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पावती

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Wednesday, August 26, 2020

नोंदणी क्र.: 39म

2:04 PM

Regn.: 39M

पावती क्र.: 3538 दिनांक: 26/08/2020

गावाचे नाव: Majivade

फाईलिंगचा अनुक्रमांक: THN3-3523-2020

दस्तऐवजाचा प्रकार : Notice of Intimation of Mortgage by way of Deposit of title Deed

सादर करणाऱ्याचे नाव: CHETAN RAVINDRA SAVANT

Document Handling

रु. 300.00

Filing Fee

रु. 1000.00

एकूण:

रु. 1300.00

सादरकर्ता STATE BANK OF INDIA यांनी यांचेकडून दि. 14/08/2020 रोजी घेतलेल्या रु.6621000/-  
कर्जासंबंधीची नोटीस ऑफ इंटिमेशन फायलिंग साठी मिळाली.

GRN is MH003588218202021E Defaced vide 0001604845202021 Dated.26/08/2020.

GRN is MH003288150202021S Defaced vide 0001604839202021 Dated.26/08/2020.

Joint S.R.Thane 3

सह दुय्यम जिवंधक वर्ग २  
ठाणे क. ३

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concern SRO office.

फाईल क्रमांक : 3523/2020

नोदणी :

Regn:63m

गावाचे (Village Name) : **Majivade**

(1) विलेखाचा प्रकार (Title)	6-Notice of intimation regarding mortgage by way of deposit of Title Deed
(2) कर्जाची रक्कम (Loan amount)	Rs.6621000/-
(3) भू-मापन, पोटहिससा व घरक्रमांक(असल्यास) (Property Description)	1) Corporation: ठाणे म.न.पा. Other details: Building Name:RAVI ESTATE BUILDING NO. C D E F G CHSL, Flat No:601, Road:OPP. DEVDAYA NAGAR, VARTAKNAGAR, MAJIWADE, THANE, Block Sector:BUILDING E, Landmark:RAVI ESTATE COMPLEX ( Survey Number: 189, 190 AND OTHERS ; HISSA NUMBER: 1/1, 1 AND OTHERS ; )
(4) क्षेत्रफळ (Area)	1) Build Area :880.00 / Open Area :0 Square Feet
(5) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: CHETAN RAVINDRA SAVANT Age: 48, Address: Building Name:VAIBHAV SHREE KRISHNA CHS, Flat No:4, Road:VEER BAJI PRABHU DESHPANDE MARG, City:THANE, State:MAHARASHTRA, District:THANE, Pin:400602 ,PAN: BFXPS0492B
(6) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee)	Bank Name: STATE BANK OF INDIA Address: RACPC GHATKOPAR (RGH),MUMBAI
(7) गहाण / कर्जाचा दिनांक (Date of Mortgage )	14/08/2020
(8) नोटीस फाईल केल्याचा दिनांक (Date of filing)	26/08/2020
(9) फायलींग नंबर (Filing No.)	3523/2020
(10) मुद्रांक शुल्क (Stamp Duty)	Rs.13400/-
(11) फायलींग शुल्क (Filing Amount)	Rs.1300/-
(12) Date of submission	25/08/2020
(13) शेर (Remark)	-

## ताबा पावती

ताबा पावती लिहून देणार : मंडळ अधिकारी ठाणे

ताबा पावती लिहून घेणार : श्री. चेतन रविंद्र सावंत

समक्ष प्राधिकारी तथा मा. उपविभागीय दंडाधिकारी ठाणे विभाग ठाणे यांचे कडील आदेश क्र. टिडी/ टे-२/ कल्पवृक्ष मार्केटिंग/ एम. पी. आय. डी./ केस क्र. २/२००४ दिनांक ०२/०२/२०२० तसेच नायब तहसिलदार सं.गा.यो ठाणे यांचेकडील पत्र क्र./सं.गा.यो/अहवाल/कावि- /२०२० अन्वये एम. पी. आय. डी दावा क्र. ०२/२००४ मध्ये मा. अति सत्र न्यायाधिश ठाणे यांचे कडून आदेश पारित झाले होते त्यानुसार सदर मालमत्ताचे लिलाव करण्यात आलेले आहेत. दि. २४/०७/२०१९ रोजी लिलाव प्रक्रिया करण्यात आलेली असून सदरचे लिलावात ई-६०१, रवी इस्टेट, देवदयानगर जवळ, वर्तकनगर, ठाणे या मालमत्तेचा लिलाव झालेला असून सदरची मालमत्ता श्री. चेतन रविंद्र सावंत यांनी सर्वाधिक म्हणजेच र. रु. ८२,७६,५००/- बोली बोलल्याने त्यांनी उपविभागीय दंडाधिकारी ठाणे, उपविभाग ठाणे यांचे भारतीय स्टेट बँक, ठाणे शाखा येथील खात्यावर धनादेशाद्वारे जमा केलेली आहे. तसेच सह दुय्यम निबंधक ठाणे क्र.५ टनन ५-३११५-२०२० दि. १४/०२/२०२० अन्वये नोंदणीकृत दस्तावेज केलेले आहे. त्यानुसार ई-६०१, रवी इस्टेट, देवदयानगर जवळ, वर्तकनगर, ठाणे येथे असलेल्या सदर खुल्या फ्लॅटचा ताबा दिनांक २०/०२/२०२० रोजी दुपारी ३.०० वाजता ताबा श्री. चेतन रविंद्र सावंत यांना देण्यात आला.

  
ताबा पावती लिहून देणार  
२०/२/२०२०  
(MR. PATANGE)

एस. एच. पतंगे  
मंडळ अधिकारी ठाणे  
ता. जि. ठाणे

  
२०/०२/२०२०  
ताबा पावती लिहून घेणार  
(CHETAN R. SAWANT)

Title in Colour Xerox

# RAVI ESTATE BLDG. NO. CDEFG CO-OP HSG. SOCIETY LTD.<sup>003</sup>

Regd. No. : TNA (TNA) HSG / (TC) / 15525 Dated 18/06/2004

Opp. Devdaya Nagar, Pokhran Road No. 1, Thane (W) - 400 606.

Date: 26/08/2019

To,  
The Asst. General Manager  
State Bank of India,  
RACPC, Ghatkopar, Mumbai

Dear Sir,

We, Ravi Estate Bldg. No. CDEFG Co-op. Hsg. Society Ltd., here by certify that :

1. We have transferable rights to the property described below which is owned by Mrs. Shaila Umesh Khade and Dr. Umesh M. Khade, and purchased by Mr. Chetan Ravindra Savant herein after referred to as "the purchaser", subject to the due and proper performance and compliances of all the terms and conditions of the Sale Agreement which is yet to be done.

2. Description of the property:

Flat No./ House No.	601
Building No./Name	E, Ravi Estate Bldg. No. CDEFG. CHS. Ltd
Street No./Name	Pokhran Road No. 1
Area Name	Opp Devdayanagar
City Name	Thane(w)
Pin Code	400606

2. That the total consideration for this transaction is Rs.82,76,500/- (Rs.Eighty Two Lakh Seventy Six Thousand Five Hundred Only) as per letter submitted of the sub divisional officer, Thane Division.

3. The conveyance of the land yet to be done. The title of the property described above is clear, marketable and free from all encumbrances and doubt as per society record.

4. We confirm that we have no objection whatsoever to the said purchaser, at his own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance

For RAVI ESTATE BLDG. NO. C.D.E.F.G. CHS. LTD.  
 Chairman /  Treasurer /  Secretary

and compliances of all the terms and conditions of the sale document by the said purchasers.

5. We have not borrowed from any financial institution for the purchase /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, We note not to change the same without the written NOC of the Bank.



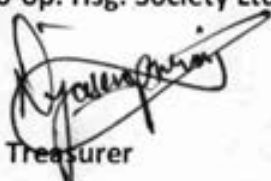
7. All society dues in respect thereof have been paid up to date vide pay order no. 839897 drawn on Axis Bank, Thane(w)dated 26/08/2019 for the amount Rs. 13,17,786/- . We also confirm that there are no outstanding society dues/ charges payable by the said member in respect of the said flat.

8. The undersigned is authorised to sign the NOC on behalf of Housing Society.

9. This NOC is provisional subject to submission of copy of Sale deed in the name of Mr. Chetan Ravindra Savant

Yours faithfully,

Ravi Estate Bldg. No. CDEFG Co-op. Hsg. Society Ltd

			
Chairman	Secretary	Treasurer	



Place – Thane

Date – 28/08/2019

**RAVI ESTATE BLDG. NO. C D E F & G CHS. LTD.**

Regd. No. TNA/(TNA)/HSG/(FC)/15525 DT.18.06.2004

007

Opp. Devdaya Nagar, Vartak Nagar Pokharan Road No. 1. Thane (West) Pin - 400606

Bill No. 00219

Period : 01/07/2019 To 30/09/2019

Bill Date: 01/07/2019

Flat No. : E/-601

Area 880

Sq. Ft.

Name : SHAILA KHADE

Sr.No.	Particulars	Amount
1	T.M.C.- Property Tax-2019-20	8116.00
2	Sinking Fund	330.00
3	Building Insurance	90.00
4	Service Charges	5440.00
5	Club House Charges	1200.00
6	Education Fund	30.00
	Interest	36978.00
	<b>TOTAL</b>	<b>52184.00</b>
	Additional Previous Dues (Principle Amt)	704350.00
	Additional Previous Dues (Interest Amt.)	561224.00
	Less Adjustments	0.00
	<b>Net Payable</b>	<b>1317758.00</b>
	<b>Rupees Thirteen Lakh Seven Seven Hundred Fifty Eight Only</b>	
	<b>Due Date : 25/07/2019</b>	

E. &amp; O.E

Note: 1) Please mention Name, Flat No. &amp; Mobile No. behind the Cheque.

2) Payment after DUE DATE will be charged Interest @ 21% p.a.

3) Service Charges Rs.5440/- include:-a)Elect.-1008/- b)Security-2355/- c)Lift-270/- d)H.K.-684/- e)Repairs-549/- f)Misc.chgs-574/-

[COMPUTER GENERATED BILL / RECEIPT DOES NOT REQUIRED SIGNATURE]

For RAVI ESTATE BLDG. NO. C D E F &amp; G CHS. LTD.

Hon. Secretary / Treasurer

For Accounting, Contact :  
SANJAY DESHMUKH & ASSOCIATES

9821472358



Received with thanks payment of  
RS. 13,17,786/- vide pay order w.  
839897 drawn on Axis Bank, Thane (W)  
dated 26/08/2019.



उपविभागीय अधिकारी तथा दंडाधिकारी ठाणे, विभाग ठाणे यांचे कार्यालय, ठाणे  
पत्रव्यवहाराचा पत्ता : २१७, दुसरा मजला, जिल्हाधिकारी कार्यालय, कोर्ट नाका, ठाणे (प.)

४००६०१ दुरध्वनी क्र.०२२-२५३४५११०

E-mail-sdothane@gmail.com

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क्र.टिडी/टे-२/कल्पवृक्ष मार्केटिंग/एम.पी.आय.डी.केस क्र.२/२००४/१-२०१९

दिनांक : २४/७/२०१९

प्रति,

श्री. चेतन रविंद्र सावंत  
अ-२, बालसुंदर सोसायटी,  
नौपाडा पोलीस स्टेशनशेजारी,  
एम जी रोड नौपाडा,  
ठाणे.

विषय — लिलावातील मालमत्तेची उर्वरित रक्कम भरणेबाबत.

उपरोक्त विषयान्वये मे. कल्पवृक्ष मार्केटिंग प्रा.लि. या कंपनीची व तिच्या संचालकांची स्थावर व जंगम मालमत्तेचा लिलाव दि.२७/०३/२०१८ रोजी या कार्यालयाद्वारे करण्यात आला. सदर लिलावाच्या दरम्यान आपण ई-६०१, रवी इस्टेट, देवदया नगर जवळ, वर्तक नगर, ठाणे (प.) या मालमत्तेकरीता सर्वाधिक म्हणजेच रू.८२,७६,५००/- ची अंतिम बोली बोलल्याने आपणास सदर मालमत्तेचा लिलाव प्राप्त झालेला आहे.

