

अंबरनाथ नगर परिषद

कर नियंत्रण विभाग

आधिकार क्रमांक 01/04/2024 ते 31/03/2025

नमुना क्रमांक १२ (नियम क्रमांक ६८.१३ पहा)

कराचे विल



महाराष्ट्र नगरपरिषदा, नगरपालायती व औद्योगिक नगरी अधिनियम, १९६५ चे कलम १५० अन्वये

क्रमांक : AMB000035022

सदनिका क्रमांक:002/

विल न : AMB0202400024844

समस्ता क्रमांक :0801006153

विल दिनांक : 28/09/2024

वॉर्ड 8 | झोन : झोन 1

नाव : ललित दिपक बकरे / राजश्री ललित बकरे

C-4/002

पारचे नाव :

क : 8595

पत्ता : 8595, राजेश पाठ, नवरेनगर बकल, अंबरनाथ - 421501

वापर	निवासी	बिगरनिवासी	इतर	एकूण
चटई क्षेत्र	35.68	0.00	0.00	35.68
कर योग्य मूल्य	10523.00	0.00	0.00	10523.00
कराचे नाव	मागणीचे मूल्य (₹)	साल मागणी (₹)	एकूण मागणी (₹)	
	AMB0202400024844-10 01/04/2024-30/09/2024	AMB020240002484420 01/10/2024-31/03/2025		
न कर	0.00	1473.00	1473.00	2946.00
कर	0.00	316.00	316.00	632.00
	0.00	53.00	53.00	106.00
स्मारण शुल्क	0.00	120.00	120.00	240.00
मन शुल्क	0.00	29.00	29.00	58.00
डायल कर	484.00	0.00	0.00	484.00
वसा व्यवस्थापन शुल्क	400.00	189.00	189.00	778.00
मागणी	884.00	2180.00	2180.00	5244.00
नांक		27/12/2024	31/12/2024	
न जम्या रकम		0.00	0.00	0.00
निजित रकम		0.00	0.00	0.00
शिल्लक रकम				5244.00
रकम	पाच हजार दोनशे चव्वहाचीस रुपये मात्र			



टीप:- 1) मालमत्ता कर online परचे करिता <https://mahaulb.in/MahaULB/index> या संकेतस्थळावर ऑनलाईन पेमेंट मालमत्ता विल भरणा याचा Click करा.
2) पेमेंट सक्सेसफुल (successful) झालेनंतर पावती न मिळाल्यास सात दिवसांनंतर पुन्हा एकदा ऑनलाईन पेमेंट - मालमत्ता कर पावती मंडळ - मध्ये तपासावे व पावती प्राप्त करून घ्यावी

4815



अंबरनाथ नगर परिषद

अनुक्रमांक : 7974.0

वेतरण पावती

क्रमांक : AMB000035022

सदनिका क्रमांक:002/

मालकाचे नाव : ललित दिपक बकरे / राजश्री ललित बकरे

दिनांक : 28/09/2024

विल रकम : 5244.00

त घेणाऱ्याचे नाव :

प्राप्ती दिनांक :

महाराष्ट्र नगरपरिषदा, नगरपालायती व औद्योगिक नगरी अधिनियम १९६५ चे कलम १०५ व १२४(२) नुसार नगरपालिका क्षेत्रातील सर्व मालमत्ताव्या करपात्र मूल्यामध्ये सुधारणा व प्रस्ताविकाची तरतूद का. 196 नुसार वसुली यादिक करपात्र मूल्यामध्ये 90 सुधारणा करून 2023-24 मालमत्ता रकम रु. 375 व 2024-25 मालमत्ता रकम रु. 395 करी लक्ष घेऊन रु. 750 कर भरण्यात यावा.

अंबरनाथ नगर परिषद
 कर निर्धारण विभाग
 आर्थिक वर्ष 01/04/2024 ते 31/03/2025
 नमुना क्रमांक ५२ (निगम क्रमांक ६८,९३ पहा)



महाराष्ट्र नगरपरिषदा, नगरपालिका व औद्योगिक नगरी अधिनियम, १९६५ चे कलम १५० अन्वये
 कराचे बिल
 सदनिका क्रमांक 001

क्रमांक : AMB000035022
 बिल क्रमांक : 0801006153
 पोल : 808/8/ पोल
 सलीत डी बकरे

बिल नं. AMB00202400024779
 बिल दिनांक 28/09/2024

C-4/001

8595, रॉयल पार्क, नवरेनगर जवळ, अंबरनाथ - 421501

बापट	निवासी	विगरनिवासी	दर	एकूण
बटई क्षेत्र	36.72	0.00		36.72
कर शीट मूल्य	10744.00	0.00	0.00	10744.00
कराचे नाव	मागील थकबाकी (₹)	चालू मागणी (₹)		एकूण मागणी (₹)
	0.00	AMB020240002477910	AMB020240002477920	
	0.00	01/04/2024-30/09/2024	01/10/2024-31/03/2025	
	0.00	1504.00	1504.00	3008.00
	0.00	322.00	322.00	644.00
	0.00	54.00	54.00	108.00
	0.00	120.00	120.00	240.00
	0.00	30.00	30.00	60.00
	492.00	0.00	0.00	492.00
	400.00	189.00	189.00	778.00
	892.00 (₹)	2219.00	2219.00	5330.00
		27/12/2024	31/12/2024	
		0.00	0.00	0.00
		0.00	0.00	0.00
		0.00	0.00	0.00
				5330.00
	पाच हजार तीनशे तीस रुपये मात्र			

५५००

टीप:- 1) मालमत्ता कर online भरण्याची वेबसाइट <https://mahaulb.in/MahaULB/index> या संकेतस्थळावर - ऑनलाईन पेमेंट मालमत्ता बिल भरण्याबाबत Click करा.
 2) पेमेंट सक्सेसफुल (successful) झालेनंतर पावती नॅनोव्हाल्यास सात दिवसांनंतर पुन्हा एकदा ऑनलाईन पेमेंट मालमत्ता कर पावती मिळण्यामध्ये तपासावे व पावती प्राप्त करून घ्यावी.

