

295237
132090
1622/27
62

76/3467
Tuesday, June 10, 2014
11:25 AM

पावती

Original/Duplicate
नोंदणी क्र.: 39M
Regn.: 39M

पावती क्र.: 5371 दिनांक: 10/06/2014

गावाचे नाव: नवघर
दस्तऐवजाचा अनुक्रमांक: टनन4-3467-2014
दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: डॉली राधाकृष्ण अगरवाल

नोंदणी फी ₹. 28000.00
दस्त हाताळणी फी ₹. 3600.00
पृष्ठांची संख्या: 180

एकूण: ₹. 31600.00

आपणास मूळ दस्त ,धंबनेल प्रिंट,सूची-२ व सीडी अंदाजे 11:44 AM ह्या वेळेस मिळेल.
Joint Sub-Registrar, Thane 4

बाजार मुल्य: ₹. 2792000 /-
भरलेले मुद्रांक शुल्क : ₹. 167600/-

सह दर्यास निबंधक वर्ग-२
नोंदणी क्र.: ४

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: ₹. 28000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001061046201415S दिनांक: 10/06/2014
बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: By Cash रक्कम: ₹ 3600/-

Dolly

मूळ दस्तऐवज परत मिळावा



Bank/Branch
Pmt Txn id
Pmt DtTime
MallanIdNo
District

Duty Schm
Duty Amt

gnFee Schm
gnFee Amt

Article
Corp Mvblty
Corp Descr
R, THANE, Mah.

City Payer:
Other Party:

Bank official

Bank official:
Space

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
 ई-सुरक्षित बैंक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

13018381344103

Bank/Branch: IBKL - 6910588/BHAYANDAR
 Pmt Txn id : 42910341
 Pmt DtTime : 05-Jun-2014@17:50:46
 ChallanIdNo: 69103332014060551705
 District : 1201-THANE

Stationery No: 13018381344103
 Print DtTime : 05-Jun-2014@18:14:32
 GRAS GRN : MH001061046201415S
 Office Name : IGR116-THN4_THANE NO 4

StDuty Schm: 0030046401-75/STAMP DUTY
 StDuty Amt : R 1,67,600/- (Rs One, Six Seven, Six Zero Zero only)
 IgnFee Schm: 0030063301-70/Registration Fees
 IgnFee Amt : R 28,000/- (Rs Two Eight, Zero Zero Zero only)

Article : B25-Agreement to sell/Transfer/Assignment
 Prop Mvblty: Immovable
 Prop Descr : 302 THIRD FLOOR, WING A SEVEN, ELEVEN RESIDENCY, NAVGHAR,, BHAYANDAR EA
 T, THANE, Maharashtra, 401105
 Consideration: R 27,81,250/-
 Payer: PAN-APBPA9385A, DOLLY RADHAKRISHNA AGARWAL
 Other Party: PAN-AAIC9516J, MS SEVEN ELEVEN CONSTRUCTION PVT LTD

Bank official 1 Name: Chitra V. Malekar Signature: [Signature]



Bank official 2 Name: Archana S. Dohre Signature: [Signature]
 ASOM/सहायक परिसर प्रबंधक
 आर.एस.डोहरे/असोम 27790
 आर.एस.डोहरे/असोम 27790

Bank official 2 Name: _____ Signature: _____
 Space for _____/office use _____

Dolly
असोम 27790

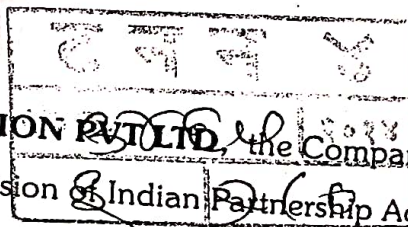
ट न न ४	
२७७७	२०१४
१	१०



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Bhayandar,
on this 09th day of June 2014

BETWEEN



M/s. SEVEN ELEVEN CONSTRUCTION PVT LTD, the Company
duly constituted and registered under the provision of Indian Partnership Act,
having its Office at Seven Eleven Mansion, First Floor, Deepak Hospital Lane,
Ideal Park, Mira Road (E), Thane 401 107, hereinafter called and referred
to as the "**BUILDERS/ PROMOTERS**" (which expression shall unless it
be repugnant to the context or meaning thereof shall deem to mean and
include the said company and, executors, administrators and assigns) of the
FIRST PART

: 2 :

AND

SHRI/SMT./M/S Dolly Radhakrishna Agarwal
& Babita Mahesh Agarwal

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

WHEREAS originally Shri Chintaman Damodar Patil, Shri Jayaraj Damodar Patil, Smt Shantabai Mukund Pednekar, Smt Parvatibai Moreshwar Thakur and Smt Bebibai Shantaram Vayangaokar were the owners of several properties inter-alia land bearing Old Survey No. 290, New Survey No. 62, Hissa No. 6, admeasuring 630 meters, situate, lying and being at Village Navghar, Bhayandar (East), Taluka and District Thane and in the Registration District and Sub-District of Thane, within the limits of Mira Bhayandar Municipal Corporation, more particularly described in the First Schedule hereunder written, (hereinafter referred to as "THE SAID FIRST PROPERTY").

AND WHEREAS by an Agreement for sale cum Development, dated 2/03/2005, the said Shri Chintaman Damodar Patil, Shri Jayaraj Damodar Patil, Smt Shantabai Mukund Pednekar, Smt Parvatibai Moreshwar Thakur and Smt Bebibai Shantaram Vayangaokar had agreed to grant development rights of the said First property to Shri Kuldeep U. Ostwal and Shri Gyanchand Sancheti at the price and on the terms and conditions therein contained.

For Seven Eleven Construction Pvt. Ltd.

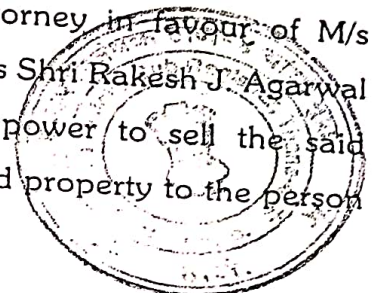
Managing Director/Director

Dolly

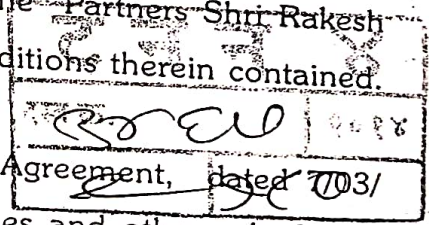
बबिता महेश अग्रवाल

AND WHEREAS by an Agreement, dated 7/03/2008, the said Shri John Duming alias Peter Gomes, Smt Maria Blaze Machado nee Smt Maria John Gomes, Smt Alwina Nash Misquita nee Smt Alwina John Misquita, had sold, transferred and assign their undivided right, title, interest and share of the second property to M/s Salangpur Associates, through its one of the Partners Shri Rakesh J. Agarwal at the price and on the terms and conditions therein contained.

AND WHEREAS in pursuance to the said Agreement, dated 7/03/2008, the said Shri John Duming alias Peter Gomes, Smt Maria Blaze Machado nee Smt Maria John Gomes, Smt Alwina Nash Misquita nee Smt Alwina John Misquita, had also executed a Power of Attorney in favour of M/s Salangpur Associates, through its one of the Partners Shri Rakesh J. Agarwal conferring upon them several powers, inter-alia, power to sell the said undivided right, title, interest and share of the second property to the person or persons of their choice.



AND WHEREAS by an Agreement, dated 7/03/2008, registered in the office of Sub-Registrar Thane under serial No. TNN-4/2289/2008, dated 5/4/2008, the said Shri Beryl Anthony Gomes and others, had sold, transferred and assign their undivided right, title, interest and share of the second property to M/s Salangpur Associates, through its one of the Partners Shri Rakesh J. Agarwal at the price and on the terms and conditions therein contained.



AND WHEREAS in pursuance to the said Agreement, dated 7/03/2008, the said the said Shri Beryl Anthony Gomes and others,, had also executed a Power of Attorney dated 7/3/2008, registered in the office of Sub-Registrar Thane under serial No. TNN-4/2290/2008, dated 5/4/2008, in favour of M/s Salangpur Associates, through its one of the Partners Shri Rakesh J. Agarwal conferring upon them several powers, inter-alia, power to sell the undivided right, title, interest and share of the second property to the person or persons of their choice.

