



Certificate No.:- 007

Ashish Logi

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 37)

Occupancy Certificate

इमारत क्रमांक "३" विंगकरिता स्टिप्ट [पार्ट]-तब्द [पार्ट]-११ मजले

V.P. No. २००५/२८ TMC/TLD/१८७ Date १२/१०/२०११

To,

वा. वि. अरविंद खरे अॅन्ड अर्तो.

"बुधवळ" नौपाडा ठाणे (२)

मालक : म. बटेल अॅन्ड बटेल अर्तो.

Sub - इमारत क्रमांक "३" विंग स्टिप्ट [पार्ट]-तब्द [पार्ट]-११ याकरिता

वापर परवान्याकरिता

Ref. V. P. No. २००५/२८

Your Letter No. ६१२२५ दिनांक १८/०३/२०११

Sir,

The part/full development work/erection/re-erection-alteration in / of building / part building no.

"३" विंग situated at कवितर Road / Street पोडंबर रोड Ward No. - Sector

No. ०६ S.No./C.A.S.No./F.F.No. १२८ दि. नं. २/१३ ठाणे under the

supervision of अरविंद खरे Licensed Survey or/Engineer/Structural Engineer/Supervisor/

Architect/Licencee No. ती. ए. ८४/८२५२ may be occupied on the following conditions.

- ३ अटी :-
- १] सुधारित परवानगी व ती. ती. वि. प्रस्ताव क्रमांक २००५/२८/ठासबा/ गांधी/८२५ दि. २५/०३/२००८ नुसार/बाबतील अटी बंधकारक राहतील
 - २] वापर परवान्याबुद्धी इमारत वि विंग करिता अग्न्यायन विभागातील ना हरकत प्रमाणपत्र दाखल करणे आवश्यक.

As set certificated completion plan is returned herewith

Office No.: सावधान

"मंजूर नकाशानुसार बांधकाम न करणे तसेच विद्यमान नियमावलीनुसार आवश्यक त्या पानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र ३ अर्चा व नगर रचना अधिनियमाचे कलम ५२ अ-नुसार दखलपत्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३० दिवस व रु ५०००/- दंड होऊ शकतो."

- 1) Collector of Thane
- 2) Dy. Mum. Commissioner
- 3) E. E. (Water Works) TMC



Yours faithfully

[Signature]
कार्यकारी अभियंता

Municipal Corporation of
the city of Thane.



Saturday, June 17, 2017
10:50 AM

पावती

Original/Duplicate
नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 9372 दिनांक: 17/06/2017

गावाचे नाव: कावेंसर

दस्तऐवजाचा अनुक्रमांक: टनम1-8293-2017

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: अबोली आशिष जोशी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1320.00

पृष्ठांची संख्या: 66

एकूण:

रु. 31320.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:07 AM ह्या वेळेस मिळेल.

Sub Registrar, Plane 1

सह दुय्यम विभागक वर्ग-३

टाणे - १.

बाजार मूल्य: रु.3645100/-

सोबदला रु.2600000/-

गणेश मुद्रांक शुल्क : रु. 221100/-

दस्तऐवजाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/कॅश/पे ऑर्डर क्रमांक: MH002409226201718S दिनांक: 16/06/2017

बँकचे नाव पत्ता: Panjab National Bank

दस्तऐवजाचा प्रकार: By Cash रक्कम: रु 1320/-

Sau





Saturday, 17 June 2017 3:11 PM

इतर पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 10413 दिनांक: 17/06/2017

गावाचे नाव: -काबेसर

दस्तऐवजाचा अनुक्रमांक: टनन1-8293-2017

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: अबोली आशिष जोशी

वर्णन

दस्त हाताळणी फी

रु. 140.00

पृष्ठांची संख्या: 7

एकूण:

रु. 140.00


Sah. Registration
दस्तावेजाचा क्रमांक - 2
ठाणे - १.

1); देवकाचा प्रकार: By Cash रकम: रु 140/-



17/06/2017

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 8293/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) कावेसर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2600000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3645100
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं: ऑफिस नं 2, ए विंग, माळा नं: तळमजला, इमारतीचे नाव: पूजा गॅलेक्झी को ऑप ही सो लि, ब्लॉक नं: कावेसर, घोडबंदर रोड, रोड : ठाणे पश्चिम, इतर माहिती: क्षेत्रफळ 282 चौ फुट कार्पेट ((Survey Number : 138 हिस्सा नं 8/10 ;))
(5) क्षेत्रफळ	1) 26.20 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:-मेसर्स जे एन वी प्रोपर्टीज प्रायव्हेट लिमिटेड तर्फे डायरेक्टर श्री प्रदीप जे बरोलीया - - वय:- 44; पत्ता:-प्लॉट नं: ऑफिस नं 41, माळा नं: 1 ला मजला, इमारतीचे नाव: कापीश मॉल, ब्लॉक नं: एम जी रोड, रोड नं: मुलंड मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:-AABCJ8509P
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-अबोली आशिष जोशी वय:-35; पत्ता:-प्लॉट नं: 11/75, माळा नं: तळमजला, इमारतीचे नाव: विजय नगरी, ब्लॉक नं: घोडबंदर रोड, वाघबीळ नाका, रोड नं: ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-ALRPD5383P 2): नाव:-आशिष प्रभाकर जोशी वय:-38; पत्ता:-प्लॉट नं: 11/75, माळा नं: तळमजला, इमारतीचे नाव: विजय नगरी, ब्लॉक नं: घोडबंदर रोड, वाघबीळ नाका, रोड नं: ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AIHPJ6648Q
(9) दस्तऐवज करून दिल्याचा दिनांक	17/06/2017
(10) दस्त नोंदणी केल्याचा दिनांक	17/06/2017
(11) अनुक्रमांक, खंड व पृष्ठ	8293/2017
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	221100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरत	

सह दुय्यम निबंधक वर्ग-२
ठाणे - १,



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment.

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१६

टनन - १

दस्त क्रमांक (२९७)/२०१६

१/००३

A-1.) महानगर पालिका, - ठाणे

१. दस्ताचा प्रकार :- करारनामा अनुच्छेद क्रमांक :-
२. सादरकर्त्याचे नाव :- इसबोली- आशिष जोगी
३. तालुका :- ठाणे
४. गावाचे नाव :- कावेसर
५. नगरभुमापन क्रमांक/सर्व्हे क्रं./अंतिम भूखंड क्रमांक :- १३८/दिस्यानं ८/१०
६. मूल्य दरविभाग (झोन) :- उपविभाग :- ११/१३१२८१
७. मिळकतीचा प्रकार :- खुलीजमीन निवासी कार्यालय दुकान औद्योगिक प्रति चौ. मी. दर ११५९००
८. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- २८२ कारपेट/बिल्डअप/चौ. मीटर
९. कारपार्किंग :- गच्ची :- पोटमाळा :-
१०. मजला क्रमांक :- उदवाहन सुविधा :-
११. बांधकाम वर्ष :- २०१७ प्लान :-
१२. बांधकामाचा प्रकार :- आरसीसी/इतर पक्के/अर्धे पक्के/कच्चे
१३. बाजारमुल्यदर तक्त्यातील मार्गदर्शन सूचना क्रं. :-
१४. लिट्ट अॅन्ड लायसन्सचा दस्त १ :- प्रतिमाह भाडे रक्कम
निवासी/अनिवासी २ :- अनामत रक्कम/ आगावू भाडे :-
३ :- कालावधी :-
१५. निर्धारित केलेले बाजारमुल्य :- ३६५५१००/-
१६. दस्तामध्ये दर्शविलेले मोबदला :- २६७०.०००/-
१७. देय मुद्रांक शुल्क :- २२११०० भरलेले मुद्रांक शुल्क :- २२११००/-
१८. देय नोंदणी फी :- ३००००/-



लिपीक

सह दुय्यम निबंधक

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
 ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: PNB/THANE WEST(1144)
 Pmt Txn id : 160617M290582
 Pmt DtTime : 16-06-2017@11:57:13
 ChallanIdNo: 03006172017061450536
 District : 1201/THANE

16104944817918

Stationery No: 16104944817918
 Print DtTime: 16-06-2017@13:23:33
 GRAB GRN : MH002409226201718S
 Office Name : IGR114/THN2_THANE 2 JOINT

StDuty Schm: 0030046401-75/Sale of Other NonJudicial Stamps
 StDuty Amt : R 2,21,100/- (Rs Two, Two One, One Zero Zero only)

RgnFee Schm: 0030063301-70/Ordinary Collections IGR
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

दस्तावेज क्रमांक 2203/2016
 2 / 1
 26,00,000/-

Article : B25/Agreement to sale/Transfer/Assignment
 Prop Mvblty: Immovable
 Prop Descr : OFFICE NO 2, GROUND FLOOR, A WING /, BUILDING
 (P), KAVESAR THANE, Maharashtra

Consideration: R 26,00,000/-

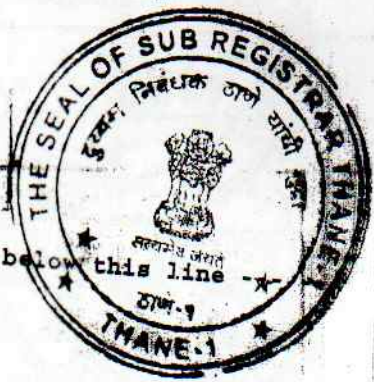
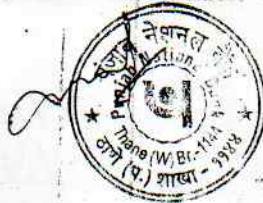
Duty Payer: (PAN-AIHPJ6548Q) ASHISH P JOGI
 Other Party: (DLN---) MS JNB PROPERTIES PVT LTD

Bank official1 Name & Signature

Bank official2 Name & Signature

----- Space for customer/office use ----- Please write below this line

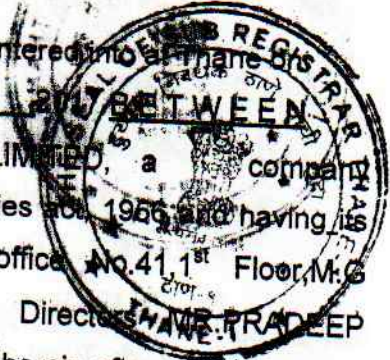
Handwritten signatures and initials



टनन - 9
दस्ता क्रमांक 225/2016
16/08/17

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into between
 this 17th day of JUNE 2017 **BETWEEN**
 M/S. JNB PROPERTIES PRIVATE LIMITED, a company
 incorporated and registered under the companies act, 1956 and having its
 registered Head office at Kapeesh Mall, office No.41, 1st Floor, M.G
 Road, Mulund (W)- 400 080, through its Directors **SHRI RAJESH J. BAROULIYA & MR. RAJESH J. BAROULIYA**, here in after called as "THE BUILDERS & DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its Directors their heirs, executors, administrators and assigns)
 of the **FIRST PART**



B Shri Rajesh J. Barouliya Saini

AND

M/s. ~~DEAS~~ A. Jagi &
Mr. Ashish P. Jagi

Indian inhabitants, having address at Bldg No. 11/75,
Vijay Nagar, Ghodbunder Road, Waghbil Naka, Thane West

hereinafter called the "PURCHASER/S" (Which expression shall unless otherwise be repugnant to the context or meaning thereof be deemed to mean and include his / her / their heirs, executors, administrators and permitted assigns etc.) of the OTHER PART.

WHEREAS :-

A) WHEREAS SMT. ARUNA MANIK MHATRE, is owner of landed property bearing Survey No.138, Hissa No.A13P/A admeasuring 500 sq. mtrs. lying, being and situate at Village - Kavesar, more particularly described in the schedule hereunder written in Schedule - I.



AND WHEREAS SMT. ARUNA MANIK MHATRE have sold the said property to SMT. KUSUM S. RATHOD vide an Agreement dated 2nd January, 1991 and handed over possession of the said land to said SMT. KUSUM S. RATHOD.

C) AND WHEREAS SMT. KUSUM S. RATHOD have sold the said property to M/s. Patel & Patel Associates, vide an agreement dated 1st May, 1995 and the said original owner SMT. ARUNA MANIK MHATRE have also executed through SMT. KUSUM S. RATHOD, Power of Attorney dated 06/05/2003 in favour of M/s. Patel & Patel Associates, registered with Sub - Registrar of Assurances, Thane under Document No. TNN- GPA No.283.

D) AND WHEREAS SHRI AVINASH GAJANAN GONDHALI, is owner of landed property bearing Survey No.138, Hissa No.13(P) (B) admeasuring 500 sq. mtrs. lying, being and situate at Village - Kavesar, more particularly described in the schedule hereunder written in Schedule - II.

[Handwritten signatures and initials]

- E) AND WHEREAS SHRI AVINASH GAJANAN GONDHALI have sold the said property to SMT. KUSUM S. RATHOD vide an Agreement dated 02/01/1991 and handed over possession of the said land to said SMT. KUSUM S. RATHOD.
- F) AND WHEREAS SMT. KUSUM S. RATHOD have sold the said property to M/s. Patel & Patel Associates, vide an agreement dated 01/05/1995 and the said original owner SHRI AVINASH GAJANAN GONDHALI have also executed through SMT. KUSUM S. RATHOD, Power of Attorney dated 13/02/1997 in favour of Mr. Rajesh J. Barouliya & Mr. Pravin N. Patel, registered with Sub - Registrar of Assurances, Thane under Document No. TNN1-801/1997.
- G) AND WHEREAS MRS. SAVITRIBAI AVINASH GONDHALI, is owner of landed property bearing Survey No.138, Hissa No.13(P) (C) admeasuring 500 sq. mtrs. lying, being and situate at Village - Kavesar, more particularly described in the schedule hereunder written in Schedule - III.
- H) AND WHEREAS MRS. SAVITRIBAI AVINASH GONDHALI have sold the said property to SMT. KUSUM S. RATHOD vide an Agreement dated 02/01/1991 and handed over possession of the said land to said SMT. KUSUM S. RATHOD.
- I) AND WHEREAS SMT. KUSUM S. RATHOD have sold the said property to M/s. Patel & Patel Associates, vide an agreement dated 1st May, 1995 and the said original owner MRS. SAVITRIBAI AVINASH GONDHALI have also executed through SMT. KUSUM S. RATHOD, Power of Attorney dated 13/02/1997 in favour of Mr. Rajesh J. Barouliya & Mr. Pravin N. Patel, registered with Sub - Registrar of Assurances, Thane under Document No. TNN1-802/1997.
- J) AND WHEREAS SMT. VENIBAI GOVERDHAN PATIL, is owner of landed property bearing Survey No.138, Hissa No.8/6 admeasuring 630 sq. mtrs. lying, being and situate at Village - Kavesar, more particularly described in the schedule hereunder written in Schedule - IV.

दस्तावेज क्रमांक १२२३/२०१०
०१/०५/९५



RB
A. Rajesh J. Barouliya
Patil

K) AND WHEREAS SMT. VENIBAI GOVERDHAN PATIL have sold the said property to SMT. GEETA VIMAL SOLANKI vide an agreement dated 28th December, 1990 and handed over possession of the said land to said SMT. GEETA VIMAL

टनन
दस्ता क्रमांक
10/003

L) AND WHEREAS SMT. GEETA VIMAL SOLANKI have sold the said property to M/s. Patel & Patel Associates, vide an agreement dated 25th February, 1995 and the said original owner SMT. VENIBAI GOVERDHAN PATIL have also executed through SMT. GEETA VIMAL SOLANKI, Power of Attorney dated 24/02/1997 in favour of Mr. Rajesh J. Barouliya & Mr. Pravin V. Patel, registered with Sub - Registrar of Assurances, Thane under Document No. TNN1-993/1997.



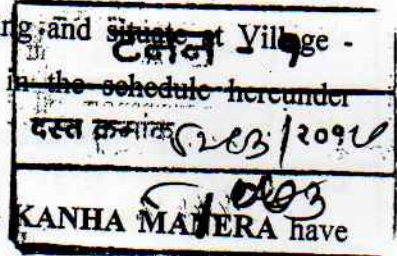
M) AND WHEREAS SHRI NARESH TUKARAM MANERA, is owner of landed property bearing Survey No.138, Hissa No.8/7 measuring 330 sq. mtrs. lying, being and situate at Village - Navesar, more particularly described in the schedule hereunder written in Schedule - V.

N) AND WHEREAS SHRI NARESH TUKARAM MANER have sold the said property to SMT. GEETA VIMAL SOLANKI vide an Agreement dated 28th December, 1990 and handed over possession of the said land to said SMT. GEETA VIMAL SOLANKI.

O) AND WHEREAS SMT. GEETA VIMAL SOLANKI have sold the said property to M/s. Patel & Patel Associates, vide an agreement dated 25th February, 1995 and the said original owner MR. NARESH TUKARAM MANERA have also executed through SMT. GEETA VIMAL SOLANKI, Power of Attorney dated 24/02/1997 in favour of Mr. Rajesh J. Barouliya & Mr. Pravin V. Patel, registered with Sub - Registrar of Assurances, Thane under Document No. TNN1-977/1997.