अंबरनाथ

अंबरनाथ नगर परिषद
 अनुक्रमांक : 7974.0



क्रमांक : AMB000035022

सदनिका क्रमांक:001

मालकाचे नाव : ललीत डी बकरे

बिल रकम : 5330.00

प्राप्ती दिनांक :

दिनांक : 28/09/2024

पेणाऱ्याचे नाव :

महाराष्ट्र नगरपरिषदा, नगरपालिका व औद्योगिक नगरी अधिनियम १९६५ चे कलम १०५ व १२५(२) व १२५(२) बसणारे नगरपालिका क्षेत्रातील सर्व नागरिकांच्या करणास मूल्यसधरे सुसंगत व पाहण्यासाठी यावेळी मालमत्ता कर घेण्याबाबत आर्थिक वर्षाच्या मूल्यांकने १० सुधारणा करून तसे १०२३ नं. मानमता १७८२५ मधील ३८२ व २०१४-२५ मानमता २७८०६ व ३८२ असे एकूण मालमत्ता कर भरण्यात यावा.



PARK WINGS C1 TO C6 CO OP HSG SOC

No. 49

Reg No. TNA/ABN/HSG/(T.C.)/22769/2010-2011 Dt. 17-2-2011

Authorised Share Capital Rs. 48000/-

Divided into 960/- Shares each of 500/-

MEMBER'S REGISTER NO. 49

This is to certify that Shri/Smt./Ms. Lalit D. Bokre / Rajeshree

of ROYAL PARK WINGS C-1 to C-6 is the Registered Holder of Shares 10
from No 481 to 490 of Rupees 500/- (Five Hundred)

in the Royal Park Co-Op. Housing Society Ltd., Gut No. 49, Near Navre Nagar, Water Tank B Road,
Ambernath (E), Subject to the Byelaws of the said Society & that upon each of such shares the sum of Rupees
fifty has been paid. Given under the common seal of the said Society at Ambernath this

25th date of NOVEMBER 2012



[Signature] CHAIRMAN

[Signature] Hon Secretary

[Signature] Member of the Committee

अनुसूची-1

प्रमाणित किया जाता है कि श्री ... का ...

1. नाम		
2. पता	...	...
3. आय	...	...
4. संपत्ति	...	...
5. ...	...	...
6. ...	...	...
7. ...	...	...
8. ...	...	...
9. ...	...	...
10. ...	...	...

यदि ... (किसी) ...

अथवा ...

... का ...



महाराष्ट्र

सत्यमेव जयते

शासन

★ नोंदणी प्रमाणपत्र ★

क्रमांक :- टीएनए/एबीएन/एचएसजी/(टीसी)/२२७६९ /२०१०-२०११/सन २०११

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येते की,

“रॉयल पार्क विंगज सी-१ ते सी-६” को-ऑपरेटिव्ह हौसिंग सोसायटी लि.,
४९ (पैकी), सि.टी.एस.नं.९२७७, रॉयल पार्क, नवरे नगर वॉटर टँक जवळ, ‘बी’ केबिन
मोजे-मोरीवली, अंबरनाथ (पूर्व), तालुका अंबरनाथ, जिल्हा-ठाणे. ही संस्था महाराष्ट्र सहकारी
अधिनियम १९६० मधील [सन १९६१ या महाराष्ट्र अधिनियम क्रमांक २४] कलम ९ (१) अन्वये
नोंदण्यात आलेली आहे.

उपरोक्त अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थाचे नियम १९६१
नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण “गृहनिर्माण संस्था” असे असून उपवर्गीकरण
सहकारी सहभागिदारी गृहनिर्माण संस्था” असे आहे.



[राजेश लव्हेकर]
सहाय्यक निबंधक
सहकारी संस्था, अंबरनाथ तालुका

१७/२/२०११
अंबरनाथ

PERMANENT ACCOUNT NUMBER
AFAPB0033N



नाम / NAME
ANIL JESSARAM BATHIJA

पिता का नाम / FATHER'S NAME
JESSARAM NICHARMAL BATHIJA

जन्म तिथि / DATE OF BIRTH
03-02-1969

हस्ताक्षर / SIGNATURE

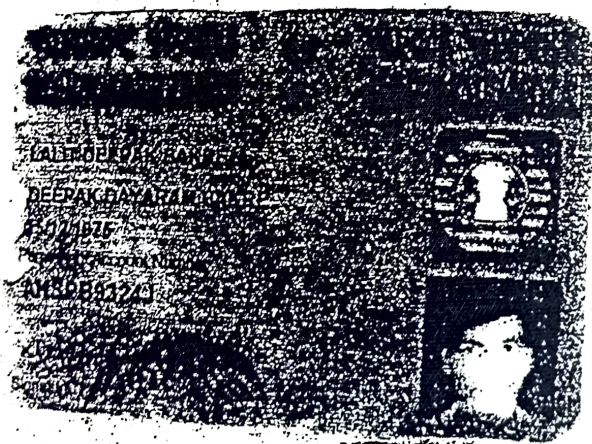
[Signature]

