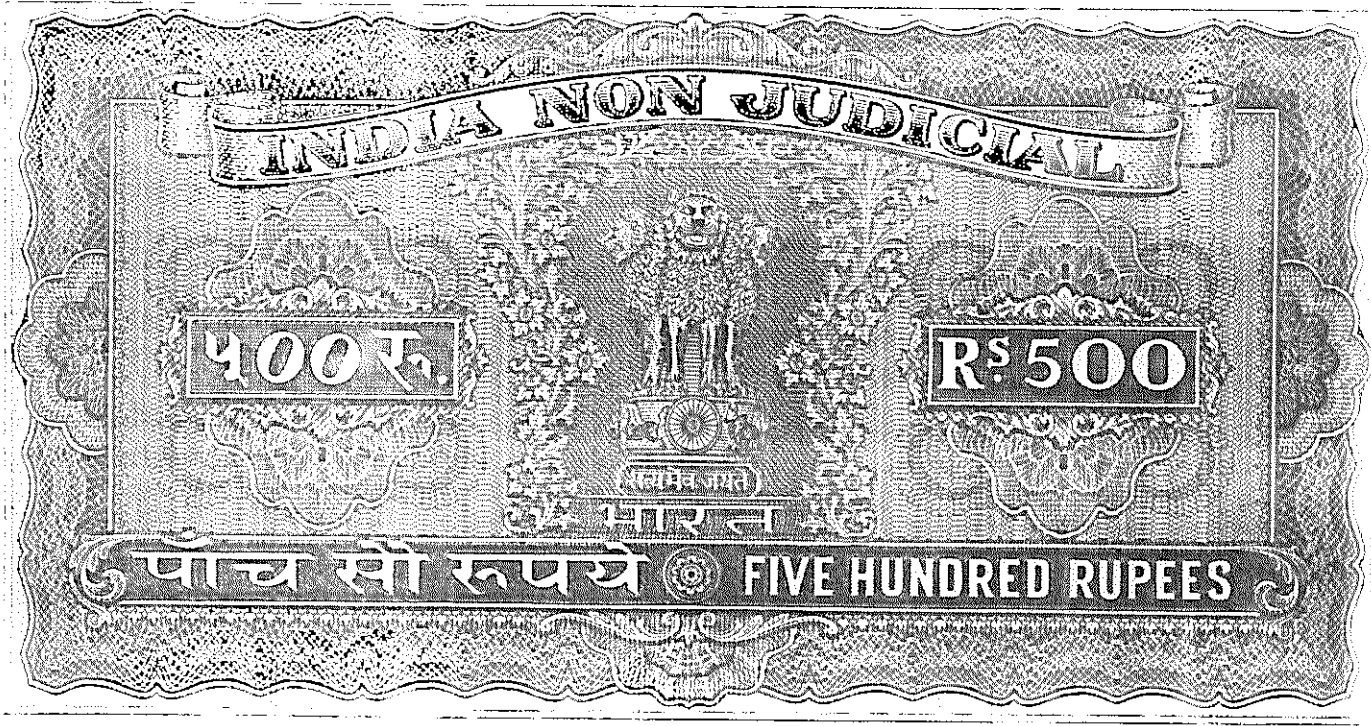


500Rs.

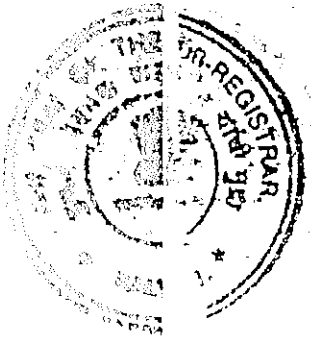


Doc. No. 3095 Date 10/05/2001
Issued to Nils S. S. Shirodkar
through ...

Stamp Vendor
Mr. KANCHAN S. TANTE

Handwritten signature

Add- C/3, Eastern Plaza, Manpada
Road, Dombivli (East) Pin 421 201,
Phone 646 181



कलन-१
२२२८/२-३०
२००१

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Dombivli
on this 10th day of May 2001

BETWEEN

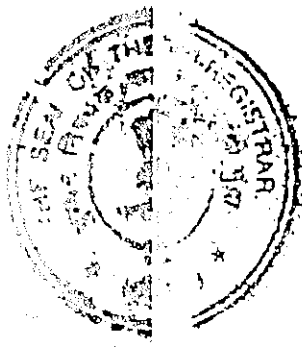
Handwritten signatures and names

500Rs.



No. 3064 Date 11 MAY 2001
 Use Rs. 500
 issued to Niladri Ghoshal
 through ...

Mrs. KANCHAN S. TARTI
(Signature)
 Add: C-12, Vastari Plaza, Manpada
 Road, Dombivli (East) Pin 421 201.
 Phone 492781



कलन - ३
२२५७/३-३०
२००१

AGREEMENT FOR SALE

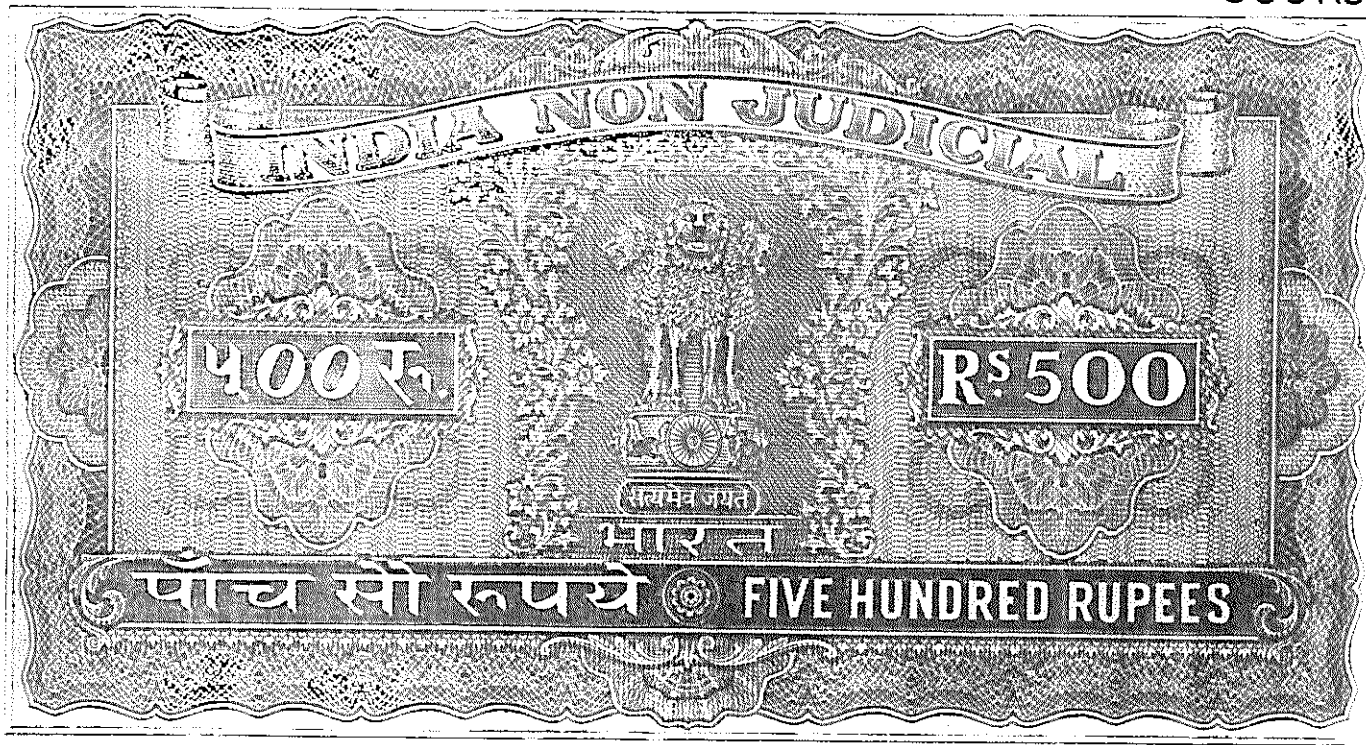
THIS AGREEMENT FOR SALE is made at Dombivli