आपण दि.२३/७/२०१९ रोजी रू.८,२७,१५०/- रकमेचा अॅक्सीस बँक नौपाडा शाखा या बँकेचा धनाकर्ष क्र.८३९३२३ या कार्यालयाकडे जमा केलेला आहे. त्यामुळे उर्वरित रक्कम ७४,४९,३५०/- ही ३० दिवसामध्ये या कार्यालयाकडे धनादेश किंवा धनाकर्षाद्वारे जमा करावी अन्यथा आपला लिलाव रद्द करून यापूर्वी जमा केलेली रक्कम जप्त करण्यात येईल याची नोंद घ्यावी.



*[Handwritten Signature]*

उपविभागीय अधिकारी तथा  
दंडाधिकारी ठाणे विभाग करिता  
ठाणे

**उपविभागीय अधिकारी तथा देहाधिकारी ठाणे, विभाग ठाणे वाचे कार्यालय, ठाणे**  
 १७, दूसरा मजला, निलंबितकारी कार्यालय, वाटे नाका, ठाणे (प) का. नं. २४/७७/२०१९

E-mail: udothane@gmail.com

आहोर लिखाव मार्या

प्रमाणित अधिकारी, गृह विभाग, महालय, मुंबई यांनी निलंबित होऊन आणखी निलंबित ठेविल्याबाबत  
 तसेच रोखीचे पत्रान्वये महाराष्ट्र उद्येधारींच्या (वितीय सहाय्यतेत) दिनसमवेत वगळून घेतलेले  
 ठाणे शहर प्रविधिकारी म्हणून घाषित केलेबाबत गृह विभाग, महालय, मुंबई यांचे पत्रान्वये  
 २४/७७/२०१९ या ऑधसूचाराबाबत दिलेल्या अनुषंगी प्रमाणित लिखाव आहोर लिखाव मार्या  
 याबाबत व तिच्या संबालकरींचे खालील तक्त्यात नमूद केलेली रकमा व त्यास मालमत्ता द्यावी याबाबत  
 निलंबित आलेली आहे.

अनुसृत पत्रान्वये आव. डी. याबा क्र. ०२/२००४ मध्ये मा. अणि रजि. न्यायाधिपन ठाणे ज. का. जेन अणुसंवादी  
 वगळून आदेश घारित झालेले अनुसृत सदरचे मालमत्ता लिखाव करणेकरीता मागणाल द्यावेत. आहोर लिखाव मार्या  
 या कार्यालयामार्फत सदर मालमत्ता जशी आहे त्या स्थितीत खालील विष्क) करणेकरीता लिखित लिखाव  
 देवेत असे आहे.

त्या व्यक्ती, संस्था, नोदणीकृत इस्टेट दलाल सदर मालमत्ता घेणेसाठी इच्छुक असतील त्यांनी घाषित

बंद अर्जावर मालमत्तेच्या मुल्याकनाच्या १०% रकमेचा घनाकर्ष (Demand Draft) Sub Officer Thane या नावाने जादिरात परिसर कल्याणामुन ३० दिवसांत कार्यालयीन वेळेन अर्जदर या कर्णाकरिता  
 त्या बराबा, जण केलनव्या मालमत्ता तपशील खालीलप्रमाणे आहे.

अ.क्र.	जण केलनेली मालमत्ता	मुल्याकना
१	पराहारैन टावर, १ आ मरुना, मादले रोड, गोपादा, ठाणे (प) ९०३ व ९०४	१,००,०००/-
२	पराहारैन हार्डस कल्प गपुर्मारफेट स्टेशन रोड, ठाणे (प)	१,२६,४५०/-
३	धर्मानंद टावर, रजि. नं. ३०३, प्रभात सिनेमा समाार, भेदार आळी, ठाणे (प)	३०,०००/-
४	धर्मानंद टावर, रजि. नं. ३०२, प्रभात सिनेमा समाार, भेदार आळी, ठाणे (प)	१,२०,६५०/-
	कल्पवृक्ष टावर, रजि. नं. ३०३, प्रभात सिनेमा समाार, भेदार आळी, ठाणे (प)	६०,०००/-
	६-६-०३, रवी इस्टेट, रवेदवागागर तणळ, कानकनगर, ठाणे (प)	७२,६००/-
	रजि. नं. ३०४, भेदार क्री आ. ही सामायटी, हिरानदाना कॉम्प्लेक्स, ठाणे (प)	४५,२६,०००/-
	तुलसी अपार्टमेंट, १२०४, सद्गुरु गार्डन, कोपरी, ठाणे (प)	

**लिलावाची तारीख खालीलप्रमाणे**

दिनांक	दिवस	वेळ	लिलावाचे ठिकाण
२४-०७-२०१९	बुधवार	१२.०० वा	उपविभागीय अधिकारी ठाणे, विभाग ठाणे वाचे कार्यालय, १७ १७, दूसरा मजला, निलंबितकारी कार्यालय, वाटे नाका, ठाणे (प)

**[Signature]**  
 उपविभागीय अधिकारी  
 तथा देहाधिकारी ठाणे  
 विभाग ठाणे

विभाग ठाणे  
 दिनांक: १२/०६/२०१९

- १) लिलाव झाल्यानंतर जाहिर लिखाव घेणाऱ्या व्यक्तींचे उर्वरित रकमास र भरणाऱ्या बराबा शरीर.
- २) जाहिर रकमेचा भरण्यास आणखी उतल्यास लिखाव घेणारी बराबा १०% रकमेन जण करण्यात येईल.
- ३) बराबा प्रत्येक मालमत्तेचा जाहिर लिखाव स्वतः खालील बराबा घेईल.
- ४) सदर मालमत्ता नोदणीचा सूचे, सदर मालमत्तेच्या Society Maintenance ची बकील रकमा, Society Property
- ५) मालमत्ता व पत्ती पर, बकील निम्ण विल द. आ वगळता उरल्याबाबत प्रभात लिखाव घेणारी ठाणे
- ६) मालमत्ता व पत्ती पर, बकील निम्ण विल द. आ वगळता उरल्याबाबत उपविभागीय अधिकारी तथा देहाधिकारी



iii) निवासी इमारत दर - रु. १४४००/- प्रति चौ.मी. (मुल्यदर विभाग १/४(क), पान क. ६

iv) बांधकामाचे खर्च - सन १९९८-९९

v) सुमारे १९ वर्षाकरीता घसारा - २० टक्के (सूचना क. ३)

vi) ७ व्या मजल्यासाठी - ५ टक्के वाढ (सूचना क. १९)

बाजारमुल्य (२०१८-१९) =  $(९५०/१०.७६) \times (१४४०० \times १.०५ \times ०.८)$   
 = रु. ७०,०१,०४४/- म्हणजेच रु. ७०,०१,५००/-  
 (अक्षरी रुपये सत्तर लक्ष एक हजार पाचशे मात्र)

४) कल्पवृक्ष टॉवर, रुपी बँकेसमोर, चरई, ठाणे (बेसमेंट तळमजला व पहिला मजला)

पुर्व सटर्ननुसार दिसून येते की, मंडळ अधिकारी, ठाणे यांनी दिलेल्या माहितीमध्ये सदर मालमत्ता मौजे-पाचपाखाडी, टिका क. १२, सि.स.क. ६०, ६१अ, ६१बी मधील असल्याचे नमुद आहे. ही मालमत्ता बेसमेंट, तळमजला, लॉफ्ट, पहिला मजला अशी स्वरूपाची असून मालमत्तेचे एकूण क्षेत्रफळ ५३४८ चौ.फुट इतके नमुद केले आहे. मंडळ अधिकारी, ठाणे यांनी सदर बांधकामास चौ.मी. क. ९०/२९९/टिएमसी/टिडीडी/२४०८ दि. २२/०२/२००० रोजी ओ.सी प्राप्त असल्याचे नमुद केले आहे.

विषयांकित मालमत्तेसंबंधी जपती पंचनामा पृष्ठ क. ३९, ४० नुसार आहे. त्यामध्ये या जागेचा वापर ऑफिससाठी असल्याचे नमुद आहे.

सन २०१८-१९ च्या बाजारमुल्य दर तक्त्यासोबतच्या मार्गदर्शक सूचनांमध्ये बेसमेंट, तळमजला, लॉफ्ट व पहिला मजला याचे मुल्यांकनाबाबत वेगवेगळ्या सूचना आहेत. त्यासाठी एकूण बांधकाम ठेकाची वापरनिहाय विगतवारी आवश्यक आहे. या प्रकरणी महानगरपालिकेकडील बांधकाम नकाराची प्रत प्राप्त झाल्यास क्षेत्रफळाची पडताळणी करता येईल. तदनंतर सदर मालमत्तेचे मुल्यांकन अंतिम करणे शक्य होईल.

६) ई-६०१, रवि इस्टेट, देवदयानगर जवळ, यर्तकनगर, ठाणे (प)

i) मिळकतीचा तपशील :- मौजे-माजिवडे, ता.जि. ठाणे, सन. १८९/१/१(P), १९०/१(P), १९२/१(P), सदनिका क.ई-६०१, क्षेत्र ८८० चौ.फुट विल्टअप, रवि इस्टेट, वि. क. सी, डी, ई, एफ, जी

ii) रुमचे(सदनिका) क्षेत्र - ८८० चौ.फुट विल्टअप

iii) निवासी इमारत दर - रु. १२०४००/- प्रति चौ.मी. (मुल्यदर विभाग ६/२४(३ई-६), पान क. ४४

iv) वापर परवाना - दि. २९/०८/२००२

v) सुमारे १६ वर्षाकरीता घसारा - २० टक्के (सूचना क. ३)

vi) ६ व्या मजल्यासाठी - ५ टक्के वाढ (सूचना क. १९)

बाजारमुल्य (२०१८-१९) =  $(८८०/१०.७६) \times (१२०४०० \times १.०५ \times ०.८)$  (क्षया माने)

= रु. ८२,७१,३४५/- म्हणजेच रु. ८२,७१,५००/-

(अक्षरी रुपये ब्याँशी लक्ष ऐककाहत्तर हजार पाचशे मात्र)

७) रम नं. ७०४, करार को. ऑ. ही. सोसायटी, हिरानंदानी कॉम्प्लेक्स, ठाणे(प).

i) मिळकतीचा तपशील :- मौजे-कोलशेत, ता.जि. ठाणे, स.न. १४७/१पै, १४८ व १५०/पै, सदनिका क. ७०४, क्षेत्र ७७० चौ.फुट विल्टअप, करार को. ऑ. ही. सोसायटी, हिरानंदानी कॉम्प्लेक्स, ठाणे(प).

ii) रुमचे(सदनिका) क्षेत्र - ७७० चौ.फुट विल्टअप

iii) निवासी इमारत दर - रु. १२२२००/- प्रति चौ.मी.(मुल्यदर विभाग १०/४२/अ, पान क. ६६

iv) वापर परवाना - दि. २९/०८/२००२

v) सुमारे १६ वर्षाकरीता घसारा - २० टक्के (सूचना क. ३)

vi) ७ व्या मजल्यासाठी - ५ टक्के वाढ (सूचना क. १९)

बाजारमुल्य (२०१८-१९) = (७७०/१०.७६) X (१२२२०० X १.०५ X ०.८)  
= रु. ७३,४५,६२८/- म्हणजेच रु. ७३,४६,०००/-  
(अक्षरी रुपये ब्याँहत्तर लक्ष शोहचाळीस हजार मात्र)

९) वास्तु आनंद, बि.नं. ५, रम नं. ६०१, कळवा, खारीगांव, ठाणे (प).

i) मिळकतीचा तपशील :- मौजे-पारसीक, ता.जि. ठाणे, गट क. १४३/१ स ६, सदनिका क. ६०१, विल्डिंग क. ५, वास्तु आनंद विल्डिंग क. ५ को. ऑ. ही. सो. लि.

