



3/12/2024

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5


दस्त क्रमांक : 23146/2024

नोंदणी :

Regn:63m

गावाचे नाव : डावले

1) विलेखाचा प्रकार	करारनामा
2) मोबदला	3650000
3) वाजाराभाव(भाडेपट्ट्याच्या तबनिनपट्टाकार आकारणी देणे की पट्टेदार ने मुद्र करावे)	2177050.26
4) भू-मापन, फोटोहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :मदनिका नं: 503, माळा नं: पाचवा मजला मजला,बिल्डिंग नं. वी-2, इमारतीचे नाव: ममूद्री रेमिडेन्सी, ब्लॉक नं: व्हिलेज डावले,ता. व जि. ठाणे, रोड नं: ., इतर माहिती: मदनिकेचे क्षेत्र 36.04 चौ. मी. रेग कार्पेट .... झोन नं. 28/107 20अ....( ( Survey Number : 166 , ) )
5) क्षेत्रफळ	1) 36.04 चौ.मीटर
6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
7) दस्तावेज करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मं. धी माई गणेश डेव्हलपर्स तर्फे भागीदार तुफेल अहमद वखशुउल्लाह मिद्रिकी - वय:-55; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: सर्व्हे नं.166, व्हिलेज खर्डी, पोस्ट डावले, दिवा शिळफाटा रोड, दिवा पूर्व, ठाणे, ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-ACIFS9117Q
8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुक्मनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-निलेश अनंत खेडेकर वय:-33; पत्ता:-प्लॉट नं: रुम नं. 03, माळा नं: ., इमारतीचे नाव: ओम माई कन्स्ट्रक्शन हंसिका चाळ 03, ब्लॉक नं: ., रोड नं: हंसिका नगर, मैत्री पार्क, ओमकार नगर जवळ, दिवा पू., ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-BLYPK7304R 2): नाव:-सुपमा निलेश खेडेकर वय:-35; पत्ता:-प्लॉट नं: रुम नं. 03, माळा नं: ., इमारतीचे नाव: ओम माई कन्स्ट्रक्शन हंसिका चाळ 03, ब्लॉक नं: ., रोड नं: हंसिका नगर, मैत्री पार्क, ओमकार नगर जवळ, दिवा पू., ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400612 पॅन नं:-BUEPP6817R
9) दस्तावेज करून दिल्याचा दिनांक	28/12/2024
10) दस्त नोंदणी केल्याचा दिनांक	28/12/2024
11) अनुक्रमांक, खंड व पृष्ठ	23146/2024
2) वाजाराभावाप्रमाणे मुद्रांक शुल्क	255500
3) वाजाराभावाप्रमाणे नोंदणी शुल्क	30000
4) शेर	

  
**सह दुय्यम निबंधक, ठाणे क्र.५**

प्यांकनामाठी विचागत घेतलेला तपशील:-

मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद :-

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



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		28 December 2024 03:19:04 PM	
Valuation ID	20241228861		
टननः			
मूल्यांकनाचे वर्ष	2024		
जिल्हा	ठाणे		
मूल्य विभाग	तालुका ठाणे		
उप मूल्य विभाग	28/107-20अ) सर्वे नंबर		
क्षेत्राचे नाव	Thane Municipal Corporation	सर्व्हे नंबर / न भू क्रमांक	सर्व्हे नंबर#166
वाषिक मूल्य दर तक्त्यानुसार मूल्यदर रु.			
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
10400	52300	53500	65400
आंदयोगिक	मौजमापनाचे एकक चौ मीटर		
53500			
बांधीव क्षेत्राची माहिती			
बांधकाम क्षेत्र (Built Up)-	39.644 चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे
उदववाहन सुविधा	आहे	मजला -	5th to 10th Floor
			कार्पेट क्षेत्र-
			36.04 चौ मीटर
Sale Type -	First Sale		
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
मजला निहाय घट/वाढ	= 105 / 100 Apply to Rate= Rs.54915/-		
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर )		
	= (( (54915-10400) * (100 / 100) ) + 10400 )		
	= Rs.54915/-		
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 54915 * 39.644		
	= Rs.2177050.26/-		
Applicable Rules	= 3, 9, 18, 19		
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्याखुली बाल्कनी) - वरील गच्चीचे मूल्य - बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ		
	= A + B + C + D + E + F + G + H + I + J		
	= 2177050.26 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0		
	= Rs.2177050/-		
	= ११ एकवीस लाख सत्याहत्तर हजार पन्नास /-		

सह दुय्यम निबंधक, ठाणे क्र. ५

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५/९

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made and entered into at Thane on this 28<sup>th</sup> Day of December, 2024.

