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पावती

Original/Duplicate

Friday, June 13, 2014

नोंदणी क्र. :39M

10:36 AM

Regn.:39M

पावती क्र.: 4700 दिनांक: 13/06/2014

गावाचे नाव: कोपरी

दस्तऐवजाचा अनुक्रमांक: वसई2-3769-2014

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: सुबोध पी गवाणकर - -

नोंदणी फी

रु. 11330.00

दस्त हाताळणी फी

रु. 780.00

पृष्ठांची संख्या: 39

एकूण:

रु. 12110.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 10:53 AM ह्या वेळेस मिळेल.

Sub Registrar Vasai 2

सह दुय्यम निबंधक वर्ग २

वसई २ (विरार)

बाजार मुल्य: रु. 1043500/-

मोबदला: रु. 1133000/-

भरलेले मुद्रांक शुल्क : रु. 68000/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु. 11330/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001150585201415R दिनांक: 10/06/2014

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 780/-

Gyanukul

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुद्रांक अहवाल सन २०१४

वसई-२
३०६६ / २०१४
३ / ३६

१. दस्तावा प्रकार : करारनामा अनुच्छेद क्रमांक २५ ब
२. सादरकर्त्याचे नाव : सुबोध जी. शिवाजीकर
३. तालुका : पसरई
४. गावाचे नाव : कोपरी
५. नगरभुमापन क्रमांक / सर्कल क्र. / अंतिम भूखंड क्र. : १२९ (४०)
६. मुख्य करविभाग (झोन) : — उपविभाग २
७. भिळकतीचा प्रकार : अवधी कर्जात निवारांनी कार्यालय प्रकार निवारांनी  
पति चौ.मी. दर — २१८००/- — — —
८. दस्तात नमुद केलेल्या भिळकतीचे क्षेत्रफळ : ५७-३६ कागदात / सिट्टे ग्रुप चौ.मी. / फ्लॅट
९. कारपारिगं : — गच्ची : — पोटगाळा : —
१०. मजला क्रमांक : पहिला उदपाहन सुविधा आहे / नाही
११. सांधवाम वर्ष : — घसारा : —
१२. सांधवामाचा प्रकार : आवधीची / इतर परक्ये / अर्थ परक्ये / इतर
१३. साजापल्लय तयारवादीत आवादीक सुचन क्रमांक : — साजापल्लय दिवसांत / वाड
१४. लिफ्ट हॉण्ड वाचकरता करत : १. अतिमह भांड यत्कम : —  
निवारांनी / इतिवारांनी : २. साजापल्लय यत्कम आवादीक साजापल्लय : —
१५. निर्धारित केलेले साजापल्लय : १०४३५००/-
१६. दस्तामध्ये दर्शविलेला मीटरकला : ११३३०००/-
१७. देय मुद्रांक शुल्क : ६८०००/- साजापल्लय शुल्काचा रक्कम : ६८०००/-
१८. देय नोंदणी फी : ११३३०/-



*Y. N. N.*

लिपीक



साह दुय्यम निबंधक वर्ग २  
वसई २ (विरार)

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## AGREEMENT FOR SALE



Articles of Agreement made and entered at Virar, this 13<sup>th</sup> day of June year 2014 BETWEEN **M/S. GOVIND SAI DEVELOPERS**, a proprietary concern, through its proprietor **MR. RAKESH A. PATHAK**, having its business office at - Shop No.2, Shree Apartment, Gandhi Chowk, Phool Pada Road, Virar - (E), Tal- Vasai, Dist- Thane. hereinafter referred to as '**THE BUILDERS**' (which expression shall unless it be repugnant to include the survivor of the Partners and their heirs, executors, administrators or assigns) of the **ONE PART**.

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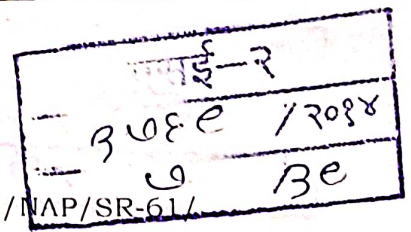
**MR. SUBODH P. GAWANKAR**, Age ..... Year, Indian Inhabitant, Residing at- Room No. 405, Plot No.174, New Safalya S.R.A Gruhnirman Sanstha, Shantilal Compound, Behind Kherwadi Post Office, Kherwadi, Bandra-(E), Mumbai- 400051. hereinafter called "**THE PURCHASER/S**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/their heirs, executors, administrators and assigns) of the **SECOND PART**

**WHEREAS :**

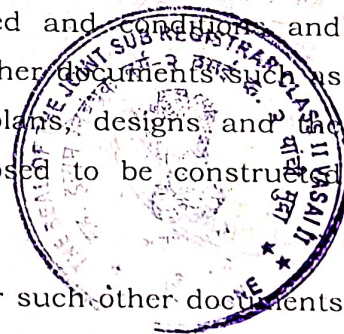
- 1) WHEREAS Mr. Sunil Waman Dandekar & Others is seized and possessed of well and sufficiently entitled to all that property situate at Village - Kopri, Tal. Vasai, Dist. Thane, which is more particularly described in schedule written ( herein under & hereafter referred as the Said property for brevity's sake ) as absolute owners.
- 2) By a Development Agreement Dated- 10/08/2007, entered into by and between Mr. Sunil Waman Dandekar & Others ( therein called "The OWNER") and MR. RAKESH A. PATHAK, Proprietor of M/S. GOVIND SAI DEVELOPERS, and hereinafter called " The Builder" the said builders have agreed to develop the said land and part of Building on the Term and Conditions, mentioned in the said Agreement.
- 3) The Owners have executed a Power of Attorney Dated- 10/08/2007 in favour of Builder with a right to develop the said land.
- 4) In the premises aforesaid the Builder/ Developer are absolutely seized and possessed of and otherwise well and sufficiently entitled to the said land and has power to develop the said land.
- 5) The Builder has got the Plans of the Buildings on the said Plot of Land sanctioned through their Architect from City and Industrial Development Corporation of Maharashtra Ltd. (CIDCO) the special planning authority for Vasai- Virar Sub-Region. Vido its letter bearing No. CIDCO/VVSR/CC/BP- 882/E/2742, dated- 23/12/2008.



