



Wednesday, January 16, 2008

4:54:04 PM

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Original

नोंदणी 39 म.

Regn 39 M

पावती

पावती क्र. : 625

दिनांक 16/01/2008

गावाचे नाव भाईदर

दस्तऐवजाचा अनुक्रमांक टनन10 - 00625 - 2008

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: दिनदयाल मालचंद अगरवाल - -

नोंदणी फी	:-	11200.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),	:-	1060.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (53)		12260.00
एकूण रु.		

आपणास हा दस्त अंदाजे 5:08PM ह्या वेळेस मिळेल

*[Signature]*  
दुय्यम निबंधक

सह. ड. नि. क. ए. 10

बाजार मूल्य: 1053000 रु. मोबदला: 862500 रु.

भरलेले मुद्रांक शुल्क: 35250 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: सिटीजन क्रेडिट को ऑप बँक लि-मिरारोड ;

डीडी/धनाकर्ष क्रमांक: 351517; रक्कम: 11200 रु.; दिनांक: 16/01/2008

*[Signature]*

*[Signature]*

~~40000~~  
39.70 Sq mt B. UD

862500 + A.V

10,53,000 M.V.

~~112000 + A.V~~

11200 ✓

**HDFC BANK** **HDFC BANK LTD.**

**PART III**  
**For the Customer**  
**ACKNOWLEDGEMENT**

Serial No. : **121462**

Received From : *J.M. Agarwal*

Franking Amount : *32600*

Charges : *32250*

Total : *64850*

Vide P/O No. / Cash / Transfer Cheque

Drawn on

or Cash towards franking of document

Signature / Stamps of Bank

Signature of Customer :  
I confirm that I have checked the value of the document and the bank is not liable for anything related to the document.

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६२५ १०००६  
१-९३

**|| AGREEMENT FOR SALE ||**

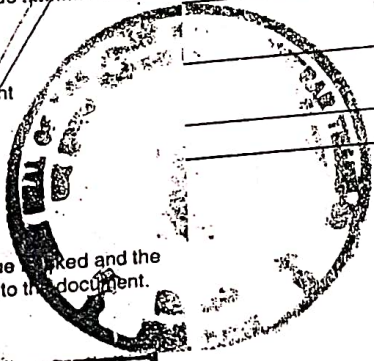
*J.M. Agarwal*

THIS AGREEMENT made at Mira Road (E), On this 14<sup>th</sup> day of JAN 2008 BETWEEN, M/S. VINAMRA ENTERPRISES, A Joint Venture firm, Carrying on Business of Builders & Developers, having administrative office at A-11, Shanti Shopping Centre, Rly. Station, Mira Road (E). Hereinafter called "THE DEVELOPER" (Which expression shall unless it be repugnant to the context or meaning thereof shall deemed to mean and include the said firm or its member or members from time to time and their respective legal heirs, executors, administrators and/or assigns) of the FIRST PART.

*[Signature]*

*J.M. Agarwal*

Value Paid: 35250/-  
(Written in Hindi)  
HDFC BANK LTD.  
LIC NO. D-5/STP(V)/C.R.1019/12  
Thirti Four Thousand Two Hundred Fifty only



Serial No. 121462 Date 16/01/08  
Name \_\_\_\_\_  
& Address \_\_\_\_\_  
Value Paid 35250/-

Authorised Signatory  
For HDFC BANK LTD.  
H.D.F.C. Bank Ltd., Asmita House, Mira Road (E) Ascon Acres, Opp Asmita Mumbai (W)-401 107. D-5/STP(V)/C.R.1019/12 2005/1500-1503

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SPECIFIC ADHESIVE  
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MAHARASHTRA

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MR/MRS/M/S. Dindayal Malchand Agarwal.  
Agarwal Bhuvan,  
Shop No-3  
Madi Patel Road,  
Bhayander (w)

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


WHEREAS the name of MS. PUSHPABEN VADILAL SHAH, Adult, Indian Inhabitant, Residing at Mumbai, Hereinafter called "THE ORIGINAL OWNER" appears in the 7/12, 6/12 Extracts of the Land Revenue Records in respect of Bhayander Old S.No. 745 (pt) New S. No. 133 (pt) hereinafter referred to as "The Said Land".

AND WHEREAS by an Agreement dated 28/02/1984 the Original Owner granted the development rights of the said land to M/s Shantistar Builders.