आयकर अधिकारी-1,
Commissioner of Income Tax I, Pune

दस्तावेज



व्याजगीत



दस्तावेज

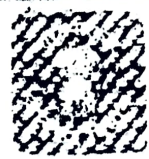
रजि. नं. - 968

आयकर विभाग
INCOME TAX DEPARTMENT
RAJSHREE LALIT BAKRE



भारत सरकार
GOVT OF INDIA

RAMCHANDRA MARUTI WAGHOSKAR



PERMANENT ACCOUNT NUMBER
AFAPB0033N



16 112008

दस्तावेज

29/03/2011

दुय्यम निवृत्तक

17:06:03 pm

उल्हासनगर







उल्हासनगर

दस्त क्रमांक : 1698/2011

दस्ताचा प्रकार : करारनामा

1698/2011
01/03

अनु क्र. पक्षकाराचे नाव व पत्ता

नाव ललित दिपक बकरे	पक्षकाराचा प्रकार	छायाचित्र	प्रमाणाचा प्रमाण
1 नाव ललित दिपक बकरे पत्ता: घर/फ्लॅट नं. सी-6/104 गल्ली/रस्ता: - ईमारतीचे नाव: रॉयल पार्क ईमारत नं.: - पेट/वसाहत: नवरे नगर शहर/गाव: अंबरनाथ तालुका: - पिन: - पॅन नम्बर: AKSPB9324J	लिहून घेणार वय 37 सही		
2 नाव: राजश्री ललित बकरे पत्ता: घर/फ्लॅट नं. - गल्ली/रस्ता: - ईमारतीचे नाव: वघ ईमारत नं.: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: AUZPB8869K	लिहून घेणार वय 29 सही		
3 नाव: मे. श्री महालक्ष्मी डेव्हलपर्स चे भागिदार श्री अनिल जरसारांम भटीजा- ABGTS2641N - - पत्ता: घर/फ्लॅट नं. - गल्ली/रस्ता: - ईमारतीचे नाव: महान पॅलेस ईमारत नं.: - पेट/वसाहत: - शहर/गाव: उल्हासनगर	लिहून देणार वय 39 सही		





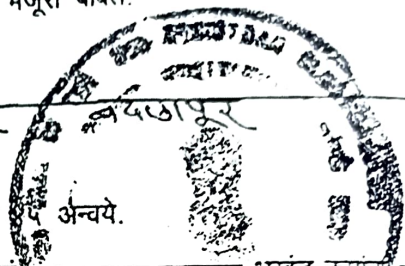
अंबरनाथ नगरपरिषद, अंबरनाथ



डाक्टर क्रमांक / प्र.नं.पं. / नियम / बांध
अंबरनाथ नगरपरिषद कार्यालय, अंबरनाथ
दिनांक 31/01/2003

विषय : श्री. सी. एस. वेसा यांचे बांधकाम करण्याच्या मंजूरी बाबत.
मो. मो. सी. एस. वेसा हा श्री. सी. एस. वेसा, वास्तुशिल्पकार, अंबरनाथ येथे बांधकाम करण्याच्या मंजूरी बाबत.

संदर्भ : आपला दि. 22/10/2003 चा
श्री. सी. एस. वेसा, वास्तुशिल्पकार, अंबरनाथ येथे बांधकाम करण्याच्या मंजूरी बाबत.



महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चें कलम १८१ अन्वये.
सं. ज. नं. ४८ हि. नं. ४८ सि. स. नं. ४८ भूखंड क्रमांक ४८
मो. मो. सी. एस. वेसा मध्ये ४८५०० चौ.मी. भूखंडाच्या विकास करावयास महाराष्ट्र नगरपरिषद अधिनियम १९६६ चें कलम १८१ अन्वये बांधकाम करण्यासाठी केलेल्या दि. 22/10/2003 च्या अर्जास अनुसरून पुढील शर्तीस अधिनियम च्या न्यायालयाने मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे टम्बर / स्टील तळ मजला, पहिला मजला, दुसरा मजला, तिसरा मजला, चौथा मजला रहाणेसाठी. दुकाने / ऑफिस / दवाखाना, हॉस्पिटल / शाळेसाठी / गॅरज बांधणेसाठी.

मंजूरीच्या दिनांकाच्या बांधकामाबाबत, बांधकाम परवाना / प्रारंभ प्रमाण पत्र देण्यात येत आहे.
इमारत क्र : $\rightarrow A, B, C, D$ (तळ + तीन मजले)
इमारत क्र : $\rightarrow D$ (तळ + सात मजले)
-- अटी --

- १ ही बांधकाम परवानगी दिलेल्या तारखेपासून एक वर्ष पर्यंत वेध असेल नंतर पुढील वर्षासाठी परवानगीचे नूतनीकरण मुदत संपणे आधी करणे आवश्यक राहिल. अशाप्रकारचे नूतनीकरण फक्त तीन वर्ष करता येईल. वेध मुदतीत बांधकाम पूर्ण करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेतांना त्पावेळी अस्तित्वात आलेल्या नियमांचा अनुषंगाने विकास आराखड्याच्या अनुशंगाने घाननी करण्यात येईल.
- २ नकाशात ४८ रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहिलीत.
- ३ मे. जिल्हाधिकारी ठाणे; यांजकडून बांधकाम चालू करावयाचे अगोदर बिनशेती परवानगी घेण्याची जबाबदारी तुमच्यावर राहिल व बिनशेतीच्या परवानगीची एक सत्य प्रत काम सुरु करावयाचे पंधरा (१५) दिवस अगोदर नगरपरिषदेकडे पाठवावे आवश्यक राहिल.
- ४ बांधकाम चालू करण्यापूर्वी (७) दिवस आधी नगरपरिषद कार्यालयास लेखी कळविण्यात यावे.
- ५ ही परवानगी आपल्या मालकीच्या कबाजालील जमिनी व्यतिरीक्त जमीनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.
- ६ बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटी प्रमाणे करता येईल. जोत्यापर्यंत बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकाशाप्रमाणे बांधकाम केल्या बाबतचे प्रमाणपत्र नगरपरिषदेस सादर करण्यात येत त्यानंतरच जोत्यावरील बांधकाम करावे.

