



Wednesday, November 03, 2004

1:04:53 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 5842

गावाचे नाव बोर्लीज

दिनांक 03/11/2004

दस्तऐवजाचा अनुक्रमांक वसई2 - 05842 - 2004

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: श्री अविनाश पी लोने

नोंदणी फी :- 4680.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), :- 500.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (25)

एकूण रु. 5180.00

आपणास हा दस्त अंदाजे 1:19PM ह्या वेळेस मिळेल

दुय्यम निबंधक

दुय्यम निबंधक वसई-३

बाजार मुल्य: 386500 रु. मोबदला: 467775 रु.

भरलेले मुद्रांक शुल्क: 12470 रु.

Avinash P. Lone
S. Duly = 12470/-

(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1)

सर्वसा. ११३ मई.
Gen 113 me.

मूल प्रत [अहस्तांतरणीय]
ORIGINAL COPY [NOT TRANSFERABLE]

DELIVERED

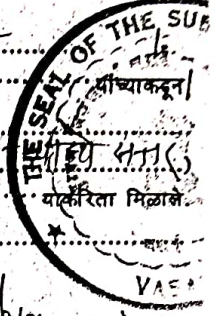
शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place..... विक/Date..... 2/11/22

Received from..... अभिनारा पी. लोने

रु./Rs..... 12800/- (रुपये/Rupess..... 9115 हजार)

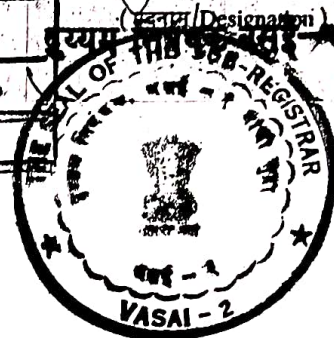
on account of..... 2/11/22



रोखपाल वा लेखापाल
Cashier or Accountant

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4000/2000
9129



9111 2111 9111
4/5 0000/333



MAH-CCRA/0077 INDIA
SUB-REGISTRAR
VASAI - 2
VIRAR
भारत 54420
183824 NOV 02 2004
RS.0012470/PB1051

AGREEMENT

ARTICLES OF AGREEMENT is made and entered into at VIRAR on this 03rd day of November, in the Christian year Two Thousand and

Sub-Registrar, Vasai-2,
Thane.

Avinash P. Lone

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BETWEEN M/S. AGARWAL ENTERPRISES, a Proprietary concern through
its Proprietor MR. HEMANT LAXMINARAYAN AGARWAL, having his office
at Shop No. 1, Shanta Niketan, Opp. Petrol pump, Agashi Road, Virar (West). Taluka
Vasai. District Thane, hereinafter called "The Builders" (which expression shall unless
it be repugnant to the context or meaning thereof be deemed to include his heirs,
executors, administrators and assigns) of the **FIRST PART :-**

AND

MR / MRS. Avinash P. Lone & Mrs. Ashwini A. Lone
residing at K. K. Raja Papat High School, Bal Mandir
Road, Juhu Church, Mumbai - 49.
hereinafter called "**THE PURCHASER/S**" (which expression shall unless it be
repugnant to the context or meaning thereof be deemed to include his/her/their heirs,
executors administrators and assigns) of the **SECOND PART:**

WHEREAS :

- a) 1) Mr. Chimanlal Muljibhai Mehta, 2) Mr. Bhavesh Chimanlal Mehta, 3) Mr. Paresh Chimanlal Mehta, 4) Mr. Rambabu Prabhudayal Agarwal, 5) Mr. Hemant Laxminarayan Agarwal, 6) Mr. Pankaj Laxminarayan Agarwal, 7) Mr. Dhirajlal Muljibhai Mehta, 8) Mr. Laxminarayan Prabhudayal Agarwal are the owners of N.A. land bearing Survey No. 164 (correspondence Old Survey No. 161, Hissa No.1, 2, Survey No. 162, Hissa No. 2, 3, 4, Survey No. 163, Survey No. 164, Survey No. 173, Hissa No. 3/2, Survey No. 174, Survey No.175, Survey No. 176, Hissa No. 1, 3, Survey No. 187, Hissa No. 1, 2, Survey No. 188, Hissa No. 1, 2/1, 2/2, 4, 5, 6/1, 6/3, 7, 9, 10, 11, 12, Survey No. 189, Hissa No. 1, 2, and 4), admeasuring 1,39,180 Square metres, lying being and situate at Village Bolinj, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. II (Virar).
- b) The said land have been converted into layout N.A. vide Collector, Thane vide its order bearing No. REV/DESK-1/T-9/NAP/SR-2/97.dated 01/12/1999.
- c) The Development Permission is granted to construct the residential building on the said land by the City and Industrial Development Corporation of Maharashtra Ltd., vide its Order bearing No. CIDCO/VVSR/BP-362/W/7518 dated 26/11/1996.
- d) The Commencement Certificate as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is also granted by the City and Industrial Development Corporation of Maharashtra Ltd., Vide its letter bearing No. CIDCO/VVSR/BP-362/W/7518, dated 26/11/1996.
- e) The amended order for approval of plan for residential building/s has been obtained.