Dolly

श्री रमेश अग्रवाल

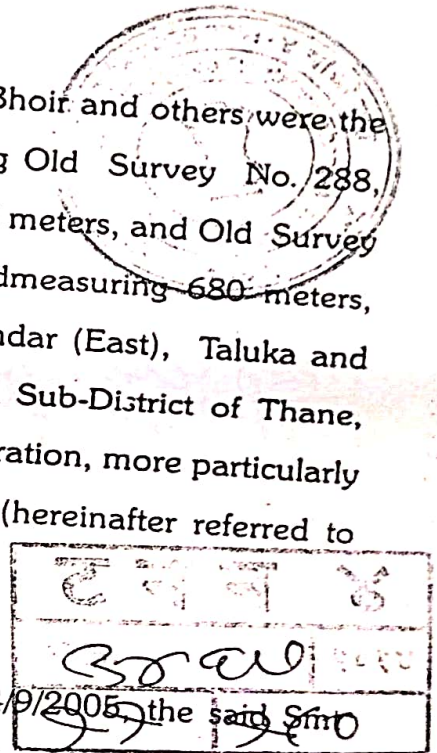
For Seven Eleven Construction Pvt. Ltd.

Managing Director/Director

AND WHEREAS by an Agreement, dated 23/4/2008, the said M/s Salangpur Associates, through its one of the Partners Shri Rakesh J. Agarwal in its turn agreed to grant development rights of the said second property to the Builders/Promoters herein, at the price and on the terms and conditions stipulated therein.

AND WHEREAS, in pursuance of the said Agreement, dated 23/4/2008, the said M/s Salangpur Associates, through its one of the Partners Shri Rakesh J. Agarwal, had also executed a Power of Attorney in favour of the Builders/Promoters conferring upon them several powers, inter-alia, power to deal or develop the said second property.

WHEREAS originally Smt Kusum Atmaram Bhoir and others were the owners of several properties inter-alia land bearing Old Survey No. 288, New Survey No. 55, Hissa No. 9, admeasuring 1570 meters, and Old Survey No. 288, New Survey No. 55, Hissa No. 13, admeasuring 680 meters, situate, lying and being at Village Navghar, Bhayandar (East), Taluka and District Thane and in the Registration District and Sub-District of Thane, within the limits of Mira Bhayandar Municipal Corporation, more particularly described in the First Schedule hereunder written, (hereinafter referred to as "THE SAID THIRD PROPERTY").



AND WHEREAS by an Agreement, dated 14/9/2005, the said Smt Kusum Atmaram Bhoir and others had sold, transferred and assign their undivided right, title, interest and share of the third property to M/s Swastik Construction, through its one of the Partners M/s Seven Eleven Construction Pvt. Ltd., through it's one of the Director Shri Sanjay Sakharam Survey at the price and on the terms and conditions therein contained.

For Seven Eleven Construction Pvt. Ltd.

Managing Director/Director

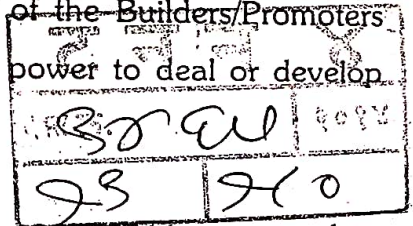
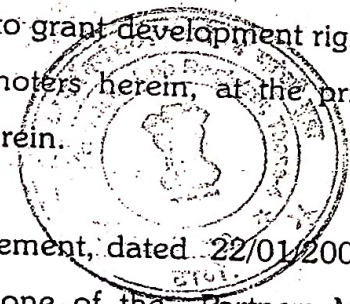
Datta

श्री संजय साखराम सुरेय

AND WHEREAS in pursuance to the said Agreement, dated 14/9/2005, the said Smt Kusum Atmaram Bhoir and others had also executed a Power of Attorney in favour of M/s Swastik Construction, through its one of the Partners M/s Seven Eleven Construction Pvt. Ltd., through its one of the Director Shri Sanjay Sakharam Survey conferring upon them several powers, inter-alia, power to sell the undivided right, title, interest and share of the third property to the person or persons of their choice.

AND WHEREAS by an Agreement, dated 22/01/2007, registered in the office of Sub-Registrar Thane under serial No. TNN-4/01512/2007, dated 17/2/2007, the said M/s Swastik Construction, through its one of the Partners M/s Seven Eleven Construction Pvt. Ltd., through its one of the Director Shri Sanjay Sakharam Survey in its turn agreed to grant development rights of the said third property to the Builders/Promoters herein, at the price and on the terms and conditions stipulated therein.

AND WHEREAS, in pursuance of the said Agreement, dated 22/01/2007, the said M/s Swastik Construction, through its one of the Partners M/s Seven Eleven Construction Pvt. Ltd., through its one of the Director Shri Sanjay Sakharam Survey, had also executed a Power of Attorney dated 22/1/2007, registered in the office of Sub-Registrar Thane under serial No. TNN-4/01513/2007, dated 17/2/2007, in favour of the Builders/Promoters conferring upon them several powers, inter-alia, power to deal or develop the said third property.



AND WHEREAS by an Agreement, dated 30/8/2011, registered in the office of Sub-Registrar Thane under serial No. TNN-4/06973/2011, dated 2/9/2011, the said Shri Pradip Parshuram Patil and others had sold their undivided right, title, interest and share of the third property to the Builders/Promoters herein, at the price and on the terms and conditions stipulated therein.

For Seven Eleven Construction Pvt. Ltd.

Managing Director/Director

Dolly

प्रदीप पारशुराम पाटील

AND WHEREAS, in pursuance of the said Agreement, dated 30/8/2011, the said Shri Pradip Parshuram Patil and others, had also executed a Power of Attorney dated 30/8/2011, registered in the office of Sub-Registrar Thane under serial No. TNN-4/06974/2011, dated 2/9/2011, in favour of the Builders/Promoters conferring upon them several powers, inter-alia, power to deal or develop the said third property.

WHEREAS originally Shri Allen Joseph Mendes and others were the owners of several properties inter-alia land bearing Old Survey No. 288, New Survey No. 55, Hissa No. 12, admeasuring 780 meters, and Old Survey No. 290, New Survey No. 62, Hissa No. 7, admeasuring 510 meters, situate, lying and being at Village Navghar, Bhayandar (East), Taluka and District Thane and in the Registration District and Sub-District of Thane, within the limits of Mira Bhayandar Municipal Corporation, more particularly described in the First Schedule hereunder written, (hereinafter referred to as "THE SAID FOURTH PROPERTY").

AND WHEREAS by an Agreement, dated 6/11/1995, the said Shri Allen Joseph Mendes and others had sold, transferred and assign their undivided right, title, interest and share of the fourth property to Shri Jayesh Kanji Maru, proprietor of M/s. Priyal Enterprises at the price and on the terms and conditions therein contained.

AND WHEREAS by an Agreement, dated 7/11/1995, the said Shri Julius Cajetn Mendes and others had sold, transferred and assign their undivided right, title, interest and share of the fourth property to Shri Jayesh Kanji Maru, proprietor of M/s. Priyal Enterprises at the price and on the terms and conditions therein contained.

AND WHEREAS by an Agreement, dated 27/11/1995, the said Shri Ronald John Mendes and others had sold, transferred and assign their undivided right, title, interest and share of the fourth property to Shri Jayesh Kanji Maru, proprietor of M/s. Priyal Enterprises at the price and on the terms and conditions therein contained.

For Seven Eleven Construction Pvt. Ltd.

Managing Director/Director

D-114

अभिजित मजारे

AND WHEREAS the Purchaser/s demanded from the Builders/Promoters and the Builders/Promoters have given inspection to the Purchaser/s of all the documents of title relating to the said properties, the said orders and permissions granted by the authorities concerned, and the documents executed by and between the parties thereto and also approved building plans, designs and specifications and of such other documents as are specified under the Maharashtra Ownership Flats (Regulation of Construction, Sale Management and Transfer Act), 1963 (hereinafter referred to as the said "Act") and the rules made thereunder.