ii) रुमचे(सदनिका) क्षेत्र - ६०१ चौ.फुट विल्टअप

iii) निवासी इमारत दर - रु. ७८८००/- प्रति चौ.मी.(मुल्यदर विभाग १६/६३(१२अ), पान क. ८४.

iv) वापर परवाना - दि. १२/१०/२०००

v) सुमारे १८ वर्षाकरीता घसारा - २० टक्के (सूचना क. ३)

vi) ६ व्या मजल्यासाठी - ५ टक्के वाढ (सूचना क. १९)

बाजारमुल्य (२०१८-१९) = (६०१/१०.७६) X (७८८०० X १.०५ X ०.८)  
= रु. ३६,९७,१५४/- म्हणजेच रु. ३६,९७,५००/-  
(अक्षरी रुपये छत्तीस लक्ष सत्यानव हजार पाचशे मात्र)

१०) तुलीप अपार्टमेंट, १२०४, सद्गुरु गार्डन, कोपरी, ठाणे (प).

i) मिळकतीचा तपशील :- मौजे-चेंदणी, ता.जि. ठाणे, सि.स.क. २२०, २२१/२, टिका क. १ स.न. १०८अ (भाग), १०६अ/१ सदनिका क. १२०४, तुलीप को. ऑ. ही. सो. लि. सद्गुरु गार्डन, चेंदणी, ठाणे

(कृपया मागे

## उपविभागीय अधिकारी तथा दंडाधिकारी ठाणे, विभाग ठाणे यांचे कार्यालय ठाणे

घरप्रव्यवहाराचा पत्ता : २१७, दुसरा मजला, जिल्हाधिकारी कार्यालय, कोर्ट नाका, ठाणे (प.) ४००६०१  
दूरध्वनी क्र. ०२२-२५४४५११० E-mail-sdothane@gmail.com

क्र.टि.दो.टे-२/कल्पवृक्ष मार्केटिंग/एम.पी.आय.डी. के.सक्र.२/२००४/ दिनांक : १२/०६/२०१९

### जाहीर लिलाव नोटीस

मा.कळ अधिकारी, वृक्ष विभाग, मजला, मुंबई यांनी त्यांचेकडील क्र. एमपीआयडी ०२/२००४/३६/पोल-१२ दि. ०२/०३/२००५ रोजीचे घड्याळीचे महादण्ड टेबोदारांच्या (वित्तीय संस्थांमधील) हितसंबंधीचे संरक्षण अधिनियम १९९६ अंतर्गत सक्षम प्राधिकारी म्हणून घोषित केलेल्या वृक्ष विभाग, मजला, मुंबई यांचेकडील क्र.एमपीआयडी/०२/२००४/३६/पोल-१२ दि. २८/०२/२००५ चे अधिसूचनेसोबत दिलेल्या अनुसूची प्रमाण मध्ये कल्पवृक्ष मार्केटिंग प्रा.लि. या कंपनीची व तिच्या संभालकांची खालील तक्त्यात नमूद केलेली स्थावर व जंगम मालमत्ता इकाईल कार्यालयकार्यालय जप्त करण्यात आलेली आहे.

प्रस्तुत एम.पी.आय.डी.च्या क्र. ०२/२००४ मध्ये मा. अति सत्र न्यायाधीश ठाणे व मा. अति सत्र न्यायाधीश, कचरा यांचेकडून आदेश पारित झालेले असून सदरची मालमत्ता लिलाव यंत्रणेकडील मान्यता देण्यात आलेली आहे. यानुसार या कार्यालयकार्यालय सदर मालमत्ता जरी आहे त्या स्थितीत बोलीद्वारे विक्री करण्यासाठी जाहीर लिलाव करण्याचे निश्चित केले आहे.

त्या व्यतिरिक्त, संस्था, नोंदणीकृत इस्टेट दलाल सदर मालमत्ता घेण्यासाठी इच्छुक असतील त्यांनी स्वतंत्र अर्ज करून सदर अर्जांमध्ये मालमत्तेच्या मूल्यांकनाच्या १०% रकमेचा घनाकर्ष ( Demand Draft ) Sub Divisional Officer Thane या नावाने जाहीरित प्रसिद्ध केलेल्यासुत ३० दिवसांत कार्यालयीन वेळेत अर्जासह या कार्यालयकार्यालय जमा करावा. जप्त केलेल्या मालमत्तेचा तपशील खालीलप्रमाणे आहे.

#### स्थावर मालमत्तेचा तक्ता

अ.क्र.	जप्त केलेली मालमत्ता	मूल्यांकन रु.
१.	पॅगवॉर्न टॉवर, ९ वा मजला, गोखले रोड, नौपाडा, ठाणे (प) ९०३ व ९०४	१,७८,१४,५००
२.	पॅगवॉर्न हाईडस कल्प सुपरमार्केट स्टेशन रोड, ठाणे (प)	१२,८४,५०,०००
३.	धर्मानंद टॉवर, रुम नं. ३०३, प्रभात सिनेमा समोर, भंडार आजी, ठाणे (प)	६६,६८,०००
४.	धर्मानंद टॉवर, रुम नं. ७०३, प्रभात सिनेमा समोर, भंडार आजी, ठाणे (प)	७०,०१,५००
५.	कल्पवृक्ष टॉवर, रुम नं. ३०३, प्रभात सिनेमा समोर, भंडार आजी, ठाणे (प)	१,२०,४५,०००
६.	ई-६०१, रवी इस्टेट, देवदयानगर जाळ, वर्तकनगर, ठाणे (प)	८२,७१,५००
७.	रुम नं. ३०४, कटर फो. ऑ. टी. सोसायटी, दिग्विजयी कॉम्प्लेक्स, ठाणे (प)	७३,४६,०००
८.	मुलीच अपार्टमेंट, १२०४, सदगुरू गार्डन, कोरगे, ठाणे (प)	४५,२८,५००

#### लिलावाची ताखीख खालीलप्रमाणे

दिनांक	दिवस	वेळ	लिलावाचे ठिकाण
२४.०७.२०१९	बुधवार	सकाळी १२.०० वा.	उपविभागीय अधिकारी ठाणे, विभाग ठाणे यांचे कार्यालय, ठाणे २१७, दुसरा मजला, जिल्हाधिकारी कार्यालय, कोर्टनाका, ठाणे (प)

ठिकाण : ठाणे

दिनांक : १२/०६/२०१९

सही:-

(अविनाश शिंदे)

उपविभागीय अधिकारी तथा  
दंडाधिकारी ठाणे, विभाग ठाणे

अटी:-

- १) लिलाव झाल्यावर जाहीर लिलाव घेणाऱ्या व्यक्तीस उर्वरित रक्कम २ महिनात भठवी लागेल.
- २) उर्वरित रक्कम भरण्यास असमर्थ ठरल्यास लिलावावळी भरलेली १०% रक्कम जमा करावयात येईल.
- ३) वरील प्रत्येक मालमत्तेचा जाहीर लिलाव स्वतंत्र बोलीद्वारे करण्यात येईल.
- ४) सदर मालमत्तेच्या नोंदणीचा खर्च, सदर संपत्तीच्या Society Maintenance ची घटवित रक्कम, Society Property Transfer Charges, घटवित मालमत्ता व पाणी कर, घटवित विविध विल इ. अशा देयकांची जबाबदारी प्राप्त लिलाव घेणाऱ्याची राईल.
- ५) योज्य करव्यावयव लिलाव स्वयंघात करणे अथवा १६ कल्पवृक्ष अधिकार उपविभागीय अधिकारी तथा दंडाधिकारी ठाणे यांचेकडे आहे.

खारी (टीपीएनवी)  
परिचारासाठी हे  
सफाई सेवा. २)  
(२०१९-२० ३)  
खारीय भाग - २.  
३) ४) इत्यादी ठेव  
२४ (पीपीएस) महिने  
मूल्य: रु. ५,९००/-  
(६% जॉरसाठीसाठी)

enders in या  
चा. पासून उपलब्ध  
ट्रिगिंग इंजिनीअर  
(टीपी-III)

कृत ठिलर्स से मुहरवंट

क्रमा  
शुद्धी  
समय

019 04.07.2019  
सुबह 11.00  
बजे

आजो को website  
के लिए डाउनलोड  
किए गए अर्थ  
सही- 07/07/19  
हमलता यू.  
प्रभात  
त. व. वि. माहीम  
ता. वि. कार्यालय





दुय्यम निबंधक कार्यालय  
(सनद क्र. 2)

दुय्यम निबंधक कार्यालयात नोंदविण्यात आलेल्या सूची 2 ची प्रमाणित प्रत मिळणेसाठी अर्ज.

अर्जदाराचे नाव सौ. संयुक्ता चैतन सावंत  
पत्ता अ-2, बालसुंदर सो. मठगांधी रोड,  
नौपाडा पो. स्टेशन शेजारी, नौपाडा-ठाणे-2  
दूरध्वनी क्र. (असल्यास) 9619619595  
भ्रमणध्वनी क्र. (असल्यास) \_\_\_\_\_  
ई-मेल (असल्यास) \_\_\_\_\_  
दिनांक 28/06/2009

प्रति,  
दुय्यम निबंधक. ठाणे-2  
पत्ता \_\_\_\_\_  
\_\_\_\_\_

दस्त क्रमांक छापील - 222C  
YOL NO - 2905  
दि. 2/06/2009

विषय - सूची 2 ची प्रमाणित प्रत मिळणेबाबत.

महोदय,

मी / श्री / श्रीमती श्री. संयुक्ता चैतन सावंत यांनी आपले कार्यालयात दि. 02/06/2009  
रोजी \_\_\_\_\_ या शीर्षकाचा दस्त नोंदविला आहे. मला या सूची 2 च्या प्रमाणित प्रतीची-----  
-----या कारणासाठी आवश्यकता आहे. त्यासाठी आवश्यक असणारी फी भरण्यास मी  
तयार आहे.

तरी कृपया मला सदर सूचीची प्रमाणित प्रत मिळावी, ही विनंती.

आपला / आपली विश्वासू

सही- S. Savant

नम्र  
सौ. संयुक्ता चैतन सावंत



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

Bank/Branch: IBKL - 6910506/THANE - JAMBHALI NAKA 16263976659255  
 Pmt Txn id : 234210954 Stationery No: 16263976659255  
 Pmt DtTime : 03-OCT-2019@10:32:26 Print DtTime : 03-OCT-2019 12:22:34  
 ChallanIdNo: 69103332019100350114 GRAS GRN : MH006976188201920S  
 District : 1201-THANE Office Name : IGR113-THN1 HQR SUB REG  
 GRN Date : 03-Oct-2019@10:32:26

StDuty Schm: 0030046401-75/STAMP DUTY  
 StDuty Amt : R 5,79,400/- (Rs Five, Seven Nine, Four Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees  
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : A25-Conveyance/Sale/Transfer/Assignment Deed  
 Prop Mvblty: Immovable Consideration: R 82,76,500/-  
 Prop Descr : Flat No 601 6th, Floor Building E, Ravi Estate Building No C D E F, a  
 nd G CHS Ltd Ra, vi Estate Vartak, Nagar Thane West, Maharashtra, 400606  
 Duty Payer: PAN-BFXPS0492B, Chetan Ravindra Savant

Other Party: DLN--, Govt of Maharashtra through S D O Thane

Bank official Name & Signature



G. K. Kumar



Bank official2 Name & Signature

--- Space for customer/office use --- Please write below this line ---

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Chetan

h. d. k. s.