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from CIDCO vide its letter No. CIDCO/VVSR/BP-362/W/712, dated 10/04/1998

f) The said development permission have been revised by the CIDCO vide its letter bearing No. CIDCO/VVSR/BP-362/W/2145, dated 06/01/2000.

g) The amended order for approval of plan for residential building/s have been obtained from CIDCO vide its letter No. CIDCO/VVSR/BP-362/W/902, dated 03/04/2002.

h) By an Distribution Deed dated 18/04/2002, the F.S.I. of the Building Type & No. L-65 to L-67, B-68 to B-71, B-74, B-76, A-75, and proposed School Building on Amenity Plot having area 4459.95 Square meters, out of total FSI sanction by the CIDCO on the said land have come to the share of 1) Mr. Chimanlal Muljibhai Mehta, 2) Mr. Bhavesh Chimanlal mehta , 3) Mr. Paresh Chimanlal Mehta, 4) Mr. Dhirajlal Muljibhai Mehta AND remaining F. S. I. of the Buildings type & No. N-72, N-73, B-86 to B-92, L-93, B-94 to B-96, L-97, B-98, out of total FSI sanction by the CIDCO on the said land have come to the share of 1) Mr. Rambabu Prabhudayal Agarwal, 2) Mr. Hemant Laxminarayan Agarwal, 3) Mr. Pankaj Laxminarayan Agarwal , 4) Mr. Laxminarayan Prabhudayal Agarwal

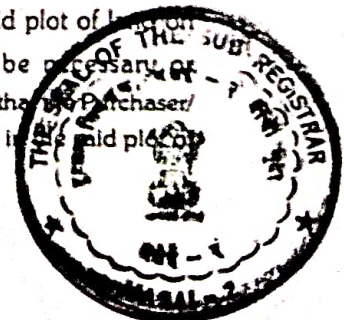
i) The amended order for approval of plan for Residential with Shopline Building Type C5, D2, D3, D4, D5, E2, F1, F2, X1, X2, X3, Y, Y1, Z, Z1, Z2, RH, has been obtained form CIDCO vide its letter No. CIDCO/VVSR/AM/BP-362/W/1071, dated 18/08/2003.

j) The amended order for approval of plan for Residential with Shopline Buildings Type R, R-1, X-3, Z-2 and Community Hall has been obtained from CIDCO vide its letter No. CIDCO/VVSR/AM/BP-362/IX/W/1791, dated 01/12/2003.

k) By an Distribution Deed dated 2nd January 2004, the F. S. I. of the Buildings Type & Nos. Z-139, Y-140, F2- 142, E2- 141, F1- 146, total area admeasuring 99138. 14 Square feet i. e. 9210. 158 Square metres, out of total FSI sanction by the CIDCO on the said land came to the share of Mr. Hemant Laxminarayan Agarwal.

l) Mr. Hemant Laxminarayan Agarwal, Proprietor of M / s. AGARWAL ENTERPRISES (hereinafter called "The Builder") is constructing the Buildings Type & Nos. F2-142, E2-141, F1-146 known as "GOKUL ENCLAVE" and Buildings Types & Nos. Z-139, Y-140 known as "GOKUL ANNEX" in "AGARWAL GARDENS - PHASE II" in complex known as "GOKUL TOWNSHIP" on the part of the said land.

m) The Builder is entering into several agreement similar to this agreement with several parties who may agree to take acquire premises in the said plot of land on ownership except and subject to such modification as may be necessary or considerable, desirable or proper by the Builder with a view ultimately the Panchaser/ of the various premises alongwith occupants of the other premises in the said plot of



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land shall form a co-operative housing society or limited company the said plot of land together with the building /s thereon will be conveyed as herein provided.

n) The Purchaser/s has / have demanded from the Builder inspection of the aforesaid building /s plans, specification of and other documents referred to above including the agreement such inspection has been duly given to and taken by the Purchaser/s. The Purchaser/s has / have also satisfied himself / herself / themselves about the same.

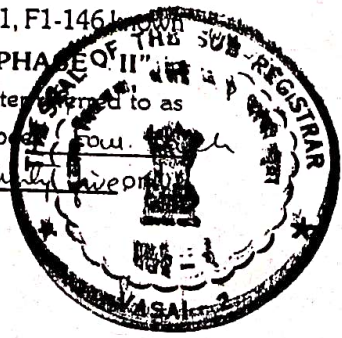
o) The Builder has engaged the service of **SHAH GATANI CONSULTANTS** as a Architect and Structural Engineer for preparation of the structural drawings of the building /s and the Builder accepts the professional supervision of the Architect and Structural Engineer till the completion of the building / s.

p) The Flat Purchaser/s demanded from the Builder and the Builder has given inspection to the Flat Purchaser/s of all the documents of title relating to the said land the development agreement and the plans, designs and specifications prepared by the Builder Architects **SHAH GATANI CONSULTANTS** and of such other documents as specified under the Maharashtra Ownershrp Flat (Regulation of the Promotion of Construction Sale Management and Transfer) Act, 1963 (hereinafter for the sake of brevity it may be referred to as " The said Act") and the rules made thereunder such inspection has been duly given to and taken by the Purchaser/s. The Purchaser/s has / have also satisfied himself / herself / themselves about the same.

q) The Builders has supplied to the Purchaser/s such of the documents as are mentioned in rule 4 of the Maharashtra Ownership Flat / Shop, Rules 1964, as demanded by the Purchaser/s.