AND WHEREAS the copies of Certificate of title to the said properties issued by the Advocate of the Builders/Promoters, copies of VI or VII and XII or any other relevant revenue record showing the nature of title of the Builders/Promoters to the said properties and copies of the plans approved by the concerned authorities have been annexed hereto.

AND WHEREAS the Builders/Promoters have accordingly commenced construction of the said Building in accordance with the permissions and orders granted by the authorities concerned.

AND WHEREAS the Purchaser/s applied to the Builders / Promoters for allotment to the Purchaser/s Flat/Shop No. 302, admeasuring 500 Sq. Feet (Built-up/Carpet) i. e. equivalent to 46.45 sq. meters on the 3rd floor in the A wing of the Building known as "**SEVEN ELEVEN RESIDENCY**" to be constructed by the Builders/Promoters on the said properties, more particularly described in the Second Schedule hereunder written, (hereinafter referred to as "the Said Premises")

AND WHEREAS relying upon the said application, declaration and agreement, the Builders/Promoters agreed to sell to the Purchaser/s the said premises at the price and on the terms and conditions hereinafter appearing;

Doct's

अभिजात मन्डार

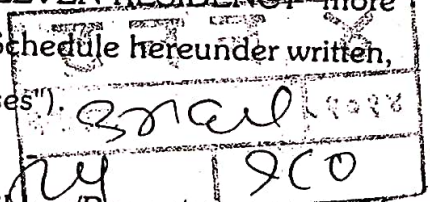
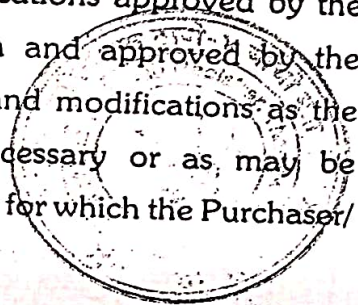
For Seven Eleven Construction Pvt. Ltd.

Managing Director/Director

AND WHEREAS under section 4 of the said Act, Agreement for Sale of the said premises is required to be executed by the Builders / Promoters in favour of the Purchaser/s being in fact these presents and also to register these presents under the Registration Act, subject to the payment of requisite stamp duty, registration fee and all incidental fees/charges, etc. by the flat/shop Purchaser/s to that effect.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Builders/Promoters shall construct Building known as "SEVEN ELEVEN RESIDENCY" on the said properties in accordance with plans, designs, specifications approved by the local authority which have been seen and approved by the Purchaser/s with only such variations and modifications as the Builders/Promoters may consider necessary or as may be required by the concerned local authority for which the Purchaser/s hereby gives consent.
2. The Purchaser/s hereby agrees to purchase and the Builders/Promoters hereby agrees to sell Flat/Shop No. 302 of an area admeasuring 500 sq. feet (Built-up/Carpet), equivalent to 46.45 sq. meters on the 3rd Floor in the A wing of the building known as "SEVEN ELEVEN RESIDENCY" more particularly described in the Second Schedule hereunder written, (hereinafter called "the Said Premises").
3. The Purchaser/s shall pay to the Builders/Promoters a sum of Rs. 2781250 /- (Rupees Twenty Seven Lakh Eighty One Thousand Two hundred & Fifty Only) as the purchase price in respect of the said premises apart from other payments to be made by the Purchaser/s under this



Dolly

9/12/2012

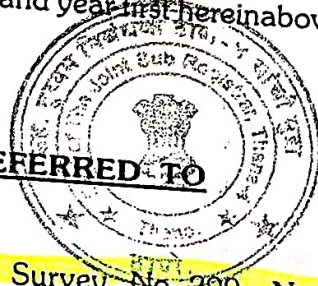
For Seven Eleven Construction Pvt. Ltd.

Managing Director/Director

and Transfer) Act, 1963 and the Maharashtra Ownership Flats (Regulation of the Promotion of the 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 the force or any other provisions of law applicable thereto.

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

THE FIRST SCHEDULE ABOVE REFERRED TO



All those piece or parcel of land bearing Old Survey No. 290, New Survey No. 62, Hissa No. 6, admeasuring 630 meters, Old Survey No. 290, New Survey No. 62, Hissa No. 10, admeasuring 400 meters, Old Survey No. 288, New Survey No. 55, Hissa No. 9, admeasuring 1570 meters, and Old Survey No. 288, New Survey No. 55, Hissa No. 13, admeasuring 680 meters and Old Survey No. 288, New Survey No. 55, Hissa No. 12, admeasuring 780 meters, and Old Survey No. 290, New Survey No. 62, Hissa No. 7, admeasuring 510 meters, situate, lying and being at Village Navghar, Bhayandar (East), Taluka and District Thane and in the Registration District and Sub-District of Thane, within the limits of Mira Bhayandar Municipal Corporation.

For Seven Eleven Construction Pvt. Ltd.

Managing Director/Director

Dolly

वर्तमान मालिकान

६	१	१	४
२२३४६०		२०१४	
२२		२६०	

THE SECOND SCHEDULE ABOVE REFERRED TO

A Flat No. 302 admesuring 500 Sq. Feet (Carpet/Built-up) i. e. 46.45 Sq. meters (Built-up/Carpet) on the 3rd floor of the building known as "**SEVEN ELEVEN RESIDENCY**" to be constructed on the property described in the First Schedule hereinbefore written.



Signed sealed and delivered by the }
withinnamed "The Builder/Promoter" }
M/s. **SEVEN ELEVEN CONSTRUCTION PVT. LTD.**



through its one of the Directors

Mr. Rajnikant K. Singh }

For Seven Eleven Construction Pvt. Ltd.

In the presence of

Managing Director/Director

1. Rajesh Varma }

2. श्रीलक्ष्मी अग्रवाल }

Signed sealed and delivered }

By the withinnamed "PURCHASER/S" }

Mr./Mrs./Miss. Dolly R. }



Agarwal & }

Dolly

Babita M. Agarwal }

In presence of

1. Rajesh Varma }



2. SHRI श्रीलक्ष्मी अग्रवाल }

Stamp: SHRI अग्रवाल
२२ १८०

श्रीलक्ष्मी अग्रवाल

मिरा भाईंदर महानगरपालिका
मुख्य कार्यालय, भाईंदर (प.),
छत्रपती शिवाजी महासाज मार्ग, ता. जि. ठाणे - ४०१ १०१.



जा. क्र. मि.भा./मनपा/नर/-४५८८/-११-११

दिनांक :- ३१/३/२०११

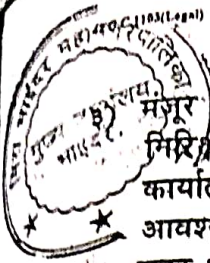
प्रति,
जमीन/जागामालक - श्री. परशुराम अनंत पाटील व इतर, श्री. जाव दमिग मॅडिस व इतर
अधिकार पत्रधारक - श्री. चिंतामण दामोदर पाटील व इतर
हारा - वास्तुविशारद - मे. सेव्हन इलेक्शन कन्स्ट्रक्शन प्रा. लि.
मं. बॉम्बे आर्किटेक्चरल कन्सल्टंट्स

विषय :- मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - नवघर
सर्वे क्र./ हिस्सा क्र. नवीन ५५/१,१२,१३, ६२/२,६,७,१०
जुना २८८/१,१२,१३, २९०/२,६,७,१०
या जागेत नियोजित बांधकामास बांधकाम प्रारंभपत्र
मिळणेबाबत.

- संदर्भ :- १) आपला दि.१५/०२/२०११ चा अर्ज.
२) मे. सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचेकडील आदेश क्र. यु.एल.सी./
टी.ए/टे.नं.६/एस.आर-५५२ + १०११, दि.२२/०६/०५, यु.एल.सी./टिए/
भाईंदर/एसआर-८७४ + ८७८, दि.१०/०६/०५ ची मंजूरी व मे.सक्षम प्राधिकारी
नागरी संकुलन ठाणे यांचेकडील १०(३), १०(५) ची व दर्याल घटक योजनाची कार्यवाही
झालेली नसल्याबाबत विकासकाने रु.३००/- च्या स्टॅम्प पेपरवर दि.१४/०३/११ शपथपत्र.
३) दी इस्टेट इन्व्हेस्टमेंट प्रा. लि. यांचेकडील पत्र क्र. १/आय/एनओसी/४३२/१०,
दि.०८/०३/११, १/आय/एनओसी/४३१/११, दि.०८/०३/११, १/आय/८९६,
दि.१७/०४/०७, आरई/८९७, दि.१७/०४/०७, अन्वये नाहरकत दाखला.
४) या कार्यालयाचे पत्र क्र. मिभा/मनपा/नर/१८४२/२००८-०९,
दि.१२/०८/२००८ अन्वये प्राथमिक परवानगी.