(Signature)

अभिषेक शिंदे

(Signature)

500Rs



No. 3866... Date 1 MAY 2001
Rs 500
used to NVEST... S...
through

Stamp Vendor
Mrs. KANCHAN S. TAREE
Add: C/73, Kasturi Plaza, Manpada
Road, Dombivli (East), Pin 421 201.
#2006 450 781



कलन - 1
22/5/8 30
2009

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at
Dombivli

(Signature)

श्री. राजेश जी. पटेल

(Signature)

500Rs



No. 3064 Date 11/11/2001
 Value Rs. 500
 Issued to Nitesh S. Shirodkar
 through

Stamp Vendor
 Mr. RANJAN B. TARTE

[Signature]

Add: C/72, Kasturi Plaza, Manpada
 Road, Dombivli (East) Pin 421 201.
 Phone 450 781



कलन - ३
३३५८/५-३०
२००१

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Dombivli

[Handwritten signatures and notes]

100Rs.



Sl. No. 3133 Date 11 MAY 2001
 Issued in Mumbai
 Through...

Stamp Vendor
 MR. S. B. JOSHI

(Signature)

Sl. No. 2412/12, Dattanagar,
 Ambegaon, Pune-411 046.



AGREEMENT FOR SALE

कलम = 1
225/E-30
2009

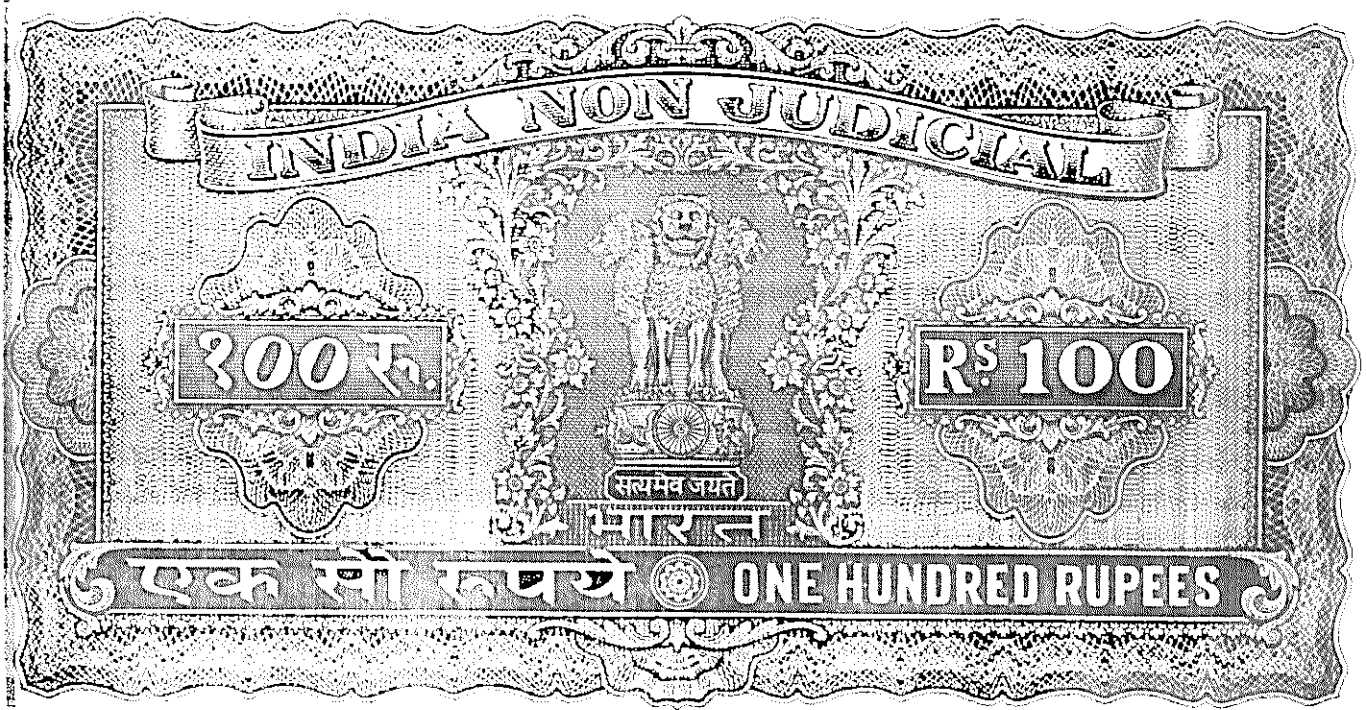
THIS AGREEMENT FOR SALE is made at Dombivli

(Signature)

Sl. No. 3133 of 408

(Signature)

100Rs.



