

राज्य MAHARASHTRA



Raw
b. Treasury Officer
Vasai

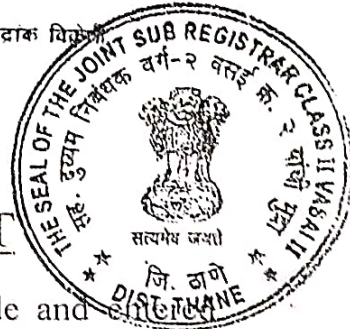
3 JUN 2010

अ. क्र. ७२ विनाक :
 श्रीमती. देवयानी आं. तांडेल. (परमाना क्र. १७/२०००)
 बिक्रीचे ठिकाण :- विरार, ता. वसाई, जि. ठाणे
 श्री./श्रीमती..... रमेश मिश्रा
 हस्ते.....
 यांना रक्कम रुपये..... ५००० मात्रा मुद्रांक पेपर विकला
 सही-

451161

- 8 JUN 2010

परवानाधारक मुद्रांक विक्री



AGREEMENT

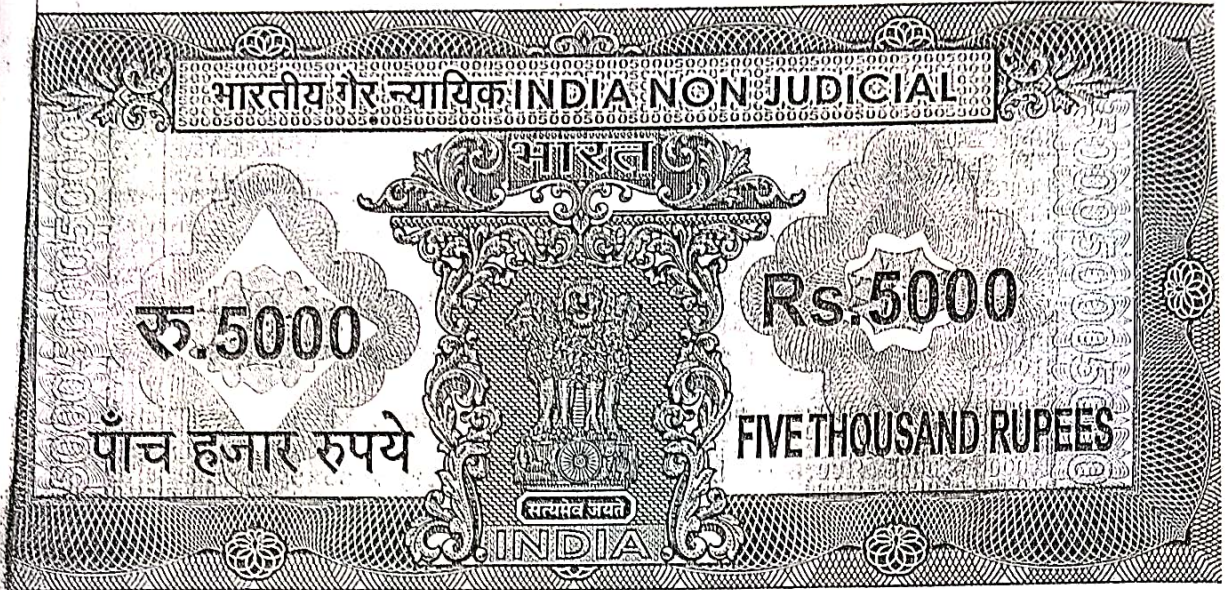
ARTICLES OF AGREEMENT made and

into at Virar, this १५ Day of June in the Christian
 year Two thousand Ten, BY AND BETWEEN : MR.
 VASUDEV VISHWANATH MORE, age 52
 years, Indian Inhabitant, residing at Flat No. 202,

V. V. MORE

वसाई - २
LLLE / २०१०
2 2C

Rakesh Mishra



राज्य MAHARASHTRA



Sub. Treasury Officer
Vasai

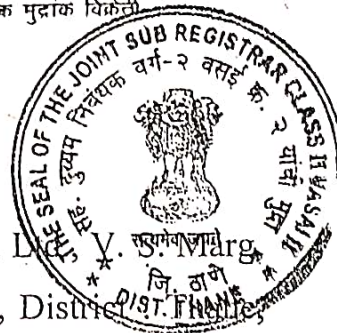
- 3 JUN 2010

अ. क्र. ७०३ विनाक :
 श्रीमती. देवयानी आं. तांडेल. (परवाना क्र. १७/२०००)
 विक्रीचे ठिकाण :- विरार, ता. वसई, जि. ठाणे
 श्री./श्रीमती.....
 हस्तो.....
 माना रक्कम रुपये..... मात्रा मुद्रांक पेपर विकला
 सही/-