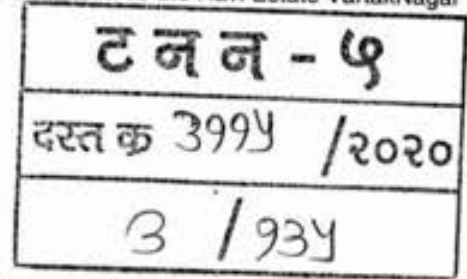
**Data of ESBTR for GRN MH006976188201920S**  
**Bank - IDBI BANK**

**Bank/Branch** : IBKL - 6910506/THANE - JAMBHALI NAKA  
**Pmt Txn id** : 234210954  
**Pmt DtTime** : 03/10/2019 10:32:26  
**ChallanIdNo** : 69103332019100350114  
**District** : 1201 / THANE  
**Office Name** : IGR113 / THN1\_HQR SUB REGISTRA THANE URBAN 1  
**Stationary No** : 16263976659255  
**Print DtTime** : 03/10/2019 12:22:34  
**GRAS GRN** : MH006976188201920S  
**GRN Date** : 03/10/2019 10:32:26  
**StDuty Schm** : 0030046401-75/ Stamp Duty(Bank Portal)  
**StDuty Amt** : Rs 5,79,400.00/- (Rs Five Lakh Seventy Nine Thousand Four Hundred Rupees Only )  
**RgnFee Schm** : 0030063301-70 / Registration Fee  
**RgnFee Amt** : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Only for verification not to be printed and used

**Article** : A25  
**Prop Mvblty** : Immovable  
**Prop Descr** : Flat No 601 6thFloor Building ERavi Estate Building No C D E F , and G CHS Ltd Ravi Estate VartakNagar Thane West  
**Consideration** : 82,76,500.00/-  
 : Maharashtra  
 : 400606  
**Duty Payer** : PAN-BFXPS0492B Chetan Ravindra Savant  
**Other Party** : DLN-- Govt of Maharashtra through S D O Thane

**Bank Scroll No** : 100  
**Bank Scroll Date** : 04/10/2019  
**RBI Credit Date** : 04/10/2019  
**Mobile Number** : 919619619595



**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-335-3115	0006247808201920	14/02/2020-18:47:08	IGR117	30000.00
2	(IS)-335-3115	0006247808201920	14/02/2020-18:47:08	IGR117	579400.00
Total Defacement Amount					6,09,400.00

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**SALE CERTIFICATE**

THIS Sale Certificate is made and entered into at Thane on this ... 12/2/2020  
Day of February, 2020,

**BETWEEN**

**GOVERNMENT OF MAHARASHTRA, through and SUB - DIVISIONAL OFFICER, THANE, through Executive Magistrate through Nayab Tahsildar, Thane, having its Office at Tahsildar Compound, Thane Station Road, Thane (West) 400601, Nayab Tahsildar, Thane, MR. MANOJKUMAR SAKHARAM SURVE, Age 50 year, Occupation Service in Govt. of Maharashtra, Post Nayab Tahsildar, Thane, having Pan No.AZKPS0034M, and also having Aadhar/U.I.D.No.699209370055, Residing at Room No.305, Sai Dham Apartment, Sector No.16, Ghansoli, Navi Mumbai, herein after referred to as the said "COMPETENT AUTHORITY" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their successor, executors, administrators and assigns) being the Party of the FIRST PART.**

**AND**

**MR. CHETAN RAVINDRA SAVANT, Age 48 years, an Indian Resident, having Pan No.BFXPS0492B, and also have Aadhar/U.I.D. No.934991798724, Residing at Flat No.A/2, on Ground Floor, of Balsunder Co-operative Housing Society Ltd., Mahatma Gandhi Road, Near Naupada Police Station, Naupada, Thane (West) 400602, herein after called as the "AUCTION PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed mean and include his/their heirs, executors, administrators) being the Party of the SECOND PART;**

**WHEREAS** the Government of Maharashtra and Sub-Divisional Officer, Thane, (being the Competent Authority) appointed by Government Resolution dated 28<sup>th</sup> February, 2005 for disposal of the attached property of M/s. Kalpavriksha Marketing Pvt. Ltd., and their Directors MRS. SHAILA UMESH KHADE AND MR. UMESH M. KHADE and other Directors both

*Savant*

*Chetan Ravindra Savant*



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through Nayab Tahsildar, Thane, and Executive Magistrate, having its Office at Tahsildar Compound, Thane Station Road, Thane (West) 400601.

**AND WHEREAS** the Government of Maharashtra, Home Department passed Government Resolution bearing No.MPID-02/2004/CR-36/Pol-12, dated 28<sup>th</sup> February 2005, interalia appointing Sub-Divisional Officer, Thane, hereinafter referred to as the said "**COMPETENT AUTHORITY**", as Competent Authority to attach and dispose the Properties of M/s. Kalpavriksha Marketing Pvt. Ltd., and their Directors MRS. SHAILA UMESH KHADE AND MR. UMESH M. KHADE and other Directors, hereinafter referred to as the "**SAID ACCUSED**", being the Flat No.601, Admeasuring 880 sq. ft. of Built-up area, on 6<sup>th</sup> Floor, in Building "E", of Ravi Estate Building No. C D E F G Co-operative Housing Society Ltd., Complex known as RAVI ESTATE, standing on the Plot of Non-Agricultural land bearing Survey No.189, Hissa No.1/1(Part), Survey No.190, Hissa No.Part, Survey No.192, Hissa No.1(Part), and Survey No.194, Hissa No.5, in Village Majiwade, Tal. & Dist. Thane, laying and situate at Opp. Devdaya Nagar, Vartak Nagar, Pokharan Road No.1, Thane (West) 400606, within the limits of Thane Municipal Corporation, and within the limits of Registration District and Sub-Registration District Thane, hereinafter referred to as the "**SAID FLAT**", and (which more particularly described in the Schedule of the Property hereunder written), the said Accused failed to return the Investments of the Investors on their maturity date. (A Photocopy of Government Resolution bearing No.MPID-02/2004/CR-36/Pol-12, dated 28<sup>th</sup> February 2005, which is

Annexed)

**AND WHEREAS** the said Sub-Divisional Officer, Thane and Executive Magistrate moved an Application under Section 3 and 4 of Maharashtra Protection of Interests of Depositors Act, 1999, (MPID) hereinafter referred to as the "**SAID ACT**", bearing Case No.2 of 2004 before the Hon'ble 10<sup>th</sup> Additional Session Judge, Thane, being Special Judge under said Act for the disposal of said properties including said Flat owned by M/s. Kalpavriksha Marketing Pvt. Ltd., and said Accused their Directors MRS. SHAILA UMESH KHADE AND MR. UMESH M. KHADE and other Directors.



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**AND WHEREAS** by an Order dated 16<sup>th</sup> February 2017, hereinafter referred to as the "SAID ORDER", passed by Special Judge, Hon'ble 10<sup>th</sup> Additional Session Judge, Thane, under the said Act, Thane, the attachment of the said Flat was made absolute and directed the Competent Authority to auction the said Flat by following the due procedure. (A Photocopy of Order dated 16<sup>th</sup> February 2017, passed by Special Judge, Hon'ble 10<sup>th</sup> Additional Session Judge, Thane, under the said Act, which is Annexed)

**AND WHEREAS** the said Sub-Divisional Officer, Thane and Executive Magistrate have published Advertisement in Newspapers viz. "Thane Vaibhav" dated 18/06/2019, and "Lokmat" dated 19/06/2019 and "Maharashtra Times" dated 20/06/2019, for auction of the various properties in including the said Flat. (A Photocopy of "Thane Vaibhav" dated 19/06/2019, "Lokmat" dated 19/06/2019, and Maharashtra Times 20/06/2019, which are Annexed)

**AND WHEREAS** the Public Auction was held in the Sub-Divisional Officer, Thane and Executive Magistrate, on 24<sup>th</sup> July, 2019, in Room No.217, on 2<sup>nd</sup> Floor, in Collector Office, Collector Compound Premises, Court Naka, Thane (West) 400601, the Auction Purchaser herein offered to purchase the said Flat Property by participating in Public Auction.

**AND WHEREAS** in the above said Public Auction, Auction Purchaser herein was declared as highest bidders and the said Flat was knocked down in favour of the Auction Purchaser. The said Sub-Divisional Officer, Thane and Executive Magistrate was confirmed vide Letter dated 11/09/2019, bearing Ref.No.DT/T-2/Kalpavriksha Marketing/M.P.I.D.Case.No.2/2004, issued to the Auction Purchaser. Photocopy of Letter dated 16/09/2019, bearing Ref.No.DT/T-2/Kalpavriksha Marketing/M.P.I.D.Case.No.2/2004, which is Annexed)



**AND WHEREAS** by executing an Agreement for Sale dated 26<sup>th</sup> April, 2001, which is duly Registered with the office of Sub-Registrar of Assurances, Thane-1, at document Sr.No.Printed/2228/2001, on 1<sup>st</sup> June, 2001, the MRS. SHAILA UMESH KHADE AND MR. UMESH M. KHADE have purchased the Flat No.601, Admeasuring 880 sq. ft. of Built-up area,

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on 6<sup>th</sup> Floor, in Building "E", Complex to be known as RAVI ESTATE, standing on the Plot of Non-Agricultural land bearing Survey No.189, Hissa No.1/1(Part), Survey No.190, Hissa No.Part, Survey No.192, Hissa No.1(Part), and Survey No.194, Hissa No.5, in Village Majiwade, Tal. & Dist. Thane, laying and situate at Opp. Devdaya Nagar, Vartak Nagar, Pokharan Road No.1, Thane (West) 400606, from the Developers i.e. M/s. Ravi Realtors, a Firm Registered under the Indian Partnership Act, 1932, having its Registered Office at 19A, Varsa House, Second Floor, Janmabhoomi Marg, Fort, Mumbai 400001, for the total price or consideration amount mentioned therein, and took physical possession of the said Flat as per Registered Agreement dated 26<sup>th</sup> April, 2001, and enjoying all the rights, title, interest, benefits of the said Flat as a owners and permanent possessor from that day. (A Photocopy of Registered Agreement for Sale dated 26<sup>th</sup> April, 2001, which is duly Registered with the office of Sub-Registrar of Assurances, Thane-1, at document Sr.No.Printed/2228/2001, on 1<sup>st</sup> June, 2001, which is Annexed).

**AND WHEREAS** the various Purchases and occupants of the Flats and other Premises in the said Building have formed and registered Co-operative Housing Society of the said buildings under the provisions of the Maharashtra Co-operative Societies Act, 1960 and Rules made thereunder under the name of RAVI ESTATE BUILDING NO. C D E F & G CO-OPERATIVE HOUSING SOCIETY LIMITED., having Registration No.TNA/(TNA)/HSG/(TC)/15525/2004, dated 18/06/2004, laying and situate at Opp. Devdaya Nagar, Vartak Nagar, Pokharan Road No.1, Thane (West) 400606, (hereinafter referred to as the 'Said Society')

**AND WHEREAS** the MRS. SHAILA UMESH KHADE AND MR. UMESH M. KHADE was the Register Members of the said Society, and said Society have not issued Share Certificate in the names of MRS. SHAILA UMESH KHADE AND MR. UMESH M. KHADE, as per letter dated 26/08/2019 given by Society. (A Photocopy of Letter/No Objection Certificate, dated 26/08/2019, which is Annexed)

**AND WHEREAS** the Competent Authority herein are the absolute owners, occupy and possession and are sufficiently entitled to the Said Flat of the said Society, having every right to transfer the said Shares



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along with the rights, title and interest of the Said Flat in the name of the Auction Purchaser herein.

**AND WHEREAS** the Competent Authority have taken prior permission from the said Society to sell, sold, dispose and transfer the Said Flat and the shares in the name of the Auction Purchaser, and the said Society has consented to the said transfer by issuing a Letter/No Objection Certificate dated 26/08/2019. (A Photocopy of Letter/No Objection Certificate, dated 26/08/2019, which is Annexed)

**AND WHEREAS** the Office of Sub-Registrar of Assurances, Thane-1, confirm that the daily book verify the Agreement for Sale dated 26<sup>th</sup> April, 2001, was registered and MRS. SHAILA UMESH KHADE AND MR. UMESH M. KHADE and MRS. SHAILA UMESH KHADE collect the said Original document dated 29/09/2001, and also search the Original Registration Office Receipt Book torn condition so the Certified Copy of Duplicate Registration Receipt is not possible to give, as per Letter dated 21/09/2019, issued by Sub-Registrar of Assurance, Thane-1. (A Photo Copy of Letter 21/09/2019, issued by Sub-Registrar of Assurance, Thane-1, which is Annexed)

**AND WHEREAS** the Auction Purchaser herein has inspected the said Flat, have purchase in Auction the Said Flat "As-is-where-is basis" from the Competent Authority for the total Auction price and/or consideration amount of **Rs.82,76,500/- (Rupees Eighty Two Lacs Seventy Six Thousand Five Hundred Only)**.