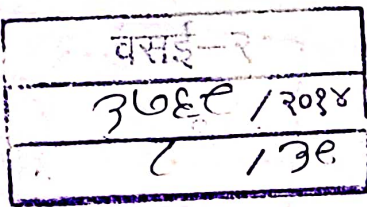
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Gawankar



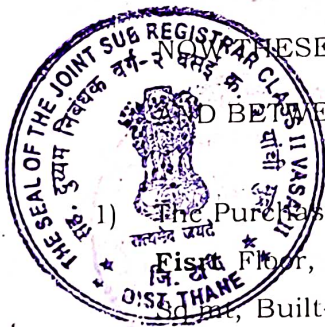
- 6) The Collector Thane by its order No. REV/K-1/T-9/NAP/SR-61/2006, dated 12/04/2006, has granted the permission to the said land to Non-Agricultural (N. A.) use (copy of the said N. A. permission.
- 7) That in pursuance to the said Development Agreement, the owner therein handed over and put the Builders herein vacant and peaceful possession of the said property and the Builders herein has absolute right to construct the said building on the said property as per the sanctioned plan and to sale the flat/shop on ownership basis and to enter into the agreement for sale and to receive consideration from the prospective purchaser/s and to appropriate the same as the builder herein deems fit and proper.
- 8) The Builder herein has appointed M/S. Concept India, as their architects and structural engineers for the purpose of preparation of plans, supervision of construction of the building and looking after structural designs and building plans.
- 9) The Builders herein has sole and exclusive right to construct the said building on the said property as per the sanctioned plan and to sale the flat/shop on ownership basis and to enter into the agreement for sale and to receive consideration from the prospective purchaser/s and to appropriate the same as the builder herein deems fit and proper.
- 10) The Purchaser has taken inspection of the documents and plans herein before recited and has acquainted and conditions and convenient there in contained and also other documents such as layout scheme referred to herein and plans, designs and the specifications of the said building proposed to be constructed and/or under construction.
- 11) The Builder has supplied to the Purchaser such other documents in rule of the Maharashtra Ownership Flat Rules 1964 (hereinafter called "The Said Rules") as demanded by the Purchaser. The Builder is entering into separate Agreement similar to this Agreement with such modifications or variations as may be necessary with various persons in respect of other flats a other rights in the said building and the said land.



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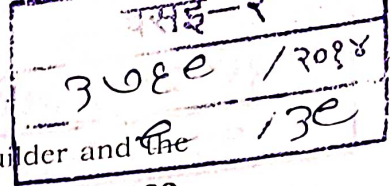
- 12) The Purchaser has agreed to acquire FLAT/SHOP No. **102**, on **Fisrt** Floor, in "A" wing, area admeasuring **515** sq. ft i.e **47.86** Sq.mt, Built-up / Super built-up, in the building known as "**GOVIND SAI APARTMENT**" **Building No.6**, constructed on land more particularly described in the schedule Second hereunder written (hereinafter referred to as "THE SAID FLAT/ SHOP") with full notice and knowledge of the several facts convenient on the terms and conditions hereinafter appearing. The Purchaser Prior to the execution of there present has satisfied himself/ herself/ themselves about the title of the Builder to the said land described in the schedule hereunder written and he/she/shall not be entitled to further to investigate the title of the Builder to the said land, similarly the Purchaser has inspected the site of the said building and has approved the same copy of the Certificate of the marketable title issued by MR. MANOJ PANDEY, Advocate, in respect of the said land is annexed here to and marked as Exhibit "B".
- 13) The Builder has agreed to transfer his rights, title and interest alongwith the said Flat, together with right to use and occupy the said Flat for the total consideration of **Rs. 11,33,000/- (Rupees Eleven Lakh Thirty Three Thousand Only)** to the Purchaser on the following terms and conditions.



THESE PRESENT WITNESS AND IT IS HEREBY AGRED BY  
AND BETWEEN THE PARTIES HERETO AS UNDER :

- 1) The Purchaser hereby agreed to purchase Flats/Shops No. **102**, on **Fisrt** Floor, in "A" wing, area admeasuring **515** sq. ft i.e **47.86** Sq.mt, Built-up/Super built-up, inclusive of the area of balconies and stairways (which shall hereinafter be called the said Flats/Shops in the said building) in the Building known as "**GOVIND SAI APARTMENT**" **Building No. 6**, and specifications seen and approved by him/her/them and also agreed that the builder may make such variations and modification therein as may be necessary required to be done by Government, CIDCO, Municipal Conical or any other local authority.

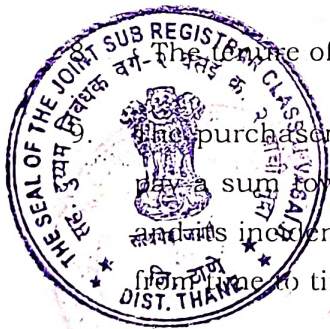
 



- 2) The Purchaser hereby agree to purchase from the Builder and the Builder hereby agree to sell to the Purchaser FLAT/SHOP No. **102**, on **Fisrt** Floor, in **"A"** wing, area admeasuring **515** sq. ft i.e **47.86** Sq.mt, Built-up/Super built-up, in the building known as **"GOVIND SAI APARTMENT" Building No. 6**, and as shown in the floor plan and specification seen and approved by him/her/them and hereto annexed (hereinafter referred to as "The Flat/Shop") for the total consideration of **Rs. 11,33,000/- (Rupees Eleven Lakh Thirty Three Thousand Only)** the Purchase price is inclusive of the proportionate price of common area and facilities of the said building. The said purchase price shall be paid by the purchaser to the builder in the following manner, time being the essence of this agreement.
- i) The Purchaser has made payment of Full / Part consideration amount of **Rs. 11,05,000/- (Rupees Eleven Lakh Five Thousand Only)** on or before execution of these presents.
  - ii) The Purchaser shall make payment of balance consideration amount of **Rs. 28,000/- ( Rupees Twenty Eight Thousand only)** within a period of **One months** from the date of execution of these presents.
- 3) The Purchaser agrees to pay all amounts payable under the terms and conditions of this agreements as when due, time in this respect of this agreement being the essence of the contract. The builder shall not be bound to give any notice of payment of any amount due under this agreement and the absence of notice shall not be taken as an excuse for non-payment of any amount due on due dates. The builder will not be responsible for delay in the completion of the building and possession of the Flats/Shops caused due to delayed payment of purchaser/s.
- 4) The Builders agree to handover the possession of the said Flat to the purchaser on or before \_\_\_\_\_ day of \_\_\_\_\_ subject however to availability of cement, steel and other building material and subject to any act of god such as Earthquake, flood or any other natural calamity, act of the enmity, war or any other cause