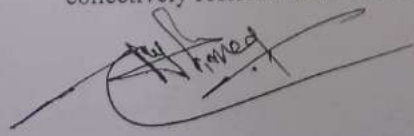
BY AND BETWEEN

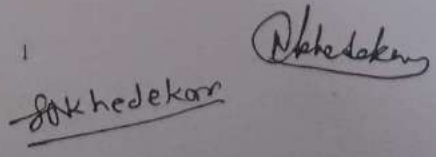
M/S SHREE SAI GANESH DEVELOPERS, a Partnership firm registered under the provision of Indian Partnership Act, 1932 having its office at Survey No.166, Village- Khardi, Post- Dawle, Diva - Shilphata, Diva (E), Thane-400612, through its Partner **MR. TUFAIL AHMED BAKHSHULLAH SIDDIQUI**, age 55 years, Occupation Business, hereinafter called as the "PROMOTERS / BUILDERS & DEVELOPERS" [PAN : ACIFS9117Q] (which expression shall unless it be repugnant to the subject, context or meaning thereof, shall always mean and include, in the case of individual or individuals, his/her/their/its respective heirs, executors and administrators, the survivors or survivor of them & the heirs, executors & administrator of the last survivor & in the case of firm / company or any other organization, the said organization, their partner/ promoters/directors/owners, as the case may be, as well as its/their successor or successors & their respective permitted assigns) of the **ONE PART**.

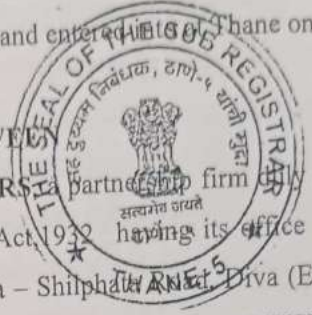
AND

**MR. NILESH ANANT KHEDEKAR**, PAN : BLYPK7304R, age 33 years & **MRS. SUSHAMA NILESH KHEDEKAR**, age 35 residing at Room No.03, Om Sai Const Hansika Chawl 03, Hansika Nagar metri Park, NR Omkar NGR, Diva East, Thane, Thane Maharashtra- 400 612, hereinafter referred to as "THE PURCHASER(S)" (which expression shall unless it be repugnant to the subject, context or meaning thereof, shall always mean and include, in the case of individual or individuals, his/her/their/its respective heirs, executors and administrators, the survivor or survivors of them & the heirs, executors & administrator of the last survivor & in the case of firm / company or any other organization, the said organization, their partner/ promoters/directors/owners, as the case may be, as well as its/their successor or successors & their respective permitted assigns) of the **OTHER PART**:

The Developer / Promoter and the Purchaser/s / Allottee/s are hereinafter collectively referred to as "Parties" and individual as "Party".



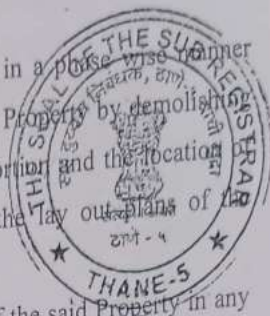
1  
  
N. Khedekar



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modification or any amendments thereof, as may be approved by the concerned authorities, from time to time.

2. The Promoters intend to commence in due course and in a phase wise manner further development of the remaining portion of the said Property by demolishing the Existing Structures (if any) and, which remaining portion and the location of other proposed buildings and structures is shown on the lay out plans of the Property.