451162

- 8 JUN 201

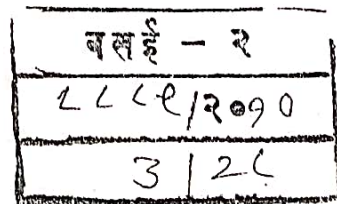
परवानाधारक मुद्रांक विक्रेता



Second floor, Jai Shree Gajanan CHS. L. V. S. Marg,
 Chandansar, Virar(E), Taluka : Vasai, District

hereinafter called "THE VENDOR" (Which expression shall unless it be repugnant to the meaning context thereof, be deemed to include his heir, executors administrator and assigns) of the FIRST PART.

V. V. Moh



Raikom Mishra

...2...

AND

MR. RAKESH G. MISHRA, age 29 years, Indian Inhabitant, residing at 306, Third floor, Kailash Bhavan, V. S. Road, Virar(E), Taluka : Vasai, District : Thane, hereinafter called "THE PURCHASER" (Which expression shall, unless it be repugnant to the meaning or context thereof, be deemed to include his heirs, executors, administrator, and assigns) of the SECOND PART.

WHEREAS :-

a) By Agreement dated 6/6/2000 the Vendor has Purchased Flat No. B/202 on the Second floor, admeasuring 46.93 Sq. Mtrs. Built-up (505 Sq. Ft. Built-up) area in the building known as "JAI SHREE GAJANAN CO- OPERATIVE HOUSING SOCIETY LTD.", constructed on the land bearing Survey No. 2 (Old Survey No. 319), Hissa No. 4/2, lying, being and situated at Village Chandansar, Taluka : Vasai, District : Thane from S.RVT DESIGNS.

b) The Vendors are members of the said "JAI SHREE GAJANAN CO-OPERATIVE HOUSING SOCIETY LTD." (Registered No. TNA(VSI)/HSG/(TC)/12415/2000-2001) and holding five equity shares bearing distinctive No. ___ to ___ and share certificate



V. V. मोन

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L.L.L. / 2090
४ / २८

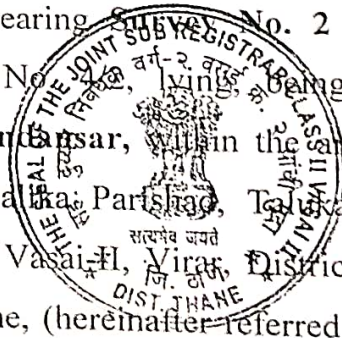
Rakesh Mishra

No. _____ and as such member the vendor is occupation of Flat No. B/202 on the Second floor of the said building.

c) Being absolutely seized, possessed and owner of or otherwise well and sufficiently entitled to the said flat, the Vendor is ready and willing to sell to the purchaser the said flat for the total consideration of **Rs. 5,50,000/- (Rupees Five lacs fifty thousand only)** upon the terms and conditions hereinafter appearing.

NOW, THEREFORE, THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES THAT.

1) The Vendor has agreed to sell the purchaser and the purchaser has agreed to purchase from the Vendor Flat No. B/202 on the Second floor, admeasuring 46.93 Sq. Mtrs. Built-up (505 Sq. Ft. Built-up) area in the building known as "JAI SHREE GAJANAN CO-OPERATIVE HOUSING SOCIETY LTD.", constructed on the land bearing No. 2 (Old Survey No. 319), Hissa No. _____, situated at Village : Chandaigarh, within the area of Vasai Virar Mahanagar Palika, Palika, Taluka and Registration Sub-District : Vasai, Virar District and Registration District : Thane, (hereinafter referred to as "The said Flat") and transfer of shares bearing distinctive No. _____ to _____ together with share certificate No. _____ of the said society for a total consideration of **Rs. 5,50,000/- (Rupees Five lacs fifty thousand only)**.



V. V. M. O. N.
Rakesh Mishra,

बसडे - २
LLLR/2090
4/26

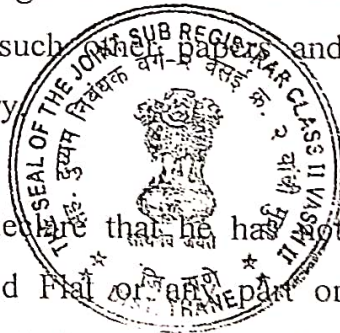
...4...