AND WHEREAS by an Agreement for development dated 11/10/1988, M/s Shanti Builders, as Proprietor of M/s Shantistar Builders, granted to Mr. Harshadrai Poonamchand Doshi, development rights in respect of various lands including lands in old G-zone in Village Mira, on terms and conditions therein mentioned.

AND WHEREAS in consideration of the premises and to enable the said Mr. Harshadrai Poonamchand Doshi, to consume the F.S.I. in respect whereof development rights were held by him under the said Agreement dated 11/10/1988, M/s. Shantistar Builders, have authorized, permitted and allowed Mr. Harshadrai Poonamchand Doshi, to construct at his risk and own cost as per proposed revised layout and building plans to be submitted for sanction of buildings of residential user in Sector No. I, of the Shanti Nagar Housing project, vide Agreement for development dated 12/9/2000, on the terms and conditions therein set out.

AND WHEREAS under the said Agreement dated 12/09/2000 the said Mr. Harshadrai Poonamchand Doshi, is entitled at his risk and

 Harshadrai Poonamchand Doshi

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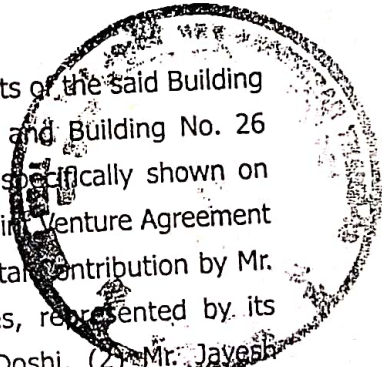
cost to construct buildings in Sector No. 1 to be located on the land situate at revenue Village Bhayander, Shanti Nagar, Mira Road (E), Tal. & Dist. Thane, bearing Old S. No. 745 (pt), New S. No. 133 (pt), more particularly described in the First Schedule hereunder written, and all premises in the buildings so constructed by the Mr. Harshadrai Poonamchand Doshi, are to be sold by him at his own costs.

AND WHEREAS in pursuance to the said Agreement for development dated 12/9/2000, Mr. Ashit Ramesh Shah, As Substituted Attorney of (1) Mrs. Bina B. Shah, (2) Mr. Anil Chhotalal Choksey, (3) Ms. Pushpaben Vadilal Shah, executed Irrevocable Power of Attorney Dated 4/2/2002, in favour of Mr. Harshadrai Poonamchand Doshi, to construct and sell Residential Premises in Sector No. I, of Shanti Nagar Housing Project, at Mira Road (E), Tal. & Dist. Thane, on the Lands situate at revenue Village Bhayander including Old S. No. 745 (pt), New S. No. 133 (pt), as set out therein.

AND WHEREAS by an Agreement of Joint Venture dated 9/9/2005, between (1) Mr. Harshadrai Poonamchand Doshi, (2) Mr. Jayesh Vinaychand Doshi (HUF) (3) Mr. Dilesh Chandrakant Shah (HUF) have mutually agreed, between the parties to jointly implement the development of Buildings, bearing No. 24, 25, 26 & 27, having Ground + Seven Upper Floors, Situate at revenue Village Bhayander, Shanti Nagar, Mira Road (E), Tal. & Dist. Thane, of Old Survey No. 745 (pt) New Survey No. 133 (pt) more particularly described in the Second Schedule hereunder written.

AND WHEREAS the said development rights of the said Building No. 24 & 25 known as "SPRINGFIELD NO. I" and Building No. 26 & 27, known as "SPRINGFIELD NO. II", more specifically shown on the plan attached herewith & mentioned in the Joint Venture Agreement Dated 9/9/2005, has been introduced as Capital Contribution by Mr. Harshad P. Doshi, to M/s Vinamra Enterprises, represented by its Members (1) Mr. Harshadrai Poonamchand Doshi, (2) Mr. Jayesh Vinaychand Doshi (HUF) (3) Mr. Dilesh Chandrakant Shah (HUF), as a member of M/s. Vinamra Enterprises.

AND WHEREAS the said Mr. Harshad Poonamchand Doshi, has likewise executed an Irrevocable Power of Attorney in favour of (1) Mr. Jayesh Vinaychand Doshi (HUF) (2) Mr. Dilesh Chandrakant Shah



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Chandrakant Shah
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(HUF), being members of M/s Vinamra Enterprises, to complete the development of the said building and do all required acts, deeds, matters and things relating to the said development of the buildings and matters concerning its due & complete development.

