

Original

Sandie K. Dave
Vasai Agreement.

GALA No-15

पॉलिग्राफिक

पावती

Original/Duplicate

Wednesday, January
02, 2013
6:02 PM

नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 78 दिनांक: 02/01/2013

गावाचे नाव: वालीव
दस्तऐवजाचा अनुक्रमांक: वसई-1-78-2013
दस्तऐवजाचा प्रकार : करारनामा
सादर करणाऱ्याचे नाव: संदिप क्रीष्णकांत दवे

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 1660.00
पृष्ठांची संख्या: 83

एकूण: रु. 31660.00

आपणास हा दस्तऐवज अंदाजे 6:22 PM ह्या वेळेस मिळेल आणि सोबत थंबनेल प्रॉ व
CD घ्यावी.

सह दुय्यम निबंधक/व्यवहार
Sub Registrar
वग - २

बाजार मूल्य: रु.4543000/-

मोबदला: रु.2615130/-

भरलेले मुद्रांक शुल्क :
रु. 272600/-

- 1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 668332 दिनांक: 26/12/2012
बँकेचे नाव व पत्ता: UNITED BANK OF INDIA
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 1660/-

Scure

मुळ दस्त हा स्कॅन्ड प्रिंट व
मिनी सिडी सह परत दिला.

ax

गावाचे नाव : 1) वालीव

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	2615130
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4543000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :, इतर माहिती: गांव भौजे वालीव येथील स.नं. 91, हि.नं. 5/2, 6 ए वरील ओम इंडस्ट्रीयल इस्टेट प्रीमायसेस, वि.नं. 1,इंडस्ट्रीयल गाळा नं. 15, तळमजला, क्षेत्र 1340 चौ.फु. कारपेट म्हणजेच 1608 चौ.फु. बिल्टअप म्हणजेच 149.44 चौ.मी. बिल्टअप((Survey Number : 91 व 92 ; HISSA NUMBER : 5/2, 6 ए ;))
(5) क्षेत्रफळ	1) 149.44 चौ:मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स प्राईड बिल्डर्स एंड डेव्हलपर्स तर्फे भागीदार 1) श्री. जयेश प्रविणचंद्र मोदी -- वय:-45; पत्ता:-प्लॉट नं: 215, माळा नं: -, इमारतीचे नाव: सरीता इंडस्ट्रीयल इस्टेट, ब्लॉक नं: -, रोड नं: दहिसर टोल नाक्याजवळ, दहिसर पुर्व, , महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:- 2): नाव:-मेसर्स प्राईड बिल्डर्स एंड डेव्हलपर्स तर्फे भागीदार 2) श्री. क्रीष्णकांत एस. दवे -- वय:-50; पत्ता:-प्लॉट नं: 215, माळा नं: -, इमारतीचे नाव: सरीता इंडस्ट्रीयल इस्टेट, ब्लॉक नं: -, रोड नं: दहिसर टोल नाक्याजवळ, दहिसर पुर्व, , महाराष्ट्र, मुम्बई. पिन कोड:-400068 पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-संदिप क्रीष्णकांत दवे वय:-21; पत्ता:-प्लॉट नं: 402, माळा नं: -, इमारतीचे नाव: सरीता अपार्टमेंट, सागर कॉम्प्लेक्स, ब्लॉक नं: -, रोड नं: साई बाबा नगर, बोरीवली प., महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-ARUPD7910M 2): नाव:-गीता क्रीष्णकांत दवे वय:-41; पत्ता:-प्लॉट नं: 402, माळा नं: -, इमारतीचे नाव: सरीता अपार्टमेंट, सागर कॉम्प्लेक्स, ब्लॉक नं: -, रोड नं: साई बाबा नगर, बोरीवली प., महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-ADXPDP3410H
(9) दस्तऐवज करून दिल्याचा दिनांक	31/12/2012
(10)दस्त नोंदणी केल्याचा दिनांक	02/01/2013
(11)अनुक्रमांक,खंड व पृष्ठ	78/2013
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	272600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



साई दुय्यम निबंधक वसई - २
वसई - २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

वसई - १

महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुद्रांकन अहवाल सन २०१२

दस्त क्रमांक. ७८ / २०१३

१ / ८३

- १) दस्ताचा प्रकार : विराजाम अनुच्छेद क्रमांक
- २) सादरकर्त्याचे नांव : श्री. सोदय किष्करकोट देव
- ३) तालुका : वसई ४) गांवाचे नांव : वालिंबु
- ५) नगरभूतपत्र क्रमांक/सर्व्हे नं./अंतिम भूखंड क्रमांक : २१/१२, २२/२३
- ६) मूल्य दरविभाग (झोन) : उपविभाग :
- ७) मिळकतीचा प्रकार :- खुली जमिन/निवासी/कार्यालय/दुकान/औद्योगिक/
- ८) दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- कारपेट/बिल्टअप/सुपर बिल्टअप/चौ. मिटर/फुट.
१४०-४४
- ९) कार पार्किंग : गल्ली : पोटमाळा :
- १०) मजला क्रमांक : ००५५५५ उदवाहन सुविधा :- आहे / नाही.
- ११) बांधकाम वर्षे : घसारा :
- १२) बांधकाम प्रकार :- आर. सी. सी. / इतर पक्के / अर्धे पक्के / कच्चे.
- १३) बाजार मूल्य तक्त्यातील भार्गदर्शक सुचना क्र. :- ज्यान्यथे दिलेली घट / वाढ.
- १४) लिट्ट अँड लायसन्सचा दस्त : १. प्रतिमाह भाडे रकम :
निवासी / अनिवासी २. अनामत रकम/अगावू भाडे :
३. कालावधी :
- १५) निर्धारित केलेले बाजारमूल्य :-
- १६) दस्तमध्ये दर्शविलेला मोबदला :- २६९१९३०/-
- १७) देय मुद्रांक शुल्क :- २४२६००/- १८) भरलेले मुद्रांक शुल्क :- २४२६००/-
- १९) देयक नोंदणी फी :- ३०,०००/- + पानोल्पात

लिपिक

सह दुय्यम निबंधक

प्रतिज्ञा / घोषणा पत्र

मी/आम्ही

१. श्री./श्रीमती

श्री. सोदय किष्करकोट देव

२. श्री./श्रीमती

श्री. मिता किष्करकोट देव

३. श्री./श्रीमती

सत्य प्रतिज्ञेवर कथन करितो की, दस्तऐवजाची विषयवस्तू असलेली मिळकत ही यापूर्वी खरेदी देणान्याने कोठेही विक्री, गहाण, दान, लिज, मुखत्यार, पोटगी वा इतर अन्य प्रकारे कोठेही जडजोखमामध्ये गुंतविलेली नाही. यांची नोंदणी कायदा - १९०८ मधील असणाऱ्या शोध (Serach) तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सादर मिळकत ही खरेदी देणार यांच्याच मालकीची आहे. याबाबत सुध्दा अभिलेख पाहून खात्री करून घेतलेली आहे. या मिळकतीबाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी माझी/माझी पत्नी/माझी मुले/माझी मुले यांची मी / आम्ही हमी देतो.



खरेदी देणार (Purchaser)

[Signature]

[Signature]

No. 331029

ग्राहकाची प्रत/Party Copy
The Greater Bombay Co-op. Bank Ltd.
(Scheduled Bank)

शाखा/Br. वि. प्रेस वॉचे को. ऑप. बँक लि.

दिनांक/Date 26.12.2012

मुद्रांक शुल्क / Stamp Duty रु. / Rs. 2,27,100/-

सेवा आकारणी शुल्क/रु. 10/-

Service Charges/Rs. 10/-

No. of Documents

एकूण/Total Amount रु./Rs. 2,27,110/-

अक्षरी रूपाने / Amount in Words Two Lakhs

Twenty thousand one

Hundred ten only

मुद्रांक शुल्क भरणाऱ्याचे नाव / Name of stamp duty

Paying party Sandip. k. Dave.

पॅन नं./Pan No. ARUPD7910M

पत्ता/Address & Tel. No. 215, Sarika

402/3 Sarika Industrial Estate, Dahisar

Complex, Dahisar, Mumbai - 400068

सामोठ्या पक्षकारचे नाव / Name of counter party

Pride Builders & Developers

व्यवहाराच्या उद्देशाचे वर्णन / Purpose of

transaction Sale Agreement

चानोदना/पिओडीएच्या क्रमांक/आहेत्या बँकेचे नाव व शाखा/

Name of the Drawee Bank & Branch

डि. डि. पि.ओ.डी. बँक नं.

D.D. P.O. Cheque No. if any

रोखपास/ Cashier अधिकार्याची सही

Authorised Signatory

मुद्रांक केलेले दस्तावेज घेण्यास घेताना ही पावती आणणे

आवश्यक आहे/This counter fall has to be

presented at the time of delivery of

stamps. Subject to Delivery of stamp

document on next working day.

26 DEC 2012

दस्तावेजाचे प्रकार / Nature of Document)	Sale agreement
नोंदणीचे तपशील / Registrable Details	Registrable / Non Registrable If Registrable Name of S. R. O. Vasai-1
वशाचा मुद्रांक क्रमांक / Printing Unique No.)	02911
मिळकतीचे थोडक्यात वर्णन / (Property Discription in brief.)	
मोबदला रक्कम / (Consideration Amount)	
मुद्रांक खरेदीदाराचे नाव / (Stamp Purchaser's Name)	Sandip Krishnakant Dave
दस्तावेजातील दुसऱ्या पक्षकाराचे नाव / (Name of the other Party)	
हस्ते असल्यास नाव व पत्ता / (If through Name & Address)	
मुद्रांक शुल्काची रक्कम / (Stamp Duty Amt.)	Rs. 2,27,100/-
प्रमाणित अधिकार्याची पूर्ण स्वाक्षरी व शिवा / (Authorised Person's full Signature & Seal)	<i>Sandip</i>

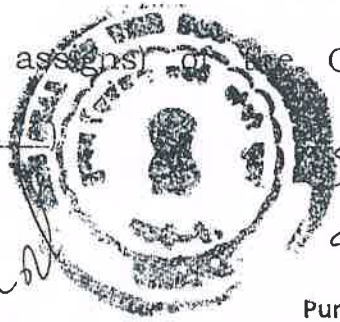
ARTICLES OF AGREEMENT

ARTICLES OF AGREEMENT made at Vasai, this 31 Day of Dec 2012 BETWEEN M/S. Pride Builders and Developers through Partners 1) Mr. Jayesh Pravinchandra Modi, 2) Mr. Krishnakant S. Dave, having its registered office at 215, Sarika Industrial Estate, Near Dahisar Toll naka, Dahisar (East), Mumbai-400068, hereinafter referred to as "OWNERS-BUILDERS", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the survivors of the partners and his/her/their heirs, executors, administrators and assigns) of the ONE PART: (PARTNERS)

M/s. Pride Builder & Developers

J.P. Modi

Partners



Sandip k. Dave

Purchasers

भारत 02911 SPECIAL ADHESIVE DEC 26 2012
R. 02271001-PB5222
147138
14:19

For Greater Bombay Co-op. Bank Ltd.
VIJAY V. PANGAM
Kandivali Branch
Two Lacs Twenty seven Thousand One Hundred only

No. 331143

ग्राहकाची प्रत/Party Copy
The Greater Bombay Co-op. Bank Ltd.
(Scheduled Bank)

शाखा/Br. _____

दि ग्रेटर बॉम्बे को. ऑप. बँक लि.
दिनांक/Date 29/12/2012

मुद्रांक शुल्क / Stamp Duty रु. / Rs. 45500/-
सेवा आकारणी शुल्क/रु. _____
Service Charges/Rs. 10/-
No. of Documents _____
एकूण/Total Amount रु./Rs. 45510/-
अक्षरी रूपाने/Amount in Words
Fourty five thousand five hundred and ten only
मुद्रांक शुल्क भरणाऱ्याचे नाव/Name of stamp duty
Paying party Sandip.k.Dave

पॅन नं./Pan No. _____
पत्ता/Address & Tel. No. _____
402/403 Sai Baba Complex, Vasai
Complex Sai Baba Nagar, Vasai
Borivali, West Mumbai-92
संपादन/पत्रकारचे नाव/Name of printer party
Pride Builders & Developers

व्यवहाराच्या उद्देशाचे प्रकार/ purpose of
transaction
Sale agreement

घनादेश/वि. ऑर्डर ज्या बँकेच्या फाईलमध्ये उद्दिष्टा बँकेचे नाव व शाखा/
Name of the Drawee Bank & Branch

डि. डि. पी. ऑर्डर चेक नं. _____
D.D. P.O. Cheque No. if any _____

रोखापाल/ Cashier _____
अभिप्रेत्याची सही
Authorized Signatory
मुद्रांक केवळ दस्तावेजाचे प्रमाण असून यंत्रणेची पावती आणणे आवश्यक आहे/This counterfoil has to be presented at the time of delivery of stamps. Subject to delivery of stamp document on next working day.

प्रकार (Nature of Document)	Articles of Agreement
पंजीयनाचे तपशील (Registration Details)	Registrable / Non Registrable If Registrable Name of S. R. O. Vasai - 1
उशाचा युनिक नंबर (Franching Unique No.)	03082
मिळकतीचे थोडक्यात वर्णन (Property Discription in brief.)	
गोवदला रक्कम (Consideration Amount)	
मुद्रांक खरेदीदारचे नाव (Stamp Purchasers Name)	Sandip Krishnakant Dave
दस्तावेजातील दुसऱ्या पक्षाचे नाव (Name of the other Party)	
हस्ते असल्यास नाव व पत्ता (if through Name & Address)	
मुद्रांक शुल्काची रक्कम (Stamp Duty Amt.)	Rs. 45,500/-
प्राधिकृत अधिकार्याची पूर्ण स्वाक्षरी व शिक्का (Authorised Person's full Signature & Seal)	



ARTICLES OF AGREEMENT

ARTICLES OF AGREEMENT made at Vasai, this 31 Day of Dec 2012 BETWEEN M/S. Pride Builders and Developers through Partners 1) Mr. Jayesh Pravinchandra Modi, 2) Mr. Krishnakant S. Dave, having its registered office at 215, Sarti Industrial Estate, Near Dahisar Toll naka, Dahisar (East), Mumbai-400068, hereinafter referred to as "OWNERS-BUILDERS", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the survivors of the partners and his/her/their heirs, executors, administrators and assigns) of the ONE PART:

M/s. Pride Builder & Developers

Partners



Purchasers

For Greater Bombay Co-op. Bank Ltd.
VIJAY P. PANGARKAR
Kandivali Branch
Kandivali (W)

For Fourty Five Thousand Five Hundred only

The Greater Bombay Co-operative Bank Ltd. Bhoormi Apt. Building No. 8, Dahankar wadi, Sector 4, Panchsheel Enclave, Kandivali (W).
Mumbai-400068
D-51/ST/VI/C-R/4024/01-195/208-209
शुभंक 03082
161139
R. 00455001-PB5222
DEC 29 2012
SPECIAL ADHESIVE
10:35

वसई - १

दस्त क्रमांक. - ७८ / २०१३

४ / ८३

AND

1) Mr. Sandip Krishnakant Dave, age 21, 2) Mrs. Geeta Krishnakant Dave, age 41, both Indian inhabitant residing at 402, Sarita Apartment, Sagar Complex, Sai Baba Nagar, Borivali, Mumbai-400 092, hereinafter called "THE PURCHASERS", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his/her/ their for the time being, the survivor or survivors of his/her/their and the respective heirs, executors, administrators and assigns) of the OTHER PART. (PAN No. ARUPD7910M and ADXPD3410H)

WHEREAS:

M/S. Pride Builder and Developers through Partners 1) Mr. Dhiren Gangji Gala, 2) Mr. Pentagon Packaging Pvt. Ltd. through its director Mr. Jayesh Pravinchandra Modi, 3) Mr. Krishnakant S. Dave & 4) Mr. Sumit Ashok Jain are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property of land bearing Survey No. 91, Hissa No. 5/2, area admeasuring 0. 54. 5 H-R- P, assessment Rs. 4. 92, & Survey No. 91, Hissa No. 6/A area admeasuring 0. 06. 3, assessment Rs. 0. 78, total area admeasuring 0 - 60-8 H. R. P., equivalent _____ Sq.mtrs situated at Village Waliv, Taluka Vasai, Dist Thane and more particularly describe in the schedule "A" herein under written (hereinafter referred to as 'Said Property'.)

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Signature

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AND WHEREAS the said property was originally owned by Mr. Kanhu Dalvi a protected tenant, who purchased the said property under section 32G of The Bombay Tenancy & Agricultural Land Act, 1948, and accordingly his name was entered as a owner in revenue record subject to section 43 of The Bombay Tenancy And Land Act 1948.

AND WHEREAS Mr. Kanhu Dalvi died intestate leaving behind Mr. Rajesh Kanhu Dalvi and others as his legal heirs and representatives and accordingly their names were incorporated in the revenue record vide mutation entry no. 3217.

AND WHEREAS The said land was being covered Under Section 36 and 36 A of The Maharashtra Land Revenue Code and under Section 43 of The Bombay Tenancy and Land Act and further the said permissions were obtained in respect of the said property.

AND WHEREAS after obtaining permission of Govt. of Maharashtra, the owner Mr. Rajesh Kanhu Dalvi & others sold the said property to Mr. Sunil Moreshwar Acholkar for the Industrial purpose, and accordingly the owners executed registered Conveyance deed dated 09/12/2011, vide registered document no. 14156/2011 before Sub-Registrar Assurance at Vasai in the favour of Sunil Moreshwar Acholkar and

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Name of Shri Sunil	

further after obtaining Conveyance Deed the name of Shri Sunil Moreshwar Acholkar was incorporated in revenue record vide mutation entry no. 6022.

Further Shri. Sunil Moreshwar Acholkar agreed to sell the said land to M/s. Pride Builders and Developers and accordingly Shri. Sunil Moreshwar Acholkar executed Agreement for Sale in the favour of the M/s. Pride Builders and Developers dated 27/11/2009, and after execution of the Agreement of Sale, the owners- builders allotted some of Galas in the Industrial premises to be constructed on the said land and the Purchaser/s of the Gala have paid part consideration to the owners-builders, but delay was caused in carrying out construction work due to required permission were not obtained, and the rate agreed upon at the time of allotment of Galas i.e. in the year 2009 was less compare to present rate and further it is agreed by the Purchaser/s that any difference in Taxes, Municipal charges, Vat tax, service tax or any other taxes levied shall be payable by the Purchaser/s.

