flat? | : | Built up area = 890.00 sq.ft |
| 10. | What is the floor space index (app.) | : | As per TMC limits |
| 11. | What is the Carpet Area of the flat? | : | Measured Carpet area = 611.00 Sq.Ft |
| 12. | Is it Posh / 1 Class / Medium / Ordinary ? | : | I class |
| 13. | Is it being used for Residential or Commercial purpose? | : | Residential purpose |
| 14. | Is it Owner-occupied or let out? | : | Owner occupied |
| 15. | If rented, what is the monthly rent? | : | Not applicable |
| IV | MARKETABILITY | | |
| 1. | How is the marketability ? | : | Good |
| 2. | What are the factors favouring for an extra Potential Value | : | Nil |
| 3. | Any negative factors are observed which affect the market value in general? | : | Nil |
| V | Rate | | |
| 1. | After analyzing the comparable sale instances, what is the composite rate for a similar fiat with same specifications in the adjoining locality ? | : | Rs. 7,500.00 per sq.ft market rate |



| | | | |
|----|--|----|---|
| 2. | Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison details). | : | Rs. 8,000.00 per sq.ft |
| 3. | Break-up for the rate | : | |
| | i) Building + Services | :: | Rs.1,500.00 |
| | ii) Land + others | : | Rs 6,000.00 |
| 4. | Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed) | : | Rs.73,000.00 per sq.m.i.e Rs.6,784.00 per sq.ft(Ready Recknor Rate for 2016-17) |
| VI | COMPOSITE RATE ADOPTED AFTER DEPRECIATION | | |
| a. | Depreciated building rate | : | |
| | Replacement cost of flat with Services (V (3) i) | : | Rs 1,500.00 per sq.ft |
| | Age of the building | | 6 years |
| | Life of the building estimated | : | 54 years future life subject to proper maintenance |
| | Depreciation percentage assuming the salvage value as 10% | : | 5% |
| | Depreciated Ratio of the building | : | 95% |
| b. | Total composite rate arrived for valuation | : | Rs. 7,500.00 per sq.ft. |
| | Depreciated building rate VI (a) | : | Rs 1,500.00 per sq.ft |
| | Rate for Land & other V(3) ii | : | Rs.6,000.00 |
| | Total Composite Rate | : | Rs. 7,500.00 |

Details of valuation:

| Sr. No | Description | Qty. | Rate per unit Rs. | Estimated value Rs. |
|--------|--|------|-------------------|---|
| 1. | Present value of the flat (incl. car parking, if provided) | nil | | |
| 2. | Wardrobes | nil | | |
| 3. | Showcases | nil | | |
| 4. | Kitchen arrangements | nil | | |
| 5. | Superfine finish | nil | | |
| 6. | Interior Decorations | nil | | |
| 7. | Electricity Deposits / electrical fittings, etc. | nil | | |
| 8. | Extra collapsible gates / grill works, etc. | nil | | |
| 9. | Potential value, if any | nil | | |
| 10. | Others | nil | | |
| | Total | | | Included in composite rate of Rs.7,500.00 per sq.ft |



Inns @ F 2500 for 890 sq ft = 2225000/-
premium

VALUATION

Built up area FLAT NO.703, 7TH FLOOR, MANIKCHANDRA HEIGHTS CHS LTD., PARASIK KALWA (WEST), TAL & DIST: THANE-400605 is 890.00 sq.ft as per agreement which has been considered for valuation.

Flat No. 703 on 7th floor consists of Hall, Kitchen, 2 Bedrooms, Passage, 2 Toilets, etc. (2BHK TYPE). It is located near markets, Hospitals, Banks, Thane Railway Station, Schools, Colleges, etc.

As per enquiry with local estate agents, market rate of similar properties in the vicinity is in the range of Rs. 7,500.00 to Rs.8,000.00 per sq.ft.

Market rate for the flat No.703 is Rs.7,500.00 per sq. ft of built up area, in our opinion.

Market value of the FLAT NO.703 is 890.00 sq.ft. x Rs. 7,500.00 =

Rs. 66,75,000.00 in our opinion.

(RS. SIXTY SIX LAKH SEVENTY FIVE THOUSAND ONLY)

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in the prevailing condition with afore said specification is Rs. 66,75,000.00

(RS. SIXTY SIX LAKH SEVENTY FIVE THOUSAND ONLY)

and the distress value Rs. Rs.53,40,000.00

(RS. FIFTY THREE LAKH FORTY THOUSAND ONLY)

Place: Dombivli

Date: 17/04/2017



Signature

(T.P.KATEKAR)

The undersigned has inspected the property detailed in the Valuation Report dated 17/04/2017 on ----- We are satisfied that the fair and reasonable market value of the property is Rs. 66 00 00/- (RS. Sixty Six Lakh 75 Thousand 00/-)

Signature

(Name of the Branch Manager For With Office Seal)

शुभा शंभरका/गारोडीया नगर शाखा
Br. Manager / Garodia Nagar Branch

Date: 20/4/2017

0.703, 7TH FLOOR, MANIKCHANDRA HEIGHTS CHS LTD, PARASIK KALWA (W) TAL & DIST-THANE-400605

OWNER: MRS.URVASHI ULHAS TAVSALKAR (MRS.VARSHA ULHAS TAVSALKAR)

