

पावती क्र.

S.D.

4950/ (13)

450/ (1)

दस्तावेजाचा/अर्जाचा अनुक्रमांक

दिनांक 9/1/21 सन १९८१

दस्तावेजाचा प्रकार-

कुत्रांनामा २२

सादर करणाराचे नाव-

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

नक्कल फी (फोलिओ

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकला किंवा जापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकलां (कलम ५७) (फोलिओ)

इतर फी (मागील पानावरील) बाब क्र.

श्री. हृषणा
अम दिवकर

Received Regn. fee by Challan /

Demand Draft / Pay Order vide No.

88 Dt. 18/1/21

Payee Bank

Rs 3335/-

एकूण

Subject to Receipt

अर्जाचा उरला असल्याने रोजी तयार हीडिल व

नोंदणीकृत

या कार्या

Sub Registrar

Thane-4

दस्तावेज

नक्कल

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डॉकने पुढे

हवाली करावा.

१. जबा
२. सहाय
३. सहाय
४. अनुब
५. अनुब
६. मुखर
७. गृहमे
८. सुरा
९. मोहो
१०. मोहो
११. मोहो
१२. अड
१३. परि
१४. न्युन
१५. जड
१६. विले
१७. प्रवा
१८. भता

दस्तावे

AGREEMENT

ARTICLES OF AGREEMENT made and entered into at Bhayandar, this 18th day of ~~Nov~~ Dec in the Christian Year One Thousand Nine Hundred and 1997 BETWEEN M/s. BALAJI CONSTRUCTION CO., a partnership firm of Builders and Property Developers, Office at 5, Rajshree, Kashmirira Road, Mira Road (East), Dist. Thane-401 107, hereinafter referred to as "the VENDOR" (which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include the Partners or Persons for the time being of the said firm, their respective legal heirs, executors and administrators and permitted assigns) of the **FIRST PART.**

AND

Shri/Smt./M/s. Krishna . M. Dwivedi

hereinafter referred to as "the PURCHASER" (which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include his/her/their respective legal heirs, executors, administrators and permitted assigns) of the **SECOND PART.**

GENERAL STAMP OFFICE
TOWN HALL, FORT,
MUMBAI - 400 023.
MAH/GSO/005

भारत
INDIA
STAMP DUTY
RS. **0004950**
281979

भारत
MAHARASHTRA
SPECIAL ADHESIVE
13.11.97
0 0 0 3 3

1113882518

Handwritten signature/initials

Handwritten signature/initials

WHEREAS the Vendors hereto are the sole Owners and are fully seized the possessed of a Freehold Plot of Land situate, lying and being in the Revenue Village of Kharigaon, Bhayandar (East) bearing Old Survey No.198, New Survey No.83, Hissa No.21(Part), containing by admeasurement 418 sq. mtrs. or thereabouts, more particularly described in the Schedule hereunder written.

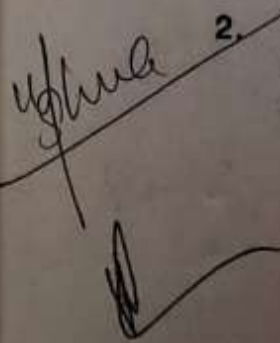
AND WHEREAS, the Vendors hereto propose to sell and transfer Flats/ Shops/Rooms in the Building known as **BALAJI DARSHAN**, on **OWNERSHIP BASIS**.

AND WHEREAS, the Purchaser has/have agreed to acquire a Flat/~~Shop/~~ ~~Room~~ premises bearing No. 003 in — Wing on the ~~Parade~~ floor in the Building known as **BALAJI DARSHAN** having a superbuidup area of 410 Sq.ft. or thereabouts and consisting of one Rooms and a kitchen on the terms, conditions and obligations hereinafter mentioned.

AND WHEREAS, the Purchaser has/have taken inspection of the title relating to the said property and the plans approved by the Competent Authority and are/is fully satisfied with the same.

NOW THESE PRESENTS WITNESSETH as follows :

1. The Vendors are constructing the said Building on the said plot of land in accordance with the plans and specifications approved by the Competent Authority more particularly described in the Schedule hereunder written and the same have been kept at the site of the Building for inspection and with the Purchasers has/have seen and approved and has/have expressly agreed that the Vendors may make such variations and modifications therein as he/she/they may consider necessary and desirable hereafter or as may be required to be done by the Government, the Municipal Council or other Public body or Local Authority.
2. The Purchaser, prior to the execution of this Agreement, has/have been fully satisfied the title of the Vendors hereto to the said Property.

Y. Shinde


3. The Purchaser shall pay Rs. 1,73,000/-
 (Rupees One lakh seventy three thousand only)

Only) the total sale consideration of the Flat/Shop/Room in instalments, in the manner specified hereunder:

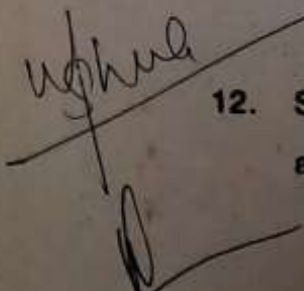
1) Earnest money	Rs. _____ /-
2) On the execution of this Agreement	Rs. <u>1,73,000/-</u>
3) On completion of Plinth	Rs. _____ /-
4) On completion of 1st Slab	Rs. _____ /-
5) On completion of 2nd Slab	Rs. _____ /-
6) On completion of 3rd Slab	Rs. _____ /-
7) On completion of 4th Slab	Rs. _____ /-
8) On completion of 5th Slab	Rs. _____ /-
9) On completion of Brick work	Rs. _____ /-
10) On completion of External Plaster	Rs. _____ /-
11) On completion of Internal Plaster	Rs. _____ /-
12) On completion of Flooring work	Rs. _____ /-
13) On completion of Sanitary Fittings and Plumbing	Rs. _____ /-
14) On possession	Rs. _____ /-