90	beyond the control of the builder and as subject to the payment of all the amount due and payable by the purchaser/s under this agreement and under similar agreements with other purchasers in due time.
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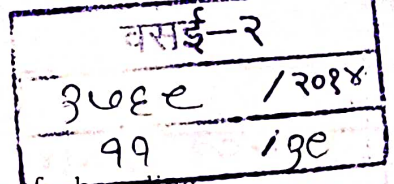
- 5) The Builders shall utilize the first mentioned sum of Rs. \_\_\_\_\_/- paid by the Purchaser to the Builders for meeting all legal costs, charges and expenses, including professional costs of the Advocates of the Builders in connection with formation of the said Society, preparing its rules, regulations and bye-laws and the cost of preparing and engrossing this Agreement and Deed of conveyance or assignment of lease, as the case may be.
- 6) The Purchaser hereby agrees to pay to the builders interest @ 18 p.a. on all the amount which become due and payable by the purchaser to the builders under the terms of this agreement and all taxes and other outgoings which become and payable by the purchaser to the builder to the builders till the realization of the said amount. The right of the builders under these agreement.
7. The fixtures, fittings and amenities to be provided by the builders in the said building and the said flat are these that are set out in the Third Schedule hereunder written.



- The purchaser shall on or before the execution of this agreement pay a sum towards the stamp duty chargeable to the Government and its incidental cost for Flat, at the prevailing rates as applicable from time to time.
10. The Flat Purchaser shall take possession of the Flat within seven days of the Builders giving written notice to the Flat Purchaser intimating that the said flats are ready for use and occupation.
11. It is expressly agreed by the purchasers that right of the purchaser under this agreement is only restricted to the premises agreed to be acquired by the purchaser and builder shall be entitled for all other premises in said building or property including, terrace of the

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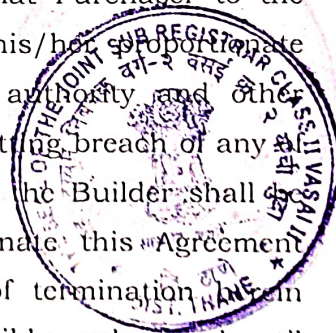




buildings, layout roads, garden and portion of hoarding, advertisement or to construct the structure including additional floors as permitted by authority and also to develop the same in manner the builders deems fit and also to use and occupy the terrace/open space for the purpose of installing, cable for T. V. mobile station without any reference, recourse, consent or concurrence from the purchaser in manner whatsoever.

12. It is hereby agreed that the builders shall be entitled to be sell the premises in the said building for the purpose of using the same as guest house, dispensaries, nursing homes, maternity homes, tuition, classes, or commercial hall, stalls or any non-residential use as may be permitted by the concerned authority and said purchaser shall be entitled to use the said premises agreed to be purchase by him/her/them accordingly and similarly the purchaser shall not object to the such use by the respective purchaser thereof. It is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to terrace flat in the said building if any shall belong exclusively respective purchaser of terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace flat purchaser. The said terrace shall not be enclosed by the purchaser till permission in writing is obtained from the concerned local authority and the builder and/or society as the case may be.

13. On the Flat Purchaser committing default in payment on due date of any amount due and payable by the Flat Purchaser to the Builder under this Agreement (including his/her share of taxes levied by concerned local authority and other outgoings) and on the Flat Purchaser committing breach of any the terms and conditions herein contained, the Builder shall be entitled at their/his own option to terminate this Agreement PROVIDED ALWAYS THAT THE POWER of termination before contained shall not be exercised by Builder unless and until the Builder shall have given to the Flat Purchaser Fifteen days prior notice in writing of his/their intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to made by the Flat



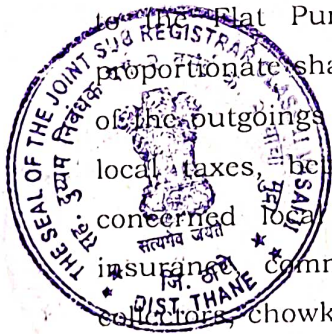
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Purchasers in remedying such breach of breaches within a reasonable time after the giving of such notice.

14. The Flat Purchaser along with other purchasers of Flats in the building shall join in forming and registering the Society or a Limited Company to be known as **"GOVIND SAI APARTMENT" Building No. 6**, Co-Operative Housing Society Ltd. The Purchasers shall from time sign and executed the application for registration and/or membership and other papers and documents necessary for the formation and the registration of the society or Limited Company and for becoming a member, including the bye-laws of the proposed society and duly fill in, sign and return to the Builder's of the same being forwarded by the Builder's to the Flat Purchaser's, so as to enable the Builders to register the organisation of the Purchaser's under Section 10 of the said Act within the time limit prescribed by rules 8 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Rules, 1964. No objection shall be taken by the Flat Purchaser if any changes or modifications are made in the draft bye-laws, or the memorandum and/or Articles or Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies as the case may be or any other Competent Authority.