4
[Handwritten signatures]

- P) AND WHEREAS SMT. KAMLABAI KANHA MANERA, is owner of landed property bearing Survey No.138, Hissa No.8/8 admeasuring 630 sq. mtrs. lying, being and situate at Village - Kavesar, more particularly described in the schedule hereunder written in Schedule - VI.
- Q) AND WHEREAS SMT. KAMLABAI KANHA MANERA have sold the said property to MRS. MANISHA KANTILAL VARDAVAT vide an Agreement dated 28th December, 1990 and handed over possession of the said land to said MRS. MANISHA KANTILAL VARDAVAT.
- R) AND WHEREAS MRS. MANISHA KANTILAL VARDAVAT have sold the said property to M/s. Patel & Patel Associates, vide an agreement dated 01/05/1995 and the said original owner SMT. KAMLABAI KANHA MANERA have also executed through MRS. MANISHA KANTILAL VARDAVAT, Power of Attorney dated 03/03/1997 in favour of Mr. Rajesh J. Baroula & Mr. Pravin N. Patel, registered with Sub Registrar Assurances, Thane under Document No. TNN-1134/1997.
- S) AND WHEREAS SMT. MANDABAI HARISCHANDRA MANERA, is owner of landed property bearing Survey No.138, Hissa No.8/9 admeasuring 630 sq. mtrs. lying, being and situate at Village - Kavesar, more particularly described in the schedule hereunder written in Schedule - VII.
- T) AND WHEREAS SMT. MANDABAI HARISCHANDRA MANERA have sold the said property to SMT. NITAKUMARI KEWALCHAND VARDHAVAT vide an Agreement dated 28/12/1990 and handed over possession of the said land to said SMT. NITAKUMARI KEWALCHAND VARDHAVAT.
- U) AND WHEREAS SMT. NITAKUMARI KEWALCHAND VARDHAVAT have sold the said property to M/s. Patel & Patel Associates, vide an agreement dated 01/05/1995 and the said original owner SMT. MANDABAI HARISCHANDRA MANERA



have also executed through SMT. NITAKUMARI

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KEWALCHAND VARDHAVAT, Power of Attorney dated 24/02/1997 in favour of Mr. Rajesh J. Barouliya & Mr. Pravin N. Patel, registered with Sub - Registrar of Assurances, Thane under Document No. TNN1-983/1997.

V) AND WHEREAS MR. SURESH TUKARAM MANERA, is owner of landed property bearing Survey No.138, Hissa No.8/10 admeasuring 630 sq. mtrs. lying, being and situate at Village - Kavesar, more particularly described in the schedule hereunder written in Schedule - VIII.

W) AND WHEREAS MR. SURESH TUKARAM MANERA have sold the said property to SMT. NITAKUMARI KEWALCHAND VARDHAVAT vide an Agreement dated 28th December, 1990 and handed over possession of the said land to said SMT. NITAKUMARI KEWALCHAND VARDHAVAT.



AND WHEREAS SMT. NITAKUMARI KEWALCHAND VARDHAVAT have sold the said property to M/s. Patel & Patel Associates vide an agreement dated 01/05/1995 and the said original owner MR. SURESH TUKARAM MANERA have also executed through SMT. NITAKUMARI KEWALCHAND VARDHAVAT, Power of Attorney dated 24/02/1997 in favour of Mr. Rajesh J. Barouliya & Mr. Pravin N. Patel, registered with Sub - Registrar of Assurances, Thane under Document No. TNN1-1003/1997.

Y) AND WHEREAS the said M/s. Patel & Patel Associates have transfer all the above said properties well described in Schedule I to VIII which are adjoining properties, in the name of Builders and Developers, herein vide Agreement for Transfer of Running Business dated 1st January, 2007.

Z) AND WHEREAS Builders and Developers have amalgamated the said properties and made a combing larger property.

PS

Rajesh J. Barouliya

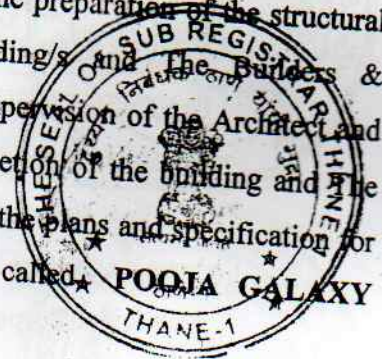
Pravin N. Patel

AA) AND WHEREAS The said Builders & Developers are desirous to develop the above said properties, amalgamating and constructing Multi stories Building thereon as per the plans that would be sanctioned by the authorities of the Municipal Corporation of Thane City.

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०९/०९/१३

AN) AND WHEREAS The Builders & Developers have proposed to construction on the said Properties (more particularly described in schedule) a new multi storied building, in accordance with the plan sanctioned by Thane Municipal Corporation of City of Thane.

AC) AND WHEREAS The Builders & Developers have 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, whereas The Builders & Developers have appointed a Structural Engineer for the preparation of the structural design and drawings of the buildings and The Builders & Developers accept the professional supervision of the Architect and the Structural Engineer till the completion of the building and The Builders & Developers have prepared the plans and specification for construction of the building to be called **POOJA GALAXY CO.OP. HOUSING SOCIETY (P)**.



J) The Builders & Developers shall get approved the plans and obtained the commencement certificate to start construction of building on the said property with shops on ground floors as permitted and builder alone have sole and exclusive right to sell the flats / shops / office / basement in the said building to be constructed by the builders & developers on the said property and to entered into agreement with Purchaser/s flat / shop and to receive the sale price in respect thereof.

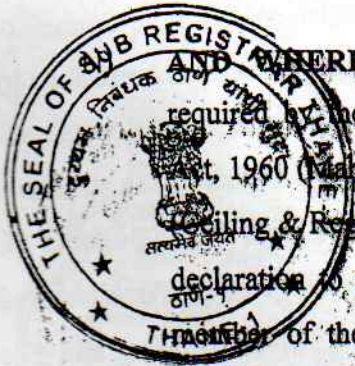
K) The Builders & Developers have before entering into and executing this agreement, at the request of the Purchaser/s given to the Purchaser/s inspection of all the papers, plans, writings, permissions, approvals, agreements, deeds, and documents of the titles in relation

W. Subbaraj
Prati

to or concerning the said property under the provisions of the Maharashtra Ownership Flat Acts and / or as required by the Purchaser/s and the Purchaser/s hereby confirm and accept and area satisfied with the same and purchaser/s shall not be entitled to the investigation of the title of the Builder/Developer or to raise any requisition or to raise any objection with regards to any other matter relating thereto.

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- L) The Builders & Developers have accordingly commenced construction of the said building in accordance with the said plan.
- M) AND WHEREAS Purchaser/s applied to The Builders & Developers for allotment of the Flat/ Shop / Office No. 2 admeasuring about 282 sq. ft. (Built-up / Carpet) area equivalent to _____ sq. mtrs. (Built-up / Carpet) on Ground Floor Floor ^{A wing/Building} in the building known as POOJA GALAXY CO.OP. HOUSING SOCIETY LTD. (P).



- AND WHEREAS prior to making application as aforesaid as required by the provisions of Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act No. XXIV of 1960) and the Urban Land Ceiling & Regulation Act, 1976, the purchaser/s had / have made a declaration to the effect firstly that either the purchaser/s nor the member of the family (family is defined under the Urban Land Ceiling & Regulation) Act, 1976) of Purchaser/s own a tenements, house and / or a building within the limits of Thane / Bombay Municipal Corporation.
- O) AND WHEREAS relying upon the said application declaration and agreement, the Builder & Developer have agreed to sell the Purchaser/s and the Purchaser/s has / have agreed to purchase from The Builders & Developers a Flat/ Shop / Office No. 2 admeasuring about 282 sq. ft. (Built-up / Carpet) area equivalent to _____ sq. mtrs. (Built-up / Carpet) on the Ground Floor ^{A wing/Building} in the building known as POOJA GALAXY CO.OP. HOUSING SOCIETY LTD. (P) to be constructed on the

MB

A. K. Kulkarni

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said property at the prices upon the terms and subject to the condition herein after appearing. (hereinafter called "SAID PREMISES")

दस्तावेज क्रमांक (2023/2096)
दस्तावेज नं. 9
प्राप्ति दिनांक 02/03/2023

NOW THIS AGREEMENT WITNESSETH and it is hereby mutually agreed declared confirmed and recorded by and between parties hereto.

1. The Builders & Developers have agreed to sell to the Purchaser/s and the Purchaser/s agrees to purchase from The Builders & Developers the said premises being Flat / Shop / Office No. 2 on the Ground Floor, in the building known as POOJA GALAXY CO.OP. HOUSING SOCIETY LTD. (P) on Ownership basis at or for price of Rs. 26,00,000/- (Rupees Twenty-Six Lakh only Only).

The total area of the premises being Sq. ft. 282 built-up Carpet. The General Specification and the amenities and installation to be provided in the said premises are given in the Third Schedule hereunder written.

2. The Purchaser/s have agreed to pay to the Builder & Developer the said price as follows :

- (a) Rs. 100,000/- (Rupees One Lakh only Only) as earnest money on or before the execution of this Agreement the payment and receipt where of The Builders & Developers do hereby admit and acknowledge).

The balance of the said consideration or purchase price Rs. 25,00,000/- (Rupees Twenty-Five Lakh Only) shall be paid at the time stipulated below (time being the essence of this stipulation), this is within 7 days from the due date.

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(i) Rs. _____ /-

(Rupees _____
_____ Only) at
the time of execution of this agreement.

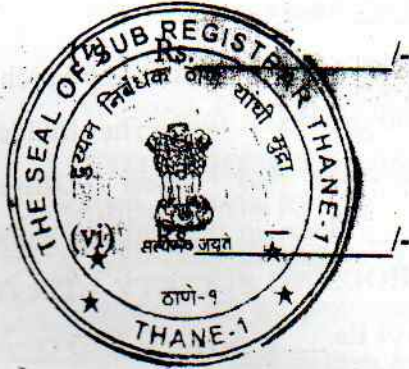
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इस क्रमांक २०७ / २०१७
१७ (ii) _____ /-

(Rupees _____
_____ Only)
at the time of start of plinth.

(Rupees _____
_____ Only)
at the time of start of 2nd slab.

(iv) Rs. _____ /-

(Rupees _____
_____ Only)
at the time of start of 4th slab.



(Rupees _____
_____ Only)
at the time of start of 6th slab.

(Rupees _____
_____ Only)
at the time of start of 8th slab.

(vii) Rs. _____ /-

(Rupees _____
_____ Only)
at the time of start of 10th slab.

(viii) Rs. _____ /-

(Rupees _____
_____ Only)
at the time of start of 12th slab.

(ix) Rs. _____ /-

(Rupees _____
_____ Only)
at the time of start of brick work &
plaster work.

(x) Rs. _____ /-

(Rupees _____
_____ Only)
at the time of start of Flooring & Tiling
work.

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(xi) Rs. _____ /-

(Rupees _____ Only)

at the time of start of plumbing & Electrical work

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(xii) Rs. _____ /-

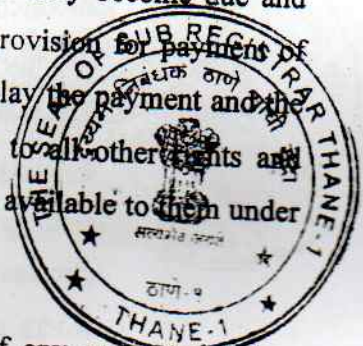
(Rupees _____)

at the time of handing over possession.

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9/6/10

Interest at 24 (Twenty Four) per cent per annum will be paid to the Builders & Developers by the purchaser/s on all amounts becoming due and payable but remaining unpaid although demanded by the Builders & Developers, from the date when they become due and payable until they are paid however, this provision for payments of interest will not entitle the purchaser/s to delay the payment and the Builders & Developers will have recourse to all other rights and remedies and to other powers which may be available to them under this Agreement and at law.



3. If the purchaser/s fail to make payment of any amount that has become due and payable and/or commit and default or breaches in the observance and performance of the terms and conditions of this Agreement and on their part to be observed and performed that the Builders & Developers will (without prejudice to the other remedies available to them) be entitled to terminate / cancelled this Agreement and forfeit, all the moneys till then paid by the purchaser/s and on such then forfeiture, the purchaser/s shall have, no right, title or interest to claim or demand against the Builders & Developers or in to upon the said premises. The Builders & Developers will be entered to re-sell or otherwise any manner dispose of the said premises and appropriate the sale proceeds there of and other moneys received for their own benefit without being responsible or accountable to the purchaser/s in that behalf in any way.

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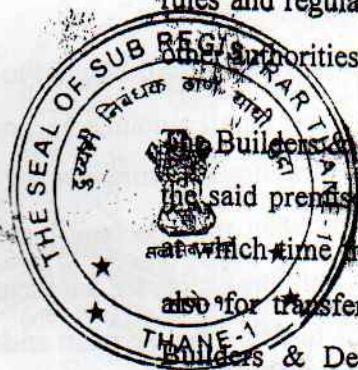
Mr. Anil J. J.

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4. The Builders & Developers shall construct the said building and the shops, flats and other premises therein in accordance with the plans and specifications as approved by the Municipal Corporation and / or other authorities concerned and the said plans and specifications have been seen and accepted by the Purchaser/s and he/she/they shall not at any time raise any objections or requisitions in that behalf. The Purchaser/s have by accord his/her/their consent to the Builders & Developers making such alteration, additions, modification, or variations in respect of the said premises as the Builders & Developers consider as required or necessary.

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 Builders

The Purchaser/s hereby accord his/her/their further consent to the Builders & Developers constructing and disposing off as he/she/they may deem fit and additional structures that may be built as per the rules and regulations in this behalf of the Municipal Corporation or other authorities concerned.



The Builders & Developers will endeavor to hand over possession of the said premises on or before Ready day of Ready at which time they will also execute or have executed conveyances also for transfer of title. If for reason beyond the control of the Builders & Developers (including non - availability of labour, building materials or controlled materials or occurrence of flood, earthquake, riots, war or other inevitable accident, calamities or circumstances taking place including restrictions on construction works and use of building materials that may be put up by the authorities concerned) the Builders & Developers are unable to give possession by the said date, then, and in that case and in the absence of any other date agreed upon by the and between the parties hereto, the said date shall be deemed to have been automatically extended by the period during which the delay has taken place. A Notice shall be given by the Builders & Developers to the purchaser/s to take possession of the said specified date.

6. Possession as before said shall be delivered; provided all the amounts due under this Agreement and otherwise at law or paid by the Purchaser/s to the Builders & Developers and all necessary papers

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for possession as also various forms, applications, letters, papers and writings or documents required for the formation of the proposed Co-operative Society or other organisation or to be given to various authorities are duly filled in, signed executed and delivered by the Purchaser/s. On or before taking possession, the purchaser/s will pay Rs. _____/- to the Builders & Developers the following sums of money.

- (a) Rs. 10,000 /- Towards the Agreement cost payable at the time of execution of this agreement of proposed society as earnest fees & share money.
- (b) Rs. _____ /-
- (c) Rs. 40,000 /- towards MSEB deposit & S.L.C. & Water Charges (Non Refundable)
- (d) Rs. 9,000 /- for Legal Charges. (Non Refundable)
- (e) Rs. _____ /- towards legal fees & expenditure society formation charges etc.
- (f) Rs. 40,000 /- Development, Municipal & Other Charges (Non Refundable)
- (g) Rs. _____ /- Advance maintenance & Municipal Tax for 12 months.
- (h) Rs. _____ /-
- TOTAL

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20/11/2003



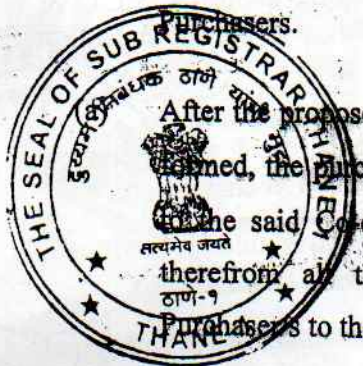
(Rupees Ninety nine thousand only)
(Presumed charges may vary as per Government rates).

- 7. The Purchaser/s will be bound to take possession within 7 days of the receipt of the notice by the Builders & Developers to take possession and time shall be essence.
- 8. The Purchaser/s have prior to the execution of this Agreement inspected and satisfied himself/herself / themselves about the titles of the owners and the Builders & Developers to the said properties and have accepted the title of the Owners & Builders & Developers to the said properties and of the Builders & Developers to Develop the same.

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9. The Purchaser/s agrees and bind himself / herself / themselves to forthwith pay on demand to the Builders & Developers and from the date when possession of the said premises is offered to him / her / them a sum of Rs. _____/- or such other sum as the Builders and Developers may estimate from time to time every month in advance as his / her / their proportionate share (as determined by the Builders & Developers in their absolute discretion) towards all outgoing in respect of the said property including taxes, cess, dues, duties, impositions, levies, betterment charges, insurance, common lights, water charges, electricity, wages for security staff / watchman, and sweepers, and all other expenses necessary required or expedient of and incidental to the management upkeep and maintenance of the said properties and the building thereon including the said premises; if there is levy of, any new tax including tax in the nature of sales tax or otherwise, the same shall be borne and paid by the Purchaser/s proportionately along with other buyers/ Purchasers.

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After the proposed Co-operative Society/s or other organisations are formed, the purchaser/s will pay their shares of aforesaid outgoing in the said Co-operative Society or organisations after deducting therefrom all the dues of whatsoever nature payable by the Purchasers to the Builders & Developers.

(b) The Purchaser/s shall on possession of the said premises being offered to him / her / them also bear and pay all electricity, water, water - pump, and other charges and outgoing relating to and payable in respect of the said premises from the date when the purchaser/s are offered to be out in possession of the said premises.

10. Nothing in this agreement shall be constructed as a conveyance or transfer in law of the said premises or of the said property under construction or any part or portion thereof and such conveyance and transfer shall take effect only upon the execution and registration of a deed of conveyance in favour of the said Co-operative Society of Organisation.

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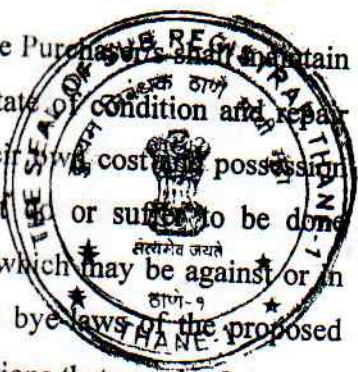
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S. Jais

11. The Purchaser/s shall not let, sub-let, transfer or give on sub lease or leave an until all licence basis or assign the benefit factor of this Agreement or part with possession of the said premises or any portion thereof to any person or firm or body corporate until all the dues payable by the purchaser/s to the Builders & Developers under this agreement upto date and is / are fully paid up and if the purchaser/s had / have not been guilty of breach and / or have not committed any breach of / or non observance of any of the terms and conditions of this Agreement then, the Purchaser/s will be entitled to assign or transfer the said premises but only after obtaining the previous consent in writings of the Builders & Developers in that behalf and on the Transferees and / or intending Purchaser/s. From the Purchaser/s exceeding such agreement or agreements or consent as may be required by the Builders & Developers and the Transferee/s undertaking to observe perform and carry out that terms and conditions as are herein contained and such other conditions as may be imposed and the costs and expenses of such agreement or agreements will be paid by the Purchaser/s and / or ~~Transferees~~ and / or intending purchaser/s

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 ११/०२/१३

12. The Builders & Developers shall in respect of any amount liable to be paid by the otherwise at law have first Agreement otherwise at law have first lien and charge on the said premises agreed to be acquired by the Purchaser/s.