AND WHEREAS the Developers hereby represent that the documents cited hereinabove are valid, legal, subsisting and same are in full force and effect.

AND WHEREAS the Original Owner is accordingly entitled to hold the said Properties under the provision of ULC Act 1976, as evidenced by Order Under Section 20, Order No. ULC/TA/ATP/ Section 20 (Old)/Shanti Star/MB/2003 dated 29/5/2004.

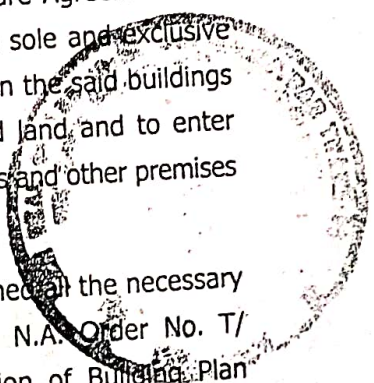
AND WHEREAS the Developers have entered into a standard Agreement with an Architect Registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the council of Architects.

AND WHEREAS the Developers have appointed a Structural Engineer for the preparation of the structural designs and drawings of the buildings and Developers accept the professional supervision of the Architects and Structural Engineer till the completion of the building.

AND WHEREAS by virtue of the Joint Venture Agreement and Power of Attorney the Developers alone have the sole and exclusive right to sell the flats/garages and other premises in the said buildings to be constructed by the Developers on the said land and to enter into Agreement with the Purchaser/s of flats/garages and other premises and to receive the sale price in respect thereof.

AND WHEREAS the Developers have obtained all the necessary permissions, sanctions, and approvals Vide (a) N.A. Order No. T/ NAP/SR-163/1998, dated 21/2/2002, (b) Sanction of Building Plan Permission/Mira Bhayander / NAP / NR / 286 / 3654 / 2003-04, Dated 19/7/2003. (c) Commencement Certificate Order No. Mira/ Bhayander/NR/2600/2005-06, Dated 27/1/2006.

AND WHEREAS in the premises aforesaid, the Developers herein are entitled to construct the buildings on the portion of the said properties, more particularly described in the Second Schedule



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hereunder written, as per the sanctioned plan and in accordance with the said order and permissions granted by the concerned authorities. The Developers have proposed to construct the Buildings in the Layout of the said properties, more particularly described in the Second Schedule hereunder written, to be known as "SPRING FIELD-I & II" (hereinafter referred to as the 'SAID BUILDINGS').

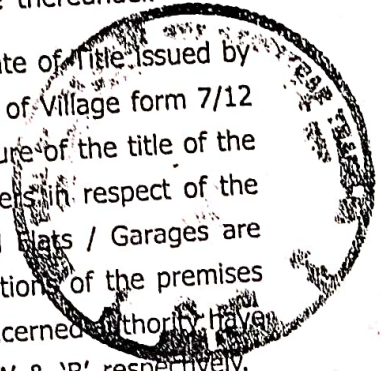
AND WHEREAS the Developers have accordingly commenced construction of the said buildings in accordance with the plans permissions and orders granted by the authorities concerned.

AND WHEREAS under the premises aforesaid, the Developers alone have the sole and exclusive right to sell the Flats in the buildings to be constructed by the Developers on the portion of the said properties and to enter into Agreement for Sale with the Purchasers of the flats and to receive the sale price in respect thereof.

AND WHEREAS the Purchaser/s demanded from the Developers and the Developers have given inspection to the Purchaser/s of all the documents of title relating to the said land, the said order under the land Ceiling Act, the Development Agreement, and the plans, designs and specifications prepared by the Developers architect SHRI. AVINASH MHATRE & ASSO., and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of Construction, sale Management & Transfer) Act 1963, (hereinafter referred to as "The Said Act") And Rules made thereunder.

AND WHEREAS the copies of the Certificate of Title issued by the Advocate of the Developers and the extract of Village form 7/12 & 6/12 of the revenue records showing the nature of the title of the Original Owners and the rights of the Developers in respect of the said land on which the buildings of residential flats / Garages are under construction and the plans and specifications of the premises agreed to be Purchase and approved by the concerned authority have been annexed hereto and marked Annexure 'A' & 'B' respectively.

