



Thursday, February 05, 2004
6:07:58 PM

Original
शीट नं 39 म.
Page 39 of 44

पावती

पावती क्र. : 942

मावतीचा नाव वेरुळ

दिनांक 05/02/2004

दस्तऐवजाचा अनुक्रमांक

टंकनं 00938 - 2004

दस्ताऐवजाचा प्रकार

करणारनाम

शासन करणाराने मावःसरळिकर वेरुळ प्रशांत

नोंदणी फी

:- 6230.00

नक्कल (अ. 11(1)), पृष्ठांकनामी नक्कल (अ. 11(2)),
रुजवात (अ. 12) व आशागित्रण (अ. 13) -> एकत्रित फी (5)

:- 100.00

एकूण रु.

6330.00

आपणारा हा दस्त अंदाजे 5:22PM हा वेळेस मिळेल

मुख्यम निबंधक
टाणे 6

बाजार मूल्य: 505000 रु. मोघदला: 622600रु.

भरलेले मुद्रांक शुल्क: 16150 रु.

वेयकाचा प्रकार: मलनामे;

मलन क्रमांक: 9003; रकम: 6230 रु.; दिनांक: 05/02/2004



Thursday, February 05, 2004
5:28:24 PM

Original
नॉदणी 39 म.
Regn. 39 M

पावती

दस्तावेजाचा अनुक्रमांक टनन6-938-2004 पावती क्र. : 8
गावाचे नाव बेलापूर दिनांक 05/02/2004
अर्जाचा अनुक्रमांक टनन6 - 00200 -
दस्तावेजाचा प्रकार खरारनामा

खरार करणाराचे नाव वरिष्ठतर वेदा जगत

पुस्तकनाची म. की (फोतीअं)/शेरे :- 340.00

एकूण रु. 340.00

मुद्राग निवाराक
दारी 8

ना. ३३.०००००
 क. सोहादेवार वकिली (व्यापार) भाग
 देणा-या व्यक्तीचे नाव..... श्री. सुदर्शन
 पत्ना.....
 हस्ता.....
 पावडी क्र. ३४१०३४३

[Handwritten signature]

PROPER OFFICER
 SUB - REGISTRAR
 THANE - VI (BELAPUR)

AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Nerul, Navi Mumbai on this 5th day of February 2004 BETWEEN M/S. SIMMI BUILDERS through its partners 1) MR. SATPAL SINGH BACHANSINGH NAGUL 2] MR. SURESH HIRAJI PATIL all are an adult Indian Inhabitants, having their office at Flat No. A-4 ,5 ,6, Hira Arcade, Nerul, Navi Mumbai , Tal. & Dist. Thane., hereinafter called "THE DEVELOPER" (which expression shall Unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs executors, administrators and assigns) of the ONE PART.

[Handwritten signature]
 श्री. सुदर्शन



SUB-REGISTRAR
 BELAPUR
 MAH-CRA/0078

भारत 12383
 INDIA 149067
 R.0016150
 P.045
 FEB 03 2004
 STAMP DUTY 2004-03-01



राज ३
 २/२२

AND Mrs. NEHA PRASHANT WORLIKAR
an adult Indian Inhabitant residing at 54-1/1 Daryawordi
Niwas, Sonapur Lane, Koliwada, Worli, Mumbai -400030
hereinafter called 'THE PURCHASER (which expression
shall unless it be repugnant to the context or
meaning thereof be deemed to mean and include their
heirs, executors, administrators and assigns) of the
OTHER PART :

WHEREAS : SHRI HIRAJI PANDURANG PATIL
entered into an Agreement to Lease dated 10th April
2002 with CITY AND INDUSTRIAL DEVELOPMENT
CORPORATION AND CIDCO leased a piece or parcel
of land under Gaothan Expansion scheme bearing Plot
No.25, containing by admeasurement totally 691.61 Sq.
Mtrs, at village Nerul (G.E.S.) Nerul, Navi Mumbai ,Dist.
Thane, for a premium of RS.8,991/- (RUPEES EIGHT
THOUSAND NINE HUNDRED NINETY ONE ONLY).

WHEREAS SHRE HIRAJI PANDURANG PATIL
paid the said premium In full to the corporation and
the corporation granted permission of licence to the
Lessees to enter upon the said land for the purpose of
Erecting residential building.

