



22/11/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

दस्त क्रमांक : 12946/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) मोधरपाडा

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	1900000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3638800
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: रूम नं 901, माळा नं: 9 वा मजला,सी विंग, इमारतीचे नाव: अटलांटीस बिल्डिंग,फिआमा रेसिडेन्सी, रोड : मोघरपाडा,जी वी रोड ठाणे, इतर माहिती: मौजे मोघरपाडा,जि. ठाणे येथील झोन नं 21/82/1ब/2 असून सदनिकेचे क्षेत्रफळ 48.70 चौ मी कार्पेट((Survey Number : 57/2B,57/2C,57/3 ;))
(5) क्षेत्रफळ	1) 48.70 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे फिआमा कन्स्ट्रक्शन कंपनी तर्फे भागीदार अमजद उस्मान खान यांच्या तर्फे कु मु म्हणून महेंद्र जाधव - - वय:-43; पत्ता:-प्लॉट नं: 1-2, माळा नं: -, इमारतीचे नाव: राधा निवास, ब्लॉक नं: -, रोड नं: घंटाळी मंदिर समोर, नौपाडा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:- 400602 पॅन नं:-AACFF0162E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-झैबुनीसा शौकत खान - - वय:-62; पत्ता:-प्लॉट नं: रूम नं 26, माळा नं: -, इमारतीचे नाव: संकली स्ट्रीट, , ब्लॉक नं: कांचवाला इंडस्ट्रीयल इस्टेट, रोड नं: मंडनपुरा मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400008 पॅन नं:-CKOPK3574M
(9) दस्तऐवज करून दिल्याचा दिनांक	22/11/2016
(10)दस्त नोंदणी केल्याचा दिनांक	22/11/2016
(11)अनुक्रमांक,खंड व पृष्ठ	12946/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	224800
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



सह दुय्यम निबंधक ठाणे क्र. ५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

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

14091689352097
 Stationery No: 14091689352097
 Print Dt/Time : 19-Nov-2016@19:09:37
 GRAS GRN : MH0060976062016175
 Office Name : IGR117-THNS_THANE NO 5

Bank/Branch: IBKL - 6910317/THANE
 Txn id : 105728862
 Dt/Time : 19-NOV-2016@19:09:16
 BranchIdNo: 69103332016111951031
 District : 1201-THANE

Stamp Duty Schm: 0030046401-75/STAMP DUTY
 Stamp Duty Amt : R 2,24,800/- (Rs Two, Two Four, Eight Zero Zero only)

Registration Fee Schm: 0030063301-70/Registration Fees
 Registration Fee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment
 Property: Immovable
 Property Descr : C 901, F1ama Residency, Near marimata t, Owale, Ghodbunder Road, Mogharp
 Thane, Maharashtra, 400615

Payer: PAN-CKOPK3574M, Zaibunisa Shaukat Khan
 Other Party: PAN-AACFP0162E, F1ama Construction Co



Received
 Lekebe



Official Name & Signature
 Official Name: _____
 Signature: _____
 Space for Stamp Use: _____ Please write below this line



रजत - ५
 दस्तावेजांक १२०१३ १२०१५
 ३१५८

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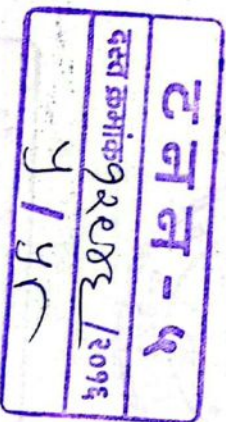


AGREEMENT FOR SALE

Agreement Value	Rs. 19,00,000/-
Market Value	Rs. 36,38,800/-
Stamp Duty Paid	Rs. 2,24,800/-
Registration Fees	Rs. 30,000/-

THIS AGREEMENT FOR SALE is made and entered into at THANE,
on this **22nd** day of **November 2016**,

B E T W E E N



M/S FIAMA CONSTRUCTION COMPANY, a Partnership Firm constituted and registered under the provisions of Indian Partnership Act, 1932, having under PAN No. AACCF0162E , having its office at 1/2, Radha Niwas, Opp.Ghantali Mandir, Ghantali Road,Naupada,Thane--400 602, hereinafter referred to as "**THE PROMOTER**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the existing partner, last surviving partner/s, successor in title, executors and administrators of last surviving partner) of the **ONE PART**;

A N D

Mrs.Zaibunisa Shaukat Khan , aged about 62 years, Occ: **House Wife** R/at: **Kanchwala Industrial Estate ,Room No.26,Sankli Street,Mandanpura,Mumbai.400008.** PAN No **CKOPK3574M** hereinafter referred to as the "**PURCHASER/S**" (which expression shall unless it to be repugnant to the context or meaning thereof be deemed to mean and include his/her/their heirs, executors, administrators and assigns) of the **OTHER PART;**

WHEREAS at the relevant time, one MRS. SEEMA SNJAY SABLE, (hereinafter referred to as the 'SAID OWNER') are the owner, seized and possessed of and/or otherwise well and sufficiently entitled to immovable property, being non-agricultural plot of land as per revenue records, i.e. Survey No.57/2B,57/2C,57/3, admeasuring 3516.24 sq. Yards, equivalent to 2940 sq. meters, lying, being and situate at Mogharpada, Near Mari Mata Mandir, Thane and more particularly described in the **FIRST SCHEDULE** written hereunder (hereinafter referred to as "**SAID PROPERTY**");

AND WHEREAS by and under Development Agreement dated 14/11/2008 , executed by and between the said owners and the Promoters herein, the said owners assigned the development rights of the said property to the Promoters herein, for the consideration and upon the terms and conditions, more particularly mentioned in the said agreement; which is registered in the office of S.R.O., Thane under Sr.No.TNN-02-09390 and TNN-02963.2010 Respectively

AND WHEREAS pursuant to the said agreement, the said owners have also executed Irrevocable Power of Attorney on 13/2/08 and 202/6.3.2010 conferred upon the Promoters the requisite powers and authorities to initiate the development of the said property; which is registered in the office of S.R.O., Thane under Sr.No. 1312/08 an 202.6.3.2010 Respectively.



AND WHEREAS the 7/12 extract showing the name of the said Owner is annexed herewith and marked as **ANNEXURE 'A'**;

AND WHEREAS the Promoter has entered into a Standard Agreement as prescribed by the Council of Architects with **Mr. Makarand Toraskar & Associates an Architect** duly registered with the Council of Architects for the Architectural Work concerning development of the said property;



AND WHEREAS the Promoter has appointed '**TECH-LINE CONSULTING ENGINEERS**' as the Structural Engineers for the preparation of structural designs and drawings of the building/s to be erected in the said property and the Promoter has accepted the professional supervision of the said Architect and Structural Engineer till the completion of the development of the said property;

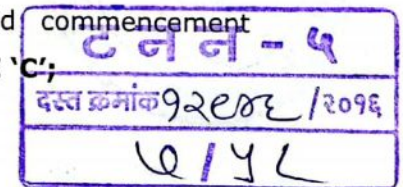
AND WHEREAS the Promoter has submitted to the Thane Municipal Corporation (hereinafter referred to as the '**SAID LOCAL AUTHORITY**') and the said local authority by and under its sanction and permit bearing No. **V.P.No.506/0054/09**, dated 10/02/2010 has granted permission for development of the said property as per plans and specifications (hereinafter collectively referred to as the '**SAID SANCTIONED PLANS**'). The copies of the said permit and commencement certificate are annexed hereto and jointly marked as **ANNEXURE 'B'**;

AND WHEREAS under the circumstances, the Promoter alone has the sole and exclusive rights to sell the flats and premises in the building to be constructed by the Promoter on the said property and to enter into agreements with the purchaser/s of the flats and premises and to receive the sale price or consideration in respect thereof;

AND WHEREAS Mr. Tushar Shilotri, Advocate from Thane, by his Certificate of Title dated 9/7/2008 has certified that the title of the said previous owners to the said property and an authority of the Promoter, to develop the said property and to sell the flats and the premises therein to the prospective buyers. The copy of said Certificate of Title is annexed hereto and marked as **ANNEXURE 'C'**;

AND WHEREAS by the Deed of Conveyance dated 25.06.2014, registered in the office of S.R.O. Thane - 2 at Doc. Sr. No. TNN-2-5229-2014, the original owners Smt. Seema Sanjay Sabale has absolutely conveyed, transferred and sold the said landed property to and in favour of the promoters herein;

AND WHEREAS the Thane Municipal Corporation (hereinafter referred to as the '**SAID LOCAL AUTHORITY**') has accordingly issued the Commencement Certificate for the commencement of the construction over the said property vide .C. no.**S06/0054/09** dated **22/01/2016** (hereinafter referred to as the '**SAID COMMENCEMENT CERTIFICATE**'). The copy of the said commencement certificate are annexed hereto and jointly marked as **ANNEXURE 'C'**;



AND WHEREAS the Purchaser has demanded from the Promoter and the Promoter has given inspection to the Purchaser of all the documents of title relating to the said property; the said orders and the plans and specifications prepared by the said Architects and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation and Promotion of Construction, Sale, Management and Transfer) Act, 1963, (Hereinafter referred to '**THE MOF ACT**') and the rules and regulations made there under;

AND WHEREAS being satisfied with the inspection of the said documents including said sanctioned plans, the Purchaser applied to the Promoter for allotment of flat No. **901**, admeasuring **48.70** sq. meters. carpet on **9th** floor, in the building, i.e. the said Complex, with all the general amenities and facilities, being constructed in **Atlantis**, C Wing , Flama Residency, Mogarpada, g.b. road Owale, Thane West. on the said property; hereinafter collectively referred to as the '**SAID PREMISES**'. The Floor plan showing the said flat No. **901** is shown in yellow colour on the plan annexed hereto and marked as **ANNEXURE 'E'**;

AND WHEREAS relying upon the said application and declaration, the Promoter has agreed to sell to the Purchaser the said premises with all general amenities and facilities for the lump sum price or consideration and upon the terms and conditions hereinafter appearing;

AND WHEREAS under Section 4 of the said MOF Act, the Promoter are required to execute the written Agreement for sale of the said premises to the Purchaser being in fact these presents; and also to get registered the said Agreement under the provisions of Registration Act, 1908;

NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED MUTUALLY BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. PROMOTOR TO CONSTRUCT RESIDENTIAL AND COMMERCIAL COMPLEX:-

The Promoter shall develop the said property in accordance with the said sanctioned Plans approved by the said local authority and which have been inspected and accepted by the Purchaser, and/or its further amendments and/or modifications and/or variations as detailed hereinafter as may be considered necessary by Promoter and approved by the Local Authority and/or any other Competent Authority.

*** 2. DISCLOSURES BY PROMOTERS AND ACCEPTANCE BY THE PURCHASER:**

The Promoter has disclosed to the Purchaser and after going through the relevant records and sanctioned plans and after thorough discussions and deliberations, the Purchaser has ascertained to his satisfaction and has irrevocably accepted as binding upon him and upon those claiming through and under him as under:

a) The Purchaser is aware that under the prevailing laws, rules and regulations, the

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Promoter shall NOT

be entitled to make any change or variation in the area of the said premises agreed to be purchased by the Purchaser under this Agreement.

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The Purchaser is further aware that under the said laws, rules, and regulations, **SAVE AND EXCEPT** THE AFORESAID RESTRICTION, otherwise, the Promoter is at



liberty and is entitled, with prior approval from the concerned authorities; but without requiring to obtain any further consent or concurrence from the Purchaser to get amended, revised and/or modified the construction plans of the said Property; and/or to amalgamate the said property with any adjoining property. The promoter is further at liberty to make the changes, amendments and modifications in the said sanctioned plans including the change in height of the building, the size and locations of the open spaces. The Promoter further is entitled to make any other changes whatsoever in the planning of the entire complex, except that of the premises, which is agreed to be sold hereunder.

It is specifically agreed and understood that for making aforesaid changes, the Promoter is not required to obtain any consent or concurrence from the Purchaser, Without prejudice to the above, if at all such consent or concurrence is required to be obtained from the Purchaser, then and in that case, the Purchaser may accord his consent and concurrence for making all and every of the aforesaid changes as may be desired by the Promoter.

a) The Promoter shall be entitled to consume the Floor Space Index (FSI) on the said property which may be presently available as per prevailing rules and regulations as well as which may become available in future due to changes in laws, rules and regulations, in further construction in the said property or by transferring such FSI on some other property. The Promoter further shall be entitled to purchase the Transferable Development Rights (TDR) from elsewhere and to load, use and utilize the same in further construction in the said property by constructing additional floors on existing buildings or constructing additional buildings as per law, rules and regulations for the time being in force. The Purchaser shall not be entitled to raise any objection for utilization of such FSI/TDR from other properties to said property or FSI/TDR from the said property to other properties. Such additional structures and storey/s shall be the property of the Promoter along and the promoter shall be entitled to sell and dispose off and otherwise to deal with the same, at Promoter's sole discretion without requiring to render any account thereof or to obtain any further or separate consent or concurrence from the Purchaser.