AND WHEREAS Mr. Sunil Moreshwar Acholkar executed Conveyance Deed dated 04.02.2012, vide registered document no: 1357/2012, with all their right, title and interest in the said property in the favour of M/S. Pride Builder and Developers through Partners 1) Mr. Dhiren Gangji Gala, 2) Mr. Pentagon Packaging Pvt. Ltd. through its director Mr. Jayesh

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Pravinchandra Modi, 3) Mr. Krishnakant S. Dave & 4) Mr. Sumit Ashok Jain and accordingly their names were incorporated in the Revenue Record.

AND Further M/S. Pride Builder and Developers applied to Vasai Virar City Municipal Corporation for Development Permission for Industrial Buildings on land bearing Survey No.91, Hissa No. 5/2 & 6A situated at Village Waliv, Taluka Vasai, Dist Thane and Vasai-Virar Municipal Corporation vide their letter reference no. VVCMC/TP/CC/VP-4888/995/2012-13 dated 29/06/2012, granted permission for Industrial Building No: 1 consisting of G+ 1(pt) with 30 galas.

Further on application of M/s Pride Builder and Developers, the Vasai Virar City Municipal Corporation granted Development permission for building no: 2 consisting of G+1 (pt) of 28 Galas vide their letter ref no: VVMC/TP/CC/VP-4888/996/2012-13 dated 29/06/2012.

Further the M/s Pride Builder and Developers have obtained permission for two buildings as mentioned above and further the Owners-Builders have applied to Vasai Virar City Municipal Corporation for approval of second floor for consumption of balance/additional FSI and TDR.

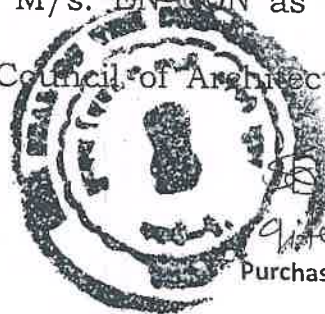
In order to develop the said property the Owners-Builders have appointed M/s. EN-GON as their Architects who are registered with the Council of Architects and have entered

M/s. Pride Builder & Developers

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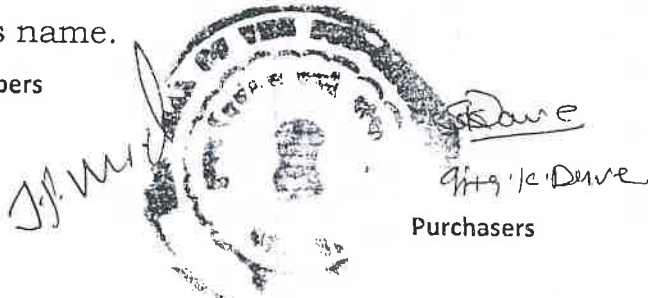
into the Agreement with the Said Architect as prescribed by the Council of Architect. The Owners-Builders have through the said architects also submitted plans for development of proposed Industrial Building and obtained approval vide their letter reference no. VVCMC/TP/CC/VP-4888/995/2012-13 dated 29/06/2012, Industrial Building No. 1 vide their letter reference no. VVCMC/TP/CC/VP-4888/996/2012-13 dated 29/06/2012, Industrial Building No. 2.

Further the Owners-Builders have appointed M/s En-Con as Structural Engineer for the preparation of structural design and drawing of the proposed Industrial Premises of the Owners-Builders. As a result of the aforesaid, the Owners-Builders are entitled to and enjoined upon to construct the Industrial building, consisting of Ground + 1 floor particularly describe in the schedule hereunder written and sell the Gala (all of which hereafter for the sake of brevity and connivance are referred to as the "Gala" and reference to "Purchaser/s" in the said Agreement means Purchaser/s of the such Gala in the said Industrial Premises. And secondly the Owners- Builders have already applied for approval of second floor, for consuming the balance/ additional FSI and TDR. Now the owners for the development of the said plot have formed a partnership firm both the owners being partners of M/S. Pride Builder and Developers and the said development of the said plot will be carried in M/S. Pride Builder and Developers name.

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The Purchaser/s has demanded from the Owners-Builders and the Owners-Builders have given to the Purchaser/s inspection of all the documents of title relating to the said land, along with the Title Certificate issued by the Advocate Shri. M.S Rodrigues dated _____. The plans design and specification prepared by the Owners-Builders Architect "M/s. EN-CON" and the Owners-Builders have also disclosed about constructing Second floor after due approval obtained from Municipal Corporation which is in due process and all such other documents as are specified under clause (a) to (k) of sub-section (2) of section 3 of the Maharashtra Ownership Flats (Regulation of promotion of Construction, sale Management and Transfer) Act, 1963 (Maharashtra Act No. XLV of 1963) as amendment hereinafter for brevity sake to be referred to as "the said Act" as well as items covered under clause (a) to (9) of rule 4 of the Maharashtra Ownership Flat Rules" 1964 hereinafter for brevity's sake referred to as "the said Rules" an the Purchaser/s is satisfied with the same and has no further or other information nor disclosure to be required from the Owners-Builders.


While sanctioning the said plans for the said Industrial Premises the Concerned Local Authorities and / or government have laid down / may lay down certain terms, condition, stipulation and restrictions which are to be observed and performed by the Owners-Builders while construction the said Industrial Premises and upon the observance and performance of

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Gite, /c/ Dave.

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which only the occupation and the completion certificate in respect of the said Industrial Premises shall be granted by the concerned authority.

Relying upon the said application, declaration and agreements contained in this agreement by the Purchaser/s the Owners-Builders agree to sell to the Purchaser/s the said "Gala" at the price and on the terms and conditions hereinafter appearing, on as is where is basis and considering the fact that the Purchaser/s has verified and satisfied himself/herself/themselves as to the title of the said Industrial, the plot of land being developed and also the development permissions, sanctions and plans duly approved by the competent authorities and the amendments thereto, etc..

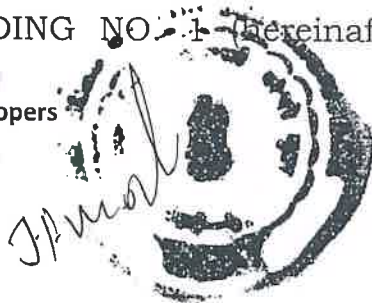
NOW THIS AGREEMENT WITNESETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The recitals and schedules and Annexure contained above shall form an integral and operative part of this agreement as if the same were set out and incorporated in verbatim.
2. The Owners-Builders have constructed the said Industrial Premises consisting of G +1 floor on the said land and known as "OM INDUSTRIAL ESTATE" BUILDING NO. 1. Hereinafter referred to as the said

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Partners



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Industrial Estate) in accordance with the plans, approved by the concerned Local Authority and which plans have been inspected and approved by the Purchaser/s, with such variation, amendments, modification and alteration as the Owners-Builders may deem fit and/or as may be required by the concerned Local Authority or the Government to be made in them or any of the and the Purchaser/s hereby gives his irrevocable consent including as required under section 7 & 7A of MOFA and other applicable statutory provisions and enactments Owners-Builders to add alter vary or modify from time to time the said plans, including for putting up further construction whether on the same building horizontally and/or vertically or otherwise, no further consent of the Purchaser/s is required for any modifications, alternation variation amendment of the plans including for additions in the said Industrial Premises to be constructed on the said land.

3. The Owners- Builders have agreed to sell and the Purchaser/s has agreed to purchase the said Gala no: 15 on the ground floor in building no: 1 admeasuring 1340 sq.ft equivalent to 1608 sq. ft. (built-up) equivalent to 149.44 sq.mtrs. (built up) to be known as (OM Industrial Premises) as shown in the floor plan annexed with these presents for total consideration of Rs.26,15,130/-

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(Rupees Twenty Six Lacs Fifteen Thousand One Hundred and Thirty Only) has been paid by the Purchaser/s on or before execution of these presents and the balance amount shall be paid by the Purchaser/s to the Owners-Builders in the following manner:

- i. 20% at the time of Booking Rs.5,23,026/-
- ii. 20 % at the time of Plinth Rs.5,23,026/-
- iii. 20 % at the time of First Slab Rs.5,23,026/-
- iv. 15 % at the time of Execution of Agreement Rs.3,92,269/-
- v. 10 % External Work Rs.2,61,513/-
- vi. 10 % Internal Work Rs. 2,61,513/-
- vii. 5 % at the time of Possession Rs.1,30,756/-

4. Without prejudice to other rights of the Owners-Builders in case of default in payment of each or any of the respective installment on or before their due date for any reason whatsoever, the Purchaser/s/s agrees to pay such amounts which have become due and payable by the Purchaser/s to the Owners-Builders along with 24% interest from the date the said amount is/were payable by the Purchaser/s to the owners builders, till the payment thereof with interest thereon as provided above.

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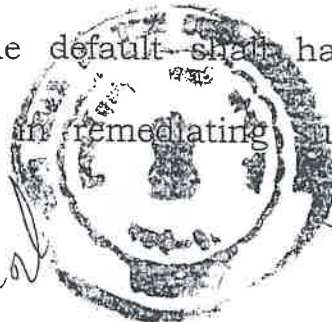
Purchasers

5. On the Purchaser/s committing default in payment on due date of any amount due and payable by the Purchaser/s to the Owners-Builders under this Agreement for Sale (time being the essence of the contract) (including his/her Proportionate share of taxes levied by concerned local authority and other outgoings) and/or on the Purchaser/s committing breach of any of the terms and conditions herein contained the Owners-Builders shall be entitled at their option, to terminate this Agreement. Provided always that the power of termination herein before contained shall not be exercised by the Owners-Builders unless and until the Owners-Builders shall have given to the Purchaser/s fifteen days prior notice in writing (which shall deemed to have been duly served and received by the Purchaser/s, if send by the Registered A.D. or Courier Services at the address of the Purchaser/s recorded elsewhere herein last of such address that may have been recorded with the Owners-Builders through written intimation of Purchaser/s and duly acknowledged by Owners-Builders) of his intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it intends to terminate this agreement and that the default shall have been made by the Purchaser/s in remediateing such breach or breaches

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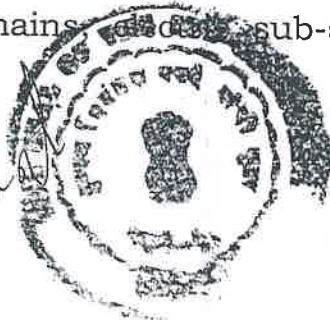
within the said notice period of 15 days, provided further that upon termination of this Agreement as aforesaid the Owners-Builders shall at liberty to dispose of an sale and the said Gala to such person and at such price as the Owners-Builders may in its absolute discretion think fit without any further recourse to the buyer and the earnest money paid by the Purchaser/s to the Purchaser/s to the Owners-Builders shall forfeited.

6. The Purchaser/s hereby agrees that in event of any amount by way of premium of security deposit is payable to VASAI-VIRAR CITY MUNICIPAL CORPORATION or to the State Government or betterment charge or security deposit for the purpose of giving water connection, drainage connection and electric connection, Sales tax/ VAT tax/ Service tax/TDS or any other tax or payment of a similar nature becoming payable by the Owners-Builders the same shall be paid by the Purchaser/s to the Owners-Builders in proportion to the area of the said premises and in determining such amount the discretion of the Owners-Builders shall be conclusive and binding upon the Purchaser/s. It is agreed that the betterment charges referred hereinabove, the Purchaser/s may be called upon to pay the Builders & Developers in respect of installation of water line, water mains sewerage line, sewerage mains and sub-station (if any) cost and

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deposit for transformer, making and maintaining of 3 internal Roads and access to the said property drainage, layout and all other facilities till the charge of the said property is handed over to such Society or Limited or Condominium of Apartment as the case may be.

7. The Purchaser/s shall at time of execution of these presents of the said premises pay to the Builders & Developers Rs. _____/- for legal charges, formation of Society charges for registration, entrance fees, share money, water connection charges, electric deposit, fire fighting NOC and fitting charges, and Miscellaneous Expenses. The Purchaser/s shall also pay Rs. _____ as advanced maintenance charges for period of 12 months to Owners-Builders.

8. The Owners-Builders hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the Vasai Virar City Municipal Corporation at the time of sanctioning the plans or thereafter and shall, before handing over possession of the said Gala to the Purchaser/s, obtain from the Concerned Local Authority Occupation Certificate in respect of the Industrial Premises.

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9. The Owners- Builder shall complete the said construction in accordance with norms and conditions laid down by the Vasai Virar City Municipal Corporation and the Owners- Builder shall hand over proper, peaceful, uninterrupted possession by ____, subject to Occupancy Certificate granted by the Vasai Virar City Municipal Corporation.

10. The Owners-Builders have to the best of their knowledge and belief made full and true disclosure of the nature of their title to the said property, Owners-Builders however, agree that before transferring and/or vesting the said Industrial Premises in favour of the society or any other incorporated body formed of acquires of Industrial Premises in the said Industrial Premises, the Owners-Builders shall ensure that the said Industrial Premises along with the land, underneath the building and the appurtenant thereto, is free from all encumbrances at the time of the execution of such document.

11. The Owners-Builders is entitled to all F.S.I. including residual/balance floor space index and/increase thereof for any reason whatsoever in respect of the said land and/or part or part thereof and utilization of any or other FSI including TDR/FSI on the said land as permissible under D.C. Rules & Regulations, and FSI made available

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under changes and alteration made in DCR, Statute and/or authorities from time to time.

12. The Purchaser/s/s shall have no claim, save and except in respect of the Gala hereby agreed to acquire. All open spaces, lobbies, terraces, staircase etc will remain the property of the Owners-Builders, until the whole property is proposed to be transferred to the duly registered organization as hereinafter mentioned but subject to the rights of the Owners-Builders as mentioned herein.

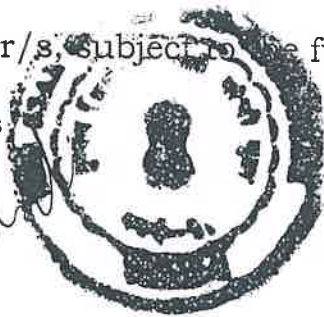
13. The Fixtures, fittings and amenities provided by the Owners-Builders in the said Gala and the said "Industrial Premises" and the list of fixtures and amenities is being annexed herein with the said Agreement.

14. The said Industrial premises is under construction as per the norms of Vasai Virar Municipal Corporation and after completion the Owners-Builders shall apply to Vasai Virar Municipal Corporation for issuing Occupation Certificate and the possession shall be handed over after obtaining the occupation certificate, the owner-Builder shall not be held responsible if there is delay in obtaining occupation certificate which is beyond control of owner-Builder, and after obtaining occupation certificate the Owners-Builders will hand over Possession to the Purchaser/s, subject to the full payment is being paid.

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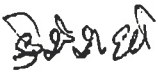
15. The Purchaser/s/s hereby grants power authority and consent to the Owners-Builders and agrees.

a. That even after the vesting documents as may be permissible under law is executed, the Owners-Builders alone shall be entitled to all FSI in respect of the said land/and or portion or portions thereof whether available at present or in future including the balance FSI, the additional FSI available under D.C. Regulations time to time and/or by any special concession, modification of present rules and Regulations granting, FSI, FSI available in lieu of the road widening, Set back, reservation, by way of Transfer of Development Rights (TDR) from the said lands or acquired from other lands or otherwise however.

b. That under no circumstances the Purchaser/s/s and/or society or other common organization will be entitled to any FSI or use of TDR in respect of the said land or shall have any right to consume the same in any manner whatsoever provided always that the "Industrial Premises" Purchaser/s shall be entitled only to FSI consumed in construction of the said "Industrial Premises".

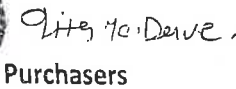
c. That the Owners-Builders shall be entitled to develop the said land/or portion or portions thereof fully by construction and/or making additions in the said Industrial Premises and/or by construction additional

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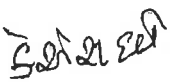
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building/floors/structures so as to be permissible at present or in future for the said land and inclusive of staircase, lift, passage, open areas, by way of purchase of floating FSI, TDR, free FSI which may be available on the said land or acquired otherwise howsoever and including putting up any "Additional Construction" as mentioned above including on the top terrace and/or pocket terrace and Owners-Builders shall alone remain entitled for selling the same and appropriating to themselves the entire sale precedes thereof without the Purchaser/s or other acquires of the "Gala" in said Industrial Premises or Buildings and/or their common organization having any claim thereof or to any part thereof. The FSI of any nature whatsoever available at present or in future and further and/or additional construction shall always be the property of the Owners-Builders chooses and deem fit. The Purchaser/s/s agrees not to raise any objection claim reduction in price and/or claim compensation and or damages including on the ground of inconvenience and nuisance while putting up such additional construction mention above in this agreement. The Owners-Builders shall be entitled to consume such FSI by raising floor or floors on any structure including the said Industrial Premises and/or putting additional structures and or/by way of extension

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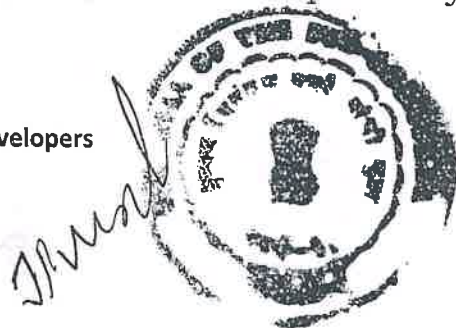
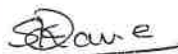
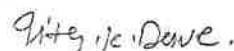
of said Industrial Premises and/or documents vesting the title of the said portion, vis-à-vis the said Industrial Premises and transfer of rights and benefits of the Owners-Builders as herein mentioned shall be subject interalia to the aforesaid reservation.

- d. To admit without any objection the persons who are allotted Gala by the Owners-Builders in the additional construction being carried out /completed/contemplated in future by the Owners-Builders as members of the society or incorporated body after the registration thereof. Incase all the premises in the said Industrial Premises are not sold, transferred, assigned and conveyed to any third parties by the Owners-Builders prior to/on formation and registration of the said Co-operative Housing Society/Condominium/Company, the Owners-Builders shall be treated as Promote members thereof, in respect of the said unsold premises in the said Industrial Premises, to which the Purchaser/s herein hereby irrevocably consents, agrees and provides his No Objection thereto.
- e. Not to raise any objection or interference with Owners-Builders rights reserved hereunder. -
- f. To execute if any further or other writing, documents, consents, etc. as required by the Owners-Builders for

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carrying out terms hereof and intentions of the parties hereto.

g. To do all other acts, deeds, things and matters and sign and execute such papers, deeds, things and matters and sign and execute such papers, deeds documents, writings, forms, applications etc at the costs and expenses of the Purchaser/s which the Owners-Builders in his absolute discretion deem fit for putting into complete effect the provisions of this Agreement.

h. The aforesaid, consent, agreement and covenants shall remain valid, continuous, irrevocable, subsisting and in full force even after the possession of the said Gala, Parking Spaces etc. handed over to the Purchaser/s and/or possession of the said Industrial Premises is handed over to the ad-hoc committee or society or incorporated body of the Purchaser/s "Industrial Premises" and vesting document is executed. The aforesaid covenants or such of them as the Owners-Builders may deem fit will be incorporated in the vesting document.