3. The Promoters have unfettered rights for development of the said Property in any manner, as they may deem fit and proper. It is clarified that the Promoter shall always be entitled to as may be allowed and permissible by utilizing the entire present and future building potential of the said Property and as a separate building or as a lateral or horizontal extension of the building under construction or otherwise by constructing adding floors on the building under construction. The Promoters shall be entitled to amend or modify the building and common layout plans for the said purpose. At present the common passages, staircase have been considered in FSI which FSI will in subsequent sanctions, get released and will be utilized for sanction of additional floors. The Purchaser/s has given their irrevocable consent for the same. The Promoters shall be entitled to construct residential or other commercial structures or shops and carry out any variation or modification or any amendments thereof, as may be approved by the concerned authorities and the Purchaser/s herein gives his/her/their irrevocable consent for the same.

**3.2. CONSIDERATION**

1) The Purchaser/s hereby agree/s to purchase from the Promoters and the Promoters hereby agrees to sell to the Purchaser, Unit/ Flat/ Premises bearing No. 503 of 1BHK type, in the Building No. B/2 admeasuring 36.04 Sq. Mtrs. RERA carpet area, on 5<sup>th</sup> Floor of the Building No. B/2 in the project called "SAMRUDDHI RESIDENCY" as shown in the floor plan annexed as Annexure "C" hereto along with exclusive use of \_\_\_ car parking space for a consideration of Rs. \_\_\_\_\_/- (\_\_\_\_\_ (subject to deduction of Tax at Source (TDS) at the applicable rate of 1% plus GST, as applicable as per the present rules) (hereinafter referred to as the said Flat). The nature, extent and description of the common/exclusive areas and facilities and restricted areas are

*[Signature]*

*[Signature]* *[Signature]*

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

SIGNED SEALED AND DELIVERED

By the within named "DEVELOPERS"



M/S SHREE SAI GANESH DEVELOPERS,

Through its partner

Mr. TUFAIL AHMED BAKHSHULLAH SIDDIQUI

In the presence of:

1. Shweta Prasad Bhat. - *Shweta*

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2.

SIGNED AND DELIVERED

By the within named "PURCHASER(S)"



*Nkhedekar*

MR. NILESH ANANT KHEDEKAR



*Nkhedekar*

MRS. SUSHAMA NILESH KHEDEKAR

In the presence of:

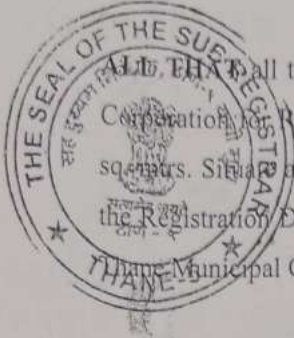
1. Shweta Prasad Bhat. - *Shweta*

2.

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SECOND SCHEDULE ABOVE REFERRED TO:

(Acquired by TMC)



ALL THAT all the pieces and parcels of land acquired by the Thane Municipal Corporation for Road widening bearing Survey No. 166 admeasuring about 1350 sq.mtrs. Situate at Village - Dawale, Post- Khardi, Tal. & District Thane. within the Registration District and Sub - District of Thane and also within the limits of Thane Municipal Corporation (TMC).

THIRD SCHEDULE ABOVE REFERRED TO:

(segregated property)

ALL THAT all the pieces and parcels of land bearing Survey No. 166 admeasuring about 706.55 sq. mtrs. Situate at Village - Dawale, Post - Khardi, Tal. & District Thane. within the Registration District and Sub - District of Thane and also within the limits of Thane Municipal Corporation (TMC).

Village	Survey No.	Area in Sq. Mtr.
Dawale	166	706.55

Which is bounded as under :

ON OR TOWARDS EAST : Survey No.204.  
ON OR TOWARDS WEST : Diva - Shilphata Road.  
ON OR TOWARDS NOTH : Survey No.204  
ON OR TOWARDS SOUTH : Survey No. 165/2

Together with all easement rights etc.,

FOURTH SCHEDULE ABOVE REFERRED TO:

(Said Premises)

Residential Flat No. 503 admeasuring 36.04 square meters of RERA Carpet Area on 5<sup>th</sup> Floor in the Building No. B2 of the Project known as "SAMRUDDHI RESIDENCY"

SKhedekar Atchadekar

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Certificate No  
01



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)  
SANCTION OF DEVELOPMENT  
PERMISSION / COMMENCEMENT CERTIFICATE

BLDG. No. B-1, B-2 :- Gr.(Pt.) + St.(Pt.) + 1 to 6th + 7th(Pt.) flrs.,  
BLDG. No. B-3, B-4 :- St. + 1 to 6th + 7th(Pt.) flrs.