15. Commencing a week after notice in writing is given by the Builders to the Flat Purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the Flat) of the outgoings in respect of the said land and building namely local taxes, betterment charges or such other levies by the authority and/or Government water charges, insurance, Common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land building. Until the Society Limited Company is formed and the said land and building transferred to it, the Flat Purchaser shall pay to the Builders such proportionate share of outgoings as may be determined. The Flat Purchaser further agrees that till the Flat Purchasers share is so determined the Flat Purchaser shall pay to the Builders provisional monthly contributions of Rs.



~~Signature~~  
Bhawankar

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Purchaser	

\_\_\_\_\_/- per month towards the outgoings. The Flat Purchaser agrees to pay Rs. \_\_\_\_\_/- being his share of outgoings for one year at time of possession. The Flat Purchaser undertakes to pay such provisional monthly contribution for one year. Such proportionate share of out goings for one year shall be paid in advance and shall not withhold the same for any reason whatsoever.

16. The Flat Purchaser for himself/themselves with intention to bring all persons into whatsoever hands the Flat may come, doth hereby covenants with Builders as follows:-

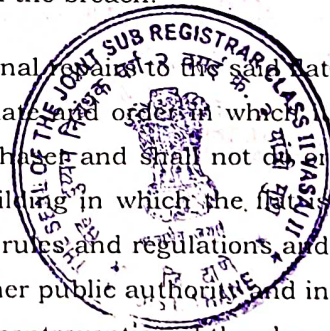
a) To maintain the flat at his/her own cost in good tenantable repair and condition from the date of possession of the flat and shall not do or suffered to be done anything in or to the building in which the Flat is situated, staircase or any passage which may be against the rule, regulation or bye-laws of the concerned local or any other authority change or alter or matter addition in or to the building in which the Flat is situated and the Flat itself or any part thereof.

b) Not to store in the flat any goods which are of hazardous, combustible or dangerous nature or are heavy as to damage the construction or structure, of the building in which the Flat is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or caused to be carried heavy package whose upper floors which may damage or likely to damage the staircase, common passage or any other structure of the building in which the Flat is situated or the Flat on account of negligence or default of the Flat Purchaser shall be liable to the consequences of the breach.

c) To carry, at his/their own cost all internal repairs to the flat and maintain the flat in the sine condition, state and order in which was delivered by the Builders to the Flat Purchaser and shall not do anything suffering to be done anything in or to the building in which the flat is situated or to the Flat which may be given the rules, and regulations and bye-laws of the concerned local authority or other public authority and in the event of the Flat Purchaser committing act contravention of the above provision, the Flat Purchaser shall be responsible and able for the consequences thereof to the concerned local authority and/or other public authority.

d) Not to demolish or cause to be demolish the Flat or any part thereof, nor at any time make or cause to be make any addition or



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alteration of whatever nature in or to the Flat or any part thereof, nor any alteration in the elevation and out side colour scheme of the building in which the flat is situated and shall keep the portion, sewers, drains, pipes in the flat and appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat is situated and shall not chisel or in any other manner do damage to columns, beams, walls, slabs or RCC, pardis or other structural members in the Flat without the prior written permission of the Promoter and/or the Society or the Limited Company.

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

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

g) Pay to the Builders whenever demanded by the Builders his/their share of security deposit demanded by concerned local authority or Government for giving water, electricity or any other service connection to the building in which the Flat is situate.



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

i) The Purchaser shall not let, sublet, transfer, assign or part with the Purchaser's interest in or benefits of this Agreement or part with the possession of the flat until all the dues payable by the Flat Purchaser to the Promoters under this Agreement are fully paid up only if the flat Purchaser has not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Flat Purchaser has intimated in writing to the Promoters.

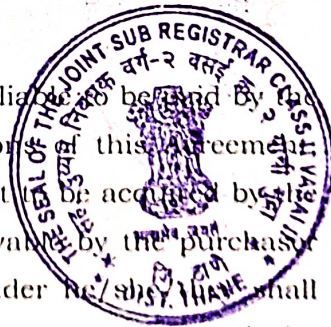
j) The Flat purchaser shall observe and perform all the rules and regulations which the Society or Limited Company may adopt at its inception and the additions, alterations or amendments thereof that may

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be made from time to time for protection and maintenance of the said building and the flats therein and for the said building Rules, Regulations Bye-laws for the beings of the concerned local authority and of Government and other public bodies. The Flat purchaser shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company regarding the occupation and use of the Flat in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

- k) Till a conveyance of building in which Flat is situated is executed the flat Purchaser's shall permit the Builders and their surveyors and agents with or without workmen and other the land building or reasonable times, to enter into upon the land building or any part thereof to view and examine the sate and condition thereof.
17. The Builder, without effecting or prejudicing the rights or interest of the said flat under this agreement, shall be at liberty to sell assign, and/or otherwise deal with their interest in the aforesaid land and building and any pay thereof.
18. If hereinafter any charges are levies by or payment required to be made any government authorities of local body either on the building or otherwise the purchaser on being called upon by the Builder will pay to the Builder his/her/their share thereof at or before or after taking possession of the same flat as may be required or demanded by the builder.
19. The Builder shall in respect of any amount liability of the Purchaser under there terms and condition of this Agreement have a first lien and charges on the said flat till all the amounts due and payable by the purchaser under this agreement are paid to the Builder. The purchaser shall have not interest and or right of whatsoever nature and the purchaser shall not let, sublet, sell, transfer, assign, convey, mortgage, charges or in any way encumber or deal with or dispose of or assign under let or part with the possession of the said flat or any part thereof acquired under this Agreement nor shall assign, mortgage, charges or in any way encumber or deal with in any manner whatsoever his/her/their rights, benefits of this



*Guaranteed*

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२९ / १९०

46. If the purchaser shall neglect, omit or fail for any reason whatsoever to pay to the builder any amount due and payable by the purchaser under the terms and condition of this agreement including those referred to herein above, whether before or after of this agreement including those referred to herein above, whether before or after occupation of the said Flat/Shop with in stipulated time therein provided or if the purchaser in any other way fail and neglect to perform and/or observe any of the stipulation on his/her/their/part to the performed or to be observed herein contained the builder shall be entitled to rescind this agreement and on such recession by the builder, this agreement shall absolutely be forfeited to the builder and the purchaser have no claim for refund or repayment of the earnest money and or other amount already paid by the purchaser and the purchaser hereby irrevocably agrees for such forfeiture of the amount paid by him/her/them and purchaser further irrevocable consent to lose and forfeit all his/her/their benefit under this agreement and shall be liable to immediate ejection from the said premises and it is further expressly agreed that right to the builder shall without prejudice to the other rights, remedies and claim whatsoever of the builders against the purchaser.