Total Rs. 1,73,000/-

4. The Vendors agrees to hand over the possession of the said Flat/~~Shop/Room~~ to the Purchasers on or before 15th day of Nov 1997, subject, however, to the availability of Cement, Steel or other building materials, labour and also subject to any act of God, such as earthquake, flood, natural calamity, act of enemy, war or any other cause beyond the control of the vendors.
5. The Vendors shall not incur any liability if unable to deliver possession of the said premises by the aforesaid date, in case non-delivery of possession is as a result of any notice, order, rule or notification of the Government and/or District/Taluka/Local/Competent Authority or Public Body.
6. The Purchaser shall have no claim, save and except a particular Flat/Shop/Room hereby agreed to be acquired, that is to say, all open spaces, parking places, lobbies, stair cases, lifts, terraces, etc. will remain the property of the Vendors, until execution of the Conveyance in favour of a Limited Company or a Co-operative Housing

Society or an Incorporated Body to be formed by the Purchasers of Flat/Shop/Rooms in the said Building.


7. The Vendors shall have a right, until the execution of the Conveyance in favour of the proposed Society or a Limited Company, to make additions, raise Storeys or put up additional Structures, as may be permitted by the Competent Authority. Such additions, structures and storeys will be the sole property of the Vendors, who will be entitled to dispose off in a way he/she/they may choose and the Purchasers doth/do hereby accord his/her/their consent thereto.
8. As soon as the building is notified by the Vendors as complete, each of the Flat/Shop/Room holders shall pay the respective arrears of price payable by him/her/them within **10 DAYS** from the date of issue of such notice. If any Flat/Shop/Room holder fails to pay the arrears or the balance amount as aforesaid, the Vendors shall be entitled to put an end to this Agreement and forfeit the earnest money and all sums, if any, till then paid by the Purchasers and on such forfeiture, he/she/they shall have no claim whatsoever against the Vendors and/or to the said plot of land and/or to the said building and/or to the said Flat/Shop/Room.
9. Under no circumstances, the possession of the Flat/Shop/Room shall be given by the Vendors to the Purchasers unless and until, all payments required to be made under this Agreement by the Purchasers has/have been made.
10. The Vendors shall, in respect of any amount not paid by the Purchasers under the terms and conditions of this Agreement, have first lien and charge on the said Flat/Shop/Room agreed to be acquired by the Purchasers.
11. The Purchasers hereby agrees to contribute and pay his/her/their proportionate share towards the costs, expenses and out goings in respect of the matters specified in the **SECOND SCHEDULE** hereunder written.
12. So long as each Flat/Shop/Room in the said building is not seperately assessed for the Local Authority charges, water rates and other charges

Uphul


In force from time to time, the Purchasers shall pay a proportionate share of the said charges assessed on the said building, such share to be on the basis of an area of each Flat/Shop/Room in the said building.

13. The Purchasers hereby agrees that in the event of any amount by way of premium to the Local/District Authorities and/or the State Government or betterment charges or development tax or any other rates and taxes of a similar nature, becoming payable by the Vendors, the same shall be reimbursed by the Purchasers to the Vendors in proportion to the area of the Flat/Shop/Room agreed to be acquired by the Purchasers and in determining such amount the decision of the Vendors shall be conclusive and binding upon the Purchasers.
14. The Purchasers shall maintain, at his/her/their own costs, the Flat/Shop/Room agreed to be acquired by him/her/them and shall abide by all and singular, the bye-laws, rules and regulations of the Government, Local/Dist. Authorities or any other Competent Authority and Public body and shall attend to, answer and be responsible for all notices, violation of any other conditions or bye-laws and shall observe and perform all the terms, conditions and obligations contained in this Agreement.
15. (a) The Purchasers hereby agrees to pay all the amounts payable under the terms of this Agreement as and when become due and payable, **TIME IN THIS RESPECT BEING THE ESSENCE OF THE CONTRACT.**
- (b) The Vendors are/is not bound to give notice requiring such payments and failure thereof, shall not be pleaded as an excuse for non-payment of the amounts on the respective due dates.
16. The Purchasers hereby agrees to deposit with the Vendors the sum of Rs. /- (Rs. only) towards membership fee and subscription of Five Shares of Rs.50/- each and further undertakes to be a member of the Co-operative Housing Society or a Limited Company to be formed by the prospective Promoters; Purchaser of the Flat/Shop/Rooms of the said building and that the Vendors shall handover the sum so collected to the

Signature



duly elected Chairman of the said Housing Society being formed by them. The Purchasers do/doth hereby agrees to extend his/her/their co-operation in the formation of the said Co-operative Society and shall not object to, if changes and/or modifications are made in the draft Bye-laws, as may be required by the Registrar of Co-operative Societies or other Competent Authority.

17. Besides the sum of Rs. _____ /- indicated in clause No.16 the Purchasers on or before over possession of the premises, shall deposit an additional sum of Rs. _____ /- as given hereunder :

(i)	Towards Legal charges	Rs. _____ /-
(ii)	Towards Deposit of the B.S.E.S Ltd.	Rs. _____ /-
(iii)	Towards formation of Housing Society or Limited Company and Registration thereof.	Rs. _____ /-
(iv)	Towards proportionate share of taxes and other charges, if any.	Rs. _____ /-
(v)	Towards Common lights, Watchmen, Sweepers and other Expenses necessary and incidental to the maintenance and up-keep of the building.	Rs. _____ /-
(vi)	_____	Rs. _____ /-

	TOTAL	Rs. _____ /-

18. The Puurchasers shall be bound to sign all the documents, papers and writings and to do all other things as the vendors may require him/her/them to do, from time to time, for safeguarding the interest of the vendors and of Purchasers of Flat/Shops/Rooms in the said building failure to comply with the provisions of this clause will render this Agreement ipso facto void and the earnest money paid by the Purchasers shall stand forfeited to the Vendors.