V.P. No. S11/0018/10 TMC/TDD / 0973/13 Date: 19  
To, Shri/Smt. Sameer S. Lotke & Associates (Architect)  
M/S Shree Sai-Ganesh Developers  
Shri through Shri. Sandeep Waman Patil (P.O.A. Holder)

With reference to your application No. 4910, dated 21/08/2013, for developing permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to building No. As above in village Dawle Sector No. 11 Site at Road / Street Shill-Diva Road S. No. / G.S.T. No. / P.T. No. 166

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 backline 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.
५. जोत्यापूर्वी रस्त्याखालील क्षेत्र ७/१२ उत्तरा. ठा. म.पा. च्या नावावरणी आवश्यक.
६. जोत्यापूर्वी ड्रेनेज विभागाकडील स्टॉफ-वॉटर ड्रेनेज बायट NOC मंजूर नकारोत्तर सादर करणे आवश्यक व जोत्यापूर्वी कार्यवाही करणे आवश्यक.
७. जोत्यापूर्वी व बापर परवानग्यापूर्वी R.C.C. तळांचे Stability Certificate सादर करणे आवश्यक.
८. नियोजित इमारतीची संरचना IC Code १८९३ व ४३२६ मधील भूकंपरोधक तरतुदीनुसार करणे आवश्यक व तसे प्रमाणपत्र सादर करणे आवश्यक.

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

Office No. \_\_\_\_\_  
Office Stamp \_\_\_\_\_  
Date \_\_\_\_\_  
Issued \_\_\_\_\_

Yours faithfully,

Municipal Corporation of  
the city of Thane.

(P.T.O.)

१. भूखंडाच्या हद्दीबाबत, मालकीबाबत अथवा भूखंडापयंत असलेल्या अस्तित्वातील रस्त्याबाबत काही वाद अथवा तक्रार असल्यास त्याची सर्वस्वी जबाबदारी भूखंड मालक/ विकासक यांची राहिल.

१०. वापर परवान्यापूर्वी वृक्ष, पाणी व ड्रेनेज विभागाची NOC सादर करणे आवश्यक.

११. बांधकामासाठी पाणी पुरवठा करण्यात येणार नाही. फक्त विण्याचे पाणी उपलब्धतेनुसार पुरवण्यात येईल.

१२. वापर परवान्यापूर्वी पाणी गरम करणे करिता सौर उर्जेवरील यंत्रणा बसविणे आवश्यक.

१३. वापर परवान्यापूर्वी लिफ्टसाठी अनुज्ञप्ती प्रमाणपत्र सादर करणे आवश्यक.

१४. वापर परवान्यापूर्वी रेन वाटर हार्वेस्टिंग बाबत तरतुद करणे आवश्यक.

१५. वापरपरवान्यापूर्वी तळ मजल्यावर टपाल पेटी बसविणे आवश्यक.

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### सावधान

"मंडूद नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण निबंधकावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलापत्र गुन्हा आहे. त्यासाठी जास्तीत जास्त दंड व र. ५०००/- रकम होऊ शकते."

Office Stamp \_\_\_\_\_

Date \_\_\_\_\_

Issued \_\_\_\_\_



Your's faithfully,

*Signature*  
19.10.13  
Ex. Engineer

Town Planning Department,  
Thane Municipal Corporation, Thane



Copy to:-

1. Dy. Municipal Commissioner - Zone.
2. E.E. (Encroachment)
3. Competent Authority (U.L.C.)  
For Sec. 20, 21 & 22 if required
4. TILR for necessary correction in record of Land is affected by Road, Widening / reservation.