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AMENITIES II

01. R.C.C Framed Structure.
02. Single Coat Cement Plaster.
03. Neeru Finished Plaster for internal walls.
04. Flush door with both side oil painted.
05. Mosaic Tiles Flooring.
06. Kaddappa Kitchen platform with Dado tiles upto 2.0' height.
07. Syntex Doors for W.C and Bath.
08. Open Plumbing in W.C and Bath.
09. Open Electrical wiring with sufficient no. of points.
10. 3.0' height white glazed tiles in Bathroom & 2.0' height in Kitchen & W.C.
11. Aluminium sliding Windows.

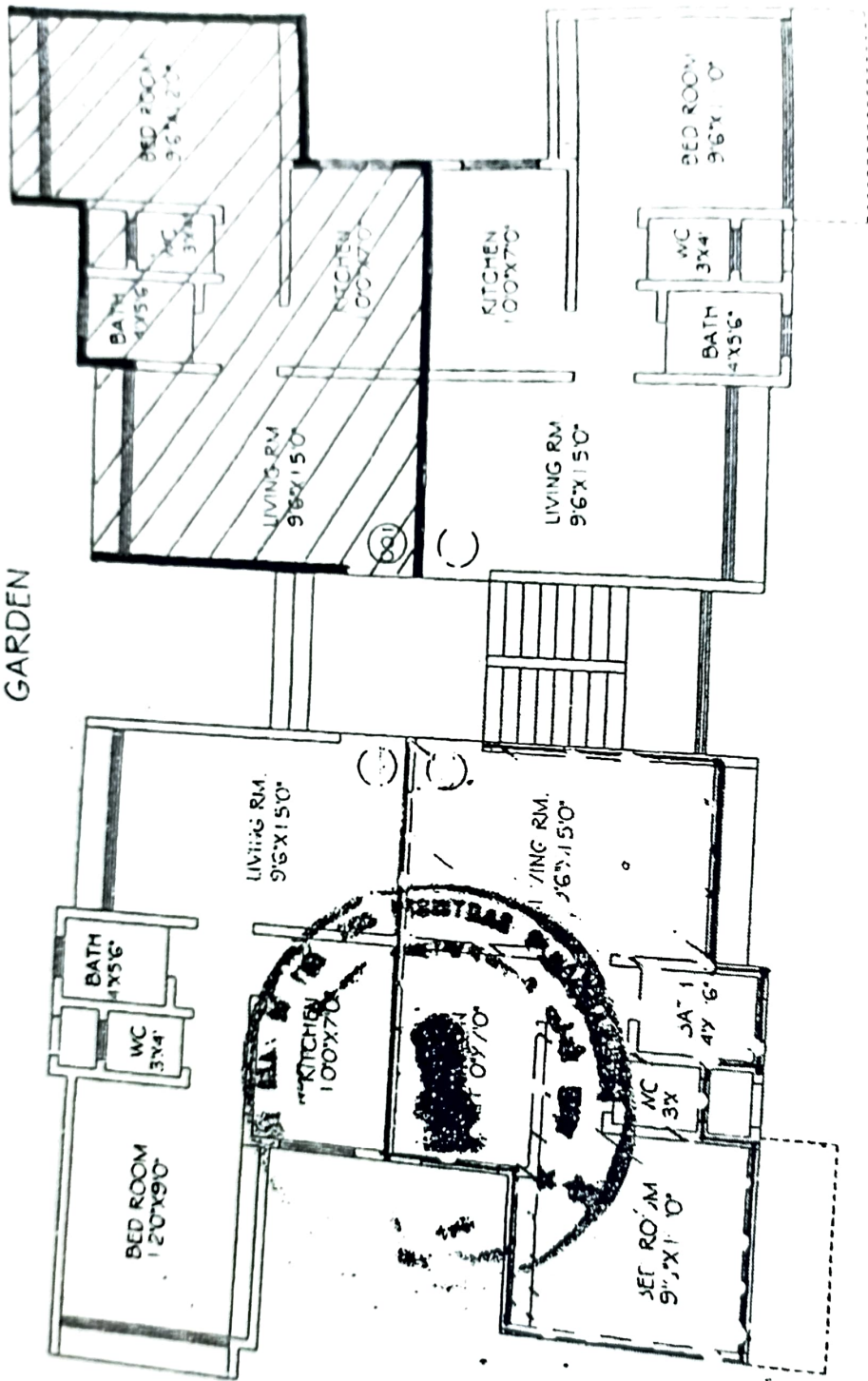
AMENITIES III

01. R.C.C Framed Structure.
02. Sand faced Double coat cement Plaster for external Walls with semi Acrylic paint.
03. Neeru finished Plaster for internal walls with oil bond distemper.
04. Decorative Main door with M.S powder coated fitting with Night Latch & oil painted Internal doors with M.S fitting.
05. Ceramic tiles flooring in Living, Kitchen & Bed.
06. Marble kitchen platform with stainless steel sink.
07. Syntex / Bakelite doors for W.C & Bath.
08. Concealed plumbing & Concealed Electrical wiring with sufficient no. of points.
09. Full height tiles in Bath & upto 2.0' dado in W.C & Kitchen platform with marble door frames.
10. T.V & Telephone socket point in Living room.
11. Provision for mixer in Bathroom & One point for syntex water tank over loft.
12. Inverter wiring provision.
13. Aluminium sliding Windows with marble window sill.