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a) The Promoter further shall be entitled without requiring to obtain any consent or concurrence from the Purchaser, to grant the right of way over the said property to the adjoining properties belonging to the Promoter or belonging to the third party for such consideration and upon the terms and conditions, the Promoter may at its sole discretion may deem fit and proper and such decision and action of the Promoter shall irrevocably binding on the Purchaser and Society/ies to be formed in the said property.

b) The Promoter has reserved the right to give the open space around the building and space under the stilt and terrace in the said property for the purpose of car

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parking except the parking allotted to the purchaser herein, garage, for putting up hoardings, sign boards and/or for any other purposes on such terms and conditions as the Promoter may desire. The said rights shall continue to subsist even after the said property is conveyed to the said society and the clause containing such rights shall be incorporated in such conveyance. The Promoter or its nominee/s shall pay periodical nominal contribution per year to the said society in token of such right which will be transferable and heritable even after the conveyance of the said property. The Promoter or its nominee/s shall be exclusively entitled to the income they may derive out of such use of open space/stilt/terrace. The Purchaser shall not be entitled to any rebate and/or concession in the consideration of the said premises on account of reservation of right by Promoters as aforesaid. The Purchaser herein shall not be entitled to any abetment in the price of the said premises or object to the said for any reason whatsoever and shall allow the Promoter their agents servants etc. to enter into and upon the said property and the said buildings for the purpose of use or enjoyment of the said open space and/or stilt/terrace, etc. The Promoter shall be entitled to transfer or assign such rights to any person in respect of the other premises, i.e. except the premises other than the premises allotted to the Purchaser.

b) The Promoter further shall be entitled to carry out the intended Development as aforesaid by itself or through its nominees or assigns.

3. AGREEMENT TO SALE AND PURCHASE:

Subject to the rights of the Promoter as stated in foregoing clauses and other clauses written hereunder, the Promoter hereby agree to sell to the Purchaser and the Purchaser, by accepting the rights of the Promoter as stated in this Agreement, hereby agrees to purchase from the Promoter, the said premises being Flat No. **901**, C wing admeasuring **48.70** sq. meters. carpet on **9th** floor, being constructed in Atlantis Bldg, with all the general amenities and facilities, hereinafter collectively referred to as the '**SAID PREMISES**' and as more particularly described in the **SECOND SCHEDULE** written hereunder and shown on the Plan thereof hereto annexed as Annexure "B" at or for the lump sum consideration of **Rs. 19,00,000/- (Nineteen lakhs only)**, which is inclusive of proportionate cost of common areas pertaining to the said premises. The premises Purchaser/s agree/s to pay the said consideration to the Developers, in the following manner:

4. PURCHASER'S AGREEMENT TO PAY CONSIDERATION:

The Purchaser has already paid Approximately 74% of the agreement value as Booking Amount of **Rs. 14,00,000/-** (Rupees **Fourteen Lakhs** only) to the Promoters on or before the execution of these presents by cheques/DD as detailed in the Receipt written hereunder and the balance amount of **Rs. 5,00,000/-** (Rupees **Five Lakhs** only) will be paid by the Purchaser at the time of possession.



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2	Five Lakhs Only	
901/9L		

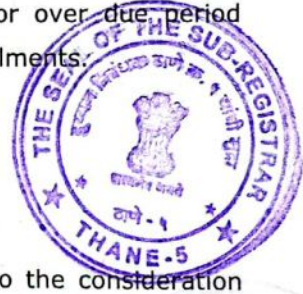
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in the Receipt written hereunder and the balance amount of Rs. ~~5,00,000/-~~ (Rupees ~~Five Lakhs~~ Only) will be paid by the Purchaser at the time of possession.


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4A) The promoter shall forward to the purchaser at the address given by the Purchaser in this Agreement intimation recording the promoter having commenced the aforesaid work. The purchaser shall be bound to pay the amount of the installments within 8 days from the date; the promoter has dispatched such intimation under certificate of posting or through courier Service with due acknowledge at the address of the Purchaser as given in this Agreement. The promoter shall obtain and kept in its office situate at the said property for the inspection by the Purchaser, the certificate of its Architect certifying that the promoter has commenced the work and such certificate shall be valid and binding upon the Purchaser and Purchaser agrees not to dispute the same. If the purchaser makes any delay or defaults in making payment of any of the installments referred hereinabove then the Promoter shall be entitled to charge for over due period interest at the rate of 18% per annum on all such overdue installments.



5. PURCHASER'S AGREEMENT TO PAY FURTHER AMIONTS:

a) The Purchaser agrees to pay to the Promoter in addition to the consideration provided hereinabove, the following amounts:

The Purchaser shall on or before delivery of the possession of the said premises, keep deposited with the Promoter: Rs.15,000/- (Rupees Fifteen Thousand Only) Towards Society Formation, Share Money & Legal Charges

Rs.25,000/- (Rupees Twenty Five Thousand Only) Towards Solar Water Heater System

Rs.60,000/- (Rupees sixty thousand Only) Towards Development & Infrastructure Charges.

Rs.50,000/- (Rupees Fifty thousand Only) Towards MSEB Deposit, & Charges.

Rs.20,000/- (Rupees Twenty Thousand Only) Towards Water Connection.

Rs.76,800/- (Rupees Seventy Six Thousand Eight Hundred Only) Towards advance Maintenances Charges @ Rs.4/- per sq.ft For 24 months

b) Commencing a week after notice in writing is given by the Promoter to the Purchaser that the said premises is ready for use and occupation and thereafter on 5th of every month, the Purchaser shall pay to the Promoter the Purchaser's proportionate share of outgoings as may be estimated by the Promoter as its sole discretion towards local taxes, cess, duty or such other levies b the TMC and/or the



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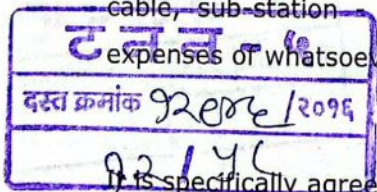
Govt. water charges, insurance premium, contribution towards common repairs to the building in its common area, access road, salaries of clerks, bill collector, chowkidars, sweepers, electricity charges for its consumptions in common area and for common benefit and all other expenses necessary and incidental to the management and maintenance of the said property including the buildings and the amenities therein. The purchaser shall not withhold the said payment for any reason whatsoever. In order to avoid possibility of non-payment of said expenses and resultant inconvenience to all premises purchasers, the purchaser shall pay such estimated monthly installments for 12 months in advance at the time of taking possession of the said premises.

b) The Purchaser shall further pay such amount as the promoter in its sole discretion may decide towards his proportionate contribution for maintenance of common amenities.



c) The amount so paid by the Purchaser to the promoter under (a), (b) and (c) shall not carry any interest and remain with the promoter till a conveyance is executed in favour of society/Apex society/societies. On such conveyance being executed in favour of society/apex society/societies after deducting there from all the expenses including those mentioned in sub-clause (a),(b) and (c) above, the surplus-if any, shall be handed over, without interest, by the Promoter to the society or Apex Body or as the case may be any deficit amount shall be recovered from the Purchaser and the Society. It is specifically agreed and understood by the Purchaser that if the Purchaser or any of the Purchasers in the building in which the said premises is to be located, commits default in contributing their respective share towards aforesaid expenses, then and in that case, the promoter shall be relieved of their obligations of providing such services and shall not be liable or responsible for hardship or inconvenience, if any caused to the Purchaser and other purchasers and the society.



b) The purchaser shall further pay an amount of Rs. . **2,31,800/- (Rupees Two lakh Thirty One thousand Eight Hundred only)** in aggregate as and when the same is demanded by the promoter, but essentially before demanding possession of the said premises as his contribution towards expenses to be incurred by the Promoter to meet various expenses including electricity, Meter Deposit, Electrical cable, sub-station if required, water deposit and Supply lines, out of pocket expenses of whatsoever nature.



It is specifically agreed and understood that the aforesaid amounts under clause (e) shall be collected as "ASCERTAINED EXPENSES" to be incurred by the promoter and therefore the promoter shall neither be entitled to demand addition amount on account of deficit in actual expenses and nor be under obligation to maintain separate account thereof and/or render account thereof to the Purchaser or to the

society as the case may be and Purchaser shall also be not entitled to demand such account from the Promoter of such amount.

b) The Purchaser shall further pay Municipal and revenue taxes, NA taxes, local taxes, cess duty or such other levies by local authority and/or by govt. Departments and other statutory outgoings of his share due and payable from the date of issuance of occupation certificate of concerned building or as and when demand is made by the concerned authorities, whichever is earlier. The promoter shall not be liable for any consequences for non payment of municipal and other charges as above taxes for the reasons or on the grounds whatsoever.

b) If the sale of the said premises contemplated under this Agreement is covered under the Service tax or such other tax which is or will be imposed by the Central/State Govt. and/or local body, the same shall be borne and paid and reimbursed by the Purchaser alone.

b) The Purchaser further shall pay to the Promoter interest at 18% p.a. on all the amounts which may remained overdue and payable by the Purchaser to the Promoter under the terms of this agreement.

6. COMMON AMENITIES AND FACILITIES:

The Promoter shall provide the amenities and facilities in the said premises as per Annexure 'G' annexed hereto without charging any additional consideration therefore.

7. ADMISSION AS MEMBERS TO THE SAID SOCIETY:

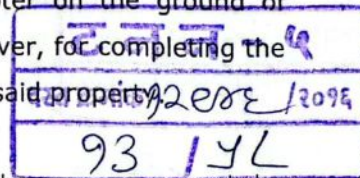
The Promoter has assured the Purchaser/s that the said society shall admit the Purchaser/s as the member/s of the said society.



8. AGREEMENTS / COVENANTS AND UNDERTAKING BY THE PURCHASER:

The Purchaser hereby expressly agrees and covenants with the Promoter that:

a) In the event of all floors of the said proposed buildings on the said property being not ready for occupation simultaneously and in the event the Promoter granting License to the Purchaser to enter upon the said flat then and in that event the Purchaser shall not raise any objection to the Promoter on the ground of nuisance, annoyance or any other ground or reason whatsoever, for completing the constructions of the remaining floor/s or the buildings in the said property.



The Promoter shall be entitled to carry out and complete the remaining work by themselves or by assigning the same to any third party, as their sole discretion.

b) Provided that it does not in any way affect or prejudice the rights of the Purchaser in respect of the said premises, the Promoter at Promoter's sole discretion shall be at liberty to sell, assign, transfer or otherwise deal with their right, title and interest in the said property.

c) Save and except the said premises hereby agreed to be purchased, the Purchaser shall have no claim, on all other premises and areas including stilt, terrace and open spaces around the said building and the balance portion/s of the said property including layout road, open spaces, etc., which shall always remain the property of the Promoter until the whole of the property is transferred to the society/apex society as the case may be subject to the rights of the Promoter as contained in this agreement.

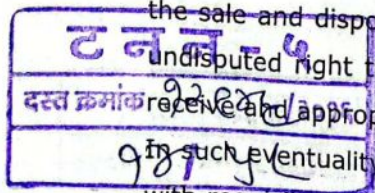
The Promoter has obtained a certificate of title of the said property, copy whereof is annexed hereto and marked as Annexure 'E'. The Purchaser has accepted the said title certificate and the Purchaser agrees not to raise any requisitions on or objections to the title of the said Promoter and/or an authority of the Promoter to develop the said property.

d) The Purchaser confirms that the Promoter has given to him free and complete inspection of documents of title and approvals from various authorities in respect of the said property including the agreements for development and other documents referred to hereinabove and the Purchaser confirms that only after inspecting the aforesaid document and all other approvals and being satisfied in respect thereof, the Purchaser has entered into this agreement.

e) While accepting the possession of the said premises from the Promoter, the Purchaser shall satisfy about the quality of work and providing of amenities, etc., and after the Purchaser taking possession of the said premises, the Purchaser shall have no claim against the Promoter as regards the quality of the building material used for construction of the building or amenities provided and the nature of construction of the said premises or otherwise whatsoever.

f) In the event of society being formed and registered before the sale and disposal by the Promoter of all the premises, the powers and the authority of the society so formed shall be subject to the overall authority and control of the Promoter in respect of all matters concerning the said building/s the said property. The Promoter shall have absolute authority and control as regards the unsold flats and the sale and disposal thereof. Under such circumstances, the Promoter shall have undisputed right to sell the premises and parking space to any third party and to receive and appropriate the consideration thereof for them.