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THANE MUNICIPAL CORPORATION  
(Regulation No.3 & 24)  
SANCTION OF DEVELOPMENT  
PERMISSION/COMMENCEMENT CERTIFICATE

No: TMC/TDD/3482/20

Date: 9/10/2020

VP No: S11/0018/10  
Revised

		Building Details	
Building Name	: BLDG (B1)	Building Use	: Real_Commercial
Name of P/Work	: BLDG-1 (B1)		
Floor Name	: GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR	Building Use	: Real_Commercial
Building Name	: BLDG (B2)		
Name of P/Work	: BLDG-1 (B2)		
Floor Name	: GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR	Building Use	: Real_Commercial
Building Name	: BLDG (B4)		
Name of P/Work	: BLDG-1 (B4)		
Floor Name	: GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR		

To,

Samoer Suresh Lotke ( CA/2005/36694 )  
MR. GOVRDHAN NARAYAN MHATRE, MR. VISHNU  
NARAYAN MHATRE  
M/S SHREE SAI GANESH DEVELOPERS

(Architect)

(Owner)

(Power of Attorney Holder)

Sir,

With reference to your application No. S11/0018/10 dated 30/1/2020 and development Permission No. TMC/TDD/3482/20 dated 9/10/2020 grant of development Permission / Commencement under section 45 & 69 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No ..... In Sector: Sector 11, Village :- Dawale, Survey No / H No. :- 166, the development Permission / Commencement is granted subject to the following conditions.

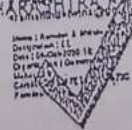
- 1) The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
- 3) The Development permission/Commencement 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) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permissions, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
- 6) Necessary Charges shall be paid to TMC as and when become due.
- 7) Necessary permissions from revenue department, required for development of land shall be taken as per Maharashtra Land Revenue Code and prevailing policies.
- 8) Thane Municipal Corporation will not supply water for construction.
- 9) Applicant will remain responsible for any disputes regarding Ownership and boundary of plot & approach road.
- 10) Permissions/Clearances/NCCs from other Government Department, if any required, shall be obtained by the Applicant at appropriate stages.
- 11) Structural Designs as per IS: 1983, IS: 4326 and Drawings from RCC Consultant should be submitted before CC. If not submitted.
- 12) Solar Water heating system should be installed before applying for occupation certificates.
- 13) CCTV System shall be installed before applying for occupation certificates.

- 14) Rain water harvesting system should be installed before applying for occupation certificates.
- 15) Organic Waste Composting System shall be installed before applying for occupation certificate
- 16) Vacant Land tax shall be paid before Commencement Notice
- 17) All site safety arrangements to be made while construction phase.
- 18) It is mandatory to implement Vector Borne Disease Action plan.
- 19) CFO NOC should be submitted before commencement certificate & occupation certificate, if applicable.
- 20) Information Board to be displayed at site till Occupation Certificate.
- 21) Registered Declaration and possession receipt regarding area to be handed over to the Corporation before Commencement Notice and Record of Rights of the same should be transferred on T.M.C name before Plinth Certificate, if applicable.
- 22) The proposed building should be structurally designed by considering seismic forces as per B.S. Code No.1893 & 4326 & certificate of structural stability should be submitted at the stage of plinth & Occupation Certificate.
- 23) Regularization for waste water Treatment & Recycling as per Govt. Resolution dated 16.10.2016 is applicable & to be complied prior to applying for Occupation Certificate where STP is mandatory.
- 24) It is necessary to submit 'Status of Work' every three months by Architect & Applicant.
- 25) Design & drawings from Service consultant for storm water drainage should be submitted before Commencement Certificate and completion certificate before applying for occupation certificate.
- 26) If the no of female labours on site are more than 10, then babysitting & other arrangements are to be provided for their Children,
- 27) Boundary wall should be constructed before Plinth Certificate.
- 28) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 29) Letter box should be installed on Ground floor for all flats before Occupation Certificate.
- 30) Sanad from Collector Office should be submitted before applying Occupation Certificate.
- 31) If any permissions/NOCs from other Government department should be obtained by Applicant, if applicable.
- 32) It shall be binding upon the owner/ developer/ PoA to follow and abide by all the guidelines, rules and regulations issued by Central / State Government and TMC from time to time for prevention of COVID-19 pandemic.