AND WHEREAS the Developers have got approved by the Mira Bhayander Municipal Corporation, being the concerned local authority the plans, specifications, elevations, sections and details of the said buildings.



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AND WHEREAS while sanctioning the said plans the said concerned local authority and/or Government have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developers while developing the said land and constructing the said buildings and upon due observance and performance of which only the completion and occupation certificates in respect of the said buildings shall be granted by the said concerned local authority.

AND WHEREAS prior to making application as aforesaid, as required by the provisions of the Maharashtra Co-Operative Societies Act, 1980 and the land Ceiling Act, the Purchaser/s have made a declaration to the effect firstly that neither the Purchaser/s nor his/her/their family members of the Purchaser/s as defined the land Ceiling Act own a tenement, house or buildings within the limits of Thane in Maharashtra State.

*Aravind* AND WHEREAS the Purchaser/s applied to the Developers for allotment to the Purchaser/s of Flat No. 004, On the Ground Floor, Admeasuring 356' sq.feet, (Carpet / Built-up) Area i.e. 33.07 sq.mts. (Carpet / Built-up) area of the said Building No. 26, known as "**SPRINGFIELD I / II**" to be constructed by the developers on the portion of the said properties, more particularly described in the third schedule hereunder written. (hereinafter referred to as the "Said Premises")

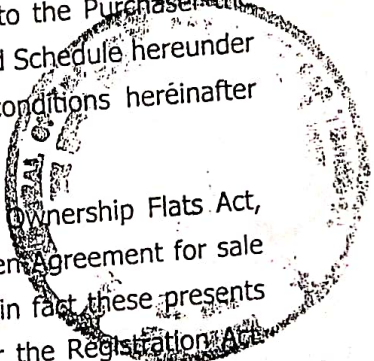
AND WHEREAS relying upon the said application, declaration and agreement, the Developers agreed to sell to the Purchaser the said Flat, more particularly described in the Third Schedule hereunder written, at the price and on the terms and conditions hereinafter appearing.

AND WHEREAS Under Section 4 of the Ownership Flats Act, the Developers are required to execute a written Agreement for sale of the said premises to the Purchaser/s being in fact these presents and also to register the said Agreement under the Registration Act.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER.

1. The Developers shall construct the said buildings known as

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*Aravind*

"SPRINGFIELD I & II" on the portion of the said property, more particularly described in the second schedule hereunder written in accordance with the plans, designs and specifications approved by the concerned local authority and which have been seen and approved by the Purchaser/s with only such modification as the Developers may consider necessary or as may be required by the concerned local authority and/or the Government to be made in them or any of them.

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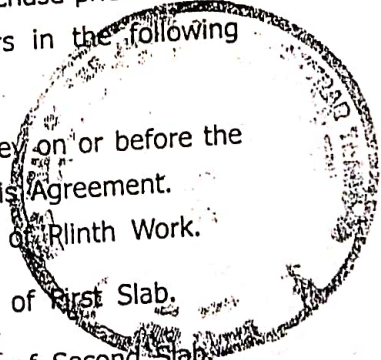

2. The purchaser/s hereby agrees to purchase from the Developers and Developers hereby agree to sell to the purchaser/s Flat No. 004, On the Ground Floor, Admeasuring 356' sq.feet, (Carpet / Built-up) Area i.e. 33.07 sq.mts. (Carpet / Built-up) area of the said Building No. 26, known as "SPRINGFIELD I / II" to be constructed by the developers on the portion of the said properties, more particularly described in the third schedule hereunder written. (hereinafter referred to as the "Said Premises").


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3. The Purchaser shall pay to the Developers a sum of Rs. 8,62,500/- (Rupees Eight..Lakh..Sixty...Two..Thousand...Five...Hundred..only..... Only) as the purchase price in respect of the said premises apart from the other payments to be made by the Purchaser under this agreement to the Developers. The Purchase price shall be paid by the purchaser to the Developers in the following manner.

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- a) Rs. 31,000/- as Earnest money on or before the execution of this Agreement.
- b) Rs.           /- On Completion of Plinth Work.
- c) Rs.           /- On Completion of First Slab.
- d) Rs.           /- On Completion of Second Slab.
- e) Rs.           /- On Completion of Third Slab.
- f) Rs.           /- On Completion of Fourth Slab.
- g) Rs.           /- On Completion of Fifth Slab.
- h) Rs.           /- On Completion of Sixth Slab.