WHEREAS the Lessees SHRI HIRAJI PANDURANG
PATIL assigned their development right in respect of
the said Plot No.25 in village Nerul (G.E.S.) Nerul,
Navi Mumbai Dist. Thane, to M/S NMI BUILDERS
through its partners 1) MR. SATPAL NAGUL 2) MR.
SURESH HIRAJI PATIL vide agreement of assignment
- Cum - Sale for proper consideration and handed over
the Possession of the said Plot No .25 (who are
hereinafter referred to as THE DEVELOPERS).

Shri H. P. Patil
25.11.2011

दस्तावेज नं
1111111111
3/22

AND WHEREAS MR. SATPAL NAGUL one of the partner of M/S. SIMI BUILDERS is the lawful owner the said Plot No. 25 at Nerul village, (G.E.S.) Nerul, Navi Mumabi, (more particularly described in SCHEDULE -1)

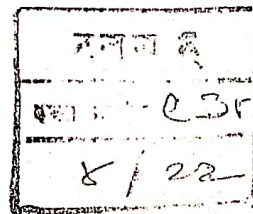
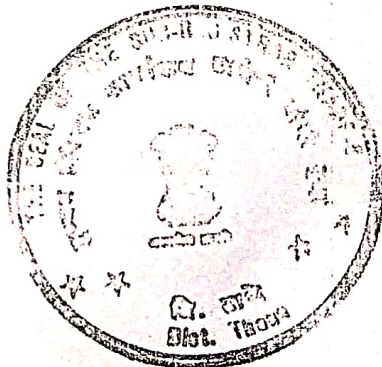
AND WHEREAS THE DEVELOPERS commenced the construction of the building thereon namely ANMOL HIRA consisting of the Ground Plus seven upper floors as per the plans and specifications duly approved by the Town Planning Authority of CIDCO/NMMC.

AND WHEREAS THE DEVELOPERS are the lawful Owners of the Flat No. 503 on the 5th floor ANMOL HIRA building to be constructed on the Plot No. 25, in village Nerul (G.E.S.) Nerul, Navi Mumbai, admeasuring about 566 Sq. Ft. saleable area (hereinafter referred to as the said Flat) and is in lawful possession of the same.

AND WHEREAS THE DEVELOPERS alone have the sole and exclusive right to sell the flat in the said building to be constructed by the DEVELOPERS on the said land and to enter into Agreements with the Purchaser/s of the said Flat etc. and to receive the sale price in respect thereof.

AND WHEREAS THE DEVELOPERS are entering into separate Agreements with several other persons in respect of the other flat in the Said building to be constructed by the DEVELOPERS on the said land.

Shantilal
S. T. Wadgaonkar

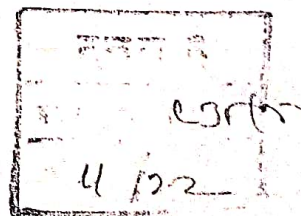


AND WHEREAS THE PURCHASER demanded from the DEVELOPERS and the DEVELOPERS have given inspection to the Purchaser of all the documents of title relating to the said land and the Plans, designs and specifications prepared by the "ARCHITECTS" and of Such other documents as are specified under the Maharashtra Ownership Flat Act 1963 (hereinafter referred to as "THE SAID ACT") and the rules made thereunder.

THE Purchaser had approached the DEVELOPERS to acquire from the DEVELOPERS Flat No. 503 on the 5th floor ANMOL HIRA admeasuring about 566 Sq. Ft. saleable area the DEVELOPERS agreed to assign all the rights, title and interest in the said Flat for a total Consideration of RS. 6,22,600/- (RUPEES SIX LAKHS TWENTY TWO THOUSAND SIX HUNDRED ONLY).

AND WHEREAS THE DEVELOPERS agreed to sell Flat No. 503 on the 5th floor at a price and on the terms and conditions hereinafter appearing. AND WHEREAS prior to the execution of these present the Purchaser has paid to the DEVELOPERS a sum of RS. 93,390/- (RUPEES NINETY THREE THOUSAND THREE HUNDRED & NINETY ONLY) as advance and part payment of the sale price of the Flat No. 503 agreed to be sold by the Developers of the Purchasers as Earnest Money / Advance payment of sale price of the Flat agreed to be sold to the Purchaser/s and Purchaser/s has / have agreed to pay to the Developers balance of sale price in the manner hereinafter appearing.