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 क्र. 2398/2020  
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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.



Office No.....  
 Office Stamp.....  
 Date :- 9/10/2020

Thane Municipal Corporation.

टनन - ५  
दस्त क्र. २३१४६/२०२४  
६२/०५



१ क्र. महसूल/क-१/टं-१/पुनरपी/एसआर-१४१/२०१०  
जिल्हाधिकारी कार्यालय ठाणे  
दिनांक 1.6 DEC 2010

१) श्रीमती दौपदी नारायण म्हात्रे यांचेकडे फुळगुज्यव्यार धो.पुथोरान पिस्ताळ ता.फोंट नं.२६, सेक्टर, ७ डिमार्ट, फोंपरखोणे तालुका व जिल्हा ठाणे याचे दिनांक १३/०८/२०१० रोजीचा अर्ज.  
दिन क ०१/०९/२०१० रोजीच्या दैनिक 'महाराष्ट्र जनमुद्रा' च्या अंकातील जाहिरनामा ठाणे महानगरपालिका यांचेकडील पत्र क्र.प्री.पी. नं. एस-११/००१८/१०/दोनमती/ हीरीडी-०३००११०, दिनांक ०७/०८/२०१०  
दुएलसीकडील आदेशाबाबत अर्जदार यांनी दिलेले दिनांक १३/०८/२०१० रोजीचे शपथपत्र व पंथपत्र  
फुळगुज्यव्यारधारक यांनी त्वावर केलेले दिनांक १३/०८/२०१० रोजीचे प्रतिज्ञापत्र तहसिलदार ठाणे यांचेकडील स्थानिक चौकशी अहवाल पत्र क्र. महसूल/क-१/टं-१/निनघाव/एसआर-११८, दिनांक ११/१०/२०१०  
विशेष भूसंपादन अधिकारी, लघुपाटबंधारे ३रा माळा, ठाणे यांचेकडील पत्र क्र.भूसंपादन/दोन.२/एनएपी/एसआर-४०८३, दिनांक ३०/०८/२०१० ३) विशेष भूसंपादन अधिकारी, लघुपाटबंधारे, ठाणे (५ वा माळा) यांचेकडील पत्र भूसंपादन/वशि-५४९/ जा.क्र.८२१/टं-१/२०१०, दिनांक २२/०९/२०१० ३) विशेष भूसंपादन अधिकारी, विशेष घटक, ठाणे यांचेकडील पत्र क्र. भूसंपादन/नाहदा/१४२३, दिनांक २७/०८/२०१० ४) विशेष भूसंपादन अधिकारी, मेट्रो सेक्टर क्र.३ ठाणे यांचेकडील पत्र क्र.भूसं/नं.सं.३/एसआर-६४७, दिनांक १५/१०/२०१० ५) विशेष भूसंपादन अधिकारी, उल्हासखोरे प्रकल्प, ठाणे यांचेकडील पत्र क्र.भूसंपादन/टं-२/परी-६०२४०, दिनांक ०७/०९/२०१० ६) उपविभागीय अधिकारी ठाणे विभाग ठाणे यांचेकडील पत्र क्र.टिडी/टं-५/भूसंदा/कावि-३१४/१०, दिनांक २५/०८/२०१०

**आदेश :**

ज्या अर्धी, श्रीमती दौपदी नारायण म्हात्रे यांचेकडे फुळगुज्यव्यार धो.पुथोरान पिस्ताळ ता.फोंट नं.२६, सेक्टर, ७ डिमार्ट, फोंपरखोणे तालुका व जिल्हा ठाणे यांनी ठाणे जिल्ह्यातील ठाणे तालुक्यातील मीजे डावल, घेंथोल ता.नं.१६६, मधील जमीनीतील एकूण क्षेत्र ६८८०-०० चौ.मी एवढ्या जागेचा रहिवास व वाणिज्य या किंवा शेतकी प्रयोजनार्थ घाप करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे.