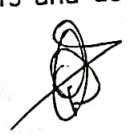


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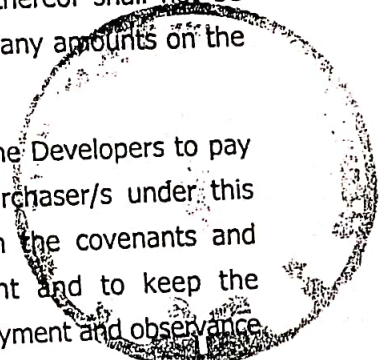
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19. The Developers shall in respect of any amount remaining unpaid by the Purchaser/s under the terms & conditions of this Agreement, have a first lien and charges over the said premises agreed to be purchased by the Purchaser/s. The Developers shall execute or cause the owners to execute in favour of the Apex Body of the co-operative societies to be formed by the purchaser of the premises in the said project a conveyance in respect of the properties mentioned in the second schedule hereunder written.
20. The Purchaser/s shall maintain at his/her/their own costs the said premises agreed to be purchased by him/her/them in the same good condition, stage and order in which it is delivered to him/her/them, and shall abide by all orders, bye-laws, rules & regulations of the Government and any other authorities and local authority and shall attend to answer and be responsible for all actions and violations of any of the conditions or orders or rules or bye laws and shall observe and perform all terms & conditions contained in this Agreement.
21. The Purchaser/s hereby agrees to pay all the amounts payable under the terms of this Agreement as and when they become due and payable, time in this respect being the essence of the contract, further the Developers are not bound to give notice regarding such payment and the failure thereof shall not be pleaded as an excuse for non payment of any amounts on the respective due dates.
22. The purchaser/s hereby covenants with the Developers to pay amounts required to be paid by the Purchaser/s under this Agreement and to observe and perform the covenants and conditions contained in this Agreement and to keep the Developers indemnified against the said payment and observance and performance of the said covenants and conditions.
23. The Purchaser/s hereby agrees and undertake that the Purchaser/s shall become a member of the Co-operative Society in the manner hereinafter appearing and also from time to time sign and execute the application for the registration and other papers and documents necessary for the incorporation—



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the registration and for the incorporation—
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and the registration of such society including the bye-laws of the proposed society. No objection shall be raised to the draft bye-laws as may be required by the registrar of Co-operative Societies or other competent authority. The Purchaser/s shall be bound from time to time to sign, all papers and documents and to do all other things as may be required from time to time for safe guarding the interest of the building and other Purchaser/s of flats in the said building, failure to comply with the provisions of this clause will render this Agreement to come to an end.

24. The Purchaser/s hereby agrees that in the event of any amount becoming payable by way of premium to the concerned local authorities or to the State Government or any amount becoming payable by way of betterment charges or development charges or any other payment of a similar nature in respect of the said land described in the Second Schedule hereunder written and/or the structure or structures to be constructed thereon, the same shall be reimbursed by the Purchaser/s to the Developers in the proportion in which the area of the said premises in the said building and/or in all other structures in the said land as the case may be determination of such proportionate charges by the Developers shall be final.

25. a) The Purchaser/s hereby further agrees and bind himself / herself/themselves to pay from the date of the delivery of the said premises his/her/their proportionate share that may be determine by the Developers from time to time as outgoings in respect of the properties including the insurance, all taxes, water charges, common lights, lift charges, sweepers charges, watchmen and security service, sanitation, additions and alterations, painting, colour washing etc. and all other expenses incidental to the management of the properties and such payment shall be made by Purchaser/s on or before 5<sup>th</sup> day of each and every calendar month in advance whether demand thereof is made or not.

b) The Purchaser/s shall pay his/her/their proportionate share of the aforesaid taxes, charges and outgoings to the Developers