19. The Purchasers hereby covenants to keep the Flat/Shop/Room and partition walls, drains, pipes and appurtenance thereto belonging in good tenantable condition and in particular so as to support, shelter, repair and protect the parts of the building, other than his/her/their Flat/Shop/Room.

Handwritten signature and scribble

20. The Purchasers shall not let, sell, transfer, convey, mortgage, charges, or in any other way encumber or deal with or dispose off the said Flat/Shop/Room NOR assign, under-let or part with his/her/their interest under or the benefit of this Agreement or any part thereof till all his/her/their dues of whatsoever nature owing to the Vendors, are fully paid and only if the Purchasers had/have not been guilty or breach of or non-compliance of any of the terms and conditions of this Agreement and until the purchasers obtains Prior consent, in writing, of the Vendors.
21. The Purchasers shall permit the Vendors or the Society and their Surveyors or agents, with or without workmen and others at all reasonable time, to enter into and upon the said Flat/Shop/Room or any part thereof or view and examine the state and condition thereof and to make good within **THREE MONTHS** of giving of such notice, all defects, decays and want of repairs of which notice, in writing, shall be given by the Vendors to the Purchasers.
22. The Purchasers shall not use the Flat/Shop/Room or permit the same to be used for any illegal purpose whatsoever, other than for residential purpose only, nor use the same in any manner for any purpose which may or is likely to cause nuisance or annoyance to the occupiers of the other Flat/Shop/Rooms in the building or to the owners and/or the occupiers of the neighbouring properties nor for any illegal or immoral purposes.
23. The Purchasers will not at any time demolish or cause to be demolished the Flat/Shop/Room agreed to be acquired by him/her/them or any part thereof nor will he/she/they or any part thereof nor will he/she/they at any time make or cause to be made any additions or alterations of whatsoever nature of the said Flat/Shop/Room or any part thereof. The Purchasers shall not permit the closing of Varandahas or Lounges or Balconies or make any alteration in the elevation and outside colour scheme of the Flat/Shop/Room to be acquired by him/her/them.
24. The said building always be known as "**BALAJI DARSHAN**" and the name of the Co-operative Housing Society Ltd., and this name shall not be changed without the written permission of the Vendors.

25. The Purchasers shall not throw dirt, rubbish, rags or other refuse or permit the same to be thrown in his/her/their Flat/Shop/Room or in the Compound or any portion of the Building.
26. After the building is complete in all respects and fit for occupation and after all the Flat/Shop/Rooms in the said building have been sold out and disposed off by the Vendors and has/have received all dues payable by various Flat/Shop/Room holders under the terms of this Agreement, the vendors shall execute an assignment in favour of the said Society or a Limited Company being formed by the Flat/Shop/Room Purchasers-Cum-Promoters.
27. Any delay or indulgency by the Vendors in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchasers shall not be construed as a waiver by the Vendors; of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchasers not shall the same in any manner prejudice the right of the Vendors.
28. All letters, receipts and/or notices issued by the Vendors and despatched "UNDER CERTIFICATE OF POSTING" to the address known to him/her/them of the Purchasers shall be sufficient proof of receipt of the same by the Purchasers and shall fully and effectually discharge the Vendors of all obligations of an Agreement for Sale.
29. The Name & Address of the Purchasers till the possession of the ~~Flat/Shop/Room~~ is taken by him/her/them is as under :
- Mr. Krishna . M. Dwivedi
- _____
- _____
30. If the Purchaser neglects, omits or fails for any reason whatsoever, to pay to the vendors any of the amounts due and payable by the Purchasers under the terms and conditions of this Agreement (whether before or after delivery of the possession) within the time herein specified or if the Purchasers shall in any other way fails to perform or observe any one of the covenants and stipulations on his/her/their part herein contained or referred to the Vendors shall be entitled

to re-enter upon and resume possession of the said Flat/Shop/Room, everything whatsoever therein and this Agreement shall cease and stand terminated and the earnest money and all other amounts already paid by the Purchasers to the Vendors, shall stand absolutely forfeited to the Vendors and the Purchasers shall have no claim for refund or re-payment of the said earnest money and/or other amounts paid and hereby agrees to forfeit all his/her/their right, title and interest in the said Flat/Shop/Room and the amounts paid and in such and event, the Purchasers shall also be liable to immediate ejectment as trespasser. The right given by this clause to the Vendors shall be without prejudice or any other rights, remedies and claims whatsoever at law or under this Agreement available to the Vendors.

31. The Purchasers shall not store in the Flat/Shop/Room the goods hazardous or of combustible nature or which are to effect the construction or structure of the building.

32. The documents for the formation of such Society and the Conveyance of the land and society building thereon and other documents required to implement this Agreement shall be prepared by the Advocate of the Builders. The professional charges of the Advocate of the Builders, besides all out of pocket expenses, including stamp duty and Registration charges as also the charges towards Registration of the Society shall be borne and paid by the Society and or by the Purchaser along with the Purchasers of other Flat/Shop/Rooms in such proportion as may be determined by the Builder-Cum-Vendors and such determination shall be final and binding upon the Purchaser. The Builders shall, in the first instance, pay the aforesaid costs, charges and expenses, excepting stamp duty and Registration Charges, out of the amount deposited by the Purchasers. In the event of such costs, charges and expenses being in excess of the said deposit such excess amount shall be borne and paid by the Purchasers.

33. Notwithstanding execution of the Conveyance by the Builders of the said Society building and the Land the Builders along shall remain the Owners of or be entitled to the un-sold Flat/Shops/Rooms constructed at the time of such Conveyance to the full extent of the permissible F.S.I. then available for the said building and the Builders alone shall be entitled to the sale consideration thereof.