S. No. 13133. Date 1 MAY 2001
 Issue No. 100
 Issued to Atlast S. Shroddhan
 Through

Stamp Vendor
 M. R. S. B. JOSHI

S. No. 241212, Dattabagar,
 Ambegaon, Pune-411 046.



AGREEMENT FOR SALE

कर न - 1
2255/10-30
2009

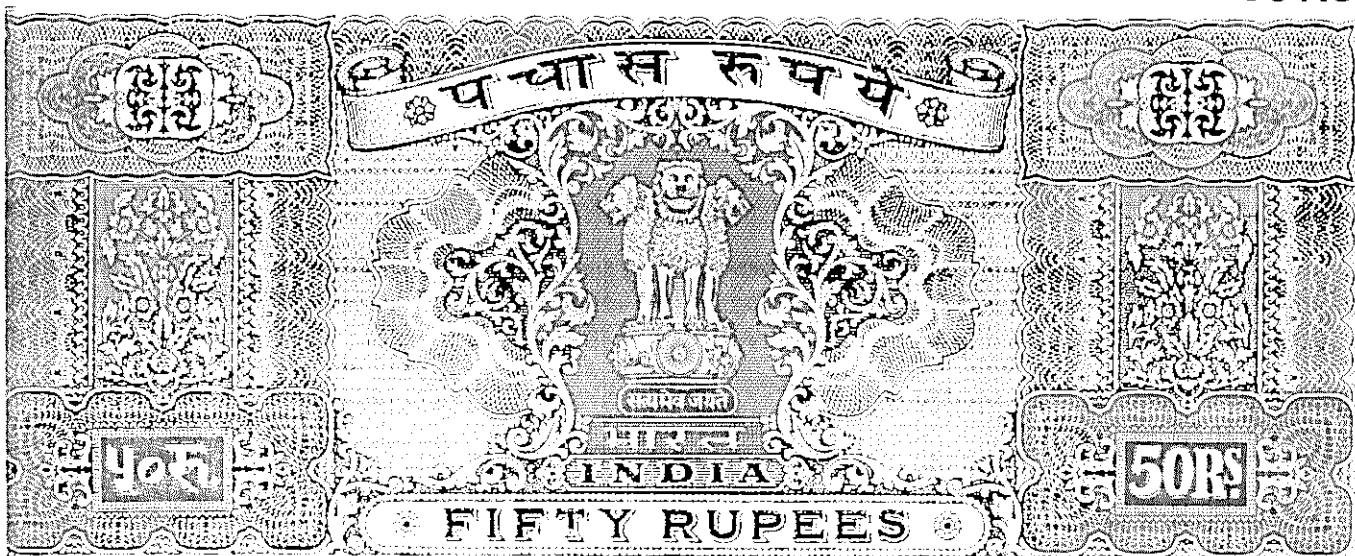
THIS AGREEMENT FOR SALE is made at Dombivli

Good

सौ. आकाश श. पटव

As directed

50 Rs.



Sr No. 3139. Date 1 MAY 2001.
Frise Rs. ...
Issued by ...
Through ...

Stamp Vendor
MR. S. B JOSHI

S. No. 24, 12 1/2, Dattabagar,
Ambegaon, Pune-411 046.



कलन-१
२२८८/८-३०
२००१

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Dombivli

Handwritten signature

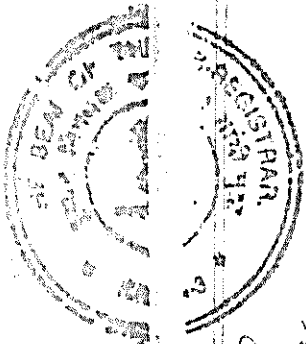
श्री. काशी म. परे

Handwritten signature

MR. RAVINDRA GAJANAN PARAB aged 34 years,
Occupation Service and MRS. ASHA GAJANAN
PARAB aged 57 years, Occupation Housewife
residing at 301, Jai Moreshwar Niwas Co-op.
Hsg. Soc. Ltd., Gupte Road, Dombivli (West),
Taluka Kalyan, Dist. Thane hereinafter
referred to as " THE TRANSFERORS " (which
expression shall unless it be repugnant to the
context or meaning thereof mean and include
their heirs, executors, administrators and
assigns) of the FIRST PART.

A N D

MR. NILESH SUDHAKAR SHIRODKAR aged 32 years,
Occupation Service residing at 18, Shiv
Tara Building, Gaondevi, Gupte Road, Dombivli
(West), Taluka Kalyan, Dist. Thane hereinafter
referred to as "THE TRANSFEREE" (which
expression shall unless it be repugnant to the
context or meaning thereof mean and include
his heirs, executors, administrators and
assigns) of the SECOND PART.



Parab

Shirodkar

Parab

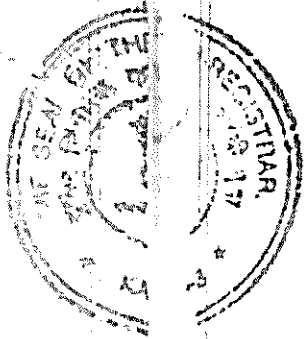
२१. ३।२।१९ ३०. ५। २००९

N. Shirodkar

कलन - १
२२८८/९-३०
२००९

WHEREAS The TRANSFERORS have purchased the flat vide agreement for sale dated 25/02/1994 from M/s. Visava Developers and Registered with Sub-Registrar Kalyan on 25/02/1994 under document No. 266 and as such is the owner of Flat No. 301, on Third floor, admeasuring 360 sq.ft. built-up area in the building known as JAI MORESHWAR NIWAS Co-op. Housing Society Ltd., situated at Ghanshyam Gupte Road, Jai Hind Colony, Vishnu Nagar, Dombivli (West) Taluka Kalyan, Dist. Thane. (hereinafter referred to as the said flat).

AND WHEREAS TRANSFERORS are the members of the JAI MORESHWAR NIWAS Co-operative Housing Society Ltd., Dombivli registered under the Maharashtra Co-operative Housing Act, 1960 vide Registration No. TNA/KLN/HSS/(TC)/9065/97-98 dated 07/08/1997 (hereinafter referred to as the said society) situated at Ghanshyam Gupte Road, Jai Hind Colony, Vishnu Nagar, Dombivli (West) Taluka Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation, Dombivli Division and within the Registration District Thane and Sub-Registration District Kalyan.



Handwritten signature

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Handwritten signature: N. S. ...

कलन-३
२२५५/९०-३०
२००९

AND WHEREAS by virtue of the TRANSFERORS
being the holder of 5 shares of total value of
Rs. 250/- bearing No. 81 to 85 and Cer-
tificate No. 17 (hereinafter referred to as
the said shares).

Garab
M. V. Madhavan

AND WHEREAS the TRANSFERORS have been
allotted a Flat No. 301 on Third floor,
admeasuring 360 sq.ft. built-up area in the
building known as JAI MORESHWAR NIWAS Co-op.
Housing Society Ltd., situated at Ghanshyam
Gupte Road, Jai Hind Colony, Vishnu Nagar,
Dombivli (West) Taluka Kalyan, Dist. Thane.

AND WHEREAS the TRANSFERORS desires to
sell, transfer, assign and convey the flat
alongwith the said shares.

AND WHEREAS the Transferee has
expressed his desire to purchase possess and
acquire the flat alongwith the said shares of
the TRANSFERORS.

AND WHEREAS both the parties hereto
have arrived at certain terms and conditions
which they desire to record in writing.

NOW THEREFORE THESE ARTICLES OF AGREEMENT
WITNESSETH AND IT IS MUTUALLY AGREED BY AND
BETWEEN THE PARTIES HERETO AS FOLLOWS.