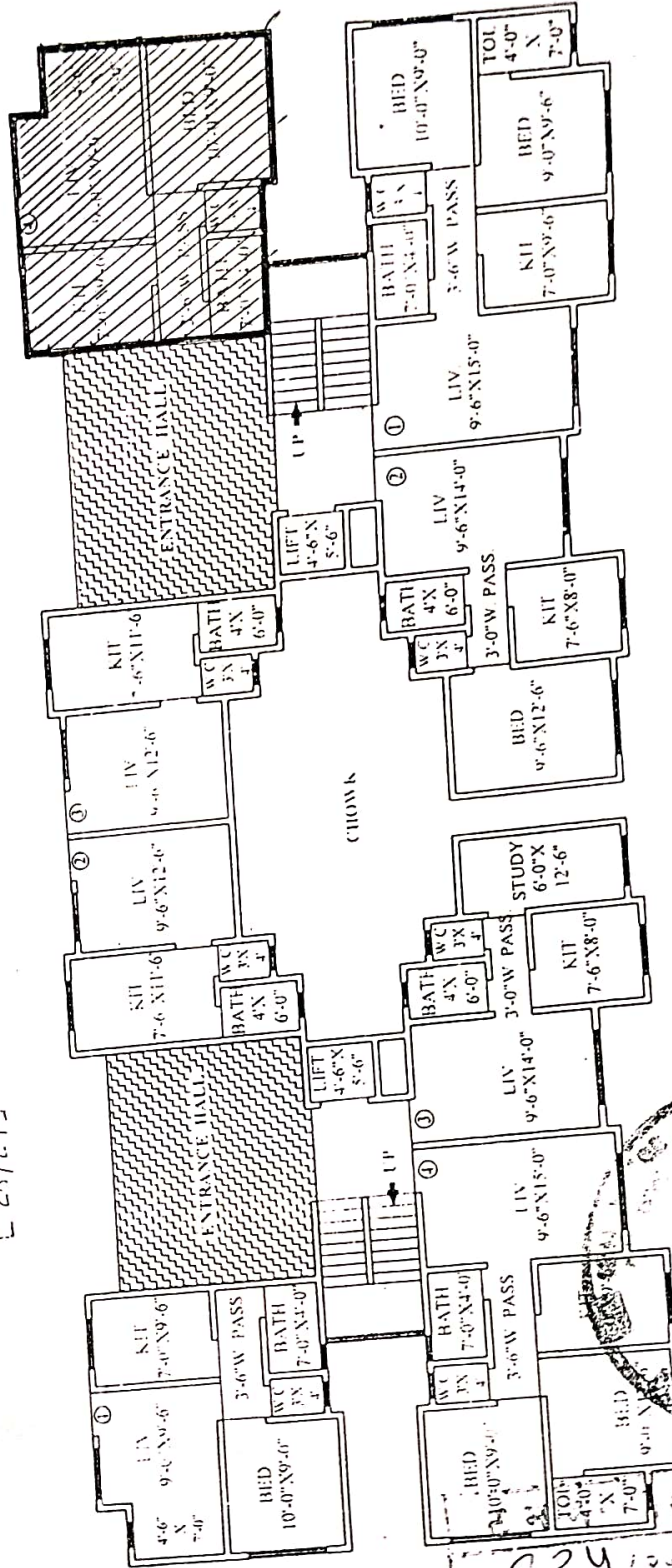
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BLDG. TYPE - E

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GROUND FLOOR PLAN

Purchaser Sign - *[Signature]*

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Bldg. No 26  
 Flat No- 004  
 Floor → Ground  
 Area :- 356 sq. ft. (carpet)





मिरा भाईदर महानगरपालिका

मुख्य कार्यालय, भाईदर (प.),

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

जा. क्र. मि.भा./मनपा/नर/२६००/०५२०६

दिनांक :- २७/७/२००६

प्रति,

जमीन/जागामालक - श्री. कुमार पाल वाडीलाल शहा

अधिकार पत्रधारक - मेमर्स शांतीस्तर विल्डर्स व इतर

द्वारा - वास्तुविशारद - मे. आर्च युनिक अॅन्ड असोसिएट्स

विषय :- मिरा भाईदर महानगरपालिका क्षेत्रातील मौजे - भाईदर, स.क्र. ७३४ ते ७४८ व मौजे - मिरा, स.क्र. ११४ ते २१४, २५२ व २५४, या जागेत नियोजित बांधकामास बांधकाम प्रारंभपत्र मिळणेबाबत.

संदर्भ :- १) आपला दि.०४/०९/२००६ चा अर्ज.

२) मे. सामान्य प्रशासकिय विभाग, मंत्रालय, मुंबई यांचेकडील आदेश क्र. एच.डब्ल्यू.एस.१०७७/३५, दि.११/०९/७८ ची मंजूरी.