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

- 1) The Builders shall construct the said building/s on the said plot of land more particularly described in schedule 'A' hereinunder written in accordance with the plans, designs, specifications approved by the concerned local authority and which have been seen and approved by the Flat Purchaser/s with only such variations and modifications as the Builders may consider necessary or as may be required by the concerned local authority / the Government to be made in them or any of them.
- 2) The Flat Purchaser/s hereby agrees to purchase from the Builders and the Builders hereby agrees to sell to the Flat Purchaser/s one Flat Bearing No. B-303 of Built up area admeasuring 43.89 Sq. Metres (which is inclusive of the area of balconies) on Third Floor, in B wing as shown in the floor plan thereof hereto annexed and marked annexure " " in the building Type & Nos. F2-142, E2-141, F1-146 as "**GOKUL ENCLAVE**" in "**AGARWAL GARDENS PHASE OF II**" the complex known as "**GOKUL TOWNSHIP**" (hereinafter referred to as "The Flat") for the price of Rs. 467775 /- (Rupees Sixty Seven Thousand Seven Hundred Seventy five)



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including price of the common area and facilities appurtenant to the premises, the nature, extent and description of the common facilities which are more particularly described in the Second Schedule hereunder written.

3) The said consideration of Rs. 467775 /- (Rupees four lakh sixty seven thousand seven hundred seventy five only) shall payable in the following manner :-

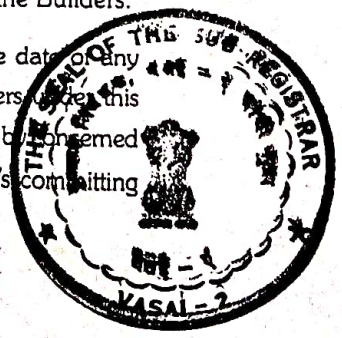
- a) Rs. 21000 /- on booking of the Flat .
- b) Rs. 75000 /- on or before completion of plinth.
- c) Rs. 75000 /- on or before completion of FIRST SLAB.
- d) Rs. 75000 /- on or before completion of SECOND SLAB.
- e) Rs. 75000 /- on or before completion of THIRD SLAB.
- f) Rs. 50000 /- on or before completion of FOURTH SLAB.
- g) Rs. 25000 /- on or before completion of FIFTH SLAB.
- h) Rs. 25000 /- on or before completion of brick work.
- i) Rs. 25000 /- on or before completion of plaster (internal & external).
- j) Rs. 10000 /- on or before completion of flooring & plumbing.
- k) Rs. 11775 /- remaining at the time of occupation of the Said Flat .

4) The Builders hereby agrees to observe perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the Flat to the Flat Purchaser/s, obtained from the concerned local authority occupation and / or completion certificates in respect of the Flat .

5) The Builders hereby declares that the Floor Space Index available in respect of the said land is _____ square meters only and that no part of the said Floor Space Index has been utilised by the Builders elsewhere for any purpose whatsoever.

6) The Flat Purchaser/s agrees to pay to the Builders interest at eighteen per cent per annum on all the amounts which become due and payable by the Flat Purchaser/s to the Builders under the terms of this agreement from the date of the said amount is payable by the Flat Purchaser/s to the Builders.

7) On the Flat Purchaser/s committing default in payment on due date of any amount due and payable by the Flat Purchaser/s to the Builders under this agreement (including his/her/their proportionate share of taxes levied by the concerned local authority and other outgoing) and on the Flat Purchaser/s committing



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- Builders shall be conclusive and binding upon the Purchaser/s.
- 30) The Purchaser/s shall not decorate the exterior of the said premises otherwise than in a manner agreed to with the Builders under this agreement.
- 31) This agreement shall always be subject to the Provision of Maharashtra Co-operative Societies Act, 1960, with rule made thereunder and also the Maharashtra Ownership Flat(Regulation of the Promotions of construction, sale, Management and Transfer) Act, 1963.

SCHEDULE 'A'

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of N. A. Land bearing New Survey No. 164 (Correspondence Old Survey No. 161, Hissa No.1, 2, Survey No. 162, Hissa No. 2, 3, 4, Survey No. 163, Survey No. 164, Survey No. 173, Hissa No. 3/2, Survey No. 174, Survey No.175, Survey No. 176, Hissa No. 1, 3, Survey No. 187, Hissa No. 1, 2, Survey No. 188, Hissa No. 1, 2/1, 2/2, 4, 5, 6/1, 6/3, 7, 9, 10, 11, 12, Survey No. 189, Hissa No. 1, 2, 4) admeasuring 1,39,180 Square Meters, lying being and situate at Village Bolinj, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. II (Virar).