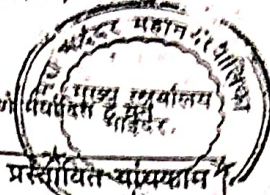
-: बांधकाम प्रारंभपत्र :- (सुधारीत नकाशे मंजूरीसह)
(फक्त जोत्यापर्यंत)

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ४४, ४५ अन्वये व
महानगरपालिका अधिनियम १९४९ च्या कलम २५३ ते २६९ विकास कार्य
करण्यासाठी / बांधकाम - प्रारंभपत्र मिळण्यासाठी आपणा विनंती केले नुसार पत्र
भाईंदर महानगरपालिका क्षेत्रातील मौजे - नवघर पॅसि:स:न/सर्वे क्र./हिस्सा क्र. नवीन
५५/१,१२,१३, ६२/२,६,७,१० जुना २८८/१,१२,१३, २९०/२,६,७,१० या जागेतील
रिहाकन, इमारतीचे बांधकाम नकाशांस खालील अटी व शर्तीचे अनुषंगाने
आपणाकडून होण्याच्या अधीन राहून ही मंजूरी देण्यात येत आहे.
१) सदर भुखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या उद्देशांस + वाणिज्य
वापरासाठीच करण्याचा आहे.
२) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर
कोणतेही बांधकाम करू नये.



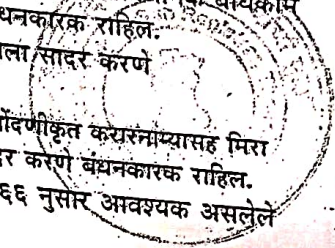
- मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करून घेणेची खाते व त्यांची तालुका मिश्रित भूमि अभिलेख ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखार्थ दोन प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.
- ४) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगीशिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विकसीत करण्यासाठी इतर/दुस-या विकासकास अधिकार दिल्यास / विकासासाठी अधिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम नकाशे व चटई क्षेत्राचे व परवानगीत नमूद अटी व शर्तीचे उल्लंघन केल्यास/पालन न केल्यास या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहिल.
- ५) या जागेच्या आजुबाजुला जे पुर्वीचे नकाशे मंजूर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्याशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावीत होणा-या बांधकामास रस्ते संलग्नित ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक/वास्तुविशारद / धारक यांची राहिल. रस्त्याबाबत व वापराबाबत आपली / धारकाची कोणतीही हरकत असणार नाही.
- ६) नागरी जमीन धारणा कायदा १९७६ चे तरतुदीना व महाराष्ट्र जमीन महसुल अधिनियम च्या तरतुदीस कोणत्याही प्रकारची बाधा येत नाही व या दोन्ही कायदान्वये पारित झालेल्या व यापुढे वेळोवेळी होणा-या सर्व आदेशाची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहिल.
- ७) रेखांकनात /बांधकाम नकाशात इमारतीचे समोर दर्शविण्यात / प्रस्तावीत करण्यात आलेली सामासिक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहिल व या जागेचा वापर सार्वजनिक रस्त्यासाठी /रस्ता स्वीकरणासाठी करण्यात येईल. याबाबत अर्जदार व विकासक व इतर धारकांचा कोणताही कायदेशीर हक्क असणार नाही.
- ८) मालकी हक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक, वास्तुविशारद, धारक व संबंधीत व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पोच मार्ग उपलब्ध असल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहिल. यामध्ये तफावत निर्माण झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे.
- ९) मंजूर रेखांकनातील रस्ते, ड्रेनेज, गटारे व खुली जागा (आर.जी.) अर्जदाराने / विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून सुविधा सार्वजनिक वापरासाठी कायम स्वरुपी खुली ठेवणे बंधनकारक राहिल.
- १०) मंजूर रेखांकनातील इमारतीचे नियमावलीनुसार जात्याचे प्रमाणपत्र प्राप्त केल्याशिवाय उर्वरित बांधकाम करण्यात येऊ नये.
- ११) इमारतीस उदवाहन, अग्निशामक तरतुद, पाण्याची जमिनीवरील व इमारतीवरील अशा दोन टाक्या, दोन इलेक्ट्रीक पंपसेटसह तरतुद केली असली पाहिजे.
- १२) महानगरपालिका आपणांस बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाणी पुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक/धारक यांची राहिल. तसेच सांडपाण्याची सोय व मैलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकाची/ धारकाची राहिल.

१) यापूर्वी पत्र क्र. दि. अन्वये
/पारितोषातच्या मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे
पत्रानुसार कार्यान्वीत करणे बंधनकारक राहिल.



अ.क्र.	इमारतीचे नांव/प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र चौ.मी.
१	अ, बी	१	पार्ट तळ + ४	११७७.१८
२	सी	१	पार्ट तळ + ४	१४००.००
३	डी	१	स्टिल्ट + ४	१०३९.७२
४	रो-हाऊस	१	तळ + १ पार्ट	१३४.१९
एकूण				३७५१.७९ चौ.मी.

- ३०) यापूर्वीचे पत्र क्र. मिभा/मनपा/नं. १८४२/२००६-०९, दि. १२/०८/२००६ अन्वये देण्यात आलेली मंजूरी रद्द करण्यात येत आहे.
- ३१) जागवर रेन वॉटर हार्वेस्टिंगची व्यवस्था करणे तसेच अग्निशमन व्यवस्था करणे व अग्निशमन विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- ३२) प्रस्तावित इमारतीसाठी भोगवटा दाखल्यापूर्वी सौर उर्जा वॉटिंग पाणी गरम करण्याची व्यवस्था (सोलार वॉटर हिटिंग सिस्टीम) बसवून कार्यान्वीत करणे व त्याबाबत सर्वजिनिक बांधकाम विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- ३३) भोगवटा दाखल्यापूर्वी वृक्ष प्राधिकरणाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- ३४) भोगवटा दाखल्यापूर्वी विकास योजना रस्त्याने बांधीत क्षेत्राचा नोंदणीकृत करारनाम्यासह मिरा भाईदर महानगरपालिकेच्या नावेचा निविदाद ७/१२ उतारा सादर करणे बंधनकारक राहिल.
- ३५) जमिनधारक / विकासकाने महाराष्ट्र महसुल अधिनियम १९६६ नुसार आवश्यक असलेले अकृषिक परवानगी प्राप्त करणे बंधनकारक आहे.
- ३६) अकृषिक परवानगीसाठी अर्ज केल्याची पोच जोला प्रमाणपत्राचा दाखला मिळणेसाठी अर्जासोबत सादर करणे आवश्यक आहे.
- ३७) मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २६३ अन्वये भोगवटा दाखला घेणे आपणावर बंधनकारक राहिल.
- ३८) इमारत पूर्ण झाल्यानंतर बांधकाम परवानगी मधील नमुद अटी व शर्तीचे पालन केल्याशिवाय बांधकाम पूर्णत्वाचे प्रमाणपत्र व भोगवटा दाखला देण्यात येणार नाही. अटीची पूर्तता न केल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ अन्वये विकासकावर गुन्हा नोंद करून पुढील कार्यान्वीत न करण्यात येईल.