(2) The parties hereby declare that by the suggestion of Vendor, the purchaser has paid a sum of Rs. 4,00,000/- (Rupees Four lacs only) by cheque No. 000061, dated 8/6/2010, drawn on Bank of India, Gokhivare Branch to SMT. RASHMI RAJENDRA SAWANT and purchaser has paid a sum of Rs. 1,50,000/- (Rupees One lac fifty thousand only) to the Vendor and the Vendor do hereby admit and acknowledge receipt of the said amount.

(3) The Vendor has delivered peaceful vacant possession of the said Flat to the purchaser and the purchaser do hereby admit to have taken over such possession.

(4) The Vendor has delivered to the purchaser all the title deeds and documents relating to the said Flat including the Original Agreement and the original share certificate held by the Vendor. The vendor hereby agree to help the purchaser to get the share certificate transferred to the name of the purchaser and for that purpose also, to sign and execute the application for transfer and such papers and documents as be may be necessary.

(5) The Vendor hereby declare that he has not charged or encumbered the said Flat or any part or portion hereof nor has he pledged the said shares in any manner whatsoever and that he has in himself



V. V. Mohi

Rakesh Mittal

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८८८२/२०१०
६/२८

THE SCHEDULE ABOVE REFERRED TO :

Flat No. B/202 on the Second floor, admeasuring 46.93 Sq. Mtrs. Built-up (505 Sq. Ft. Built-up) area in the building known as "JAI SHREE GAJANAN CO-OPERATIVE HOUSING SOCIETY LTD.", constructed on the land bearing Survey No. 2 (Old Survey No. 319), Hissa No. 4/2, lying, being and situated at Village : Chandansar, within the area of Vasai Virar Mahanagar Palika Parishad, Taluka and Registration Sub-District : Vasai-II, Virar, District and Registration District : Thane.

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

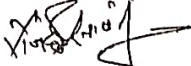
SIGNED AND DELEVERED by the)

withinnamed VENDOR :)

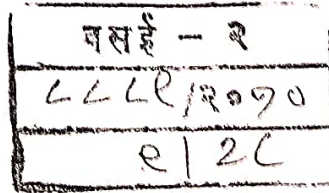
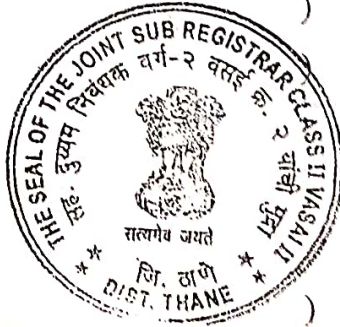
MR. VASUDEV VISHWANATH)
MORE)

V. V. more

in the presence of)

1. 

2. 



V. V. more

Rakesh Mishra

SIGNED AND DELIVERED by the
withinnamed PURCHASER :
MR. RAKESH G. MISHRA

)
)
) Rakesh Mishra

in the presence of...

1. *[Signature]*

2. *[Signature]*

RECEIPT

RECEIVED on or before execution hereof, of and
from the withinnamed PURCHASER, a sum of Rs.
5,50,000/- (Rupees Five lacs fifty thousand only)
being the amount of full consideration moneys.

<u>Cheque No.</u>	<u>Date</u>	<u>Rs</u>	<u>Bank/Branch</u>
000061	8/6/2010	4,00,000/-	Bank of India Gokhivare Br.
CASH		1,50,000/-	

Rs. 5,50,000/-

WITNESSES:

- [Signature]*
- [Signature]*



DAY RECEIVED

V. V. Sahi

VENDOR.