कलन-३
२२६५/९९-३०
२००९

Garab

२५. ३/११/०९. ५५५

M. V. Madhavan

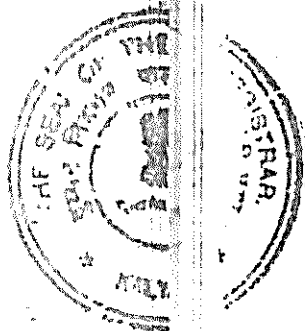
1. The TRANSFERORS hereby declares, records and confirms as under :

a. The TRANSFERORS are the sole and absolute owner of the said Flat No. 301, on Third floor, admeasuring 360 sq.ft. built-up area in the building known as JAI MORESHWAR NIWAS Co-op. Housing Society Ltd., situated at Ghanshyam Gupte Road, Jai Hind Colony, Vishnu Nagar, Dombivli (West) Taluka Kalyan, Dist. Thane.

b. The TRANSFERORS have not entered into any agreement for sale, transfer or letting out the said flat and shares with any other person and that they are in exclusive and absolute possession and occupation of the said flat and shares.

c. The TRANSFERORS are abided by and complied with all rules, regulations and byelaws of the said society still subsisting.

d. The said flat alongwith the said shares is not affected by any lispendens or insolvency proceedings or any prohibitory orders from the Income Tax Department or any other authority restraining the TRANSFERORS from dealing with or disposing of or parting with possession of the said flat / shares on any part thereof.



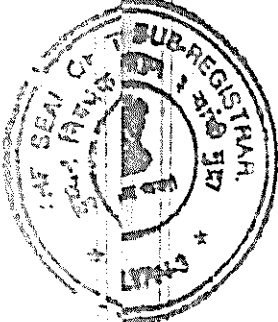
कठन-१

२२६६/२२-३०

२००९

२४. २०१२ ०१. ५ ६९

Handwritten signature



1. The TRANSFERORS have paid their shares of Municipal Taxes, water charges, society maintenance charges and all other outgoings in respect of the said flat up to date and that no part thereof has remained unpaid.

2. The TRANSFERORS further declares that they have obtained the necessary permission from the said society for sale and transfer of the said flat/shares unto the Transferee herein.

3. In consideration of the aforesaid representation of the TRANSFERORS, the Transferee herein agree to purchase, possess and acquire the said flat/shares of the TRANSFERORS and all their rights, title and interest therein for the lumpsum consideration of Rs.3,00,000/- (Rupees Three Lakh only).

4. The Transferee has agreed to pay the sum of Rs.3,00,000/- (Rupees Three Lakh only) to the TRANSFERORS in the following manners :-

Rs. 50,000/-	Paid before execution of this agreement
Rs.2,50,000/-	Payable on sanction of LOAN i.e within ___ days from execution of this agreement
Rs.3,00,000/-	TOTAL

कलन-३
२९६६/९३-३०
२००९

Garab

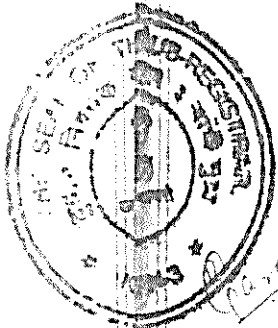
श. श. श. श. श. श. श. श. श. श. श.

Pradeep

5. The TRANSFERORS shall deliver to the Transferee all receipts, documents, papers, vouchers and certificates relating to the said flat and last paid up bill in respect of the outgoing and service charges and electricity charges.

6. The Electric meter bearing No. 9002072763 and Consumer No. 02001106011 is affixed to the said flat and the TRANSFERORS has agreed to transfer the said flat alongwith the said Electric Meter and connection to the Transferee and further agrees to sign all the necessary paper for transfer of such electric meter.

7. The TRANSFERORS shall put the Transferee in vacant and peaceful possession of the said flat. And the TRANSFERORS shall at all time hereafter at the request of the Transferee agree to do and execute or cause to be done or executed all such acts, deeds and other assurances in law whatsoever for further and more perfectly vesting and assuring the said flat/shares unto the Transferee.



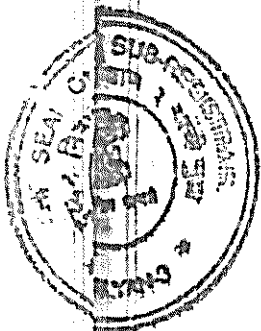
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कलन - १
२२६६/१४-३०
२००९

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8. On and after the completion of these agreement and its final payment the TRANSFERORS shall have no right, possession title and /or interest of any nature whatsoever in the said flat/shares and the Transferee shall be solely and exclusively entitled to use, occupy possess and enjoy the same without any let, hinderance and/or interference of whatsoever nature by the TRANSFERORS or any one claiming through or under his behalf in anyway whatsoever and the Transferee shall be entitled to deal with the same in such manner as they may desire and think for and proper.

9. The Transferee shall become member of the said society and shall abide by rules, regulations and bye-law as amended from time to time and shall in the meantime promptly and punctually to pay all taxes, charges and other outgoings in respect of the said flat.

10. All costs and incidental expenses to this agreement will be borne by the Transferee.

11. The Transferee shall bear and meet the expenses of the registration of the agreement if the same needs Registration with Sub-Registrar Kalyan III.

क.स.न = 1
2255/94-30
2009

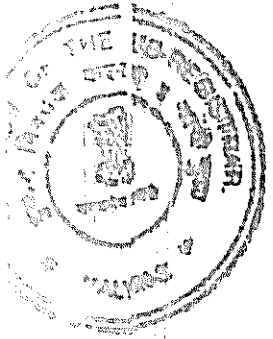
दि. 31/11/09
[Signature]

12. The TRANSFERORS agrees to Co-operate and whenever required sign all papers pertaining to transfer of this flat.

13. The necessary transfer charges/donation to the society will be borne by the TRANSFERORS and the Transferee equally/or/by the TRANSFERORS, the transferee will not be responsible for the same .

14. The TRANSFERORS agrees to pay all their dues till today including Electric Bill, Water Bill, Maintenance and Taxes Bill etc. and the Transferee will not be made liable for the same.

15. The possession of the flat will be handed over to the Transferee after full and final payment.



कलन-१
२२६६/१६-३०
२००९

Transferee

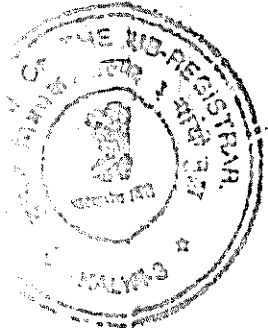
श्री. अशोक जी. पारख

अशोक पारख

THE SCHEDULE OF THE PROPERTY

A Flat No. 301, on Third floor, admeasuring 360 sq.ft. built-up area in the building known as JAI MORESHWAR NIWAS Co-op. Housing Society Ltd., situated at Ghanshyam Gupte Road, Jai Hind Colony, Vishnu Nagar, Dombivli (West) Taluka Kalyan, Dist. Thane., consisting of ground + 3 floor without lift at Survey No. 272/A, Hissa No. 6 of Mouje Thakurli, Taluka Kalyan, Dist. Thane bearing and within the limits of Kalyan Dombivli Municipal Corporation, Dombivli Division, within the Registration Dist. Thane and Sub-Registration Dist. Kalyan and bounded as follows :-

On or towards East : Colony Road
On or towards West : Plot No. 13
On or towards North : Plot No. 7
On or towards South : Plot No. 7



कलम - १
२२६/१०-३०
२००९

Search

२००९ ३१/११ ०१-५२०९

By [Signature]

CC/2006

IN WITNESS WHEREOF THE PARTIES HERETO HAVE
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE
HANDS ON THE DAY AND THE YEAR FIRST
HEREINABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED BY)

the withinnamed "TRANSFERORS")

MR. RAVINDRA GAJANAN PARAB &)

Parab

MRS. ASHA GAJANAN PARAB)

in the presence of _____)

1. *S. H. Lambak*.....)