SCHEDULE 'B'

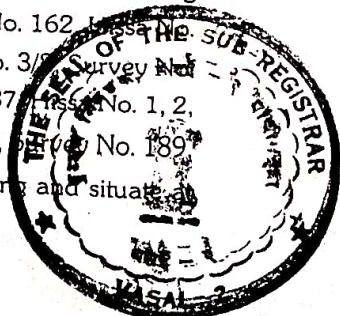
THE SCHEDULE ABOVE REFERRED TO FLAT

Flat No. B-303 on the Third Floor, admeasuring 43.89 square meters (Built up area), in B wing of Building Type & Nos. F2 -142, E2-141, F1-146 known as "GOKUL ENCLAVE" in "AGARWAL GARDENS PHASE - II" in the complex known as "GOKUL TOWNSHIP", constructed on N. A. Land bearing New Survey No. 164 (correspondence Old Survey No. 161, Hissa No.1, 2, Survey No. 162, Hissa No. 2, 3, 4, Survey No. 163, Survey No. 164, Survey No. 173, Hissa No. 3/2, Survey No. 174, Survey No.175, Survey No. 176, Hissa No. 1, 3, Survey No. 187, Hissa No. 1, 2, Survey No. 188, Hissa No. 1, 2/1, 2/2, 4, 5, 6/1, 6/3, 7, 9, 10, 11, 12, Survey No. 189, Hissa No. 1, 2, 4) admeasuring 1,39,180 Square Meters, lying being and situate at Village Bolinj, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai No. II (Virar).

SCHEDULE 'C'

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT I have investigated the title of N.A. land bearing New Survey No. 164 (Old Survey No. 161, Hissa No.1, 2, Survey No. 162, Hissa No. 2, 3, 4, Survey No. 163, Survey No. 164, Survey No. 173, Hissa No. 3/2, Survey No. 174, Survey No.175, Survey No. 176, Hissa No. 1, 3, Survey No. 187, Hissa No. 1, 2, Survey No. 188, Hissa No. 1, 2/1, 2/2, 4, 5, 6/1, 6/3, 7, 9, 10, 11, 12, Survey No. 189, Hissa No. 1, 2, 4) admeasuring 1,39,180 Square Meters, lying being and situate at



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IN WITNESSES WHEREOF THE PARTIES HERETO HAVE
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS THE
DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

SIGNED AND DELIVERED by the)
withinnamed "THE BUILDERS")
M/s. AGARWAL ENTERPRISES,)
a proprietary concern, through its proprietor,)
Mr. Hemant Laxminarayan Agarwal, on their)
POA holders _____)
in the presence of.....)

For AGARWAL ENTERPRISES

Agarwal

Prop. / Auth. Sign.

Name :

Address :

1.

Name :

Address :

SIGNED AND DELIVERED by the)
withinnamed 'THE PURCHASER/S')
SHRI/SMT. Avinash P. Lone)
& Mrs. Ashwini A. Lone)
in the presence of.....)

A. Lone A. Lone

1.

2.

RECEIPT

RECEIVED the day and the year first hereinabove)
written of and from the withinnamed Purchaser/s,)
the sum of (Rupees Twenty one)
Thousand only)
as and by way of earnest money, paid by)
him/her/them to us vide cash/cheque no. 902900)
dt. 11.10.04 drawn on Indian)
Overseas Bank, Mumbai-49.)

Rs. 21000 /-

=====

WITNESSES :

1.

2.

I SAY I HAVE RECEIVED.
For AGARWAL ENTERPRISES



Prop. / Auth. Sign



PHONE : 00-91-28-202 5509
 FAX : 00-91-28-202 5509
 TELEX : 011-43718 CDC IN • GRAM • CIWVN

PHONE : 00-91-28-202 5570
 FAX : 00-91-28-202 5509
 TELEX : 011-43718 CDC IN • GRAM • CIWVN

PHONE : 00-91-28-202 5570
 FAX : 00-91-28-202 5509
 TELEX : 011-43718 CDC IN • GRAM • CIWVN

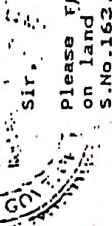
Ref No. CIDCO/VVSR/BP-362/11/75/19

Date: 26/11/96

To, Shri L. N. Agarwal & others
 1. Shanta Niketan
 Agashi Road, Opp. Petrol
 Pump, Vasai (W), Taluka Vasai
 DIST : THANE.

Sub: Development Permission for the proposed Residential Buildings/layout on land bearing S.No.161, H.No.1.2, S.No.162, H.No.2.3.4; S.No.163, 164, S.No.172, H.No.3(pt), S.No.174, S.No.175, S.No.176, H.No.1.2, S.No.187, H.No.1.2, S.No.188, H.No.1.2/1.2/2, 4.5.6/1, 6/3,7,9,10,11,12, S.No.189, H.No.1.2,4,5,6/1, 142, 163, 164, 173 to 176, Village Boinj, Taluka Vasai, Dist: Thane.

Ref: Your architect's letter dated 26/11/96.