Subodh Babbar

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GARDEN



GROUND FLOOR PLAN

© C-4/001 - 403.30 sq. ft Carpet Area, WING 'C4'
 AREA STATEMENT (WING 'C4')

FLAT NOS	CARPET AREA	F.B. AREA	TERRACE AREA	BUILT UP AREA	DESCRIPTION	BUILDERS & DEVELOPERS
					PROPOSED HOUSING SCHEMES FOR THE WING 'C4' DEVELOPERS	

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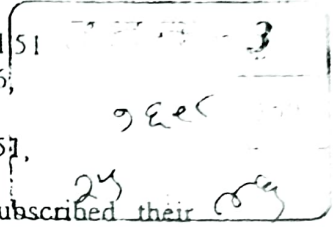
Transfer) Act, 1963, (Maharashtra Act No. XV of 1997) and Rules made thereunder and any other provisions of Law Applicable thereto

SCHEDULE

All those piece or parcel of land admeasuring 45000 sq metres forming the part of land lying, being and situate at Village Morivali, Taluka Ambarnath, District Thane, within the limits of Ambarnath Municipal Council bearing Gut No. 49, bearing corresponding CTS No. 9277, admeasuring 4 hector 50 Are i.e. 45000 sq. metres as per 7/12 extract and 47957.05 sq. metres as per the Property Register Card, and bounded as follows :-

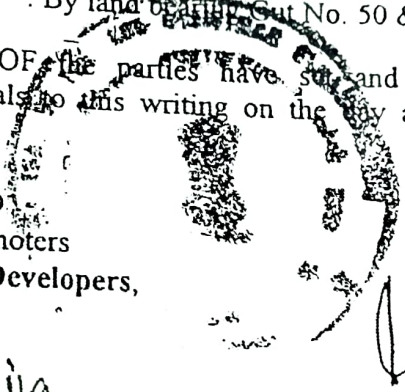
- On or towards East : By land bearing Gut No. 48 and 51
- On or towards West : By land bearing Survey No. 166,
- On or towards South : By land bearing Gut No. 41,
- On or towards North : By land bearing Gut No. 50 & 51.

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IN WITNESS WHEREOF the parties have signed and subscribed their respective hands and seals to this writing on the day and the year first hereinabove mentioned.

SIGNED & DELIVERED
by the within named Promoters
M/s. Shree Mahalaxmi Developers,
a partnership firm,
through its partner
Mr. Anil J. Batliya.



SIGNED & DELIVERED
by the within named Purchaser
Mr. Lalit D. Bakare.

Lalit D. Bakare



WITNESS:
Mrs. Raj. Shree Lalit Bakare.

1) MR. MUSHTAQUEG SHAIKH Shaiikh

2) Mr. Prashant A. Basangar Basangar



RECEIPT

RECEIVED WITH THANKS FROM
THE WITHIN NAMED PURCHASER
THE SUM OF Rs. 50,000/-
(Rupees Fifty Thousand only.
being the part consideration in respect
of sale of the flat hereinabove mentioned.

I SAY RECEIVED

[Signature]
PROMOTER

to dispose of the residential flats / units constructed in the building on ownership basis and to enter into agreements with the purchaser and to receive the sale price in respect thereof and upon such disposal of the flats / shops / office / row houses / units to convey the said land together with the building constructed thereon in favour of the cooperative housing society of all those several persons acquiring the respective flats / shops / row houses / units.

AND WHEREAS the Purchaser have agreed to pay the sale price / consideration in respect of the flat / shop / row houses / unit in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and in accordance with the progress of the construction work of the said scheme.

AND WHEREAS this agreement is made in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules framed thereunder including the model form of Agreement prescribed therein.

AND WHEREAS by executing this agreement the Purchaser have accorded his / her consent as required under section 9 of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 whereby the Promoters are entitled to sell, mortgage or create charge on any flats / shops / row houses / units etc., which is not hereby agreed to be sold.

AND WHEREAS by executing this agreement the Purchaser has accorded his / her consent as required under section 7 of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 whereby the Promoters are entitled to make such alterations in the structures in respect of the said flats / shops / row houses / tenements / galas and garages etc., agreed to be purchased by the Purchaser and/or such other alterations or additions in the structure of the building as may be necessary and expedient in the opinion of the Architect / Engineer.

AND WHEREAS the Purchaser has accepted the title of the owner to the said property as shown in the records of rights in respect thereof and the documents referred to hereintabove as well as the terms and conditions of the exemption order under the Urban Land (Ceiling and Regulation) Act, 1976 and the Promoters have brought to the knowledge of the purchaser herein and the Purchaser is aware that the Promoters during the course of completion of the entire scheme of construct will acquire additional FSI / TDR as per the rules and regulations of the Municipal Council and will further avail, use and consume additional floor space index thereby constructing additional floors, flats and units in the said scheme of construction and will get the plans, amended, revised, modified as the Promoters may deem fit and proper and the Purchaser has accorded his / her express and irrevocable consent for the same.