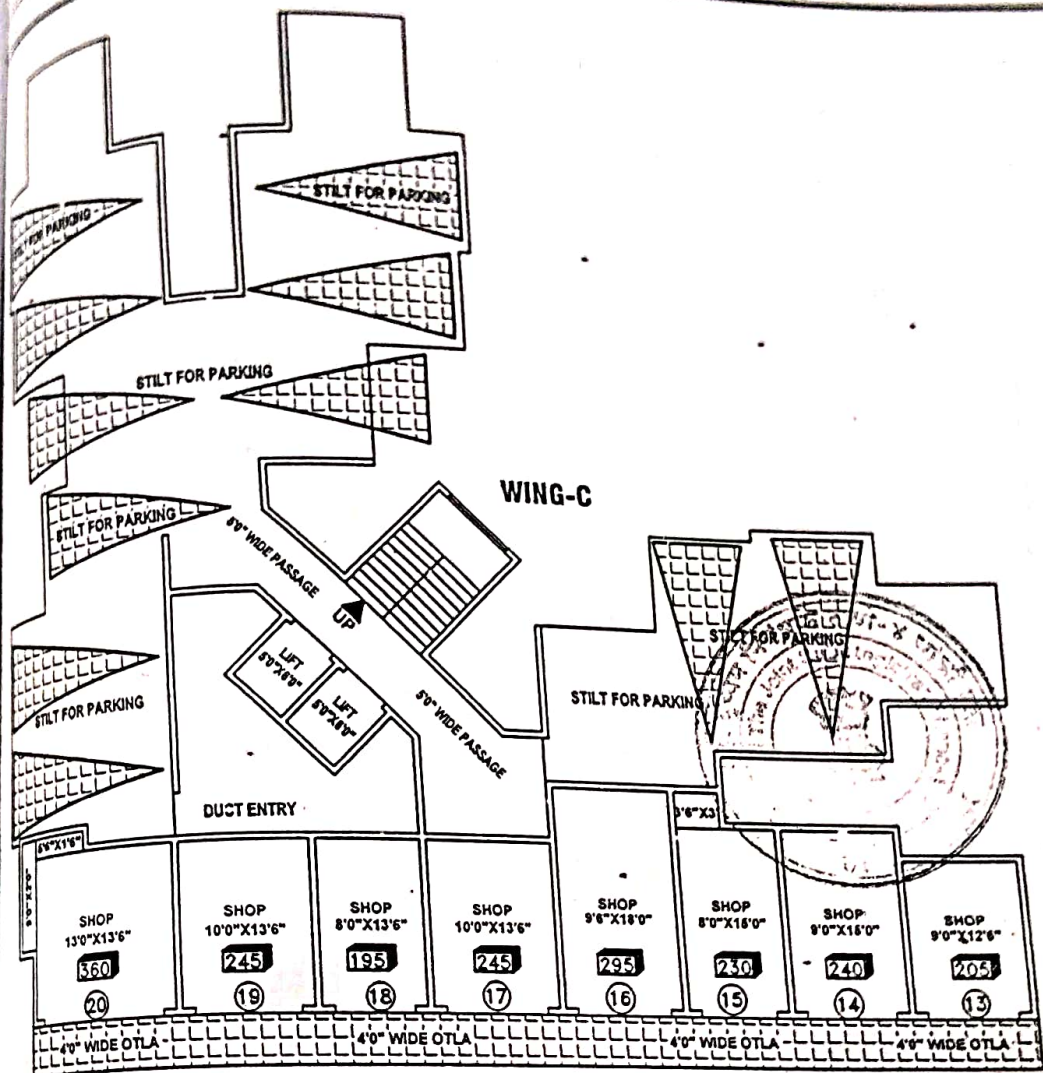
मनपा/नं. ४५६६/१०११
दि. ३१/१२/२०११


आयुक्त

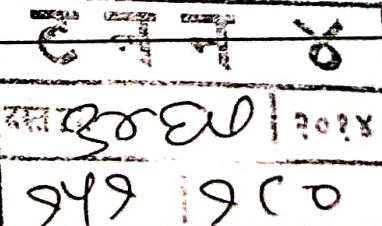
मि. भाईदर महानगरपालिका



- प्रत - साहितीस्तर व पुढील कार्यवाहीस्तव
- १) मा. अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी, ठाणे नागरी संकुलन, ठाणे, जिल्हाधिकारी कार्यालय, ठाणे
 - २) प्रभाग अधिकारी प्रभाग कार्यालय क्र.



<p>MEMBERS</p>	<p>GROUND FLOOR PLAN</p>	<p>ARCHITECT</p>
	<p>PROPOSED RESIDENTIAL BLDG ON PLOT BEARING S.NO.28&H.NO.9,12,13.S.NO.290.H.NO. 6,7,10. OF VLLAGE ;-NAVGHAR TALUKA & DISTRICT THANE</p>	 <p>BOMBAY ARCHITECTURAL CONSULTANTS ARCHITECTS ENGINEERS & SURVEYORS G-1 PRATIMANSHI APARTMENT, DURGINA STR. ECT OPP. M. R. M. C. BHAYANDRUM WEST -401 404. CALL:- 2897722, 2894682.</p>