M. V. Kulkarni
25.12.2010



of the said Flat and any other deposits as may be payable, in proportion to his share in the said building along with the other Flat owners.

15. At the time of Registration, the Purchaser shall pay to the DEVELOPERS, the Purchaser's share of Stamp duty and registration charges payable, if any, by the said society or Limited company on the conveyance of Lease or any document or instrument of transfer in respect of the said land and the building to be executed in favour of the Society or Limited Company.

FIRST SCHEDULE ABOVE REFERRED TO
DESCRIPTION OF LAND

All that piece of land known as Plot No. 25 in village Nerul (G.E.S.), Nerul, Navi Mumbai under 12.5 % scheme (GES) containing by admeasurement 691.61 Sq.Mtrs or there about and bounded as follows:

THAT IS TO SAY :

ON OR TOWARDS THE NORTH BY – Plot No.27

ON OR TOWARDS THE SOUTH BY - Road

ON OR TOWARDS THE EAST BY - Plot No.26

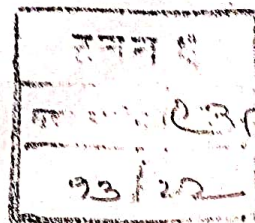
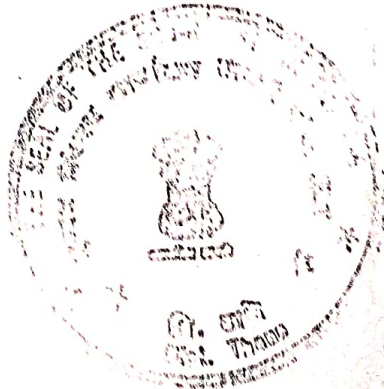
ON OR TOWARDS THE WES BY - 20 Mtrs wide Road

SECOND SCHEDULE ABOVE REFFERRED TO
DESCRIPTION OF FLAT

All that piece of property known as Flat No. 503 on the Fifth floor admeasuring about 566 Sq. Ft Saleable area in the ANMOL HIRA building on Plot No. 25 in village Nerul (G.E.S.) Nerul, Navi Mumbai, Dist. Thane.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands this day and year first hereinabove mentioned.

Handwritten signature
(S. S. S. S.)



SIGNED, SEALED AND DELIVERED
by the withinnamed THE DEVELOPERS
M/S. SIMMI BUILDERS
through its Partners
MR. SURESH HIRAJI PATIL *(Signature)*
in the presence of

B. A. Thakkar

SIGNED, SEALED AND DELIVERED
by the PURCHASER
Mrs. NEHA PRASHANT WORLIKAR.
In the presence of

B. A. Thakkar

Nea Worlikar

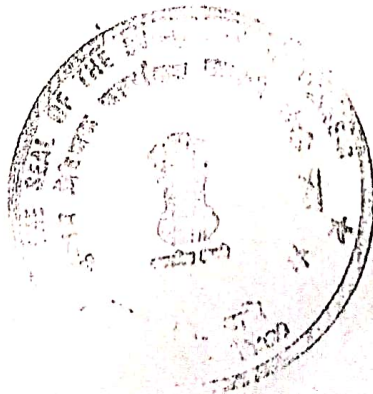
R E C E I P T

RECEIVED the sum of RS. 93,390/- (RUPEES NINTY
THREE THOUSAND THREE HUNDRED & NINTY ONLY)
From MRS. NEHA PRASHANT WORLIKAR being
the advance and part payment against the sale
price in respect of Flat No 503 on the 5th floor
in ANMOL HIRA standing on Plot No. 25, Nerul
village, Navi Mumbai, Tal. & Dist. Thane as agreed
under these presents Agreement.