13. On the after the possession is offered, the Purchaser/s shall maintain the said premises in good and proper state of condition and repair after and well maintain at his / her / their own cost and possession expenses and he / she / they shall not do or suffer to be done anything therein or to the said building which may be against or in breach of the rules, and regulations and bye laws of the proposed Co-operative Society/s or other Organisations that may be formed or to the concerned authorities for anything so done or allowed to be done by them. The Purchaser/s will (after delivery of possession) keep the said premises, walls and partition walls, sewers, drainage



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system and appurtenances thereto in good and tenantable repair and conditions and in particular so as to support, shelter and protect the parts of the said building other than his / her / their said premises.

14. The Purchaser/s shall not use the said premises for any purpose other than for which he / she / they are given by the Builders & Developers (namely, that the said shop for business purpose, and the flat for residential purpose) and the Purchaser/s shall not do anything which shall be cause or a source of nuisance or annoyance to the Builders & Developers or any other persons or the proposed Co-operative Society/s or other Organisations that may be formed or any member thereof and the other occupiers of the Building in which the said premises is / are situated or to any one in its vicinity or neighbourhood.

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15. The Purchaser/s shall not be entitled to use the premises in the said building in the said property for the purpose of using the same as maternity homes, coaching classes, and for other non-residential uses and for any user that may not be permitted by the Municipal Corporation and / or other authorities.



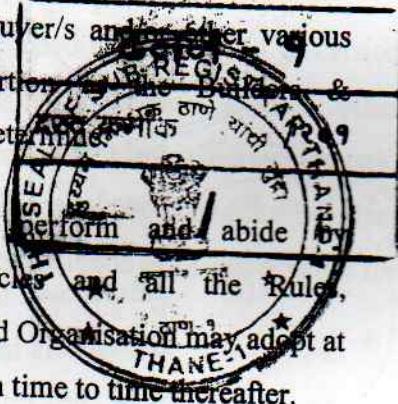
16. The Purchaser/s shall not store in the said premises or bring in the building in which the said premises is / are situated or other building in the said property any goods which are hazardous combustible or considered objectionable by the authorities or dangerous or excessively heavy so as to affect or injure or damage the construction or the structure of the building or any part thereof and shall not carry or cause to be carried heavy packages, open spaces, or any other structure or parts of the building wherein the said premises is / are situated.

17. The purchaser/s shall neither demolish or alteration cause to be demolished any part or portion of portion or new of the said premises and the said building construction wherein the said premises is/are situate nor by make or cause to be made any new purchaser/s construction or additions or alternations thereto without

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Anand for
AB

cause to be conveyed, transferred and assured by a deed of Conveyance or Conveyances or other documents in favour of the said Organisation/s the said property or parts thereof or in the case of formation of an association of Apartment Owners transfer the said premises hereby agreed to be sold to the Purchaser/s by a Deed of Apartment duly registered as required in Law of the Organisation and the Conveyance and transfer of the said property or transfer of the said premises including stamp duty and registration charges and other taxes if any levied as also out of pocket expenses, levies or fee or premium that may be imposed by the Government or any local authority at the time of transfer or otherwise will be borne and paid by all the buyer/s and/or various premises purchaser/s in proportion to his / her / their share as shall be determination shall be final and binding on the Purchaser/s. In the event of there being any deficit, the same shall be made good by all buyer/s and other various premises purchaser/s in such proportion as the Builders & Developers in their absolute discretion determine.

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 22/2/2010
 22/2/2010



21. The Purchaser/s agree to observe, perform and abide by Constitution, memorandum and Articles and all the Rules, Regulations and Bye-Laws which the said Organisation may adopt at its inception and modify and or alter from time to time thereafter.
22. No occupiers of any part of the building will be use or permit the use of the common passage and the common staircases, either for storage or putting articles and things or for use by servants at any time nor will the occupier/s hang clothes and any other things and effect in the common passage and staircase. The Purchaser/s shall not construct anything in or on open balconies attached to his / her / their premises or closes the same and keep the always open to the sky and un-built upon and will keep it clean and will not allow it to be a nuisance to the other occupant/s of neighbouring or nearby premises.
23. The Purchaser/s shall be bound to sign, seal, execute and deliver all documents, deeds writings, forms and papers and do all other things

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as the Builders & Developers may require them to do from time to time in this behalf for safeguarding the interest of the said property and other premises and for effectively carrying out the provisions of this Agreement.

24. This Agreement is part of the scheme for formation registration and incorporation of the Organisation that may be formed and it is agreed by the Purchaser/s that he/she/they shall be bound by the decision of the majority of the buyer/s and/or other various premises purchaser/s to whom the Builders & Developers shall sell the other premises, in all matters in relation to or arising under or out of this agreement or in relation to or concerning the management, administration and affairs of the said property and the said Organisation that may be formed.

(a) The purchaser/s hereby confirm and agree that in the event of any amount by way of premium or the Security Deposit or other sums of money payable to the Electricity Company or to the State Government or any other local, statutory or public authority for the purpose of giving water connection or payment of a similar or other nature becoming payable or paid by the Builders & Developers the same shall be on demand made by the Builders & Developers in that behalf forthwith reimbursed by him / her / them to the Builders & Developers may in their absolute discretion decide.

- (b) All deposits that may be paid by the Purchaser/s to the Builders & Developers in respect of water, electricity or for any other purposes shall be transferred by the Builders & Developers to said Organisation when formed without any interest and after deducting there from and appropriating to themselves the amount that may be due and payable by the Purchaser/s to the Builders & Developers.

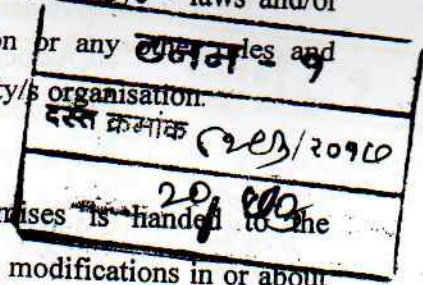
25. (a) After the possession is offered to the Purchaser/s, he / she / they shall insure and keep insured the said premises against loss or damage by fire, riot, war, flood, civil commotion, act of god or such other risks as may be required by the Builders & Developers to the

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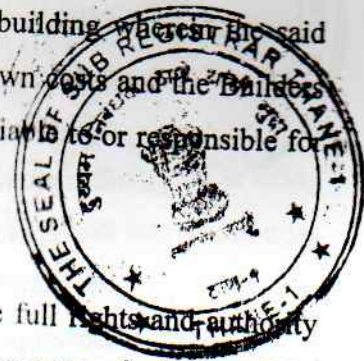
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the previous consent in writing of the Builders & Developers, the Municipal Corporation and any other public body / authority and the said Co-operative Society/s or other Organisation when formed and with consent the Builders & Developers shall not unreasonably withhold provided it is not in breach of the Agreement and / or of the rules and Public body or local authority or the bye - laws and/or regulations of the Municipal Corporation or any organisation.



18. After the possession of the said premises is handed to the Purchaser/s if any additions, alterations or modifications in or about relating to the building wherein the said premises is / are situate are thereafter required to be carried out by the Municipal Corporation or under the instructions or directions of any local authority or body or any other statutory authority the same shall be allowed to be carried out by the purchaser/s in co-operation with the buyer/s and/or other purchaser/s of the other premises in the building where the said premises is/are situate at his / her / their own costs and the Builders & Developers shall not in any manner be liable to or responsible for the same.

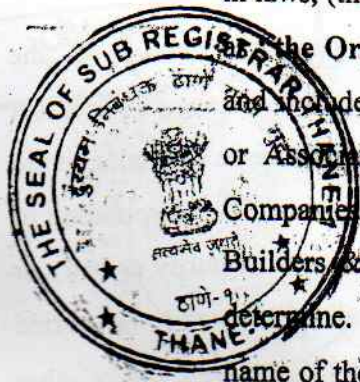


19. (a) The Builders & Developers shall have full rights and authority until / and / or after the execution of the conveyance in favour of the proposed Co-operative Society/s or Organisation/s to make any additions, alteration, modifications or to construct or raise additional stores or put up additional structures, advertisement, and neon-signs, mobile phone tower, Cable or system for T. V. or computers, as may be permitted by the Government of Maharashtra, Municipal Corporation and other competent authorities, such additions, modifications, alterations structures and stores Shall be the sole and exclusive property of dispose of or alienate the same in any way and manner they choose and the Purchaser/s hereby consent to the same.

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(b) The Builders & Developers will be entitled to the use and appropriation of any additional floor space index (hereinafter referred to as F.S.I.) that may be available to them at any time in future in respect of the said property and the Purchaser/s and the Co-operative Society/s or organisation/s formed and registered will not object to the same and they hereby give their consent to the same.

20. With the consent of the Buyer/s and/or other purchaser/s of all the premises in the building/s constructed or to be constructed in the said property described in the Schedule hereto (including the Purchaser/s above named) will form themselves into a Co-operative Society/s or an Association/s of Apartment Owners or a Limited Company/s or other body corporate as the case may be and as may be permissible in laws, (thereinafter as also hereinabove at several places referred to



the Organisation" which expression shall wherever used mean and include the Co-operative Society or Societies or an Association or Associations of Apartment Owners or a Limited Company or Companies or other corporate body that may be formed) as the Builders & Developers may in their absolute discretion decide or determine. The name of the said property shall always be and the name of the said Organisation/s that may be formed shall always be POOJA GALAXY CO.OP. HOUSING SOCIETY LTD. (P) and the same shall not change without the previous permission in writing of the Builders & Developers. The Purchaser/s agrees to join in the formation of the said Organisation/s and become the members or Shareholders or apartment holders thereof as the case may be. After the completion of the building and on receipt by the Builders & Developers of the full consideration or price of all the premises and payment in full of all other dues payable in full of and all other dues payable in terms of this Agreement or otherwise and on formation of the said Organisation/s and all the premises shall sell out and all the F.S.I. and additional F.S.I. which is available in future and/or also to avail of the benefits of transfer of development rights TDR of some other property shall be used by the Builders & Developers then the Builders & Developers shall convey, transfer and assure and / or

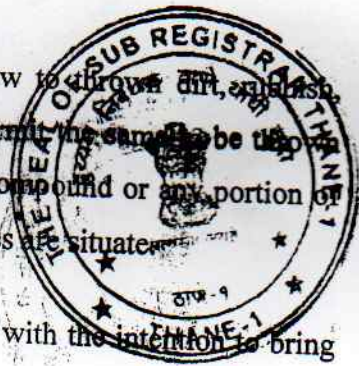
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full value thereof in the joint names the Builders & Developers and of the Purchaser/s which such Nationalised Insurance Company as the Builders & Developers shall determine and whenever required they shall produce to the Builders & Developers the Policy or policies of such insurance and the receipt for the last premium paid in respect of same and in the event of the said premises being damaged or destroyed or destroyed by fire or otherwise to expend or the insurance money for repairs, rebuilding or reinstatement of the said premises as soon as reasonably practical and required.

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(b) The Purchasers shall not be or permit to be done any act or things which may tender void or voidable any insurance of any other premises or any part of building or cause any increase premium to be paid in respect thereof;

26. The Purchaser/s shall not throw or allow to be thrown or to be thrown, rags, cigarette ends or other refuse or permit the same to be thrown from out of the said premises or in the compound or any portion of the said building wherein the said premises are situated.



27. The Purchaser/s himself/herself/their self with the intention to bring all persons into whatsoever hands the Said Premises may come does hereby covenant with the Builders & Developers :-

- a) To maintain the Said Premises at Purchaser's own costs in good tenantable repair and condition from the date of possession of the Said Premises is taken and shall not do or suffered to be done anything therein or to the building in which the Said Premises is situated;
- b) not to store in the Said Premises any goods which are hazardous, combustible or of dangerous nature or are so heavy as to damage the construction or structure of the building in which the Said Premises is situated or storing of which goods is objected by the concerned local or other authority and shall not carry or cause to be carried heavy

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packages to the upper floors which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Said Premises is situated or the Said Premises. On account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences which may arise therefrom.

- c) to carry at their own cost all internal repairs to the Said Premises and maintain the Said Premises in the same condition, state and order in which it was delivered by the Builders & Developers to the Purchaser/s and shall not do or suffered to be done anything therein or to the building in which the same is situated which may be against the Rules and Regulations and Bye-laws of the concerned local authority and / or other public authority;

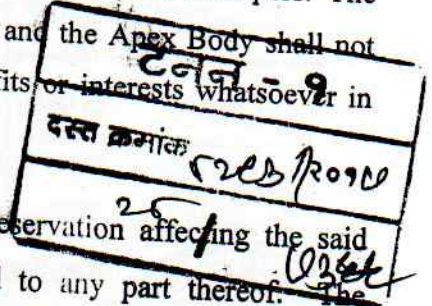


d) not to demolish or cause to be demolished the Said Premises or any part thereof, nor at any time make or cause to the Said Premises or any part thereof any additions alteration in the elevation and outside colour scheme of the building in which the Said Premises is situated and to keep the portions, sewers, drains in the Said Premises and the appurtenances thereto in good tenantable repairs and condition and in particular so as to support, shelter and protect the other parts of the building in which the Said Premises is situated and not to chisel or in any manner damage the columns, beams, walls, slabs or pardis or other structural members in the Said Premises without the prior written permission of the Builders & Developers and / or the Society, Company or Association:

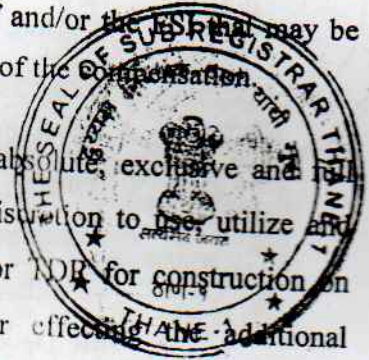
- e) not to do or permit to be done any act or thing which may render void or voidable any insurance of the Said Property and the building in which the Said Premises is situated or any part thereof or whereby any increase in premium shall become payable in respect of the insurance;

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part/s thereof affected by set-back and/or amenity space requirements and/or regulations and/or affected by any reservation, acquisition and/or requisition and/or due to any change in law, rules or regulations, shall absolutely and exclusively belong to and be available to the Developers. The Purchaser herein, the Society/s and the Apex Body shall not have or claim any rights, benefits or interests whatsoever in respect thereof.



- o) The Developers may get the reservation affecting the said Property deleted and/or shifted to any part thereof. The Developers may hand over such reservation to Municipal Corporation and/or other authorities and receive the compensation in the lieu thereof and/or the Developers may be permitted to the Developers in lieu of the compensation.
- p) The Developers shall have the absolute, exclusive and full right, authority and unfettered discretion to use, utilize and consume the aforesaid FSI and/or TDR for construction on the said Property including for effecting the additional construction thereof and/or on the contiguous, adjacent or adjoining lands and/or any other land and/or property, as may be permitted by law and as the Developers may desire and deem fit and proper in the sole and unfettered discretion. The Developers may amalgamate such contiguous, adjacent or adjoining lands and/or any other lands and/or properties with the said Property or any part/s thereof and utilize and consume the FSI and/or TDR of the said Property as well as the FSI and/or the TDR of such contiguous, adjacent or adjoining lands and/or such other lands and/or properties on the amalgamated Plot and/or any part thereof.
- q) The Developers shall have the absolute, exclusive and full right, authority and unfettered discretion to sell, transfer and/or assign all or any of such FSI and/or TDR originating from or arising out of the said Property or any part/s thereof, to or



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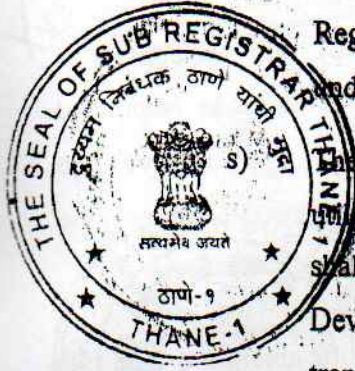
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in favour of any person/s whatsoever, for such consideration and on such terms, conditions and provisions as may be desired and deemed fit by the Developers in their sole and unfettered discretion and as may be permitted by law;

Under the Development Control Regulations 1994, it is permissible for the Developers to acquire Transferable Development Right/s (TDR) in respect of land and/or properties other than the said Property and make additional construction on the said Property and/or any part thereof and /or the said building/s by utilising such development rights. The Developers shall, at all times hereafter including before or after execution and registration of the Deed/s of Transfer have unfettered unrestricted right to avail of the FSI and/or TDR as may be permissible under the Development Control Regulations, 1994 and/or any modification thereof and /or under any prevailing rules and regulations;



entire construction effected by the Developers by utilising and consuming the FSI and /or TDR as aforesaid, shall be the absolute property of and exclusively belong to the Developers, who shall have the right and be entitled to sell, transfer and /or dispose of the same in any manner whatsoever, to any person/s whomsoever, for such consideration and on such terms, conditions and provisions as the Developers may desire and deem fit and proper in their sole and unfettered discretion; and

28. It is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the penthouses / premises in the said Building, if any, shall belong exclusively to the respective purchaser of the Penthouses/premises and such terrace spaces are intended for the exclusive use of the respective Purchaser/s. The said terrace shall not be enclosed by the Purchaser/s till the permission in writing is obtained from the concerned local authority and the Builders & Developers or the Society as the case may be.