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to dispose of the residential flats / units constructed in the building on ownership basis and to enter into agreements with the purchaser and to receive the sale price in respect thereof and upon such disposal of the flats / shops / office / row houses / units to convey the said land together with the building constructed thereon in favour of the cooperative housing society of all those several persons acquiring the respective flats / shops / row houses / units.

AND WHEREAS the Purchaser have agreed to pay the sale price / consideration in respect of the flat / shop / row houses / unit in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and in accordance with the progress of the construction work of the said scheme.

AND WHEREAS this agreement is made in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules framed thereunder including the model form of Agreement prescribed therein.

AND WHEREAS by executing this agreement the Purchaser have accorded his / her consent as required under section 9 of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 whereby the Promoters are entitled to sell, mortgage or create charge on any flats, shops, row houses, units etc., which is not hereby agreed to be sold.

AND WHEREAS by executing this agreement the Purchaser has accorded his / her consent as required under section 7 of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 whereby the Promoters are entitled to make such alterations in the structures in respect of the said flats / shops / row houses / tenements / galas and garages etc., agreed to be purchased by the Purchaser and/or such other alterations or additions in the structure of the building as may be necessary and expedient in the opinion of the Architect / Engineer.

AND WHEREAS the Purchaser has accepted the title of the owner to the said property as shown in the records of rights in respect thereof and the documents referred to hereinabove as well as the terms and conditions of the exemption order under the Urban Land (Ceiling and Regulation) Act, 1976 and the Promoters have brought to the knowledge of the purchaser herein and the Purchaser is aware that the Promoters during the course of completion of the entire scheme of construct will acquire additional FSI / TDR as per the rules and regulations of the Municipal Council and will further avail, use and consume additional floor space index thereby constructing additional floors, flats and units in the said scheme of construction and will get the plans, amended, revised, modified as the Promoters may deem fit and proper and the Purchaser has accorded his / her express and irrevocable consent for the same.

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AND WHEREAS by and under an Agreement dated 24.01.1995 executed and entered into between Vijay Pandurang Himkar and others of the One Part and M/s. Raghunath Developers therein referred to as the Purchasers of the other part, whereby the said owners agreed to grant the development rights in respect of the said property (save and except the said portion admeasuring 2500 sq. metres or thereabout acquired by the Government for the supply of drinking water scheme to be executed by M.W.S.S.B.) at the price and on the terms and conditions as recorded therein.

AND WHEREAS in pursuance of the said agreement dated 24.01.1995 said owners also executed an irrevocable general power of attorney in favour of Shri V. S. Vaidya and Shri P. M. Velani the partner of M/s. Raghunath Developers conferring them various powers and authorities for the purpose of development of the said property.

AND WHEREAS the said agreement and power of attorney was lodged for registration along with the deed of confirmation dated 01.07.2003 registered at the office Sub-Registrar of Assurances at Ulhasnagar-3 under Serial No. 1430/2003.

AND WHEREAS necessary building commencement certificate has been obtained from the Ambarnath Municipal Council under No. ANP/NRV/BP/05-06/550/1445/35 dated 05.09.2005 duly revised under No. ANP/NRV/BP/06-07/535/1534 dated 5/8/2006.

AND WHEREAS the said property is converted to Non-Agricultural Use under the order passed by the Collector, Thane under No. Revenue/C-1/T-14/NAP/SR-37/2005 dated 20.01.2006.

AND WHEREAS the said owners and M/s. Raghunath Developers jointly and severally agreed to grant the development rights in respect of the said property more particularly described in the Schedule hereunder written to the Promoter herein under the Development Agreement dated 24.04.2006 which is registered at the office of Sub-Registrar of Assurances at Ulhasnagar-3 under serial No. 1008/2006 dated 24.04.2006 and the said owners also executed a power of attorney in favour of the Promoter herein on 24.04.2006 which is registered at the office of Sub-Registrar of Assurances at Ulhasnagar-3 under serial No. 1009/2006 dated 24.04.2006.

AND WHEREAS in pursuance to above recited sanctioned plans and permissions, the Promoters have commenced the construction work on the said property

AND WHEREAS the Promoters declares that the above referred agreement, permissions and sanctions are still, subsisting and completely in force.

AND WHEREAS as per the above recited agreements and permissions, the Promoters is entitled to develop the said property and carry out the construction of the proposed building at their own costs and expenses and

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दस्तावेज नं. 120

M/s. Shree Mahalaxmi Developers, a partnership firm, having its office at Gut No 56 (part), B. Cabin Road, Bhawan Chowk, Ambarnath (East), District Thane, through its partner Mr. Anil J. Bathija hereinafter called and referred to as the Promoters (which expression shall unless it be repugnant to the context or meaning thereof mean and include its partners constituting the said firm for time being and from time to time and their heirs, executors, administrators and assigns) being the Party of the First Part,

Mr. Lalit D. Bakre AND
Mrs. Raj Shree Lalit Bakre
Age 37 & 29 Occupation Business
Residing at C-6/104 Royal Park Near
Narve Nagar Water Tane 'B' Cabin
Road Ambarnath CED

hereinafter called and referred to as the Purchaser/s (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators and assigns) being the Party of the Second Part;