**AND WHEREAS** now this is to Certify that in Auction price and/or consideration of sum of **Rs.82,76,500/- (Rupees Eighty Two Lacs Seventy Six Thousand Five Hundred Only)**, paid and deposited by the said Auction Purchaser, and Auction Purchaser of the said attached Flat property, and which is more particularly described in the Schedule hereunder written, together with all its right, title and beneficial interest in the said Shares (defined hereinabove) for the sum **Rs.82,76,500/- (Rupees Eighty Two Lacs Seventy Six Thousand Five Hundred Only)**, vide. Letter dated 11/09/2019 with the consent of the Sub-Divisional Officer, Thane and Executive Magistrate and decided to sell, sold, dispose



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of the said attached Flat property to Auction Purchaser/Transferee for the sum **Rs.82,76,500/- (Rupees Eighty Two Lacs Seventy Six Thousand Five Hundred Only)**.

**AND WHEREAS** and it is hereby lastly certify that, in Auction price and/or consideration of said sum of **Rs.82,76,500/- (Rupees Eighty Two Lacs Seventy Six Thousand Five Hundred Only)**, paid and deposited by the said Auction Purchaser/Transferee, with the Sub-Divisional Officer, Thane and Executive Magistrate towards full and final payment of his offer of **Rs.82,76,500/- (Rupees Eighty Two Lacs Seventy Six Thousand Five Hundred Only)**, the sale, sold, dispose of the said attached Flat property, and which is more particularly described in the SCHEDULE hereunder written, is hereby confirm by Sub-Divisional Officer, Thane and Executive Magistrate in favour of the Auction Purchaser/Transferee.

**AND WHEREAS** the Competent Authority declares that;

- There are in no suits, application, expect Spl. MPID Case No.02/2004, in Addl. Sessions Judge, Thane, litigation, civil or criminal or any other proceedings pending as against the MRS. SHAILA UMESH KHADE AND MR. UMESH M. KHADE are the Directors of M/s. Kalpavriksha Marketing Pvt. Ltd., personally affecting the said Flat.
- There are no attachments except in Spl. MPID Case No.02/2004 or prohibitory orders as against or affecting the said Flat, and the said Flat is free from all encumbrances or charges and/or is not subject matter to any lis-pendence and easements or attachments either, before or after judgment, Order.
- The Auction Purchaser has paid all the necessary charges today as on any nature whatsoever in respect of the said Flat, and the Competent Authority have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said Flat.
- The Competent Authority they have not entered into any Agreement either in the form of sale, lease, exchange, assignment or any other way whatsoever and has/have not



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- created any tenancy, or any other rights of the like nature in the said Flat and have not dealt with or disposed off the said Flat in any manner whatsoever.
- e) The Competent Authority has not received any notice either from the Thane Municipal Corporation, Society Registrar of Firm, and/or from any other statutory body or authorities regarding the acquisition of the said Flat.
- f) The Competent Authority are in possession of the said Flat and every part thereof and no other person or persons is/are in use, occupation, possession and enjoyment of the said Flat or any part thereof.
- g) The Competent Authority have declared that they have good and clear title, free from all encumbrances of any nature whatsoever of the said Flat and every part thereof and there are no outstanding estate, or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise howsoever outstanding against the said Flat or any part thereof.
- h) The Competent Authority are not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act or under Maharashtra Land Revenue Code, U. L. C. Act or under any other status from disposing of the said Flat or any part thereof in the manner stated in this Deed.
- i) The said Flat is not affected by any insolvency proceedings or any prohibitory orders from Income Tax Department or any other Taxation Authorities restraining the Transfer.
- j) The Competent Authority have not done any act, deed, matter or thing whereby they have prevented from entering into this Deed in the various terms and conditions stated here in favour of the Auction Purchaser and the Competent Authority have all the rights, title and interest to enter into this Deed with the Auction Purchaser on the various terms and conditions as stated herein.



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AND WHEREAS in view of the receipt entire Auction purchase consideration, the said Competent Authority, hand over quiet, vacant and physical peaceful possession of the said Flat to the Auction Purchaser herein, and the Auction Purchaser has agreed to receive the vacant and peaceful possession of the said Flat from the Competent Authority, and Share Certificate of the concerned Society, in any of the said Flat will be transferred to Auction Purchaser.

**NOW THE PARTIES HERETO HAVE AGREED UPON THE TERMS AND CONDITIONS OF THIS DEED AS UNDER; .**

1] The Sub-Divisional Officer, Thane and Executive Magistrate hereby agrees to auction, sell, dispose, transfer, convey and assign his right, title and interest in the said Flat, and which is more particularly described in the Schedule hereunder written, together with all its right, title and beneficial interest in the said Shares (defined hereinabove) to the Auction Purchaser/Transferee as also all the benefits directly and/or indirectly attached to the said Flat and free from all encumbrances and reasonable doubts for a total Auction price and/or consideration of **Rs.82,76,500/- (Rupees Eighty Two Lacs Seventy Six Thousand Five Hundred Only)** to be paid by the Auction Purchaser/Transferee to the Competent Authority in the following manner :-

Sr.No.	Bank Name and Branch	Demand Draft / Pay Order	Date	Amounts
1	AXIS Bank Ltd., Thane Branch, Thane.	839323	23/07/2019	Rs.08,27,150/-
2	State Bank of India, Ghatkopar Branch, Mumbai.	359054	27/08/2019	Rs.66,21,000/-
3	AXIS Bank Ltd., Thane Branch, Thane.	839921	27/08/2019	Rs.08,27,850/-
4	State Bank of India, Collector Campus Branch, Thane.	542208	29/08/2019	Rs.00,00,500/-
			Total :-	Rs.82,76,500/-





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2] The Competent Authority is aware that the Auction Purchaser have applied for Loan from Bank/Financial Institution in respect of the Auction price and/or consideration amount and the said consideration all ready paid to the Competent Authority by the said Bank/Financial Institution. The Competent Authority at the time of handing over the vacant and peaceful possession of the said Flat to the Auction Purchaser, and Competent Authority to handover the above referred documents in mentioned Paragraph No.18, for submitting the same to the Financial Institution/Bank if required. Time being as essence of contract.

3] It is agreed by and between the parties that the total auction sale price and/or consideration amount of the Said Flat is **Rs.82,76,500/- (Rupees Eighty Two Lacs Seventy Six Thousand Five Hundred Only)** and the Auction Purchaser has paid the said total consideration amount to the Competent Authority on or before execution of this Sale Certificate being full and final consideration amount by Pay Orders. The Competent Authority has agreed to receive the said full and final consideration amount from the Auction Purchaser.

4] As the Auction Purchaser herein has paid full and final consideration amount of the said Flat to the Competent Authority, the Competent Authority have given the physical vacant possession of the said Flat to the Auction Purchaser herein, and the Auction Purchaser has agreed to receive the vacant and peaceful possession of the said Flat from the Competent Authority as per Possession Letter Annexure herewith.

5] The Competent Authority hereby agree that the Said Flat is fully owned by and MRS. SHAILA UMESH KHADE AND MR. UMESH KHADE and there is no right, title, charge, interest or possession or any encumbrance of the third party/person. The Competent Authority have every right to sell and transfer the Said Flat in the name of Auction Purchaser herein, and the Competent Authority have not done or executed any deed, matter, or thing whereby the Competent Authority are prevented from selling the said Flat to the Auction Purchaser.



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6] The Competent Authority further agree and confirm that he has not raised any Loan against the Said Flat, from any Bank and/or Financial Institution or from any person/party, nor has mortgaged the Said Flat in favour of any person/party or any Bank and/or Financial Institution. The Competent Authority and Original Flat Owners i.e. MRS. SHAILA UMESH KHADE AND MR. UMESH M. KHADE they have not entered into any agreement for sale, disposal, letting out of the said Flat to any other person and that they are seized and possessed of the same. The Said Flat is free from any encumbrances and it has got a clear marketable title.

7] The Original Flat Owners i.e. MRS. SHAILA UMESH KHADE AND MR. UMESH M. KHADE on behalf the Competent Authority have no objection for the Share capital, Sinking fund contribution and such other deposits and the money lying with the said Society shall be Transfer, assignee to all the benefit of the Auction Purchaser without the payment of any extra consideration therefore.

8] The Competent Authority agree and confirms that, they have not paid all the Bills, Electricity, Society Bills included Society dues / Maintenance, Property Charges, Municipal Taxes to the Society / Concerned Authority, till the date of this Sale Certificate.

9] From the date of delivery of possession of said Flat, all pending dues taxes, bills, charges, expenses and such other out-goings in respect of said Flat payable thereof shall be borne and paid by the Auction Purchaser alone.

10] Further, from the date hereof, the Auction Purchaser shall hold, use, occupy, possess and enjoy the said Flat as absolute owner thereof free and discharges of any claim encumbrances, charges, demand of whatsoever nature from the said Original Flat Owners or any person claiming to claim by or under.

11] This Deed shall be deemed to be the Conveyance of the said Flat from the said Competent Authority in favour of the Auction Purchaser and by this Sale Certificate the said Flat Property shall be deemed to be



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:- 11 :-

conveyed in favour of Auction Purchaser free from any encumbrances whatsoever in nature and the Auction Purchaser shall hold and continue to hold the said Flat with all its benefits, advantages, easements and absolute owner thereof.

12] The Auction Purchaser do hereby agree and undertake to become the member of the said Ravi Estate Building No. C D E F & G Co-operative Housing Society Ltd., and to abide by all Bye-Laws, Rules and Regulations adopted and to be adopted by such Society from time to time.

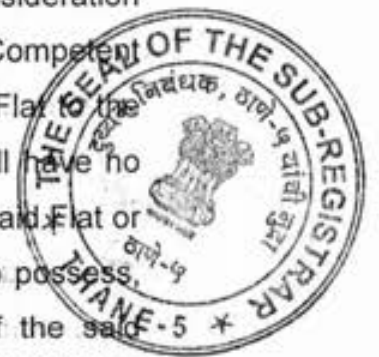
13] The Competent Authority also do hereby agree and declare that, the said Flat and the said fully paid-up Shares of the said Society have been purchased by him and that no other Member of their MRS. SHAILA UMESH KHADE AND MR. UMESH M. KHADE his Family or any other person or persons save and except the Competent Authority have any right, share, title and interest herein and in case if at any time any of his legal heirs of MRS. SHAILA UMESH KHADE AND MR. UMESH M. KHADE or any member of his MRS. SHAILA UMESH KHADE AND MR. UMESH M. KHADE Family claims any shares right, title or interest, or otherwise for the said Flat and the shares, the Competent Authority shall indemnify the Auction Purchaser for the same.

14] As the Auction Purchaser has paid full and final consideration amount of the said Flat to the Competent Authority, the Competent Authority have given peaceful physical possession of the Said Flat to the Auction Purchaser and hereinafter, the Competent Authority will have no right, title, or interest and /or claim of whatsoever nature in the Said Flat or any part thereof and the Auction Purchaser shall be entitled to possess, occupy and enjoy the Said Flat as the bonafide member of the said Society without any interruption from the MRS. SHAILA UMESH KHADE AND MR. UMESH M. KHADE and Competent Authority or any other person/ party.

15] The Competent Authority herein confirmed that it has no objection in the said Flat is transferred in the name of Auction Purchaser in the record without reference to the Authority.

*[Signature]*

*[Signature]*



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-: 12 :-

16] The Auction Purchaser hereto have already paid Society dues alongwith interest/arrears i.e. Maintenance, Fine and other Misc. Expenses a total sum of Rs.13,17,786/- (Rupees Thirteen Lacs Seventeen Thousand Seven Hundred Eighty Six Only) paid by Pay Order No.839897, dated 26/08/2019, drawn on AXIS Bank Ltd., Thane Branch, Thane, to the Society on behalf of MRS. SHAILA UMESH KHADE AND MR. UMESH M. KHADE and Competent Authority.