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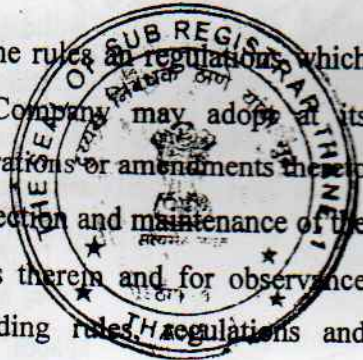
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f) pay to the Builders & Developers within seven days of demand by the Promoters, his/her/their share of security deposit demanded by the concerned local authority or government by the concerned local authority or government for giving water, electricity or any other service connection and amenity to the building in which the ~~Said Premises~~ ⁹ is situated;

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g) to bear and pay any increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority on account of change of user of the Said Premises by the Purchaser/s viz. user for any purpose other than for which purpose the Said Premises is agreed to be allotted.

h) to observe and perform to all the rules ^{an regulations} which the Society, Association or Company may adopt at its inception and the additions, alterations or amendments ~~there to~~ made from time to time for protection and maintenance of the building and the Said Premises therein and for observance and performance of the building ~~rules~~ ^{regulations} and bye-laws for the time being of the concerned local authority and of the Government and other public bodies and to pay and contribute regularly and punctually towards the taxes and expenses or other outgoings in accordance with the terms of this agreement;



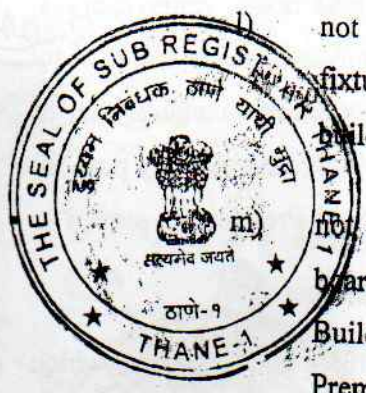
i) not to let, sub-let, under-let, transfer, assign or part with possession of the Said Premises and / or sell, transfer, assign or anywise the benefit factor of this Agreement to any third party until all the dues payable by the Purchaser/s to the Builders & Developers under this Agreement are fully paid up and only if the Purchaser/s had not been guilty of breach or non observance of any of the terms and conditions of this Agreement and not until obtaining prior written permission of the Builders & Developers hereto in these regards.

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i) till the Deed of Assignment and Deed of Conveyance of building in which the Said Premises is situated is executed, to permit the Builders & Developers and his/her/their nominees, assigns and authorised representatives and agents with or without workmen and others, at all reasonable times to enter into and upon the Said Property and the Said Premises and building or any part thereof to view and examine the state and conditions thereof;

k) not to change any colour scheme, ornamental projection, election and facades of the building in which the Said Premises is situated in any manner whatsoever.



l) not to take out any projection by way of grills or other fixtures or fittings beyond or outside the building line of the building on which the Said Premises is situated.

m) not to take out the projection of the weather shed or sign board, or hoarding beyond the building line of the Said Building in which the Said Premises is situated, if the Said Premises is a Shop Premises on the ground floor of then Said Building and also not to use, occupy in any manner whatsoever the open space of the Said Property either in front of such shop or any other open spaces and also not to keep store, any goods, materials, things whatsoever in such open spaces.

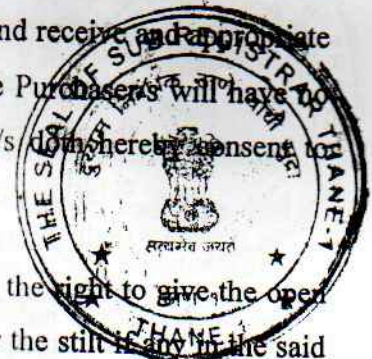
n) The entire FSI and/or TDR, including the unutilized, unconsumed and residual FSI and /or TDR, originating from or arising out of or available in respect of the said Property and the entire increased, additional and extra FSI and/or TDR which are now available and which may be available or granted and /or sanctioned at any time hereafter in respect thereof, on any account or due to any reason whatsoever, including on account of handing over to the Corporation and/or any other Government or local body or authority, any

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29. The Builders & Developers shall if necessary become members of the said society in respect of their right and benefits conferred / reserved herein or otherwise. If the Builders & Developers transfer, assign and dispose off such rights and benefits at any time to anybody, the assignee, transferee and/or the Buyer/s thereof shall become the members of the said society in respect of the said rights and benefits. The Purchaser/s herein and the said society will not have any objection to admit such assignees or transferees as members of the said society.

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30. All open/covered garages, car parking spaces basements space under stilt in the compound or in the building which are proposed presently and/or which may be proposed in future will belong to the Builders & Developers only and they will have sole and exclusive rights and authority to alienate or dispose of the same on such terms and conditions as they may like to any party and receive and appropriate the consideration received thereof and the Purchaser/s will have no objection to the same and the Purchaser/s do hereby consent to what is stated above.



31. The Builders & Developers have reserved the right to give the open space around the building and space under the stilt if any in the said property for the purpose of car parking, garage, hoardings, sign boards and/or for any other purposes for the purpose on such terms and conditions as the Builders & Developers may desire. The said rights shall continue to subsist even after the said property are leased / conveyed to the said society and Conveyances of buildings executed and the clause containing such rights shall be incorporated in the proposed Leases / Conveyances. The Builders & Developers or their nominees shall pay a sum of Rs.11/- per year to the said society/federal body in token of such right which will be transferable and heritable even after the said property or the said society in respect of any such use the said open space and stilt made by the Builders & Developers and/or their assigns and / or nominees. The Builders & Developers or their nominee or nominees shall be

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exclusively entitled to the income they may be derived out of such use of open space/ stilt. The Purchaser/s shall not be entitled to any rebate and/or concession in the consideration of his said premises because of Builders & Developers such use of open space / stilt or rights of the construction of any other building and/or structures and/or changes alterations and additions made in the said building / property. The Purchaser/s herein shall not be entitled to any abatement in the price of the said premises or object to the same for any reason whatsoever and shall allow the Builders & Developers their agents servants etc. to enter in to and upon the said property and the said buildings for the purpose of use or enjoyment of the said open space and/or and /or stilt etc. The Builders & Developers shall be entitled to transfer or assign such rights to any person and the purchaser/s of the said society shall not raise any objection thereto.



The Purchaser/s is / are fully aware of the provisions of the amended Bombay Stamp Act. If any stamp duty over and above the stamp duty already paid on this Agreement is required to be paid or is claimed by the Superintendent of Stamps or Concerned Authority, the same shall be borne and paid by the Purchaser/s alone including the penalty if any. The Builders & Developers shall not be liable to contribute anything towards the said stamp duty. The Purchaser/s shall indemnify the Builders & Developers against any claim from the Stamp Authorities or other Concerned Authority in respect of the said stamp duty to the extent of the loss or damage that may be required to be incurred by the Builders & Developers in consequence upon any legal proceedings that may be instituted by the authorities concerned against the Builders & Developers for non-payment and / or under payment of stamp duty by the Purchaser/s

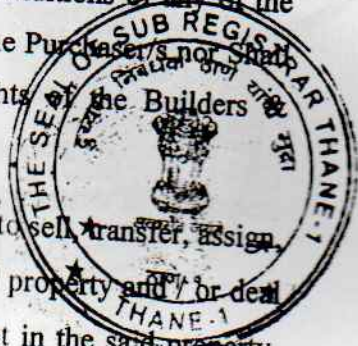
33. The transaction covered by this contract at present is not understood to be a sale eligible to tax under a Sales Tax Law. If however by reason of any amendment to the Constitution or Enactment or Amendment of any other law Central or State, this transaction is

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held to be eligible to tax as a Sale or otherwise, either as whole or in part any inputs or materials or equipment used or supplied in execution of or in connection with this transaction are eligible tot ax, the same shall be payable by the Purchaser/s along with other premises purchaser/s on demand at any time. In addition whatsoever taxes, duties, levies and cess leviabale by any authorities or authorities concerned hereafter shall be paid and ~~clear~~ by the Purchaser/s proportionately.

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34. Any delay or indulgence by the Builders & Developers in enforcing the terms and conditions of this Agreement or any forbearance or giving of the time to the Purchaser/s shall not be constructed as a waiver on the part of the Builders & Developers of any breach or non - compliance of any of the terms and conditions of any of the terms and conditions of this Agreement by the Purchaser/s nor shall the same in any manner prejudice the rights of the Builders & Developers.
35. The Builders & Developers shall be at liberty to sell, transfer, assign, mortgage, raise money on security of the said property and / or deal with or dispose of their right title and interest in the said property, building and structures that may be constructed thereon provided however that the Builders & Developers do not affect or prejudice the interest of the Purchaser/s under these presents in respect of the said premises agreed to be purchased by him / her / them.
36. The purchaser/s shall permit the Builders & Developers and their agents with or without workmen at all reasonable time and from to enter into and upon the said premises or any part thereof to view and examine the conditions of the said premises and / or the building as also for the purpose of maintaining, re-building, cleaning, lighting, and keeping in good order and condition all services including drain pipes, cables, water pipes, gutters, wires, structures or other convenience belonging to or serving or used for the said building as also for the purpose of laying down, maintaining or repairing and testing the drainage and all other pipes and electric wires and for similar other purposes.



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37. In case the Purchaser/s give the said premises on leave and licence basis or any other basis and if on this account the Municipal Authorities or any other authority charge the Municipal or other taxes on increased rate the Purchaser/s shall pay such excess Municipal taxes. In case the Purchaser/s fail to pay such excess Municipal taxes, then purchaser/s shall alone be liable for all the consequences whether directly or indirectly or remotely resulting from such non-payment.

38. Save and except in and to the said premises hereby granted / agreed to be acquired, the Purchaser/s shall not claim the said building i.e. to any of the open spaces, Garden area, parking places, garages, terrace, Stare case/landing, unutilised F.S.I, that may be granted by the Municipal authorities and the Building contemplated to the built as aforesaid will remain the property of the Builders & Developers.

39. In the event of the Builders & Developers obtaining permission from the Municipal Corporation for construction of any type of premises on the said building, The Builders & Developers shall be entitled to deal with and dispose off in any manner whatsoever such premises constructed by them on the terrace together with the terrace to such persons or parties at such rate and of such terms and conditions as the Builders & Developers may deem fit. The Builders & Developers shall be entitled in that event to allot the entire terrace to the buyer/s and/or various premises purchaser/s of such premises constructed on the terrace and the terrace shall then be exclusive possession of such buyer/s of such premises constructed on the terrace as aforesaid. The Organisation that may be formed by the Builders & Developers of all the buyer/s formed by the Builders & Developers of all the buyer/s of the premises shall accept the buyer/s of the premises that may be constructed on the terrace as their member/s.

40. In the event of any portion of the said property being notified for setback prior to the transfer thereof in favour of the said Organisation the Builders & Developers alone shall be entitled to

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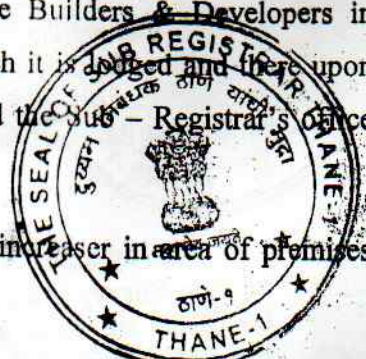


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receive the amount for the compensation for such setback line or take and receive other benefits thereof including and additional F.S.I. that may be granted.

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41. All letters, receipts and / or notice issued by the Builders & Developers dispatched under Certificate of Posting of the address known to them of the Purchaser/s will be sufficient proof of receipt thereof by the Purchaser/s and shall be an effectual discharge on the part of the Builders & Developers and the same shall be deemed to have been received by the Purchaser/s on expiry of normal delivery.
42. The purchaser/s shall lodge this Agreement for registration with the Sub - Registrar of Assurance at Bombay or Thane within 7 days from the date hereof and inform the Builders & Developers in writings the serial number under which it is lodged and thereupon the Builders & Developers will attend the Sub - Registrar's office and admit execution thereof.
43. It is agreed between parties that any increase in area of premises will be honoured at market rate.
44. Grills to all windows of each flat / premises will be provided by The Builders & Developers on extra cost of purchaser/s.
45. This Agreement shall always be subject to the provisions of the MOF Act and the rules made thereunder.



SCHEDULE - I

An immovable property all that pieces or parcels of land or grounds bearing Survey No.138, Hissa No.A13P/A admeasuring 500 sq. mtrs. lying, being and situate at Village - Kavesar, Taluka and District Thane, within the Jurisdiction of Registration District and Sub - District of Thane and within the limits of Thane Municipal Corporation.

SCHEDULE - II

An immovable property all that pieces or parcels of land or grounds bearing Survey No.138, Hissa No.13(P) (B) admeasuring 500 sq. mtrs. lying, being and situate at Village - Kavesar, Taluka and District Thane, within the Jurisdiction of Registration District and Sub - District of Thane and within the limits of Thane Municipal Corporation.

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SCHEDULE - III

An immovable property all that pieces or parcels of land or grounds bearing Survey No.138, Hissa No.13(P) (C) admeasuring 500 sq. mtrs. lying, being and situate at Village - Kavesar, Taluka and District Thane, within the Jurisdiction of Registration District and Sub - District of Thane and within the limits of Thane Municipal Corporation.

SCHEDULE - IV

An immovable property all that pieces or parcels of land or grounds bearing Survey No.138, Hissa No.8/6 admeasuring 630 sq. mtrs. lying, being and situate at Village - Kavesar, Taluka and District Thane, within the Jurisdiction of Registration District and Sub - District of Thane and within the limits of Thane Municipal Corporation.

SCHEDULE - V

An immovable property all that pieces or parcels of land or grounds bearing Survey No.138, Hissa No.8/7 admeasuring 630 sq. mtrs. lying, being and situate at Village - Kavesar, Taluka and District Thane, within the Jurisdiction of Registration District and Sub - District of Thane and within the limits of Thane Municipal Corporation.

SCHEDULE - VI

An immovable property all that pieces or parcels of land or grounds bearing Survey No.138, Hissa No.8/8 admeasuring 630 sq. mtrs. lying, being and situate at Village - Kavesar, Taluka and District Thane, within the Jurisdiction of Registration District and Sub - District of Thane and within the limits of Thane Municipal Corporation.



SCHEDULE - VII

An immovable property all that pieces or parcels of land or grounds bearing Survey No.138, Hissa No.8/9 admeasuring 630 sq. mtrs. lying, being and situate at Village - Kavesar, Taluka and District Thane, within the Jurisdiction of Registration District and Sub - District of Thane and within the limits of Thane Municipal Corporation.

SCHEDULE - VIII

An immovable property all that pieces or parcels of land or grounds bearing Survey No.138, Hissa No.8/10 admeasuring 630 sq. mtrs. lying, being and situate at Village - Kavesar, Taluka and District Thane, within the Jurisdiction of Registration District and Sub - District of Thane and within the limits of Thane Municipal Corporation.

A-WING
 Flat / Shop / Office No. 2, admeasuring 282 sq. ft. Built-up / Carpet equivalent to _____ sq. mtrs. Built-up / Carpet area on Ground floor of building known as **POOJA GALAXY CO.OP. HOUSING SOCIETY LTD. (P)** constructed on land described in the Schedules I to VIII.

(Handwritten signatures and marks)

IN WITNESS WHEREOF the parties thereto have executed these presents and a duplicate hereof day दशम - 9 at Thane as herein above written.

बस्तु क्रमांक 02/2014
3/1 Barouliya



SIGNED, SEALED & DELIVERED BY THE WITHINNAMED "THE BUILDERS & DEVELOPERS " M/S. JNB PROPERTIES PRIVATE LIMITED through its Directors MR. PRADEEP J. BAROULIYA MR. RAJESH J. BAROULIYA in the presence of

Pradeep J. Barouliya

- 1. [Signature]
- 2. [Signature]

SIGNED, SEALED & DELIVERED BY THE WITHINNAMED "PREMISES PURCHASER/S" Mrs. Aboli A. Jogi Mr. Ashish P. Jogi in the presence of

[Signature]



- 1. [Signature]
- 2. [Signature]

Ashish P. Jogi



[Signature]

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RECEIPT

RECEIVED of and from the within named PURCHASER/S the sum of
Rs. 51000/- (Rupees Fifty - One Thousand
Only) by Cash / Cheque No. 724224 dated 9/5/17 drawn
on ICICI Bank
being the earnest money paid to us as within mentioned.

WITNESSES :-

1) 

2) 

WE SAY RECEIVED

Rs. 51000/-

M/S. JNB PROPERTIES PRIVATE LIMITED



MR. PRADEEP J. BAROULIYA
Director



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एल.एम. जाधव (वकील)

बी.ए.एल.एल.बी.

कार्यालय - शॉप नं. ३, तळ मजला, दुर्गेश्वरी सोसायटी, सिव्हील हॉस्पिटलच्या समोर, धोबी आळी,

ठाणे (द.)

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CERTIFICATE OF TITLE

TO WHOMSOEVER IT MAY CONCERN

In the matter of investigation of title of properties bearing Survey No. 138, Hissa Nos. 8/6,8/7, 8/8, 8/9, 8/10, 13 (P) a, 13 (P) b, & 13 (P) c situated at Village Kavesar, Tal. & Dist. Thane within the jurisdiction of Thane Municipal Corporation.

This is to certify that I have seen the documents and papers exhibited by **Shri. Pradeep Jaynarayan Baroulia & Shri. Rajesh Jaynarayan Baroulia**, partners of M/s. Patel & Patel Associates, Thane. The documents and papers are pertaining to the immovable property details of which are given in the schedule as under :-

SCHEDULE OF PROPERTIES

All those pieces and parcel of land hereditament and premises situate, lying and being at Village Kavesar, within the limits of Municipal corporation of the city of Thane having jurisdiction of Taluka & District Thane Talathi Saja Kolshet, Registrar Sub-District and District of Thane of the land owners / Khatedar described as under :-

Sr. No.	Name of Owners/ Khatedar	Survey No./ Hissa No.	Area H.R.P.	Area Sq.mtrs.
1.	Smt. Mandabai Harishchandra Manera	138/8/9	0-06-3	630
2.	Smt. Venibai Govardhan Patil	138/8/6	0-06-2	620
3	Shri. Avinash Gajanan Gondhali	138/13/b 138/13 (P)	0-05-0	500
4	Smt. Savitribai Avinash Gondhali	138/13/c 138/13 (P)	0-05-0	500
5	Smt. Aruna Manik Mhatre	138/13/a 138/13 (P)	0-05-0	500
6	Shri. Suresh Tukaram Manera	138/8/10	0-06-3	630
7	Smt. Kamlabai Kanha Manera	138/8/8	0-06-3	630
8	Shri. Naresh Tukaram Manera	138/8/7	0-06-3	630

The following documents and papers pertaining to the aforesaid described properties owned by different Persons / Khatedar were placed before me.