In such eventuality, on receipt of application by such purchasers, duly accompanied with requisite share money and entrance fees, it shall be binding on Purchaser and



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the society to accept such purchaser of unsold premises as member of the society without demanding any premium, donation or like amount thereof.

g) The stamp duty and registration charges payable on this agreement and all incidental expenses there for shall be borne and paid by the Purchaser alone. The purchaser shall, immediately after the execution of this agreement, lodge this agreement for registration with the Office of the Sub-Registrar of Assurances, Thane and inform within seven days from the date of such lodgment that serial number and the date of lodgment to the Promoter to enable the Promoter to attend the office of the Sub-Registrar and to admit execution hereof.

h) The stamp duty and registration charges and expenses of and concerning the execution and registration of the conveyance to be executed shall be borne and paid by the Purchaser along with other Purchasers of flats and premises in the said property, in proportion of their respective holdings as and when demanded by the Promoter or the society as the case may be.


i) Nothing contained in these presents shall be construed to confer upon the Purchaser any right, title and interest of any kind whatsoever into or over the said premises and/or said property or any part thereof such conferment shall take place only upon the execution of the conveyance in favour of the society to be formed.

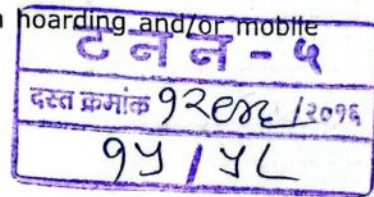
j) The Promoter shall in respect of any amounts remaining unpaid by the Purchaser under the terms and conditions of this agreement have a first lien and charge on the said premises agreed to be purchased by the Purchaser.

k) All notices to be served on the Purchaser as contemplated under this agreement shall be deemed to have been duly served if posted to the Purchaser under certificate of posting or through courier services with due acknowledgement at the address given by the Purchaser and as recorded in title of this agreement or at the address notified in writing by the Purchaser to the Promoter after execution of this agreement.

l) It is expressly agreed that the Promoter or his agent shall be entitled to put a hoarding and/or mobile receiving antenna on the said building on the said property or any part thereof and the said hoardings may be illuminated or comprised of Neon Signs and for that purpose the Promoter are fully authorized to allow temporary or permanent construction or erection or installation either on the exterior of the said building or on the said property as the case may be and the Purchaser agrees not to object or dispute the same. Income derived from such hoarding and/or mobile receiving antenna shall be the income of the Promoter.



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m) The Promoter shall be entitled to use the terrace including the parapet wall for any purpose including display of the advertisements and sign boards and the Purchaser shall not

be entitled to raise any objections or to claim any deductions in the price of the premises agreed to be acquired by him and/or claim any compensation or damage on the grounds of inconvenience or any other ground whatsoever from the Promoter.

n) Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this agreement or any forbearance or giving of time to the Purchaser by the Promoter shall not be construed as a waiver on part of the Promoter of any breach or non-compliance of any of the terms and conditions of this agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Promoter.

o) The Purchaser for himself and all persons claiming through the Purchaser with the intention to bring all persons into whosoever hands the premises may come, both hereby covenant with the Promoter as follows:

i) From the date of possession of the said premises to maintain the premises at Purchaser's own costs, in good and tenantable repairs and condition and not to make any changes, alterations or additions to the said premises or any portion thereof and not to do or suffer to be done anything to the staircase, lift and any passage of the building in which the said premises is situate or which may be against rules, regulations and by-laws of the TMC or any other competent authorities concerned. In the event of the Purchaser committing any act in contravention of the above provisions, the Purchaser shall be responsible and liable for the consequences thereof to all those who are affected by the act and/or omission by the Purchaser and/or to the TMC and/or the authorities concerned.

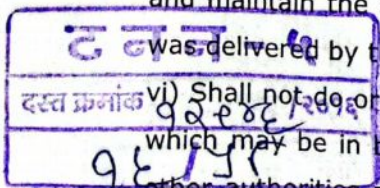
ii) To use the premises for any commercial purpose except hotel and Hospital and thereafter not to change the user of the said premises for which it is being sold.

iii) Not to store in the said premises any goods which are hazardous, combustible or of dangerous nature or are so heavy so as to damage the construction or structure of the building in which the said premises is situate or storing of which goods is objectionable by the TMC or other authorities.

iv) Not to carry or cause to be carried heavy packages to upper floor which may damage or is likely to damage any part of the building in which the flat is situate and in case any damage is caused on any account by the Purchaser, the Purchaser shall be liable to repair and restore it to its original position prior thereto.

v) Shall carry out at Purchaser's own costs all internal repairs of the said premises and maintain the said premises in the same condition, state and order in which it was delivered by the Promoter to the Purchaser.

vi) Shall not do or suffer to be done anything in or to the building or said premises which may be in breach of the rules, regulations and bye-laws of the TMC and/or other authorities and the bye-laws of the society. In the event of the Purchaser



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committing any act in contravention of the above provision, the Purchaser shall be taken as in breach and shall also be responsible and liable for the consequences thereof to the concerned authority, as also to the other Purchasers, if they get affected thereby.

vii) Not to demolish or cause to be demolished the said premises or any part thereof and not at any time make or cause to be made any addition or alteration of whatever nature in or to the said premises or any part thereof nor to make any alteration in the elevation and outside colour scheme of the building in which the said premises is situate and keep the flat, sewers and drainage in the said premises and all appurtenances thereto in good tenantable repairs and condition so as to support, shelter and protect the other part of the building.

viii) Shall not chisel or in any manner damage columns, beams, walls, slabs or RCC pardsis or other structural members in the said premises.

ix) 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 or any part thereof or whereby any increased premium shall become payable.

x) Not to throw dirt, rubbish, rages, garbage or other refuse or permit the same to be thrown from the said premises in the open space surrounding the building or any part thereof or in the building common areas, install flower pots in balcony or windows.

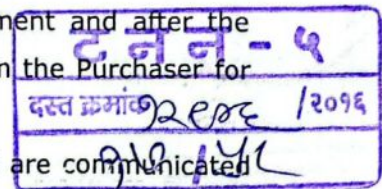
xi) The purchaser further shall not install flower bed in balcony or windows of the said premises.

xii) Pay to the Promoter within 7 days of demand by the Promoter proportionate share of security deposit demanded by authority for giving water, electricity or any other service or amenities inn connection with the said premises.

xiii) To bear and pay increase in local taxes, water charges, insurance, levy, cess, duty, etc., which are imposed by the TMC and/or Government and/or other public authority, on account of any action/inaction by the Purchaser or otherwise as is applicable from time to time.

xiv) Shall not let, sub-let, transfer, assign or part with Purchasers' interest or benefit under this agreement or part with possession of the said premises until all the dues payable by the Purchaser to the Promoter under this agreement are fully paid up and only if the Purchaser has not been guilty of breach of or non-observance of any of the terms and conditions of this agreement and after the Purchaser has obtained in writing the specific No Objection from the Purchaser for such transfer and sale, etc.

xv) Shall observe and perform al the rules and regulations that are communicated by the Promoter from time to time till the Promoter are in management and upon the society taking over management, to observe and perform the rules of the society adopted at its inception and any additions, alterations or amendments thereof that may be made from time to time, for protection and maintenance of the building and the flats therein and to observe and perform the building rules,



[Handwritten signature]

[Handwritten signature]

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land or ground, being non-agricultural plot of land as per revenue records, Survey No.57/2B,57/2C,57/3, admeasuring 3516.24 sq. yards, equivalent to 2940 sq. meters, lying, being and situate at Village Mogharpada, Next to Mari Mata Temple, Thane

SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT premises, being flat No.901/C wing, admeasuring 48.70 sq. meters carpet on 9th floor, in the building, C wing Atlantis, which is constructed on the plot of land being non-agricultural plot of land as per revenue records, Survey No.57/2B, 57/2C,57/3, admeasuring 3516.24 sq. yards, equivalent to 2940 sq. meters, lying, being and situate at Village Mogharpada, Next to Mari Mata Temple, Thane.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS TO THESE PRESENTS ON THE DAY AND YEAR WIRTTEN HEREINABOVE.

SIGNED & DELIVERED by the
Within named '**PROMOTER**'
M/S. FIAMA CONSTRUCTION COMPANY
Through its partner
SHRI Mr. Amjad Usman Khan
In the presence of



1) Mr. Aslam Nazir Mirza

2) Mr. Mihir Navin Patel

SIGNED & DELIVERED by the
Within named '**PURCHASER/S**'

1) Mrs. Zaibunisa Shaukat Khan.

दस्त क्रमांक 92086/2096

2 IN the presence of

1) Mr. Aslam Nazir Mirza

2) Mr. Mihir Navin Patel



RECEIPT

RECEIVED of and from the within named Purchaser, a sum of **Rs.14,00,000 /-**
(Rupees **Fourteen Lakhs** only) as under:

CHEQUE NO.	DATE	AMOUNT (RS)	BANK
000009	21/11/2010	2,00,000/-	Kotak Bank
606002	12/12/2010	4,00,000/-	Kotak Bank
559983	12/12/2010	4,00,000/	DCB Bank
559982	12/12/2010	4,00,000/	DCB Bank

WE SAY RECEIVED

RS.14,00,000/-

for **M/S FIAMA CONSTRUCTION COMPANY**



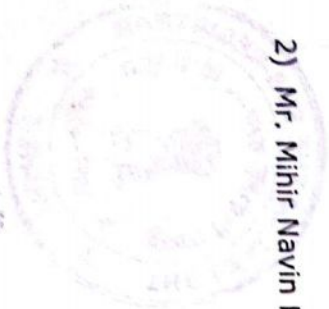
PARTNERS/PROMOTERS

WITNESSES:

1) Mr. Aslam Nazir Mirza



2) Mr. Mihir Navin Patel



उत्तर - ५
दस्तावेज क्रमांक १२९०२ / २०१५
२९/५

आयकर विभाग
INCOME TAX DEPARTMENT
AMJAD USMAN KHAN
USMAN YUNUS KHAN
17/09/1978
Permanent Account Number
AFDPK25135
Signature

भारत सरकार
GOVT. OF INDIA



[Signature]
Self Attested

आयकर विभाग
INCOME TAX DEPARTMENT
ZAIBUNISA SHAUKAT KHAN
ZAINUDDIN BADE SHAIKH
31/12/1954
Permanent Account Number
CKOPK3574M
Signature

भारत सरकार
GOVT. OF INDIA



[Signature]

Self Attested

आयकर विभाग
INCOME TAX DEPARTMENT
AQLAM NAZIR MIRZA
NAZIR RAMZAN MIRZA
18/04/1984
Permanent Account Number
ARLPMS746H
Signature

भारत सरकार
GOVT. OF INDIA



[Signature]

Self Attested

आयकर विभाग
INCOME TAX DEPARTMENT
MIHIR NAVIN PATEL
NAVIN SITARAM PATEL
08/10/1988
Permanent Account Number
BKJPP6905K
Signature

भारत सरकार
GOVT. OF INDIA



[Signature]

Self Attested



ट न न - ५
दस्त क्रमांक 92088/2095
22/5L

पावती क्र.

नोंदणी. ३९ म.
Regn. 39 m.

दस्तावेजाचा/अर्जाचा अनुक्रमांक 282/90

दिनांक १/४/२०१०

दस्तावेजाचा प्रकार-

मुख्यत्वारपत्र

सादर करणाराचे नाव-

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

नक्कल फी (फोसिओ)

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकला किंवा शापने (कलम १४ ते १७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोसिओ)

इतर फी (मागील पानावरील) बाब क्र.

श्री. अमर रामशुद्धी

कासम वडलर

मु. १००

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दस्तावेज

नक्कल

रोजी तुमार होईल व

नोंदणीकृत झकते पाठवली जाईल.

सह दुय्यम निवेदन देणे क्र. २

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत झकते पाठवावा.

हवाली करावा.