वसई - २
८८८८०९०
९०१२८



Wing - D

Wing - E

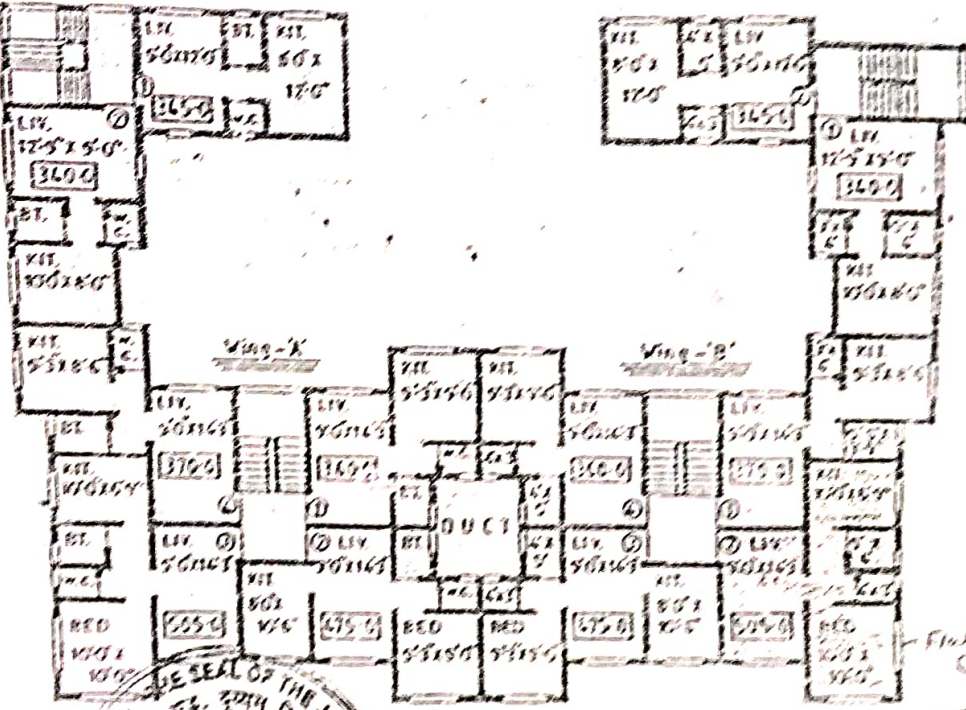
WEST

EAST

Wing - A

Wing - B

29/20
2000
2-12



Gajanan Apartment
Typical Floor Plan
(First To Third Floor)

File No - 81202
[Signature]
V.V. Moh

Subject to Approval



NORTH

Wing - 'D'

Wing - 'C'

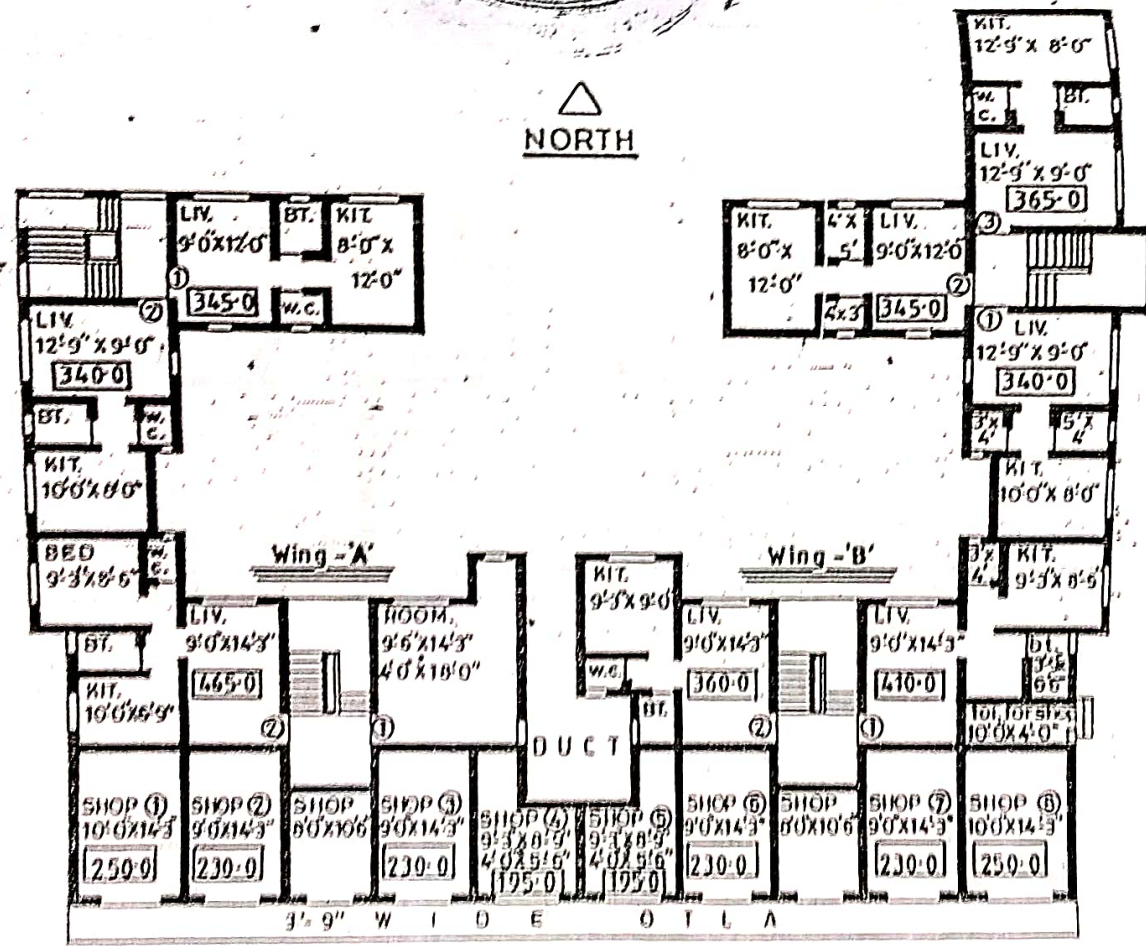
WEST

EAST

Wing - 'A'