३) यु.एल.सी./टि-४/मिरा-भाईदर/एसआर/१७३ ते १७९ व १८३, १८४, दि.२७/०७/२००० अन्वयेची मंजूरी व दि.०४/०९/२००० व दि.२८/०८/२००४ चे शुध्दीपत्रक.

४) मा. जिल्हाधिकारी ठाणे यांचेकडील अकृषिक परवानगी आदेश क्र. महसूल/डेस्क-३/एनएपी/एसआर-७३, दि.०६/०४/१९७८ व महसूल/क-१/टे-१/एनएपी/एसआर-१६३/९८, दि.२१/०२/२००२, महसूल/क-१/टे-१/एनएपी/एसआर-७९/२००२, दि.०८/०८/२००२ महसूल/क-१/टे-१/एनएपी/एसआर-९७-९८/२०००, दि.०४/०७/२००० महसूल/क-१/टे-१/एनएपी/एसआर-२५, दि.२६/०३/२००३ महसूल/क-१/टे-१/एनएपी/एसआर-१४०/२००२, दि.११/०६/२००३

५) या कार्यालयाचे पत्र क्र. मिभा/नपा/नर/१३५९/७५३१/९७-९८, दि.३८/११/९७ अन्वये बांधकाम परवानगी.

६) पत्र क्र. मिभा/मनपा/नर/२८६/३६५४/२००३-०४, दि.१९/०७/२००३ अन्वये बांधकाम परवानगी.

७) या कार्यालयाचे पत्र क्र. मिभा/मनपा/नर/८३७/१२५८७/२००२-०३, दि.२५/०३/२००३ अन्वये बांधकाम परवानगी.

८) मे. शांतीस्तर विल्डर्स यांचे दि.१२/०२/२००३ अन्वये शपथपत्र.

-: बांधकाम प्रारंभपत्र :-

सेक्टर - १ व सेक्टर - ११ मधील इमारत प्रकार - एस

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ४५ अन्वये व शहरी प्रादेशिक महानगरपालिका अधिनियम १९४९ चे. कलम २५३, २५४ ( प्रकरण १२ सह ) विकास कार्य करण्यासाठी / बांधकाम प्रारंभपत्र मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईदर महानगरपालिका क्षेत्रातील मौजे - भाईदर + मिरा सि.स.नं./सर्व क्र./हिस्सा क्र. वरील प्रमाणे या जागेतील बांधकाम इमारतीचे बांधकाम नकाशांस खालील अटी व शर्तीचे अनुपालन आपणाकडून होण्याच्या अधीन राहून ही मंजूरी देण्यात येत आहे.

- १) सदर भूखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या रहिवास/वाणिज्य वापरासाठीच करण्याचा आहे.
- २) सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नमलेल्या जागेवर कोणतेही बांधकाम करता येणार नाही.



१३) अर्जदाराने स.नं., हि.नं., मोजे, महानगरपालिका मंजूरी, बिल्डरचे नांव, आर्किटेक्टचे नांव, व इतर मंजूरीचा तपशील दर्शविणारा फलक प्रत्यक्ष जागेवर लावण्यात आल्यानंतरच इतर सुरुवात करणे बंधनकारक राहिल. तसेच सर्व मंजूरीचे मुळ कागदपत्र तपासणीसाठी/निरीक्षणसाठी सर्व कालावधीसाठी उपलब्ध करून ठेवणे ही वास्तुविशारद व विकामक यांची संयुक्त जबाबदारी आहे. कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.

१४) मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापूर्वी मातीची घाचणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारात घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) आर.सी.सी. डिझाईन तयार करून संबंधित सक्षम अधिका-यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता, अक्षम व्यवस्था याबाबत नॅशनल बिल्डींग कोड प्रमाणे तरतुदी करून कार्यान्वीत करणे तसेच बांधकामाच्या असतांना तांत्रिक व अंतांत्रिक कार्यवाही पूर्ण करून त्याची पालन करण्याची जबाबदारी अर्जदार, विकासक, स्ट्रक्चरल अभियंता, वास्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहिल.

१५) रेखांकनातील जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व इतर विभागांची पुर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खुल्या जागेत वृक्षारोपण करण्यात यावे.

१६) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार त्वरीत सुधारीत बांधकाम नकाशांना मंजूरी घेणे बंधनकारक आहे अन्यथा हे बांधकाम मंजूर विकास नियंत्रण नियमावलीनुसार अनधिकृत ठरते त्यानुसार उक्त अनधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.