24th 7/12/11 at 4287

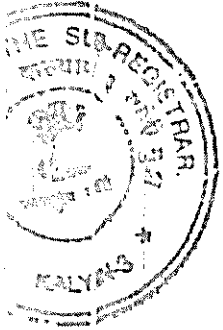
SIGNED, SEALED AND DELIVERED BY)

the withinnamed " TRANSFEREE ")

MR. NILESH SUDHAKAR SHIRODKAR)

in the presence of _____)

N. Shirodkar



कलन-३
२२६६/१६-३०
२०११

R E C E I P T

Received an amount of Rs.50,000/-
(Rupees Fifty Thousand only) from Transferee
MR. NILESH SUDHAKAR SHIRODKAR by following
cash/Cheque hereinabove being consideration in
part payment for the said flat to be paid to
me in terms of the above agreement.

Cheque No.	Date	Bank/branch	Amount
212860	11.5.2009	Bank of India	50000/-

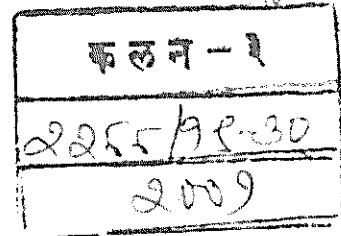
I say received Rs. 50,000/-

(Handwritten Signature) श्री. आशिष ग. परब

(TRANSFERORS)

Witness :-

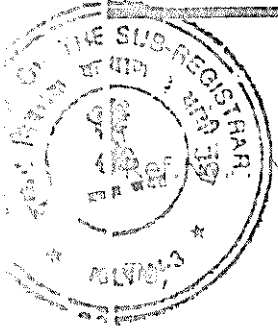
1.



मां. न. नं. ७. ७ अ व १२

JAI MORESHWAR NIWAS CO.OP. HSG. SOC. LTD.

Reg.No. TNA/KLN/HSG/TC/9065/97-98 Dated 7.8.97
Ghanashyam Gupte Road, Jayhind Colony, Vishnu Nagar,
Dombivli (West), Dist Thane Pin : 421 202



Date : May 10, 2001

LIC Housing Finance Limited,
Mumbai

Sub: No objection certificate for the sale of Flat No. 301 of
Mr.Ravindra Gajanan Parab

Dear Sir

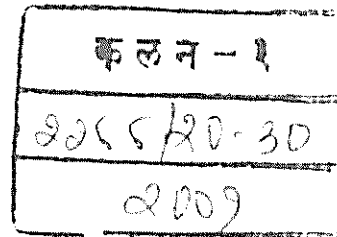
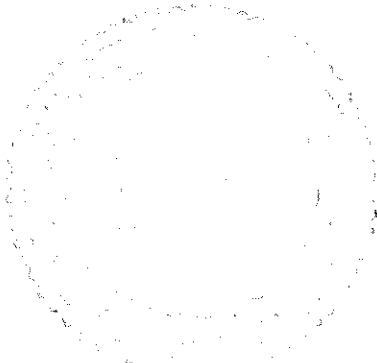
This is to confirm that the above Society registered under No.
TNA/KLN/HSG/TC/9065/97-98 Dated 7.8.97 and that the Society has
agreed to transfer the above Flat to Mr. Nilesh Shirodkar.

We further confirm that we have a clear legal and marketable title to
the said property and every part thereof and that all taxes and dues in
respect thereof have been paid up to date.

We have no-objection to your giving a loan to the said proposed
transferee and his mortgaging the said flat with you by way of security
for repayment.

Yours faithfully,


Chairman



गं. नं. ७, ७ अ व १२

स.नं. 2012 अ/ वि.नं. ६-१०८०

क्षेत्र ६/८ मीर

सापगी सायक -

र. खराबा -

रकम -

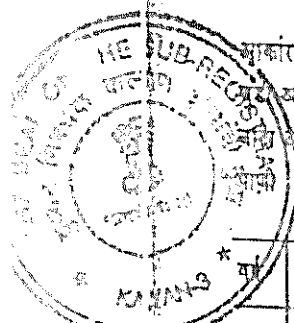
वेक्टर	थार	प्रती	र	पुं.

र. पैसे

० 23

2282

सागवड करणाराचे नांव	क्षेत्र	ठेव	पिके आणि सागवड	क्षेत्र	रोप

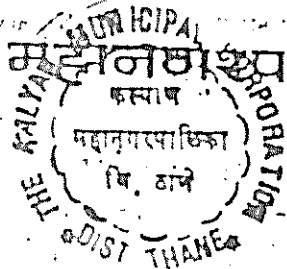


आवसात मातृकुल खरी नफकम यते

Handwritten signatures and stamps, including a date stamp: 2012/09/29

कलन - १
2266/29-30
2009

कल्याण महानगरपालिका, कल्याण.



जायक क्रमांक/कमसा/नरबि/बा.प.जोपो-२३-१३०

कल्याण महानगरपालिका कार्यालय, कल्याण
दिनांक : १३-१-२०२२

भाषा : मराठी / वाच्यता : वाच्यता.

(कुमुदपत्र मधील मंगलानं कुचरन गृह मध्ये व मंगलानं ठाणचंद नामाच्या पायीद्वारे)
द्वारे - मंगलानं ठाणचंद (आरंभित शिल्पकार) डॉ. वि. वि. (पूर्व)

दिनांक : १३/१/२०२२ ति. नं. २२० ते २२२ दि. नं. २२०

मोजे नवागामी मध्ये वांधकाम करण्याच्या मंजुरी बाबत.

मोजे नवागामी मध्ये वांधकाम करण्याच्या मंजुरी बाबत.

कलन - १
२२०६/२२-३०
२०२२



वास्तु शिल्पकार यांचे मार्फत सादर केलेला अंज. मंजूर झालेला आहे. १९९६ चे कलम ४५ अन्वये २२०६/२२-३०

मोजे नवागामी मध्ये वांधकाम करण्याच्या मंजुरी बाबत.