16. The Owners-Builders shall be entitled to sell the Gala in the said Industrial Premises for any use, if any required and Purchaser/s subject to above, hereby gives his irrevocable consent to any use thereof by the Owners-Builders.

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17. Without prejudice to the other rights and contentions of the Owners-Builders and without waiver of any of the rights and contentions of the Owners-Builders, the Purchaser/s agrees to pay to the Owners-Builders interest calculated at the rate of 24% per annum on all the amount which become due and payable by the Purchaser/s to the Owners-Builders under the terms of this agreement for sale from the date the said amount becomes payable by the Purchaser/s till the date the payment is received by the Owners-Builders.

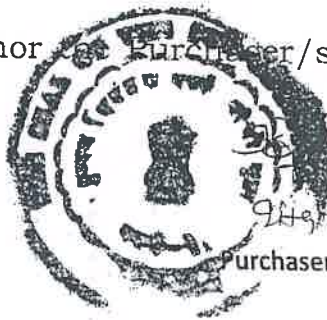
18. The Industrial Premises is under construction and after completion of the said Industrial Premises the Owners-Builders shall apply for Occupation Certificate and after obtaining occupation certificate, the owners-Builders shall hand over possession to the Purchaser/s. If the Purchaser/s takes possession of said "Gala" etc. in such part completed and/or floor or otherwise, the Owners-Builders and/or its Agents or contractors shall be entitled to carry on the remaining work including further and additional construction work of the said Industrial Premises in which the said "gala" or any part thereof, the Purchaser/s is aware that such construction will/may cause inconvenience to the Purchaser/s and the Purchaser/s agrees and assures to the Owners-Builders that the Purchaser/s agrees/or and other person claiming through or under him or on his/her its behalf shall not protest object to or obstruct the execution of such work nor the Purchaser/s shall be entitled to

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any compensation and/or damage and/or claim and/or complain
for any inconvenience and/or nuisance which may be caused to
him her or any other person/s claiming through/under the
Purchaser/s.

19. The Purchaser/s shall take possession of the "Gala" within ten days of the Owners-Builders giving written notice to the Purchaser/s intimating that the said "Gala" is ready for use and occupation and the Purchaser/s shall on taking possession of the said "Gala" inspect the same thoroughly and point out defect if any in construction and/or amenities and facilities and will takes possession only after being satisfied/rectification thereof if any required. Once the Purchaser/s has taken possession of the said "Gala" he shall be deemed to have inspected / re-inspected the same thoroughly and found the same without defect in construction and/or amenities and facilities or the same if any pointed earlier have been rectified to his/ her/its complete satisfaction and the Owners-Builders thereupon shall cease to be liable for the same thereafter.

20. The said "Gala" is intended and shall be used for such purpose only as permitted as per the D.C. Regulation and sanctioned by the Vasai Virar City Municipal Corporation, or any other Concerned Authority and the Purchaser/s shall not use the "Gala" or any other purpose whatsoever unless permitted specifically in writing by the Owners-Builders as well as by the Concerned Local Authority which shall be applied for and

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obtained by the Purchaser/s, at his entire risk, as to costs and consequences.

21. The Purchaser/s along with other Purchaser/s of Gala of the said Industrial Premises shall join in forming and registered such condominium, a co-operative Society or incorporate body of the said Industrial Premises as the "Industrial Premises" Purchaser/s therein so decided by the Owners-Builders in their absolute discretion. The Purchaser/s agrees that for the purpose of forming and register such a common organization, he shall from time to time sign and execute all paper documents, application for incorporation and registration thereof and all acts deeds things and matters for the formation and the formation and the registration of such common organization and for becoming a member including bye-laws of the proposed society and duly fill in and signed the same in the office of the Owners-Builders to register such a common organization of the Purchaser/s under Section 10 of MOFA. No objection shall be taken by the Purchaser/s if any changes or modification are made by the Owners-Builders in the draft bye-laws as may be required by the Registration of Co-Operative Society or any other competent authority or in consonance with this Agreement for sale and the statute governing the same.

22. After the Owners-Builders gives possession to the Purchaser/s of the Gala for use and occupation the Purchaser/s/s shall pay on or before the 5th day of every month to the Owners-Builders until

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the said property together with the Industrial Premises constructed there on is transferred to the proposed organization of the Purchaser/s as provided herein a sum of Rs. _____/- toward the proportionate share that may be ascertained by the Owners-Builders of (a) the Municipal rates charges and taxes including Vasai Virar Municipal Corporation charges and all other outgoing that may from time to time be levied on or incurred in respect of the said property (b) the charges for maintenance and management of the said Industrial Premises including the wages and salary of watchman sweepers bill collector and accountant (c) electricity charges of common lights water pumps lift etc. (d) internal access maintenance (e) maintenance of common amenities and facilities etc. The said payment shall be on the Ad-hoc basis and the Purchaser/s/s shall be liable to pay actual proportionate taxes and outgoing.

23. The common organization to be formed of the acquires of "Gala" etc. in the said Industrial Premises shall be obliged to ensure that the provision of this Agreement and other agreement entered or to be entered into by the Owners-Builders with other Purchaser/s of other "Gala" in the said Industrial Premises are carried out into effect fully by it by passing appropriate resolution for that purpose and shall also ratify and adopt the same upon formation of such common organization the same be liable beside the Purchaser/s and other Purchaser/s of different "Gala" for any lien or claim or demand which the Owners-Builders may have permitted to be

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create in respect of the said "Gala" hereby agreed to be purchased and/or other "Gala" in the said Industrial Premises and/or the plot of land on which the said Industrial Premises stands and/or the plot of land along with the said Industrial Premises. The Purchaser/s hereby agrees and binds himself to do and execute all acts matters things deeds and documents which the Owners-Builders may require to be executed to enforce the obligation envisaged in this clause against such common organization.

24. On the vesting of the management and administration of the said Industrial Premises in the Ad-hoc committee of proposed incorporate body or society and/or managing committee on such society or incorporate body being registered of all the Purchaser/s of "Gala" in the said Industrial Premises the same shall take over complete responsibility for the management of the said Industrial Premises and shall be solely responsible for collection in relation to the member and for the disbursement of such collection in relation to the said Industrial Premises including Municipal Corporation taxes or any other Concerned Local Authority salaries of the employees charged with the duties for the maintenance of concerned portion of the said lands estate to the security of the said Industrial Premises to the intent the said portion of on which the said Industrial Premises is constructed and the said Industrial Premises shall be kept free from all claims attachment and sales or other legal charges and liens it is agreed that once the Society or incorporated body is registered and takes over the

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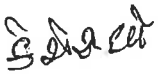
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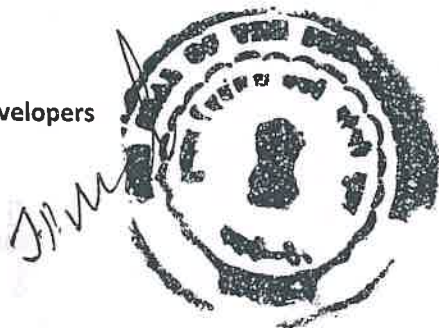
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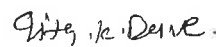
management of the said Industrial Premises even if it fails to perform its obligation mentioned hereinafter above and/or under the provision of Maharashtra Ownership Flat Act or other Acts applicable the Owners-Builders in any event shall stand absolved from their responsibility managing the said Industrial Premises receiving and or paying the outgoing including Municipal Corporation / Concerned Authority Taxes and other incident costs expenses and charges connected with the maintenance administration security of the Building or otherwise for and reason whatsoever. The Purchaser/s hereby agrees to and do hereby indemnify the Owners-Builders in that behalf the purchased shall ensure that such obligation as aforesaid are undertaken and performed by the co-operative society being Owners-Builders successor in interest Notwithstanding the Owners-Builders other right and remedies. Notwithstanding anything contained or suggested to the contrary in this clause the liability of the Purchaser/s already incurred by him qua the Owners-Builders to the vesting of the said Industrial Premises and/or with the and appurtenant thereto in possession management and control of the common organization shall not cease and the purchased shall be bound to perform fully all obligation which may have been incurred by him qua the Owners-Builders it is made clear that on such vesting of the said Industrial Premises or Buildings as aforesaid the Purchaser/s

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shall not be entitled to assert an of the rights herein confirmed upon him against the Owners-Builders by these presents.

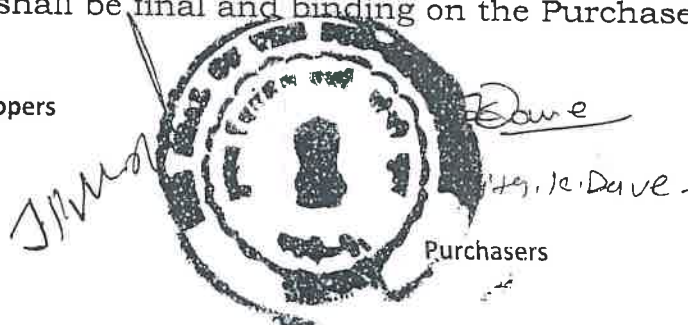
25. Without prejudice to the aforesaid and absolutely at the discretion of the Owners-Builders after completion of the Industrial Premises and after the Owners-Builders have sold all the premises and received the purchase price of all the "Galas". in the said building and all other amount payable by the Purchaser/s thereof under their respective agreement the Owners-Builders shall transfer or causes to be transferred to the common organization all the undivided right title and interest of the Owners-Builders in respect of the said Industrial Premises by execute the necessary Conveyance of the said Industrial Premises and of the land under the said Industrial Premises in favors of such common organization. Such Deed of Conveyance shall be in keeping with terms and provision of this Agreement.

26. The Purchaser/s shall bear and pay in the Owners-Builders proportionate expenses taxes levies maintenance and other charges including deposits for common water and electricity meters etc. from the expiry of 7 days of offering of possession of the said "Gala" by the Owners-Builders to the Purchaser/s till the registration of the society and thereafter to the society and the society and the decision of the Owners-Builders or the society as the case may be of the amount coming to the share of Purchaser/s shall be final and binding on the Purchaser/s.

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27. The Purchaser/s hereby further un-equivocally agrees with the Owners-Builders that until the Purchaser/s share is determined the purchase shall from the date of expiry of ten days of the said intimation regularly pay to the Owners-Builders on the 5th day of every month provisional monthly contribution as per the amount agreed toward and on account of the Purchaser/s shares of the aforesaid outgoings fees levies and maintenance charges etc. and such payment shall be made on the 5th Day of every month in advance to the Owners-builders.

28. The Owners-Builders are arranging for Electric Transformer on the said property and the Owners- Builders shall provide single Phase to all the Gala Purchaser/s, any extra HP of electricity shall be chargeable as per the expenses. And the Purchaser/s shall also make proportionate contribution for all expenses premium installation and other incident costs and charges for the same.

29. The Purchaser/s shall on or before delivery on possession of the said "Gala" pay to the Owner-Builders following amount → Rs. _____/- (Rupees _____) for other expenses.

The amount so paid by the Purchaser/s to the Owners-Builders shall not carry any interest and only amount paid hereinabove shall be accountable and the balance shall stand appropriated as reimbursed to the Owners-Builders against the Professional and legal cost to be incurred for drafting of the agreement and conveyance formation and registration of the Society and

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preparation of its bye-laws etc. It is further agreed that amount paid hereinabove shall remain with the Owners-Builders until the common organization of Purchaser/s of the "Industrial Premises" in the said Industrial Premises is registered and such common organization takes over the management of the said Industrial Premises. At the time vesting the said property the aforesaid deposits/advances (less deduction provided for in this Agreement) shall be paid over by the Owners-Builders to such common organization without any interest.

30. In the event the Purchaser/s desires to give the Gala as security for obtaining finance and he shall take prior written consent of the Owners-Builders.

31. It is hereby expressly agreed that the terrace and un-allotted open space area of the said Industrial Premises shall always belonging to the Owners-Builders and they will be entitled to deal with and dispose off the same in such manner as they may deem fit except the open space or terrace allotted to the common use of all Purchaser/s by the Planning Authority. In the event the Owners-Builders obtaining permission from the Vasai Virar Municipal Corporation or any other town planning Authority for construction of any type of premises on terrace then the Owners-Builders shall be entitled such premises and to dispose off such premises constructed by them on the terrace together with terrace to such person at such price or consideration and on such terms

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and condition as the Owners-Builders may deem fit. The Owners-Builders shall be entitled in that event to allot the entire terrace to the Purchaser/s of such premises constructed on the terrace the proposed organization of Purchaser/s shall admit as its member the Purchaser/s of such premises constructed on the terrace that may be constructed on terrace in the event of any water storage tank for the Industrial Premises being constructed on the terrace then for the proposed organization of Purchaser/s will be entitled to depute its representatives on the terrace for the regular check and upkeep and repairs and maintenance at all reasonable time and/or during such time as may be mutually agreed upon by the organization of Purchaser/s. In the event the possession of the said "Industrial Premises" is delivered before execution of a conveyance in favour of the said organization by the Owners-Builders to the Purchaser/s as a licenses of the Owners-Builder the Purchaser/s shall permit the Owners-Builders and their servants or agents with or without workmen and other at all reasonable time to enter into or upon his/her/its premises or any part thereof for the purpose of remaining any part of the said "Industrial Premises" and the Industrial Premises and or cable water covers fittings wires structures and other conveniences belonging to or serving or laying down maintaining repairing and testing drainage gas and water pipes and electric wires and/or similar purposes.

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32. In the event of any portion of the land being notified/back/D.P. (C) road or other reservation, Owners-Builders alone shall be entitled to receive the compensation or such other benefit that may be given by the authorities concerned for the same and the Purchaser/s and/or the society/registered body of the premises acquirers shall not be entitled to same or any part or portion thereof.

33. Hereinafter if any changes are levied by or payment to be made to any Government Authorities or local bodies either on the said land or building or otherwise, the Purchaser/s on being called upon to do so by Owners-Builders, pay to the Owners-Builders his/her share thereof at the time of taking possession of the said "Industrial Premises" and/or after taking possession as may be required or demanded by the Owners-Builder it being specifically understood that only Purchaser/s and other acquired of Industrial Premises and/or society are liable to pay the same and Owners-Builder in no event or case are liable to pay the same.

34. The Purchaser/s for himself and with intention to bind all persons into whosoever hands the said "Gala" may come, doth hereby covenants with Owners-Builders as follows:-

a. To maintain the "Gala" at the Purchaser/s own cost and keep it in good tenantable repairs and condition from the date of taking possession of the "gala" and shall not do or suffer to be done anything in or to the Industrial Premises in which the "Gala" is

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situated, staircase or any passages which may be against the rule, regulations or bye-laws of the concerned local or any other authority or change/alter or make addition in or to the Industrial Premises in which the "Gala" is situated and in the Industrial Premises itself or any part thereof.

- b.** Not to store in the "Gala" any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said Industrial Premises in which the "Gala" is situated or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or are likely to damage the staircases, common passages or any other structure of the Industrial Premises in which the "Gala" is situated, including entrances of the Industrial Premises in which the "Gala" is situated and in case any damage is caused to the Industrial Premises in which the "Gala" is situated or on account of negligence or default of the Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences thereof.
- c.** To carry, at his own cost, all internal repairs to the said "Gala" and maintain the "gala" in the same condition, state and order in which it was delivered by the Owners-Builders to the Purchaser/s and shall not do or suffer to be done anything in or to the Industrial Premises in which the "Gala" is situated or to the Industrial Premises which may be in breach of the rules and

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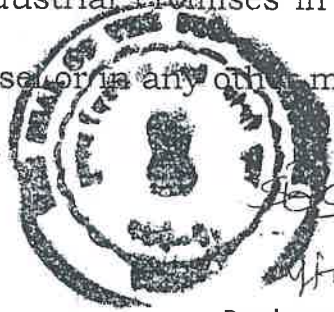
regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser/s committing any contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

- d. No structural additions, alterations, modifications and/or rectifications/repairs shall be carried out by the Purchaser/s without seeking the prior written consent of the Owners-Builders herein and the competent authorities in that respect. No compensation shall be claimed/the Purchaser/s shall not be entitled to claim any repairs/rectification to be done by the Owners-Builders, after receipt of possession of the Gala incase of contravention/ default of the aforesaid, as provided under the provisions of the Maharashtra Ownership Flats Act, 1963.
- e. Not to demolish or cause to be demolished the "Gala" or any part thereof, nor at any time make cause to be made any addition or alternation of whatever nature in or to the "Gala" or any part thereof, nor any alteration in the elevation and outside colour scheme of the Industrial Premises in which the "Gala" is situated and shall keep the portion, sewers, drains, pipes, in the "gala" and appurtenance thereto in good tenantable repairs and condition, and in particular, so as to support shelter and protect the other parts of the Industrial Premises in which the "Gala" is situated and shall not chisel or in any other manner do damage to

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columns, beams, walls slabs or RCC, pardis or other structural members in the "Industrial Premises" without the prior written permission of the Owners-Builders and/or the Society.

- f. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said land and the Industrial Premises in which the "Industrial Premises" is situated or any part thereof or whereby any increased premium shall become payable in respect of insurance.
- g. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said "Industrial Premises" in the compound or any portion of the said land and the Industrial Premises in which the "Industrial Premises" is situated.
- h. Not to keep in the common passage internal road, open space, staircase, terraces, walls or any other common place and not to hang sign boards, hording, name boards etc in passage or inner or outer wall of the said Industrial Premises. The Owner-Builder society shall be entitled to throw away such things without any notices if anything is found in breach of this provision.
- i. Pay to the Owners-Builders regularly whether demanded by the Owners-Builders or not his share of security deposit demanded by concerned local authority or Government for giving water, sewer clearance, electricity or any other service connection to the Industrial Premises in which the "Gala" is situated.