 27/08/2018
 949 1900

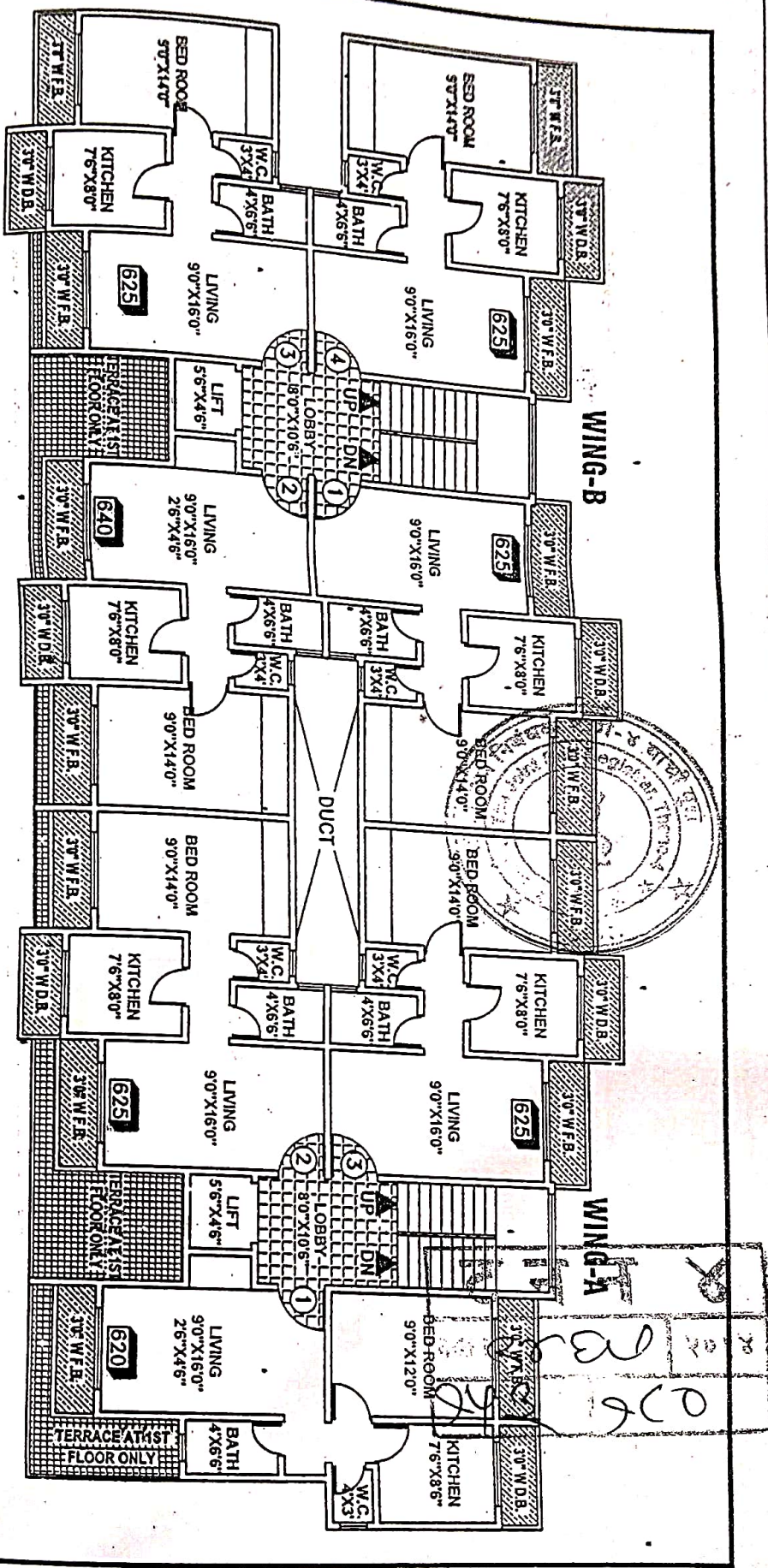
BUILDERS

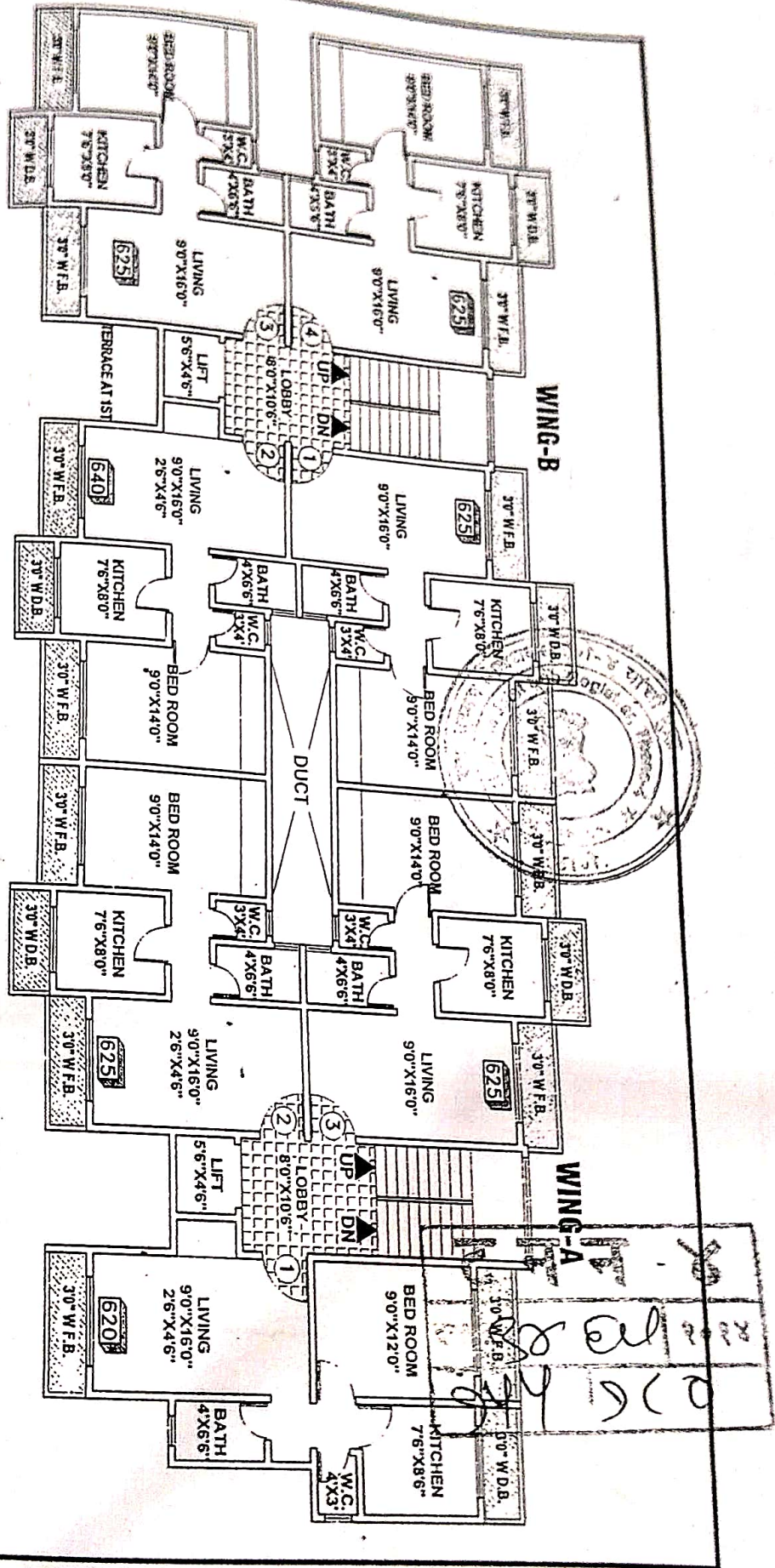
FIRST FLOOR PLAN

ARCHITECT

PROPOSED RESIDENTIAL BLDG ON PLOT BEARING S 82° 20' 00" E AND 200 H.M.O. 87 40
CITY PLAN NO. 100/1532 TAJIWA & DISTRICT THANE

 BOMBAY ARCHITECTURAL CONSULTANTS
ARCHITECTS, ENGINEERS & SURVEYORS
G-1, PASTHARSEN APARTMENTS,
100, MARKET STREET, BOMBAY - 400 025





TYPICAL FLOOR PLAN SECOND TO SEVENTH

PROPOSED RESIDENTIAL BLDG ON PLOT BEARING S40 28E AND 217 23 S40 28O AND 67 10 OF VILLAGE MANGOLUR TALUKA & DISTRICT MYSURU

ARCHITECT

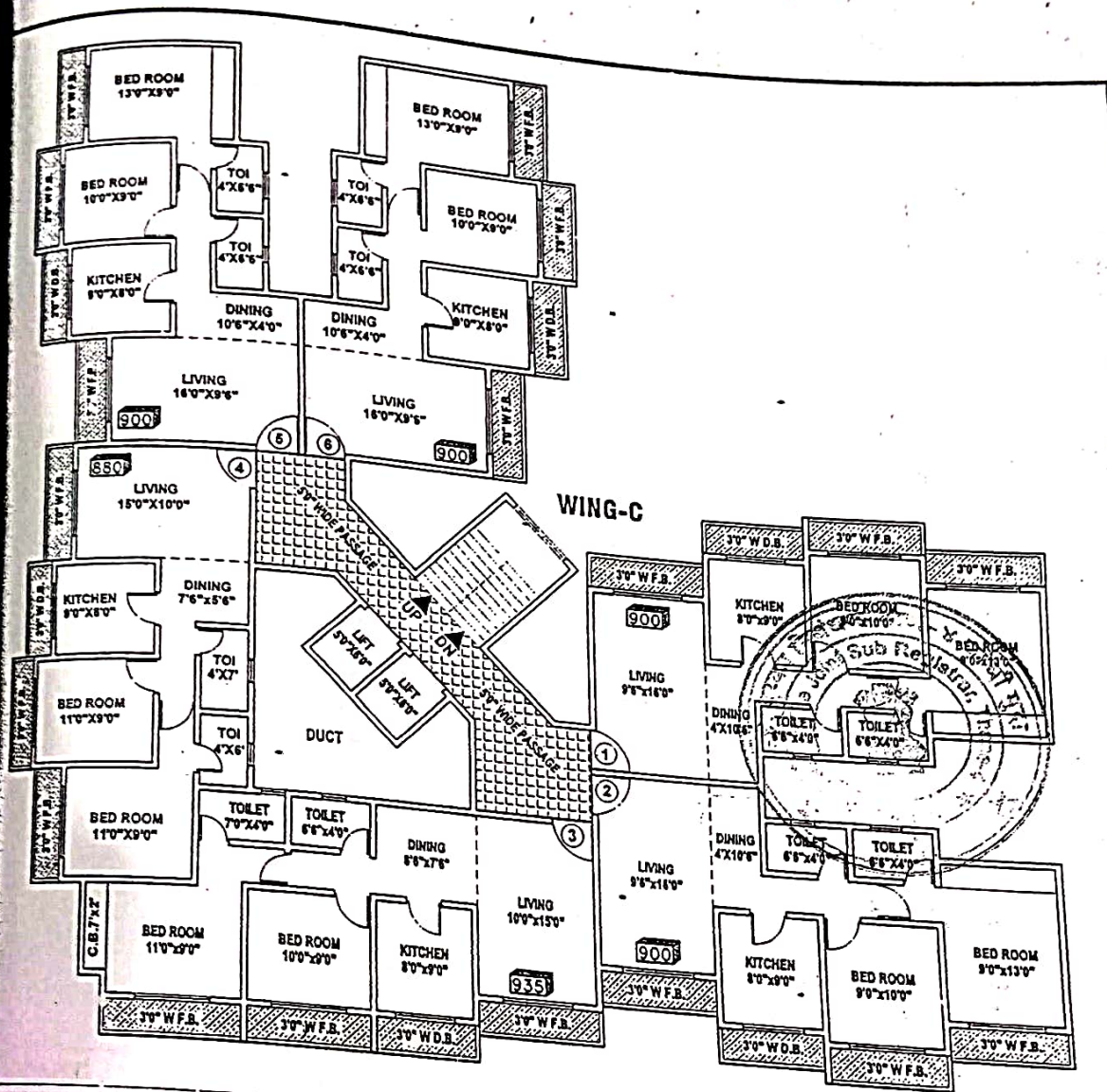
BOMBAY ARCHITECTURAL CONSULTANTS
 ARCHITECTS, ENGINEERS & SURVEYORS
 61 PRATHAPUR STREET, 4TH FLOOR, 1ST FL.
 BANGALORE, KARNATAKA, INDIA