17] The Competent Authority states, declares and confirms that Auction Purchaser shall be entitled to get the New Electricity connection and New Gas Connection (if old connections are not available and/or discontinue) and would get the same installed/operationalised in the said Flat in the name of Auction Purchaser.

18] On receipt of full and final payment consideration the Competent Authority shall hand over vacant and peaceful possession of the said Flat TOGETHER WITH the documents which are in the custody of the Competent Authority relating to the said Flat, to the Auction Purchaser at the time of Registration this Deed, and Auction Purchaser/Transferee is acknowledge as follows;

1] Certified True Copy of Registered Agreement for Sale, dated 26/04/2001, executed between M/s. Ravi Realtors and MRS. SHAILA UMESH KHADE AND MR. UMESH M. KHADE in respect of the said Flat.

2] Letter issued by Office of Sub-Registrar of Assurances, Thane-1, dated 21/09/2019, regarding the Registration Receipt in respect of Agreement for Sale, dated 26/04/2001, Registered on 1<sup>st</sup> June 2001, bearing document Sr.No.Printed/2228/2001, the Receipt book is torn condition issued by Office of Sub-Registrar of Assurances, Thane-1.

Photocopy of Paper/s Publication in "Thane Vaibhav" dated 18/06/2019, "Lokmat" dated 19/06/2019 and "Maharashtra Times" dated 20/06/2019, in respect of said Flat selling/Auction Notice Published by Sub-Divisional Officer, Thane and Executive Magistrate, Thane.



*[Handwritten Signature]*

*[Handwritten Signature]*

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-: 13 :-

- 4] No Objection Letter/Certificate given by Ravi Estate Building No. CDEFG Co-operative Housing Society Ltd., regarding sale, transfer the said Flat, dated 26/08/2019,

19] This Deed shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and the Rules there under and/or any modification/s and/or re-enactment thereof and/or the Rules or any other provisions of the Law applicable thereto.

20] The parties hereto have agreed that the Registration Charges, Stamp Duty and other charges and expenses in respect of present Agreement shall be borne by Auction Purchaser/Transferee alone. However the Transfer charges to be paid to the Society shall be borne by Auction Purchaser only.

**SCHEDULE OF PROPERTY.**

ALL THAT being Flat No.601, Admeasuring 880 sq. ft. of Built-up area, on 6<sup>th</sup> Floor, in Building "E", Ravi Estate Building No. C D E F & G Co-operative Housing Society Ltd., Complex known as RAVI ESTATE, standing on the Plot of Non-Agricultural land bearing Survey No.189, Hissa No.1/1(Part), Survey No.190, Hissa No.Part, Survey No.192, Hissa No.1(Part), and Survey No.194, Hissa No.5, in Village Majiwade, Tal. & Dist. Thane, laying and situate at Opp. Devdaya Nagar, Vartak Nagar, Pokharan Road No.1, Thane (West) 400606, within the limits of Thane Municipal Corporation, and within the limits of Registration District and Sub-Registration District Thane, AND TOGETHER WITH rights, title and interest of whatsoever nature of the said Flat in the assets of the said Society.



IN WITNESS WHEREOF THE PARTIES HERETO HAVE PUT THEIR RESPECTIVE HANDS ON THE DAY AND YEAR FIRST HEREIN ABOVE WRITTEN

*[Handwritten signature]*

*[Handwritten signature]*

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-: 14 :-

SIGNED, SEAL AND DELIVERED by the  
 Within named "COMPETENT AUTHORITY"  
 GOVERNMENT OF MAHARASHTRA,  
 through and SUB - DIVISIONAL OFFICER,  
 THANE, through Executive Magistrate  
 through Nayab Tahsildar, Thane,  
 MR. MANOJKUMAR SAKHARAM SURVE.  
 In the presence of .....



1) M. S. Surve

2) S. C. Savant

SIGNED AND DELIVERED by the  
 Within named "AUCTION PURCHASER"  
 MR. CHETAN RAVINDRA SAVANT.  
 In the presence of .....



1) M. S. Surve

2) S. C. Savant





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-: 15 :-

RECEIPT

RECEIVED from Auction Purchaser i.e. **MR. CHETAN RAVINDRA SAVANT**, a total sum of **Rs.82,76,500/-** (Rupees Eighty Two Lacs Seventy Six Thousand Five Hundred Only), by Pay Order / Demand Draft as per the details herein below being the full and final auction price and/or consideration for the sale, sold, dispose of Flat to the Competent Authority, and which is more particularly described in the SCHEDULE property hereunder written,

Sr.No.	Bank Name and Branch	Demand Draft / Pay Order	Date	Amounts
1	AXIS Bank Ltd., Thane Branch, Thane.	839323	23/07/2019	Rs.08,27,150/-
2	State Bank of India, Ghatkopar Branch, Mumbai.	359054	27/08/2019	Rs.66,21,000/-
3	AXIS Bank Ltd., Thane Branch, Thane.	839921	27/08/2019	Rs.08,27,850/-
4	State Bank of India, Collector Campus Branch, Thane.	542208	29/08/2019	Rs.00,00,500/-
			Total :-	Rs.82,76,500/-

as stipulated in Clause No.1, as contemplated under this Sale Certificate  
(Receipt Subject to Pay Order / Demand Draft Realization)

Witnesses :-

- 1] *M.S. Datta*  
[मनोहर साखराम जाधव]
- 2] *S.C. Savant*  
[Sanyukta Chetan Savant]

WE SAY RECEIVED  
Rs.82,76,500/-

*Manoj Kumar Sakharam Surve*

GOVERNMENT OF MAHARASHTRA,  
through and SUB - DIVISIONAL OFFICER,  
THANE, through Executive Magistrate  
through Nayab Tahsildar, Thane,  
MR. MANOJKUMAR SAKHARAM SURVE  
COMPETENT AUTHORITY



*Account*

*Manoj Kumar Sakharam Surve*



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-: 16 :-

LETTER OF POSSESSION

WE, the GOVERNMENT OF MAHARASHTRA, through and SUB - DIVISIONAL OFFICER, THANE, through Executive Magistrate through Nayab Tahsildar, Thane, having its Office at Tahsildar Compound, Thane Station Road, Thane (West) 400601, Nayab Tahsildar, Thane, MR. MANOJKUMAR SAKHARAM SURVE, herein do hereby hand over quiet, vacant and peaceful physical possession of the above said Flat No.601, Admeasuring 880 sq. ft. of Built-up area, on 6<sup>th</sup> Floor, in Building "E", of Ravi Estate Building No.C D E F & G Co-operative Housing Society Ltd., Complex known as RAVI ESTATE, standing on the Plot of Non-Agricultural land bearing Survey No.189, Hissa No.1/1(Part), Survey No.190, Hissa No.Part, Survey No.192, Hissa No.1(Part), and Survey No.194, Hissa No.5, in Village Majiwade, Tal. & Dist. Thane, laying and situate at Opp. Devdaya Nagar, Vartak Nagar, Pokharan Road No.1, Thane (West) 400606, within the limits of Thane Municipal Corporation, and within the limits of Registration District and Sub-Registration District Thane, AND TOGETHER WITH rights, title and interest of whatsoever nature of the said Flat in the assets of the Said Society, and (which more particularly described in the Flat Schedule hereunder written), in favour of the Auction Purchaser herein, on this <sup>14/2</sup>/<sub>20</sub> Day of February, 2020.



Handed over quiet, vacant and peaceful physical possession the said Flat to the Auction Purchaser

GOVERNMENT OF MAHARASHTRA,  
through and SUB - DIVISIONAL OFFICER,  
THANE, through Executive Magistrate  
through Nayab Tahsildar, Thane.  
MR. MANOJKUMAR SAKHARAM SURVE  
COMPETENT AUTHORITY

Taken over quiet, vacant and Peaceful physical possession the said Flat from the Competent Authority

MR. CHETAN RAVINDRA SAVANT.  
AUCTION PURCHASER.

Witnesses

- 1] M.S. [Signature]
- 2] S.C. Savant

File :- Sale Certificate.....

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 दस्त क्रमांक ३३५५ / २०१८  
 २३/२

NOTIFICATION

Government of Maharashtra,  
Home Department, Mantralaya,  
Mumbai 400 032.

Dated the 12 FEB 2005.

Maharashtra  
Protection of  
Interest of  
Depositors (in  
Financial  
Establishment)  
Act, 1999

No.MPID-01/2004/CR-36/Pol-12:- WHEREAS complaints have been received from a number of depositors that M/s. Kalpavriksha Marketing Pvt. Ltd., having office at 703, Dharmnand Tower, Opp. Prabhat Cinema, Bhandar Ali, Thane (W) (hereinafter referred to as "the said Financial Establishment"), its also Managing Directors/Directors of the said financial Establishment have defaulted to return the deposits made by the depositors after maturity;

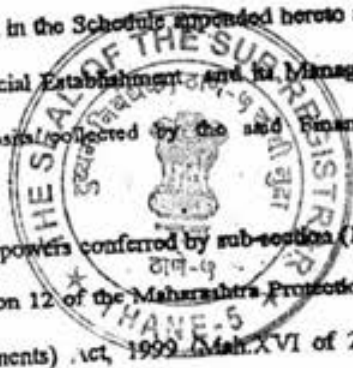
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 दस्त क्रमांक ३३५५ / २०२०  
 २९ / १३५

AND WHEREAS, the State Government is satisfied that the said Financial Establishment and its Managing Director/Directors are not likely to return the deposits to the depositors and hence, the Government has to protect the interest of such depositors;

AND WHEREAS, the properties specified in the Schedule appended hereto are alleged to have been acquired by the said Financial Establishment and its Managing Director/Directors from and out of the deposits collected by the said Financial Establishment;

NOW, THEREFORE, in exercise of the powers conferred by sub-section (1) of section 4, sub-section (i) of section 5 and section 12 of the Maharashtra Protection of Interest of Depositors (in Financial Establishments) Act, 1999 (Mah.XVI of 2000) (hereinafter referred to as "the said Act"), the Government of Maharashtra hereby,-

- (a) attaches the properties of the said Financial Institution and properties in the name of its Managing Directors/Directors, as specified in the Schedule; and
- (b) Appoints the Sub Divisional Officer, Thane Division, Thane to be the Competent Authority to exercise the control over the money and the properties attached of the said Financial Establishment and its Managing Director/Directors;



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 वस्त क्र. ३३९९ / २०१८  
 २२/१२

(2) (50)

The Special Public Prosecutor in designated Court appointed under the said Act shall render necessary assistance to the Competent Authority in filing the application

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 २२/१३४

SCHEDULE

List of properties of Mrs. Kalpavriksha Marathe Pvt. Ltd., having office at 703, Dharmnand Tower, Opp. Prabhat Cinema, Bhandar Ali, Thane (W) and its Managing Directors to be attached as below :

- A) IMMOVABLE PROPERTY:
1. Paradise Tower, 5th floor, Gokhale Road, Naupada, Thane.
  2. Paradise Height, Kalp Super Market, Station Road, Thane.
  3. Room No. 303 & 703, Dharmnand Tower, Opp. Prabhat Cinema, Bhandar Ali, Thane (W).
  4. Basement, Ground Floor and First floor in Kalpavriksha Tower, Opp. Rupi Bank, Choral Thane.
  5. Room No 101 & 106, Sai Kripa Apartment, Shivnagar, Thane.
  6. E-601, Ram Estate, Near Devdara Nagar, Vartak Nagar, Thane.
  - Room No. 704, Karara Co-op. Housing Society, Hiranandani Complex, Thane.
  - Room No. 304, Building No. 4, Bimbaldan Park, Near Caobury Company, Thane.
  - Room No. 601, Building No. 5, Vastu Anand, Kailash, Kharegaon, Thane.
  - Flat No. 1264, Tulip Apartment, Sadguru Garden, J. J. Park, Thane.
  - Flat No 303, A Wing, Kaveri, Raunak Park, Thane.

- B) MOVABLE PROPERTY:
1. Furniture & computers, Hard disc, fans, tubes, air conditioners, in the office of Financial Establishment.