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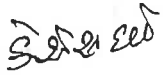
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j. To bear and pay any increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the "Industrial Premises" by the Purchaser/s viz. user for any purpose other than for permissible purpose.

k. The Purchaser/s shall not let, sublet, transfer, assign, mortgage or part with the "Gala" or part with Purchaser/s interest in or benefits of this Agreement or part with the possession of the "Gala" until all the dues payable by the Purchaser/s to the Owner-Builder/society under this Agreement are fully paid up and only if the Purchaser/s had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the Purchaser/s has intimated in writing to the Owner-Builder/s, of his said intention, prior to doing any of the aforesaid acts and deeds.

l. The Purchaser/s shall observe and perform all the rules and regulations which the society may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said Industrial Premises and the "Gala" therein and for the observance and performance of the Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser/s shall also observe and

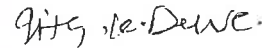
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perform all the stipulations and conditions laid down by the Society, regarding the occupation and use of the "Gala" in the Industrial Premises and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of this Agreement.

m. The Purchaser/s shall not close verandah or balconies and or/shall not carry out changes without the sanction and permission of the Owner-Builder/society and if required of the authorities concerned nor shall make any alternation or changes in the elevation and outside colour scheme of the said "Gala" and/or the said Industrial Premises.

35. Nothing contained in this Agreement is intended to be nor shall be constructed as a grant, demise or assignment in law of the said "Gala or of the said and Industrial Premises or any part thereof. The Purchaser/s shall have no claim save and except in respect of the "Gala" hereby agreed to be sold to him and to all open spaces, parking spaces, lobbies, staircases, terraces, recreation spaces, wall, compound wall, lift, terrace including the right over wall, hoarding rights, will lift, terraces including the right over wall hoarding rights will remain the property of the Owners-builders who shall be entitled to sell, transfer, deal with or dispose off the same in any manner they deem fit until the entire said lands including land and said Industrial Premises or building thereon is

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transferred to the said society/societies/registered body as herein mentioned.

36. The Owner-Builder shall be liable to share the maintenance charges, electricity charges and water charges in respect of the unsold Gala/s. The owner-Builder will bear the local body assessment if any and nothing else till all the unsold Gala/s are sold.

37. The Purchaser/s is aware that Development charges in respect of the said property are to be paid and the "Industrial Premises" Purchaser/s is also aware of the undertaking given by the Building to Vasai Virar Municipal Corporation and the said undertaking is binding on the "gala" Purchaser/s and the Gala" Purchaser/s shall contribute towards the payment of the said Development charges in proportion either to the Owner-Builder or directly to Vasai Virar Municipal Corporation.

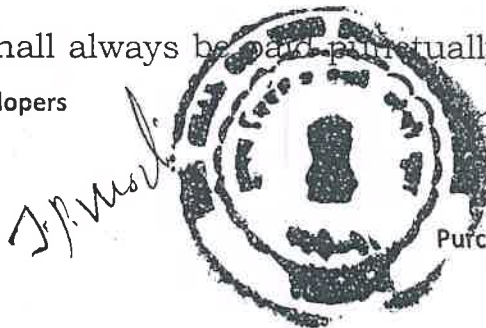
38. During the course of construction, till the date of handing over possession of the said "Gala" any addition or alteration including any extra amenities shall not be permitted and or allowed to be carried out by Purchaser/s and or his agents.

39. Irrespective of dispute, if any, which may arise between the Owner-Builder and the Purchaser/s and/or the said co-operative society, all amounts, contribution and deposit including amounts payable by the Purchaser/s to the Owner-Builder under this Agreement shall always be paid punctually by the Purchaser/s to

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the Owners-Builders and shall not be withheld by the Purchaser/s for any reasons whatsoever. Any delay tolerated or indulgence shown by the Owners-Builders in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser/s by the Owners-Builders shall not be constructed as a waiver on the part of the Owners-Builders of any breach or non compliance of any of the terms and conditions of this Agreement by the Purchaser/s nor shall the same the sanction in any manner prejudice the rights of Owners-Builders.

40. The Purchaser/s shall present this Agreement as well as the said Conveyance/s when executed at the property registration office within the limit prescribe by the registration act without fail and the Owners-Builder will attend such office and admit execution thereof provided the Owners-Builder are informed well in advance about the same and provided with copy of receipt of registration of such documents issued by appropriate authority within reasonable time. In case of default the Purchaser/s alone shall remain liable to penalty and/or punishment for the negligence.

41. In the event of the said organization of the Purchaser/s being formed and registered before the sale and disposal of all the premises in the said Industrial Premises the power or authority of the said organization till the execution of Conveyance in favour of the said organization shall be subject to the overall control and authority of the Owner-Builder in respect of the matters,

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concerning the said Industrial Premises the construction and completion thereof and all amenities appertaining to the same and in particularly, the Owner-Builder shall have absolute authority and construal as regards the unsold premises and the disposal thereof and to received and appropriate to themselves absolutely the sale consideration in respect of such premises.

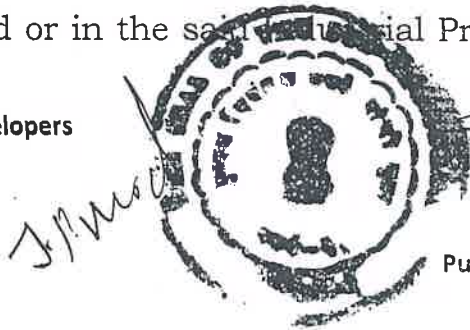
42. In the event of the "Gala" Purchaser/s attempting to and/or disposing off the Gala or any part thereof to any person or party (without the written consent of the Owners-Builders) this agreement shall without further notice automatically and forthwith stand cancelled and the revoked and then in such event the amount paid till by the "Gala" Purchaser/s to owners-Builders under this Agreement shall be refunded to "Gala" Purchaser/s without any interest.

43. All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent by Registered A.D. or Courier Services or U.P.C. to Purchaser/s at his/her/their address specified against their name/s above or as below:- 1) Mr. Sandip Krushnakant Dave, age 21, 2) Mrs. Geeta Krushnakant Dave, age 41, both Indian inhabitant residing at 402, Sagar Complex Apartment, Sai Baba Nagar, Borivali, Mumbai, The Owner-Builder shall be at liberty to sell, assign or otherwise deal with or disposed off their right, title or interest in the said land or in the said Industrial Premises to be constructed

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J. M. W. S.

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Dave

Geeta, Je. Dave

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by Owner-Builder but the same shall not effect of prejudice rights and obligation of the Purchaser/s in respect of the said "Industrial Premises" as provided herein.

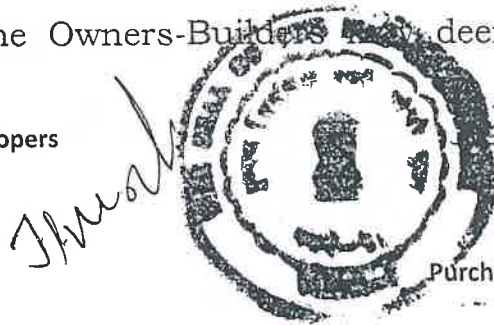
44. Under no circumstances, the possession of the said "Gala" shall be given to the Purchaser/s unless and until all payments required to be made under this agreement by the Purchaser/s have been made by him/her and no title shall flow to the Purchaser/s, without the full and final compensation being duly received by the Owners-Builders, as set out hereinabove, including the amounts apart from the purchase consideration and as more particularly referred to in the above paras. The Purchaser/s shall not entitle to claim partition of his/her share in the said "Gala" and the same shall always remain undivided and impartibly.

45. The Purchaser/s agrees and accepts that if the carpet area of the premises is found to be less to 2% for whatsoever reason, the Purchaser/s shall not complain for the said reduction. The Purchaser/s will accept such reduced area and shall not complain or demand any compensation for such reduced area. The vesting document and all other document in pursuance hereto shall be prepared by the Advocate of the Owners-Builders and shall contain convent and condition including those contained in this Agreement with such modification alternation and addition therein as the Owners-Builders may deem fit and proper and

M/s. Pride Builder & Developers

डेवेलपर्स

Partners



डेव
Purchasers

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४२	८३

including such other clauses which they think necessary and desirable.

46. The Purchaser/s shall sign all papers and documents and to all other things that the Owners-Builders may required it/him/them to do from time to time in this behalf including for safeguarding the interests of the Owners-Builders and holder of other "Industrial Premises" in the said Industrial Premises.

47. The said Plot of land being larger developed/to be developed by the Owners-Builders thereof by constructing Industrial Premises as per layout sanctioned and/or that shall be sanctioned from time to time, will always be known as "OM INDUSTRIAL ESTATE" BUILDING NO. 1 and Purchaser/s and/or society shall not be entitled to change the same at any time in future for any reason whatsoever.

48. All out pocket costs, charges and expenses including the stamp duty and registration charges of and incidental to this Agreement shall be borne said and paid by the Purchaser/s.

49. The Owners-Builders shall be entitled to put up mobile, T.V. cable Antenna, Tower Satellite etc. as also a hoarding or hoardings on the said plot or on the said building or any part thereof and the said hoarding may be illuminated by neon sign and for that purpose the Owners-Builders will be fully authorized to allow temporary or permanent construction or erection of the

M/s. Pride Builder & Developers

[Signature]

Partners



[Signature]

[Signature]

Purchasers

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४३	८३

said building as the case may be and the Purchaser/s agreed not to object or dispute the same.

50. IT ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES hereto that the terrace space in front of or adjacent to the terrace Gala in the said building, if any shall belong exclusively to the respective Purchaser/s of the terrace Gala and such terrace spaces are intended for the exclusive use of the respective terrace Gala Purchaser/s. The said terrace shall not be enclosed by the Gala Purchaser/s till the permission in writing is obtained from the concerned local authority and along with a written permission from the Owners-Builders or the Society.

51. The Owners-Builders are entitled to assign their rights to any third parties as they may deem fit and proper including mortgage, leave and license, lease, development rights, etc. before, during and after the execution and registration of these presents and the Purchaser/s, individually as well as, as an intended member of the said proposed Society, to be formed and registered, hereby irrevocably consents for the same.

52. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flat's Act, 1963 and the rules made hereunder.

M/s. Pride Builder & Developers

[Signature]

Partners



[Signature]

[Signature]

Purchasers

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४४	/ १३

THE FIRST SCHEDULE 'A'

Survey No.91, Hissa No. 5/2, area admeasuring 0.54.5 H-R-P, assessment Rs. 4.92, & Survey No. 91, Hissa No. 6/A area admeasuring 0.06.3, equivalent to _____ sq. mts. assessment Rs. 0.78, total area admeasuring 0-60-8 H.R.P., situated at Village Waliv, Taluka Vasai, Dist Thane.

THE SECOND SCHEDULE 'B'

Gala no: 15 on the ground floor in building no: 1 admeasuring 1340 sq.ft equivalent to 1608 sq. ft. (built-up) equivalent to 149.44 sq.mtrs. (built up) to be known as OM Industrial Estate.

SCHEDULE ABOVE REFERRED TO
AMENITIES

1. R.C.C frames structure designed for industrial leads and architecturally pleasant appearance.
2. a. Each Unit Supplied With M.S Rolling Shutters.
b. Windows with maximum available opening
c. High level cement grill ventilation.
3. Common Overhead and underground tanks of adequate capacity for flushing and domestic water requirement
4. Well laid out drainage connection to septic tank of adequate capacity.
5. All Units Provided with IPS flooring.
6. All Units Painted with white wash.
7. Common toilets.

IN WITNESS WHEREOF the parties hereto have put their respective hands on the day and year first hereinabove mentioned.

M/s. Pride Builder & Developers

[Signature]

Partners



[Signature]

[Signature]

Purchasers

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SIGNED, SEALED AND DELIVERED
On behalf of **M/S. Pride Builder and Developers**
through Partners

1) Mr. Jayesh Pravinchandra Modi)

J. Modi

J. Modi



2) Mr. Krishnakant S. Dave)

K. S. Dave

In the presence of

- 1.
- 2.

(B)



SIGNED, SEALED AND DELIVERED

By the within named Purchaser/s

1) Mr. Sandip Krishnakant Dave

J. Modi



Sandip K. Dave

2) Mrs. Geeta Krishnakant Dave

J. Modi

Geeta K. Dave

In the presence of

- 1.
- 2.

(B)



M/s. Pride Builder & Developers

K. S. Dave

Partners

J. Modi

Dave

Geeta K. Dave
Purchasers

RECEIPT

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०६	०३

We, M/S. Pride Builders and Developers through Partners

1) Mr. Jayesh Pravinchandra Modi, 2) Mr. Krishnakant S. Dave, say that we have received Rs.26,15,130/- (Rupees Twenty Six Lacs Fifteen Thousand One Hundred and Thirty Only) from the Purchasers 1) Mr. Sandip Krushnakant Dave 2) Mrs. Geeta Krushnakant Dave, in respect Gala no: 15 on the ground floor in building no: 1 admeasuring 1340 sq.ft equivalent to 1608 sq. ft. (built-up) equivalent to 149.44 sq.mtrs. (built up) to be known as "OM Industrial Estate" constructed on land bearing Survey No. 91, Hissa No. 5/2, area admeasuring 0.54.5 H-R-P, assessment Rs. 4.92, & Survey No. 91, Hissa No. 6/A area admeasuring 0.06.3, equivalent to _____ sq. mts. assessment Rs. 0.78, total area admeasuring 0-60-8 H.R.P., situated at Village Waliv, Taluka Vasai, Dist Thane, within jurisdiction of Vasai-Virar City Municipal Corporation, within the limits of the sub-registrar, Vasai, with all the amenities therein.

I say Received

M/S. Pride Builders and
Developers,

through its Partner

1) Mr. Jayesh Pravinchandra
Modi,



2) Mr. Krishnakant S. Dave

M/s. Pride Builder & Developers

Partners

Purchasers

चुना सर्वे नं. गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव : - वालीव (महाराष्ट्र जमिन अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुरक्षित ठेवणे) नियम १९७१ - यातील नियम ३, ९, ६ आणि ७) तहसील : वरसई

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारण पध्दती	भोगवटाधाराचे नांव	खाते क्रमांक
९१	७/२	६०२२	६६७ (७५) ७२१० (७५) ६३६९ ६०२२	१५७३ ६०२२
शेताचे स्थानिक नांव			म. प्राईड मिल्टर्स ऑल डेव्हलपर्स वर्क आर्गिवाय ० (विश्व जोगजी गावा ० पेन्टामन पेकेजिंग प्रा-० अवेरर जवोडा प्रविमंड मदी	मा. उपविभागीय अधिकारी जि.प. विभाग जि.प. यांचेकडील आड्डान्वये गोगलविनास द्वार अधिकार, र.सु. १०६३३००/- मा. रजनिव भोजा (७५६५)
लागवडी योग्य क्षेत्र	हेक्टर	आर	प्रति	
	०.५६५			
एकूण	०.५६५			
पोटखराबा (लागवडी योग्य नसलेले)				
वर्ग (अ)				
वर्ग (ब)				
एकूण				
आकारणी जुडी किंवा विशेष आकारणी	रुपये	पैसे		
	०	६२		

गांव नं. १, २ (पिकांची नोंदवह्या)

(महाराष्ट्र जमिन महसूल अधिकार अक्षिणे) नोंदवह्या (तयार करणे व सुरक्षित ठेवणे) नियम १९७१ यातील नियम २९)

वर्ष	पिकाखालील						पडीत व पिकास निरुपयोगी अशा जमिनीचा तपशिल					पानी पुरवठ्याचे साधन	जमीन करणाऱ्याचे नांव	शेरा	
	हंगाम	मिश्रपिकांचे एकूण क्षेत्र			घटक पिकांचे क्षेत्र		निर्भळ पिकांचे क्षेत्र								
		मिश्रपिकांचा संकेत	जलासिंचन	अजल सिंचन	पिकांचे नांव	जलासिंचन	पिकांचे नांव	जलासिंचन	भूजल सिंचन	स्वरूप	क्षेत्र				
२०११ २०१२	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
			हे. आ.	हे. आ.											

अस्सल बरहुकूम नवेकल खरो असे
 तारीख : 19 MAR 2012

तलाठी सजा

S. Desai
 सलाठी सजा वालीव
 ता. वरसई, जि. वारंग



305 4283
वसई - १
 दस्त क्रमांक - ७८/२०१३
 ४८/८३
 तहसील : वसई

जुना सर्वे नं.

गांव नमुना सात (अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमिन अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ - यातील नियम ३, ५, ६ आणि ७)

गांव : - **वालीव**

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारण पध्दती	भोगवटाधाराचे नांव	खाते क्रमांक :
६१	६अ	३६१३	(६१४) (१७) (३२१७) (५५) (४३४६) (६०२२)	कुळाचे नांव :
शेताचे स्थानिक नांव			शे. प्राईड बिन्डर्स जॉइंट इन्व्हेस्टमेंट्स प्रा. लि. गांधीवाडी	भा. उपविभागीय अधिकारी अधिकारी
लागवडी योग्य क्षेत्र	हेक्टर	आर	प्रति	विभाग शिबडी याचेवरील जाहिरातवध बांधकामाच्या र.क्र. १०,६३,३००/या वरुनित इतर अधिकार
एकूण	०.०६	३		मार्जा (५४६७)
पोटखराबा (लागवडी योग्य नसलेले)				स्वदेदीदाराल्य इतरकरी जमल्याचा दर्जा मिळणार नाही. (६०२२)
वर्ग (अ)				
वर्ग (ब)				
एकूण				
आकारणी जुडी किंवा विशेष आकारणी	रुपये	पैसे		सीमा आणि भूमापन चिन्ह :
	०.७८			

गांव नमुना १२ (पिकांची नोंदवही)

(महाराष्ट्र जमिन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९)

वर्ष	हंगाम	पिकाखालील क्षेत्र						पडीत व पिकास निरुपयोगी अशा जमिनीचा तपशिल		पाणी पुरवठ्याचे साधन	जमीन करसपाच्याचे नांव	शेरा			
		मिश्रपिकांचे एकूण क्षेत्र		घटक पिके व प्रत्येक पिकाचे क्षेत्र		भिन्नपिकांचे क्षेत्र		रुपरूप	क्षेत्र						
		मिश्रपिकांचा संकेतांक	जलसिंचन	अजलसिंचन	पिकाचे नांव	जलसिंचन	अजलसिंचन								
२०११	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
२०१२	-	-	-	-	-	-	-	-	हे. आ.	हे. आ.	जे. आ.	हे. आ.	-	१५	१६

अरुसल बरहुकूम नवकल खरी असे

तारीख : 19 MAR 2012

तलाठी सजा

सजा
 ता. वसई, जि. धळे



वसई - १

दस्तावेज क्रमांक - ७८ / २०१३

४८ / ७

c/285

हक्काचे पत्रक (गां. न. नं. ६) मोजे

वालोव

ता. वसई येथील

नोंदीचा अनुक्रम नंबर	हक्काचे स्वरूप	फेरफार झालेले सर्व्हे नंबर आणि पोट हिस्से	तपासणी अंमलदाराची सही किंवा शंरा												
६०३६	<p>नारीश्वर - ०१/०३/२०१२ - स्वतंत्र - वाजपुस्त वाजपुस्त केलेल्या स्व. नं. ची जमीन मं. प्रॉडिड जिल्डर जेड डेव्हलपर्स तर्फे जागीर ७५ - धैरेन गांगजी गाठा ७ पेन्शनमोंन पळेजींग शा. लि. तर्फे जायकेकर श्री. जयेश प्रविणचंद्र मोदी ७ किळाजंत रस्त. देव ७ सुमित अशाक जेत यांगी श्री सुनील शारदेकर जाचोकर यांचेपासून र.रूपय. १,४०,००,०००/ अक्षरी रूड कॅन्ड चोळी लाय मात्र रूपयांर ता. ०४/०२/२०१२ राजी क्वाथम फरोक स्वतंत्र विकत घेतली असे.</p> <p>जमीनीचे वर्णन.</p> <table border="1"> <tr> <td>स्व. नं. तर्फे नं.</td> <td>क्षेत्र</td> <td>आकार</td> </tr> <tr> <td>०१/७१२</td> <td>०-७४-७</td> <td>४-९२</td> </tr> <tr> <td>०१/६७</td> <td>०-०६-३</td> <td>०-०६</td> </tr> <tr> <td>रकून</td> <td>०-६०-२</td> <td></td> </tr> </table> <p>नोंद:- वरी जाय व ह्यथम निवडक वसई-१ यांचेकडील दस्त क्र. १२५७/२०१२ दि. ०४/०२/२०१२ वरून केले असे.</p>	स्व. नं. तर्फे नं.	क्षेत्र	आकार	०१/७१२	०-७४-७	४-९२	०१/६७	०-०६-३	०-०६	रकून	०-६०-२		<p>०१/७१२ ०१/६७</p>	<p>मोदीश्वर लागू मोदीश्वर स्वतंत्र स्वतंत्र नोंद वसई सही १२/१२ १०/०३/२०१२ मं. क. गांडवी</p>
स्व. नं. तर्फे नं.	क्षेत्र	आकार													
०१/७१२	०-७४-७	४-९२													
०१/६७	०-०६-३	०-०६													
रकून	०-६०-२														

अससल बरहुकूम स्वरी नकल रुजू असे ता.