Datta

Highrise 12/10/96

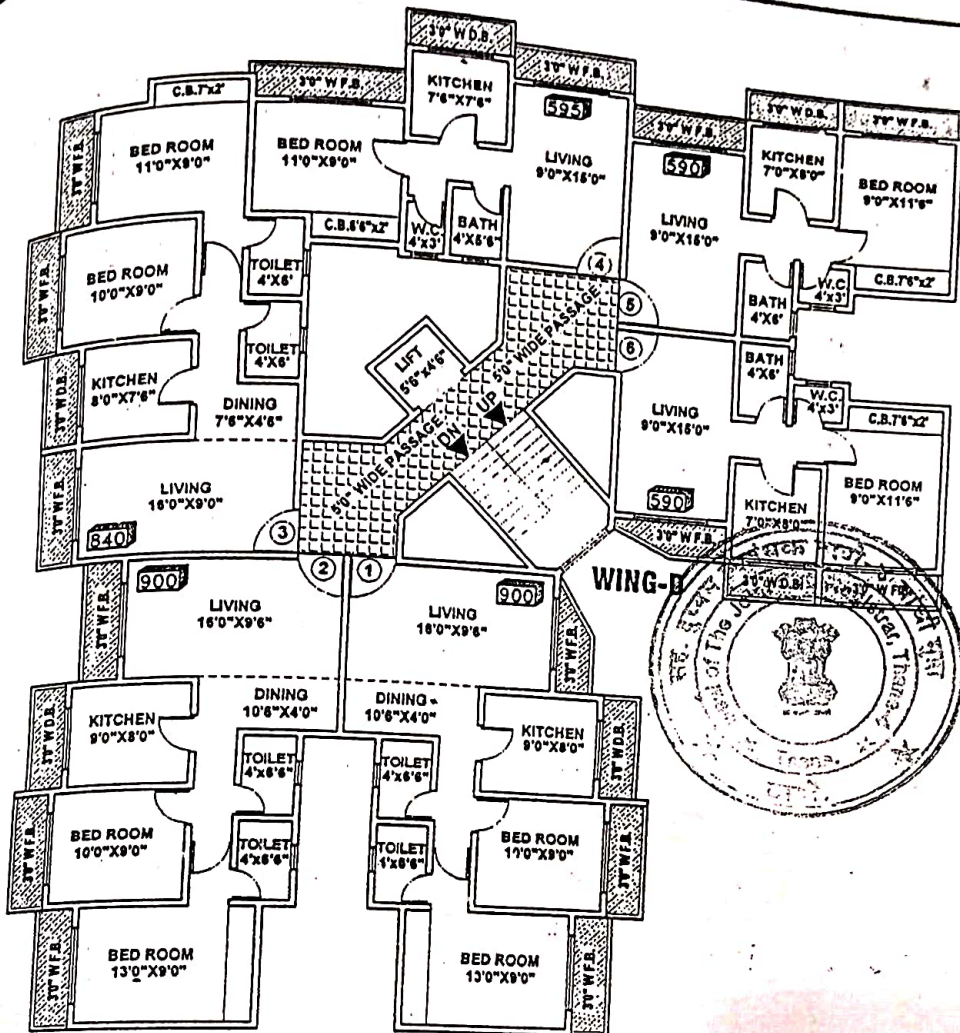
For Seven Eleven Construction Pvt. Ltd.

Managing Director/Director



BUILDERS	TYPICAL FLOOR PLAN FIRST TO SEVENTH	ARCHITECT
	PROPOSED RESIDENTIAL BLDG ON PLOT BEARING S.NO.288.H.NO.9,12,13.S.NO.290.H.NO. 6,7,10. OF VLLAGE ;NAVGHAR TALUKA & DISTRICT THANE	GOENKAY ARCHITECTURAL CONSULTANTS ARCHITECTS, ENGINEERS & SURVEYORS 101 PRATHAMASHIPARTY RD DUNA STREET OPP. M. G. HALL BANGALORE WEST - 560111 CALL - 2379921, 2379922

302 2028
 948 210



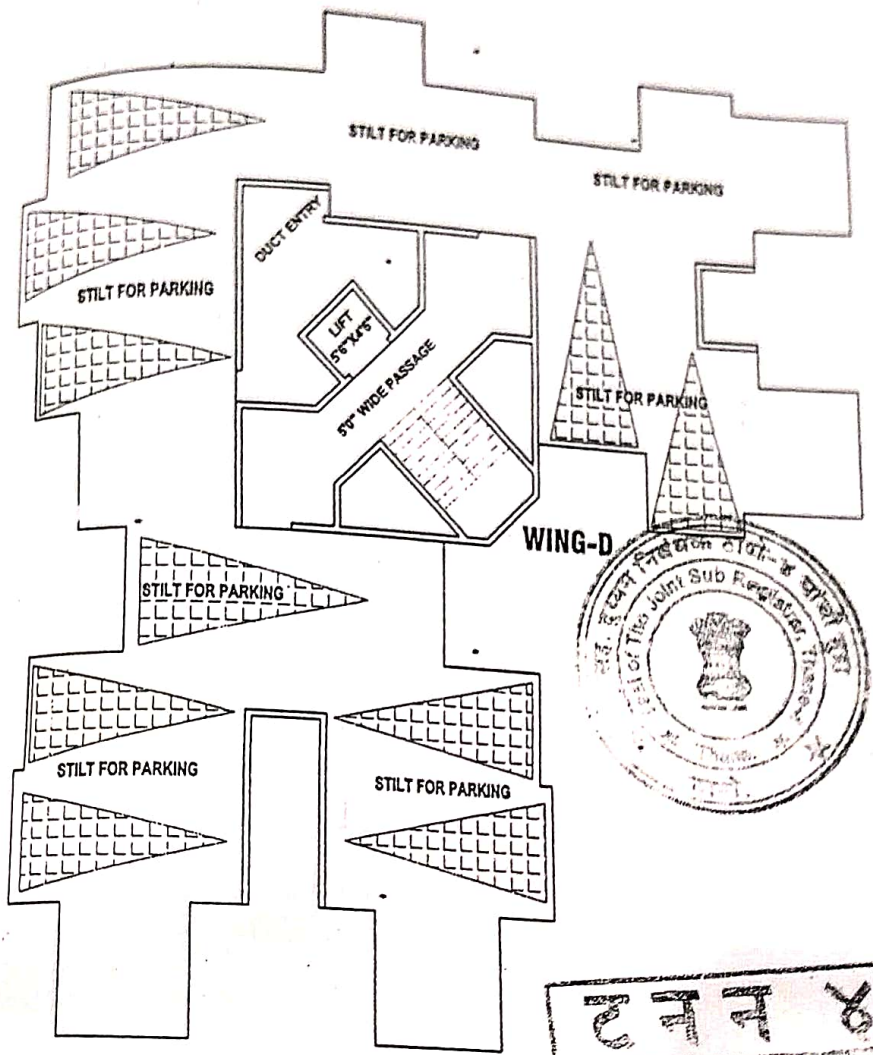
REMARKS

TYPICAL FLOOR PLAN FIRST TO SEVENTH

PROPOSED RESIDENTIAL BLDG ON PLOT BEARING
 S.NO.288.H.NO.9,12,13.S.NO.290.H.NO. 6,7,10.
 OF VLLAGE ;-NAVGHAR TALUKA & DISTRICT THANE