नि. पूर्ववाच्यता विकास कुरावयांस मंजूर प्रारंभित महानगरपालिका अधिनियम १९९६ चे कलम २५३ अन्वये वांधकाम मंजूर झालेले आहे. १३/१/२२
मंजूर झालेले आहे. १३/१/२२
मंजूर झालेले आहे. १३/१/२२
मंजूर झालेले आहे. १३/१/२२

अटी :

१. ही वांधकाम मंजुरी परवानगी दिव्याचे वांधकामात एक वर्षे मर्यादित वेळ असेल. मंजूर पुढील वर्षासाठी परवानगीचे नवीनीकरण मुदत संपले आधी कारण आवश्यक राहिले, अशा प्रकारचे नवीनीकरण प्रकृत तीन वर्षे करता येईल. वेळ मुदतीत वांधकाम पूर्ण करणे आवश्यक आहे. नवीनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या निवर्तमान व निवर्तित विभागात आराखड्याच्या अंशुपाने छाननी करण्यात येईल.
२. मंजूर झालेले आहे. १३/१/२२
३. मंजूर झालेले आहे. १३/१/२२
४. मंजूर झालेले आहे. १३/१/२२
५. मंजूर झालेले आहे. १३/१/२२
६. मंजूर झालेले आहे. १३/१/२२
७. मंजूर झालेले आहे. १३/१/२२
८. मंजूर झालेले आहे. १३/१/२२
९. मंजूर झालेले आहे. १३/१/२२
१०. मंजूर झालेले आहे. १३/१/२२

१३/१/२२

१२. बांधकामाच्या करण्यापूर्वी तसेच मूलापन अधिकारी/पुणे क्षेत्र खात्याकडून बांधणी आदेशी देण्यात यावी.
१३. नाकाशात दाखविलेल्या गाळपाच्या संश्लेषणध्ये व भिमीजनापट पुणे नदी निवास वरळ कड नदी
१४. नाकाशात दाखविलेल्या मंजूर नकाशात भिमी तोपटीक टंक पाहिजे व शेत धाबिधम फाळ्यात जमजम्या नकाशात नलिकेपद स्थळपदि तसेच अभिप्रेता पत्रे परवानगिने खोद पसरक राहिल सेप्टीक टंक विहीरी करणीत गाठी ५० फूट अंतरावर अलग आवरणक आहे.
१५. सांठवाण्याचे व पाणीटपाचे पाणी हातपारपालिकेच्या टारांत पळचनि एअर अभिवंता पाणी मंजुरी सोडावे लागेल. सांठवाण्याच्या वाहत्या मारोप्ये व पाणे मंजूरवेत लुचता पाहिजे वापट देण्यात येणार नाही.
१६. बांधकामाचे सेप्टीक टंक रस्त्यावर, टाकावाचे खात्यास रगपालिकेच्या बांधकाम खात्याची परव पणे आवरणक राहिल व त्या करिता नियमाप्रमाणे लागू रकम (५ वेर साह्यास त्या रकमेची भरणी लागेल.
१७. बांधकामाच्या वेळी नियमयोगी माल (सेप्टीक टंक) मह रस्त्याकडे लागेल त्या टिकाणी स्वक्षपाट टाकावे पाहिजे.
१८. बांधकामाच्या समोवताळी तोपलेल्या जव्या जागेत व शीत कुडी १) ब्योक-२) गुळमोहर ३) व) गिलगिरी ५) करज पेकी एकूण यहा साबं फायुन त्याची जोडासना केली पाहिजे तसेच संपूर्ण बांधिली गाळे तोपण्यापूर्वी परवानगी घेणे बंधनकारक आहे.
१९. नाकाशात दाखविलेल्याप्रमाणे बांधकामाचा कडत रा गा बांधकामाच्या बांधणीच्या नियमांनुसार बांधणी करावी.
२०. नागरी जमीन कमाल भविका अधिनियम १९७६ च्या रजुदी प्रमाणे जागा बांधीत जात असल्यास बांधकाम करण्यापूर्वी बांधणीच्या नियमांनुसार बांधणी करावी.
२१. जाभेनून किंवा जाभे नयंजून अतिदाब विद्युत व इती जात असल्यास बांधकाम करण्यापूर्वी बांधणीच्या नियमांनुसार बांधणी करावी.
२२. जागा महाभारत किंवा रेल्वे मार्गास लागू लागून व जवळ असल्यास संबंधीत खात्याकडून बांधकाम करण्यापूर्वी जाभेनून दाखला घेतला पाहिजे.
२३. बांधकामाकडे किंवा दगावतीकडे जाण्याचे वेवस्था करावची जबाबदारी संपूर्णपणे बांधकाम करणे राहिले. परवानगी नियोजित रस्त्याप्रमाणे द्या. असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे प्राधान्ये प्रमाणे केले जाईल व तसे रस्ता होई पावेत. दगावतीकडे जाण्याचे वेवस्था करावची जबाबदारी बांधकाम करणे राहिले.
२४. जाभेत जुने भाडेकड असल्यास त्याच्या बाबत योग्य वेवस्था करावची जबाबदारी मालकाची राहिले. मालका-भाडेकड यामध्ये काही भाद असल्यास त्या निमण खात्यास त्याचे विकारण मालका आवरणक र हाल व त्याचावतीत महानगरपालिका जावदार राहणार नाही.
२५. सडर जाभेनून पाण्याच्या नैसर्गिक निचरा होत असल्यास तो इकडील परवानगी शिवाय वळवू नये.
२६. सडर प्रकारणी खुलेची संपूर्ण राहिली असेल त्यास सड बांधकाम परवानगी रद्द करणेत येईल.
२७. सडर प्रकारणी विहीर असल्यास ती इकडील परवानगी शिवाय वळवू नये.
२८. बांधकाम पूर्ण झाल्यावर पिण्याच्या पाण्याचे कनेक्शन किंवा करिता महापालिकेवर जबाबदारी गाठी किंवा पिण्याच्या पाण्यासाठी महापालिका हमी घेणार नाही.
२९. सडर जाभेत बांधकाम करण्याबाबतचा पूर्वीचा परवाना वसेल तर तो ग द्वारे रद्द झाला वसेल सगळ्या
३०. महाभारत व पावटाच्या पाण्याचा निचरा होणेकरिता महानगरपालिकेचा प. रास जोडणेसाठी पक्कपा र गाठी बांधणीत
३१. बांधकामासाठी व पिण्याच्या पाण्यासाठी गळाचे कनेक्शन मिळणार नाही व त्यासाठी ब्रीकरलेखने पा घेतले
३२. बांधकामासाठी रस्ता मनापासून व त्यातून तयार केल्यावरही बांधकाम परवाना मिळणार नाही.
३३. बांधकामासाठी गळाचे कनेक्शन मिळणार नाही व त्यासाठी ब्रीकरलेखने पा घेतले



बांधकाम परवानगी अर्ज: जि. २३०/२३-३० अखत्यारच्या र ईकीडुच साठी

पदसाध्य पदाभाष्यी सही व दुरावेनासिकासिद्धांतमार्गाने जाओ किंवा

अपमत्रासिकासा ठावठिकाणा री जाओ या अर्जास

मिळणार नाही

प्रत :

- १) सदीप निधीकड, पुणे महानगर प्रदेस विकास प्राधिकरण, कळत - ३
- २) उपायुक्त / साहायक आयुक्त, महानगरपालिका

२२५/२३-३०

२४/०९

कलन = ३	No. NAP/SR
२२६८/२६-३०	Office of the District Deputy Collector Thana Prant, Thana.
२००९	Dated 27/9/1967.