सही १२/२०

तलाठी.

त. वसई.

19 MAR 2012

सहाय्यी सजा वालोव
ता. वसई, जि. दाखे



वसई - १
 दस्त क्रमांक. 6 / 2023
 50 / 03

फेरफारांची नोंदवही (फेरफार पत्रक)

[महाराष्ट्र जमीन महसूल अधिकारी अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १०]

गाव : वाळीव तालुका : वसई जिल्हा : ठाणे

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भूमापन व उपविभाग क्रमांक	चाचणी अधिकाऱ्यांची आघाक्षरी किंवा शेरा
६०२२ श्री. ३	तोरीख ०६/०१/२०१२ रवरेदीने वाजूस दाखल केलेली सर्व नंबरची जमिन श्री. सुनिल मोरेश्वर आचोळकर यांनी १) श्री. राजेश कान्हू दळवी २) श्री. म. आशा दिनेश दळवी ३) श्री. गणेश दिनेश दळवी ४) श्री. किशन पांडु वाटाण ५) श्री. म. अशुभया किशन चौधरी यांचकडून र. रुपये १,३३,५६००० (अक्षरी एक करोड तेसलीस लाखां व श्याहत्तर हजार भाय) दिनांक १२/०१/२०११ रोजी सा. न. क्र. ११६९/२०११ याचेकडे २२३३५६/२०११ प्रमाणे कायम फेरफार स्वतः पिकवलेली सडर मिळकत ही डि. सि. दि. वी. वी. (अशुभया) यांच्याकडे त्यांनी स्वाक्षरी प्रमाणे परवानगी घेतले आहे.	९१५१२ ९१६३	प्रकरणे अवरे साचिव, महसूल व वनविभाग, यांचे कडील जापन क्र. आदिवासी - २५१०/६६८/प्र. क्र. २६२/ल. ए. दिनांक २३/१०/२०१० लगत मा. विभागीय आयुक्त, कौकण विभाग, यांचेकडील पत्र क्र. मशा/कार्या-४/टेनन्सी/सीआय - २४५/२००६, दिनांक २६/११/२० च्या अनुषंगाने मा. जिल्हाधिकारी कार्यालयांचे कडील आदेश क्र. मशा/कार्या-४/टे-१/टेनन्सी/एसआय - १७५ दि. ११/११/२०११ अन्वये श्री. राजेश कान्हू दळवी व इतर ४ वा. वाळीव यांना फेरफारात समाविष्ट असलेल्या स. न. ७३ डि. न. ५/२ क्षेत्र ०-५४-५ हे. आर व स. न. ९१ डि. न. ६ अ. क्षेत्र ०-०६-३ हे. आर या जमिनीची श्री. सुनिल मोरेश्वर आचोळकर रा. कपिलकुज, पहिला मजला, कुबेश हॉटेल जवळ, वसई (प.) यांनी कायमस्वरूपी खरेदी स्वतःान्वये विक्री करणेची परवानगी दि. १३/१०/१० रोजीच्या शासनाकडील जापनावये देण्यात आलेली अखून जापनामधील दिलेल्या शर्ती व अटीनुसार सर्व संबंधित कार्यालयांकडून विक्री परवानगीचे आदेश प्राप्त केलेले आहेत. व शासनाच्या आदेशानुसार केलेली सुट्यांकनाची रक्कम जमीन मालक श्री. मोरेश्वर कान्हू दळवी यांच्याकडे
	१) सडर मिळकत ३६५ ३६ (क) ला. पाप अशुभया इ. इ. व वन विभाग यांचेकडे क्रमांक आदिवासी २५१०/६६८/प्र. क्र. १६९/ल-ए दिनांक १३/१०/२०१० लसेच मा. त. डि. सि. दि. वी. वी. यांचेकडे ला. मशा/कार्या-१/टे-१/२०१०/३१०१ दिनांक ८/१२/२०११ प्रमाणे पु. क्र. ३९८८ यांचेकडे ४३ मुसा २ आकाशच्या ६५५२ मशा/कार्या-२२८/प्र. क्र. ०६११०८२-५ यांचे वसई येथे गा. दि. त. मा. जिल्हाधिकारी कार्यालयांचेकडे ला. मशा/कार्या-४/टे-१/टेनन्सी/एसआय - १७५ दि. ११/११/२०११	२०११/२०	त्या अनुषंगाने मा. जिल्हाधिकारी कार्यालयांचे कडील आदेश क्र. मशा/कार्या-४/टे-१/टेनन्सी/एसआय - १७५ दि. ११/११/२०११ अन्वये श्री. राजेश कान्हू दळवी व इतर ४ वा. वाळीव यांना फेरफारात समाविष्ट असलेल्या स. न. ७३ डि. न. ५/२ क्षेत्र ०-५४-५ हे. आर व स. न. ९१ डि. न. ६ अ. क्षेत्र ०-०६-३ हे. आर या जमिनीची श्री. सुनिल मोरेश्वर आचोळकर रा. कपिलकुज, पहिला मजला, कुबेश हॉटेल जवळ, वसई (प.) यांनी कायमस्वरूपी खरेदी स्वतःान्वये विक्री करणेची परवानगी दि. १३/१०/१० रोजीच्या शासनाकडील जापनावये देण्यात आलेली अखून जापनामधील दिलेल्या शर्ती व अटीनुसार सर्व संबंधित कार्यालयांकडून विक्री परवानगीचे आदेश प्राप्त केलेले आहेत. व शासनाच्या आदेशानुसार केलेली सुट्यांकनाची रक्कम जमीन मालक श्री. मोरेश्वर कान्हू दळवी यांच्याकडे



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फेरफाराची नोंदवही (फेरफार पत्रक)

[महाराष्ट्र जमीन महसूल अधिकारी अगिलेख आणि नोंदवह्या (ताखर करणे व सुरक्षिततेत ठेवणे) नियम, 1979 यातील नियम 90]

गाव : वाल्कीव तालुका : वसई जिल्हा : ठाणे

६०२२
 चालू

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भूमापन व उपविभाग क्रमांक	चाचणी अधिकार्याची आढाखरी किंवा शेरा
	अन्वये वरील विंगड आदिवासी व्यक्तींनी बौध्दिक या अर्थिक प्रयोजनार्थ विक्रीचे हस्तांतरित्वाक २०१५ म. महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे काळम ३६ अ तसेच महाराष्ट्र जमिन महसूल (जनजातींच्या व्यक्तींचे जनजातीयेतार व्यक्तीकेडे-ओगाधिकार हस्तांतर करणे) नियम १९७५ अर्थिक तरतुदीनुसार पूर्व परवानगी देण्यांत आलेली आहे.		यांना धनादेशावर त्यांचे नाव असलेल्या खात्यामध्ये जमा करण्यांत आलेली आहे. धनादेशाचा तपशील पुढील प्रमाणे आहे. १) श्री. राजेश कान्हू दळवी
	अशी पक्षांनी:- १) जमिन-छिन्नोत्ती वापरासाठी विक्रीस करण्यापूर्वी स्वबरेदीदार यांनी महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे काळम ६६ नुसार अक्षय अधिकारी यांजकडून योग्य ती पूर्व परवानगी घेण्याची आहे.		
	२) जमिन विक्री बाबत आदिवासी शणेदारांच्या कोठासाठी वाटसाची हस्तगत नही-याबाबत तहसिलदार वसई यांनी स्वतः खात्रीकरवी		२. श्रीम. आशा दिनेश दळवी अ. पा.क. कु.जणेस व कु. दिनेश दळवी बँकेचे नाव - सिंडिकेट बँक, चालिव खाते क्र. 54642200033296 स्वसुस्तःखाते क्र. 54642210006005
	३) सदर जमीन मुंबई महानगर प्रदेशा विकास प्राधिकरण योजनेच्या विकास आराखड्यात येत असल्याने जमिनीच्या विकास नियोजित विकास आराखडाप्रमाणे करणे स्वबरेदीदारावर बंधनकारक राहिले तसेच जमिनीच्या विकास आराखडा संवर्धित प्राधिकरणाकडून मंजूर करून घेणे स्वबरेदीदारावर बंधनकारक राहिले. तसेच जमिनीचा वापर अमुकवेच अशाप्रमाणेच करणे स्वबरेदीदारावर बंधनकारक राहिले.		
	४) स्वबरेदीदार यांचे सदरची जमिन स्वबरेदी करणावर क्षेत्र कमाळ धारणा कायद्यांतर्क जास्त होत नाही याची तहसिलदार		
			रकम → २६,६४,०००/-
			रकम → ४३,२०,०००/-



फेरफारांची नोंदवही (फेरफार पत्रक)

म. गा. सं. म. १
 व. सं. म. १
 दस्त क्रमांक: ५८ / २०१३
 ५२ / ६३

जमीन महसूल अधिकारी अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७५ यातील नियम १०

तालुका : वरुई जिल्हा : कोल्हापूर

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भूमापन व उपविभाग क्रमांक	चावणी अधिकार्याची आद्याक्षरी किंवा शेरा
६०२२ चावणी	चावणी स्वतः खात्री करावी. तसेच सदरची जमिनी मुंबई कुककायदा १९६८ मधील तरतुदीनुसार (आदिवासीना मिळालेली असल्याने त्यांनी जमिनी विक्रीपूर्वी	४)	श्री. किशन चोंडू वाढाण. बँकेचे नाव - स्टेट बँक ऑफ इंडिया, जावराई पाडा. खाते क्र: ३००२६०६८१५०
	सदर जमिनीच्या करावयाच्या रकमा १२०००/- मुंबई कुककायदा १९६८ चे कलम ६३ नुसार आकाराच्या ५० पट नंतराव्याची	अ.क्र. घनादेश क्र. दिनांक रक्कम	
	रकम तदभिलेखार खात्रीकडे आरणी कलम ६३ कुककायदा कलम ६३ ची खात्री शिथिल करणेसाठी	१) ३१०५८० ३१.११.०६ १,००,०००/-	
	५) सदर जमीन ज्या औद्योगिक या	२) ५५८०८५ १६.०८.०७ १,००,०००/-	
	आकृषिक प्रयोजनार्थ स्वेदी केले आहे. त्याच प्रयोजनासाठी जमिनीच्या वापर करण्यात यावा व ते त्याच्यावर हद्दी ठरवणे	३) ६४८६१२ २५.८.०६ ५०,०००/-	
	बाहेर, अन्य प्रयोजनार्थ जमिनीच्या वापर करण्यास ३ महिन्यांची नोटीस देऊन कोणताही भोवदाखल देता जमिनी सरकार जमा करण्यास पात्र बाहेर	४) ६४८६५६ २३.०१.१० ५०,०००/-	
	६) सदर जमिनी स्ववेदीदर विनवणी प्रयोजनार्थ स्वेदी करणार असलेने	५) ०६०२६० १०.०६.१० ५०,०००/-	
	सदर जमीन स्ववेदी केले नंतर स्ववेदी - दाखल क्षेत्राची असल्याचा दर्जा मिळणार	६) ०६०३२० १०.६.१० ५०,०००/-	
	नाही. कक्षी नोंद ७/१२ चे इतर हक्कात ठेवणे सावी.	७) ०४४१८२ ३०.१०.१० ५०,०००/-	
	७) सदर जमिनीच्या ताब्या घेतल्यापासून ५ वर्षांचे आत खिळणी वापर करण्याचा आहे.	८) १६२४०४ २१.१.११ ५०,०००/-	
	८) प्रत्येक जमिनी स्ववेदी घेणाऱ्या व्यक्तींनी हे ज्या औद्योगिक या आकृषिक प्रयोजनार्थ जमिनीच्या वापर करणार आहेत. त्या प्रयोजनार्थ करावयाच्या	९) २६८८६१ २५.०६.११ १,००,०००/-	
	शिडको/ग्र.पं. वसेव अन्वये सहाय्य करणारी	१०) २६८८६२ २५.०६.११ १,००,०००/-	
	शीतकट्टेन कावरायक त्या ५ वर्षांचा ठरवी	११) २६८८५८ १५.०६.११ ५,२५,०००/-	
		१२) २६८८५६ १५.०६.११ ५,२०,०००/-	
		एकूण - २६,६०,०००/-	
		९) अनुसया किशन चौधरी बँकेचे नाव : स्टेट बँक ऑफ इंडिया, जावराई पाडा खाते क्र: १०५०१८६३७५२	
		अ.क्र. घनादेश क्र. दिनांक रक्कम	
		१) ३१६५५६ ३१.११.०६ १,००,०००/-	
		२) ५५८०८६ १०.११.०७ १,००,०००/-	
		३) ६४८६१३ २५.०८.०६ ५०,०००/-	
		४) ६४८६८१ २३.०१.१० ५०,०००/-	
		५) ०६०२८० २६.०६.१० २५,०००/-	
		६) ०६०३२१ १३.०६.१० ५०,०००/-	
		७) ४४१८२ ३०.१०.१० ५०,०००/-	
		८) १६२४०४ २१.१.११ ५०,०००/-	
		९) २६८८६२ २५.०६.११ १,००,०००/-	
		१०) २६८८०६ १५.०६.११ ६,२५,०००/-	
		११) २६८८५८ १५.०६.११ ५,२०,०००/-	
		१२) २६८८५६ १५.०६.११ ५,२०,०००/-	
		एकूण - २६,६०,०००/-	
		सर नमूद केलेल्यापैकी कोणताही अधिकारी श्री. सुनील मेहेतार आचोळकर यांनी जाणविल्याची जमीन भासण	



फेरफारांची नोंदवही (फेरफार पत्रक)

[महाराष्ट्र जमीन महसूल अधिकारी अधिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम, १९५१ गादील नियम ३०]
 गाव : वात्कीवे तालुका : वात्की जिल्हा : ठाणे

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भूमापन व उपविभाग क्रमांक	चाचणी अधिकार्याची आद्याक्षरी किंवा शेरा
६२२ चाळी	घेणे बंधनकारक राहिले. २) सदर विक्रीतून प्राप्त झालेल्या कायद्याच्या महाराष्ट्र रोमजमिन (जमिन धारणेची कमाळ मर्यादा) अधिनियम १९६१ मुंबई (कुळबंदीपाट व रीतजमिन) अधिनियम १९६८, मुंबईच्या जमिनीचे लुकडे पाडण्यास प्रतिबंध करण्याबाबत व त्यांचे एकत्रिकरण करण्याबाबत अधिनियम १९६७, पंचायत संरक्षण अधिनियम १९६६, भारतीय वन अधिनियम १९२५ व वन (संरक्षण) अधिनियम १९८० व संश्लेषणाने शासन करक धोरण तसेच शासनाचे पुन्यक्त धोरणांतर्गत ३- शासन निर्णयाच्या शासन धोरणाच्या अंग होणार नाही, याबाबत तहसिलदार यांनी स्वातंत्र्यभा		श्री. राजेश कान्हू दळवी व इतर यांना शासन आपणागमध्ये नमूद केलेल्या रकमे पेकी - १,२३,००,०००/- इतकी रकम अदा केलेली आहे. तसेच उर्वरित रकम रु. - ७६,०००/- दि-२८/११ रोजी माझे समक्ष आदिवासी खातेदारांच्या अदा केलेली आहे. त्यांचा तपशिल खालील प्रमाणे.
	करावी. याबाबत कोणताही अंग होत असल्याचे निदर्शनास आल्यास निश्चिंत नुसार त्वरित कार्यवाही करावी.		१) श्री. राजेश कान्हू दळवी. अ.क्र. घनादेश क्र. दिनांक रकम १) २९८९१५ ३०/११ १५,२००/-
	१०) वरील सर्व अटीची पूर्तता झालेबाबत महसूल अधिकार्यात नोंद घेण्यात येऊ नये.		२) आशा दिनेश दळवी / शोभन दिनेश दळवी. अ.क्र. घनादेश क्र. दिनांक रकम १) २९८९१८ ३०/११ १५,२००/- २) २९८९१९ ३०/११ १५,२००/-
	११) सदर जमिन कोर्टात रेग्युलेशन सोडून रकमेचे अंग कायद्यास त्या सदर जमिनीत कायद्याचा सर्व अटी श्वरेदीदारांस बंधनकारक राहिले व त्याबाबतच्या योग्यत्वा सर्व परवानग्यास क्षम प्रधिकार्याकडून प्राप्त करून घेणे बंधनकारक राहिले.		३) किसन पांडु वाढाण अ.क्र. घनादेश दिनांक रकम १) २९८९१५ ३०/११ १५,२००/-
	१२) सदर विक्री परवानगीबाबत फेरफार नोंदविमाना आल्याची अभिजातक श्री. राजेश कान्हू दळवी व इतर ४ यांचे जमिनीची अंतिमतः रकम मिळाल्याबाबत पूर्ण तपशिल व कायदा व पासपुढे कर्तव्य ताबडबंदी फेरफार नोंदविभाग यांच्या		४) अनुसया किसन चौधरी अ.क्र. घनादेश दिनांक रकम १) २९८९१६ ३०/११ १५,२००/-
			५) वरील सर्व रकम आदिवासी खातेदारांच्या खात्यात जमा झाली असून आमच्या समक्ष दिलेल्या घनादेशाची रकम त्यांच्या खात्यात जमा झालेबाबत पास मुकाबल खाली केलेली आहे.