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दस्त क्रमांक ३३९९/२०१८

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2. Motor vehicles of the said Financial Establishment - 2 three wheeler Mini Door Tempo No. MH-04/AG-8548. MH-04/AG-8549, white coloured Suro Jeep bearing No. MH-04/AK-3557. Blue coloured Lancer Car bearing No. GA-01-R-5454.

3. Revolver and magazines recovered as per police report from Unesh Khade. Valuable articles recovered from his three flats, foreign currency, mobile and simcard, Golden and silver ornaments in the locker No. 1145 in Jankalyan Sahakar Bank, Santro Car No. MH-04-BK-2863.

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दस्त क्र ३९९५ / २०२०

२३१/९३५

4. Revolver and magazines recovered as per police report from Santosh Pawaskar. Tata Qualis bearing No. MH-06-RS-454, Maruti 800 car bearing No. MH-04-BX-963.

5. Valuable goods in the godowns of Somy Marketing Company owned by Pravin Chandrakant Surve and Suvama Pravin Surve situated at Bhiwandi and Bhandup. Motor Vehicles Tata Indica cars bearing numbers MH-04/BQ-7856. MH-04/BQ-8246. MH-04/BQ-7496. MH-04/BQ-6770. MH-04/BQ-6791, Hindai Aavant Car bearing No. MH-04/BQ-9717.

6. Valuables and articles recovered as per police report from the flats Tulap Apartment, 1204, Madguru Garden, Koperi, Thane and 303, A Wing, Kaveri, Resok Park, Thane of late Santosh and Sanjanc Surve.

7. Ornaments and Maruti 800 car recovered from Shantaram Palekar.

By order and in the name of the  
Governor of Maharashtra,  
*(P.P. Srivastava)*  
Principal Secretary (Special) to Government



- To,
- 1) Dr. Unesh Narutisa Khade, 106, Sai Kripa, Shivaj Nagar, Thane.
  - 2) Santosh Bahu Pawaskar, Heer Om Nagar, B.N. 4, Mulund, Mumbai.
  - 3) Shantaram Vaman Palekar, V. M. Anand, B.No. 5-601, Juregaon, Kalwa, Thane.
  - 4) Prince Shyam Madomekar, Landmark: Louis Wadi, Thane.



*(Signature)*



*(Handwritten signature)*

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दस्त क्रमांक 3437 / 2016

22 / 12

Nitesh Vinayak Bagwe.

Thane.

- 6) Pravin Chandrakant Surve,  
402, Kalanidhi, Thakur Nagar, Mulund, Mumbai.
- 7) Suvarna Vasant Park,  
Mangpada Road, Mulund (East), Mumbai
- 8) Shri Vishnu Kanchandras Bhat,  
1/102, Jai Swami Samarth Society, Kalayn (E).
- 9) Director General & Inspector General of Police, Maharashtra State, Mumbai.
- 10) The Principal Secretary (L&JD), Mantralaya, Mumbai.
- 11) Smt S.P. Joshi, 2nd Addl. District Judge & Additional Session Judge, Thana.
- 12) The Commissioner of Police, Thane. / S. P. C I D, Karm Bhawan, Navi
- 13) The Collector, Thane.
- 14) The Sub Divisional Officer, Thane Division, Thane.
- 15) The Accountant General, Maharashtra - 2 (A&E/Audit), Mumbai
- 16) The Manager, Govt. Central Press, Charni road, Mumbai  
With request to publish the Notification in Maharashtra Govt. Gazette and to  
send 100 copies to the Government.
- 17) Select File.



*Pravin*

*Pravin*

34094-10-10-2016-2017-18

Annexure - 2

423

35/485

जिल्हा व सत्र न्यायालय, ठाणे  
दिनांक : २३/०२/२०१७  
क्र/ 2860/17

✓ प्रति,

मा. जिल्हाधिकारी,  
ठाणे

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दस्त क्रमांक 3994 / 2016  
20/12

विषय - एम पी आय डी केस क्रमांक ०२/२००४  
निशाणी ५२ वरील आदेशाबाबत

महोदय

वरील विषयास अनुसरून आपणास कळविण्यात येते की  
एम पी आय डी केस न ०२/२००४ आरोपी उमेश खाडे व इतर यांची  
केस या न्यायालयात प्रलंबित असून, मा. जिल्हा व सत्र न्यायाधिश-२० ठाणे  
यांनी सदर केस मध्ये निशाणी ५२ वर खालील प्रमाणे आदेश पारित केलेला आहे

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ORDER BELOW 52  
Please See order on Backside  
दस्त क्र 3994 / 2020  
24/934

जिल्हाधिकारी कार्यालय ठाणे  
क्र. 118  
23 FEB 2017  
जि.प्र.नि.सि.(सा.प्र.) जिल्हाधिकारी

Thane  
Date : 16.02.2017

sd/-  
(P.P.Jadhav)  
10<sup>th</sup> Additional Sessions Judge,  
Thane

Collector Office, Thane

23/02/2017

02201771360



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27.2



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Order below Exh.52 in Spl MPID Case No.02/2004

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दस्त क 934
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Perused application-cum-report. Say of other side was called. However, no say filed by other side. Out of ten accused involved in this case, three accused are reported dead. Accused Prince Mallamekar and Shantaram Panikar are present in the Court. Remaining accused are absent/absconding. Accused Shantaram Panikar present in the Court submitted that the property described at Sr.No.8 i.e. Wimbledon Park, Building No.4, Room No.304, Majiwada, Thane was belonging to him and is seized in this case. He has not filed any objection for sale of said property. As already mentioned none of the remaining accused have objected the application for sale of seized properties. As such I do not find any hesitation to allow the Competent Authority to auction the properties as prayed for. Hence the order.

ORDER

1. The application is hereby allowed.
2. The Competent Authority is hereby allowed to auction the properties by following due procedure and report to this Court.



Thane  
Date: 16.02.2017.

Sd/-..

(P.P.Jadhav)  
Addl. Sessions Judge, Thane.



*(Handwritten signature)*

महाराष्ट्र शासन  
नोंदणी व मुद्रांक विभाग

नोंदणी व मुद्रांक शुल्क याकरिता भरवण्याचे मुद्रांकन माहिती विवरण पत्र

ट न न - ५ (बयनाम / श)

दस्तक 3994 / 2020

20 / 1934

विभाग क्र. (सोन नं. :  
(माहिती असल्यास, घावी)

उपविभाग क (सब डिवीजन)

१. पक्षकाराचे नाव :

Mrs. Shaila Umesh Khade &  
Mr. Umesh M. Khade

२. दस्तऐवजाचा प्रकार :

Agreement for Sale

३. मालमत्तेचे वर्णन :

अ) १. सिव्ही-खर्च नं. : सर्वे नं./ गट नं./ पोट-हिस्सा नं./ टी.पी.एस. नं. 189-11(७), 190(७), 192-16

अ) २. वापकभावे स्वरूप व बंधे :

चतुर्दिशा १) North  
२) East  
३) South  
४) West



क) मालमत्तेचे क्षेत्र Flat चौ.मी./ चौ.फु. 880  
(फ्लॅट / अपार्टमेंट / दुकान / कार्यालय)

क) वापकभावे स्वरूप Residence (निवासी / व्यापारी / औद्योगिक)

१) मजला 6th गाळा क्र. 601

क) इतर सुविधा  
(गच्ची (टेस) / लिफ्ट / जॉइनिंग पार्क / क्लब / उद्यान / पोहण्याचा तलाव / वाहनतळ इत्यादी)  
ठिकाण : (पक्षकाराची स्वाक्षरी / आंगठ)

--: कार्यालयीन उपयोगासाठी :-

हेल माहितीच्या आधारे लागू होणारा \_\_\_\_\_ जिल्हयाच्या/तालुक्याच्या बाजार  
संपादकील विभाग क्रमांक \_\_\_\_\_ मधील अ / क या दर \_\_\_\_\_ प्रति चौ. मी. /  
या मालमत्तेची येणारी किंमत \_\_\_\_\_

*Sharma*

*Handwritten signature*



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### AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Thane this  
17 day of April 2001, between MESSRS RAVI  
 REALTORS, a firm registered under The Indian Partnership Act, 1932  
 having its registered office at 19A, Vatsa House, Second Floor,  
 Jambhoomi Marg, Fort, Mumbai 400 001 hereinafter referred to as 'the  
 DEVELOPERS' (Which expression shall unless be repugnant to the  
 context or meaning thereof mean and include the partners for the time being  
 and from time to time and/or their survivors or survivor and the heirs,  
 executors and administrators of such last survivor and/or their assigns) of  
 the FIRST PART and SHRI/SMT/M/s./MISS Mrs. Sh.

\_\_\_\_\_ of Indian Inhabitant/s /a firm registered under The Indian Partnership Act,  
 1932/a company registered under The Companies Act, 1956, having  
 his/her/their address at 106, Sai Krupa Society  
Plot no. 73, Shivaji Nagar, Thane - W.



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Village P... ..

built up  
Area : 580

building  
floors : 7

Agreement  
value = 12,32,000/-

Market  
value = 12,06,480/-

stamp duty : 57,310/-

stamp duty  
paid = 57,310/-

RAVI REALTORS  
PAN NO. WARD 16 (3) OLD R-5



*Signature*





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hereinafter referred to as 'the PURCHASER/S' [which expression shall unless repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and permitted assigns/their respective heirs, executors, administrators and permitted assigns/their partners for the time being constituting the said firm and from time to time, their survivors or survivor and the heirs, executors, administrators of such last survivor/it's successors and/or permitted assigns] of the SECOND PART.

WHEREAS M/S DEVIDAYAL ROLLING & REFINERIES PVT. LTD. hereinafter referred to as 'the OWNERS' are owned and/or otherwise well and sufficiently entitled to all that pieces and parcel of Non Agricultural land bearing Survey Nos. and Hissa Nos. as follows:

Sr. No.	Survey No.	Hissa No.	Area Sq. Mtrs.
1.	189	1/1 [Part]	15995.91
2.	190	[Part]	6126.86
3.	192	1 [Part]	2365.37 and
4.	194	5	2934.00

in aggregate admeasuring 27422.14 Sq. Mtrs. situated at the revenue Village Majiwade, in the Taluka and District Thane, Registration District and Sub-District of Thane, within the limits of Thane Municipal Corporation hereinafter referred to as 'the said Larger Property' more particularly described in Schedule - I hereunder. The location plan of the said Larger Property is annexed hereto as Annexure I.

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AND WHEREAS by an Agreement for Sale dated 15th April, 1986 made between the OWNERS of the One Part and M/s. Bharat Developers of the Other Part, the OWNERS had granted to the said M/s Bharat Developers the development rights to consume and utilise 6345 Sq. Mtrs. F.S.I. on part of land forming part of land bearing Survey Nos. and Hissa Nos. as follows:

Sr. No.	Survey No.	Hissa No.	Area Sq. Mtrs.
1.	189	1/1 [Part]	4013 Sq. mtrs.
2.	190	[Part]	
3.	194	5	2934 Sq. mtrs.

aggregate admeasuring 6947 Sq. Mtrs. situate, lying and being at revenue village of Majiwade, Taluka and District Thane, Registration District and Sub-District of Thane, within the limits of Thane Municipal Corporation.

AND WHEREAS of the said Larger Property, part of the property admeasuring 1,075 Sq. Mtrs. out of the land bearing Survey No. 190 Hissa No. Part is reserved for Public Utility purpose i.e. Play Ground as per the Development Plan for the Thane City.

AND WHEREAS The Additional Collector and Competent Authority Thane Urban Agglomeration, Thane as evidenced by revised Order dated 17.5.1993 under Section 8[4] of the U.L. [C. & R.] Act, 1976 in Case No. ULC/TA/Majiwade/SR-212 and 231 in respect of the said Larger Property of the 4328.08 Sq. Mtrs. being aggregate Revised Vacant



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Land, area admeasuring 2,000 Sq. Mtrs. is determined as ~~Land Retainable~~ and land admeasuring 2,328 Sq. Mtrs. as Surplus Vacant Land as per the provisions of The Urban Land ( Ceiling and Regulation ) Act. 1976 .