हस्ताक्षर

सादरकर्ता



ट न न - ५
दस्ता क्रमांक १२०४६/२०१६
२३ / ५८

Scroll No
74
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गणेशदासजी प्रत / Party Copy
Thane Bharat Sahakari Bank Ltd.
Scheduled Bank

शाख/Br. Thane

दिनांक / Date 31/3/2010

मुद्रांक शुल्क / Stamp Duty रु./Rs. 500/-

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

No. of Documents 1

एकूण / Total रु./Rs. 510/-

Amount in Words five hundred ten only



मुद्रांक शुल्क भरणे वाचे नाव
Name of stamp duty paying party
पत्ता / Address

Figang construction Co
112 1st floor, 'Khamali Devi'
Road, Wankarpada Thane
Vijayendra Jadhav
Att. power of Attorney.

समोरच्या पक्षकाराचे नांव / Name of counterparty

व्यवहाराच्या उद्देशाने कारण / Purpose of transaction

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



Cashier

अभि
Auth

मुद्रांक कलेले दस्तावेज घेण्यास येताना ही पावती आणणे आवश्यक आहे. / This counte
at the time of delivery of stamps



ट न न - ९
दस्त क्रमांक 92002 / 2096
28/3/10



GENERAL POWER OF ATTORNEY

For Thane Bharat Sahakari Bank Ltd
Authorized Signatory
Ravi Kumar

TO ALL TO WHOM THESE PRESENTS SHALL COME
We, M/S. FIAMA CONSTRUCTION CO., a Partnership Firm
through its Partners (1) MR. ANWAR SHAMSUDDIN KASAM, (2)
MR. AMJAD USMAN KHAN, (3) MR. RAVISH KARIM
MAKANI, (4) MR. RAIS FARID MARCHANT, (5) MR.
JABBAR USMAN KHATRI, (6) MR. FAROOQUE ABBAS
KHATRI, both adults, Occ.: Business, having its Office at : Radha
Niwas, Gr: Floor, 1/2, Ghantali Devi Road, Naupada, Thane (W) -
400 602, SEND GREETINGS :

Thane Bharat Sahakari Bank Ltd.
Main Branch, Naupada, Thane.

RS. Five Hundred

1
G I &
Ravi Kumar

भारत 05221
164203
Special
Address
RNR 31 2010
INDIA STAMP DUTY MAHARASHTRA
Rs. 0000500/- PB515
16:59

जन -
दस्ता क्रमांक 92003/2015
24/12

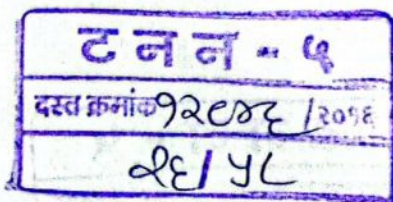
WHEREAS we are developing a Commercial / Residential Project popularly known as **Fiana Residency with Four Buildings** namely **OCEANIC I II, Atlantis & Marina** on larger piece of land admeasuring about **2940 sq.mtrs.** and bearing **Survey No.57/2B57/2C-57/3 Village - Mogharpada, Thane Tal. & Dist. Thane,** Registration District and Sub-District of Thane and within the limits of the Municipal Corporation of the City of Thane;

AND WHEREAS we are selling the Flats/ Shops and premises in the said Commercial / Residential Complex to the prospective buyers and are executing the agreements with such buyers ;

AND WHEREAS due to our pre-occupation, it is not possible for us to remain present before the registering authority and to admit the execution of such documents so executed by us, and, therefore, we are desirous of appointment a fit and proper person to be our lawful Attorney for the purpose.

NOW KNOWN YE ALL MEN THESE PRESENTS WITNESSETH THAT WE THE EXECUTANTS ABOVENAMED, do and each of us doth hereby nominate, constitute and appoint our representatives **SHRI. MAHENDRA BHIKU JADHAV,** address at Shree Saidham Apt., 404, 4th floor, 2nd Rabodi, Thane (W) - 400 601, as our true and lawful attorney to do JOINTLY or SEVERALLY that following acts, deeds, matters and things i.e. to say :

1. TO SUBMIT before the Sub-Registrar of Assurances at Thane, the agreements for sale and other documents which we may, from time to time, execute and sign and to admit the execution of such documents before the registering authority.
2. TO RECEIVE from the registering authority the document or documents so registered.
3. AND GENERALLY to do all other acts, deeds, matters and things necessary for the limited purpose of getting the documents duly registered from the Sub-Registrar's Office.
4. AND WE HEREBY AGREE AND UNDERTAKE to allow, ratify and confirm all and whatever the Said Attorneys shall lawfully do in the premises with jointly and severally as aforesaid by virtue of these presents.



Handwritten signatures and initials. There are several signatures, including one that appears to be 'Ma' and another that looks like 'Jadhav'. There are also some initials and a date '26/5/18' written below the signatures.

IN WITNESS WHEREOF, We the above named,
have hereunto set subscribed our hand and seal at **THANE** on this
14/2010 day of ~~March~~ April, 2010;

SIGNED at Thane by the
Withinnamed 'EXECUTANT'
M/S. FIAMA CONSTRUCTION CO.,
Through its Partners

(1) MR. ANWAR SHAMSUDDIN KASAM


(2) MR. AMJAD USMAN KHAN

(3) MR. RAVISH KARIM MAKANI,

(4) MR. RAIS FARID MARCHANT,

(5) MR. JABBAR USMAN KHATRI,

(6) MR. FAROOQUE ABBAS KHATRI,
In the presence of

- 1) 
- 2) Marchant

I ACCEPTS THE POWERS

(SHRI. MAHENDRA BHIKU JADHAV
ATTORNEY HOLDER

टनन-५
दस्त क्रमांक 9208/2096
20 14L



1) [Redacted] Al

2) [Redacted]

3) P.L.M.

4) [Redacted]

5) [Redacted] Al

6) [Redacted] Al

अनुक्रमांक : २६२१०१०
 सपर मुरवाधार पत्र आज दि. १/३/२०१० चे जी
 मे फेम कर्मकरांत सर्फे जागीदार

- १) श्री. ठावर राम कासम अज्ञान
- २) श्री. उमर अमाल खान अज्ञान
- ३) श्री. रविश करिम मकानी खान
- ४) श्री. रमि फारिद मर्च अज्ञान
- ५) श्री. जयार उमरान खमी अज्ञान
- ६) श्री. फारुक अद्यात खमी अज्ञान
 रा. राधा निवास नरपाश ठाणे (पु)
- ७) श्री. महेंद्र की. जाधव अज्ञान
 रा. राबोरी ठाणे (पु) यांसी मास्था समक्ष सधे
 करत पिके. त. मांघ्या डोकरी विषयी उरिमाचाप
 सपर असागळे ससात श्री. हेमल कार उबाळ ससात
 ही रा. राधा निवास नरपाश ठाणे (पु) ह. रथुमी परकीता
 मुरवाधार पत्र उकरी उवाणा व्यक्तीचा वसमाची ववा क्षरी

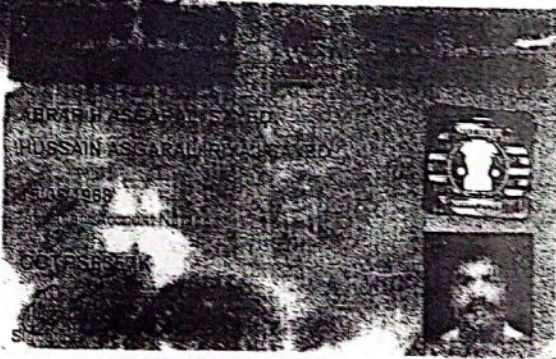


Al
 सह दुय्यम निबंधक ठाणे क्र. २

सपर मुरवाधार पत्रासुध ११३ पान अद्युन
 त्यास ववागळे गांधी
ट न न - ५
 दरव क्रमांक १२०६४०११
 २५/५८

Al
 सह दुय्यम निबंधक ठाणे क्र. २





टनन-५
दस्त क्रमांक २००३ / २०१६
२०/५८

कुलमुखत्यार पत्राचे घोषणापत्र

मी, श्री/श्रीमती/श्री महेश ज्ञानेश्वर या
द्वारे घोषित करतो की, दुय्यम निबंधक, ठाणे - १५ यांचे कार्यालयात
या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यांत आला
आहे. श्री/श्रीमती/श्री प्रिअभा कव्हेरकर कंपनी तर्फे व इतर यांनी
दिनांक १/८/२०१० रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधार
मी, सादर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबूलीजबाब
दिल्या आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यापत्र रद्द
केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही
मर्यादा झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र
रद्द/बातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून
उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सादरचे कथन चुकीचे
आवल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस
मी पात्र राहोण याची मला जाणीव आहे.

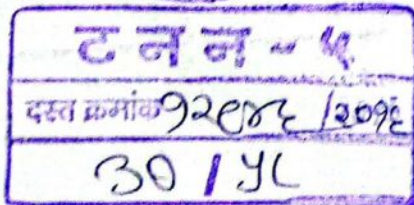
ठिकाण : ठाणे

दिनांक २२/११/२०१६



सही

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार



CONTENTS OF SHEET

STILT FLOOR PLAN, 1ST TO 6TH FLOOR PLAN OF WING "A" & "B"
 AREA DIAG. & CALC., BALC. AREA STATEMENT OF TYP. FLOOR PLAN
 OF WING "A" & "B", TYP. FLOOR PLAN & B/UP DIAG. OF WING "C"
 LOCATION PLAN, PLOT AREA DIAG. & CAL. ROAD AREA CALC. ETC

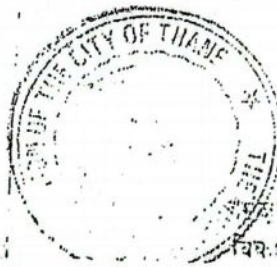
STAMP OF APPROVAL OF PLAN

Plans are approved Subject to conditions
 Prescribed in Permit No. V.P. 506/0054/09
 T.M.C.T.D.-D.P./T.P.S./0194/16. Dated: 10.2.2010

[Signature]
 Executive Engineer
 (T.D.D.)

[Signature]
 Executive Engineer
 (T.D.D.)

Thane Municipal Corporation of
 The City of Thane.



सावधान

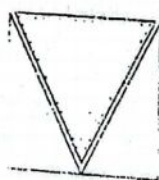
PROPOSED BUILDING ON PLOT BEARING S.NO.57/2B,57/2C,57/3
 AT VILLAGE - MOGHARPADA, TAL & DIST. - THANE (W).
 FOR - M/S. FIAMA CONSTRUCTION CO. (P.O.A.H.)

[Signatures]
 SIGN. OF P.O.A.H.
 M/S. FIAMA CONSTRUCTION CO.

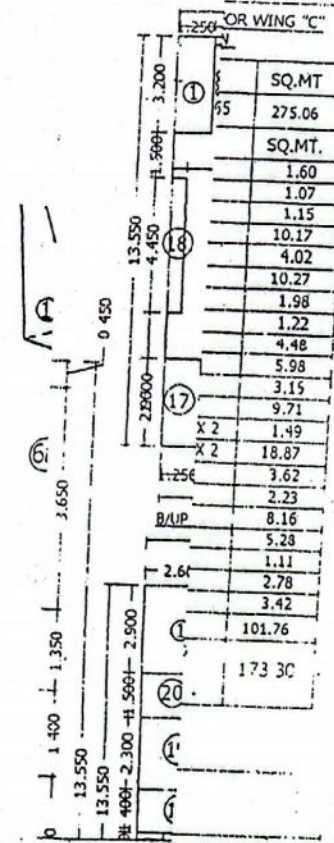
[Signature]
 SIGN. OF ARCHITECT

Drawing No - 1
 Date : 09/09/09

Scale : AS SHOWN
 Drn By : VJAY



MAKARAND TORASKAR
 AND ASSOCIATES
 ARCHITECT & INTERIOR DESIGNER
 A-1/105, 'MANDAR', SAROVAR DARSHAN C.H.S.
 PANCHPAKHADI, THANE- 400 602.
 TEL. NO. : (O) 56064072, (R) 25378177
 E - Mail : www.habitatdesigns@rediffmail.com



त न न - ५
 दस्त क्रमांक १२४२३ / २०१६
 ३२/५८

AMENITIES

- Attractive Building Elevation
- Earthquake resistant RCC Frame Structure
- Semi-Acrylic exterior paint.
- Distemper finish internal wall surface.
- 2'0 x 2'0 elegant vitrified flooring in all rooms & passage.
- Ceramic designer tiles in bathroom & WC till ceiling height.
- Sicko fittings in bathroom and toilet / concealed plumbing with hot 7 cold mixing units with shower.
- Concealed electrical wiring with modular fittings.
- Powder coated aluminum sliding windows with marble frames.
- Good quality wooden decorative entrance door with night latch & fittings.
- Good quality internal flush doors with oil paint on one side.
- Non wood FRP doors for Bath & W.C.
- Elegant marble / granite entrance foyer. Stilt, staircase shall have Kota / Tandoor flooring / Tappa.
- T.V., Telephone connection points will be provided.