**SCHEDULE " A "**

**THE FIRST SCHEDULE ABOVE REFERRED TO :**

ALL THOSE pieces and parcels of N.A land bearing Survey no. 40 (Old), 129 (New), Hissa No. 1, admeasuring area 9960.00 Sq.mt, lying, being and situate at Village- Kopri, Tal- Vasai, Dis- Thane, within the area of sub-registrar at Vasai.

**SCHEDULE 'B'**

**THE SCHEDULE ABOVE REFERRED TO FLAT/SHOP**

Flat/Shop No. ~~102~~, on **Fisrt** Floor, in **A** area admeasuring **515** sq. ft i.e **47.86** Sq.mt, Built-up/Super built-up, in the building known as "**GOVIND SAI APARTMENT**" **Building No. 6**, constructed on N. A land bearing Survey no. 40 (Old), 129 (New), Hissa No. 1, admeasuring area 9960.00 Sq.mt, lying, being and situate at Village- Kopri, Tal- vasai, Dis- Thane, within the area of sub-registrar at Vasai .



*Guramkalyan*

वसई-२  
३७६९ / २०१४  
२३ / ३९

जुना सर्वे नं. ६० **विनशेती** **गाव नमुना सात** (अधिकार अभिलेख पत्रका)  
(महाराष्ट्र जमीन अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे)  
गाव : कोपरी नियम १९७१-यातील नियम ३, ५, ६ आणि ७ तहसिल : टासई

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटदाराचे नांव					खाते क्रमांक
१२९	१		७	७७६	७९९	७७५	७८७	१०
शेताचे स्थानिक नांव			सुनिल वामन दांडेकर					कुळाचे नांव
लागवडीयोग्य क्षेत्र			प्रीति वामन दांडेकर					
चौंस मिटर			विश्वेश वामन दांडेकर					
२२६०			कमळ वामन दांडेकर					
एकूण			२२६०					
पोटखराव (लागवडी योग्य नसलेले)								
वर्ग (अ)								
वर्ग (ब)								
एकूण								
आकारणी जुडी किंवा विशेष आकारणी			रुपये	पैसे				सीमा आणि भूमापन दिन्हे :-
			७	३९				

**गाव नमुना बारा** (पिकांधी नोंदवही)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख व नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९)

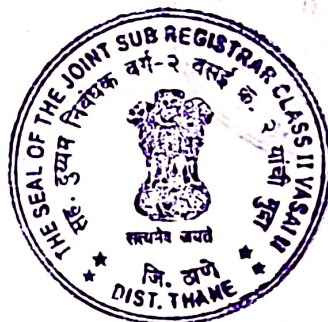
पिकाखालील क्षेत्राचा तपशील

वर्ष	हंगाम	मिश्र पिकाखालील क्षेत्र					निर्भळ पिकाखालील क्षेत्र			लागवडीताठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	जमिनी मालकाचे नांव	इ	
		मिश्रणाचा संकेत क्रमांक	जल सिंचन	अजल सिंचन	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप				क्षेत्र
२०१२	२०१३	३	४	५	६	७	८	९	१०	११	१२	१३	हे.आ.	कोपरी	
								हे.आ.	हे.आ.				हे.आ.	कोपरी	

(अंस्तुल वरदक्षम नक्कल)  
तारीख :

8 FEB 2013

तलाठी राजा  
तहसिल कार्यालय  
ता. वसई. जि. ठाणे.



वसई-२  
३०६८ / २०१४  
२४ १६

**MANOJ PANDEY**  
B.Com. B.A.LL.B.  
AL-SHAKHAR, NALLASOPARA (W), TAL. VASAI, DIST. - THANE.

Date: 25/02/2015

**TITLE CERTIFICATE**  
**TO WHOM SO EVER IT MAY CONCERN**

I, HEREBY CERTIFY THAT I have investigated the title of property of Land bearing Survey No. 129, Hissa No. 1, area admeasuring H-R-P 0-99-6, lying and being at village- Kopari, Talathi Sajja - Chandansar, Taluka -Vasai, District -Thane., The above mentioned property is hereinafter referred to as "THE SAID PROPERTY" for the sake of brevity, the said property is owned by MR. SUNIL WAMAN DANDEKAR & OTHERS.

I CERTIFY That :-

1. I have not found any entry in the record maintained by the Sub-Registrar at Vasai, Virar and Nallasopara by which the title of the said Property of the said owner Mr. Sunil Waman Dandekar & Others, is adversely affected.
2. The said owner Mr. Sunil Waman Dandekar & Others, have absolutely owned, seized and possessed of or otherwise well and sufficiently entitled to the said property.
3. The said owner Mr. Sunil Waman Dandekar & Others, have not sold, mortgage, transferred or disposed of the said property to any person/s or any group or association of the persons or have not created any charge, lien or encumbrances of any nature or third party interest over the said Property.
4. Under the circumstances the title to the said property of the said owner Mr. Sunil Waman Dandekar & Others, is clear and marketable and the same is free from all encumbrances and reasonable doubts of what so ever nature.

This Dated 25/02/2015



*Manoj Pandey*  
(MANOJ PANDEY)  
ADVOCATE HIGH COURT  
**MANOJ PANDEY**  
ADVOCATE, B.Com. LL.B.





वसई-२  
३०६९ / २०१४  
२५ / १३९

NOJ PANDEY

B.Com. B.A.LLB  
SAINAGAR, NALLASOPARA (W), TAL -VASAI, DIST - THANE.