WHEREAS Shri Vijaykumar Pandurang Nimkar, and others are the Owners of and well and sufficiently entitled to all that piece and parcel of land situated at Village Morivali Taluka Ambarnath, District Thane, within the limits of Ambarnath Municipal Council bearing Certificate No. 49, and bearing corresponding CTS No. 9277, admeasuring 4 hectare 47500 sq. metres as per 7/12 extract and 47957 sq. metres as per the Property Register Card hereinafter called the "Entire Property";

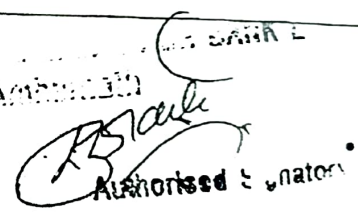
AND WHEREAS since the said entire property is situated in the jurisdiction of the competent authority, Ulhasnagar Urban Agglomeration Thane, the said Owners had filed the return under Section 6(i) of the Urban Land (Ceiling and Regulation) Act, 1976 and under the order passed by the competent authority, Ulhasnagar Urban Agglomeration Thane under No. ULC/ULN/6(1)/SR-17/ Morivali/RAO-84 dated 16.04.1981 whereunder an area 46077.56 sq. metres was declared as surplus land out of the said entire property;

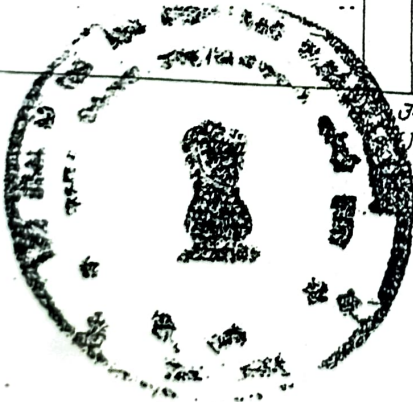
AND WHEREAS a part of the said entire property admeasuring 2500 sq. metres was acquired by then M.W.S.S.P. Now M.W.S.S.B. under the new scheme for supplying drinking water by six municipal town under the Collector, Thane and Ambarnath Municipal Council was one of the towns selected for the same. The Award No. LAQ/SR/49 dated 01.03.1982 was passed and thus the area in possession of the Owners was approximately 45000 sq. metres which is hereinafter called and referred to as the "Said Property" more particularly described in the schedule hereunder written and shown on the plan annexed hereto by RED colour boundary lines;

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दस्त क्र. 9277/2019	
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00208
AGREEMENT FOR SALE

1	बैंक युनिट नं. Bank Unit No	
2	दस्तावेजाचा तपशिल Details of Document	
3	मिळकतीचा तपशिल Details of property	Village Morwali, Taluka Ambarnath, Dist Thane, C T S No 9277, Gut No 49, Flat No 001, Building No. C4, adm. 403.30 Sq ft Carpet Royal Park, "B" Cabin Road, Near Lxamanrao Naure Nagar, Ambarnath (E).
4	वास्तविक मूल्य Actual Value	Rs. 13,02,600/-
5	मालमत्ता देणा-याचे नाव Name of Vendor	M/s. Shree Mahalaxmi Developers
6	मालमत्ता घेणा-याचे नाव Name of Puchaser	1) Mr. Lalit Deepak Bakare 2) Mrs. Rajshree Lalit Bakare
7	मुद्रांक शुल्क भरणा-याचे नाव Stamp Duty paid by	1) Mr. Lalit Deepak Bakare 2) Mrs. Rajshree Lalit Bakare
8	मुद्रांक शुल्क रक्कम Stamp Duty of Rs.	Rs. 60,950/-
9	नोंदणी करण्याचे सह / दु. नि. कार्यालय Registration/ Sub- Registrar Office	Ulhasnagar -3
10	प्राधिकृत अधिका-याची स्वाक्षरी व बँकेचा/कॅडर्सचा शिक्का Authorised Signature and Stamp of Bank/ Vendor's	



जमत मुद्रांक फ्रकिंग तपासले. बँकेशी मोक घेतला बरोबर आढळले.
Jmat. Stamp Franking Checked & Verified with Bank and Found Correct.

सह/दुय्यम निबंधक वर्ग - २,
उल्हासनगर - ३
Sub - Registrar Class - 2
Ulhasnagar - 3,

!! श्री !!

AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT FOR SALE made at Ambarnath on the 29th day of ^{March} February 2011.


Lalit D. Bakare


उह न - ३	
दस्तावेज क्र. १६८ / २०११	
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INDIA
STAMP DUTY MAHARASHTRA
123301
MAR 28
R. 00609501-P

D-5/STRN/C.R.1084/01/09/645-48/09
AMBARNATH (WEST) - 421 501

Sr. No. 25523

60288
21/3/01

मुद्रांक, गारकाची प्रत / Party Copy



अंबरनाथ जयहिंद को-ऑप. बँक लि. अंबरनाथ
AMBERNATH JAI-HIND Co-Op. BANK Ltd., Ambarnath
Central & Admin Office : 42, Lokamanya Tilak Path, Ambarnath - w

शाखा / Br.

दिनांक / Date 24/03/2011

मुद्रांक शुल्क / Stamp Duty

रु. / Rs. 60950/-

सेवा आकारणी शुल्क

रु. / Rs. 10/-

Service Charges

एकूण / Total

रु. / Rs. 60,960/-

अक्षरी रूपये / Amount in Words

Sixty Thousand

Nine Hundred Sixty only.

दस्तावेजाची संख्या /

No. of Documents

मुद्रांक शुल्क भरणाऱ्याचे नांव /

Name of the Stamp Duty paying Party Mr. Kalit D.