फेरफारांची नोंदवही (फेरफार पत्रक)

हाराष्ट्र जमीन महसूल अधिकारी अभिलेख शाधि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १०]

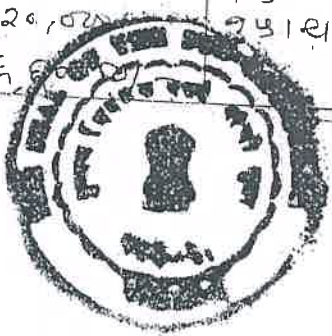
गाव : बाल्गिरे तालुका : वसई जिल्हा : ठाणे

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भूमापन व उपविभाग क्रमांक	घाचणी अधिकाऱ्याची आढावारी किंवा शेरा
	आदिवासी वित्री परवाळ्याच्या फेरफार मंडळ अधिकारी यांनी मंजूर करून घेतलेल्या पूर्ण-प्रवाणी करून तहसिलदार यांनी स्वतः फेरफार मंजूर करणेबाबत कार्यवाही करावी.		संबंध नोंद मंजूर <i>(Signature)</i> तहसिलदार वसई
	वरिल सर्व अटी शर्तदेदीदारांस बंधनकारक राहतील व त्याबाबतच्या सोप्या व्हा पत्रावरून संकेत प्रविष्टी-माध्यम प्राप्त करून घेणे बंधनकारक राहिले.		
	पश्चित आदिवासींनी भा-जिल्हाधिकारी यांना बाबत यांच्या आदेशातिले वृत्तित.		
	१२) पुढाणे आदिवासी जमिने मालक श्री. वसिधा काण्डू दळवी यांना ४ हजारा जमिनीची अंतीमत- रकम मिळाल्याबाबत उप शिले शवाळीत पुढाणे वृत्तित शजडा काण्डू पावडी		
चक्रेनीव	वित्री आदिवासींचे	अशा केलेली रकम	आदिवासी खातेदारांच्या रकमात रकम जमा झाल्याबाबत दिनांक
शाखा	चक्रेनीव व एक कोठक		
स्टेवळे क्रमांक	वसई विकास सह, चक्रेनीव विशाखाशाखा		
वेळीच्या	११५१६३५७	१,००,०००/-	३०/११/२००६
गावशाखा	११५५०००४	४,००,०००/-	१२/१२/२००७
वसई (पु)	११५६८५७२	२,००,०००/-	१२/१२/२००७
१०	११६३८८०५	५०,०००/-	२५/१२/२००५
	११६३८८६६	१,००,०००/-	२८/१०/२००५
	११६६७६७८	५०,०००/-	२३/१२/२०१०
	११७०७०२८५	५०,०००/-	२८/१२/२०१०
	११७०७३१९	५०,०००/-	१५/१२/२०१०
	११७०५६१८०	५०,०००/-	३०/११/२०१०
	११७१६२६०२	१,००,०००/-	२०/१२/२०१०
	११७२६८८००	१,००,०००/-	३०/१२/२०११
	११७२६८८०६	६,६०,०००/-	५/१२/२०११
	११७२६८८५५	६,२०,०००/-	१०/१२/२०११
	११७२६८८५५	६,२०,०००/-	



[महाराष्ट्र जमीन महसूल अधिकारी अभिलेख आणि नोंदवही (तयार करणे व सुस्थितीस ठेवणे) नियम, १९७१ यातील नियम ५०]
 गाव : वाल्कीवे तालुका : वसई जिल्हा : ठाणे

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भूमापन व उपविभाग क्रमांक	चाचणी अधिकाऱ्याची आद्याक्षरी किंवा शेरा
६०२२ २) श्रीम. आशा दिनेश दहकी कु. गावडा दिनेश दहकी			
सिडीकेट बँक वाल्कीवे खाशवा ५४६४२२००३३२९६	वसई विकास बँक विराट खाशवा १) २९९९९५ २) २९९९५२ ३) २९९९५३ ४) २९९९९२	६,९५,०००/- ७,२०,०००/- ७,२०,०००/- ६,२५,०००/-	१६/६२०११ १६/६२०११ १६/६२०११ २१/६२०११
संयुक्त खाशवा ५४६४२२१००६००५	वसई विकास बँक खाशवा ५) २९९९९३ ६) २९९९९८ ७) २९९९९८ ८) २९९९९८	१,००,०००/- १,००,०००/- ५०,०००/- १,००,०००/-	२७/६२० १५/५१२० ६/२२२०
सिडीकेट बँक वाल्कीवे खाशवा ५४६४२२००३३२९६	९) २९९९९८ १०) २९९९९८ ११) २९९९९५ १२) २९९९९३	१,००,०००/- ८,५५,०००/- ५,२०,०००/- ७,२०,०००/-	२७/६२० १६/६२०११ १६/६२०११ १६/६२०११
	एकूण	५३,२०,०००/-	
४) श्री किसण पोडू वदोठे स्टेट बँक ऑफ इंडिया गावडा इंधावा वाल्कीवे २००२६०६८१५०	वसई विकास बँक विराट खाशवा १) ३१९५८० २) ५५८०८५ ३) ९४७६१२ ४) ९४७६१५ ५) ०७०२९०११ ६) ०७०३२० ७) ०४४१८१ ८) १६२४०३ ९) २९९९९१ १०) २९९९९१ ११) २९९९९२ १२) २९९९०७	१,००,०००/- १,००,०००/- ५०,०००/- ५०,०००/- ५५,०००/- ५०,०००/- ५०,०००/- ५०,०००/- १,००,०००/- ५,२०,०००/- ७,२०,०००/- ६,२०,०००/-	३६/१११२००६ १६/६२००७ २५/६२००९ २३/११२०१० १०/७१२०१० १०/६२०१० ३०/१०१२०१० २१/६२०१० २७/६२०११ १५/६२०११ १५/६२०११ १५/६२०११
	एकूण	२६,६०,०००/-	



वसई - १

दस्तावेज क्रमांक - ७८ / २०१३

५६ / ८३ म. ग. ८ म.

R. V. 8 m.

फेरफारांची नोंदवही (फेरफार पत्रक)

महाराष्ट्र जमीन महसूल अधिकारी अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम १०]

गाव : वाळीय

तालुका : वरुई

जिल्हा : ठाणे

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भूगापन व उपविभाग क्रमांक	चावणी अधिकाऱ्याची आधाक्षरी किंवा शेरा
१)	अभिसथा किशन चौधरी		
२)	अभिसथा किशन चौधरी		
३)	अभिसथा किशन चौधरी		
४)	अभिसथा किशन चौधरी		
५)	अभिसथा किशन चौधरी		
६)	अभिसथा किशन चौधरी		
७)	अभिसथा किशन चौधरी		
८)	अभिसथा किशन चौधरी		
९)	अभिसथा किशन चौधरी		
१०)	अभिसथा किशन चौधरी		
११)	अभिसथा किशन चौधरी		
१२)	अभिसथा किशन चौधरी		
	एकूट	२६, ६०, ०००/-	
<p>वरील प्रमाणे आसताय आसताय आसताय</p> <p>निश्चित केलेल्या प्रमाणाच्या जमिनीच्या</p> <p>मुल्याकरीत्या एकूण रकमेपैकी १,३३,००,०००/-</p> <p>(अक्षरी एक कोटी तेहतीस लाख) एवढी</p> <p>रकम यापूर्वीच असलेल्या स्वातंत्र्य जमा</p> <p>विरासती आहे. तसेच उर्वरित रकम रु.</p> <p>७६,०००/- (कपडेच्या हतार हतार माल)</p> <p>दिनांक २०/१२/२०११ रोजी या न.स.स.स.स.स.</p> <p>सो. वरुई यांचे राखण विभाग आदिवासी</p> <p>यांनी कामकाज आदिवासी स्वाते दारांना</p> <p>आसा कोर्टाची आहे त्याच्या तपशिल मुली प्रमाणे</p>			
१)	अभिसथा किशन चौधरी	विभाग आदिवासी यांचे व फेरफार	आदिवासी रकम
		२६, ६०, ०००/-	



वसई - १

वसई क्रमांक - ७८ / २०१३

५७ / ८३

फेरफारची नोंदवही (फेरफार पत्रिका)

[महाराष्ट्र जमीन महसूल अधिकारी अधिनियम आणि नोंदवही (तयार करणे व सुरक्षिततेत ठेवणे) नियम, १९७१ यातील नियम ५०]

गाव : वाल्की तालुका : वसई जिल्हा : ठाणे

२०२२
यास

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भूभावन व उपविभाग क्रमांक	चावणी अधिकार्याची आद्याक्षरी किंवा शेरा
२)	श्रीम. काबा. दिनेश दळवी २२०९०/२०११	१५२०० ~	}
३)	श्रीम. काबा. दिनेश दळवी २२०९१/२०११	१५२०० ~	
४)	श्री. किशनपांडु पाटील २२०९५/२०११	१५२०० ~	
५)	श्री. का. सुश्या किशन चौधरी २२०९६/२०११	१५२०० ~	
	एकूण	७६००० ~	
वसई शहराची पूर्ण मालकी ०११२			
अनायावशिल ३६०३६ रु व ६३ व			
निवसणू. प्र. शर्त कमी करणाऱ्या शेतकरी			
जमिनीचे वर्गीकरण			
सर्वकां. दिने. क्षेत्र. काका २			
२१५५२ ०-५४-५ ४-२२			
२१६४४ ००६-३ ०-५८			
पदी अर्ज स्वदेदी रकम शहरात पवत			
विभागाच्या वकिली मातंगि साधिका शिरो			
शाने यांचेकडील पत्रवाजत्या वक्रण मोट			
कळी असे.			
		<p>सहाय्य सजा वालीय ता. वसई, जि. ठाणे</p>	<p>सहाय्य सजा वालीय ता. वसई, जि. ठाणे</p>
9 APR 2012			



वसई - १

दस्त क्रमांक. ७८ / २०१३

५८ / ८३

हक्काचे पत्रक (गां.न.नं. ६) मौजे खात्मीव

ता. वसई येथील

नोंदीचा अनुक्रम नंबर	हक्काचे स्वरूप	फेरफार झालेले सर्व्हे नंबर आणि पोट हिस्स	तपासणी अंपलदाराची सही किंवा शेर
८५५	दि. २६-३-७२ महाराष्ट्र राज्याच्या वजन मापा संबंधीचा अंमल बजावणीचा कायदा [Entonement Act] १९५४ व भारतीय नाणी कायदा [Indian Coin Act] १९५५ अन्वये ज्या गावांचे हक्काचे कागदी द्या मान अंमल देणेसाठी मे. वि. जे. वि. झु. झ. (द.) कोल्हापूर यांचे कडून जमीन परीक्षण रूपांतरीत अकारबंद गाव वर्तविल्याची माले वरून त्यांच्या गावी अंमल देणेसाठी मोद केवी असे. सही xxxxy तत्याठी		संजुरी सही xxxxy ८.०.११ १-१-७३

अस्सल बरहुकुम खरी नकल रूजू असे ता.

9 APR 2012

तलाठी

S. Desai
तलाठी सजा वॉलीय
शा. वसई, जि. ठाणे



३०६१८९

वसई - १

दस्तावेज क्रमांक - ७८ / २०१३

५९ / ८३

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasaivirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म.
दिनांक : २९/०६/२०१२

VVCMC/TP/CC/VP-4888/ ११३/२०१२-१३

Mr. Jayesh P. Modi & Mr. Krishnakant S. Dave
Partners of M/s. Pride Builders & Developers
215, Sarita Industrial Estate,
Near Dahisar Toll Naka,
Dahisar (E),
MUMBAI-400 068.

Assesment Order

SUB -- Commencement Certificate for proposed Industrial Buildings on land bearing S.No.91, H.No.5/2 & 6A, of Village: Waliv, Tal:Vasai, Dist:Thane.

Ref -- 1) Your Registered Engineer's letter dated 02/04/2012.

Sir / Madam,

1	Name of Assessee owner / P.A. Holder	Mr. Jayesh P. Modi & Mr. Krishnakant S. Dave, Partners of M/s. Pride Builders & Developers.
2	Location	Waliv
3	Land use (Predominant)	Industrial buildings
4	Gross plot area	6080.00 Sq.m
5	a) Existing road	480.79 sq.m
	b) 30 mt wide D.P. Road	483.64 sq.m
6	Balance Plot Area	5115.57 Sq.m
7	FSI Permissible	0.75
8	Permissible BUA	3836.68 Sq.m
9	Proposed BUA	3836.34 Sq.m
10	Area for Assessment	
	a) On Plot/Land area	
	Industrial : 5115.57 Sq.m. x 150.00	= Rs. 767,335.50
	b) On BUA	
	Industrial : 3836.34 Sq.m. x 375.00	= Rs. 1,438,627.50
	c) On Construction Area	
	Free of FSI : 225.15 Sq.m. x 375.00	= Rs. 84,431.25
	Total Development Charges	= Rs. 2,290,394.25
11	Less : Development Charges Paid Vide	
	a) Receipt No.224477 Dated 20/06/2012	= Rs. 2,291,000.00
12	Balance development charges to be paid	= Rs. 2,291,000.00
13	Date of Assessment	= Rs. NIL
14	Premium Components given free FSI :	= /06/2012
	a) Pocket tarrece : 715.05 Sq.m. x 150.00	= Rs. 107,257.50
		= Rs. 107,257.50



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वस्त क्रमांक. - ६८ / २०१३

६० / ८३

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasavirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म.

दिनांक : २९/०८/२०१२

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15 Less :	Premium Paid Vide			
	a) Receipt No.254390 Dated 18/06/2012			=
				Rs. 108,000.00
16	Balance Premium Charges to be paid			=
17	Labour CESS Charges			Rs. 108,000.00
				=
				Nil
	c) On Construction Area : {4061.49 Sq.m. x 12000.00} x 1%			=
18 Less :	Labour CESS Charges Paid Vide			Rs. 487,378.80
	a) Receipt No.254391 dated 15/06/2012			=
				Rs. 488,000.00
				=
				Rs. 488,000.00

19 As requested by you vide letter _____ for balance payable amount, installment facility is hereby granted. The balance amount will attract 18% interest till the date of payment, The Schedule of payment is given below:

SCHEDULE OF PAYMENT

Sr. No	Amount for Development Charges (in Rs.)	Amount for Premium Charges (in. Rs.)	Amount for fire Charges (in Rs.)	Due Date of Payment	Interest (in Rs.)
----- Nil -----					



Yours Faithfully,


Dy. Director of Town Planning
Vasai Virar City Municipal Corporation

C.C. to

- 1 M/s. En-Con, Project Consultants,
G-7, 8 'D' Wing, Sethi Palace,
Ambadi Road, Vasai Road (W),
Tal. Vasai, Dist. Thane.



मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



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दस्त क्रमांक. - ७८ / २०१३
६९ / ८३

दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasaivirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/CC/VP-4888/ ११४ / २०१२-१३

२९/०६/२०१२.

To,
Mr. Jayesh P. Modi & Mr. Krishnakant S. Dave
Partners of M/s. Pride Builders & Developers
215, Sarita Industrial Estate,
Near Dahisar Toll Naka,
Dahisar (E),
MUMBAI-400 068.

Sub: Commencement Certificate for proposed layout of Industrial Buildings on land bearing S.No.91, H.No.5/2 & 6A, of Village: Waliv, Tal: Vasai, Dist: Thane.

Ref:

1. TILR M.R. No. 319/07 dated 19/09/2008 for measurement.
2. Your Registered Engineer's letter dated 02/04/2012.

Sir/ Madam,

Development Permission is hereby granted for the proposed layout of Industrial Buildings in under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Mr. Jayesh P. Modi & Mr. Krishnakant S. Dave, Partners of M/s. Pride Builders & Developers.

It is conditions mentioned in the letter No.VVCMC/TP/CC/VP-4888/.../114 dtd 29/06/2012. The detail of the layout is given below:

1	Name of assess owner / P.A. Holder	Mr. Jayesh P. Modi & Mr. Krishnakant S. Dave, Partners of M/s. Pride Builders & Developers.
2	Location	Waliv
3	Land use (Predominant)	Industrial Bldg.
4	Area of Plot (As Per 7/12)	6080.00 sq.m
5	Existing road	480.79 sq.m
6	30 mt wide D.P.Road	483.64 sq.m
7	Balance plot area	5115.57 sq.m
8	Permissible FSI	0.75
9	Permissible BUA	3836.68 sq.m
10	Proposed BUA	3836.34 sq.m
11	No. of Bldg.	2 Nos.

The details of the Buildings is given below:

Sr. No.	Predominant Building	Bldg. No.	No. of Floors	No. of Galas	Built Up Area (in sq. mt.)
1.	Industrial bldg.	1	G+1(pt)	30	2328.17 sq.m



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विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



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दस्त क्रमांक. - ७८ / २०१३
६२ / ६३

दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasaivirarcorporation@yahoo.com

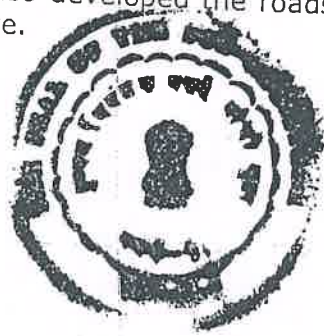
जा.क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/CC/VP-4888/११४/२०१२-१३

२१/०६/२०१२.