Y. Shree

34. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats (Regulation of the promotion of Construction, Sale, Management and transfer) Act, 1963 and the Maharashtra Ownership Flats (Regulation of the promotion of Construction etc.) Rules 1964, or any modifications, orders and notifications issued by the Competent Authority under the Ownership Flats Act and for the time being in force or any other provisions of law applicable thereto.
35. The Purchasers shall bear and pay the charges towards Stamp duty as may be in force and thereafter shall lodge this Agreement with the Sub-Registrar of Assurances for Registration and the Builders-Cum-Vendors agrees to Attend and admit execution thereof as and when required within the prescribed time limit.

**THE FIRST SCHEDULE OF THE PROPERTY
HEREINABOVE REFERRED TO**

ALL THOSE pieces or parcels of land or ground bearing Old Survey No.198, New Survey No. 83, Hissa No.21 Part, containing the admeasurement 502 Sq. yards or thereabouts equivalent to 418 sq. Mtrs. or thereabouts situate, lying and being in the Revenue Village Kharigaon, Bhayandar, Taluka Thane and District Thane in the Registration Sub-District Thane and within the Jurisdiction of Mira-Bhayandar Municipal Council, Bhayandar-401 105 and bounded as under that is to say:

On or towards East	:	Building Sai Dham
On or towards West	:	Survey No. 198
On or towards South	:	Survey No. 199
On or towards North	:	SAI MAHIMA BUILDING

THE SECOND SCHEDULE ABOVE REFERRED TO

1. The expenses of maintaining, repairing, recording etc. of the main structure and in particulars the roots, gutters and rain water pipes of the building, water pipes, and electric wire in, under or upon the building and enjoyed or used by the Purchasers in common with the other occupiers, of other Flat/Shops/Rooms and the main entrances, passages, landing and staircases of the building as enjoyed by the Purchasers or used by him/her/them in common with other Flat/Shop/Room holders and boundary walls of the building, compounds, terraces etc.
2. The costs of cleaning and lighting the passages, landing, staircases and other parts of the building enjoyed or used by the Purchasers in common with other holders.
3. The costs of decorating the exterior of the building.
4. The salaries of clerks, bill collectors, chowkidars, sweepers, etc.
5. The cost of maintenance of lights and service charges.
6. Municipal and other taxes, water charges, Land revenue etc.
7. Insurance of the Building.
8. Such other expenses as are necessary or incidental to the maintenance and up-keep of the building.

Handwritten signature

Handwritten signature

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED by the)
withnamed M/S. BALAJI CONSTRUCTION)
the Vendor in the presence of)
Mr. Rajkumar R. Gupta)

For M/s. BALAJI CONSTRUCTION CO.

[Signature]
PARTNER

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

SIGNED SEALED AND DELIVERED by the)
withnamed "the Purchaser")
Shri/Smt./M/s. Krishna M.)
Dwivedi)
in the presence of.....)

[Signature]

R E C E I P T

RECEIVED of and from the withnamed PURCHASER/S the sum of Rs. 173000/- (Rupees one lakh seventy three thousand only) as and by way of ~~part payment~~ full sale consideration hereinabove mentioned by cash, on dated the _____ day of _____ 199____ by cheque/Demand Draft/Pay Order bearing No. _____ dated _____ the 19____ Branch, subject to Realisation payable to us/me.

WE SAY RECEIVED :
For M/s. BALAJI CONSTRUCTION CO.

[Signature]
PARTNER

- WITNESS :
- 1. [Signature]
 - 2. [Signature]

ANNEXURE II

AMENITIES

THE BUILDING

- 1) The building will be of R.C.C. framed Structures.
- 2) Well planned flats with sufficient light & ventilation, beautiful elevation, economic planning and class construction.
- 3) External wall of the building will be painted with snowcem & internal with white wash.

DOORS & WINDOWS

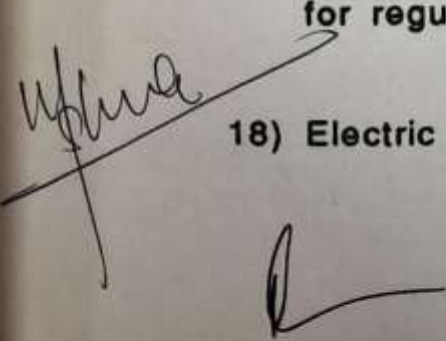
- 4) Main door of the flat has number plate, magic eye, call bell fancy handle with a Godrej lock with aldrop safety chain.
- 5) Bath & W.C. windows provided with glass livers and M.S. Bars for Safety.
- 6) Aluminium sliding windows with added attraction.

Agwa

R

FLOORING

- 7) White Mosaic tiles in Living Room and Mosaic tiles in Bedrooms, Kitchen passage and 5' Skirting of machinery shade.
- 8) Coloured tiles full dado with Shahabad stone flooring in all bath rooms with R.C.C. Loft.
- 9) White glazed tiles in floor and upto 1'-6" dado in W.C.
- 10) Kitchen platform will be of sink and dado of coloured tiles.
- 11) Copper wiring provided for external wiring.
- 12) Living Room : 1 Light, 1 Fan & 1 Plug Point.
- 13) Bed Room : 1 Light, 1 Fan & 1 Plug Point.
- 14) Kitchen : 1 Light, 1 Plug Point.
- 15) Bath & W.C. : 1 Light, 1 Plug Point.
- 16) Sanitary Plumbing work as per modern living requirement.
- 17) Underground tank and overhead tank with sufficient capacity for regular water supply.
- 18) Electric pump and cabin with stand by arrangement.