..2..

Searcher Shri. Virendra K. Tak has taken search for 30 years from 01/01/1978 to 24/12/2007 of the properties described in the above schedule. Search report in respect of each property described in the above schedule given separately.

Certify copies and True copies of 7/12 extracts issued by Tahsildar Thane and Talathi Kolshet, Thane respectively.

A Declaration of Shri. Pradeep Jaynarayan Barolia and Shri. Rajesh Jaynarayan Barolia, partners of M/s. Patel & Patel Associates.

Articles of Agreement for Sale dated 25/02/1995 of a piece of land bearing Survey No. 138, Hissa No. 8/6, admeasuring 620 sq.mtrs. between Smt. Geeta Vimal Solanki (Vendor) and M/s. Patel and Patel Associates (purchasers).

Articles of Agreement for Sale dated 25/02/1995 of a piece of land bearing Survey No. 138, Hissa No. 8/7, admeasuring 630 sq.mtrs. between Smt. Geeta Vimal Solanki (Vendor) and M/s. Patel and Patel Associates (purchasers).

* Articles of Agreement for Sale dated 01/05/1995 of a piece of land bearing Survey No. 138, Hissa No. 8/8, admeasuring 630 sq.mtrs. between Smt. Manisha Kantilal Vardavat and M/s. Patel and Patel Associates (purchasers).

* Articles of Agreement for Sale dated 01/05/1995 of a piece of land bearing Survey No. 138, Hissa No. 8/9, admeasuring 630 sq.mtrs. between Smt. Neetakumari Kevalchand Vardavat (Vendor) and M/s. Patel and Patel Associates (purchasers).

* Articles of Agreement for Sale dated 01/05/1995 of a piece of land bearing Survey No. 138, Hissa No. 8/10, admeasuring 630 sq.mtrs. between Smt. Neetakumari Kevalchand Vardavat (Vendor) and M/s. Patel and Patel Associates (purchasers).

..3.

एल.एम. जाधव (वकील)

कार्यालय - शॉप नं. ३, तळ मजला, दुर्गेश्वरी सोसायटी, सिव्हील हॉस्पिटलच्या समोर, कोणी भाळी, ठाणे (प. ७)

की.प.एल.एल.बी.

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२०१३/२०१०

..3..

- * Articles of Agreement for Sale dated 01/05/1995 of a piece of land bearing Survey No. 138, Hissa No. 13 (P) a, admeasuring 500 sq.mtrs. between Smt. Kusum Sukanraj Rathod (Vendor) and M/s. Patel and Patel Associates (purchasers).
- * Articles of Agreement for Sale dated 01/04/1995 of a piece of land bearing Survey No. 138, Hissa No. 13 (P) b, admeasuring 500 sq.mtrs. between Smt. Kusum Sukanraj Rathod (Vendor) and M/s. Patel and Patel Associates (purchasers).
- * Articles of Agreement for Sale dated 01/05/1995 of a piece of land bearing Survey No. 138, Hissa No. 13 (P)c, admeasuring 500 sq.mtrs. between Smt. Kusum Sukanraj Rathod (Vendor) and M/s. Patel and Patel Associates (purchasers).
- * Original Power of Attorney in respect of Survey No. 138, Hissa No.8/6 bestowed by Smt. Venibai Govardhan Patil in favour of M/s. Patel & Patel Associates - Partners Shri. Rajesh Jaynarayan Barouliya and Shri. Pravin Valjibhai Patel dated 30/10/1996 registered on 24/2/1997
- * Power of Attorney in respect of Survey No. 138, Hissa No.8/6 by Smt. Geeta Vimal Solanki in favour of M/s. Patel & Patel Associates - Partners Shri. Rajesh Jaynarayan Barouliya.
- * Sathе Karar in respect of Survey No. 138, Hissa No.8/6 between Smt. Geeta Vimal Solanki and Smt. Venibai Govardhan Patil dated 28/12/1990.
- * Power of Attorney in respect of Survey No. 138, Hissa No.8/6 by Smt. Venibai Govardhan Patil in favour of Smt. Geeta Vimal Solanki dated 28/12/1990.
- * Original Power of Attorney in respect of Survey No. 138, Hissa No.8/7 bestowed by Shri. Naresh Tukaram Manera in favour of Shri. Rajesh Jaynarayan Barouliya and Shri. Pravin Valjibhai Patel dated 30/10/1996.



..4..

- * Satho Karar in respect of Survey No. 138, Hissa No.8/7 between Smt. Geeta Vimal Solanki and Shri. Naresh Tukaram Manera dated 28/12/1990.
- * Power of Attorney in respect of Survey No. 138, Hissa No.8/7 by Shri. Naresh Tukaram Manera in favour of Smt. Geeta Vimal Solanki dated 28/12/1990.
- * Power of Attorney in respect of Survey No. 138, Hissa No.8/7 by Smt. Geeta Vimal Solanki in favour of M/s. Patel & Patel Associates dated 30/9/1995.
- * Power of Attorney in respect of Survey No. 138, Hissa No.8/8 bestowed by Smt. Kamlabai Kanha Manera in favour of Shri. Rajesh Jaynarayan Barouliya and Shri. Pravin Valjibhai Patel dated 30/10/1995.
- * Satho Karar in respect of Survey No. 138, Hissa No.8/8 between Smt. Manisha Kantilal Vardavat and Smt. Kamlabai Kanha Manera dated 28/12/1990.
- * Power of Attorney in respect of Survey No. 138, Hissa No.8/8 by Smt. Manisha Kantilal Vardavat in favour of M/s. Patel & Patel Associates - Partner Shri. Rajesh Jaynarayan Barouliya dated 28/12/1990.
- * Power of Attorney in respect of Survey No. 138, Hissa No.8/9 bestowed by Smt. Neetakumari Kewalchand Vardavat in favour of M/s. Patel & Patel Associates - Partner Shri. Rajesh Jaynarayan Barouliya.
- * Satho Karar in respect of Survey No. 138, Hissa No.8/9 between Smt. Nitakumari Kewalchand Vardavat and Smt. Mandabai Harishchandra Manera dated 28/12/1990.
- * Power of Attorney in respect of Survey No. 138, Hissa No.8/9 by Smt. Mandabai Harishchandra Manera in favour of Smt. Neetakumari Kewalchand Vardavat dated 28/12/1990.

..5.

एल.एम. जाधव (वकील)

बी.ए.एल.एल.बी.

कार्यालय - शॉप नं. ३, तळ मजला, दुर्गेश्वरी सोसायटी, सिव्हील हॉस्पिटलच्या समोर, घोडी आळी,

टन्मणे ५५.१

..5..

दस्त क्रमांक १२०३/२०१८

- * Original Power of Attorney in respect of Survey No. 138, Hissa No.8/9 by Smt. Mandabai Harishchandra Manera in favour of Shri. Rajesh Jaynarayan Barouliya and Shri. Pravin Valjibhai Patel dated 30/11/1996.
- * Original Power of Attorney in respect of Survey No. 138, Hissa No.8/10 bestowed by Shri. Suresh Tukaram Manera in favour of Shri. Rajesh Jaynarayan Barouliya and Shri. Pravin V. Patel, dated 30.10.1996 registered on 24.02.1997.
- * Sathе Karar in respect of Survey No. 138, Hissa No.8/10 between Smt. Nitakumari Kevalchand Vardavat and Shri. Suresh Tukaram Manera dated 28/12/1990.
- * Power of Attorney in respect of Survey No. 138, Hissa No.8/10 by Smt. Nitakumari Kevalchand Vardavat in favour of Shri. Rajesh Jaynarayan Barouliya.
- * Power of Attorney in respect of Survey No. 138, Hissa No.8/10 by Shri. Suresh Tukaram Manera in favour of Smt. Nitakumari Kevalchand Vardavat dated 01/01/1991.
- * Original Power of Attorney in respect of Survey No. 138, Hissa No.13 (P) a bestowed by Smt. Aruna Manik Mhatre in favour of Shri. Rajesh Jaynarayan Barouliya and Shri. Pradcep Jaynarayan Barouliya dated 6/5/2003.
- * Power of Attorney in respect of Survey No. 138, Hissa No.13 (P) a by Smt. Aruna Manik Mhatre in favour of Kusum Sukanraj Rathod dated 2/1/1991.
- * Original Power of Attorney in respect of Survey No. 138, Hissa No.13 (P) b bestowed by Shri. Avinash Gajanan Gondhali in favour of Shri. Rajesh Jaynarayan Barouliya and Shri. Pravin Valjibhai Patel dated 08/11/1996.



..6..

- * Original Power of Attorney in respect of Survey No. 138, Hissa No.13 (P) b by Kusum Sukanraj Rathod in favour of M/s. Patel & Patel Associates - Partner Shri. Rajesh Jaynarayan Barouliya.
- * Power of Attorney in respect of Survey No. 138, Hissa No.13 (P) b bestowed by Shri. Avinash Gajanan Gondhali in favour of Smt. Kusum Sukanraj Rathod dated 02/1/1991.
- * Original Power of Attorney in respect of Survey No. 138, Hissa No.13 (P) c bestowed by Mrs. Savitribai Avinash Gondhali in favour of Shri. Rajesh Jaynarayan Barouliya and Shri. Pravin Valjibhai Patel dated 08/10/1996.
- * Original Power of Attorney in respect of Survey No. 138, Hissa No.13 (P) c by Kusum Sukanraj Rathod in favour of M/s. Patel & Patel Associates - Partner Shri. Rajesh Jaynarayan Barouliya.
- * Sathе Karar in respect of Survey No. 138, Hissa No.13 (P) c between Kusum Sukanraj Rathod and Mrs. Savitribai Avinash Gondhali dated 02/1/1991.
- * Original Power of Attorney in respect of Survey No. 138, Hissa No.13 (P) c by Mrs. Savitribai Avinash Gondhali in favour of Kusum Sukanraj Rathod dated 2/1/1991.

Title Certificate of each piece of land mentioned and described in the above schedule are given separately.

In the premises described above, it appears to me that all pieces of land detailed in the schedule have clear and marketable title without any reasonable doubt.

Thane
Date - 11/02/2008


L. M. JADHAV
Advocate.



'B'

गाव नमुना सात

अहवाल दिनांक : २५/०४/२००१

अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम , १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव : कावेसर

तालुका : ठाणे

जिल्हा : ठाणे

गट क्रमांक	गट क्रमांकाचा उपविभाग	भूधारणा पद्धती
		भोगवटादार वर्ग -१

१३८/८/फ

भोगवटादाराचे नाव

टक्का - ९
दस्ता क्रमांक ६२६/२०१७
१०१/०६३

शेताचे स्थानिक नाव

क्षेत्र आकार आणि पौ.ख. फे.फा.

खाते क्रमांक

लागवडी योग्य क्षेत्र हे. आर.चौ.मी.

वेणीबाई गोवर्धन पाटील

०.०५.५०

०.२३

०.००.७० (१६११)

३०५

कुळाचे नाव

इतर अधिकार

तुकडा

वरकस ०.०५.५०

एकूण ०.०५.५०

पोटखराब (लागवडी अयोग्य

वर्ग (अ) ०.००.७०

वर्ग (ब)

एकूण ०.००.७०

आकारणी ०.२३

जुडी किंवा

विशेष आकारणी

(१४८),(३८९),(४५८),(१३१४),(१३२५),(१३२७),(१४००),(१४०१),
(१४०२),(१४०३),(१४०५),(१४०९),(१५७९),(१५९४),(१६०२),(१६१५),(१७९३),
(२०५१)



सीमा आणि भूमापन चिन्हे

गाव नमुना बारा

पिकांची नोंदवहवी

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम , १९७१ यातील नियम २९]

वर्ष	हंगाम	पिकांखालील क्षेत्रांचा तपशील		लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
		मिश्र पिका खालील क्षेत्र					निर्भळ पिकाखालील क्षेत्र
		मिश्रणाचा संकेत	घटक पिके व प्रत्येका खालील क्षेत्र				अजल सिंचित
२००३-०४		मिश्रणाचा संकेत	घटक पिके व प्रत्येका खालील क्षेत्र	अजल सिंचित	जल सिंचित	स्वरूप क्षेत्र	
		Total Rs. 171		गवत	०.०५.५०		

For Tahasildar Thane

टनल - 9

दस्ता क्रमांक 208/209U

गाव नमुना सात

अहवाल दिनांक : २५/०४/२००१

अधिकार अभिलेख पत्रक

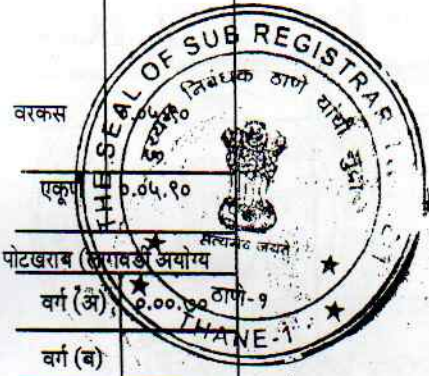
[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम , १९७९ यातील नियम ३, ५, ६ आणि ७]

गाव : कावेसर

तालुका : ठाणे

शिल्हा : ठाणे

गट क्रमांक	गट क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटाधार नाव	क्षेत्र	आकार	आणे प	पो.ख.	फ.फा.	खाते क्रमांक
१३८/८१		भोगवटाधार वर्ग -१							
शेताचे स्थानिक नाव			क्षेत्र	आकार	आणे प	पो.ख.	फ.फा.	खाते क्रमांक	
लागवडी योग्य क्षेत्र हे. आर.चौ.मी.			नरेश तुकाराम मणोरा	०.०५.९०	०.२३		०.००.७०	(१६११)	१२७
वरकस									कुळाचे नाव
एकूण ०.०५.९०									इतर अधिकार
पोटखराब (लागवडी अयोग्य)									तुकडा (३९२)
वर्ग (अ) ०.००.७० ठाणे-१									
वर्ग (ब)									
एकूण ०.००.७०									
आकारणी ०.२३									
जुडी किंवा विशेष आकारणी									
			(१४८),(३८९),(४५८),(१३१४),(१३१५),(१३२७),(१४०१),(१४०२), (१४०३),(१४०५),(१४०९),(१५७९),(१५९४),(१६०२),(१६१५),(१७९५),(२०५१)	सीमा आणि भूमापन चिन्हे					



गाव नमुना बारा

पिकांची नोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम , १९७९ यातील नियम २९]

वर्ष	हंगाम	पिकांचे क्षेत्र				पिकाचे नाव	जल सिंचित	लागवडीसाठी उपलब्ध नसलेली जमीन स्वरूप क्षेत्र	शेरा
		मिश्र पिका खालील क्षेत्र		निर्मळ पिकाखालील क्षेत्र					
		मिश्रणाचा संकेत क्रमांक	घटक पिके व प्रत्येका खालील क्षेत्र	अजल सिंचित	अजल सिंचित				
२००३-०४	खरीप	जल सिंचित	अजल सिंचित	पिकाचे जल सिंचित	अजल सिंचित	गवत	०.०५.९०		
२००४-०५	खरीप	जल सिंचित	अजल सिंचित	पिकाचे जल सिंचित	अजल सिंचित	गवत	०.०५.९०		
२००६-०७	खरीप	जल सिंचित	अजल सिंचित	पिकाचे जल सिंचित	अजल सिंचित	गवत	०.०५.९०		

For Tahasildar Thane

गाव नमुना सात

अहवाल दिनांक : २५/०४/२००१

अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव : कावेसर

तालुका : ठाणे

जिल्हा : ठाणे

गट क्रमांक	गट क्रमांकचा उपविभाग	भूधारणा पद्धती	भोगवट्यादाराचे नाव	<p>टनन - १</p> <p>दस्तावेज क्रमांक २२५/२०१८</p> <p>५६/८५३</p>
१३८/८/ह		भोगवट्यादार वर्ग -१		
शेताचे स्थानिक नाव			क्षेत्र आकार आण पौ.त्र. प.का.	

लागवडी योग्य क्षेत्र हे. आर. चौ. मी.