COMMON FACILITIES

- TMC water supply & bore-well water in tollets.
- Good quality lift.
- Good quality waterproofing.
- Solar Water System.



उत्तर - १
संख्या १२८४३ / २०१६
३२/५८



THANE MUNICIPAL CORPORATION, THANE

Regulation
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION / COMMENCEMENT CERTIFICATE

AMENDED

For Building Wing 'C' - Stilt + 10th + 12th Floors + 13th (pt) Floor
Utilised D.R.C. No. 070 (Res.)

P. No. 506/0054/09 TMC / TDD 11662/16 Date: 22/1/2016
Shri / Smt. Makarand Toraskar & Asso. (Architect)
A-101, Royal Crown, Kajaari Wadi, Khopat Thane (W)
Shri Smt. Seema Sanjay Sabale (Owners)
M/s. Fiama Construction Company (P.O.A.H.)

With reference to your application No.13485 dated 07/03/15 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect Building No. As Above in village Mogharpada Sector No. S.No. 57, 11, 12, 2B, 2C, 3. Road / Street 20.0 M.W. D.P. Rd. S. No. / G.S.T. No. / F.P. No.

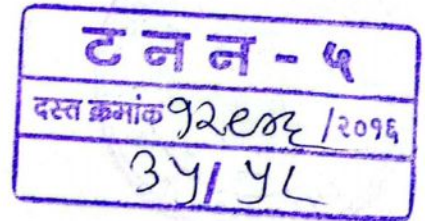
Mogharpada, Thane
The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) यापूर्वीच्या सुधारित परवानगी/सी.सी. प्रमाणपत्र क्र.ठामपा/शविवि/०५८२/१२, दि.१२/०४/२०१२, सुधारित परवानगी प्रमाणपत्र क्र.ठामपा/शविवि/६७९/१२, दि.२१/०९/२०१२, सुधारित सी.सी. प्रमाणपत्र क्र. ठामपा/शविवि/०८१०/१३, दि.१३/०३/२०१३, वापरपरवाना प्रमाणपत्र क्र. ठामपा/शविवि/ओसीसी/०१२५/१४, दि.२२/०४/२०१४ मधील अटी बंधनकारक राहतील.
- 6) पुढील कोणत्याही परवानगी पूर्वी प्रस्तावित पझल पार्किंगसाठी अग्निशमन विभागाकडील ना हरकत दाखला सादर करणे आवश्यक राहिल.
- 7) वापर परवान्यापूर्वी सुरक्षेच्या दृष्टीने इमारतीचे आतील भागात व बाहेरील भागात सी.सी. टि.व्ही. यंत्रणा बसविणे व ती कार्यान्वित करणे आवश्यक आहे.

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

Yours faithfully,

Municipal Corporation of
the city of, Thane.



कृ.मा.प.

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव मोघरपाडा
तालुका ठाणे

ज. स. (४४) २९

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पध्दती	भोगवदादाराचे नांव	कुळाचे नांव
न. स. ५७	२९		८५७० ८१७ १४३१ १२८३ १८५३ १८९० १९८९ १८ २५३ ३२९	२०९ ५९७ ५९९ २०३ २५५ ११३२ १८३ १२६४ ४९ ५९
शेतोचे स्थानिक नांव	३०५ ३०४		सौ. सिमा संजय शंकरके	
लागवडी योग्य क्षेत्र	हेक्टर	आर		
	०.०५०			
पकूण	०.०५०			
पो. ख. (लागवडी योग्य नसलेले)				
वर्ग (अ)				
वर्ग (ब)				
पकूण				
आकारणी	०.९९			
जुडी किंवा विशेष आकारणी				

रिमा आणि भूमापन चिन्हे

गांव नमुना द्वारा (पिकांची नोंद घेणे)

वर्ग	हंगाम	पिकांखालील क्षेत्राचा तपशिल										लागवडीसाठी उपलब्ध नसलेली जमीन		पिकांचे क्षेत्र	वर्ग					
		मिश्र पिकांखालील क्षेत्र					निर्भळ पिकांखालील क्षेत्र					एकर	हेक्टर							
		१	२	३	४	५	६	७	८	९	१०					११				
		२००५	२००६																	



असल बरहकूम खरी नक्कल दिली आहे.
तारीख २९/११/२०१६

तलाठी अ. शिंदे
ट न न - ५
दस्त क्रमांक १२९४६/२०१६
३५/५८

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव मोक्षसवाडा
तालुका हार्णे

ज. स. (४४७)

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूमापना पध्दती	भोगवटादाराचे नांव	कुळाचे नांव
न. स. ५७	३		(६५) (२६४) (१८५) (१७१) (५६५) सौ. सिमा सलत सौ. सलत (२५३)	
पोतीचे स्वाधिक प्रान				
लागवडी योग्य क्षेत्र	हेक्टर	आर		
	०.०८-१			
एकूण	०.०८-१			
पो. ख. (लागवडी योग्य नसलेले)				
वर्ग (अ)				
वर्ग (ब)				
एकूण				
आकारणी	१-००			
जुडी किंवा विशेष आकारणी				
				सिमा आणि भूमापन चिन्हे

मु. (४६४) (२६४) (५६५)
इतर अधिकार (५६५) (१६५)
(२०२)

गांव नमुना बारा (पिकांचो नोंद वही)

वर्ष	हंगाम	पिकांखालील क्षेत्राचा तपशिल									लागवडीसाठी उपलब्ध नसलेली जमीन		परतंत्रितवाचे राज्य	परतंत्रितवाचे नांव	नो. २२
		सिंध पिकांखालील क्षेत्र			निर्मळ पिकांखालील क्षेत्र						मूळ	रू. क्षेत्र			
		पिकाचे नांव	वस्तू स्थिति	अवतू स्थिति	घटक पिके व प्रत्येका खालील क्षेत्र			पिकाचे नांव	वस्तू स्थिति	अवतू स्थिति					
			हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.	इ.आर.		हे.आर.			

२००९
२०१०



ट न न = ३
दस्ता क्रमांक २००६ / २०१६
३८५८

तलाठी - अश्विके

वाचले :-

- १) सौ.सिमा संजय साबळे, रा. बी/३/४/१२०२, रौनक पार्क, पोखरण रोड नं.२ ठाणे यांचा दिनांक ११/०३/२०१० रोजीचा अर्ज.
- २) दैनिक 'महाराष्ट्र जनमुद्रा' मध्ये प्रसिध्द केलेला जाहीरनामा दिनांक २३/०३/२०१०
- ३) ठाणे महानगरपालिका यांचेकडील बांधकाम परवानगी पत्र क्र.व्ही.पी. जं. एस-०६/००५४/०९, टिएमसी/टिडीडी-०१९४/१०, दिनांक १०/०२/२०१०
- ४) तहसिलदार ठाणे यांचेकडील स्थानिक चौकशी अहवाल व स्थळपाहणी अहवाल पत्र क्र.महसूल/क-१/टे-२/जमिनबाब/एसआर-४२, दिनांक २२/०४/२०१०.
- ५) विशेष भूसंपादन अधिकारी यांचेकडील पत्र क्र.सामान्य/का-१/टे-३/भुसं/एसआर-२२२, दिनांक ११/०२/२०१०
- ६) अर्जदार यांनी सादर केलेले दिनांक २७/०४/२०१० रोजीचे सत्यप्रतिज्ञापत्र
- ७) युएलसीकडील आदेशाबाबत अर्जदार यांनी दिलेले दिनांक २७/०४/२०१० रोजीचे शपथपत्र व बंधपत्र

आदेश :

ज्या अर्थी, सौ.सिमा संजय साबळे, रा. बी/३/४/१२०२, रौनक पार्क, पोखरण रोड नं.२ ठाणे यांनी ठाणे जिल्हातील ठाणे तालुक्यातील मौजे- मोघरपाडा येथील स.नं. ५७/२व, ५७/२क, ५७/३ मधील जमीनीतील क्षेत्र २,९४०-०० चौ.मी. एवढ्या जागेचा र्हीवास या विंगर शेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे.

आणि ज्या अर्थी दिनांक २३/०३/२०१० रोजी अर्जदार यांनी दैनिक 'महाराष्ट्र जनमुद्रा' या स्थानिक वृत्तपत्रात जाहिरात दिलेली होती त्यावर मुदतीत कोणतीही हरकत/तक्रार या कार्यालयाकडे प्राप्त झालेली दिसून येत नाही.

त्या अर्थी आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करून जिल्हाधिकारी याद्वारे सौ.सिमा संजय साबळे यांना ठाणे तालुक्यातील मौजे- मोघरपाडा, येथील स.नं.५७/२व, ५७/२क, ५७/३ मधील जमीनीतील क्षेत्र २, ९४०-०० चौ.मी. क्षेत्रफळी २९४०-०० चौ.मी. र्हीवास या विंगर शेतकी प्रयोजनार्थ वापर करण्या बाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यांत येत असून महानगर पालिकेकडील मंजूर आराखडयानुसार खालील क्षेत्रावर बांधकाम अर्ज देण्यांत येतो.

१. रोड खालील क्षेत्र ३६-४८ चौ.मी.
 २. आर.जी. ४३५-५३ चौ.मी.
- एकूण ४७२-०१ चौ.मी.

त्या शर्ती अशा:-

१. ही परवानगी अधिनियम त्याखालील केलेले नियम यांना अधिन ठेवून देण्यांत आलेली आहे.
२. अनुज्ञाग्राही व्यक्तीने (ग्रेटीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यांस परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ केवळ केला पाहिजे. आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून अशा अर्जाकडून लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या बांधकामावरून जमीनीचा वापर ठरविण्यांत येईल.

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

४. अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान होईल अशा रीतीने अशा जमीनीत रस्ते,गटारे वगैरे बांधून आणि (ब) भूमापन विभाग कडून अशा



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भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासून एक वर्षाच्या आंत मंजूर आराखड्या प्रमाणेच फाटेकोरपणे विकसित केली पाहिजे, आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.

अनुज्ञाग्राही व्यक्तीस असा भूखंड विकावयाचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावण्याचा असल 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 त्यांचे निष्पादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.

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

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

प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापूर्वी मुहानगरपालिका यांचे महानगरपालिका यांची असे बांधकाम करण्याविषयांची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.

अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या नकाशात दर्शविल्याप्रमाणे सीमांतिक मोकळे अंतर ओपन मार्जीनल डिस्टेंसेस) सोडले पाहिजे. ठाणे महानगरपालिकेच्या पत्रातील सर्व अटी व शर्ती अनुज्ञाग्राहीवर बांधकाम करताना पालन पाळण्यात येऊन घ्याव्यात.

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

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 आंत तलाठया मार्फत ठाणे तहसिलदारांस कळविले पाहिजे. जर तो असे करण्यास चुकेल तर महाराष्ट्र जमीन महसूल (जमीनीच्या वापरातील बदल व बिगरशेतकी अकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाग्राही पात्र ठरेल.

सदर आदेशाच्या दिनांकापासून सदर अनुज्ञाग्राहीने त्या जमिनीच्या संबंधात दर चौ.मी. मागे ०-१९-८ रुपये दराने बिगर शेतकी आकारणी दिली पाहिजे. किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे बिनशेती दराने बिनशेती आकार देणे बंधनकारक राहिल. अशा जमिनीच्या वापराने कोणत्याही प्रकारचा बदल करण्यांत आला तर त्या प्रसंगी निराळ्या दराने बिगर शेतकी आकारणी देण्यात येणारी हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारांत घेण्यांत येणारी नाही.

सदर जमिनी अती मितडीची मोजणी फी रक्कम रुपये १२,०००/- (अक्षरी रक्कम रुपये बारा हजार मात्र) याला क्र. ३११/१० (भारतीय स्टेट बँक शाखा ठाणे चलन क्र. ३०) दिनांक ०२/०६/२०१० अन्वये शासने जमा केली आहे.

भूमापन विभागाकडून जमिनीची मोजणी करण्यांत आल्यानंतर अशा जमिनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच बिगरशेतकी आकारणी यांत बदल करण्यांत येईल.

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१४. सदर जमीनीच्या विगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून तीन वर्षांच्या कालावधीत अनुज्ञाग्राह्याने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेश रद्द समजण्यांत येईल. व अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज मागून 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 घेतली असेल आणि अशा भरीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.