Please refer to your application for development permission on land bearing S.No.161, H.No.1.2; S.No.162, H.No.2.3.4; S.No.163, 164, S.No.173 H.No.3(pt), S.No.174, S.No.175, S.No.176, H.No.1.3; S.No.187, H.No.1.2, S.No.188, H.No.1.2/1.2/2, 4.5.6/1, 6/3,7,9,10,11,12, S.No.189, H.No.1.2,4,5,6/1, 142, 163, 164, 173 to 176, Village Boinj, Taluka Vasai, Dist: Thane.

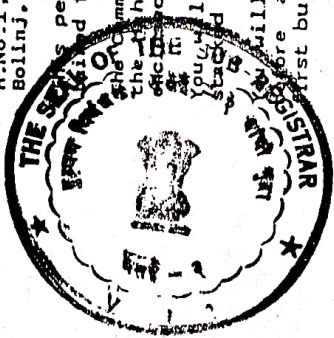
The Development Permission is hereby granted to construct Residential Buildings on land bearing S.No.161, H.No.1.2; S.No.162, H.No.2.3.4; S.No.163, 164, S.No.173 H.No.3(pt), S.No.174, S.No.175, S.No.176, H.No.1.3; S.No.187, H.No.1.2, S.No.188, H.No.1.2/1.2/2, 4.5.6/1, 6/3,7,9,10,11,12, S.No.189, H.No.1.2,4,5,6/1, 142, 163, 164, 173 to 176, Village Boinj, Taluka Vasai, Dist: Thane, subject to the following.

The said permission is valid only after N.A. Permission is obtained from the Collector.

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

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

You will drill the borewell at site as suggested by GSDA before applying for plinth completion certificate of the first building. Further, you will demarcate at site the prop-



Contd...

-: 2 :

erty boundary and the locations of the D.P. reservations, D.P. roads, recreational open spaces, amenity plot etc. as may be applicable before completing plinth and applying for plinth completion certificate.

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

As and when decided and directed this office, You will surrender the plot earmarked for construction of fire station to CIDCO the local authority.

You will provide Effluent Treatment Plant as indicated in layout plan. You will also provide separate water supply lines for domestic use and flushing purpose.

Further, you will obtain NOC from Aviation Authority of India before applying for occupancy of the first building beyond 4th floor ~~and beyond 7th floor.~~

Encl: a/a.

Yours faithfully,

(P. SURESH BABU)
 ASSOCIATE PLANNER/ADDL.TPO

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 ५/१२/२००५
 १६/१२/०५

TRIM: (WP)
 Scan original
 P. Suresh Babu
 29.3.99

वसई - २

५१२/२००४

क्र.महसुल.क.१/टे.९.पत्रपची.पसआर-३/९९०

जिल्हाधिकारी कार्यालय ठाणे

दि.१.१२.९९

- वाचले:- १. श्री.एल.एन. अग्रवाल व इतर रा. विरार ता. वसई यांचा अर्ज दि. २१.१.९७ व फेरअर्ज दि.१९.१२.९७
२. असो. फ्लॅनर, सिडको यांची परवानगी क्र.सिडको/व्हीव्हीएसआर/बीपी-३६२/डब्ल्यू/७५१८ दि.२६.११.९६. व सुधारित नकाशा मंजूरी क्र.सिडको /व्हीव्हीएसआर/बीपी-३६२/डब्ल्यू-७१२ दि.१०.८.९८
३. तहसिलदार वसई यांचा अहवाल क्र.जमीनबाब/पनएपी/पसआर-२/९७ दि.२७.५.९७
४. भूसंपादन शाखेचे अभिप्राय क्र.सामान्य/ का-४/ टे-३/भूसं / कावि/१७४/९७ दि.२७.५.९७
५. सपस्य, महाराष्ट्र महसुल न्यायाधिकरण, मुंबई यांचे क्र.टीएनसी/अे-११३/१९८८ दि.१२.६.८९.
६. कार्यासन अधिकारी, महसुल व वन विभाग यांचे पत्र क्र. टीएनसी/६७८४/सीआर/२१२-क-९ दि.१५.१०.१९८५ व क्र. टीएनसी/२७९६/प्र क्र २००३-स-९ दि.६.६.९६
७. जिल्हाधिकारी ठाणे यांचे आदेश क्र. आरईव्ही/डी-४/टे-२/टीएनसी/पसपी/पसआर ६४२/९० दि.२१.१.९३.
८. उप विभागीय अधिकारी, भिवंडी विभाग भिवंडी यांचा अहवाल क्र.बीडी/ महसुल/टे-१/पसआर-१५/९८ दि.१९.१.९८.
९. अधिक्षक अभियंता व जिल्हा पाणी पुरवठा अधिकारी ठाणे यांचे पत्र क्र. मजीप्रामं/प्रअ/ठाणे/तांशा/३४४२ दि. २६.१०.९८
१०. अध्यक्ष, महाराष्ट्र महसुल न्यायाधिकरण मुंबई यांचे आदेश क्र. ४०/बी/९९/ठाणे दि. ७.९.९९

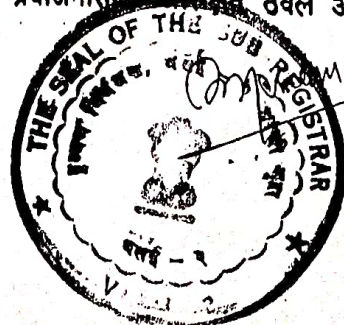
आदेश :-

ज्या अर्थी, श्री.लक्ष्मीनारायण प्रभुदयाळ अग्रवाल व इतर रा. विरार ता. वसई जिल्हा ठाणे यांनी ठाणे जिल्ह्यातील वसई तालुक्यातील मौजे बोर्डीज या ठिकाणी सोबतचे प्रपत्रात नमुद केले प्रमाणे स.नं. मधील आपल्या मालकीच्या जमीनीतील १,३९,१८०.०० चौ.मी. जागेचा रहिवास या बिगरशेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्या बाबत अर्ज केलेला आहे.