Wing - 'B'

Gajanan Apartment Ground Floor Plan



SOUTH

Subject to Approval

प्राप्त

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

सहकारी विकास समिती, दत्त मजला, भाग (दुसरा), जि. ठाणे वॉ. २१० सुरवाती (१११) - ११४०६ - ११४०७ ४००१ ११४०६ १० ११ ०११०

सं. : CIDCO/VYSR/BP-1713/E/97

दिनांक : 24/08/1997

✓ श्री शिवनारायण S. Dubé & others
C/o. Shree Gajanan R. Parulekar
Neelāsree, 3rd Floor, Aarby Road
Goregaon (E),
MUMBAI : 400 063

Sub: Development Permission for the proposed Residential with Shopline Building on land bearing S.No. 319, H.No. 4/2, Village Chandansar, Taluka Vasai, Dist: Thane.

- Ref: 1) I.L.R. M.R. No. 326/97, Vasai dated 12/7/97 for measurement
2) Letter from GSDA vide letter No. GSDA/TH/TECH/LAW/25/97 dated 14/01/97 for potable water supply (Existing bore well).
3) E.E.(PPC-VY)'s report dated 03/06/97.
4) M.A. Order No. MAP/3015 dated 30/08/97
5) Your architect's letter dated 27/08/97

Sir/Madam,

Please refer to your application for development permission on land bearing S.No. 319, H.No. 4/2, Village Chandansar, Taluka Vasai, Dist: Thane.

The Development Permission is hereby granted to you for residential with shopline building on land bearing S.No. 319, H.No. 4/2, Village Chandansar, Taluka Vasai, Dist: Thane.

This commencement certificate is valid only for one year from the date of issue of this letter.

The Commencement Certificate as required under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 is enclosed herewith for the structure referred above.

You will ensure that the building material will not be stacked on the road during the construction period.

Contd. 2.

बसई - २
 ८८८/२०१०
 १८/२८



श्रीराम

शहर व. औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

श्रीराम मर्यादित, इमारत मजला, वार्ड (ए), जि. वसई २१० इतरांनी (११२) - ११४४४ - ११४४४ वसई, ११४४४ वसई, ११४४४ वसई, ११४४४ वसई, ११४४४ वसई

संदर्भ: CIDCO/VYSR/8P-1913/E/98

दिनांक: 24/08/1999

✓ Shri Shivnarayan S. Dube & others
C/o. Shree Gajanan R. Parulekar
Neelāsree, 3rd Floor, Aarby Road
Goregaon (E),
MUMBAI : 400 063

Sub: Development Permission for the proposed Residential with Shopline Building on land bearing S.No.319, H.No.4/2, Village Chandansar, Taluka Vasai, Dist: Thane.

- Ref: 1) ILR M.R.No.326/99, Vasai dated 12/7/99 for measurement
 2) Letter from GSDA vide letter No.GSDA/TH/TECH/LGM/25/97 dated 14/01/97 for potable water supply (Existing Bore well).
 3) EE(PHC-VY)'s report dated 03/06/99.
 4) M.A. Order No.NAP/3015 dated 30/08/79 for S.C. Vasai.
 5) Your architect's letter dated 27/08/99

Sir/Madam, -

Please refer to your application for development permission on land bearing S.No.319, H.No.4/2, Village Chandansar, Taluka Vasai, Dist: Thane.

The Development Permission is hereby granted to construct residential with shopline building on land bearing H.No.4/2, - Village Chandansar, Taluka Vasai, Dist: Thane.

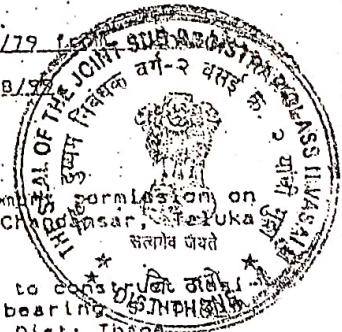
This commencement certificate is valid only for one year from the date of issue of this letter.

The Commencement Certificate as required under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 is enclosed herewith for the structure referred above.

You will ensure that the building material will not be stacked on the road during the construction period.

Contd..... 2.