१६. अनुज्ञाग्राही व्यक्तीने आजुवाजुच्या परिसरांत अखच्छता व घाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.

१७. जमीनीच्या विगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिन्यांच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमीन महसूल (जमीनीच्या वापरात बदल व विगरशेतकी 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 टाण्याच्या जिल्हाधिका-यास तां निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.

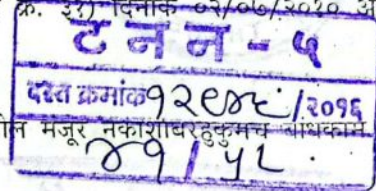
१८ब. वरील खंड अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतूदीविरुद्ध जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा तरतूदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्या आंत अशा रीतीने उभारलेली इमारत काढून टाकण्याविषयी किंवा तीत फेरबदल करण्याविषयी टाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संगत असेल. तसेच टाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रीत्यर्थ आलेला खर्च अनुज्ञाग्राही व्यक्तीकडून जमीन महसूलाची थकवाकी 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 अमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील त्या उपबंधांच्या अधिन असेल.

२०. अनुज्ञाग्राही यांनी विगरशेतकी आकारणीच्या पाचपट रक्कम रुपये २, ४४५/- (अक्षरी रक्कम रुपये दोन हजार चारशे पंचेचाळीस मात्र) रूपांतरीत कर (कन्स्ट्रक्शन टॅक्स) म्हणून द्यावील चलन क्र.३८१/१० (भारतीय स्टेट बँक शाखा ठाणे चलन क्र. ३१) दिनांक ०२/०६/२०१० अन्वये सरकार जमा केली आहे.

२१. अनुज्ञाग्राही यांनी ठाणे महानगरपालिका यांचेकडील मंजूर नकाशावरहुकुम बांधकाम केले पाहिजे.

२२. अनुज्ञाग्राही यांनी ठाणे महानगरपालिका यांचे कडिल बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामा मध्ये बदल करून जादा चटईक्षेत्र निर्देशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरूपात नकाशा बाधिल करण्यास पात्र राहतील व असे जादा बांधकाम दूर करण्यास पात्र राहिल.



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२३. या प्रकरणात पिण्याच्या पाण्याची सोप करण्याची जबाबदारी अनुज्ञाग्राही यांचेवर राहिल. आणि पिण्याच्या पाण्याची सोप झाली आहे किंवा फसे या बाबत खात्री झाल्याशिवाय मिरा भाईवर महानगरपालिकेने संबंधित विकासकास इमारत बापर परवाना देऊ नये.

२४. जागेच्या भुसंपादनाबाबत भविष्यात काही प्रश्न निर्माण झाल्यास संपादन क्षेत्र सोडून देणे हे अनुज्ञाग्राहीवर बंधनकारक राहिल.

२५. अर्जदार यांनी जोत्याच्या बांधकामासाठी भाती उत्खननाच्या अनुषंगाने स्वामित्वधनाची रक्कम रुपये १६, ८२५/- (अक्षरी रक्कम रुपये शहात्रव हजार आठशे पंचवीस रुपये मात्र) इकडील कार्यालयाचे रेतीगट शाखेकडील चलन क्र. १५७/१०, दिनांक ०२/०७/२०१० अन्वये सरकार जमा झाल्याचे रेतीगट शाखेने दिनांक ०२/०७/२०१० रोजीच्या अंतोपचारीक संदर्भाने चलनासह कळविले आहे.

२६. अर्जदार यांनी जागेच्या मालकी हक्काबाबत जागेवर घेणेजाणेसाठी रस्ता असलेबाबत, सदर जागेबाबत कोणत्याही न्यायालयात वाया प्रलंबित नसलेबाबत इत्यादी बाबत प्रतिज्ञालेख दिनांक २७/०४/२०१० रोजी दिलेला आहे. सदर प्रतिज्ञालेखातील सर्व अटी व शर्ती अनुज्ञाग्राहीवर बंधनकारक राहतील. सदर प्रतिज्ञापत्रातील अटी व शर्ती पैकी एकाही अटीचे उल्लंघन झालेस दिलेली परवानगी रद्द होईल.

२७. सदर स.नं. ची जमिन खारलॅन्ड विभागात समाविष्ट असल्यास खारलॅन्ड विभागाची विकास कराराची रक्कम त्यांचे कार्यालयांत जमा करणे अर्जदार यांचेवर बंधनकारक राहिल.

२८. अर्जदाराने सादर केलेली कागदपत्रे खोटी अथवा विशाभुल करणारी आढळून आल्यास सदरची धिनशेती परवानगी आपोआप रद्द समजणेत येईल.

२९. टाणे महानगरपालिकेने अकृषिक परवानगी करिता ना-हरकत दाखला दिला असून त्यानुसार परवानगाबाबत मंजुरी देणेत आला आहे. तथापि अंतिम मंजुरी आराखड्यात बदल झाल्यास त्यानुसार सुधारित आदेश पारीत करून घेणे अनुज्ञाग्राही / अर्जदार / विकासक यांचेवर बंधनकारक राहिल.

सही/-
(ए. एल. ज-हाड)
जिल्हाधिकारी टाणे

दि,
सी.सिमा संजय सावळे,
वा. टी/३/४/१२०२, सैनक पार्क, प्रोत्तरण रोड नं.२ टाणे

निर्गमित केले



Handwritten signature
जिल्हाधिकारी टाणे करिता



टन न - ५
दस्ता क्रमांक १२४३ / २०१६
२२/५८

Tushar S. Shilotri

Advocate

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Fax : + 91 22 2542 2110
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TITLE CERTIFICATE

Re: - All that piece and parcel of land lying, being and situate Village Mogharpada, Taluka and District Thane, bearing Old Survey No. 44 Hissa No. 3 corresponding New Survey No. 57 Hissa No. 3 admeasuring 810 sq. mtrs.

In connection with investigating the title of the captioned property, I have perused 7/12 extracts, form no. 6, perusal of revenue records and searches of the office of the Sub-Registrar, Thane and accordingly, I have noted my observations as under: -

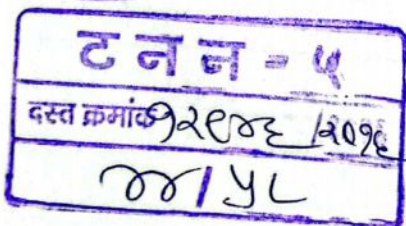
1. At all material times one Shri Hasha Balu Patil was the owner of and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the piece and parcel of land bearing S. No. 44 H. No. 3 admeasuring 810 sq. meters at Village Mogharpada, Taluka and District Thane which land more particularly described in the Schedule hereunder written is hereinafter referred to as "the captioned property".
2. After the expiry of the said Shri Hasha Balu Patil, the names of his heirs and legal representatives Shri Tukaram Hasha Patil, Shri Bhagireth Hasha Patil, Shri Gunaji Hasha Patil, Mrs Kusum Vishnu and Mrs Sitabai Poshna Thakur were inserted in the relevant 7/12 extracts of the captioned property as the owners thereof.



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दस्तावेज क्रमांक / २०१६
२३/५८

3. The aforesaid Shri Bhagirath Hasha Patil expired intestate on 20-04-2002 leaving behind him as his heirs and legal representatives Smt. Gangubai Bhagirath Patil, Shri Shamrao Bhagirath Patil, Mrs Pushpa Yashwant Purnekar and Mrs Nandabai Maruti Patil, as per the personal law by which he was governed at the time of his demise. Accordingly, the names of Smt. Gangubai Bhagirath Patil, Shri Shamrao Bhagirath Patil, Mrs Pushpa Yashwant Purnekar and Mrs Nandabai Maruti Patil came to be mutated in place of the deceased Shri Bhagirath Hasha Patil in the relevant 7/12 extracts as the owners thereof alongwith Shri Tukaram Hasha Patil, Shri Gunaji Hasha Patil, Mrs Kusum Vishnu and Mrs Sitabai Posha Thakur.

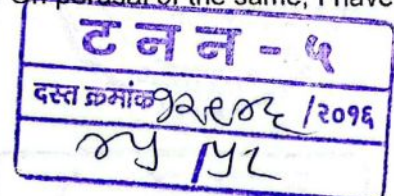
4. By and under a Development Agreement dated 13th July, 2006, (i) Shri Tukaram Hasha Patil alongwith his legal representatives Smt. Muktabai Tukaram Patil, Shri Dnyaneshwar Tukaram Patil, Mrs Kanta Krishna Patil, Mrs Lata Manohar Patil, (ii) Shri Gunaji Hasha Patil alongwith his legal representatives Shri Vishwanath Gunaji Patil, Shri Gangadhar Gunaji Patil, (iii) Mrs Kusum Vishnu Kasar alongwith her legal representative Mr Mohan Vishnu Kasar, (iv) Mrs Sitabai Posha Thakur alongwith her legal representatives Shri Bhimdev Posha Thakur, Shri Arun Posha Thakur, Shri Machindra Posha Thakur, and (v) Smt. Gangubai Bhagirath Patil, Shri Shamrao Bhagirath Patil, Mrs Pushpa Yashwant Purnekar and Mrs Nandabai Maruti Patil granted unto Mrs Seema Sanjay Sable, resident of B/4/1202, Raunak Park, Pokhran Road No. 2, Konkanipada, Thane, all the development rights, titles, shares and interests in respect of the captioned property at and for the consideration and other terms and conditions therein contained. The said Development Agreement is duly registered with the Sub-Registrar of Assurances, Thane under Serial No. 4630. Simultaneously with the execution thereof, the Owners also executed a Power of Attorney in favour of the aforesaid Mrs Seema Sanjay Sable.



5. In due course, the said Mrs Seema Sanjay Sable has duly paid and tendered the entire consideration payable under the aforesaid Development Agreement to the Owners. In view thereof, the Owners then by and under a Deed of Conveyance dated 27th May, 2008, the Owners (i) Shri Tukaram Hasha Patil (since deceased) through his heirs and legal representatives Smt. Muktabai Tukaram Patil, Shri Dnyaneshwar Tukaram Patil, Mrs Kanta Krishna Patil, Mrs Lata Manohar Patil, (ii) Shri Gunaji Hasha Patil alongwith his legal representatives Shri Vishwanath Gunaji Patil, Shri Gangadhar Gunaji Patil, (iii) Mrs Kusum Vishnu Kasar alongwith her legal representative Mr Mohan Vishnu Kasar, (iv) Mrs Sitabai Posha Thakur alongwith her legal representatives Shri Bhimdev Posha Thakur, Shri Arun Posha Thakur, Shri Machindra Posha Thakur, and (v) Smt. Gangubai Bhagirath Patil (since deceased) through her heirs and legal representatives Shri Shamrao Bhagirath Patil, Mrs Pushpa Yashwant Purnekar and Mrs Nandabai Maruti Patil (hereinafter referred to as "the Owners") absolutely sold, transferred, conveyed and assigned unto the said Mrs Seema Sanjay Sable all the ownership rights, titles, shares and interests in respect of the captioned property. The said Deed of Conveyance is duly registered with the Sub-Registrar of Assurances, Thane under Serial No. 4857. Simultaneously with the execution thereof, the Owners also executed a Power of Attorney in favour of the aforesaid Mrs Seema Sanjay Sable.

6. Accordingly, the name of Mrs Seema Sanjay Sable is appearing on the relevant 7/12 extract of the captioned property as the absolute owner thereof. The captioned property is in the Residential zone of the Thane Municipal Corporation.

7. I have caused public notice to be issued in the Thane Vaibhav newspaper on 06th June, 2008. I have not received any objection in respect of the same. Furthermore, I have caused to take search at the office of the Sub-Registrar, Thane through Shri Sanjay Shinde, Search Clerk. On perusal of the same, I have not found any encumbrances.



8. The said Mrs Seema Sanjay Sable then granted the development rights, titles, shares and interests inter alia in respect of the captioned property in favour of M/s. Fiama Construction Company vide Development cum Sale Agreement dated 14th November, 2008 coupled with Power of Attorney of same date. The said Development cum Sale Agreement is duly registered with the Sub-Registrar of Assurances, Thane under Serial No. 9390.

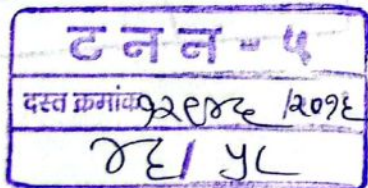
9. M/s. Fiama Construction Company has put up building plans which have been duly sanctioned by the Thane Municipal Corporation and Commencement Certificate bearing V. P. No. S06/0054/09 TMC/TDD/0346/11 dated 03/02/2011 has been issued inter alia in respect of the captioned property.