Handwritten signature and initials

हयकाचे पत्रक (नामा नं. ९)

पीठे जुलै
 तारुका ६१०

हयकाचा प्रकार	फेरफार घाबेस स. नं. व. हि. नं.	सपामनी घयमपाराची सही किया घेरा
<p>ला रिश्व १५१३१७५ खरेदी - व्याजूस दारुल वेलेल्या स. जे. चि जागि - श्री. के. कव सोनू आसोदेकर जागि श्री. शांताराफ शिमज्या पर्यंत साजणकर श. नं. १०००१ - (६६ हजार) माग सांख खरेदी घेणारी. (००१) स. नं. हि. नं. २० वार कागार १६.६ - २९ नं ५०३ ०-२५०</p> <p style="text-align: center;"> <u>करी २.९९</u> <u>११ जुलै</u> </p>	<p>१६.६</p> <p style="text-align: center;">६६ हजार</p>	<p>जोडीपता लागू करी २.९९</p> <p>जोडीपता लागू</p> <p>कारका फोसिंग के</p> <p>पत्रक वाडून</p> <p>रजिस्ट्रेशन कर १९</p> <p>ये</p> <p>मंगूर</p> <p>करी २.९९</p> <p>क. डी. काव</p> <p>६-६-७८</p>

परतुमुद नरी मयकन घसे

दि.

समाधी
 नाराजी-सुनघर
 १९७८

प्रतिबन्धित साखी



राज्य न्याय मंत्रालय
दैनिक पावती पुस्तक

1945250

SR-3
29/3/58

महाराष्ट्र शासन (रोजकीद व पावती पुस्तक)

मा.प. - २७.२०
वि.नं. - ०.२०.२६

सामु.का. - ३१०
भोगवटादार/पैसे देणारा - केशव सोमेश्वरदेकर

सांग.क. -
केशव सोमेश्वरदेकर

शकवाकी	पाल दर व म्हणजे				स्थानिक उपार			
	नियत		सकीर्ण		जिल्हा विल्का		ग्रामपंचायत	
ह. व.	ह. व.	ह. व.	ह. व.	ह. व.	ह. व.	ह. व.	ह. व.	
१०/११/५६	-	-	१४६३	=००	-	-	-	-

(बदली) रुपये १४६३/१००



गां. न. नं. ७, ७ अ व १२

स. नं. १२८ हिस्सा नं. २९

कबजोदार

गांव :- नवारी

जति क्र. नं. १३/२९

केशव जोशी आरोदीकर

वाडुका :- १/१

क्षेत्र	हेक्टर	भार	प्रति	ए. गं.
लावणीलायक ...				५००
घोट खराबा ...				१५००
एकूण ...				२०००

३२२०

दत्त हक्क :-

१३६

भाकार	...	...	...
बुढी भयवा	...	...	...
बादा भाकार	...	...	...
वाणी	...	...	...

वर्ग	लागवड करणाऱ्याचे नांव	क्षेत्र	रीत	पिके आणि लागवड	क्षेत्र	शेरा
१/१	...	२	...	...	५००	...
...
...

असत वर हुकुम खरी नक्का असे

वा.

तलाठी-नवारी
वाडुका-१/१

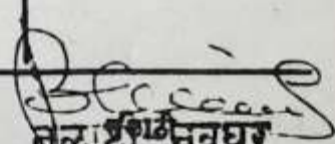
गां. न. नं. ८ अ (साते उतारा)

मीजे बलारुण तालुका टोणे

साते नं. ५५ नांव केप्राव सोपू आरोंदेकर

नमुना नंबर ६ अगर ७ बांतीळ नोदीचा नंबर	खेते नंबर व दिश्या	क्षेत्र	समूह करावयाची रक्कम		
			आकार	लोकल पंड	संयुक्त भूमीन नांव
	६३/२७	बालासा सो.वा. (५००) ०-००-१६	०-००		
	<u>अज्ञ</u>	०-००-१६	०-००		

अरसळ बरहुकूम नक्कळ तयार वारील


 बलारुण नवघर
 तालुका - टोणे

The Estate Investment Co. Private Ltd.

SEKSARIA CHAMBERS,
139, NAGINDAS MASTER ROAD,
BOMBAY 400 001.

RE/114

March 18, 1996

To

The Collector, Thane,
Dist. Thane.

Sir,

Re: Land bearing

Old S.No.

198

of Village Khari

Hissa No.

21pt

Admeasuring

(Approx.)

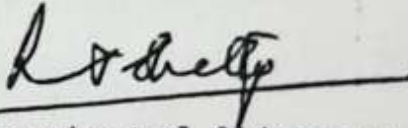
(Sq.Yds.)

500

We have No Objection if N.A. Permission is granted and building plans are duly approved by your goodself or any other competent authorities in respect of the above-mentioned property shown in the green colour on the plan annexed.

Thanking you,

Yours faithfully,
For THE ESTATE INVESTMENT CO. PVT. LTD.


Constituted Attorney

ms:tg

TEL : 273561 (3 LINES)

GRAM : FAIRTRADE

फ्र. मुस्ली/टिओ/टे-६/भाईदर/एसआर/३९८-
अपर जिल्हाधिकारी व सक्षम प्राधिकारी,
ठाणे नागरी संकुलन, ठाणे
निर्नांक :- ३० /६/१९९४.

प्रति,
श्री. केशव सोनू आशेदीकर,
श्रीराम निवास खो. नं. १ हिमांशू रोड,
मालाड [प] मुंबई-४०००६४.

विषय :- नागरी जमीन कमाल धारणा अधिनियम १९७६ च्या
कलम ६[१] खालील विवरणपत्रा बाबत.

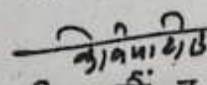
भाईदर/एसआर/३९८.

महाशय,

आपणा माझे भाईदर येथील स. नं. १९८/२१ पे. क्षेत्र ५००.००
चौ. वार या जमिनीचे ना. ज. क. धा कायदा कलम ६[१] खालील विवरणपत्रा
या कार्यालयांत दाखाल केले आहे.