Date - 25/02/2013

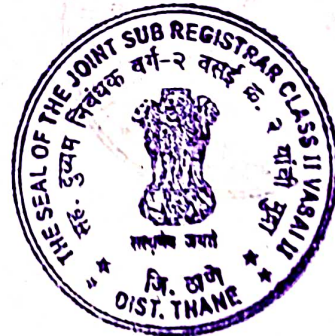
SEARCH-REPORT

This is to certify that I have investigated the title of property of Survey No. 129, Hissa No. 1, area admeasuring H-R-P 0-99-6, lying and being at village- Kopari, Talathi Sajja - Chandansar, Taluka -Vasai, District -Thane., The above mentioned property is hereinafter referred to as "THE SAID PROPERTY" for the sake of brevity, the said property is owned by MR SUNIL WAMAN DANDEKAR & OTHERS.

I have taken search of the said property from 1984 to 2013, i.e. for 30 years.

The findings are as follows :-

YEAR	PARTICULAR
1984	Nil
1985	Nil
1986	Nil
1987	Nil
1988	Torn
1989	Torn
1990	Torn
1991	Nil
1992	Nil
1993	Nil
1994	Nil
1995	Nil
1996	Nil
1997	Torn
1998	Torn
1999	Torn
2000	Torn
2001	Torn
2002	Nil
2003	Nil
2004	Nil
2005	Nil



वसई-२  
30EE / 2013  
2E 13E

2006	Nil
2007	Nil
2008	Torn
2009	Nil
2010	Nil
2011	Nil
2012	Nil
2005	Torn
2006	Torn
2007	Nil
2008	Nil
2009	Nil
2010	Nil
2011	Nil
2012	Binding Process
2013	Binding Process

This Dated 25/02/2013,

*Manoj Pandey*

(MANOJ PANDEY)  
ADVOCATE HIGH COURT

MANOJ PANDEY  
ADVOCATE, B.Com. L.L.B.



सिडको

# शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

का. कमिश्नरियल कॉम्प्लेक्स, दूसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१० दुरध्वनी : (०११२) - ३३४४८६ - ३३४४८७ फेक्स : ३३४४६६ एस.टी.डी : ०२५०

संदर्भ क्र. :

दिनांक

CIDCO/VVSR/CC/BP-882/E/2742

Date : 29/12/2008

To,  
MR. SUNIL WAMAN DANDEKAR & OTHERS,  
Kopri, Chandansar Road,  
Virar - (W), Taluka Vasai, Dist: Thane

वसई-२  
३०६६ / २०१४  
३९ / १३०

Sub: Commencement Certificate for proposed Residential Building on land bearing S.No. 40 (Old), 129 (New), Hiss No. 1, of Village- Kopri, Tal. Vasai, Dist. Thane.

- Rer:
- 1) N.A. Order No. REV/K-1/T-9/NAP/SR- 61/2006, Dated 12/04/2006, from the Collector, Thane,
  - 2) TILR M.R.NO. 103/04, dtd. 03/11/2004, for measurement.
  - 3) Assurance letter from Chandansar Grampanchayat Vido Letter dated 11/06/2005 for Potable water supply.
  - 4) NOC for Construction work form Chandansar Grampanchayat Vido Letter dated 11/06/2005.
  - 5) Your architect's letter dated 23/05/2007.

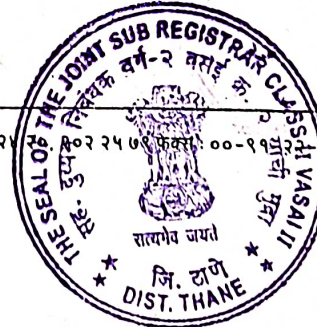
Sir/Madam,

Development permission is here by granted for Residential Building (E.W.S. Scheme) under Section 45 of the Maharashtra Regional and Town Planning Act, 1966. ( Mah XXVII of 1966 ) to MR. SUNIL WAMAN DANDEKAR & OTHERS,

It is subject to the conditions mentioned in the letter No. CIDCO/VVSR/CC/BP-882/E/ 2742 , dated- 29/12/2008. The detail of the building are given below ..

Sr. No	Predominat Building	Bldg No	No. of Floors	No. of Flat	Net Built-up Area (in Sq. mt)
1	Residential	5	Gr + 4	35	1104.49
2	Residential	6	Gr + 4	35	1104.49

Contd . . . . 2.



प्रीकृत कार्यालय :: 'निर्मल', दूसरा मजला, नरिगन पॉइंट, वसई - ४०००२१, दुरध्वनी : २०२ २१ २५०० फेक्स : ००-११ २५०० २०२२५०९

वसई-२  
३७६६ / २०१४  
१२ १३

सिडको

# व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

एका कमर्शियल कॉम्प्लेक्स, दूसरा मजला, वसई (पूर्व), जि. ठाणे ४०१ २१० दूरध्वनी : (९१२) - ३३४४८६ - ३३४४८७ फॅक्स : ३३४४६६ एसा.टी.डी. : ०२४४

संदर्भ क्र. :

दिनांक

-2-

This order is to be read along with the accompanying with this letter. This certificate shall remain valid for period of one year commencing from the date of its issue.

The amount of this Rs. 5,53,000/- ( Rupees Five Lakh Fifty Three Thousand Only ) Deposited vido challan No. 121245 dated 29/12/2007 with CIDCO as interest free Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other building Regulations & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

Commencement Certificate Such forfeiture shall be without prejudice to any other remedial right of the Corporation.

You shall give a copy of the approved plan to the housing society after its formation under intimation to CIDCO.

Your faithfully

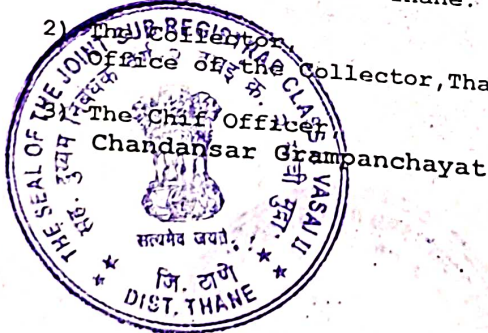
Encl : a.a

*Mueyif*  
ASSOCIATE PLANNER/ADDL. TPO ( E )  
*M*

O.C. to :-

1) M/S. Concept India  
Off No.315, 3<sup>rd</sup> Floor, Gokul Plaza,  
Gawad Wadi, Virar (E),  
Taluka Vasai, Dist. Thane.