10. In the premises, I do hereby certify that as stated hereinabove, Mrs Seema Sanjay Sable is the owner of the captioned property and she has entered into a Development cum Sale agreement with M/s. Fiama Construction Company, who has the rights to develop the captioned property and sell the premises situated therein. I certify that the title to the same is free, clear and marketable.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land lying, being and situate Village Mogharpada, Taluka and District Thane, bearing Old Survey No. 44 Hissa No. 3 corresponding New Survey No. 57 Hissa No. 3 admeasuring 810 sq. mtrs

Dated this 08th day of September, 2011.



4

T. S. Shiltri
T. S. Shiltri
Advocate
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ADVOCATE
REGD. No.: MAH / 784/1997
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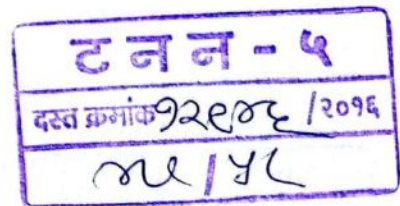
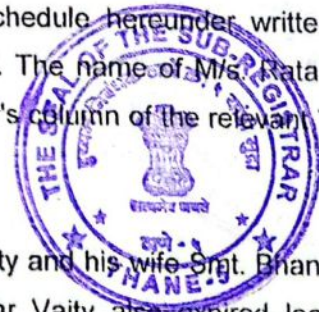
TITLE CERTIFICATE

Re: - All that piece and parcel of land lying, being and situate Village Mogharpada, Taluka and District Thane, bearing Old Survey No. 44 Hissa No. 2(Part) corresponding New Survey No. 57 Hissa No. 2A1 and now bearing New Survey No. 57 Hissa No. 2C admeasuring 1430 sq. mtrs.

In connection with investigating the title of the captioned property, I have perused 7/12 extracts, form no. 6, perusal of revenue records and searches of the office of the Sub-Registrar, Thane and accordingly, I have noted my observations as under: -

1. At all material times as on the Tillers' day one Shri Shankar Vaity was cultivating the piece and parcel of land bearing S. No. 44 H. No. 2 (Part) admeasuring 1430 sq. meters at Village Mogharpada, Taluka and District Thane, which land more particularly described in the Schedule hereunder written is hereinafter referred to as "the captioned property". The name of M/s. Ratanshi Premji Charitable Trust was appearing in the owner's column of the relevant 7/12 extract of the captioned property.

2. After the expiry of the said Shri Shankar Vaity and his wife Smt. Bhanubai Shankar Vaity, their son Shri Gangaram Shankar Vaity also expired leaving



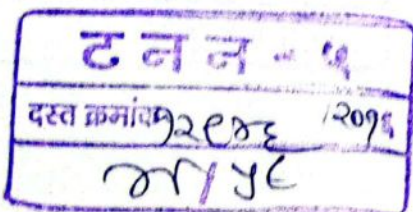
behind as the heirs and legal representatives Smt. Balibai Gangaram Vaity, Shri Arun Gangaram Vaity, Kusum Gangaram Vaity, Dhruvad Gangaram Vaity and Karnibai Manglya Vaity, Sadanand Manglya Vaity, Beby Manglya Vaity and Vaijayanti Manglya Vaity, as per the personal law by which the deceased were governed at the time of their demise.

3. The said Karnibai Manglya Vaity also expired later on, leaving behind the aforesaid as her heirs and legal representatives and their names were mutated in the relevant 7/12 extracts of the captioned property.

4. Pursuant to the applications made under the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 (hereinafter referred to as "the BTAL Act") by the aforesaid Smt. Balibai Gangaram Vaity and others, the Hon'ble Tahasildar and Agricultural Lands Tribunal was pleased to hold that they were cultivating the captioned property and proceeded to fix purchase price under section 32 G of the BTAL Act. Thereafter on payment of the purchase price, was pleased to issue Sale Certificate bearing No. 17/2006 dated 06-06-2006 under section 32 M of the BTAL Act. Accordingly, the names of Smt. Balibai Gangaram Vaity and others were mutated in the relevant 7/12 extracts of the captioned property as the owners thereof and the name of M/s. Ratanshi Premji Charitable Trust was deleted from the same.

5. The Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 vide its order bearing No. ULC/TA/Te.No.1/Owale/SR-314 dated 30-11-2006 has been pleased to hold that the holding is within ceiling limits and there is no surplus land.

6. The Hon'ble Sub-Divisional Officer, Thane vide his order bearing Ref. No. TD/Te6/Kuv/VP/SR-142/2006 dated 25-09-2006 has been pleased to grant permission for development of the captioned property for non agricultural use and thereby remove the bar under section 43 of the BTAL Act.

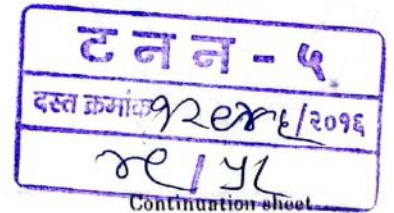


7. By and under a Development Agreement dated 17th June, 2005, Smt. Balibai Gangaram Vaity, Shri Arun Gangaram Vaity, Kusum Gangaram Vaity, Dhruvad Gangaram Vaity and Karnibai Manglya Vaity, Sadanand Manglya Vaity, Beby Manglya Vaity and Vijayanti Manglya Vaity had granted unto Mrs Seema Sanjay Sable, resident of B/4/1202, Raunak Park, Pokhran Road No. 2, Konkanipada, Thane, all the development rights, titles, shares and interests in respect of the captioned property at and for the consideration and other terms and conditions therein contained. The said Development Agreement is duly registered with the Sub-Registrar of Assurances, Thane under Serial No. 4089. Simultaneously with the execution thereof, the Owners also executed a Power of Attorney in favour of the aforesaid Mrs Seema Sanjay Sable.

8. In due course, the said Mrs Seema Sanjay Sable has duly paid and tendered the entire consideration payable under the aforesaid Development Agreement to the Owners. In view thereof, (i) Smt. Balibai Gangaram Vaity, (ii) Shri Arun Gangaram Vaity since deceased through his heirs and legal representatives Smt. Ranjana Arun Vaity, Prasad Arun Vaity, Kalpana Arun Vaity and Paresh Arun Vaity, (iii) Kusum Gangaram Vaity, (iv) Vijayanti Manglya Vaity, (v) Parvatibai Sadanad Vaity, (vi) Umesh Sadanand Vaity, (vii) Sunil Sadanand Vaity, (viii) Dilip Sadanand Vaity, (ix) Bharati Sadanand Vaity, (x) Nitin Ramesh Avhad, (xi) Smt. Vanita Ramesh Avhad, (xii) Ram Ramesh Avhad, (xiii) Anita Ramesh Avhad, (xiv) Suvarna Jagdeep Patil, (xv) Megha Jagan Koli, and (xvi) Geetanjali Jagan Koli (hereinafter referred to as "the Owners") by and under a Deed of Conveyance dated 27th May, 2008, absolutely sold, transferred, conveyed and assigned unto the said Mrs Seema Sanjay Sable all the ownership rights, titles, shares and interests in respect of the captioned property. The said Deed of Conveyance is duly registered with the Sub-Registrar of Assurances, Thane under Serial No. 4847. Simultaneously with the execution thereof, the Owners also executed a Power of Attorney in favour of the aforesaid Mrs Seema Sanjay Sable.



7.



9. Accordingly, the name of Mrs Seema Sanjay Sable is appearing on the relevant 7/12 extract of the captioned property as the absolute owner thereof. The captioned property is situated in Residential zone of the Thane Municipal Corporation and the same is abutting to the Village Road which is a proposed 20 meter road.

10. The said Mrs Seema Sanjay Sable then granted the development rights, titles, shares and interests inter alia in respect of the captioned property in favour of M/s. Fiana Construction Company vide Development cum Sale Agreement dated 14th November, 2008 coupled with Power of Attorney of same date. The said Development cum Sale Agreement is duly registered with the Sub-Registrar of Assurances, Thane under Serial No. 9390.

11. I have caused public notice to be issued in the Thane Vaibhav newspaper on 06th June, 2008. I have not received any objection in respect of the same. Furthermore, I have caused to take search at the office of the Sub-Registrar, Thane through Shri Sanjay Shinde, Search Clerk. On perusal of the same, I have not found any encumbrances.

12. Pursuant to application made for measurement of the captioned property, the Taluka Inspector of Land Records vide M.R.N. 676/2008 has been pleased to sub-divide the property bearing Survey No. 57 Hissa No. 2 and accordingly vide D.N.R. 496/2009 has been pleased to rectify and note the captioned property as being Survey No. 57 Hissa No. 2C instead of the earlier Survey No. 57 Hissa No. 2A1 and a mutation entry has been carried out and fresh 7/12 extract was issued.

13. By and under an Addendum dated 25th June, 2009 executed by Mrs Seema Sanjay Sable in favour of M/s. Fiana Construction Company, the parties thereto have duly noted the change in the description of the captioned property

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टनन - ५
दस्त प्रमाणित २०१६
५०/५८

as now being Survey No. 57 Hissa No. 2C instead of the earlier Survey No. 57 Hissa No. 2A1. The Addendum is duly registered with the Sub-Registrar of Assurances, Thane under Serial No. 5356.

14. M/s. Fiama Construction Company has put up building plans which have been duly sanctioned by the Thane Municipal Corporation and Commencement Certificate bearing V. P. No. S06/0054/09 TMC/TDD/0346/11 dated 03/02/2011 has been issued inter alia in respect of the captioned property.

15. In the premises, I do hereby certify that as stated hereinabove, Mrs Seema Sanjay Sable is the owner of the captioned property and she has entered into a Development cum Sale agreement with M/s. Fiama Construction Company, who has the rights to develop the captioned property and sell the premises situated therein. I certify that the title to the same is free, clear and marketable.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land lying, being and situate Village Mogharpada, Taluka and District Thane, bearing Old Survey No. 44 Hissa No. 2(Part) corresponding New Survey No. 57 Hissa No. 2A1 and now bearing New Survey No. 57 Hissa No. 2C admeasuring 1430 sq. mtrs.

Dated this 18th day of June, 2012.



T. S. Shilotri

Advocate

T. S. SHILOTRI

ADVOCATE

REGD. DISTRICT 7/8/1997

10, K. W. ROAD, THANE

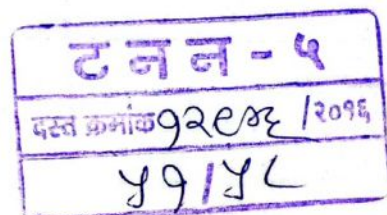
CONTACT NO. 98200

MOBILE NO. 98200

TEL. NO. 2531127

5

Continuation sheet



Tushar S. Shilotri
Advocate

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Fax : + 91 22 2542 2110
E-mail : tusharss@gmail.com

TITLE CERTIFICATE

Re: - All that piece and parcel of land lying, being and situate Village Mogharpada, Taluka and District Thane, bearing Old Survey No. 44 Hissa No. 2(Part) corresponding New Survey No. 57 Hissa No. 2B admeasuring 700 sq. mtrs.

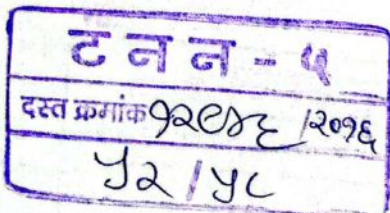
In connection with investigating the title of the captioned property, I have perused 7/12 extracts, form no. 6, perusal of revenue records and searches of the office of the Sub-Registrar, Thane and as per the information provided to me by Mrs Seema Sanjay Sable, I have noted my observations as under: -

1. At all material times as on the Tillers' day one Shri Dadaji Bhoir was cultivating a portion of the land admeasuring 700 sq. meters out of the piece and parcel of land bearing S. No. 44 H. No. 2 (Part) admeasuring in aggregate 2130 sq. meters at Village Mogharpada, Taluka and District Thane, which portion is hereinafter referred to as the captioned property. The name of M/s. Ratanshi Premji Charitable Trust was appearing in the owner's column of the relevant 7/12 extract of the captioned property.

2. After the expiry of the said Shri Dadaji Bhoir and his wife, the names of their heirs being Gajanan Dadaji Bhoir, Anandibai Kacher Bhoir, Muktabai Laxman Bhoir, Kusum Shivaji Patil and Baby Ramdas Patil were duly recorded in the 7/12 extracts of the captioned property.