CITTA
 ARCHITECT

BOMBAY ARCHITECTURAL CONSULTANTS
 ARCHITECTS, ENGINEERS & SURVEYORS
 101, PRATHAMESH APARTMENT
 CUNJA STREET OPP. M. D. M. C.
 BAYANDE WTD. 40111
 CALL: 2219722, 2219723



८७७४
 २०१६
 ARCHITECT

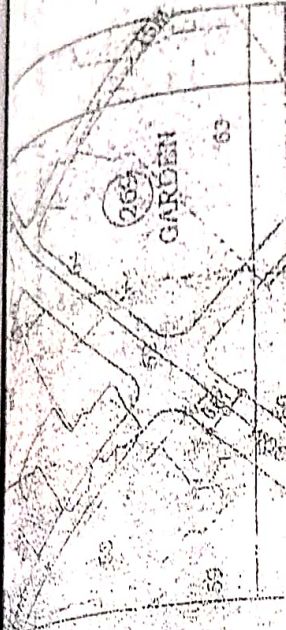
BUILDERS	GROUND FLOOR PLAN	
	PROPOSED RESIDENTIAL BLDG ON PLOT BEARING S.NO.288.H.NO..9,12;13.S.NO.290.H.NO. 6,7,10. OF VLLAGE ;-NAVGHAR TALUKA & DISTRICT THANE	BOMBAY ARCHITECTURAL CONSULTANTS ARCHITECTS, ENGINEERS & SURVEYORS G-1 PRATHAMESH APARTMENT, D'CUMA STREET OPP. M. B. M. C. BEATANDER WEST -401 151. CALL - 2817722, 2860713.

PLOT AREA CALCULATION

A	1/2	21.14	x	9.19	x	10.80	SQ.M	150.16
B	1/2	21.87	x	12.20	x	11.60	SQ.M	151.71
C	1/2	21.87	x	16.12	x	11.60	SQ.M	205.45
D	1/2	44.52	x	15.59	x	11.60	SQ.M	295.29
E	1/2	44.52	x	22.51	x	11.60	SQ.M	501.07
F	1/2	42.55	x	12.52	x	11.60	SQ.M	176.23
G	1/2	11.09	x	4.00	x	11.60	SQ.M	62.46
H	1/2	55.66	x	11.65	x	11.60	SQ.M	305.13
I	1/2	55.85	x	11.71	x	11.60	SQ.M	611.75
J	1/2	33.91	x	5.73	x	11.60	SQ.M	147.58
K	1/2	35.05	x	12.28	x	11.60	SQ.M	215.27
L	1/2	35.06	x	6.52	x	11.60	SQ.M	111.30
M	1/2	33.69	x	5.73	x	11.60	SQ.M	124.79
N	1/2	51.04	x	11.50	x	11.60	SQ.M	301.14
O	1/2	51.04	x	5.90	x	11.60	SQ.M	137.69
P	1/2	47.30	x	5.72	x	11.60	SQ.M	190.31
Q	1/2	41.81	x	3.84	x	11.60	SQ.M	176.29
R	1/2	36.12	x	5.72	x	11.60	SQ.M	160.26
TOTAL ADDITION							SQ.M	1247.32

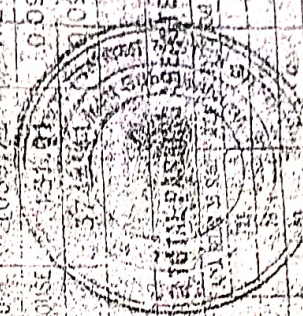
ROAD AREA CALCULATION

1	1/2	13.07	x	3.69	x	11.60	SQ.M	110.10
2	1/2	19.31	x	0.65	x	11.60	SQ.M	83.60
3	1/2	15.47	x	0.85	x	11.60	SQ.M	67.20
4	1/2	32.68	x	5.95	x	11.60	SQ.M	470.90
5	1/2	10.34	x	2.71	x	11.60	SQ.M	110.10
6	1/2	31.20	x	4.24	x	11.60	SQ.M	312.27
7	1/2	51.20	x	1.11	x	11.60	SQ.M	312.27
TOTAL ADDITION							SQ.M	1657.03
TOTAL PLOT AREA							SQ.M	1657.03



SCALE 1:1000

TOTAL BUILT UP AREA STATEMENT				
YRMS	NET BUILT UP AREA	EXCESSIVE	GROSS SQM	TOTAL BULGEA
7.15.18	1172.96	NIL	4.20	1177.16
7.15.18	1400.70	NIL	NIL	1400.70
7.15.18	1059.72	NIL	NIL	1059.72
TOTAL	3633.38	0.09	3.09	3636.56



TOTAL BUILT UP AREA STATEMENT (SPEC)				
YRMS	NET BUILT UP AREA	EXCESSIVE	GROSS SQM	TOTAL BULGEA
7.15.18	1172.96	NIL	4.20	1177.16
7.15.18	1400.70	NIL	NIL	1400.70
7.15.18	1059.72	NIL	NIL	1059.72
TOTAL	3633.38	0.09	3.09	3636.56



10/06/2014

सूची क्र.2

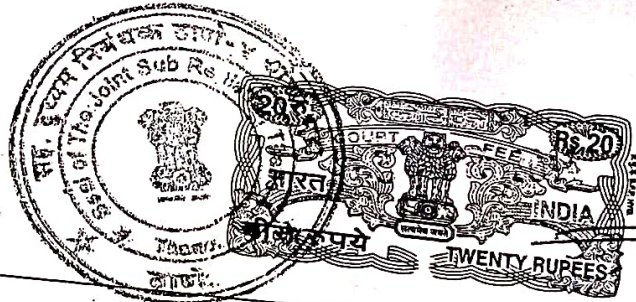
दुय्यम निबंधक : सह दु.नि. टाणे 4

दस्त क्रमांक : 3467/2014

नोंदणी :

Regn:63m

(1) विलेखाचा प्रकार	गावाचे नाव : 1) नवघर	करारनामा
(2) मोबदला		2781250
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)		2792000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मिरा-भाईदर मनपाइतर वर्णन :, इतर माहिती: सदनिका क्र- 302, तिसरा मजला , विंग ए, सेवन इलेवन रेसिडेन्सी , नवघर , भाईदर पूर्व .((Survey Number : 62/6 ;))	
(5) क्षेत्रफळ	1) 46.45 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	1): नाव:-मेसर्स सेवन इलेवन कंस्ट्रक्शन प्रा. लि. चे डायरेक्टर रजनीकांत कैलाश सिंह यांच्या तर्फे कु. मु. म्हणून नेहा दिलीप कोठारी वय:-23; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सेवन इलेवन मेन्शन , ब्लॉक नं: दिपक हॉस्पिटल लेन , रोड नं: मीरा रोड पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AAICS9516J	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-डॉली राधाकृष्ण अगरवाल वय:-27; पत्ता:-सी/३०२ , -, गोकुळ विहलेज , शांती पार्क , मीरा रोड पूर्व , Mira Road, MAHARASHTRA, THANE, Non-Government. पिन कोड:-401107 पॅन नं:-APBPA9385A	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	2): नाव:-बबिता महेश अगरवाल वय:-45; पत्ता:-प्लॉट नं: सी/३०२ , माळा नं: -, इमारतीचे नाव: गोकुळ विहलेज , ब्लॉक नं: शांती पार्क , रोड नं: मीरा रोड पूर्व , महाराष्ट्र, ठाणे. पिन कोड:-401107 पॅन नं:-AOZPA2580A	
(9) दस्तऐवज करून दिल्याचा दिनांक	09/06/2014	
(10) दस्त नोंदणी केल्याचा दिनांक	10/06/2014	
(11) अनुक्रमांक, खंड व पृष्ठ	3467/2014	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	167600	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	28000	
(14) शेरा		



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

सह दुय्यम निबंधक वर्ग-२
of any Cantonment area
टाणे क्र. ४