वसई - २
 ८८८/२०९०
 ९८/२८



शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र)

शहर व औद्योगिक विकास महामंडळ, दादर मजला, वार्ड (२४), जि. ठाणे ४०१ २१० दफ्तरी: (११२) - २२४८८ - २२४८८

संदर्भ क्र.:

क्र. २ दिनांक:

You will demarcate at site the property boundary locations of the D.P. reservations, D.F. roads, open spaces, amenity plot etc. as may be applicable and applying for plinth completion.

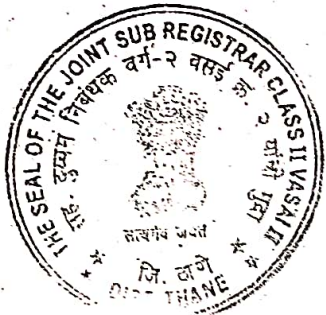
You will provide a suitable arrangement by construction of sufficient width to take care of the drainage of water of the surrounding lands, on reclamation land as recommended by this office.

You will not store any hazardous/obnoxious/explosive in the aforesaid premises without obtaining specific from the competent and appropriate authority.

Encl: a/a.

Yours faithfully,

[Signature]
ASSOCIATE PLANNER/AUDL. TF
(VVBP)



पत्र - २
८८८/२०१०
१२१२८

महाराष्ट्र शासन 'पिन' दादर मजला, वरिष्ठ वार्ड, वार्ड - ४०००२१ दफ्तरी: २०१ २४ २०, २०१ २४ ४९ ०२१: ००-११-२२-२२२२०१
 २०० मजला: 'शहर व औद्योगिक विकास महामंडळ, दादर मजला, वार्ड (२४), जि. ठाणे - ४०० २१४ दफ्तरी: ४०० २१ ४९ ०२१/४०० २१ ४९ ०२१/४०० २१ ४९ ०२१/४०० २१ ४९ ०२१: ००-११-२१-२१११०१

११
दिनांक २२

by depositing minimum interest.

(16) The occupant has denied that the unauthorized N. I. use in respect of the above mentioned lands may be regularised in her favour according to provisions of the Mah. Land Revenue Code 1966 and rules there under.

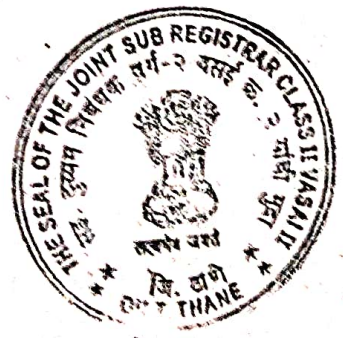
(17) The case was referred to the ADP, Thane. The remark were received as per his letter No. Day/Misc/DAW/717 dt. 22-2-77. The ADP has no objection for regularising the unauthorized N. I. use with the conditions mentioned in his letter dt. 22.2.77.

In view of the circumstances explained above, I am satisfied that this is fit case for regularisation of unauthorized N. I. use as mentioned above after levy of N. I. assessment and fine of Rs. 0/- in accordance with the provisions of the Maharashtra Land Revenue Code 1966.

(18) In exercise of the power delegated to me under Section 4(2) and 4(3) of the Maharashtra Land Revenue Code 1966, under collector No. Day/Misc/DAW/1111 dt. 22-2-77, I am pleased to regularise the unauthorized N. I. use of the above mentioned lands together with his construction as shown in the letter ADP in the appended plan drawn by Kanchanrao survey for the purpose.

In favour of Shri. Prabhakar Hariyank Choube herein after referred to as grantee, subject to the following conditions

- (i) The regularisation shall be subject to the provisions of the Mah. Land Revenue Code 1966 and rules there under.
- (ii) The grantee shall use the land together with the building and structure thereon, only for the purpose for which it is permitted to be used and shall not use it for any other purpose without obtaining the previous written permission from the competent Revenue Authority. For this purpose the use of the



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८८८/२०९०
२९/२८

to allow shall apply the use of the land.

(3) That the assessee shall pay the total M.L. assessment of Rs. 1300-00 and amount of local cess leviable on the land for the period from 1-5-71 to 31-7-71, and also of Rs. 1300-00 which is equal to 80% of the M.L. assessment and Rs. 200-00 being the M.L. conversion tax. (Total amount of Rs. 1500-00)

(4) That the assessee shall pay M.L. at the rate of Rs. 37-80 per acre from 1-5-71 to 31-7-71 and the rate of Rs. 2 per acre from 1-5-71 to 31-7-71. The M.L. shall be liable to be raised but till it is revised the M.L. assessment shall continue in force. In the event of any revision of the M.L. assessment, the M.L. shall be liable to be raised at the rate of Rs. 37-80 per acre.