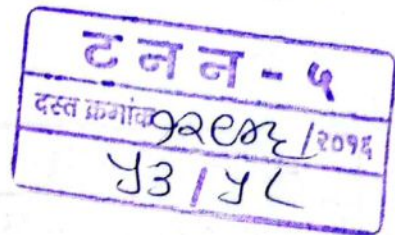
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3. Pursuant to the applications made under the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 (hereinafter referred to as "the BTAL Act") by the aforesaid Gajanan Dadaji Bhoir and others, the Hon'ble Tahasildar and Agricultural Lands Tribunal was pleased to hold that they were cultivating the captioned property and proceeded to fix purchase price under section 32 G of the BTAL Act. Thereafter on payment of the purchase price, Sale Certificate bearing No. 38/2008 dated 03-10-2008 under section 32 M of the BTAL Act was issued. Accordingly, the names of Shri Gajanan Dadaji Bhoir and others were mutated in the relevant 7/12 extracts of the captioned property as the owners thereof and the name of M/s. Ratanshi Premji Charitable Trust was deleted from the same.

4. On application made by the said Shri Gajanan Dadaji Bhoir and others, the Hon'ble Sub-Divisional Officer, Thane vide his order bearing Ref. No. TD/Te6/Kuv/VP/SR-580/2008 dated 07-02-2009 has been pleased to permit sale of the captioned property unto and in favour of Mrs Seema Sanjay Sable and thereby remove the bar under section 43 of the BTAL Act.

5. In accordance with the aforesaid permission, the said Shri Gajanan Dadaji Bhoir and others and Mrs Seema Sanjay Sable applied for sub-division of the captioned property out of the piece and parcel of land bearing Old S. No. 44 Hissa No. 2 and corresponding New Survey No. 57 Hissa No. 2 admeasuring in aggregate 4030 sq. meters or thereabouts. As per the sub-division carried out by the Taluka Inspector of Land Records, Thane and order passed by the Tahasildar, Thane bearing No. Mahsul kaksha-1/Te-3/Ha.Nond/Kavi 1134 SR 321/09 dated 02-03-2009, the aforesaid Old Survey no. 44 Hissa No. 2 corresponding New Survey No. 57 Hissa No. 2 admeasuring in aggregate 4030 sq. meters or thereabouts was subdivided into four parts being (i) S. No. 57 Hissa No. 2A admeasuring 700 sq. meters in the name of Bipinkumar Karsandas

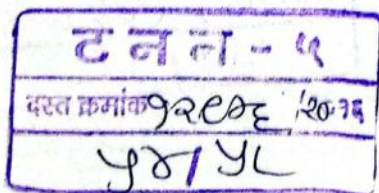
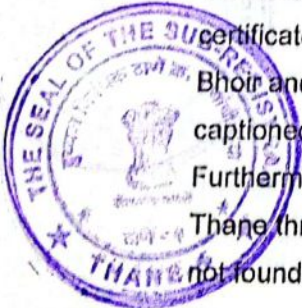


Manik; (ii) S. No. 57 Hissa No. 2B admeasuring 700 sq. meters in the name of Gajanan Dadaji Bhoir and others (being the captioned property herein); (iii) S. No. 57 Hissa No. 2C admeasuring 1430 sq. meters in the name of Mrs Seema Sanjay Sable and (iv) S. No. 57 Hissa No. 2D admeasuring 1200 sq. meters in the name of Bipinkumar Karsandas Manik.

6. By and under a Deed of Conveyance dated 11th August, 2009, the said Shri Gajanan Dadaji Bhoir and Others sold, transferred and conveyed unto Mrs Seema Sanjay Sable, the captioned property at and for the consideration therein contained. The aforesaid Deed of Conveyance is duly registered with the Sub-Registrar of Assurances, Thane under Serial No. 7095.

7. The said Mrs Seema Sanjay Sable then granted the development rights, titles, shares and interests in respect of the captioned property in favour of M/s. Fiana Construction Company vide Development cum Sale Agreement dated 06th March, 2010 coupled with Power of Attorney of same date. The said Development cum Sale Agreement is duly registered with the Sub-Registrar of Assurances, Thane under Serial No. 2963.

8. I have caused public notice to be issued in the daily newspaper Thane Vaibhav on 06th April, 2010. I have received an objection from Ratanshi Premji Charitable Trust through its Advocate. However, as per the records 32M certificate under the BTAL Act has been issued in favour of Shri Gajanan Dadaji Bhoir and hence Ratanshi Premji Charitable Trust does not have any rights in the captioned property. I have not received any other objections in that behalf. Furthermore, I have caused to take search at the office of the Sub-Registrar, Thane through Shri Sanjay Shinde, Search Clerk. On perusal of the same, I have not found any encumbrances.



9. In the premises, I do hereby certify that as stated hereinabove, Mrs Seema Sanjay Sable is the owner of the captioned property and she has entered into a Development cum Sale agreement with M/s. Fiama Construction Company, who have the rights to develop the captioned property and sell the same. I certify that the title to the same is free, clear and marketable.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land lying, being and situate Village Mogharpada, Taluka and District Thane, bearing bearing Old Survey No. 44 Hissa No. 2(Part) corresponding New Survey No. 57 Hissa No. 2B admeasuring 700 sq. mtrs.

Dated this 25th day of May, 2010.

T. S. Shilotri

T. S. Shilotri
Advocate

T. S. SHILOTRI

ADVOCATE

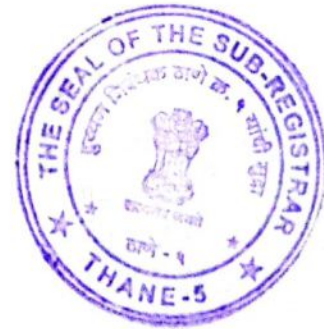
REGD. No.: MH/784/1997

103, Navnath Prasad,

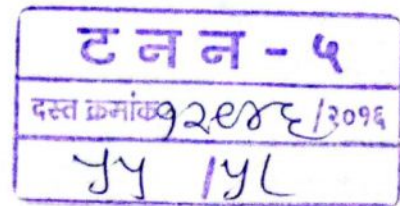
Ghanoli Mandli Road,

Neupada, Thane (W) - 400 602

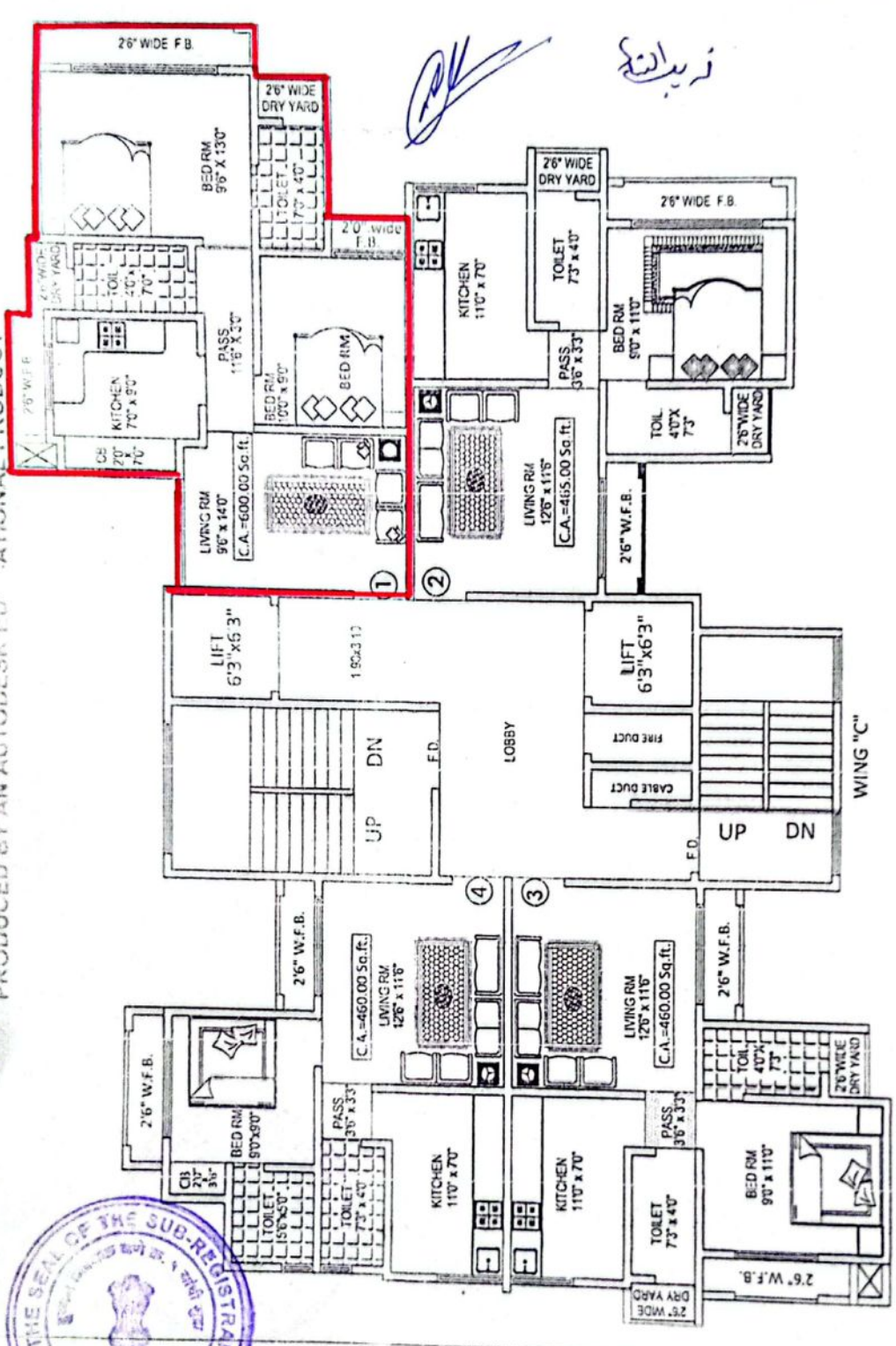
Tel.: 022-25391179.



4



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



MAKARAND TORASKAR
 ARCHITECT & INTERIOR DESIGNER
 A-102, MAHARAJA KRISHNAJI UNIVERSITY CAMPUS,
 WADGAON, PUNE-411 004, INDIA

TYPICAL FLOOR PLAN

(1st to 8th & 10th & 12th & 14th & 15th Flr.)

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING S.NO.57/2B,57/2C,57/3,
 57-6 AT VILLAGE - MOGHARPADA, TAL & DIST. - THANE (W).
 FOR - M/S. FIAMA CONSTRUCTION



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

टनन - ५
 दस्त क्रमांक १२०२८ / २०१६
 ५६ / ५८

335/12946

मंगळवार, 22 नोव्हेंबर 2016 7:21 म.नं.

दस्त गोपबारा भाग-1

दस्तनं

दस्त क्रमांक: 12946/2016

दस्त क्रमांक: दस्तनं 5 /12946/2016

बाजार मूल्य: रु. 36,38,800/-

गोबदला: रु. 19,00,000/-

भरलेले मुद्रांक शुल्क: रु. 2,24,800/-

दु. नि. सह. दु. नि. दस्तनं 5 यांचे कार्यालय

पावती: 15955

पावती दिनांक: 22/11/2016

अ. क्र. 12946 वर दि. 22-11-2016

सादरकरणाचे नाव: सैबुनीया शौकत खान - -

रोजी 7:16 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1160.00

पृष्ठांची संख्या: 58

زبانہ

दस्त हजर करणाऱ्याची सही:

एकूण: 31160.00

Joint Sub Registrar, Thane 5

Joint Sub Registrar, Thane 5

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत अगलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 22 / 11 / 2016 07 : 16 : 00 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 22 / 11 / 2016 07 : 16 : 38 PM ची वेळ: (फी)

-प्रतिज्ञा पत्र -

सदर दस्ताऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस सादर केला आहे. दस्ताऐवज संतुष्ट मजकूर मिळवून देण्याची, सादर करणारे व सादर करणारे कामदार असे दस्ताऐवज सादर करणारे व सादर करणारे निष्पादक व्यक्ती संतुष्टपणे जबाबदार असतील. सदर दस्ताऐवज दस्ताऐवज राज्यशासन / वेळापत्र / वेळापत्र / वेळापत्र / वेळापत्र / वेळापत्र यांचे उल्लंघन होत नाही.

زبانہ

लिट्टन घेणार सही

Lilhan

लिट्टन देणार सही.