Pan No. Bakre Mrs. Rajashree L.

पत्ता / Address Bakre, C-6/104 Royal Park

Near Navre Nagar Water tank

B Cabin Road Ambarnath CD.

समोरच्या पक्षकाराचे नांव / Name of counter party

Shree Mahalaxmi Developers.

व्यवहाराच्या उद्देशाचे कारण / Purpose of transaction

Franking for flat Regd.

घनादेश / ये ऑर्डर ज्या बँकेचा काढला आहे त्या बँकेचे नांव

Name of the Drawee Bank Branch

Ch. No. / Pay Order No.

Declaration

I/ We hereby apply for the stamping of the above documents & declare that the information provided by me in the application form is true & correct. I/ We accept that the Ambarnath Jai-Hind Co-Op. Bank Ltd. is entitled at its discretion to accept or reject that application without assigning any reason whatsoever. I/ We have confirmed the amount to be franked & am solely & fully responsible for the stamp value. I/ We will not hold the Bank responsible if the value of stamp franked turns out to be incorrect. I/ We agree to submit the original franked document if the impression is distorted incorrectly franked. I/ We agree & accept to pay a service charge of Rs. 10/- per impression to the Bank over & above the amount of stamp.

अधिकार्याची सही

Authorised Sign.

रोखपाल / Cashier

उहण - ३	
दसत क्र. ७६९८ / २०११	
१	७५

SHREE MAHALAXMI DEVELOPERS

प्रति,

मा. व्यवस्थापक साो,
दि. ठाणे जनता सहकारी बँक लिमिटेड, ठाणे,
शाखा अंबरनाथ,

दिनांक 30/08/2019

यांसी.....

विषय :- निवासी सदनिका खाजगी मालकीची असल्या बाबत

महोदय,

मी आपणांस या अर्जा द्वारे असे कळवितो की, मी मे. महालक्ष्मी डेव्हलपर्स या नांवाने बिल्डिंग व्यवसाय करित असून निवासी सदनिका नं. 09, तळमजला, सी/8, रॉयल पार्क, बी कॅबिन रोड, लक्ष्मण राव नवरे नगर, अंबरनाथ (पुर्व), ता. अंबरनाथ, जि. ठाणे ही निवासी सदनिका मोजे - मोरीवली, ता. अंबरनाथ, जि. ठाणे येथिल गट नं. 89 या भुखंडावर बांधण्यात आलेली रॉयल पार्क या संकुला मध्ये असून सदर निवासी सदनिका ही माझ्या खाजगी मालकीची असून कोणत्याही शासकीय योजने अंतर्गत समाविष्ट नाही.

सदर निवासी सदनिका ही श्री. ललित दिपक बकरे व सौ. राजश्री ललित बकरे यांना विकण्याचे नियोजित केलेले आहे. श्री. ललित दिपक बकरे व सौ. राजश्री ललित बकरे-यांनी आपले बँकेत सदर निवासी सदनिका खरेदी करणे कामी गृह कर्ज मिळणेसाठी आपल्या बँकेत प्रस्ताव सादर केला असून सदर निवासी सदनिका ही यु. एल. सी. किंवा कोणत्याही शासकीय योजने अंतर्गत राखीव नसून माझ्या स्वमालकीची असल्याने सदर निवासी सदनिकेसाठी श्री. ललित दिपक बकरे व सौ. राजश्री ललित बकरे यांना गृह कर्ज मुंजर करण्यास माझी सदर निवासी सदनिकेचा मालक म्हणून माझी काही ही हरकत नाही. तरी अर्ज दारास योग्यते सहकार्य करावे. ही नम्र विनंती.

आपला विश्वासु,

For SHREE MAHALAXMI DEVELOPERS

Partners

G. No. 49, Near Navre Nagar, Water Tank, 'B' Cabin Road,

Ambernath (E) - 421 501. Tel. : 0251 - 2687777 E-mail : smdevelopers@gmail.com

ROYAL
PARK



SHREE MAHALAXMI DEVELOPERS

From
M/s Shree Mahalaxmi Developers,
Ambarnath
Date 2nd June, 2011

To,
Mr. Lalit Dipak Bakre
Mrs. Rajeshree Lalit Bakre

Sir / Madam,

Sub : POSSESSION of Flat No. 001 on Ground Floor in Bldg C4 of "Royal Park" on the land bearing Gut No. 49 corresponding CTS no. 9277 at Village Morivali, Taluka Ambarnath, District Thane.

Ref : 1) Agreement dated 29/03/2011
2) Your Letter dated 02/06/2011

This is to record and confirm that the occupation certificate in respect of the completion of the building is granted by the Ambarnath Municipal Council under its certificate No. ANP/NRV/08-09/448 dated 21/10/2008 and in pursuance to the agreement dated 29/03/2011 and in terms of your representations as mentioned in letter dated 02/06/2011 issued by you, we hand over to you the possession of the Flat No. 001 on Ground floor in Bldg C4 of "Royal Park" on Gut No. 49 corresponding CTS No. 9277 at Village Morivali, Taluka Ambarnath, District Thane.

This also to put on record that nothing remains to be done by us to the said flat and the building.

You are liable and responsible to pay the charges, municipal taxes, permitted increases and other outgoings, taxes as per law along with electricity charges etc. in respect of the said premises as per the terms of the agreement and above referred letter.

Yours faithfully,

For M/s. Shree Mahalaxmi Developers

Partner

CONFIRMATION

I confirm the above contents and in token of the said confirmation I have set my signature to this possession letter.

Purchaser