त्या अर्थी आता महाराष्ट्र जमीन महसुल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी याद्वारे श्री.लक्ष्मीनारायण प्रभुदयाळ अग्रवाल २) श्री. खिमजीभाई पो. शहा ३) चिमणलाल मुळजीभाई मेहता ४) रामबाबू प्रभुदयाळ अग्रवाल ५. धिरजलाल मु.मेहता ६) भानुमती गो. शहा ७) हर्षा ह. गाडा ८) भूपेंद्र गो. शहा ९) केतन गो. शहा १०) कौशीक गो. शहा ११) मयूर गो शहा. रा. बोर्डीज ता. वसई यांना तालुका वसई मधील मौजे बोर्डीज येथील स.नं. सोबतचे प्रपत्रात नमुद केल्या प्रमाणे मधील १,३९,१८०.०० चौ.मी. एवढ्या जमीनीच्या क्षेत्राची रहिवास या बिगर शेतकी प्रयोजनार्थ वापर करण्या बाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देत आहे.

त्या शर्ती अशा:-

१. ही परवानगी अधिनियम त्याखालील केलेले नियम यांना अधिन ठेवून देण्यांत आलेली आहे.
- १अ) सिडकोचे मंजूर नकाशात दर्शविल्या प्रमाणे डी पी रोडचे १०९३०.०० चौ.मी., सीसीबीसीचे २२५०.२५ चौ.मी. व इतर आरक्षण खालील क्षेत्र ज्या प्रयोजनासाठी ठेवले आहे त्याच



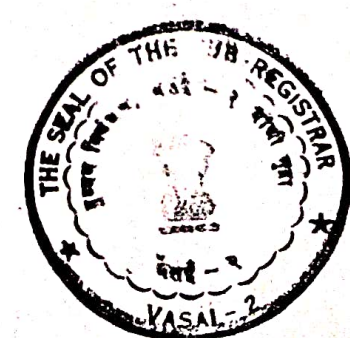
संश्लेषण अधिनियम, 1956 के अन्तर्गत 131 अन्वये पंजीयवारी संपत्तिका मुल्य नाकल करण्यास पात्र रस्त्यांव व असे आला बांधकाम दूर करण्यास पात्र राहिले.
 २४. असो. सॅन्ट, सिडको यांचे दि. २६.१०.१६ (उपोघातील क्र. २) अन्वये दिलेल्या विकासा परवानगी व कॅम्पमेंट सर्टिफिकेट मधील सर्व शर्ती व अटी अनुसामगरी यांचेवर बंधनकारक राहतील. तसेच सदर परवानगीस सिडको कडून मुदतवाढ प्रथम प्राप्त करून घेतल्या शिवाय जागेवर कोणतेही बांधकाम करता येणार नाही.

सही/-
 (मुनेका कुल्लर)
 वित्ताधिकारी ठाणे

प्रति,
 श्री.सस्तीनाथपण प्रभुरपाळ अग्रवाल व इतर
 १. शांती निकेतन, आगारी रोड,
 विरार (प) ता. वसई