2) The Collector,  
Office of the Collector, Thane.



नोदणीकृत कार्यालय : 'निर्मल', दुसरा मजला, नरिगन पॉइंट, मुंबई - ४०० ०२१. दूरध्वनी : २०२ २४ २०, २०२ २५ ७९ फॅक्स : ००-९९-२२-२०२२५०९

मुख्य कार्यालय : 'सिडको' भवन, सी. बी. डी. बेलापूर, नवी मुंबई - ४०० ६१४. दूरध्वनी : ७५७ ९२ ४९/४२/४३/४४/४५/४६/४७/४८/४९ फॅक्स : ००-९९-२२-७५७९०६६

वसई-२

**FLOOR AREA STATEMENT**

BLDG	FLOOR	B.U.A.	EX. BAL.	TOTAL
5 & 6	GROUND	182.13		182.13
	1ST FLOOR	182.13		182.13
	2ND FLOOR	182.13		182.13
	3RD FLOOR	182.13		182.13
	4TH FLOOR	182.13		182.13
	TOTAL B.U.A.	910.65		910.65
10	GROUND	101.51	1.04	102.55
	1ST FLOOR	101.51	1.04	102.55
	2ND FLOOR	101.51	1.04	102.55
	3RD FLOOR	101.51	1.04	102.55
	4TH FLOOR	101.51	1.04	102.55
	TOTAL B.U.A.	507.55	5.20	512.75

CALC. (BLDG. NO. 10)  
GR (GR TO 4TH)

USE	
X 1	12.07
AREA/FLOOR	12.07
5	60.35

**AREA CALCULATION**

BLDG. NO. 10

GR. FLOOR = 101.51 SQ. MT.

1ST FLOOR = 101.51 SQ. MT.

2ND FLOOR = 101.51 SQ. MT.

3RD FLOOR = 101.51 SQ. MT.

4TH FLOOR = 101.51 SQ. MT.

TOTAL = 507.55 SQ. MT.

AREA/FLR. = 1.04 SQ. MT.

**BALCONY AREA STATEMENT**

BLDG	FLOOR	NET B.U.A.	PERMISSIBLE (PROVIDED) EXCESS.		
			10% BALCONY	BALCONY	BALCONY
5 & 6	GR. FLOOR	182.13	NIL	NIL	NIL
	1st FLOOR	182.13	18.21	14.51	NIL
	2nd FLOOR	182.13	18.21	14.51	NIL
	3rd FLOOR	182.13	18.21	14.51	NIL
	4th FLOOR	182.13	18.21	14.51	NIL
	TOTAL	910.65	72.84	58.04	NIL
10	GR. FLOOR	101.51	NIL	NIL	NIL
	1st FLOOR	101.51	10.15	11.19	1.04
	2nd FLOOR	101.51	10.15	11.19	1.04
	3rd FLOOR	101.51	10.15	11.19	1.04
	4th FLOOR	101.51	10.15	11.19	1.04
	TOTAL	507.55	40.60	44.76	5.20

**AREA CALCULATION**

BLDG. NO. 10

6 X 1 = 152.92 SQ. MT.

6 X 1 = 152.92 SQ. MT.

**CONSTRUCTION AREA STATEMENT**

BLDG	FLOORS	TOTAL B.U. AREA (SQMT)	STAIRCASE AREA (SQMT)	BALCONY AREA (SQMT)	TOTAL AREA (SQMT)
5 & 6	5	910.65			910.65
10	5	507.55		44.76	552.31

SIGNATURE OF OWNER/APPLICANT: *S. D. Kulkarni*

SIGNATURE OF STRUCTURAL ENGINEER: \_\_\_\_\_

SIGNATURE OF LICENSED SURVEYOR: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

DESCRIPTION OF PROPOSAL AND PROPERTY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