(5) That the assessee shall not be allowed to object or submit any application in this order, without getting the sanction of the Joint Sub-Registrar, Dist. Thane.

(vi) that the assessee shall pay the M.L. for a period of one month from the date of this order.

(vii) that the assessee shall not be allowed to alter the M.L. assessment and without getting the sanction of the Joint Sub-Registrar, Dist. Thane.

(viii) that the assessee shall be bound to execute a deed in the form as provided in Schedule VI appended to M.L. conversion of land, M.L. & M.L. Rule 1950.

and shall be bound to comply with the conditions of this order within a period of one month from the date of this order.



बसई - २
८८९/२०१०
२२/२८

10) that the guarantee shall work his own...
water supply a drainage without creating any...
condition for the surroundings.

(X) The stable furnished for by...
for any other place the guarantee should...
cost required by any authority.

(XI) If the guarantee contravenes any of the...
mentioned in this order and the...
prejudice to, say other...
liable under the provisions of the...
in the occupation of the guarantee on...
assessment as he may...
9

(XII) Not with standing any thing...
it shall be lawful for the collector to direct...
alteration of any building or...
to the condition of this grant...
that behalf by the collector.

(XIII) The regularisation of...
of any other laws for the time...
in this case.

ADDITIONAL...
YASAI

To
Smt. Droupodini Nayana...
of Chandanar, Tal. Yasai, Dist. Thane.



Copy forwarded to the Tahsildar Yasai to...
further action.

Copy forwarded to the DDA Thane for...
action.

Copy to the Talathi...
Rs. 1300 and Rs. 2000...
Rp 2 p...
also take note in V.P. Li.

...
...
...
...
...

...
YASAI



...

Handwritten stamp with the following text:
नसई - २
LLR, 2090
23 21

NORTH

Wing - 'D'

Wing - 'C'

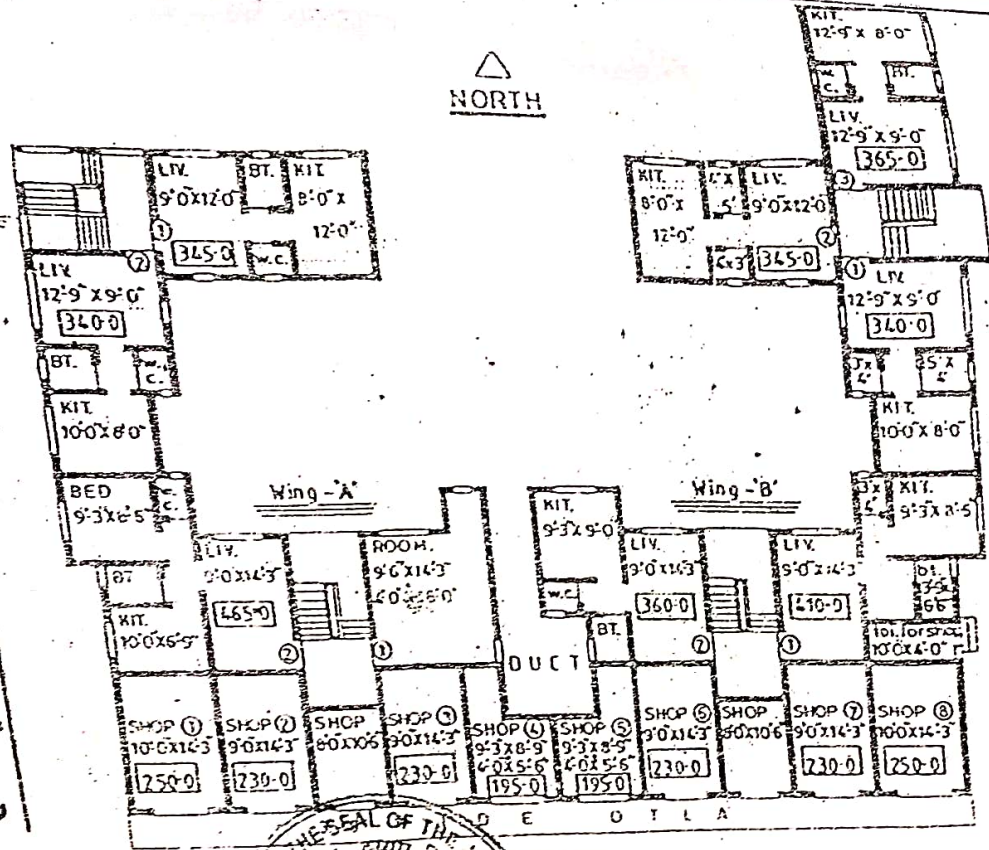
WEST

EAST

Wing - 'A'