Head: Application of Shri. Madhav Dagadu Pakhale

Dated 23/9/67 for grant of N. A. Permission in S. No. 272/6 pt

of Village Thakarli Taluka. Kalyan

ORDER

The District Deputy Collector Thana, is hereby pleased to grant N. A. permission under section 65 of Land Revenue code to Shri. Madhav Dagadu Pakhale

of Dombivalli for the land admeasuring 545 576 square yards out of 272/6 pt of village Thakarli Taluka Kalyan subject to the specified below:—

1. He (the plot holder) shall use the above mentioned lands for Residential only. The use of the land for any purpose other than that for which the permission is granted, is prohibited under section 43 of the land revenue code and it shall be lawful for the officer granting this permission or any authority superior to him to levy fine and assessment as he may deem fit for a change in the specified use of the land with or without previous permission.

2. He shall pay N. A. assessment at the current rate prevailing in that area fixed from time to time. At present the existing rate is Rs. 50/- per Acre. Since the plot is to be used for residential purpose, the concession of 3.8th in N. A. assessment is granted. He shall pay N. A. assessment at the rate of Rs. 3-70 Plus Z. P. and Panchayat cesses per annum until 31-7-19. The said rate is liable to change at any time after 31-7-1967 and the grantee will be liable to pay the changed rate as and when it is ordered.

3. The area and N. A. assessment is liable to alternations according to the actual area arrived at by measurement by the Land Records Department and any further orders fixing such area and N. A. assessment, consequent upon the final measurement shall form part of the sanad and be binding on him.

4. He shall build on an area not exceeding 192 square yards as shown in the accompanying approved plan on observing Thana District Building Regulations and on obtaining necessary commencement certificate from the Dombivalli Muny. and shall leave remaining area not less than 334 square yards, open to sky.

5. He shall not make any additions or alteration in the approved plan of building nor shall he subdivide the plot, without obtaining previous permission of the District Deputy Collector, Thana.

6. He shall keep 15' margin on road side and 10' margin along the rest of the other sides within the one meter of the plot.

7. He shall execute the sanad in forms 'M' and 'IdM' inserting the above conditions in the form 'M' and within the period of three months from the date of actual commencement of N. A. use failing which the N. A. permission shall be liable to be cancelled. For execution of sanad he shall approach the Mamlatdar.

8. The N. A. use of the plot must commence within a period of six months from the date of his order. Failing which N. A. permission shall be deemed to be cancelled.

(P. T. O.)

कलन-३
२२६/२५-३०
२००९

9. He shall inform the Mamlatdar Kalyan in writing through the Village Officer, date on which N. A. use commence within a Period of one month from the date of commencement of use which he shall be liable to pay in addition to the N. A. use. The District Deputy Collector, Thana, may direct.

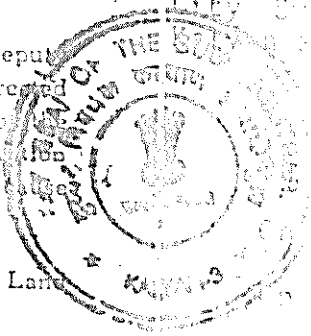
10. He shall not sell, lease or otherwise transfer the plot in any way before it is brought under N. A. use without the previous permission of the District Deputy Collector, Thana.

11. If any of the foregoing conditions are contravened the District Deputy Collector, Thana, may without prejudice to any other penalty to which he may be liable under the provisions of the Land Revenue Code, and Rules thereunder continue the said plot in their occupation on payment of such fine and or assessment as the District Deputy Collector, Thana, may direct.

12. Notwithstanding anything contained above it shall be lawful for the District Deputy Collector, Thana, to direct the removal or alteration of any of the building or structures erected or used contrary to the provisions of this grant within the time prescribed in that behalf by the District Deputy Collector, Thana, or the authority superior to him and such removal or alteration not being carried out within the prescribed period, the District Deputy Collector, Thana, may direct the same to be carried out the same from him as an arrears of Land Revenue.

13. Save as herein provided, the grant shall be subject to the provisions of the Land Revenue Code.

14. He shall pay at once the survey fees to the Mamlatdar of Kalyan for further particular if any he may approach the Mamlatdar of Kalyan.



(hereinafter)

1. Mr. Madhav and Son
2. The Revenue and Son 19.4.19 as his 1/3rd share deceased 30.7.69 share in Sharada Sharada 15.8.57 been on 5th Dec. Dattatraya

3. By register registry then the Dattatraya certificate he may
4. By October,



[Signature]
Dist. Deputy Collector, Thana,
Prant Thana.

To,
Shri Madhav Dagadu Pakhale
of Advocate Vishwdeep Manpada Road opposite Kanara Bank Dombivli.

Copy forwarded with compliments to the President / sarpanch Dombivli Municipality / Village Panchayat for information.

Copy with case papers forwarded to the Mamlatdar Kalyan for immediate further necessary action.

Copy with compliments to the D. I. L. R. Thana, for information.

Special District Inspector of Land Records
designated equity Officer, Dombivli.

N.S.PATKAR

B.A., LL.M. (Advocate)

Patkar House, Ram Nagar, Dombivli (East), Taluka Kalyan
Telephone: 2296 Pin No.421 201

Date: 20th January 1994

TITLE CERTIFICATE
(including Search Report)

Title to the property viz. ALL THAT the piece or parcel of land or ground being Plot No.8 admeasuring about 576 sq.yards which is equivalent to 500.30 sq.mtrs. bearing S.No.272A, H.No.6, situate at Revenue Village Thakurli in Taluka and Sub-Registration District Kalyan, District Thane with a structure of old building standing thereon bearing City Survey Nos.824 to 829 (Part) within the limits of Municipal Corporation and bounded as under:

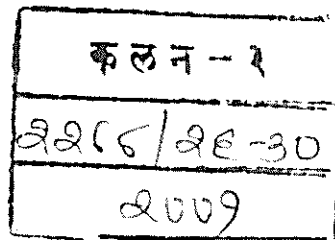
On or towards the EAST : Colony Road

On or towards the WEST : Plot No.13

On or towards the SOUTH : Plot No.7

On or towards the NORTH : Plot No.9

(hereinafter referred to as 'the said land')



1. I have very carefully investigated the title of Shri Madhav Dagadu Pakhle to the said land heretofore described and found the title thereof to be in order.