सदरचे विवरणपत्रा सोबत सादर केलेला गा. न. नं. ७/१२, व ६ व
८ अ खाते उतारा [खारी खाता क्र. ५५] तसेच या जमिनी व्यतिरिक्त इतरत्र
कोठेही जमीन असल्या बाबतचा सादर केलेला सत्य प्रतिज्ञा लेख पहाता आपले
नावे स्वढोच जमीन असल्याचे दिसून येते. सदरचे क्षेत्र ना. ज. क. धा कायदा
१९७६ नुसार ५००.०० चौ. मि. मर्यादा पेक्षा कमी असल्यामुळे सदर जमिनीस
नागरी जमीन [कमाल धारणा व विनियमन] अधिनियम १९७६ च्या तरतुदी
लागू होत नाहीत. सबब आपणा दाखाल केलेले विवरणपत्र बंद करण्यांत येत
आहे. याची कृपया नोंद घ्यावी. तसेच आपणा दाखाल केलेले प्रतिज्ञा पत्र अगर
इतर पुरावा चुकीचा असल्याचे दिसून आल्यास सदरचा नाहरकत दाखाला
आपणास कोणातोही पूर्व सूचना न देता रद्द करण्यांत येईल त्याच प्रमाणे
मविषयात आपल्या नावे अगर आपल्या कुटुंबातील व्यक्तीच्या नावे अन्य जमिनी
दाखाल झाल्यास उपरोक्त कायद्याच्या कलम १५ खालील विवरणपत्र दाखाल करणे
आपणांवर बंधनकारक राहिल याची नोंद घ्यावी. कळावे,

आपला विश्वासू,


अपर जिल्हाधिकारी व सक्षम प्राधिकारी,
ठाणे नागरी संकुलन, ठाणे

दूरध्वनी : ८१९ २५५१

८१९ २८२८

८१९ १४००

८१९ २००५

मिरा भाईंदर नगरपालिका परिषद

मुख्य कार्यालय भाईंदर (प.)

छत्रपती शिवाजी महाराज मार्ग, ता. जि. ठाणे-४०१ १०१.

जा.क्र. नपा/नर/ ४५२० 134 1८५-६६

दिनांक ३१/०५/१९

प्रति,

श्री. मि. दिशा दिवादिन कुशवर्तु
से/२-३५, वृन्दीयाद इ.०३, यशोधाम
गोरगाव (पूर्व) मुंबई-४०००६३

विषय :- मिरा भाईंदर येथील सव्हे नं. / सिटी सव्हे नं. १९८ हि.क्र. २९५

मौजे भाईंदर चे नियोजित बांधकामांच्या नकाशांना प्राथमिक मंजूरी मिळणे बाबत.

संदर्भ :- १) आपला दि. १६/३/१५ चा अर्ज.

२) मे. सक्षम प्राधिकारी, नागरी संकुलन ठाणे. यांचे कडील आदेश क्र. यु.एल.सी./टी.ए./ -

एस.आर. _____ दि. _____ ची मंजूरी.

३) _____

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६च्या कलम ४५/६९ अन्वये व महाराष्ट्र नगरपालिका अधिनियम ६५ च्या कलम १८९ अन्वये विकास कार्य करण्यासाठी, परवानगी मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईंदर येथील मौजे भाईंदर स.नं./सि.स.नं. १९८ हि.क्र. २९५ नकाशांना हिरव्या रंगाने दुरुस्त्या दर्शविण्याप्रमाणे खालील अटीस अधिन राहून प्राथमिक अकृषिक वापराकरीता मंजूरी देणेत येत आहे.

१) सदरची मंजूरी अंतिम नाही. ती तात्पुरत्या स्वरूपाची आहे.

२) सदर भूखंडाचा वापर फक्त रहिवासासाठीच करणेचा आहे.

३) मंजूरी नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची आहे व त्याची जिल्हा निरीक्षक भूमी अभिलेख ठाणे यांनी प्रमाणित केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखात दोन प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.

४) सदर भूखंडाची उपविभागणी इकडील पूर्वपरवानगीशिवाय करणेची नाही.

५) या जागेत आजुबाजुला जे पूर्वीचे नकाशे मंजूर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्यांशी प्रत्यक्ष मोजणीचे व सिमाकनाचे वेळी सुसंगत जुळणे आवश्यक आहे.

६) मे. जिल्हाधिकारी, सा. ठाणे यांचेकडील अकृषिक परवानगी घेऊन त्यानंतर नगरपालिकेची बांधकाम परवानगी घेतल्याशिवाय जागेवर कोणत्याही प्रकारचे बांधकाम चालू करू नये.

७) नागरी जमीन परिमर्यादा १९७६ चे कायद्यामधील तरतुदीना कोणत्याही प्रकारे बाधा येता कामा नये.

८) जेव्हा आजुबाजुच्या जमिनीतील नकाशे मंजूर होतील त्यावेळी सदर नकाशातील संलग्नीत रस्ते सर्वासाठी खुले ठेवणे आवश्यक आहे.

९) मालकी हक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार जबाबदार राहिल. तसेच बरील जागेचा मार्ग असल्याची व जागेच्या हद्दी जुळण्याची जबाबदारी अर्जदार यांची राहिल.

१०) रेखांकनातील रस्ते गटारे अर्जदाराने, नगरपालिकेच्या नियमाप्रमाणे पूर्ण करून विनामुल्य विनाअट ताब्यात देण्याच्या आहेत तसेच खुली जागा (ओपन स्पेस) विकसित करून नगरपालिकेच्या ताब्यात विनाअट देण्याच्या आहेत. रेखांकनातील खुल्या जागांचा नगरपालिकेच्या अनुज्ञेय बांधकामासाठी वा सार्वजनिक वापरासाठी उपयोग करणेस मान्यता देणेची आहे. तसेच अन्य सार्वजनिक संस्थेचे वा सार्वजनिक वापरासाठी वर्ग करणेचे झाल्यास त्यासही जाणार नाही

११) बांधकाम चालू करणेपूर्वी जागेवर नियोजित बांधकामाचे चुन्याचे लाईन आऊट करून मार्जिन बाबत नगरपालिकेची खात्री करून घ्यावी व त्यानंतर खोदकामास सुरुवात करावी. तसेच प्लॅथ तयार झाल्यानंतर ती नगरपालिकेकडून तपासून घ्यावी व सदरची प्लॅथ नगरपालिकेकडून मंजूर केलेल्या प्लॅनप्रमाणे असल्याबाबतचा दाखला घेतल्यानंतर प्लॅथ नंतरचे काम चालू करण्यात यावे. तसे न झाल्यास ही मंजूरी रद्द करण्यांत येईल व पुढील परिणामाची जबाबदारी अर्जदारारवर राहिल.