2.	Industrial Bldg.	2	G+1(pt)	28	1508.17 sq.m
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- 1) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 48 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).
- 2) The amount of Rs. 41,000/- (Rupees Forty-one Thousand only) deposited vide receipt No. 254388 dated 15/06/2012 with Vasai-Virar City Municipal Corporation as interest from 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 & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.
- 3) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition:
- 4) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding, disease prone conditions.
- 5) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- 6) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Vasai-Virar City Municipal Corporation.
- 7) You shall develop the road to the satisfaction of Vasai-Virar City Municipal Corporation applying before Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintain, Storm Water drainage systems, sewerage systems and water supply (tank sizes e.c) before applying for Plinth Completion Certificate.
- 8) You shall construct cupboard if any, as per sanctioned D.C Regulations.
- 9) You shall construct the compound wall & also developed the roads upto WBM standard before Plinth Completion Certificate.



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दस्त क्रमांक. - ७८ / २०१३

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मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे. पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasavirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म.

दिनांक :

VVCMC/TP/CC/VP-4888/ ११४ / २०१२-१३.

२१/०८/२०१२.

10) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.

11) You shall submit Chief Fire Officer NOC before applying for Occupancy Certificate.

Yours faithfully,



Dy. Director of Town Planning
Vasai Virar City Municipal Corporation

c.c..... to

1. Asst. Commissioner, UCD,
Vasai-Virar city Municipal Corporation.
Ward officeD.....
2. The Collector,
The Office of the Collector, Thane.
3. The Tahsildar
Office of the Tahasildar, Vasai.
4. M/s. En-Con, Project Consultants,
G-7,8, D-wing Sethi Palace,
Ambadi Road, Vasai (W)
Tal: Vasai, Dist:-Thane.



वसई - १

दस्त क्रमांक. - ७८ / २०१३

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मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasairvirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म.

दिनांक :

VVCMC/TP/CC/VP-4888/११४/२०१२-१३

२९/०६/२०१२.

CONDITIONS FOR COMMENCEMENT CERTIFICATE

The set of the conditions as mentioned below shall be read with the Commencement Certificate of the particular building as mentioned.

1. The commencement certificate is liable to be revoked by the Municipal Corporation if :-
 - a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Corporation is contravened.
 - c) The Commissioner, VVCMC is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him, in such event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.
2. The applicant shall :-
 - a) Give notice to the Municipal Corporation immediately after starting the development work in the land under reference.
 - b) Give notice to the Municipal Corporation on completion upto the plinth level & obtained plinth completion certificate before the commencement of the further work.
 - c) Give written notice to the Municipal Corporation regarding completion of the work.
 - d) Obtain an occupancy certificate from the Municipal Corporation.
 - e) Permit authorized officers of the Municipal Corporation to enter the building or premises for the purpose of inspection with regard to observing building control regulations and conditions of the certificate.
 - f) Pay to MUNICIPAL CORPORATION the development charges as indicated in Appendix "A" along with interest @ 18% p.a. on the balance amount. If the rate of interest is enhanced by MUNICIPAL CORPORATION the same will be applicable. The applicant shall pay to MUNICIPAL CORPORATION the development charges as agreed in the undertaking submitted by him on
 - g) Install a 'Display Board' on the conspicuous place on site indicating :-
 - i) Name & address of owner /developers architect and contractor.
 - ii) S.NO./CTS No. Ward No. Village Name alongwith description of its boundaries.
 - iii) Order number and date of grant of development permission/redevelopment permission issued by Municipal Corporation.
 - iv) FSI permitted.
 - v) No. of residential/commercial flats and shops with their areas.



वसई - ३

वस्त क्रमांक. - ७८ / २०१३

६५ / ८३

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasavirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म.
दिनांक :

- vi) Address where copies of detailed approved plans shall be available for inspection.
viii) A notice in the form of an advertisement, giving all the details mentioned in I) to vi) above shall also be published in 2 widely circulated news papers one of which should be in regional language.

3. The structural Design including the aspects pertaining to seismic activity, Building materials, Plumbing Services, Fire Protection, Electrical installation etc. shall be in accordance with the provisions (except for the provisions in respect to Floor Area Ratio) prescribed in the National Building Code amended from time to time by the Bureau of India Standards.

4. The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue.

5. The conditions of the certificate shall be binding not only on the applicant but also on his successors, and every person deriving title through or under them.

6. A certified copy of the approved plan shall be exhibited on site.

7. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.

No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate has been granted by this Municipal Corporation, if the occupancy is reported before grant of occupancy certificate the security deposit of the said building shall be forfeited.

9. This permission does not entitle you to develop the land which does not vest in you.

10. You shall provide over-head water tank on the building as per the Bombay Municipal Corporation standards and to the satisfaction of Municipal Corporation.

11. You should approach Executive Engineer (MSEB) for the temporary power requirement, location of the transformer etc. The permanent power connection from MSEB can be obtained only after getting the necessary occupancy certificate from this Municipal Corporation.

12. The transfer of the property under reference can be defected only after the necessary approval from Municipal Corporation or occupancy certificate is obtained by the applicant before any such transfer.

13. You shall provide at your own cost, the infrastructural facilities with the plot as stipulated by the Municipal Corporation (Internal Arrangements, installation of water, arrangements of drinking water, arrangements for conveyance, disposal of



वसई - १
दस्ता क्रमांक. - ७८ / २०१३
६६ / ८३

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasalvirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म.
दिनांक :

sullage and sewage, arrangement of collection of solid waste) before applying for occupancy certificate. Occupancy Certificate shall not be granted unless all these arrangements are found to MUNICIPAL CORPORATION's satisfaction.

14. As far as possible no existing tree shall be cut. If this is unavoidable, twice the number of trees cut shall be planted.
15. The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case e.g. Urban Land (Ceiling & Regulations) Act 176 & getting the building plans approved from various authorities.
16. You shall provide potable water to the consumer / occupier of tenements/units before applying for occupancy certificate. The possession of said property shall not be given before occupancy certificate will be granted only after verifying the provision of potable water to the occupier.
17. He owner shall get the approved layout demarcated on the site by the Surveyors of the DILR, Thane, and shall submit to the Municipal Corporation (MUNICIPAL CORPORATION) for records the measurement plan certified by the DILR, Thane. The demarcation of approved layout on the site shall be carried out so as not to alter /reduce the dimensions and area of the roads, open space or other reservations the demarcated layout measurement plan certified by DILR shall be submitted before grant of occupancy certificate.
18. The owner shall provide at his own cost the following infrastructural facilities of such standards (i.e. standards relating to design, material or specifications) as stipulated by the Municipal Corporation.
 - a) Internal access roads along with storm water drains.
 - b) Channalisation of water courses and culverts, if any.
 - c) The arrangements of water supply and drainage disposal shall be made by the individual owner of the plot at his own cost.
 - d) Arrangements for collection of solid waste.
 - e) All fire fighting requirement along with necessary accessories as prescribed in DCR and national building code and as per chief fire officer remarks.
19. The low-lying areas shall be filled as per formation levels indicated on the development plan prepared for Virar-Vasai Sub-Region. Further, the required arrangements of storm water drain and septic tank /STP or any other arrangement as may be prescribed, shall have to be done according to the specifications.
20. The owner shall permit the use of the internal access roads to provide access to an adjoining land.



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दस्ता क्रमांक. - ६६ / २०१३
६७ / ८३

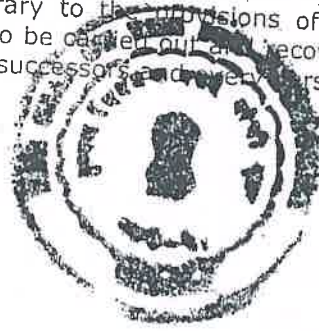
मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : Vasaircorporation@yahoo.com

जा.क्र. : व.वि.श.म.
दिनांक :

21. The owner shall submit to the Municipal Corporation the scheme of the development of 15% compulsory recreational space and develop it in accordance with the approved scheme.
22. The owner shall not further sub-divide or amalgamate plots without obtaining prior approval of the Municipal Corporation.
23. The owner shall not dispose off any plot or tenement unless the infrastructural facilities mentioned in conditions No. 20 above are actually provided.
24. If the owner does not make adequate arrangements for conveyance and disposal of sullage and sewage before disposal of the plots, he shall, through appropriate agreements, ensure that this obligation is cast upon the buyers of the plot or tenements.
25. The owner shall observe all the rules in force regarding over head/under ground electric lines / transmission lines/utilities passing through the layout while designing the individual buildings and while getting the approval of the authority.
26. No construction on sub-divided plots shall be allowed unless internal road and gutters are constructed to the satisfaction of the appropriate authority.
27. Open space shown in the layout shall be kept open permanently and shall be handed over to the appropriate authority.
28. No plot should be disposed off unless the sale permission under Section 43 of the B.T. & A.L. Act is obtained from the sub-divisional officer concerned if the land under reference is a restricted tenure land.
29. No development shall be taken up unless the N.A. Permission is obtained from the collector under the provisions of M.L.R. Code 1966.
30. If the plot is intended to be sold or otherwise disposed off by the owner, it shall be done by the owner only on his subject to the conditions mentioned in this order. He shall invariably make specific mention about these conditions in the deed to be executed by him.
31. This order is liable for cancellation on contravention or breach of any of the conditions of this order.
32. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Municipal Corporation to direct the removal or alternation of any structures erected or the use contrary to the provisions of this grant. Municipal Corporation may cause the same to be carried out and recover the cost of carrying out the same from the grantee / successors and every person deriving title through or under them.



वसई - १

दस्ता क्रमांक. - ७८ / २०१३

६८ / ८३

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasavirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म.
दिनांक :

33. The owner shall have to provide water in requisite quantity from the sources to the prospective flat buyers for perpetuity.
34. The plinth level will be 600 mm above the nearby road level (top of camber).
35. Separate stacks for ground floor and upper floors for sewerage disposal shall be provided.
36. Drinking water wells should be well built and well protected.
37. If the length of the proposed building exceeds 45 M, the expansion joints shall be provided at suitable places with suitable materials.
38. While extracting water from underground, you will strictly follow the instructions given by Sr. Geologist of the G.S.D.A. to ensure that proper quality and quantity of water is available to you and no contamination of the water source and its surroundings takes place.
39. You will not take up any development activity on the aforesaid property till the court matter pending if any in any court of law, relating to this property is well settled.
40. You will make suitable arrangements for temporary accommodation and permanent accommodation of the tenants, if any while redeveloping the scheme and will also give a proposal to accommodate them. Plinth Completion Certificate shall be issued only after such a proposal is received.
41. You will construct the society room as proposed and approved in the plan and it will not be used other than for society's purpose. This society room shall be handed over to the Co-operative housing Society to be formed in due course.
42. For the portion of the compound wall rounded off at the corner at roan junctions, M.S. grills over 0.75 m of brick work, upto the height of 1.5 m from the ground shall be provided.
43. This development permission enable you to construct upto plinth level only. For further construction plinth completion certificate has to be obtained from the office.
44. 50 Nos. of trees shall be planted on site.
45. You will not take up any development activity on the aforesaid property till the court matter pending if any in any court of law, relating to this property is well settled.



वसई - १

दस्त क्रमांक. - ७८ / २०१३

६६ / ८३

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasalvirarcorporation@yahoo.com

जा.क्र. - : व.वि.श.म.
दिनांक :

VVCMC/TP/CC/VP-4888/११४/२०१२-१३

२१/०८/२०१२.

46. Only one unit shall come up in each gala and no sub-division of gala for subletting or accommodating other unit shall be allowed.
47. You shall submit detailed proposal for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department before applying for plinth completion certificate.
48. You shall submit detailed proposal for sewage treatment plant by way of package treatment plant recycling of water and solid waste disposal through composting vermiculture project before applying for plinth completion certificate. You shall use fly ash bricks or blocks or clay fly ash bricks or cement fly ash bricks or blocks or similar products of a combination of aggregate of them in the construction of the project and as per the notification of Ministry of Environment & Forest Govt. of India date 27th Aug. 2003.
49. Notwithstanding anything contained in the Development Control Regulations, the Development Plan provisions or the approvals granted / being granted to you; it shall be lawful on the part of the Municipal Corporation to impose new conditions for compliance as may be to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State Government, Central / State PSU, Local Authority or any public authority as may be issued by them from time to time.
50. You have to fix a board of public notice regarding unauthorised covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by MUNICIPAL CORPORATION.
51. You shall develop 6.0m wide access road of W.B.M. standard before Commencement of work.



Dy. Director of Town Planning
Vasai Virar City Municipal Corporation



वसई - १

दस्तावेज क्रमांक - ७८ / २०१३

७० / ८३

मुख्य कार्यालय, विरार
विरार (पूर्व),
सा. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasavirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/CC/VP-4888/ ११५ / २०१२-१३

२१/०६/२०१२.

To,
Mr. Jayesh P. Modi & Mr. Krishnakant S. Dave
Partners of M/s. Pride Builders & Developers
215, Sarita Industrial Estate,
Near Dahisar Toll Naka,
Dahisar (E),
MUMBAI-400 068.

Sub: Commencement Certificate for proposed Industrial Building No.1 on land bearing S.No.91, H.No.5/2 & 6A, of Village: Waliv, Tal: Vasai, Dist: Thane.

- Ref:
1. TILR M.R. No. 319/07 dated 19/09/2008 for measurement.
 2. Your Registered Engineer's letter dated 02/04/2012.

Sir/ Madam,
Development Permission is hereby granted for the proposed Industrial Building No.1 in under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Mr. Jayesh P. Modi & Mr. Krishnakant S. Dave, Partners of M/s: Pride Builders & Developers.

It is conditions mentioned in the letter No.VVCMC/TP/CC/VP-4888/११५ dtd.२१/०६/२०१२. The detail of the layout is given below:

Sr. No.	Predominant Building	Bldg. No.	No. of Floors	No. of Galas	Built Up Area (in sq. mt.)
1.	Industrial bldg.	1	G+1(pt)	30	2328.17 sq.m

- 1) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 48 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).
- 2) The amount of Rs. 41,000/- (Rupees Forty-one Thousand only) deposited vide receipt No. 254388 dated 15/06/2012 with Vasai-Virar City Municipal Corporation as interest from 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 & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.
- 3) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition.
- 4) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding, disease prone conditions.



वसई - १

दस्ता क्रमांक. ७८ / २०१३

७९ / ८३

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasaiVirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/CC/VP-4888/११५/२०१२-१३

२९/०८/२०१२.

- 5) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- 6) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Vasai-Virar City Municipal Corporation.
- 7) You shall develop the road to the satisfaction of Vasai-Virar City Municipal Corporation applying before Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintain, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
- 8) You shall construct cupboard if any, as per sanctioned D.C Regulations.
- 9) You shall construct the compound wall & also developed the roads upto WBM standard before Plinth Completion Certificate.
- 10) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 11) You shall submit Chief Fire Officer NOC before applying for Occupancy Certificate.

Yours faithfully,



Dy. Director of Town Planning
Vasai Virar City Municipal Corporation

c.c..... to
M/s. En-Con, Project Consultants,
G-7,8, D-wing Sethi Palace,
Ambadi Road, Vasai (W)
Tal: Vasai, Dist:-Thane;



वसई - १

दस्त क्रमांक.- ७८ / २०१३

७२ / ५३

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasaivirarcorporation@yahoo.com

जा.क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/CC/VP-4888/ ११७/२०१२-१३

To,
Mr. Jayesh P. Modi & Mr. Krishnakant S. Dave
Partners of M/s. Pride Builders & Developers
215, Sarita Industrial Estate,
Near Dahisar Toll Naka,
Dahisar (E),
MUMBAI-400 068.

२१/०६/२०१२.

Sub: Commencement Certificate for proposed Industrial Building No.2 on land bearing S.No.91, H.No.5/2 & 6A, of Village: Waliv, Tal: Vasai, Dist: Thane.

Ref:

1. TILR M.R. No. 319/07 dated 19/09/2008 for measurement.
2. Your Registered Engineer's letter dated 02/04/2012.

Sir/ Madam,

Development Permission is hereby granted for the proposed Industrial Building No.2 in under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to Mr. Jayesh P. Modi & Mr. Krishnakant S. Dave, Partners of M/s. Pride Builders & Developers.

It is conditions mentioned in the letter No.VVCMC/TP/CC/VP-4888/११७ dtd.२१/०६/२०१२. The detail of the layout is given below:

Sr. No.	Predominant Building	Bldg. No.	No. Floors	of	No. Galas	of	Built Up Area (in sq. mt.)
1	Industrial Bldg.	2	G+1(pt)		28		1508.17 sq.m

- 1) The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 48 of MR & TP Act, 1966 and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).
- 2) The amount of Rs. 41,000/- (Rupees Forty-one Thousand only) deposited vide receipt No. 254388 dated 15/06/2012 with Vasai-Virar City Municipal Corporation as interest from 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 & Conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedial right of the Corporation.
- 3) You shall transport all the construction material in a good transport system and the material shall not be stacked in unhygienic / polluting condition.
- 4) You shall see that water shall not be stored to lead to unhygienic conditions like mosquito breeding, disease prone condition.



.....6.....

वसई - १
वस्त क्रमांक. - ८८ / २०१३
८३ / ८३

मुख्य कार्यालय, विरार
विरार (पूर्व),
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६
फॅक्स : ०२५०-२५२५१०७
ई-मेल : vasaiVirarCorporation@yahoo.com

जा.क्र. : व.वि.श.म.
दिनांक :

VVCMC/TP/CC/VP-4888/ ११८ / २०१२-१३

२१/६/२०१२.

- 5) You shall provide drainage, sewerage, water storage systems strictly to the satisfaction of Vasai-Virar City Municipal Corporation. Else occupancy certificate shall not be granted to you, which may please be noted.
- 6) You have to fix a board of public notice regarding unauthorized covering of marginal open spaces before applying for occupancy certificate of next building as per the format finalized by Vasai-Virar City Municipal Corporation.
- 7) You shall develop the road to the satisfaction of Vasai-Virar City Municipal Corporation applying before Plinth Completion Certificate. You shall give detailed engineering report comprising reclamation level to be maintain, Storm Water drainage systems, sewerage systems and water supply (tank sizes etc) before applying for Plinth Completion Certificate.
- 8) You shall construct cupboard if any, as per sanctioned D.C Regulations.
- 9) You shall construct the compound wall & also developed the roads upto WBM standard before Plinth Completion Certificate.
- 10) You are responsible for the disputes that may arise due to Title/ Access matter. Vasai-Virar City Municipal Corporation is not responsible for any such disputes.
- 11) You shall submit Chief Fire Officer NOC before applying for Occupancy Certificate.

Yours faithfully,



[Handwritten Signature]

Dy. Director of Town Planning
Vasai Virar City Municipal Corporation

c.c..... to
M/s. En-Con, Project Consultants,
G-7,8, D-wing Sethi Palace,
Ambad, Road, Vasai (W)
Tal: Vasai, Dist:-Thane.