आणि ज्या अर्धी दिनांक ०१/०९/२०१० रोजी अर्जदार यांनी दैनिक 'महाराष्ट्र जनमुद्रा' या स्थानिक वृत्तपत्रात जाहिरात दिलेली होती त्वावर मुदतीत कोणतीही हरकत/तक्रार या कायदयाकडे प्राप्त झालेली दिसून येत नाही.

त्या अर्धी आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहाय परण्यांत आलेल्या अधिपारांचा बापर धरून जिल्हाधिकारी यादारे १. दौपदी नारायण म्हात्रे, २.गोधर्धन नारायण म्हात्रे, ३.पंथणु नारायण म्हात्रे यांना ठाणे तालुक्यातील मीजे- डावल, घेंथोल स.नं. १६६, क्षेत्र ६८८०-०० चौ.मी. पैकी भूसंपादनात समाविष्ट १३५०-०० चौ.मी. घाकून उर्वरित ५५३०-०० चौ.मी. क्षेत्रापैकी २७८१-८९ चौ.मी. रहिवास व ३०६-३० चौ.मी. वाणिज्य या किंवा शेतकी प्रयोजनार्थ घाप करण्याबाबत पुढील अर्तीवर अनुज्ञा (परमीशन) देण्यात येत असे महानगर पालिकाकडील मजूर एकत्रित आराखड्यानुसार झालेली क्षेत्रावर बांधकाम अनुज्ञेव नाही.

- |    |                               |                |
|----|-------------------------------|----------------|
| १. | ४५ मीटर रोडव्यालील क्षेत्र    | १३४८-०६ चौ.मी. |
| २. | २४ मीटर रोडव्यालील क्षेत्र    | १३५०-०० चौ.मी. |
| ३. | अॅटो डिस्टेंस प्रमाणे क्षेत्र | ५४८-७८ चौ.मी.  |
| ४. | आर.सी.                        | ५४४-९७ चौ.मी.  |
- एकूण ३०५१-८१ चौ.मी

**त्या अर्ती अशा:-**

१. ही परवानगी अधिनियम त्याव्यालील केलेले नियम यांना अधिनियम देण्यांत आलेली आहे.





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५. प्र. महसूल/क-१/हे-५/एमएन/सराआ-१४/२०१०  
विभागकी आधारीच्या पाचपट रकम रुपये ३,६८०/- (आठवी एका  
सहस्रंशी मात्र) रमांतरित कर (गन्वशन टॅक्स) मधून इच्छित जमा  
रकम देणेबाबत नोटिफिकेशन क्र. १०६/२०१० दिनांक १४/१२/२०१० अन्वये  
जमा करावे असे नमूद आहे.

अनुशासनी यंत्रणे बाबत महानगरपालिका बांधकडीस नूद नकाशावरुपुमच बांधकाम केले

अनुशासनी यंत्रणे महानगरपालिका बांधकडीस नकाशा नकाशा यांतिलि जादा  
अनुशासनी यंत्रणे मध्ये बदल करून जादा बदलून निर्देशीक बांधक्यास अनुशासनी  
यंत्रणे आर बांधक्यास नये बदल करून जादा बदलून निर्देशीक बांधक्यास अनुशासनी  
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बांधक्यास नये बदल करून जादा बदलून निर्देशीक बांधक्यास अनुशासनी  
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जागेच्या मुल्यमादनाबाबत बांधक्यास फाही प्रश्न निर्माण झाल्यास संपादन देउन देणे हे  
अनुशासनी यंत्रणेबाबत संपादन करावे.