कमळाबाई कान्हा मणेर

०.०५.६० ०.२३ ०.००.७० (१६११)

५४

कुळाचे नाव

इतर अधिकार

तुकडा (३९२)

वरकस ०.०५.६०

एकूण ०.०५.६०

पोटखराब (लागवडी अयोग्य)

वर्ग (अ) ०.००.७०

वर्ग (ब)

एकूण ०.००.७०

आकारणी ०.२३

जुडी किंवा

विशेष आकारणी

(१४८),(३८९),(४५८),(१३१४),(१३१५),(१३२७),(१४०१),(१४०२),
(१४०३),(१४०५),(१५७९),(१५९४),(१६१५),(१७९६),(२०५१)



सीमा आणि भूमापन चिन्हे

गाव नमुना बारा

पिकांची नोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

वर्ष	हंगाम	पिकांखालील क्षेत्रांचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन स्वरूप क्षेत्र	जल सिंचनाचे साधन	शेरा
		मिश्र पिका खालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र					
		मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित			
२००३-०४	खरीप									

TRUE COPY
(As per data feed by Tahasildar)

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For Tahasildar Thank

टनन - ९

दस्त क्रमांक २२३/२०१७

me/Des

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम ३, ५, ६ आणि ७]

गाव नमुना सात

अहवाल दिनांक : २५/०४/२००१

अधिकार अभिलेख पत्रक

गाव : कार्वेसर

तालुका : ठाणे

जिल्हा : ठाणे

गट क्रमांक	गट क्रमांकाचा उपविभाग	भूधारणा पदधती	भोगवटादाराचे नाव
१३८/८ए	भोगवटादार वर्ग - १		

शेताचे स्थानिक नाव	क्षेत्र	आकार	आण	पै	फा.ख.	फस.का.	खाने क्रमांक
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लागवडी योग्य क्षेत्र हे. आर.चौ.मी.	मंदाबाई हरीचंद्र मणोरा	०.०५.६०	०.२३		०.००.७०	(१६११)	२४८
							कुळाचे नाव
							इतर अधिकार
							तुकडा (३९२)
							सीमा आणि भूमापन चिन्हे



पॉटखराचे (लागवडी क्षेत्राचे)	
वर्ग (अ)	०.००.७०
वर्ग (ब)	
एकूण	०.००.७०
आकारणी	०.२३
जुडी किंवा विशेष आकारणी	

(१४८),(३८९),(४१८),(१३१४),(१३१५),(१३२७),(१४०१),(१४०२),(१४०३),(१४०५),(१४०९),(१५७९),(१५९४),(१६१५),(१७९७),(१०५१)

गाव नमुना बारा
पिकांची नोंदवहवी

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम २९]

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील				लागवडीसाठी उपलब्ध नसलेली जमीन स्वरूप क्षेत्र	जल सिंचनाचे साधन	शेत
		मिश्र पिका खालील क्षेत्र		निर्भळ पिकाखालील क्षेत्र				
		मिश्रणाचा संकेत क्रमांक	घटक पिके व प्रत्येका खालील क्षेत्र	पिकाचे नाव	जल सिंचित			
२००३-०४	खरीप	जल सिंचित	अजल सिंचित	पिकाचे जल सिंचित	अजल सिंचित	गवत	०.०५.६०	
२००४-०५	खरीप	जल सिंचित	अजल सिंचित	पिकाचे जल सिंचित	अजल सिंचित	गवत	०.०५.६०	
२००६-०७	खरीप	जल सिंचित	अजल सिंचित	पिकाचे जल सिंचित	अजल सिंचित	गवत	०.०५.६०	

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For Tahasildar Thane

गाव नमुना सात

अहवाल दिनांक : २५/०४/२००१

अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम ३, ५, ६ आणि ७]

गाव : कावेंसर

तालुका : ठाणे

जिल्हा : ठाणे

गट क्रमांक	गट क्रमांकाचा उपविभाग	भूधारणा पध्दती	भोगवट्यादाराचे नाव	जिल्हा क्रमांक
१३८/८/ज		भोगवट्यादार वर्ग -१		२०९/२०१८
शेताचे स्थानिक नाव				खालील क्रमांक
लागवडी योग्य क्षेत्र हे. आर.चौ.मी.				३५१
सुरेश तुकाराम मणेर				कुळाचे नाव
०.०५.६० ०.२३ ०.००.७० (१६११)				इतर अधिकार तुकडा (३०३)

वरकस	०.०५.६०
एकूण	०.०५.६०
पोटखराब (लागवडी अयोग्य)	
वर्ग (अ)	०.००.७०
वर्ग (ब)	
एकूण	०.००.७०
आकारणी	०.२३
जुडी किंवा विशेष आकारणी	

(१४८),(३८९),(४५८),(१३१४),(१३१५),(१३२७),(१४००),(१४०१),
(१४०२),(१४०३),(१४०५),(१४०९),(१५७९),(१५९७),(१६०२),(१६१५),(१७९
४),
(२०५१)



सीमा आणि भूमापन चिन्हे

गाव नमुना बारा

पिकांची नोंदवहया

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम २९]

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील				लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा
		मिश्र पिका खालील क्षेत्र		निर्भेळ पिकाखालील क्षेत्र				
		मिश्रणाचा संकेत क्रमांक	घटक पिके व प्रत्येका खालील क्षेत्र	अजल सिंचित	अजल सिंचित			
२००३-०४	खरीप	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	स्वरूप क्षेत्र		
२००४-०५	खरीप	जल सिंचित	अजल सिंचित	गवत	जल सिंचित	०.०५.६०		
२००६-०७	खरीप	जल सिंचित	अजल सिंचित	गवत	जल सिंचित	०.०५.६०		

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25/4/07
171-
For Tahasildar Thane

टनन - ९

दस्ता क्रमांक २०३/२०१४

गाव नमुना सात

अहवाल दिनांक : २५/०४/२००१

अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम , १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव : कावेसर

तालुका : ठाणे

जिल्हा : ठाणे

गट क्रमांक	गट क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नाव	क्षेत्र	आकार	आण पै	प्रो.ख.	फो.फा.	खाते क्रमांक
१३८/१३/क		भोगवटादार वर्ग -१							
शेताचे स्थानिक नाव			सावित्रीबाई अम्बिनाश गोंधळी	०.०५.००	०.२३			(१५८५)	३५२
लागवडी योग्य क्षेत्र हे. आर.चौ.मी.									कुळाचे नाव
									इतर अधिकार तुकडा (३९२)
शेताचे स्थानिक नाव									सीमा आणि भूमापन चिन्हे
लागवडी योग्य क्षेत्र हे. आर.चौ.मी.									
वर्ग (अ)									
वर्ग (ब)									
एकूण									
आकारणी			०.२३						
जुडी किंवा विशेष आकारणी			(९१२),(९९९),(२०५१)						



गाव नमुना द्वारा

पिकांची नोंदवहवी

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम , १९७१ यातील नियम २९]

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन स्वरूप क्षेत्र	जल सिंचनाचे साधन
		मिश्र पिका खालील क्षेत्र				निर्भळ पिकाखालील क्षेत्र			
		मिश्रणाचा संकेत क्रमांक		घटक पिके व प्रत्येका खालील क्षेत्र		अवतल सिंचित			
जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित			
२००३-०४	खरीप	TRUE COPY (As per data feed by Talathi. Copy applied for on Copy entered on Total Rs. 171/-						गवत	०.०५.००
२००४-०५	खरीप							गवत	०.०५.००
२००६-०७	खरीप	For Tahasildar Thane						गवत	०.०५.००

गाव नमुना सात

अहवाल दिनांक : २५/०४/२००१

अधिकार अभिलेख पत्रक

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम , १९७१ यातील नियम ३, ५, ६ आणि ७]

गाव : काबेसर

तालुका : ठाणे

जिल्हा : ठाणे

गट क्रमांक	गट क्रमांकाचा उपविभाग	भूधारणा पद्धती	भोगवटादाराचे नाव
१३८/१३/ब		भोगवटादार वर्ग -१	

शेताचे स्थानिक नाव	क्षेत्र	आकार	आणे	पै	पो.ख.	फ.फा.	खाते क्रमांक
लागवडी योग्य क्षेत्र हे. आर. चौ.मी.	अविनाश जी गोंधळी	०.०४.००	०.२३		०.०१.००	(१५८५)	१२
वरकस	०.०४.००						कुळाचे नाव
एकूण	०.०४.००						इतर अधिकार
पोटखराब (लागवडी अयोग्य)							तुकडा
वर्ग (अ)	०.०१.००						(३९२)
वर्ग (ब)							
एकूण	०.०१.००						
आकारणी	०.२३						
जुडी किंवा विशेष आकारणी							

टन - १
दस्तावेज क्रमांक १२९३/२०१७
५०/०६०३



गाव नमुना बारा

पिकांची नोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम , १९७१ यातील नियम ३, ५, ६ आणि ७]

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा
		मिश्र पिका खालील क्षेत्र			निर्भळ पिकाखालील क्षेत्र					
		मिश्रणाचा संकेत क्रमांक	घटक पिके व प्रत्येका खालील क्षेत्र	अजल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित			

२००३-०४

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For Tahasildar Thane

दस्तावेज क्रमांक १२७३/२०१०
 ५१/५०३

गाव नमुना सात
 अधिकार अभिलेख पत्रक

अहवाल दिनांक : २५/०४/२००१

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम ३, ५, ६ आणि ७]

गाव : कावेसर	तालुका : ठाणे	जिल्हा : ठाणे
गट क्रमांक उपविभाग १३८/१३/अ	भूधारणा पद्धती भोगवट्यादार वर्ग -१	भोगवट्यादारचे नाव
शेताचे स्थानिक नाव लागवडी योग्य क्षेत्र हे. आर.चौ.मी.	क्षेत्र आकार आणे पै ०.०५.०० ०.२४	फौ.ख. फ.फा. (१५८५)
खाते क्रमांक ११	कृळाचे नाव	इतर अधिकार तुकडा (३९२)
पोस्टाग्रह (लागवडी असल्यास) वर्ग (अ) वर्ग (ब) एकूण आकारणी नुडी क्विटा विशेष आकारणी	अरुणा मणिक म्हात्रे ०.०५.०० ०.२४ (११२),(११९),(२०५१)	सीमा आणि भूमापन चिन्हे

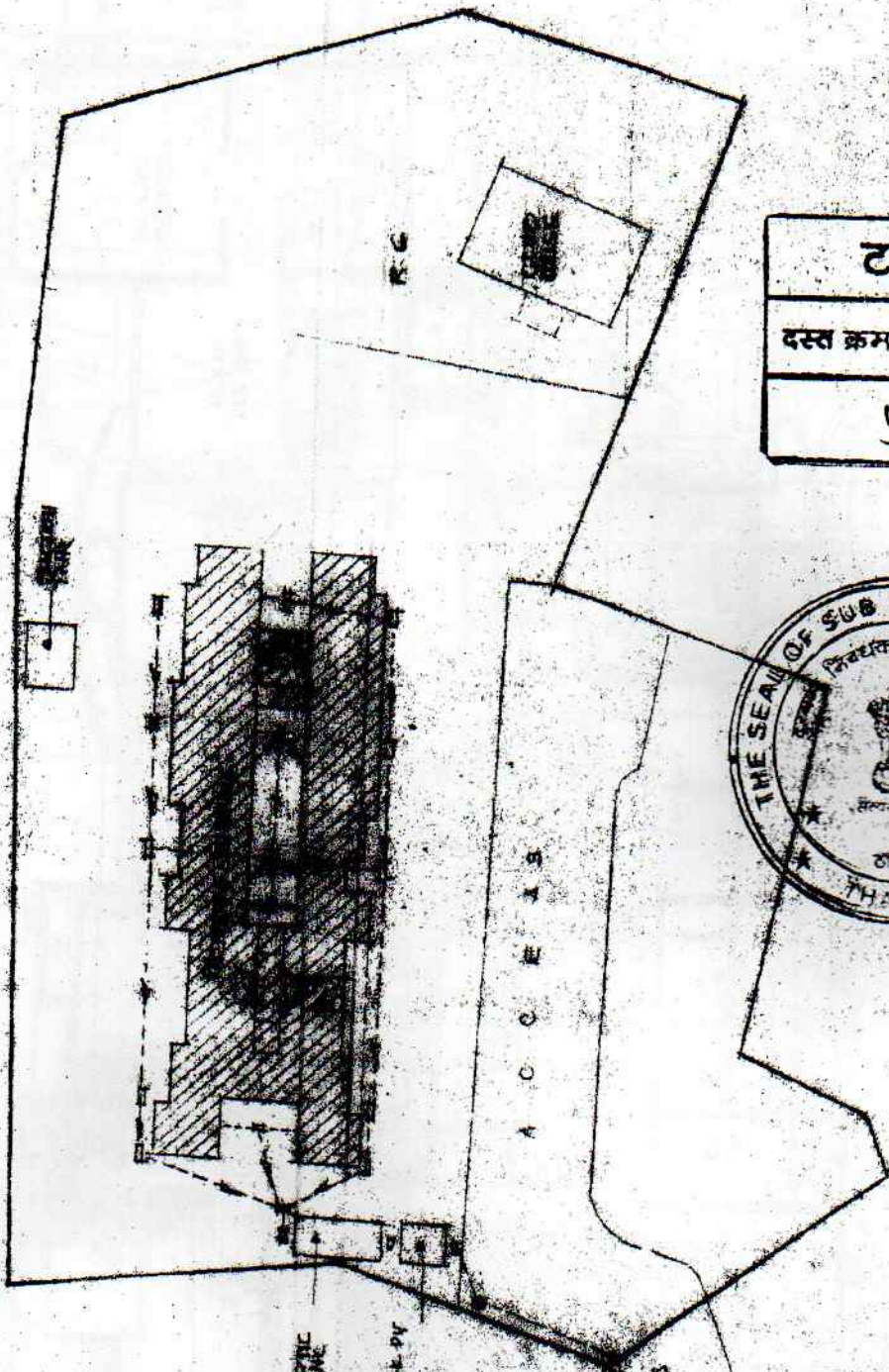


गाव नमुना वारा
 पिकांची नोंदवही

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहया (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम २९]

वर्ष	हंगाम	पिकाखालील क्षेत्रांचा तपसवील				लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा
		मिश्र पिका खालील क्षेत्र		निर्मळ पिकाखालील क्षेत्र				
		मिश्रणाचा संकेत क्रमांक	घटक पिके व प्रत्येका खालील क्षेत्र	पिकाचे जल सिंचित	जल सिंचित			
२००३-०४	खरीप	(As per data feed by Talathi. Copy applied for on 25/4/07)	गवत	०.०५.००				
२००४-०५	खरीप	Copy delivered on Total Rs. 176	गवत	०.०५.००				
२००६-०७	खरीप	For Tahasildar Thane	गवत	०.०५.००				

'C'



टनन - 9
दस्त क्रमांक 203/2090
42/003



SEPTIC TANK & SINK PIT

A C C E S S

SEPTIC TANK

SINK PIT

A C C E S S

टनन - 9

दस्ता क्रमांक 203/20912

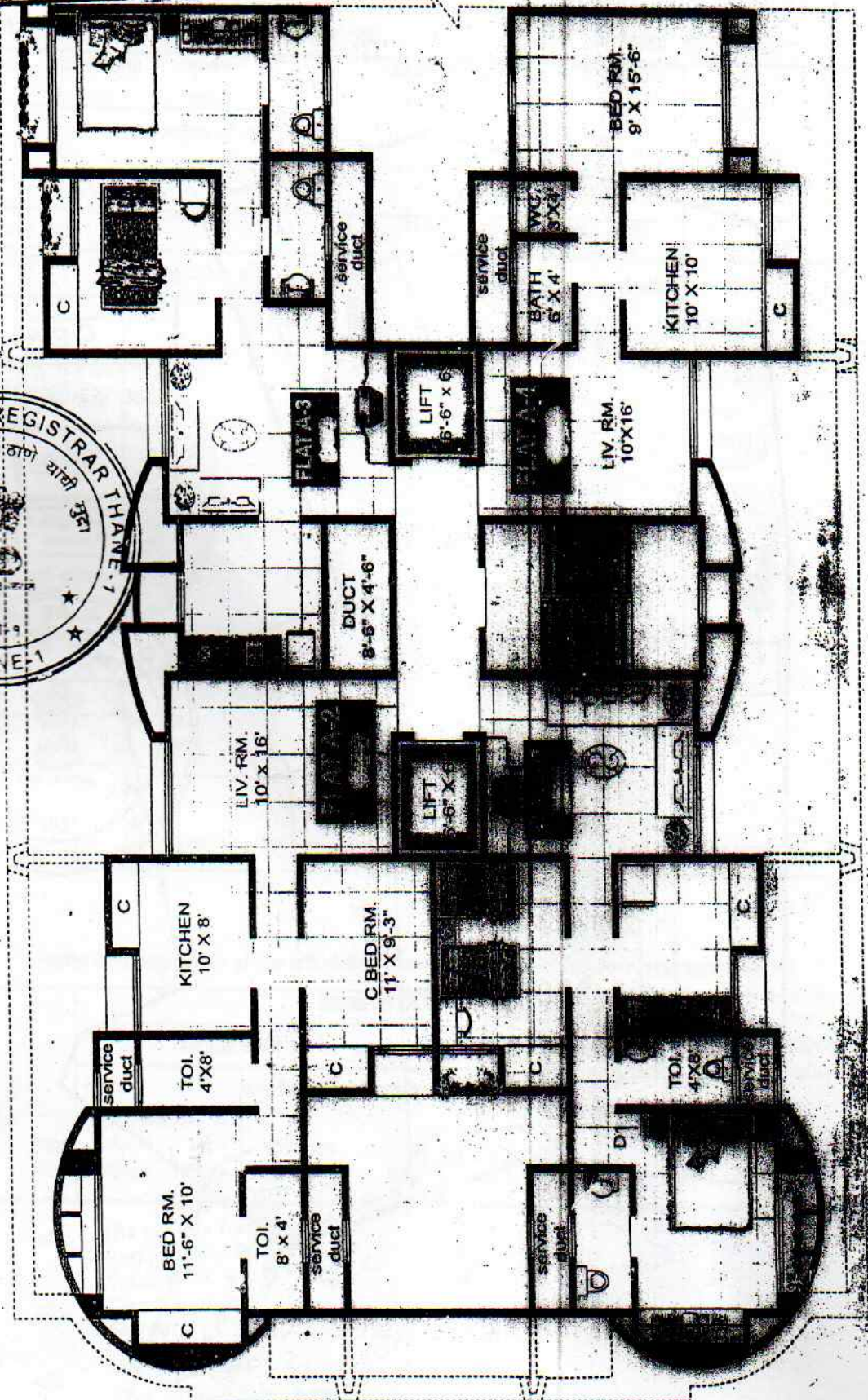
40/1003

'D'