CONTENTS OF SHEET

SCALE PLAN 1:200, LOCATION PLAN, ARCHITECTURAL DETAILS, PLOT AREA DIAGRAM, FLOORING AREA STATEMENT, TOTAL BUILT UP AREA STATEMENT, DESCRIPTION OF THE

वस्त क्रमांक: 10 / 2013
 DATE: 10/03/2013
 VPM - CALCULATION

CERTIFICATE OF AREA

CERTIFICATE THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 23.02.2003 AND THE DIMENSIONS OF THE SIDE ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP / T.P. SCHEME RECORD LAND RECORDS DEPTT. CITY SURVEY RECORD

Signature of Licensed Surveyor/Engineer
 Structural Engineer / Supervisor

STAMP OF DATE OF RECEIPT OF PLANS
 THIS PLAN SHALL NOT BE CONSIDERED AS PROOF OF OWNERSHIP FOR ANY DISPUTES IN ANY COURT ON LAW



STAMP OF APPROVAL OF PLANS

Approved as amended in...
 Subject to the Conditions mentioned in this Office Letter No. VVCMC/TPI/...
 VPI No. 823...
 Dated...

Deputy Director Town Planning
 Vasai-Virar City Municipal Corporation
 Vasai - Virar (E)

REVISIONS	DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPOSAL & PROPERTY
 PROPOSED INDUSTRIAL BLDG. ON LAND BEARING S.NO.91, H.NO. 5/2, & 6A,
 AT VILL-WALIV; TAL-VASAI; DIST-THANE

NAME OF OWNER:- MR. JAYESH P. MODI
 MR. KRISHNAKANT S. DAVE
 PARTNERS OF M/S PRIDE BUILDERS & DEVELOPERS.

SIGNATURE OF APPLICANT
(Signature)

JOB. NO. B P NO. 4302 VP - 4888 FILE NO. 1225	DATE 24/05/2012
DRAWING NO. S1 OF 3	SCALE AS SHOWN
NORTH LINE 	DRAWN BY REBHMA
	CHECKED BY



EN-CON
 Architectural & Structural Works
 Project Consultants
 D. 7/B, "D" WING, SETHI PALACE, AMBADI ROAD,
 VASAI ROAD (WEST), 401 202
SANJAY S. NARANG
 REGISTERED ENGINEER
 (Regn. No.: VVCMC/ENGR/01)



M. S. RODRIGUES. B. Com. LL.B.
Advocate.

वसई - १
दस्त क्रमांक. - ७८ / २०१३
Tel. 2330494 / ७५ ३

Office: "Kapil Kunj" 10/2nd Fl. Opp. Parvati Cinema, Vasai (W) pin 401 202

SEARCH REPORT & TITLE CLEARANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

REF.: Plot of Land, bearing 1) S. No. 91 Hissa No. 5/2 Area admeasuring 0-54-5 (H. R), Assessment Rs. 4-92 2) S. No. 91 Hissa No. 6A Area admeasuring 0-06-3 (H. R), Assessment Rs. 0-78, lying being and Situate at revenue Village - Waliv, within the limits of Talathi Sajja - Waliv, Taluka & Panchayat Samiti - Vasai, Dist. & Zilla Parishad-Thane, within the jurisdiction of Sub-Registrar Assurance of Vasai, (hereinafter referred to as "the Said Lands" for brevity's sake)

Owners: M/s. PRIDE BUILDERS & DEVELOPERS
through its Partner

- 1) MR. DHEEREN GANJI GALA
- 2) PETAGON PACKAGING PVT. LTD. through its DIRECTOR, MR. JAYESH PRAVINCHANDRA MODI
- 3) MR. KRISHNAKANT S. DAVE
- 4) MR. SUMEET ASHOK JAIN.

THIS IS TO CERTIFY that I have taken Search in respect of the said lands in the office of Sub-Registrar at Vasai-I, II and III, for the period of 30 years i. e. from 1980 to 2012 and my findings are as follows:-



YEAR	REGULAR INDEX - II	PRINTED INDEX-II
1981	TORN	TORN
1982	TORN	TORN
1983	TORN	TORN
1984	TORN	TORN
1985	TORN	TORN
1986	TORN	TORN
1987	TORN	TORN
1988	TORN	TORN
1989	TORN	TORN
1990	TORN	TORN
1991	Sent for data Entry at Thane	
1992	TORN	TORN
1993	TORN	TORN
1994	TORN	TORN
1995	TORN	TORN
1996	TORN	TORN
1997	TORN	TORN
1998	TORN	TORN
1999	TORN	TORN
2000	TORN	TORN
2001	TORN	TORN

2002 Index-II books are mixed and kept for binding and are not ready.

2003 Index-II books are mixed and kept for binding and are not ready.

2004 Index-II books are mixed and kept for binding and are not ready.



वसई - १

दस्त क्रमांक. - ७८ / २०१३

७७ / ८३

2005 Index-II books are mixed and kept for binding and are not ready.

2006 Index-II books are mixed and kept for binding and are not ready.

2007 Index-II books are mixed and kept for binding and are not ready.

2008 Index-II books are mixed and kept for binding and are not ready.

2009 Index-II books are mixed and kept for binding and are not ready.

2010 Index-II books are mixed and kept for binding and are not ready.

2011 Sunil Acholkar had purchased the said lands vide Conveyance deed dt. 17/2/2011 vide document No. 14156/2011 from its original owners i.e. Rajesh K. Dalvi & others and as per the said Conveyance, Talathi Sajja waliv has passed Mutation entry No.6022 in the name of Sunil M. Acholkar.

2012 M/s. Pride Builders & Developers has purchased the said lands vide Conveyance deed dt. 3rd Feb 2012 vide Serial No. 1357/2012 from Sunil M. Acholkar and as per the said Conveyance Talathi Sajja waliv has passed mutation entry No. 6036 in the name of said owners i.e. M/s. Pride Builders & Developers and



वसई - १

4

दस्त क्रमांक. - ७८ / २०१३

७८ / ८३

accordingly M/s. Pride Builders & Developers has become owner of the said lands.

In my opinion, the title to the said lands of the said owners, M/s Pride Builders and Developers through its Partners 1) Mr. Dheeren Ganji Gala 2) Petagon Packaging Pvt. Ltd. through its Director Mr. Jayesh Pravinchandra Modi 3) Mr. Krishnakant S. Dave 4) Mr. Sumeet Ashok Jain are clear, marketable and free from all encumbrances.

N. B. : This search report is subject to torn registers, unready records and books sent to Thane office for Computer feeding purpose.

Barring these entries there reveal no charge over the said Land.

Date: / / 2012

Place : Vasai.



M. S. Rodrigues
Advocate

M. S. RODRIGUES
ADVOCATE
B. S. ROAD, 2110,
OPPOSITE TO CINEMA,
DISTRICT OF Dist. Thane.



वसई - १

दस्त क्रमांक. - ७८ / २०१३

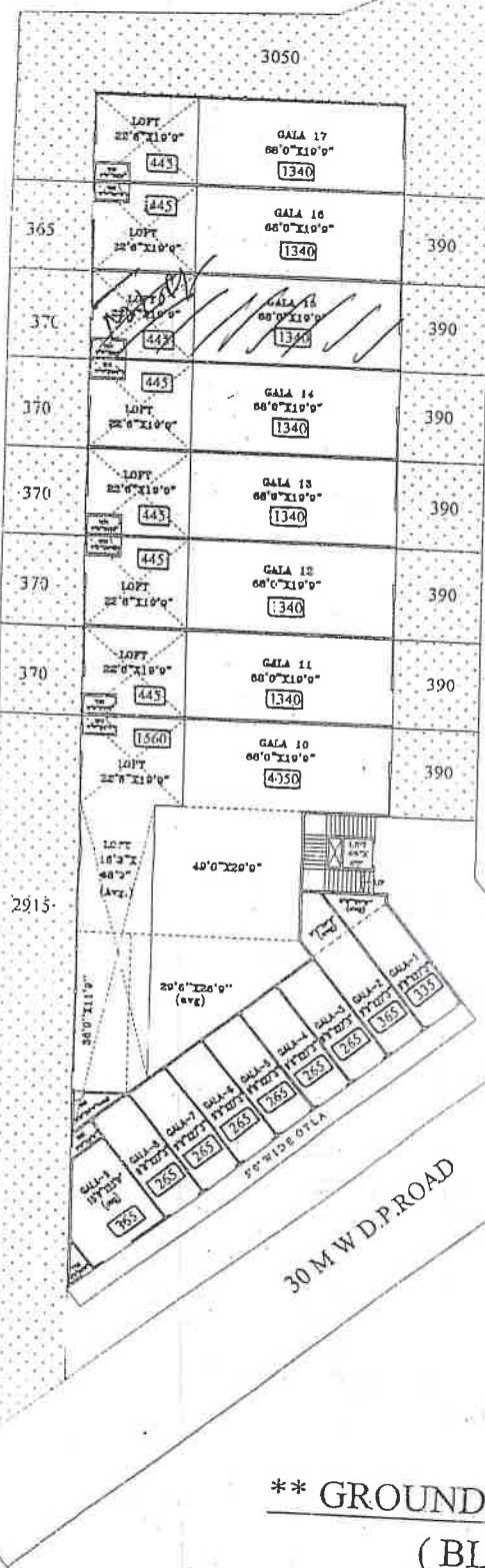
७०८ / ८३

BLDG.NO. 1
GROUND FLOOR

GALA NOS.	CARPET AREA	SALEABLE AREA 50% (Sq.Ft.)
01	256	500
02	265	640
03	265	405
04	265	405
05	265	405
06	265	405
07	265	405
08	265	405
09	265	405
10	265	640

GALA NOS.	CARPET AREA (Sq.Ft.)	SALEABLE AREA 40% (Sq.Ft.)	OPEN SPACE (Sq.Ft.)	OPEN SPACE 1/3 (Sq.Ft.)	LOFT AREA (Sq.Ft.)	TOTAL SALEABLE AREA (Sq.Ft.)
10	4050	5675	3305	1100	1500	05.18
11	1340	1800	780	265	443	2690
12	1340	1800	780	265	443	2690
13	1340	1800	780	265	443	2690
14	1340	1800	780	265	443	2690
15	1340	1800	780	265	443	2690
16	1340	1800	780	265	443	2690
17	1340	1800	780	265	443	2690

Handwritten notes:
30' 0" WIDE INTERNAL DRIVE
30' 0" WIDE DRIVE



**** GROUND FLOOR PLAN ****
(BLDG.NO. 1)



**** OM INDUSTRIAL ESTATE ****
PROPOSED INDUSTRIAL BLDG.NO.1
ON LAND BEARING. S.NO : 91, H.NO : 5/2 & 6A
VILL : WALIV, TAL : VASAI, DIST : THANE.

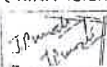
EN-CON
Architectural & Structural Works
Project Consultants
G 7/B 10th WING, SETHI PALACE, AMIACHI ROAD,
VASAI ROAD (WEST), 401 202
PHONE : 2335378, 2333404
E-mail:encon1@rediffmail.com



KRISHNAKANT S DAVE
 SHANTILAL POPATHAL DAVE
 19/02/1959
 Permanent Account Number
 AAGRDP1178C
 Signature



स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABHPM0843K
 नाम / NAME
JAYESH PRAVINCHANDRA MODI
 पिता का नाम / FATHER'S NAME
PRAVINCHANDRA AMRITLAL MODI
 जन्म तिथि / DATE OF BIRTH
23-01-1966


हस्ताक्षर / SIGNATURE


आयकर निदेशक (पद्धति)
 DIRECTOR OF INCOME TAX (SYSTEMS)
 वस्त क्रमांक - 65 / 2013
 10 / 13


SANDIP K DAVE
 KRISHNAKANT SHANTILAL DAVE
 14/03/1991
 Permanent Account Number
 ARUPD7910M
 Signature



भारत सरकार
 GOVT. OF INDIA
 GITA KRISHNAKANT DAVE
 CHIMANLAL AMRITLAL TRIVEDI
 23/10/1971
 Permanent Account Number
 ADXPD3410H
 Signature



भारत निर्वाचन आयोग
 Election Commission of India
 ओळखपत्र
 IDENTITY CARD
 MTX3193372



मतदाराचे नांव : उदय सिताराम मुरदेश्वर
 Elector's Name : Uday Sitaram Muradeshwar
 वडीलांचे नांव : सिताराम मुरदेश्वर
 Father's Name : Sitaram Muradeshwar
 लिंग : पुरु Sex : M
 17/1/2008 रोजी वय
 Age as on 1/1/2008 : 30

MISL 150/242
 Name to be written above the photograph
 COLOR XEROX
 Son/Wife/Augher of
 H. Sitaram Muradeshwar



MISL 150/242
 Maharashtra Issued Pursuant to
 Section 16(1) of the Motor Vehicle Act, 1988
 29/12/2008
 26/10/05
 Date of issue
 Name of the Licence Holder
 H. Sitaram Muradeshwar



Summary1 (GoshwaraBhag-1)

बुधवार, 02 जानेवारी 2013 6:02 म.नं.

दस्त गोशवारा भाग-1

वसई

दस्त क्रमांक: 78/2013

दस्त क्रमांक: वसई 1 /78/2013

बाजार मुल्य: रु. 45,43,000/- मोबदला: रु. 26,15,130/-

भरलेले मुद्रांक शुल्क: रु.2,72,600/-

दु. नि. सह. दु. नि. वसई 1 यांचे कार्यालयात

पावती: 78

पावती दिनांक: 02/01/2013

अ. क्र. 78 वर दि.02-01-2013

सादरकरणाचे नाव: संदिप क्रीष्णकांत दवे

रोजी 6:00 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1660.00

पृष्ठांची संख्या: 83

[Signature]

दस्त हजर करणाऱ्याची सही:

एकुण: 31660.00

सह दुय्यम निबंधक वसई - १
Sub Registrar Vasai

सह दुय्यम निबंधक वसई - १
Sub Registrar Vasai

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्रं. 1 02 / 01 / 2013 06 : 00 : 47 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 02 / 01 / 2013 06 : 02 : 22 PM ची वेळ: (फी)

वसई - १

दस्त क्रमांक - ७८ / २०१३

८९ / ८३



iSarita v1:0

प्रमाणित करण्यात येते की
या दस्त्यामध्ये एकूण एवढे ८३ आहेत

सह दुय्यम निबंधक वसई - १

पुस्तक क्रमांक ९
७८
संदिप कावूर मोदला
सह. दुय्यम निबंधक, वसई - १
तारीख २ जाने २०१३

Summary-2(दस्त गोषवारा भाग - २)

02/01/2013 6 06:29 PM









दस्त गोषवारा भाग-2

वसई

दस्त क्रमांक:78/2013

दस्त क्रमांक :वसई1/78/2013



दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठस
1	नाव:संदिप क्रीष्णकांत दवे पत्ता:प्लॉट नं: 402, माळा नं: -, इमारतीचे नाव: सरीता अपार्टमेंट, सागर कॉम्प्लेक्स, ब्लॉक नं: -, रोड नं: साई बाबा नगर, बोरीवली प., महाराष्ट्र, मुम्बई. पॅन नंबर:ARUPD7910M	लिहून घेणार वय :-21 स्वाक्षरी:-		
2	नाव:शीता क्रीष्णकांत दवे पत्ता:प्लॉट नं: 402, माळा नं: -, इमारतीचे नाव: सरीता अपार्टमेंट, सागर कॉम्प्लेक्स, ब्लॉक नं: -, रोड नं: साई बाबा नगर, बोरीवली प., महाराष्ट्र, मुम्बई. पॅन नंबर:ADXP3410H	लिहून घेणार वय :-41 स्वाक्षरी:-		
3	नाव:मेसर्स प्राईड बिल्डर्स एंड डेव्हलपर्स तर्फे भागीदार 1) श्री. जयेश प्रविणचंद्र मोदी - - पत्ता:प्लॉट नं: 215, माळा नं: -, इमारतीचे नाव: सरीता इंडस्ट्रीयल इस्टेट, ब्लॉक नं: -, रोड नं: दहिसर टोल नाक्याजवळ, दहिसर पुर्व, महाराष्ट्र, मुम्बई. पॅन नंबर:	लिहून देणार वय :-45 स्वाक्षरी:-		
4	नाव:मेसर्स प्राईड बिल्डर्स एंड डेव्हलपर्स तर्फे भागीदार 2) श्री. क्रीष्णकांत एस. दवे - - पत्ता:प्लॉट नं: 215, माळा नं: -, इमारतीचे नाव: सरीता इंडस्ट्रीयल इस्टेट, ब्लॉक नं: -, रोड नं: दहिसर टोल नाक्याजवळ, दहिसर पुर्व, महाराष्ट्र, मुम्बई. पॅन नंबर:	लिहून देणार वय :-50 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:02 / 01 / 2013 06 : 03 : 33 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात.

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठस
1	नाव:नितीन एच. पाटील वय:36 पत्ता:गौळवाडा, वसई प. पिन कोड:401201		

2 नाव:उदय सिताराम मर्डे
वय:35
पत्ता:भंडारवाडी, सापेडी, वसई प.
iSarita v1.0

वसई - १
दस्त क्रमांक - ७८ / २०१३
०२ / ०३

Summary-2(दस्त गोषवारा भाग - २)

पिन कोड:401207

स्वाक्षरी



शिक्षा क्र.4 ची वेळ:02 / 01 / 2013 06 : 06 : 15 PM

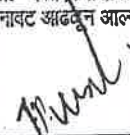

शिक्षा क्र.5 ची वेळ:02 / 01 / 2013 06 : 06 : 28 PM नोंदणी पुस्तक 1 मध्ये

साक्षर कुटुंबांना निधीचा वसई - १
वर्ग २

78/2013

प्रतिज्ञा पत्र

*सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. *दस्तातील संपूर्ण भजकूर, निष्पादक व्यक्ती, साक्षीदार, व जोडलेले कागदपत्रांची सत्यता तपासली आहे. *दस्ताची सत्यता, वैधता कायदेशीर दादापणाने दस्त निष्पादक व कसुलीधारक हे संपूर्णपणे जबाबदार राहतील. *दस्तऐवजासोबत जोडलेले कागदपत्रे, कुळगुळ्यातपत्र, व्यक्ती इत्यादी वनावट आढळून आल्यास याची संपूर्ण जबाबदारी निष्पादकाची राहिल.

लिहून देणारे:  लिहून घेणारे: 

वसई - १

दस्त क्रमांक. - ७८ / २०१३

८३ / ८३