I SAY RECEIVED

(Signature)

M/S SIMMI BUILDERS
Through its Partners
MR. SURESH HIRAJI PATIL



13

e3r/or
98/22

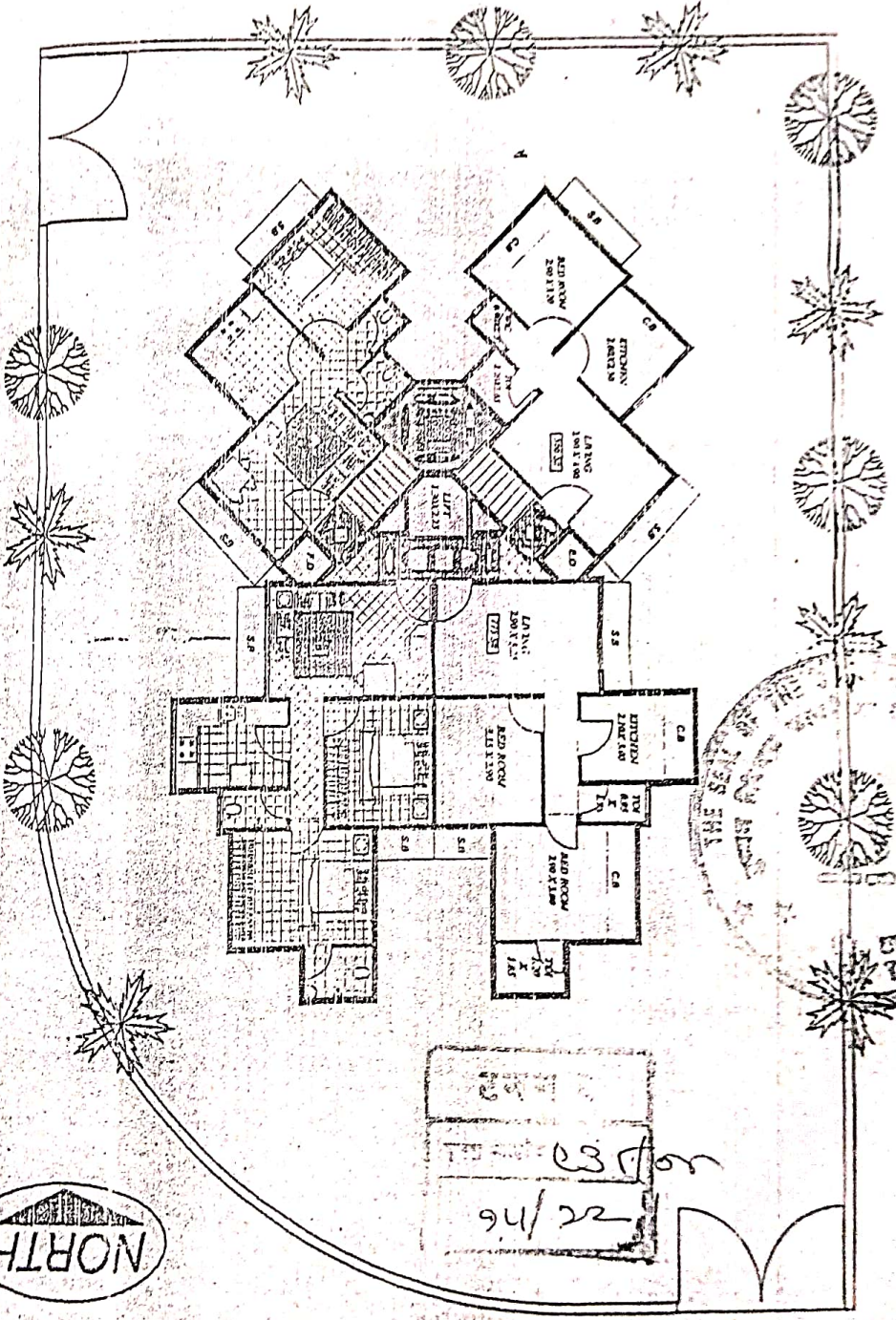
62/26
S/26



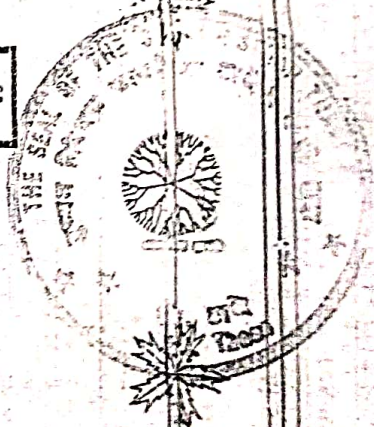
20.00 M W I D E R O A D



11.00 M W I D E R O A D



62/26
S/26





नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पत्तिका नं. : १००१ १० ११, १००१ १० १२
नवी मुंबई - ४०० ६१४
दुरध्वनी नं. : ०२२ २५ ३३, ०२२ २५ ३४
०२२ ४० ३३
फॅक्स : ०२२ ३० २५