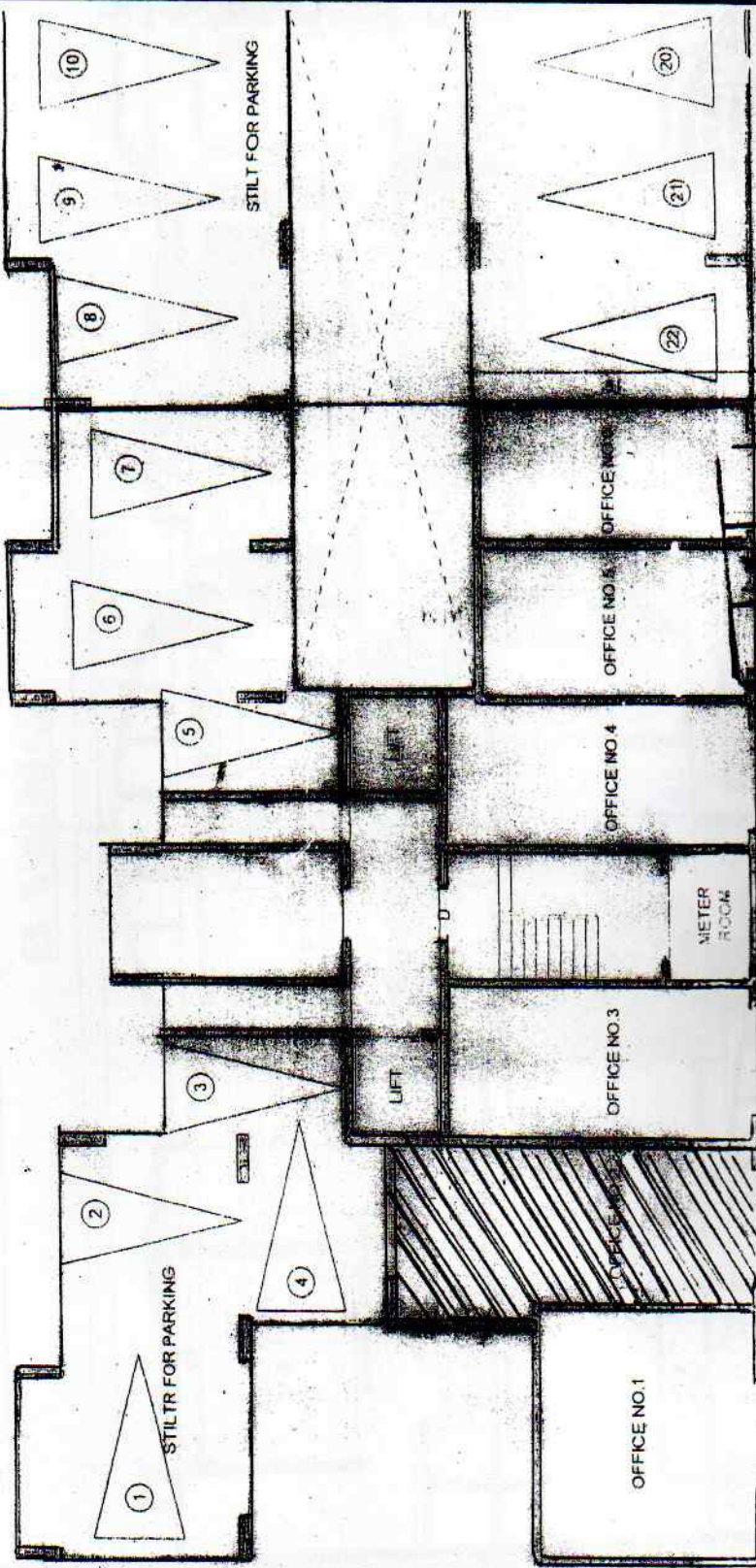


A WING

TYPICAL FLOOR PLAN



SCHEDULE - E



टनन - 9
 स्त क्रमांक 203/2090
 48/003



OFFICE No. 2
 Ground floor,
 PooJa Galaxy.

GROUND FLOOR PLAN

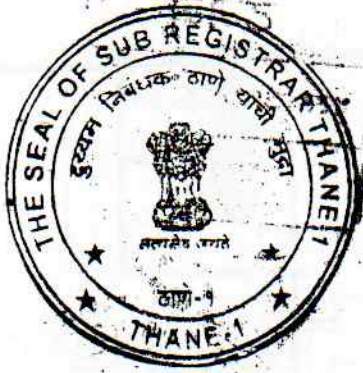
KCE

C

टनन - १

दस्ता क्रमांक १२७/२०१७

५५/७७



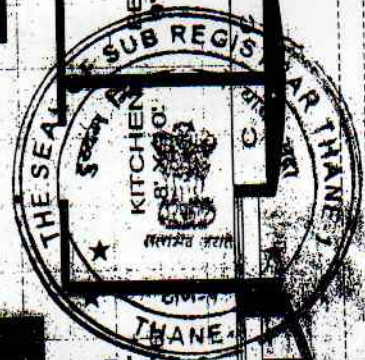
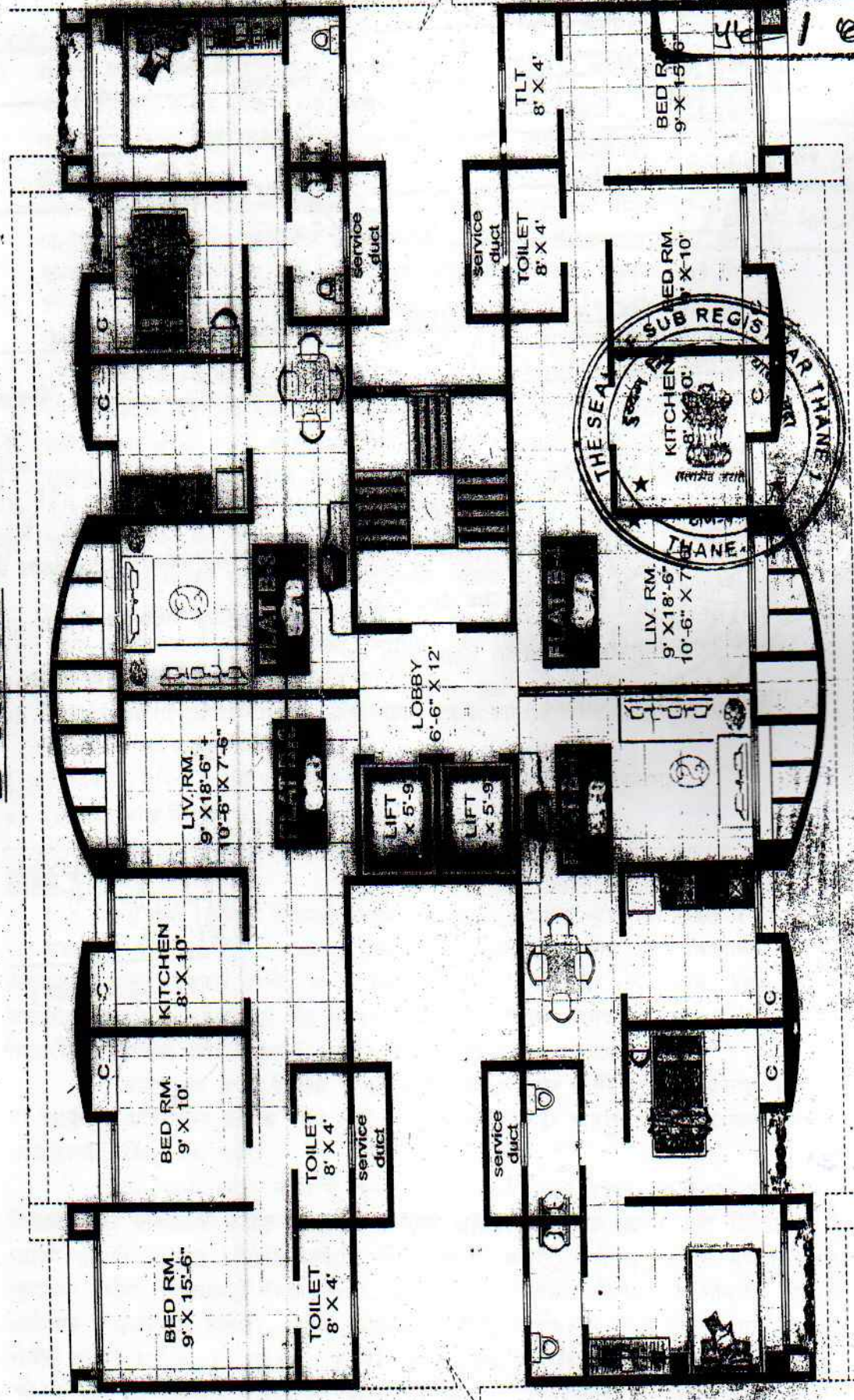
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टनन - 9

'E'

दस्त क्रमांक 123/209U

40/03/20

PARTICULARS OF THE PREMISES

Building No. A Bungalow No. -
Row House No. - OFFICE
Flat No. 2
Shop No. - Garage No. -
Parking Space No. - Floor No. GROUND
Area 282 Sq. Mtrs. (Carpet)

Total Price Rs. 2600,000 /- (Rupees Twenty -
Six Lakh → → Only)



The Purchaser agrees to purchase the abovementioned premises as per Plans and specifications seen and approved by him/her/them and containing Amenities as in Schedule 'E' attached hereto for a price as mentioned hereinabove.

[Handwritten Signature]

(PURCHASER)

क्र.महसुल/कक्ष-१/टे-१/एनएपी/एसआर २३/०६

जिल्हाधिकारी कार्यालय ठाणे

दिनांक 7 MAY 2007

वाच्यते :-

- १) श्रीमती वेणीबाई गोवर्धन पाटील व इतर यांचे कु.मू. श्री राजेश जे बोरोलिया रा. धनलक्ष्मी चॅंबर्स , तिसरा मजला, गोखले रोड, ठाणे (प) यांचा दिनांक ३०/१/२००६ रोजीचा अर्ज ९
- २) सहस्रिलदार ठाणे यांचे कडिल चौकशी व स्थळ पहाणी अहवाल जमिनबाब/२/वशी-३० क्रमांक २२८३/२०१७
- ३) अपर जिल्हाधिकारी व सक्षम प्राधिकारी ठाणे, नागरी संकुलन ठाणे यांचे कडिल आदेश ३) क्र. युएलसी/टिए/कावेसर/एसआर २४९ दिनांक २९/६/९०, २) क्र. युएलसी/टिए/कावेसर/एसआर २५० दिनांक २९/६/९० ३) क्र. युएलसी/टिए/कावेसर/एसआर २५२ दिनांक २९/६/९० ४) क्र. युएलसी/टिए/कावेसर/एसआर २५३ दिनांक २९/६/९० ५) क्र. युएलसी/टिए/कावेसर/एसआर २५५ दिनांक २९/६/९० ६) क्र. युएलसी/टिए/टे-१/एसआर ५८ दिनांक २५/५/९९ ७) क्र. युएलसी/टिए/टे नं -१ / एसआर ५९ दिनांक २१/५/९८ ८) क्र. युएलसी/टिए/टे-१/एसआर ६१ दि २१/५/९९ ९) क्र. युएलसी/टिए/टे-१/एसआर ६४ दिनांक २१/५/९८ १०) क्र. युएलसी/टिए/टे-१/ एसआर ६ दि २३/६/९८ ११) क्र. युएलसी/टिए/टे-२/वशी-४६६९ दि २/९/९० १२) क्र. युएलसी/टिए/कलम-२०/एकिकरण/ एसआर ५८ व इतर दिनांक १०/४/२००६ १५) नगर विकास विभाग मंत्रालय, मुंबई यांचे कडिल मुदतवाक म.क्र. मु.क्र. १०/२००६ या क्र. ७४३/ नाजकथा-२ दिनांक १८/१/२००६
- ४) ठाणे महानगरपालिकेकडिल विकास परवानगी क्रं. वि.क्र. २००६/२८/टिएमसी/टि.डी/३११७/व दिनांक १८/४/२००६ रोजीचे हमीपत्र
- ५) सामान्यशाखा (भूसंपादन विभाग) यांचे कडिल पत्र क्र.सामान्य/कावेसर/एसआर -१५५ दिनांक १३/४/२००६
- ६) दिनांक ५/२/२००६ रोजीचा दैनिक 'महाराष्ट्र दिनमान' मधील जाहिरनामा
- ७) अर्जदार यांचे दिनांक १८/४/२००६ रोजीचे हमीपत्र

आदेश :-

ज्या अर्थी श्रीमती वेणीबाई गोवर्धन पाटील व इतर यांचे कु.मू. श्री राजेश जे बोरोलिया रा. धनलक्ष्मी चॅंबर्स , तिसरा मजला, गोखले रोड, ठाणे (प) यांनी ठाणे जिल्हयातील ठाणे तालुक्यातील मौजे कावेसर येथील स नं १३८/८अ, ८ग, ८फ, ८ज, ८ह, १३अ, १३ब, १३क मधील आपल्या मालकीच्या जमिनीतील क्षेत्र ४६५०-०० चौ.मी. एवढ्या जागेचा रहिवास व वाणिज्य या बिगरशेती प्रयोजनार्थ वापर करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे.

आणि ज्या अर्थी, दिनांक ५/२/२००६ रोजी अर्जदार यांनी दैनिक महाराष्ट्र दिनमान या वृत्तपत्रात जाहिरनामा प्रसिध्द केला आहे. त्यामुदतीत कोणतीही हरकत/तक्रार या कार्यालयाकडे प्राप्त झालेली दिसून येत नाही.

त्या अर्थी आता महाराष्ट्र जमीन महसुल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी यांच्याकडे मिहित करण्यांत आलेल्या अधिकारांचा वापर करुन उक्त जिल्हाधिकारी याद्वारे श्रीमती मंदाबाई हरिश्चंद्र मणोरा, नरेश तुकाराम मणोरा, वेणीबाई गोवर्धन मणोरा, सुरेश तुकाराम मणोरा, कमळाबाई कान्हा मणोरा, अरुण माणिक म्हात्रे, अविनाश जि गोंधळी, सावित्री अविनाश गोंधळी रा. कावेसर, ता.जि. ठाणे यांना ठाणे तालुक्यातील मौजे कावेसर ता. जि.ठाणे येथील स नं १३८/८अ, ८ग, ८फ, ८ज, ८ह, १३अ, १३ब, १३क क्षेत्र ४६५०-०० चौ.मी. पैकी ३८३८-५० चौ.मी. क्षेत्राची रहिवास व ११४-०० चौ.मी. वाणिज्य या बिगरशेतकी प्रयोजनार्थ वापर करण्या बाबत फुडिल शर्तीवर अनुज्ञा (परमिशन) देण्यांत येत असून, ठाणे महानगरपालिकेकडिल मंजूर बांधकाम नकाशाप्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही.

१. आर.जी.

६९७-५० चौ.मी४

त्या शर्ती अशा :-

१. ही परवानगी अधिनियम त्याखालील केलेले नियम यांना अधिन ठेवून देण्यांत आलेली आहे. **टन** व **दस्त क्रमांक** ५१/७५७

२. अनुज्ञाग्राही व्यक्तीने (ग्रॅंटीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपरोक्त करण्यांत परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ केवळ केला पाहिजे. आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशा इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची समस्त लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या वापरावरून जमिनीचा वापर ठरविण्यांत येईल.

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

३अ. ठाणे महानगरपालिकेकडून परवानगीची मुदतवाढ करून घेणे अनुज्ञाग्राहीवर बंधनकारक राहिल. अन्यथा दिलेली बिनशेती परवानगी आपोआप रद्द समजाण्यांत येईल



अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित महानगरपालिका प्राधिकरण यांचे समाधान होईल अशा रीतीने अशा जमीनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभाग कडून अशा भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासून एक वर्षाच्या आत मंजूर आराखड्या प्रमाणेच कांटेकोरपणे विकसित केली पाहिजे. आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.



अनुज्ञाग्राही व्यक्तीस असा भूखंड विकवण्याचा असेल किंवा त्याची इतर प्रकारे विल्हेवाट लावण्याचा असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्याने निष्पादित केलेल्या विल्हेवात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.

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

- ६अ प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्यापेक्षा जास्त मजल्याचे असू नये.
७. प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्याच्या बांधकामास सुरुवात करण्यापुर्वी अनुज्ञाग्राही व्यक्तीने (ग्रॅंटीने) ठाणे महानगरपालिका यांची असे बांधकाम करण्याविषयीची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.
८. अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या नकाशात दर्शविल्या प्रमाणे सीमांतिक मोकळे अंतर (ओपन मार्जिनल डिस्टेंसेस) सोडले पाहिजे.
९. या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा बिगर शेती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यांत आला असेल तर ती गोष्ट अल्पावधीत अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी रद्द करण्यांत आली असेल त्याचे समजाण्यांत येईल.
१०. अनुज्ञाग्राही 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 आत तहसिलदारास मार्फत ठाणे तहसिलदारास कळविले पाहिजे. जर तो असे करण्यास चुकेल तर महाराष्ट्र जमीन महसुल (जमीनीच्या वापरातील बदल व बिगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाग्राही पात्र ठरेल.
११. सदर आदेशाच्या दिनांकापासून सदर अनुज्ञाग्राहीने त्या जमीनीच्या संबधत दर चौ.मी. मागे दर चौ.मी. मागे ०.२८-२ रुपये दराने बिगर शेतकी आकारणी दिली पाहिजे. किंवा

परवानगीच्या तारखेच्या पुर्चलक्षी 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 शेवकी आकारणीच्या हमोची मुदत अजून समाप्त व्हायच्याही आहे ही गोष्ट विचारात घेण्यात येणे आवश्यक आहे.