१७) यापूर्वी पत्र कं..... दि..... अन्वये /यासोबतच्या मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे मर्यादित ठेवून त्यानुसार कार्यान्वीत करणे बंधनकारक राहिल.

अ.क्र.	इमारतीचे नांव/प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र चौ.मी.
१	सेक्टर - १ अ - १	१	तळ + ७	२०२०.६७
२	अ - ३	२	तळ + ७	६०२०.९०
३	बी - ३	२	तळ + ७	१२४१५.८४
४	बी - १	३	तळ + ७	११६०.७५
५	(बी - ३) १	३	तळ + ७	१३११.८८
६	अ - ४	१	तळ + ७	३८३२.०६
७	ई	७	तळ + ७	११०९३.४१
८	जी	१	तळ + ७	३८३१.०४
९	डी	१	तळ + ७	२२४६.३०
१०	डी - १	२	तळ + ७	३२२९.९२
११	एस - १	१	तळ + १	४७६.२५
१२	एस - २	१	तळ + १	३११.१३
१३	एस - ३	१	तळ + १	४६९.६४
१४	सेक्टर - ११ एस	१	तळ + १	१६१६.१४
इमारत प्रकार अ, बी-२ व बी चे मंजूर क्षेत्रफळ				८०५५.७० चौ.मी.
एकूण				८४९११.८३ चौ.मी.

ट न न - १०  
६२१ १०००८  
३५ १५३



२४) पूर्वी विकसीत / नव्याने पूर्ण होणा-या इमारतीमध्ये विद्यमान रहिवाशांना सामावून घ्यावी (जवावदारी वास्तुविशारद, विकामक व धारक यांची राहिल. यावावतची सर्व कायदेशीर (पुर्तकामाई विकसकाने) रहिवाशांसोबत करावयाचा करारनामा व इतर वावी) विकसकाने / धारकाने करणे बंधनकारक राहिल.

२५) या मंजूरीची मुदत दि. २०/११/०६ पासून दि. २६/११/०७ पर्यंत राहिल. तदनंतर महानगर प्रादेशीक व नगररचना अधिनियम १९६६ चे तरतुदीनुसार विहित कालावधीसाठी नुतनीकरण करण्यात येईल अन्यथा मदारची मंजूरी कायदेशीररीत्या आपोआप रद्द होईल.

- २८) मदारच्या आदेशातील नमूद अटी व शर्तीचे पालन करण्याची जवावदारी अर्जदार, वास्तुविशारद, विकामक, अधिकृत पत्रधारक, वांधकामपर्यवेक्षक स्ट्रक्चरल अभियंता व धारक यांची राहिल.
- २९) जागेवर रेन वाटर ड्रिपिंगची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- ३०) जोत्याच्या दाखल्यापुर्वी अग्निशमन विभागाचा नाहरकत दाखला मादर करणे आपणावर बंधनकारक राहिल.
- ३१) रेखांकनातील विकास योजना रस्ते, आरक्षणे, आरक्षित जागा, एस.टी.पी., वगीचे, खुल्या जागा विकसीत करून महानगरपालिकेस हस्तांतरीत करणे आपणावर बंधनकारक राहिल.
- ३२) रेखांकनात दर्शविलेले महानगरपालिका कार्यालय, दवाखाने, शाळा, ईत्यादी विकसीत करून महानगरपालिकेस हस्तांतरीत करणे बंधनकारक राहिल.
- ३३) भोगवटा दाखल्यापुर्वी वाणिज्य वापरामाठीचे मुधारीत अकृषिक परवानगीचे आदेश मादर करणे बंधनकारक राहिल.
- ३४) आपण मादर केलेल्या दि. १२/०२/२००३ च्या शपथपत्राचे पालन करणे आपणावर बंधनकारक राहिल.
- ३५) मादर करणारे पत्र क्र. मंनग/३५/०२-०३ दि. २५/१२/०३ मध्ये इत्यादी बाबींची राखणी करणे आपणावर बंधनकारक आहे. दि. २०/११/२००६
- मनपा/नर/ २६,००/ ०५ / ०६



*Mira Bhaidar*  
आयुक्त

मिरा भाईदर महानगरपालिका



ए न न - १०
२०५ / १०००६
३७ / ५३