1ST FLOOR, BELAPUR BHAYAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL No : 757 17 33, 757 17 28
757 40 33
FAX : 757 37 85

जा.क्र./नामुंमपा/नरवि/वा.प./वि.प.क्र.६९६/२००२/३१०८१०३
दिनांक :- २९/१२/२००३

प्रति,
श्री. हिराजी पांडुरंग पाटील,
भूखंड क्र. २५, गावियो, नेरुळ,
नवी मुंबई.

नस्ती क्र.नामुंमपा/वि.प्र.क्र.-६९६/२००२

विषय :- भूखंड क्र. २५, गावियो, नेरुळ, नवी मुंबई या जागेत रहिवास व वाणिज्य या कारणासाठी बांधकाम परवानगी देणेबाबत.
संदर्भ :- आपले नास्तुविशासद यांचा दि. १९/०५/२००२ रोजीचा अर्ज.

महोदय,

भूखंड क्र. २५, गावियो, नेरुळ, नवी मुंबई या जागेत रहिवास व वाणिज्य या कारणासाठी बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस संदर्भाधिन पत्रावरून प्राप्त झालेला आहे. संदर्भाधिन जागेत रहिवास व वाणिज्य उपयोगासाठी बांधकाम परवानगी मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ च्या कलम ४५ (१) (३) मधील तरतुदीनुसार मंजूर करण्यात येत आहे. बांधकाम प्रारंभ प्रमाणपत्र सोबत नियोजित बांधकामासाठी जोडित आहे. तसेच खाली नमूद केलेल्या बाबींची नोंद घ्यावी.

पाणी पुरवठा व मलनिःसारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील.

रस्त्यावर बांधकाम साहित्य टाकण्यासाठी सर्वप्रथम मालमत्ता ज्या विभागीय कार्यालयाच्या अखत्यारीत येते त्या विभाग अधिकाऱ्यांकडून आवश्यक फी चा भ्रमण करून आधी परवानगी घेणे आवश्यक आहे याची नोंद घ्यावी. तसेच रस्त्यावर वगैरेंत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर आढळून आल्यास आपणांस रितसर दंड भरावा लागेल. तसेच बांधकाम परवानगी रद्द करण्याबाबची कार्यवाही सुध्दा करण्यात येईल याबाबतची नोंद घ्यावी.

बांधकाम सुरु असताना जागेवरील रिकामे गाळे/सदनिका यांची सुरक्षणाची जबाबदारी जमीननालक/भूखंडधारक/गाळेधारक यांची राहिल. तसेच अर्घवट बांधलेल्या जागेचा भोवताप होवू नये म्हणून संबंधित भूखंडधारकाने कुंपण भिंत बांधून त्या ठिकाणी निश्चित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबंधितांवर महानगरपालिकेच्या कार्यवाही करण्यात येईल याची नोंद घ्यावी.

१९/२२



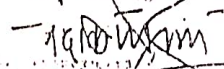
(क.भा.प.)
१५ २९

//२//

इमारातीये बांधकाम मंजूर नकाशाप्रमाणेच वळण्यात यावे. बांधकामामध्ये फेरफार असल्या यादीस बांधकाम करारवयाचे असल्यास महाराष्ट्र प्रादेशिक नगररचना अधिनियमातील तरतुदीनुसार सुधारित बांधकाम नकाशे मंजूर करून घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम चेर्यास तो वळण्यातील तरतुदीनुसार कारवाईस पात्र राहिल याची कृपया नोंद घ्यावी