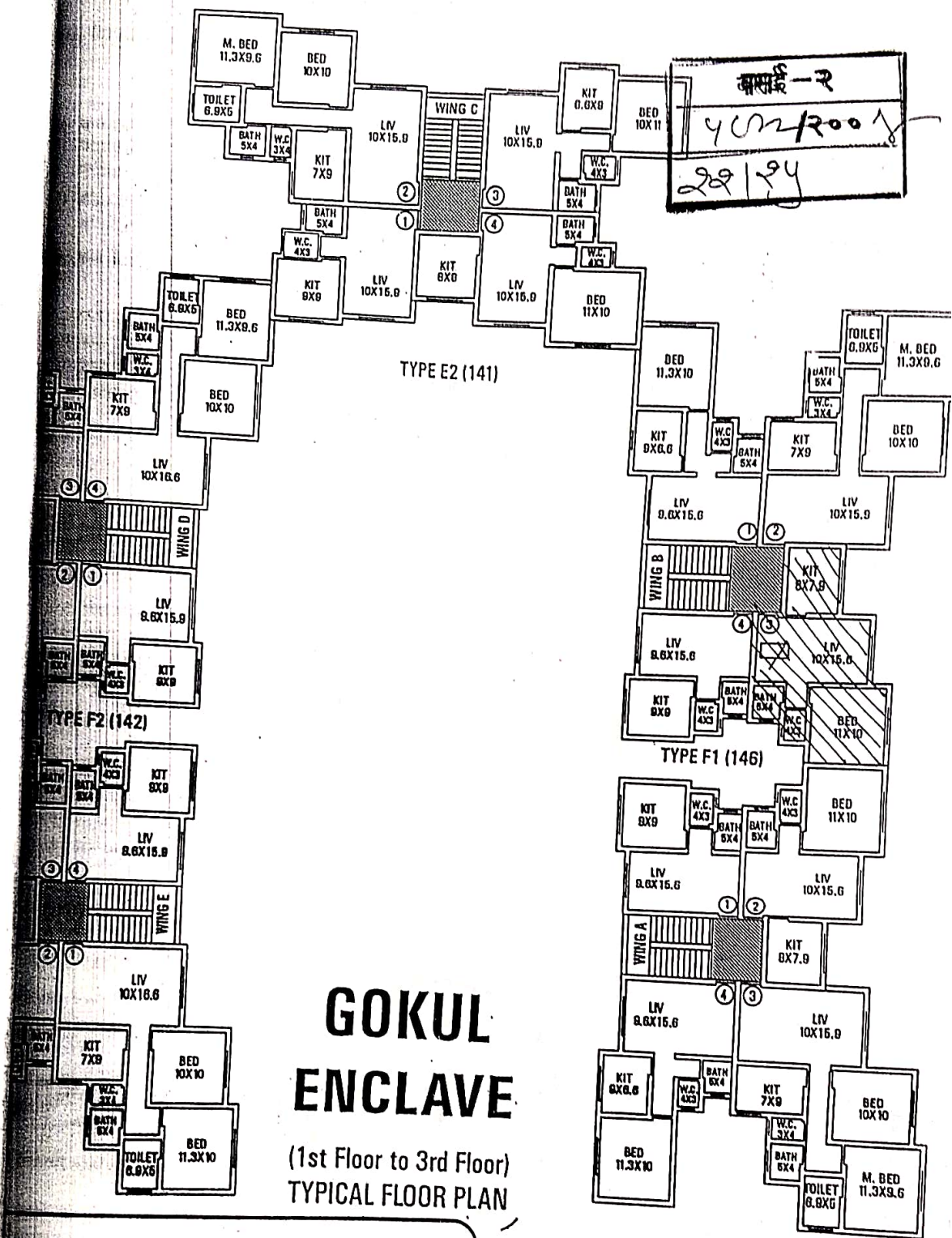
Manoj Kumar
 वित्ताधिकारी ठाणे करिता



1	153	1-4-0	खिस्कीमाई शाहा, विमणलाल मेहेता, रामबाबू ड. अग्रवाल
2	153	1-4-0	खिस्कीमाई शाहा, विमणलाल मेहेता, रामबाबू ड. अग्रवाल, मातुमती गो. शाहा, हर्षा र. गाड, सुंदे गो. शाहा, केतन गो. शाहा, कौशिक गो. शाहा, मयूर गो. शाहा
3	153	1-4-0	खिस्कीमाई शाहा, सस्तीनाथपण अग्रवाल, विमणलाल मेहेता, मातुमती कदम, हर्षा कदम, प्रदीप शाहा, केतन शाहा, कौशिक शाहा, मयूर शाहा
4	163/3 पैकी	1-4-0	
5	165/1	0-10-1	
6	166/5/4	0-03-3	
7	166/5	0-03-5	
8	166/12	0-02-1	
9	165/3	1-4-1	
10	165/3	0-01-0	
11	161/2	0-16-2	
12	162/2	0-11-6	
13	162/8	0-07-0	
14	165/8	0-38-5	
15	166/6	0-16-2	
16	167/10	0-12-1	
17	167/21	0-08-0	
18	167/5/2	0-12-1	
19	165/2	0-15-6	
20	167/2	0-02-5	
21	162/8	0-18-6	
22	161/1	0-04-5	
23	167/21	0-03-0	
24	167/21	0-04-1	
25	167/21	0-12-1	
26	167/21	0-18-2	
27	167/21	0-18-2	
28	167/21	0-04-4	
29	167/21	0-04-4	
30	167/21	11-11-2	
एकूण क्षेत्र			1,29,160.00 चौ.फी.

वसई-२
 4/11/2005
 9024

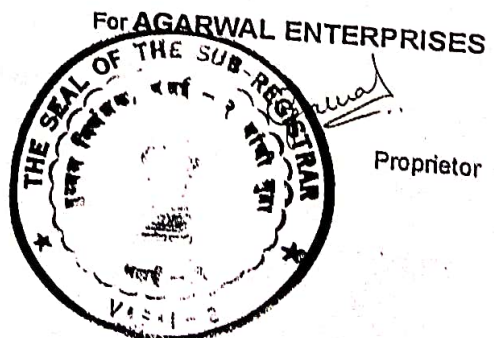




GOKUL ENCLAVE
 (1st Floor to 3rd Floor)
 TYPICAL FLOOR PLAN

NO. B-303 ON third FLOOR
 IN B WING, IN THE BUILDING "GOKUL ENCLAVE"
 UP AREA OF THE FLAT 43.89 SQ. MTRS.