१२) इमारतीस उद्वेगहक अग्निशामक तरतुद. पाण्याची जमिनीवरील व इमारतीवरील अशा दोन टाक्या दोन इलेक्ट्रीक पंपसह तरतुद केलेली अराली पाहिजे.

१३) नगरपालिकेची रुधारित पाणीपुरवठा योजना मंजूर होऊन कार्यान्वीत होईपर्यंत नळ कनेक्शन देण्यात येणार नाही.

१४) नियोजित इमारतीसाठी आवश्यक असणाऱ्या पिण्याच्या पाण्याची सोय तसेच सांडपाण्याची सोय व मेल्ट-विसर्जनाची व्यवस्था प्रत्यक्ष वापरापूर्वी अर्जदाराने केली पाहिजे.

१५) इमारतीसाठी पाईल फौंडेशनची तरतुद आवश्यक आहे व सदरचे पाईल फौंडेशन कामाबाबत संबंधित वास्तुविषारद व आर.सी.सी. स्पेश्यालिस्ट अभियंते यांचे प्रतिज्ञापत्रक सोबत जोडणे आवश्यक आहे.

१६) संबंधित वास्तुविषारदाने व आर.सी.सी. तज्ञ यांनी त्या बांधकामाची पाईल फौंडेशनची जबाबदारी घेणे आवश्यक आहे

१७) बांधकाम मंजूरी मिळाल्यानंतर प्रथम पाईल फौंडेशनची पुर्तता करून त्याबाबत नगरपालिकेची खात्री पटवून देणे आवश्यक आहे व तश्या प्रकारचे दाखले संबंधित वास्तुविषारद यांनी दिल्यानंतर व नगरपालिकेची खात्री पटल्या नंतर पुढील बांधकाम चालू करण्यास परवानगी देण्यांत येईल.

१८) अर्जदाराने स.न. हि.न. मोजे, नगरपालिका मंजूरी, बिल्डरचे नांव, आर्किटेक्टचे नांव, अकृषिक मंजूरी दर्शविणारा फलक प्रत्यक्ष जागेवर लावावा.

१९) अर्जदाराने १ हे. मध्ये २५० रहिवाशी गाळे या नियमाचा फायदा घेतला असल्यामुळे सर्व इमारती पूर्णपणे बांधून झाल्यावर प्रत्येक इमारतीतील एकूण सभासदांनी पंजीकृत संस्था स्थापन करणे आवश्यक आहे

२०) इमारतीचे नियोजित बांधकाम हे तळमजला/स्टिब्ल व त्यावर मजल्यांमैशा जास्त असून नये.

२१) या मजूरीची मुदत दि. २०/११/१५ पासून दि. २०/११/१६ पर्यंतराहिल. या मुदतीत वरील अटीची पुर्तता करून अंतिम मंजूरीसाठी लेखी अर्ज करणेबा आहे. सदर मंजूरीचे जास्तीत जास्त दोन वेळा नुतनीकरण करणेत टडल

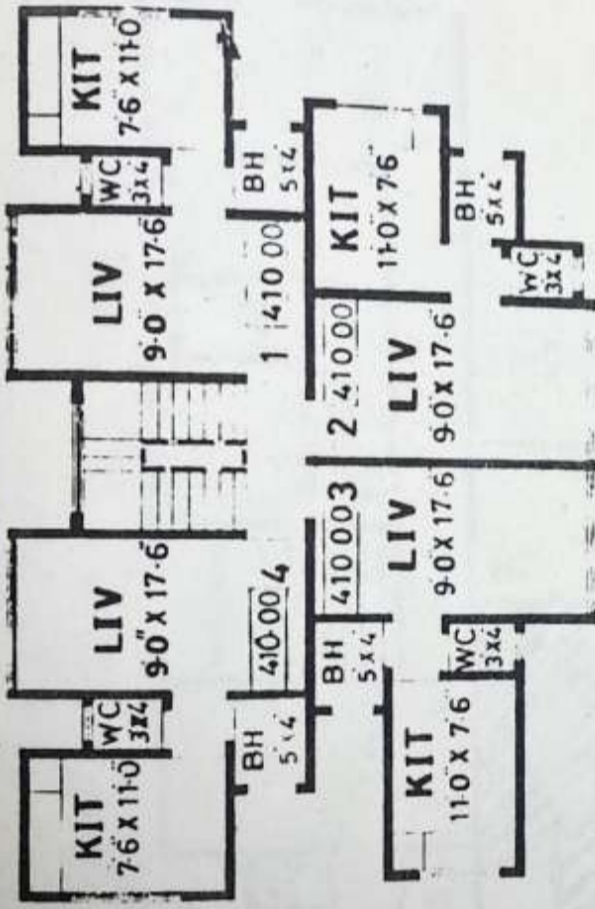
२२) या पूर्व सदर रेखांकनास पत्र क्र. _____ /दि. _____ ने देणेत आलेली नया/नर/ _____ /दि. _____ मजुरी रद्द करणेत घेत आहे. सादर केलेली माहिती चुकीची अथवा दिशाभूल करणारी असलेची आढळून आल्यास तसेच वरील शर्तीपैकी कोणत्याही अटीशर्तीचे उल्लंघन झाल्यास परवानगी रद्द करण्यात येईल.