SHEET NO. \_\_\_\_\_

PROPOSED RESIDENTIAL BUILDING ON PLOT

SHARINGHONJI, DIST. TILAK, MUMBAI

TAJ. VADAL, DIST. TILAK, MUMBAI

NORTH LINE



**CONCEPT INDIA**

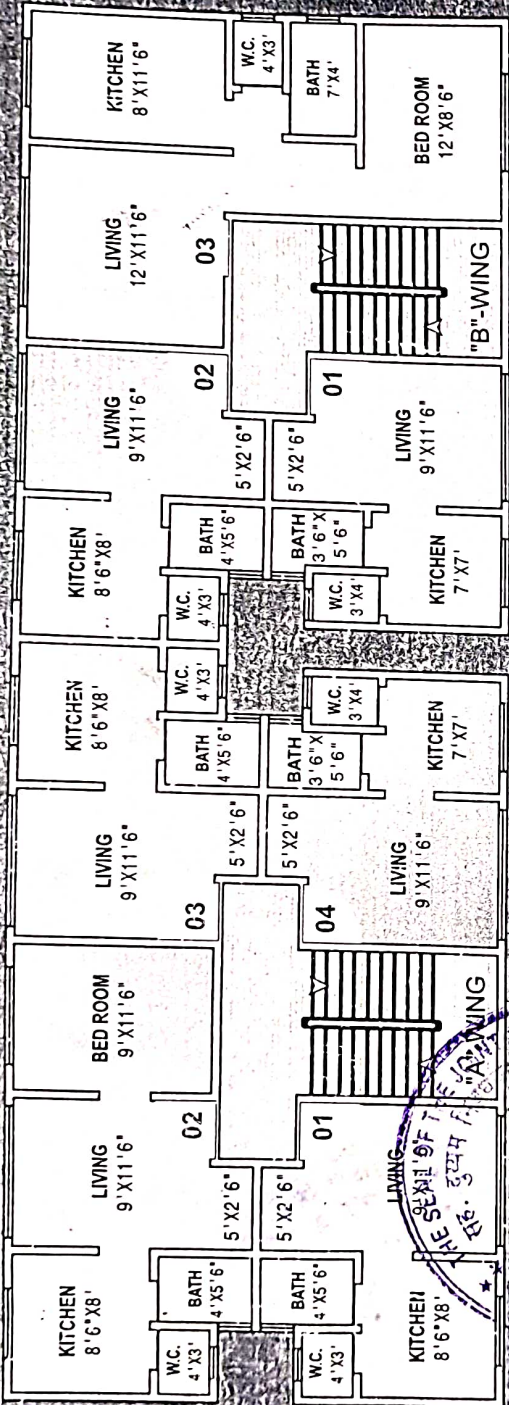
ARCHITECT CONSULTANT  
VIJAY EAST



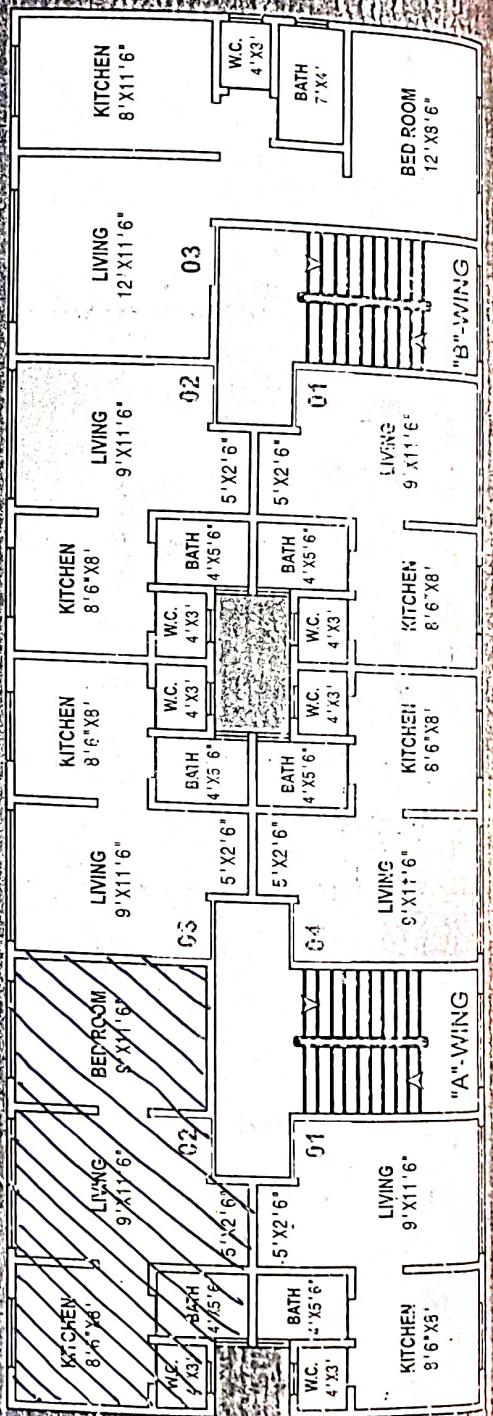
5

वसई-२  
 ३०४९ / २०१५  
 ३४ / ३०

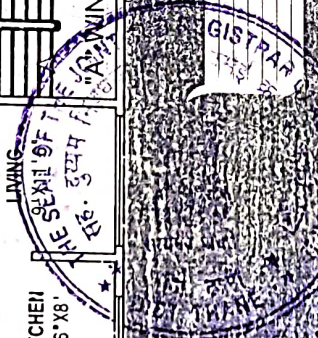
Typical Floor



**BUILDING NO. 6**



Ground Floor



30/49/2015  
 34/30



13/06/2014

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. वसई २

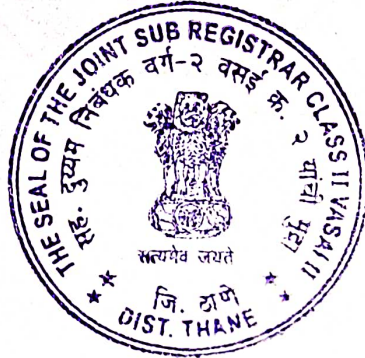
दस्त क्रमांक : 3769/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) कोपरी

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	1133000
(3) वाजारभाव (भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1043500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: मौजे कोपरी, स नं 129 (40), हि नं 1, विभाग 2, सदनिका क्र - 102, विंग - ए, पहिला मजला, गोविंद साई अपार्टमेंट, वि नं 6, क्षेत्र 47.86 चौ मी (( Survey Number : स नं 129 (40), हि नं 1 ; ))
(5) क्षेत्रफळ	1) 47.86 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.गोवींद साई डेव्ह तर्फे मालक राकेश ए पाठक -- वय:-34; पत्ता:-प्लॉट नं: दु नं 2, माळा नं: तळ मजला, इमारतीचे नाव: श्री अपार्ट, ब्लॉक नं: -, रोड नं: गांधी चौक, फुलपाडा रोड, विरार पू, महाराष्ट्र, ठाणे. पिन कोड:-401305 पॅन नं:-ARMPP6216E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सुबोध पी गवाणकर -- वय:-34; पत्ता:-प्लॉट नं: रू नं 405, माळा नं: 4 था मजला, इमारतीचे नाव: न्यु साफ्ल्य एस आर ए गृहनिर्माण संस्था, ब्लॉक नं: -, रोड नं: शांतीलाल कम्पाउंड, खेरवाडी, वांद्रे पू, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400051 पॅन नं:-AMJPG2632H
(9) दस्तऐवज करून दिल्याचा दिनांक	13/06/2014
(10) दस्त नोंदणी केल्याचा दिनांक	13/06/2014
(11) अनुक्रमांक, खंड व पृष्ठ	3769/2014
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	68000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	11330
(14) शेरत	



खरी प्रत  
सह दुय्यम निबंधक वर्ग २  
वसई २ (विरार)

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.