Alone Alone



Monday, November 03, 2004
1:33 PM

नोंदणीपूर्व गोषवारा

दिलेखाचा प्रकार	करारनामा
बिबटला	रु. 467,775.00
वापारभाव भाडेपट्ट्याच्या बाबतीत	रु. 386,500.00
निर्दिष्ट आकारणी देतो की	
पट्टेदार ते नमूद करावे)	
वापारभावप्रमाणे मुद्रांक शुल्क	रु. 12470.00
वापारभावप्रमाणे नोंदणी फी	रु. 4677.75

सूचना

- 1) ही माहिती पक्षाकारांनी साक्षात्कृत केलेल्या इनपुट फॉर्मवर आधारित आहे.
- 2) वरताची माहिती संगणकान्वय प्रेषित आली याचा अर्थ वरत नोंदणीसाठी शचीकारला असा नाही. पुण्या निबंधक वरत चाकास शकतात किंवा नियमावलीवर शोध्य ती अन्य कार्याची करू शकतात.
- 3) बदल/दुरुस्त्या कराव्यात.
- 4) नसलेला मजकूर खोड्यात
- 4) क्रमांक 1,2,3,4,5,6 पध्दत बदल करता येणार नाही

03/11/2004

25

(1) सर्वे क्र.: 164/ हिनं 1,2

(1) वर्णन: सदधिकार क्र 303 तिसरा मजला, गोकुळ एन्क्लेव्ह, अग्रवाल गार्डन, फ्लेस 2

(1) 43.89 चौमी बिल्डअप

(1)

(1) मे अग्रवाल एंटरप्रायझेस तर्फे मालक श्री हेमंत एल अग्रवाल; घर/प्लॉट नं: शॉप नं 1; गल्ली/रस्ता: पेट्रोल पंप रागोर; ईमारतीचे नाव: शांता निकेतन; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: विरार प; तालुका: चरोड; पिन: -; पॅन नम्बर: -.

(1) श्री अग्निनाथ पी लोणे; घर/प्लॉट नं: -; गल्ली/रस्ता: बाल गंगिर रोड; ईमारतीचे नाव: के राजा पोपट हायरकुल; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: चुरस चर्च; तालुका: मुंबई; 49; पॅन नम्बर: -.

(2) श्रीमती अश्विनी अ लोणे; घर/प्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

गुलाही संख्या
गुलाहीपत्र, पाटहिस्सा व घरक्रमांक
(गुलाहीस)
गुलाहीपत्राचे इतर वर्णन
गुलाहीपत्र
आकारणी किंवा जुडी देण्यात
आलेले किंवा
दस्तावेज करून देण्या-या
पक्षाकाराचे नाव किंवा दिवाणी
त्यामाल्याचा हुकुमनामा किंवा आदेश
त्यामाल्यास प्रतिवादीचे नाव व पत्ता
दस्तावेज करून घेण्या-या
पक्षाकाराचे नाव किंवा दिवाणी
त्यामाल्याचा हुकुमनामा किंवा आदेश
त्यामाल्यास वादीचे नाव व पत्ता

पुण्या इनपुट फॉर्म प्रमाणे
प्रेषित आली आहे.

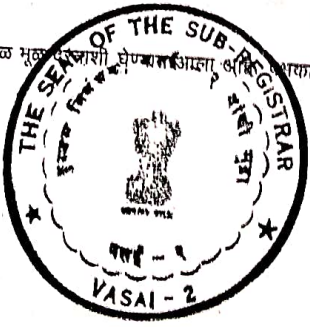
(पक्षाकाराची स्वाक्षरी)

पुण्या इनपुट फॉर्म प्रमाणे आहे व याचा मूळ मजकूर घेण्यात आला आहे. याचा समावेश करण्यात आला आहे.

(पक्षाकाराची स्वाक्षरी)

पुर्व नोंदणी गोषवारा तपासून पाहिला
तो बरोबर आहे/त्याच्यात नमूद केलेले
बदल/दुरुस्त्या कराव्यात.

(पक्षाकाराची स्वाक्षरी)



वसई - २
५/११/२००४
२३/१५







दुय्यम निबंधकः
वर्ष 2

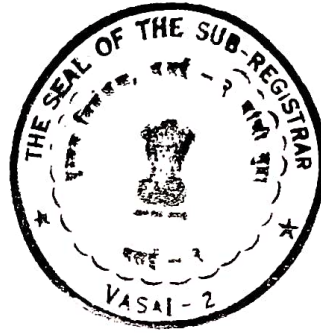
दस्त गोपवारा भाग-1

यसाइट
दस्त क्र 5842/2004
mm

5842/2004

करारनामा

पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा टर
लिहून देणार वय 27 सही <i>Gawal</i>	 17295 - 51422	
लिहून घेणार वय 35 सही <i>Alone</i>	 17295 - 51423	
लिहून घेणार वय 32 सही <i>Alone</i>	 17295 - 51424	



दस्तावेजाकधीत [करारनामा] दस्तऐवज करून दिल्याचे कबूल करतात.