१२. सदर जागेची अति तातडीची मोजणी फी रक्कम रु. १३५००/- (अक्षरी रु. हजार पाचशे मात्र) चलन क्र. २२८/०७ दि. १६/५/२००७ अन्वये शासन जमा केली आहे.
१३. भूमापन विभागाकडून जमीनीची मोजणी करण्यांत आल्या नंतर अशा जमीनीने बिनशेती क्षेत्रफळ आढळून येईल किंवा क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच बिगरशेतकी आकारणीच्या बदल करण्यांत येईल.
१४. सदर जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्राहीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेश रद्द समजण्यांत येईल. व अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.
१५. पुर्वीच मंजूर केलेल्या नकाशावरहुकुम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणतीही भर घालता कामा नये किंवा ती मध्ये कोणताही फेरबदल करता कामा नये मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घ्यावी असेल आणि अशा भरिचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट मजबूत अनुज्ञाग्राही व्यक्तीने आज्ञाग्राही परिसरात अस्वच्छता व घाबरा निर्माण होण्यानाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व पाण्यापाण्याची विनियमन कमीतीची व्यवस्था केली पाहिजे.
१६. जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या कालावधीत अनुज्ञाग्राही 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 अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाग्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिका-यास 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 करण्यांत आले असेल किंवा तरतूदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्या आंत अशा रीतीने उभारलेली, इमारत काढून टाकण्या विषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असेल. तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रीत्यर्थ आलेला खर्च अनुज्ञाग्राही व्यक्ती कडून जमीन, महसुलाची थकबाकी 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 कायद्यांचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील. त्या उपबंधांच्या अधिन असेल.
२०. अनुज्ञाग्राही यांनी बिगरशेतकी आकारणीच्या पाचपट रक्कम रु. ६८७८/- (अक्षरी रु. सहा हजार आठशे अठ्ठावहत्तर मात्र) रूपांतरीत कर (कन्व्हर्शन टॅक्स) म्हणून तहसिलदार ठाणे यांचेकडील पावती क्र. १७००४४८ दिनांक १६/५/२००७ अन्वये सरकार जमा केली आहे.
२१. अनुज्ञाग्राही यानी ठाणे महानगरपालिका ठाणे यांचेकडील मंजूर नकाशावर हुकुमच बांधकाम केले पाहिजे.



क्र.महसुल/कश-१/टे-१/एनएपी/एसआर २३/०६

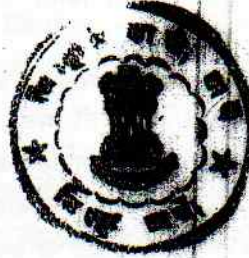
२२. अनुज्ञाप्राही यांनी ठाणे महानगरपालिका यांचेकडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामामध्ये बदल करून ज्यादा चढईक्षेत्र निर्देशांक वापरल्यास अनुज्ञाप्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरुपाचा गुन्हा दाखल करण्यास पात्र राहतील व असे ज्यादा बांधकाम दुर करण्यास पात्र राहिल.

२३. अपर जिल्हाधिकारी ठाणे नागरी संकुलन ठाणे यांचेकडील उपरोक्त प्रस्तावनेत नमुद केलेप्रमाणे कलम-२० खाली परीत करणेत आलेल्या आदेशामध्ये नमुद केले प्रमाणे बांधकाम करणे हे परवानगी धारकांवर बंधनकारक राहिल व सदनिका शासनाने देणे बंधनकारक राहिल.

टनन - ४
दस्त क्रमांक (२०७) / २०१७
६९ / १०३

सही/-
(एस.एस.झोंड)
जिल्हाधिकारी ठाणे.

वै. वेंणीबाई गोवर्धन पाटील व इतर
रा. कावेसर, ता.जि. ठाणे



निर्ममित केले

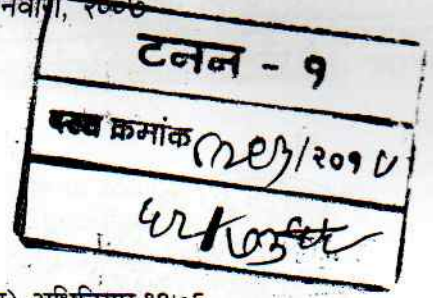
[Signature]
जिल्हाधिकारी ठाणे करिता

'H'

क्रमांक : मुदत १०/२००६/प्र.क्र.७४३/नाजकधा-२
नगर विकास विभाग,
मंत्रालय, मुंबई ४०० ०३२
दिनांक : १८ जानेवारी, २००६

प्रति,

✓ श्रीमती वेणीबाई पाटील व इतर,
द्वारा : श्री.राजेश बरोलीया,
रा.ठाणे.



विषय : नागरी जमीन (कमाल धारणा व विनियमन) अधिनियम, १९७६.
कलम २० खालील योजनेची अंमलबजावणी सुरु करुन पूर्ण करण्यासाठी
दंडात्मक मुदतवाढ मिळणेबाबत
जमिनधारक : श्रीमती वेणीबाई पाटील व इतर
जमिनीचा तपशील : मौजे-कावेसर, स.क्र.१३८/८, ५ ते १०

संदर्भ : अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी, नाजकधा, ठाणे प्रादेशिक
क्रमांक-युएलसी/टिए/एटीपी/ एस.आर.५८, ५९, ६०
दि.२६.१२.२००६ चे पत्र.



महोदय,

विषयांकित योजनेची अंमलबजावणी सुरु करुन पूर्ण करण्यासाठी योजनेतील अपूर्ण बांधकामासाठी प्रती वर्ष रु.५/- प्रति चौ.फूट या दराने दंडाची रक्कम निश्चित करण्याची रक्कम योजनाधारकाने शासनाकडे अदा केल्यानंतर मुदतवाढ देण्याबाबतचा प्रस्ताव शासनाकडे पाठवावा असे शासन समक्रमांक दि.२१ सप्टेंबर २००६ रोजीच्या पत्रान्वये अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी, ठाणे यांना कळविण्यात आले आहे. प्रस्तुत योजनेची मुदत ही दि.२३.४.१९९७ रोजी संपुष्टात आलेली आहे.

अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी, ठाणे यांनी संदर्भाधीन पत्रान्वये प्रती वर्ष रु.५/- प्रति चौ.फूट या दराने दंडाची रक्कम रु.४१,९८०/- आपण शासनाकडे अदा केली असल्याचे शासनास कळविलेले असल्याने प्रस्तुत योजनेस देय दिनांकापासून एक वर्षाची मुदतवाढ देण्यात येत आहे.

योजना मंजूरीच्या आदेशातील इतर अटी व शर्ती कायम ठेवण्यात येत आहे.

आपला
मो.कि.जोशी

(मो.कि.जोशी)

कक्ष अधिकारी, महाराष्ट्र शासन.

प्रत,

१. अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी, ठाणे नागरी समूह, ठाणे.
२. आयुक्त, ठाणे महानगरपालिका, ठाणे.

टनन - १

1

3835

दस्ता क्रमांक २२७/२०१७

७३/ ७३

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE.

Ground / Stilt + 11th Floor + 12th Floor Part Only

DRC NO. 090 (ROAD)

V. P. NO. 2005/28

TMC/TDD

SRX

DATE: 28/3/2005

TO

मे.अरविंद खरे

(ARCHITECT)

मे.पटेल अॅण्ड पटेल असोसिएट्स

(OWNERS)

Sir,



With reference to your application No.32184 dated 23/10/2007 for development permission/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. 138 in village Kavesar Sector VI, situated at Road / Street :-Kavesar Road, S.No. 8 & 5 No.138, H.No.13 Village Kavesar the development permission / 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 until occupancy permission has been granted.

3) The development permission shall remain valid for a period of one year commencing from the date of its issue.

4) This permission does not entitle you to develop the land which does not vest in you.

5) The proposed Building should be structurally designed by considering seismic forces as per I.S.I. Code No. 1893 & 4326 and certificate of Structural stability should be submitted at the stage of Plinth and occupation certificate.

6) वापर परवान्यापूर्वी आर.जी.विकसित करणे आवश्यक राहिल.

7) बांधकाम सुरु करण्यापूर्वी जमिनीची प्रत व मंजूर नकाशे विचारत घेऊन आर.सी.सी. संरचना केल्याबाबत व त्याप्रमाणे आर.सी.सी.संरचना स्टॅबिलिटी असल्याबाबत आर.सी.सी.तज्ञांचा दाखला सादर करावा.

8) जोता प्रमाणपत्रापूर्वी भुखंडा भावेती कुंपण भिंत बांधणे आवश्यक

9) वापर परवान्यापूर्वी वृक्ष, पाणी व ड्रेनेज विभागाचे नाहरकत दाखले सादर करावेत.

10) जोता प्रमाणपत्रापूर्वी नियोजित सबस्टेशनसाठी एम.एस.इ.बी.चे आवश्यकतेनुसार आराखडे मंजूर करून घ्यावेत.

11) वापर परवान्यापूर्वी उद्दवहन यंत्रासाठी आवश्यक शासकीय विभागाचा दाखला सादर करावा.

12) पाण्याचा निचरा होण्यासाठी Rain Water Harvesting ची सुविधा करणे आवश्यक

राहील.

१५) सदरची परवानगी पूर्णतः सुधारित असल्याने यापूर्वी काम सुरू करावयाची नोटीस मान्य केली होती ती रद्द करण्यात येत आहे. त्यामुळे सी.सी.शिवाय कोणत्याही प्रकारचे बांधकाम करू नये.

१६) नियमानुसार आवश्यक ती शुल्क वेळोवेळी भरणे आवश्यक

टनन - ५
दस्ता १२९१/१०१५
५५१ ७३

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

सावधान

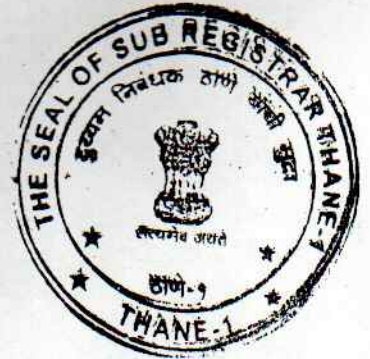
पुढील नकाशाद्वारा वाढविलेले नवे बांधकाम किंवा विस्तार नियमनाम्युसार बांधकाम करावे. बांधकाम न करता बांधकाम करणे, नकाशाबाह्य बांधकाम करणे किंवा अतिरिक्त बांधकाम करणे अशा बांधकामांचे कलम ५२ अन्वये दंडापात्र आहे. त्यासाठी वास्तविक बांधकाम करणे बंद ठेवले आहे.



Yours faithfully,

[Signature] 18/10/15
Executive Engineer
Municipal Corporation,
the city of Thane.

Office No. _____
Office Stamp _____
Date _____
Issued By _____



PROFORMA 'B'

AREA STATEMENT

AREA OF THE PLOT 9

DEDUCTIONS FOR
 AND ACQUISITION
 PROPOSED ROADS
 OBSERVATION/S

TOTAL AREA OF THE PLOT

DEDUCTIONS FOR
 CREATION GASOLEN
 INTERNAL ROADS

TOTAL PLOT AREA (3-4C)

CONDITIONS FOR F.S.I. PURPOSE
 = 100%
 = 100%
 TOTAL OF 2-3



NET AREA OF THE PLOT (5-8E)

FINAL PERMISSIBLE BUILT-UP AREA

EXISTING BUILT-UP AREA

PROPOSED BUILT-UP AREA

ACCESS BALCONY AREA

TOTAL BUILT-UP AREA (N+5-8E)

BALCONIES

ADVANCE BUILT-UP AREA

BALCONY AREA STATEMENT

REFER TO BALCONY STATEMENT

TENEMENT STATEMENT

COVERED AREA (AS PER TENEMENT STATEMENT)

DEDUCTIONS FOR SHOPS ETC
 AVAILABLE FOR TENEMENTS (1-2)

VENUES PERMISSIBLE AS PER TENEMENT STATEMENT

VENUES PROPOSED

VENUES EXISTING

TENEMENTS ON THE PLOT

PARKING AREA STATEMENT

NO. REQUIRED

RED GARAGES PERMISSIBLE

RED GARAGES PROVIDED

PARKING PROVIDED

DOORS-WINDOWS

T.W. FLUSH DOOR

T.W. PANELLED

ALUMINIUM OPERABLE WINDOW

BOUNDARY OF THE POST OFFICE
PROPOSED CONSOLIDATION
PROPOSED BRANCHES

1882

1882

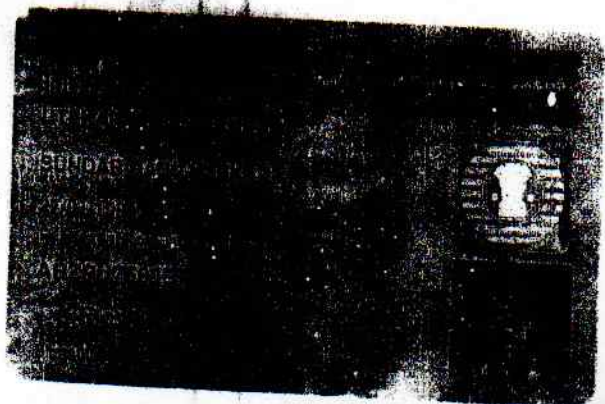
1882

1882

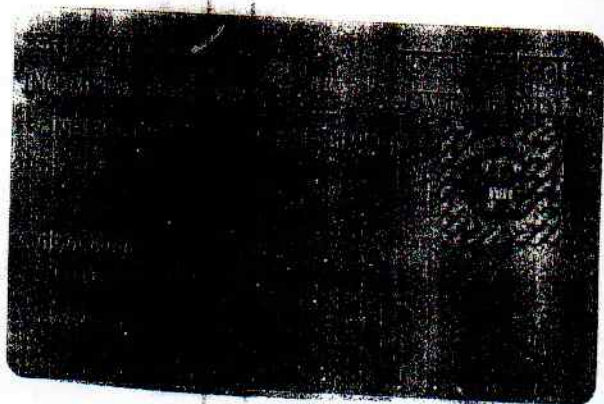
टलन - १
दस्त क्रमांक (२०७)/२०१७
६०/ ७७



कोरे पृष्ठ
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टनन - 9
 दस्त क्रमांक 03/209 U
 00 / 03



Hardy?



FORM 6
 (See Rule 13)
 Driving Licence
 No. 1278/2006
 Date of Issue 12/12/2005
 Name of the Licence Holder
 Shashikant
 Son/wife/daughter of
 Nasant Thorne

[Handwritten signature]

Summary I (GoshwaraBhag-1)

शनिवार, 17 जून 2017 10:50 म.पू.

दस्त गोशवारा भाग-1

टनन1	09/03
दस्त क्रमांक: 8293/2017	

दस्त क्रमांक: टनन1 /8293/2017

बाजार मूल्य: रु. 36,45,100/-

मोबदला: रु. 26,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,21,100/-

दु. नि. सह. दु. नि. टनन1 यांचे कार्यालयात

अ. क्र. 8293 वर दि.17-06-2017

रोजी 10:46 म.पू. वा. हजर केला.

पावती:10372

पावती दिनांक: 17/06/2017

सादरकरणाचा नाव: अबोली आशिष जोशी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1320.00

पृष्ठांची संख्या: 66

Boai

दस्त हजर करणाऱ्याची सही:

कमी पावलेली पावती क्र. 10892

दि. 17/06/2017 अन्वये पृष्ठांकन फी रु. 28.00

एकुण: 31320.00

वस्तुही करण्यात आली आहे.

Boai

Sub Registrar Thane 1

Boai
सह मुख्य निबंधक दफ. 9
ठाणे - 9.

Boai
Sub Registrar Thane 1

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटका भागाच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 17 / 06 / 2017 10 : 46 : 20 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 17 / 06 / 2017 10 : 47 : 08 AM ची वेळ: (फी)



प्रमाणित करण्यात येते की, सादर दस्तऐवजास जोडलेली पूरक कागदपत्रे ही अस्सल व खरी आहेत. तथापि खोटी/कबाबट आढळून आल्यास नोंदणी अधिनियम 1906 चे कलम 12 अन्वये होणाऱ्या कारवाईस आम्ही व्यवत्तीस जबाबदार राहू.

लि. देगार

लि. वेणार

Boai

Boai



दस्त गोषवारा भाग-2

टनन1

02/03

दस्त क्रमांक:8293/2017

17/06/2017 10:57:24 AM

दस्त क्रमांक :टनन1/8293/2017

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मेसर्स जे एन वी प्रोपर्टीज प्रायव्हेट लिमिटेड तर्फे डायरेक्टर श्री प्रदीप जे बरोलीया - पत्ता:प्लॉट नं: ऑफिस नं 41, माळा नं: 1 ला मजला, इमारतीचे नाव: कापीश मॉल, ब्लॉक नं: एम जी रोड, रोड नं: मुसुंड मुंबई, महाराष्ट्र, मुम्बई. पिन नंबर:AABCJ8509P	लिहून घेणार वय :-44 स्वाक्षरी:		
2	नाव:अबोली आशिष जोगी पत्ता:प्लॉट नं: 11/75, माळा नं: लळमजला, इमारतीचे नाव: विजय नगरी, ब्लॉक नं: घोडबंदर रोड, वाघबीळ नाका, रोड नं: ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन नंबर:ALRPD5383P	लिहून घेणार वय :-35 स्वाक्षरी:		
3	नाव:आशिष प्रभाकर जोगी पत्ता:प्लॉट नं: 11/75, माळा नं: लळमजला, इमारतीचे नाव: विजय नगरी, ब्लॉक नं: घोडबंदर रोड, वाघबीळ नाका, रोड नं: ठाणे पश्चिम, महाराष्ट्र, ठाणे. पिन नंबर:AIHPJ6648Q	लिहून घेणार वय :-38 स्वाक्षरी:		

वरील दस्तऐवज करून देणार तयारकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:17 / 06 / 2017 10 : 49 : 05 AM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

- 1 नाव:शशिकांत वसंत धोरवे
वय:38
पत्ता:ऐरोली नवीन मुंबई
पिन कोड:400708

स्वाक्षरी

छायाचित्र

अंगठ्याचा ठसा



- 2 नाव:केतन उतेकर - -
वय:26
पत्ता:खडकपाडा कल्याण
पिन कोड:421201

स्वाक्षरी



शिक्षा क्र.4 ची वेळ:17 / 06 / 2017 10 : 49 : 42 AM
शिक्षा क्र.5 ची वेळ:17 / 06 / 2017 10 : 49 : 42 AM

Sub Registrar Thane 1

EPayment Details.

sr. Epayment Number
1 MH002409226201718S

Defacement Number
00014G9792201718

Know Your Rights as Registrants

8293 /2017

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isarita@gmail.com

टनन - १
दस्ता क्रमांक २१३/२०१७
७३/७३

दस्ता क्रमांक १ मध्य
दस्ता क्रमांक २१३/२०१७ वर नोंदला
प्रसून त्यास एकूण ७३ पाने आहेत

Shree
सह दुय्यम निबंधक वर्ग-२
ठाणे १
दि. १७/११/२०१७