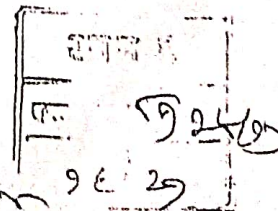
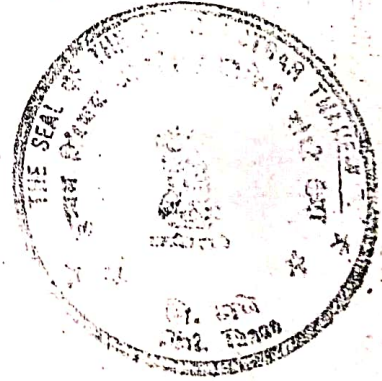
बांधकाम सुरु करताना वतनाचे नांव, बांधकाम परवानगीची तारीख, वास्तुधिशारदाचे नांव, जमीन मालकाचे नांव, ठेकेदाराचे नांव, बांधकाम क्षेत्र इ. साबी दशदिणारा पत्रक लावण्यात यावा. महानगरपालिकेस माहितीसाठी ठेकेदाराचे नांव व पुरव्हानी क्रमांक इ. बायतचा तापशिल काम सुरु चेर्यानंतर या वजयतयास पाठवण्यात यावा ही विनंती

अपारता,


सहाय्यक संचालक नगररचना
नवी मुंबई महानगरपालिका

प्रत माहितीसाठी:-

१. आर्कटेक्टा, वास्तुधिशारदा,
६०६, सिंधू अपार्टमेंट, व्ही.एन.पुरव मार्ग, चुनाभट्टी, मुंबई
२. उपायुक्त निर्धारक व संकलक, नमुंमपा, सीबीडी
३. विभाग अधिकारी नमुंमपा, नेरुळ,
४. रूप आयुक्त (अतिप्रमण)
५. शहर अभियंता



१०/२२

COMMENCEMENT CERTIFICATE

No: NMMCTPD/BPD.P.No.6967/002/3496/03

DATE: 21/17/2003

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949 to Shri. Hiraji Pandurang Patil, Plot No- 25, GES, Haveli, Haveli Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Total Built Up Area = R = 891.149 M² + C = 140.786 M² = 1031.935 M² = F.S.I. = 1.50
(Residential- Commercial)

- 1) The Certificate is liable to be revoked by the Corporation if:
- The development work in respect of which permission is granted under this certificate is not carried out or the use there of is not in accordance with the sanctions plans.
 - Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and / or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of section 43 of 45 of the Maharashtra Regional & Town Planning Act, 1966.

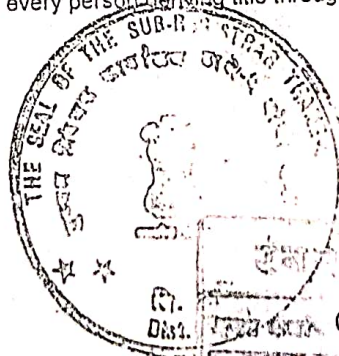
2) THE APPLICANT SHALL:

- Give a notice to the Corporation on completion upto plinth leave and 7 days before the commencement of the further work
 - Give written notice to the Municipal Corporation regarding completion of work.
 - Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building control Regulations and conditions of this Certificate.

The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard Institutions.

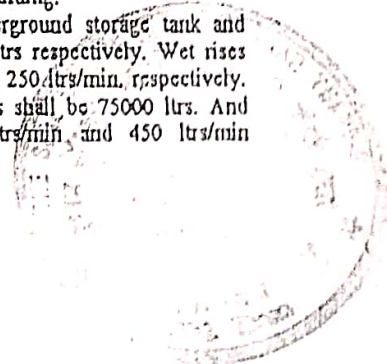
- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M.R. & T.P. Act, 1966. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.

- 5) The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.