माईदर
दिनांक

मुख्याधिकारी

मिरा भाईदर नगरपालिका

BALAJI DARSHAN



TYPICAL FLOOR PLAN

GROUND + 4 FLOORS

BUILDER & DEVELOPER :-

BALAJI CONST CO
 5, RAJSHREE, KASHIMIRA ROAD,
 NEAR SHIWAR GARDEN,
 MIRA ROAD EAST,
 THANE - 401107

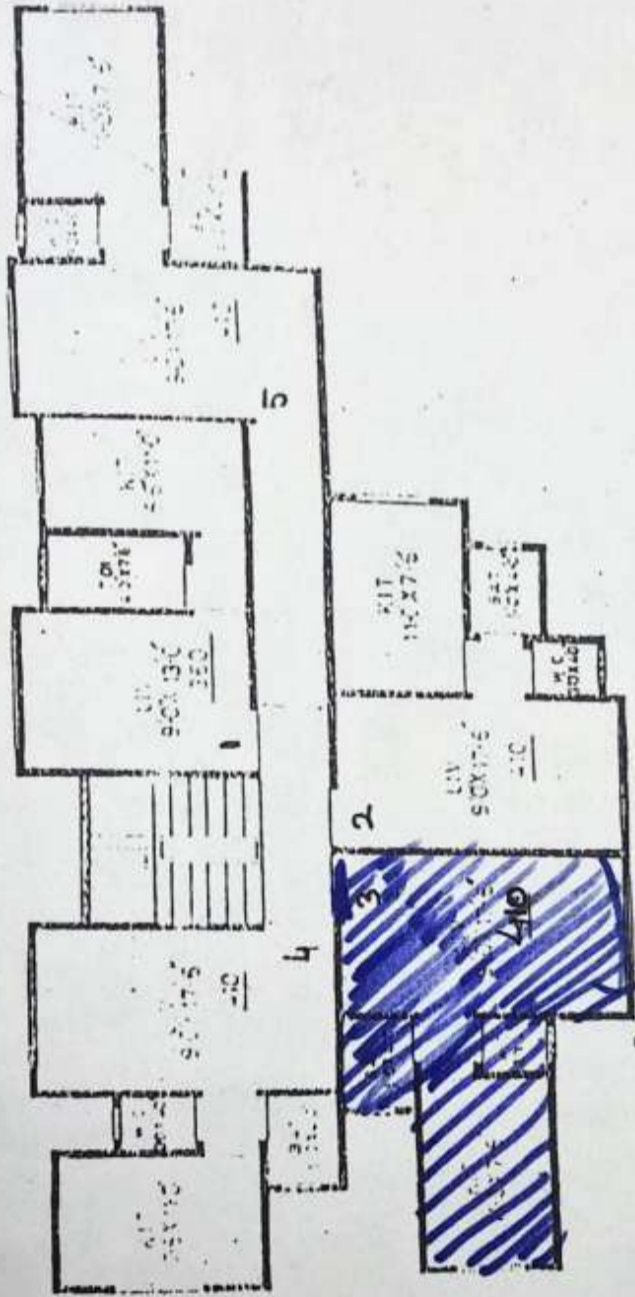
**PROPOSED BUILDING
 ON PLOT BEARING
 S No 198/21pt AT KHARI
 VILLAGE BHAYANDER
 DIST. THANE.**

ARCHITECT

**DISHA DESIGN
 CONSULTANTS**

A 7 AJANTA SHOPPING CENTR
 DAFTARY ROAD
 MALAD EAST
 BOMBAY 97
 PHONE - 869 0113

BALAJI DARSHAN



TYPICAL FLOOR PLAN

GROUND • 4 FLOORS

ARCHITECT

DISHA DESIGN CONSULTANTS

A 7 AJANTA SHOPPING CENTRE

DAFTARY ROAD

MALAD EAST

BOMBAY - 97

PHONE - 889 0113

PROPOSED BUILDING ON PLOT

SE-RING 5 NO 198/21pt AT

KHARI VILLAGE BHAYANDAR

DIST - THANE

BUILDERS & DEVELOPERS

BALAJI CONSTRUCTION COMPANY

5 RAJSHREE KASHMIRA ROAD

NEAR SHIVAR GARDEN

MIRA ROAD EAST

THANE 401107

Mrs. Krishna. M. Dwivedi

Plot no - 003

Ground Floor

Area - 410 Sq. Ft

[Handwritten signature]

[Handwritten signature]

मनुक्रम नं. 320754.
सन 1997 चे 13 एप्रिल
१६ तारखेस ११ बजे
चे दरम्यान ठाणे ४ चे
दुय्यम निबंधक यांचे कचेरीत
भाषण दिला.

[Signature]
[Signature]

दुय्यम निबंधक ठाणे क. ४

खाणील प्रमाणे	ब.	र.
की रेतली		
मोंदणी फी	33	20 -
नकलेची फी		9 -
(पाने/फोलीभोज)		
शेन्याचे नकलेची फी	2	-
बादी फी		
जावा नकलेची फी	92	-
दफाल फी	5	

एकूण फी 3335

[Signature]

दुय्यम निबंधक ठाणे क. ४

- १) बाळजी कन्सल्टेशन तर्फे.
श्री. राजकुमार गुप्ता.
ससान, व्यापार, आईएल
- २) श्री. कृष्णा एम्. विवेकी.
ससान, व्यापार
आईएल

- १) लक्ष्मण वाढेचा
- २) राजेश वाढेचा
- उभ. श. आईएल

दस्तऐवज करून देणार

.....
.....
.....
दस्तऐवज करून दिल्याचे कबूल करतात.

असे निवेदन करित आहेत की ते दस्तऐवज करून देणाऱ्या उपरीनिर्दीष्ट इसमास व्यक्तीश ओळखतात व त्याची ओळख पटवितात.

[Signature]
[Signature]

18 DEC 1997

[Signature]

दुय्यम निबंधक ठाणे क. ४

[Signature]

पुस्तक क्रमांक १०६६
६६६ बालमाचे १०६६ १२५
पृष्ठावर २६६६ क्रमांकाने नोंदला.
तारीख १८/१२/६०

3/11/60
द्वयम निर्देश