2. The said land originally belonged to Shri Dattatray Ranchandra Gharpure, his Wife Indirabai Dattatray. Gharpure and Son Manohar D.Gharpure. The said D.R.Gharpure died on 19.4.60 leaving behind him his wife, Son and four daughters as his only heirs to inherit his property including his 1/3rd share in the said land. The Widow and daughters of the deceased Dattatray R.Gharpure by a release Deed dated 30.7.60 and 26.4.60 relinquished/gave up their interest/share in the said land in favour of Shri Manohar Dattatray Gharpure. After the demise of Smt.Indirabai Dattatray Gharpure, her share in the said land, by a Will dated 15.8.57 of which Letters of Administration with Will has been granted by the High Court of Judicature at Bombay on 5th December, 1962, came to the share of Shri Manohar Dattatray Gharpure.

3. By a Deed of Sale dated 5th December, 1963 and registered on the same day at Serial No.1755 in the Sub Registry at Kalyan, the said Manohar Dattatray Gharpure, then the Sole Owner of the said land, sold it to Shri Madhav Dagadu Pakhle. Accordingly, Mutation Entry No.1985 was certified and the name of Shri Madhav Dagadu Pakhle came to be entered upon VII-XII extract of the said land.

4. By an Agreement for Sale for Development dated 16th October, 1993, the said Shri Madhav Dagadu Pakhle has agreed

.. (2)

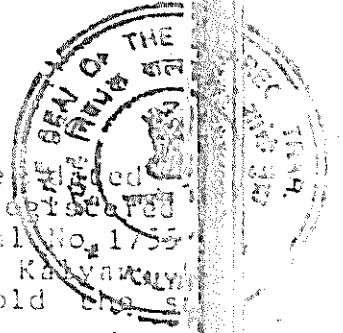
to sell the said land to M/s.VISAVA DEVELOPERS, a Partnership Firm, doing business as Builders, Developers and Contractors and having its place of business at : Parvati Niwas, Road Bander Road, Near Marathi School, Dombivli (West), who has agreed to purchase the said land with a view to develop it by demolishing the existing structure and then constructing a new building of dwelling units and other unit thereon.

5. By its Building Permission No.KMC/NRV/BP/Domb/493-

6. A Search right from 1961 upto date carried out in the Sub-Registry at Kalyan does not disclose any encumbrance on the said land. The particulars of the said search are under:

<u>Year</u>	<u>Transaction</u> (Encumbrance)
1961	NIL
1962	NIL
1963	By a Deed of Sale dated December, 1963 and registered the same day at Serial No. 1755 the Sub-Registry at Kalyan said M.D.Gharpure sold the said land to M.D.Pakhle.
1964	NIL
1965	NIL
1966	NIL
1967	NIL
1968	NIL
1969	NIL
1970	NIL
1971	NIL
1972	NIL
1973	NIL
1974	NIL
1975	NIL
1976	NIL
1977	NIL
1978	NIL
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1984	NIL
1985	NIL
1986	NIL
1987	NIL
1988	NIL
1989	NIL
1990	NIL
1991	NIL
1992	NIL
1993	NIL

कलन-१
२२६६/२०-३०
२००९



7. I have inspected all the relevant documents relating to the title of the said land and am satisfied that the title of Shri Madhav D.Pakhle to the said land is CLEAR, MARKETABLE and without any ENCUMBRANCE.

S
(N.S.PATE)
Advocate

PRO

H.R.

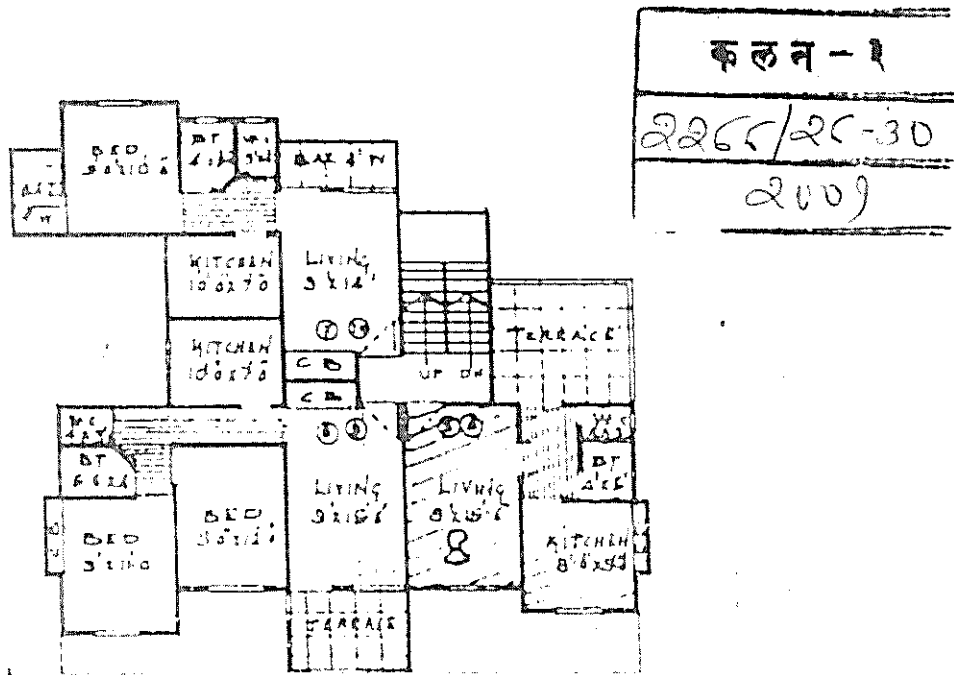
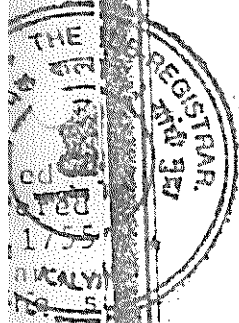
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SECOND & THIRD FLOOR PLAN

2nd Floor, Flat No. 8

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23/2/09

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21/12/08

PROPOSED BUILDING ON S. NO 272 /A.
 H. NO 6, C. T. S. NO. 824 TO 829 OF VILL.
 THAKURLI, TAL: KALYAN, DIST: THANE.
 FOR + VISAVA DEVELOPERS.

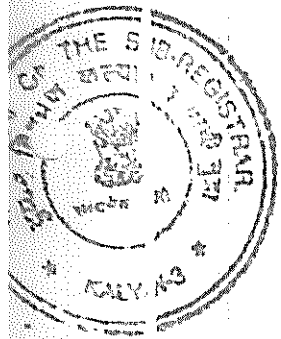
R. V. DATAR

ARCHITECT, SURVEYOR, VALUER
 VEERA SHOPPING CENTRE, 1ST FL
 STATION ROAD DOMBIVLI (E)

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