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- 6) A certified copy of the approved plans shall be exhibited on site and the Main Board Showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot, No. Of Flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
- 7) The plot boundaries shall be physically demarcated immediately and the intimation is given to this section before completion of plinth work.
- 8) The amount of S.D. Rs. 1750/- ~~S.D. Rs. 13200/-~~ for Mosquito Prevention, S.D. Rs. 13200/- For debris & S.D. Rs. 3500/- for Tree Plantation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation For breach of any other Building Control Regulation and condition attached to the Permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two Compartments, one for drinking water & another for other than drinking water. It should confirm to the standards applicable in this behalf.
- 10) You should to the Executive Engineer, M.S.E.B. for the power requirement location of Transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq.M. or part thereof of the Plot Area.
- 12) For all building of non-residential occupancies and residential building with more than 16M. height. Following additional conditions shall apply
 - a) The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
 - b) Exit from lift lobby shall be through a self-closing smoke stop door.
 - c) There shall be no other machinery in the lift machinery room.
 - d) For centrally air conditioned building area of external open able windows on a floor shall be minimum 2.5% of floor area.
 - e) One of the lift (Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors; Lights shall not be designed in the staircase wall.
 - f) Electrical cables etc. shall in separate ducts.
 - g) Alternate sources of electric supply or adieselgenerator set shall be arranged.
 - h) Hazardous material shall not be stored
 - i) Refuse stamps or storage places shall not be permitted in the staircase wall.
 - j) Fire fighting application shall be distributed over the building.
 - k) For building up to 24 M. Height capacity of underground storage tank and overhead storage shall be 50,000 ltrs. And 10,000 ltrs respectively. Wet rises shall be provided. Pump capacity 1000 ltrs. /min and 250 ltrs/min, respectively. For building with height above 24 mtrs. The figures shall be 75000 ltrs. And 20,000 ltrs. And the pump capacity of 1350 ltrs/min and 450 ltrs/min respectively.

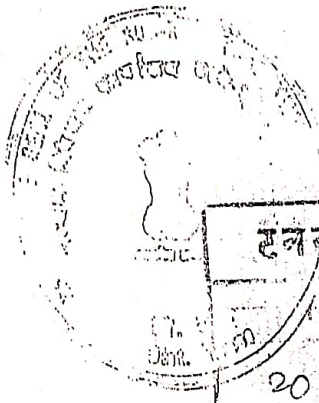


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- 14) No work should be started unless the existing structures are to be demolished.
- 15) Applicant/Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement.
- 16) The Owner & the Architect and Structural Engineer concerned are fully responsible for the Construction quality of the building as per approved building plan. Structural design, stability building construction quality, which should confirm to withstand an earthquake of highest intensity in seismic zone IV.
- 17) The Occupancy Certificate for the proposed building will not be granted unless the house Drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as proper demarcation of parking spaces with oil paints. Plantation of trees and provision of garbage bin on the site.
- 18) Application for completion/occupation Certificate shall be accompanied with the plan as per Construction done on the site.
- 19) The building material or earth removed from the trenches should be dumped or stored on Municipal road. If found so you are liable to fine as well as cost of lifting & transportation to dumping ground.
- 20) The building constructed should not be occupied without obtaining the Occupation Certificate. Otherwise you will be fined.
- 21) This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected.
- 22) The applicants should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after Construction and Tree Authority Bye-Laws 1966". The special mention is for mosquito Prevention activities, construction of over-head tanks, debris removal and the sanitary Conditions of drainage etc.
- 23) The construction work shall be completed before 09/04/2006 as per conditions mentioned in agreement dt. 10/04/2002 & must be applied for O.C. with all concerned NOC.
- 24) Window sill level must be at 0.90 M. height. The difference between chajja level & slab Level must be 0.50M. Minimum.

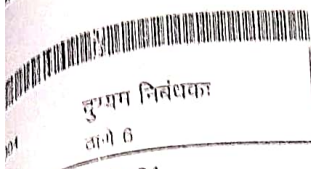
(N.S.Patil)

Assistant Director of Town Planning
Navi Mumbai Municipal Corporation
Navi Mumbai



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दुग्धम निबंधक
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दस्त गोषवारा भाग-1

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दस्त क्र 938/2004
09/02

प्रकार : 938/2004
करारनामा

पक्षकाराचे नाव व पत्ता

पक्षकाराचे नाव पेशित
पक्षकाराचे नं: 54/ 1/1
श्री/श्रीमती :
पत्तीचा नं :
शहर/जिल्हा :
पत्ता/गाव कोठी/गाव :
पिन :

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा दसा

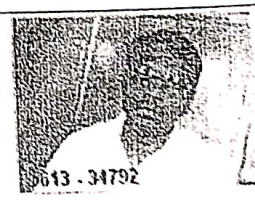
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पक्षकाराचे नाव व पत्ता
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श्री/श्रीमती :
पत्तीचा नं :
शहर/जिल्हा :
पत्ता/गाव कोठी/गाव :
पिन :

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राही



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