अर्जा बांधक्यास नये बदल करून जादा बदलून निर्देशीक बांधक्यास अनुशासनी  
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( ५. एल. ऊ. हाड )  
जिल्हाधिकारी राणे

अर्जा बांधक्यास नये बदल करून जादा बदलून निर्देशीक बांधक्यास अनुशासनी  
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अर्जा बांधक्यास नये बदल करून जादा बदलून निर्देशीक बांधक्यास अनुशासनी  
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दस्ता क्र. 2398E/2028

ev/ey



## Maharashtra Real Estate Regulatory Authority

### REGISTRATION CERTIFICATE OF PROJECT FORM 'C'

(See rule 6(a))



This registration is granted under section 5 of the Act to the following project under project registration number:  
PS1700027136

Project: Samruddhi Residency, Plot Bearing / CTS / Survey / Final Plot No.: 166 at Thane (MCORP), Thane, Maharashtra  
400612;

1. Shree Sai Ganesh Developers having its registered office / principal place of business at Tehsil: Thane, Maharashtra, Thane, Pin: 400612.
  2. This registration is granted subject to the following conditions, namely:
    - o The promotor shall enter into an agreement for sale with the allottees;
    - o The promotor shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
    - o The promotor shall deposit seventy percent of the amounts realised by the promotor in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;
- OR
- That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- o The Registration shall be valid for a period commencing from 19/11/2020 and ending with 31/12/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - o The promotor shall comply with the provisions of the Act and the rules and regulations made there under;
  - o That the promotor shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promotor, the Authority may take necessary action against the promotor including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasant Pramanand Prabhu  
(Secretary, Maharashtra Real Estate Regulatory Authority)  
Date: 19-11-2020 09:19:04

Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority

Date:





Maharashtra Real Estate Regulatory  
REGISTRATION CERTIFICATE OF  
FORM 'C'  
(See rule 6(a))

This registration is granted under section 5 of the Act to the following  
P51700027136  
Project: Samruddhi Residency Plot Bearing / CTS / Survey / Final Plot No  
400612:

1. Shree Sal Ganesh Developers having its registered office / principal place of business at  
Thane, Pin: 400612.
  2. This registration is granted subject to the following conditions, namely:
    - o The promoter shall enter into an agreement for sale with the allottees/ allottees, as the case may be, of the apartment or the common areas as per the provisions of Regulation and Development) (Registration of Real Estate Projects, Regulation and Disclosures on Website) Rules, 2017;
    - o The promoter shall deposit seventy percent of the amounts realised by the promoter in a schedule bank to cover the cost of construction and the land cost as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 4 of the said Rules.
- OR
- That entire of the amounts to be realised hereinafter by promoter for the realisation of the project, shall be deposited in a separate account to be maintained for the project in less than the estimated cost of completion of the project, and the Registration shall be valid for a period commencing from the date of registration and shall be renewed for a period of one year from the date of expiry of the said period.

Please Tick

Saving A/C No \_\_\_\_\_ Branch FILE No.:

CIF NO. : \_\_\_\_\_ Tie up no (if applicable)

LOS Reference No. : \_\_\_\_\_ PAL/Take Over/NEW/Resale/Top up NEW

Applicant Name : SUSHAMA NILESH KHEDKAR

Co-Applicant Name : NILESH ANANT KHEDKAR

Contract (Resi.) : \_\_\_\_\_ Mobile : \_\_\_\_\_

Loan Amount : 33 LAKH Tenure : 27 years

Interest Rate : 8.55 EMI :

Loan Type : Home Loan SBI LIFE :

Hsg. Loan \_\_\_\_\_ Maxgain \_\_\_\_\_

Realty \_\_\_\_\_ Home Top up \_\_\_\_\_

Property Location : 4500000L DIVA EAST. DAWALE

Property Cost : 4500000L

Name of Developer / Vendor :

RBO - ZONE - Branch : New Panvel ~~Card~~ (Code No) 60883

Contact Person : Rishikesh MALLAH Mobile No. 8356084520

Name of RACPC Co-ordinator along with Mob No:

	DATE		DATE
SEARCH - 1		RESIDENCE VERIFICATION	} samarth
SEARCH - 2		OFFICE VERIFICATION	
VALUATION - 1	<del>TALATHI</del> US JADON	SITE INSPECTION	} 2/1
VALUATION - 2	<del>TALATHI</del> US JADON		

HLST / MPST / BM / FS / along with Mob No. :



RASMECCC - PANVEL  
Sharda Terrace, Plot No. 55,  
Sector 11, CBD Belapur,  
Navi Mumbai 400 614

HL TO BE PARKED AT \_\_\_\_\_ BRANCH