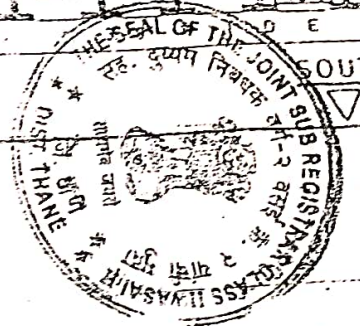
Wing - 'B'

25/12/22
7772, 2090
प्लान - 2



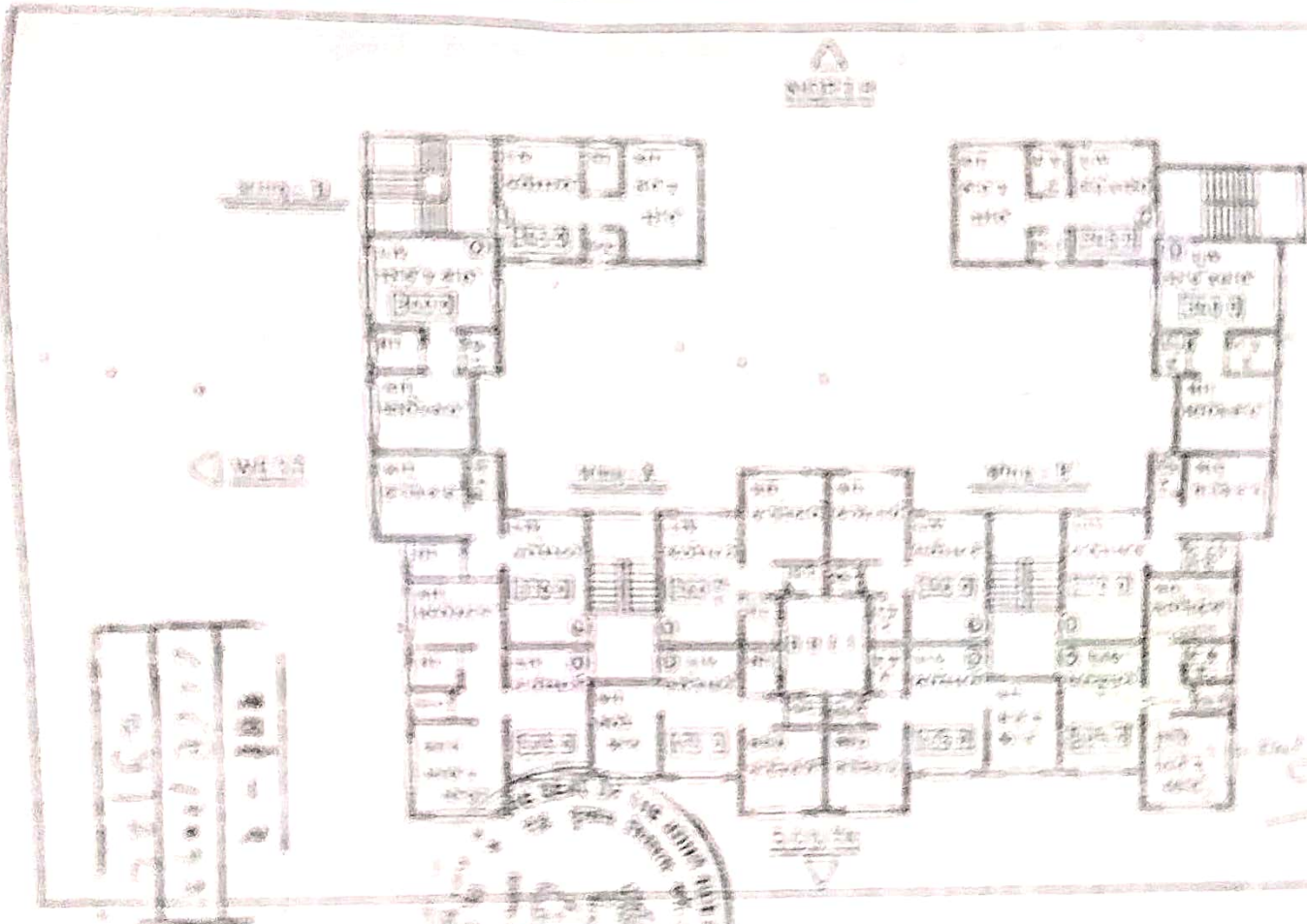
Gajanan Apartment
Ground Floor Plan

Subject to Approval.



D E O T L A

SOUTH



Cayanan Apartment
 Typical Floor Plan
 June 15, 1962

Handwritten notes and signatures.
 [Signature]
 [Signature]