AND WHEREAS the Additional Collector and Competent Authority Thane Urban Agglomeration, Thane by his Order dated 2.8.1994 bearing No.ULC/TA/U/Sec-22/SR-134 passed under Section 22 U.L. [C.& R.] Act, 1976 granted to the OWNERS the permission to retain 9957.37 Sq. Mtrs. area out of the land bearing Survey Nos. and Hissa Nos. as follows:

Sr. No.	Survey No.	Hissa No.
1.	189	1/1 Part
2.	190	Pt.
3.	192	1 Pt.

Additional Collector and Competent Authority Thane Urban Agglomeration, Thane by his Order dated 3.8.1994 bearing No.ULC/TA/W.S.H.S.20/SR-665 passed under Section 20 of U.L. [C.& R.] Act 1976 granted to the OWNERS exemption under Section 20 of U.L. [C.&R.] Act, 1976 to hold 2328.08 Sq. Mtrs. excess land out of the land bearing S.No.189 H.No.1/1[P] for construction of dwelling units annexed hereto and marked as Annexure - III is a copy of the order.

AND WHEREAS the OWNERS agreed to grant to the DEVELOPERS the development rights to utilise in aggregate 1,63,454 Sq. Ft. of F.S.I. on land bearing Survey Nos. and Hissa Nos. as follows:

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Sr. No.	Survey No.	Hissa No.
1.	189	1/1 [Part]
2.	190	Part
3.	192	1 Part.

out of the said Larger Property. Under Agreement for Development Dated 6<sup>th</sup> April 1998 and have also granted Irrevocable Power of Attorney in respect in the said property on 6<sup>th</sup> April 1998. Annexed hereto as Annexure II/1 to II/3 are the copies of the 7/12.

AND WHEREAS the Thane Municipal Corporation approved the building plans a) in respect of Retainable Land under the provisions of The Urban Land ( Ceiling and Regulation) Act. 1976 admeasuring 19,400.00 Sq. Mtrs. under No. VP 93/153/TMC/TDD/756 dt. 22.6.1994 and b) In respect of Surplus Vacant Land under the provisions of The Urban Land (Ceiling and Regulation) Act. 1976 admeasuring 2308.08 sq. mtrs. under No.VP 93/153/TMC/TDD/2580 dt. 5.12.1994. and Thane Municipal Corporation had issued the Commencement Certificate dated 6.2.1995 bearing No. VP 93153 TMC/ TDD/ 3122.

AND WHEREAS the DEVELOPERS through their Architects M/s. Shashi Deshmukh & Associates had got the plans amended in accordance with the revised Development Control Rules in respect of land bearing Survey Nos. and Hissa Nos. as follows:

Sr. No.	Survey No.	Hissa No.	Area Sq. Mtrs.
1.	189	1/1 Part	12,845.86
2.	190	Pt.	4188.81
3.	192	1 Pt.	2365.37



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in aggregate admeasuring 19,400.04 Sq. Mtrs. situate, lying and being at revenue village of Majiwade, in the Taluka, District, Registration District and Sub-District of Thane, within the limits of Thane Municipal Corporation more particularly described in Schedule II hereunder written and hereinafter referred to as 'the said Property'.

AND WHEREAS The Collector of Thane by his order dated 21.10.1994 bearing No.Revenue/Desk-1/T-1/NAP/SR-145 granted the N.A. user permission in respect of the land bearing S.No.189 H.No.1/1 [Part], S.No. 190 [Part] and S.No.192 H.No.1 [Part] admeasuring 24,488.14 sq. mtrs. upon the terms and conditions mentioned therein annexed hereto and marked as Annexure - IV is copy of the order.

AND WHEREAS M/s Shashi Deshmukh Associates, the Architects prepared in accordance with the revised D.C. Rules the plans to consume and utilise 16,490.12 sq. mtrs. equivalent to 1,77,433.69 sq. ft. F.S.I. on the said Property and the same had been submitted to the Thane Municipal Corporation for its approval.

AND WHEREAS The said amended plans had been sanctioned by the Thane Municipal Corporation on 11th June, 1997 and the Commencement Certificate bearing No.VP 93153/TMC/ TDD/671 dated 11th June, 1997 had been issued by the Thane Municipal Corporation.

AND WHEREAS 'the DEVELOPERS' have completed construction of building A and B as per the plans approved and commencement certificate thereof bearing No. VP 93153/TMC/TDD/671 dt. 11.6.1997.

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AND WHEREAS 'the DEVELOPERS' have amended plans for development in respect of the buildings C/D/E/F/G/H&I, Club House and Shopping the Thane Municipal Corporation issued Commencement Certificate in respect of the said buildings, Club House and Shopping under No. VP/93153/TMC/TDD/1641 dt. 2.12.2000. The copy of the said Commencement Certificate is annexed hereto and marked as Annexure V.

AND WHEREAS by a Deed of Right of Way dated 5th December, 1995 made between Devidayal Electronics and Wires Ltd. [therein referred to as the 'Grantors'] of the First Part, the OWNERS [therein referred to as the 'Confirming Parties'] of the Second Part and the DEVELOPERS [therein referred to as the 'Grantees'] of the Third Part, the said Devidayal Electronics and Wires Ltd. granted a right of way to the DEVELOPERS over the portion admeasuring about 760 sq. mtrs. out of S.No.192/i[P], and about 356.25 sq. mtrs. out of S.No.191[P], in all aggregating to about 1116.25 sq. mtrs. of Village Majiwade which are owned by the said Devidayal Electronics and Wires Ltd. The said area of 1116.25 sq. mtrs. is for the purpose of approach to the said Property. The ownership as well as the right to claim the F.S.I. in respect of the 'said portion admeasuring 1116.25 sq. mtrs. belongs to the said Devidayal Electronics and Wires Ltd. only.

AND WHEREAS as requested by the OWNERS the DEVELOPERS had agreed for grant of right of way to the said Devidayal Electronics and Wires Ltd. from the portion of the said Property s' for having access to the Ferrous Division of Devidayal Electronics and Wires Ltd. Factory only. The OWNERS and the said Devidayal Electronics and

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Wires Ltd. have specifically agreed and confirmed that in the event the said Devidayal Electronics and Wires Ltd. sells its Ferrous Division to any body or develops the said land on which its Ferrous Division is standing then in that event the said right of access granted to the said Devidayal Electronics and Wires Ltd. through the said portion shall come to an end.

AND WHEREAS the title of the OWNERS to the said Property has been certified by SHAILESH D. THAKKAR , Advocate High Court Annexed hereto and marked as Annexure - VI.

AND WHEREAS in pursuance of the agreement heretobefore referred hereinbefore the DEVELOPERS alone are entitled to develop the said Property by consuming and utilizing the aforesaid F.S.I. of 16,490.12 Sq. Mtrs. equivalent to 1,77,433.69 sq. ft. and have the sole and exclusive rights to sell the and flats, parking spaces etc. in the building to be constructed by the DEVELOPERS on the said Property and to receive the sale price in respect thereof.

AND WHEREAS the Flat Purchaser demanded from the DEVELOPERS and the DEVELOPERS have given to the flat Purchaser inspection of all the documents of title relating to the said Property including the copy of the said Agreement for Development dated 6th April, 1998, the said sanctioned plans, designs and specifications and of such other documents as are specified under the Maharashtra Ownership Flats [Regulation of the Promotion of Construction, Sale, Management and Transfer] act, 1963 [hereinafter referred to as "the said Act"] and the rules made thereunder.



*Shankar*

*Sub Registrar*

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AND WHEREAS the DEVELOPERS have commenced to construct on the said Property a residential complex to be known as 'RAVI ESTATE'.

AND WHEREAS the Flat Purchaser applied to the DEVELOPERS for allotment of a Flat/Parking Space being No. 601 admeasuring 81.75 Sq. Mtrs. equivalent to 880 Sq. Ft. Built up Area which is inclusive of balconies/terrace, if any and proportionate common amenities, on 6th floor in the building ~~C/D/E/F/G/H/I~~ 'RAVI ESTATE' to be constructed by the DEVELOPERS on the said Property and shown on the typical floor Plan annexed hereto and marked 'Annexure VII' hereinafter referred to as 'the said Flat'.

AND WHEREAS in this agreement the term 'Flat' shall include flat / parking space or any other premises or rights hereby agreed to be sold and the term 'Flat Purchaser' shall include flat purchaser, parking space purchaser or purchaser of any other premises or rights hereby agreed to be sold and also include the plural and the feminine gender of the Flat Purchaser.

AND WHEREAS the Flat Purchaser hereby had made a declaration and stated that as required by the provisions of Maharashtra Co-operative Societies Act, 1960 and the Urban Land [Ceiling and Regulation] Act, 1976 that neither the Flat Purchaser nor the member of his family [family as defined under U.L. [C. & R.] Act, 1976] own a tenement, house or building within the limits of Thane Municipal Corporation and the Flat Purchaser hereby once again declare and confirm the same.

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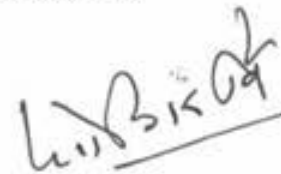
AND WHEREAS in 'the said Property ' 'the DEVELOPERS' alone has the sole and exclusive right to sell the flats/office premises/parking space and other premises in the buildings to be constructed on 'the said Property ' to enter into agreement/s with the PURCHASERS of such premises and to receive the sale price in respect thereof.

AND WHEREAS 'the PURCHASER/S' has/have applied to 'the DEVELOPERS' for allotment to him/ her/ them the Flat/Office-Premises /Parking Space No. 601 on the 6<sup>th</sup> Floor in the Building C/D/E/F/G in the complex to be known as " R A V I E S T A T E " [hereinafter referred to as the said Flat] situated on 'the said Property '.

AND WHEREAS 'the PURCHASER/S' has/have demanded from 'the DEVELOPERS' and 'the DEVELOPERS' have given to 'the PURCHASER/S' inspection of all the hereinbefore recited documents of title relating to 'the said Property ', the said Agreements, the said approvals/ permissions, plans, specifications and designs of the said buildings and all documents as are required to be shown to 'the PURCHASER/S' under the provisions of Maharashtra Ownership Flats [Regulation of the Promotion of Construction, Sale Management and Transfer] Act, 1963 [hereinafter called "the said Act"] and the Rules made thereunder as amended upto date.

AND WHEREAS the term "the said Flat" shall include residential flat, office premises, parking space or any other premises hereby agreed to be sold. The term 'the PURCHASER/S' shall include flat purchasers, office purchaser, or parking space purchaser or purchaser of







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any other premises hereby agreed to be sold and also include the plural and the feminine gender of 'the PURCHASER/S'.

AND WHEREAS 'the PURCHASER/S' has/have seen and inspected 'the said Property' and has/have himself/ themselves fully acquainted with the state thereof and agreed to acquire 'the said Flat' from 'the DEVELOPERS' on what is popularly known as "Ownership Basis" at or for the price and on the terms and conditions and covenants mutually agreed upon by and between the parties hereto and hereinafter contained.

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

1. 'The DEVELOPERS' have commenced construction and development of 'the said Property' and shall construct and complete buildings C/D/E/F/G/H/I consisting of Stilt and Seven upper floors or such floors as may be permitted by the Thane Municipal Corporation on 'the said Property' described in the Schedule I hereunder written in accordance with the approved plans, designs and specifications with/without changes/ amendments/ modifications thereto and which plans have been kept at the building site in the office of 'the DEVELOPERS' for inspection which 'the PURCHASER/S' has/have also seen and approved hereinafter referred to as "the said Building". 'The DEVELOPERS' shall be entitled to make such changes, additions, alterations, variations and modifications therein including in the said lay out as may be desired by 'the DEVELOPERS' and/or required by the Thane Municipal



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Corporation and/or by any other authority concerned and PURCHASER/S hereby irrevocably and expressly consent/s to the same provided however that 'the DEVELOPERS' will obtain prior consent in writing of 'the PURCHASER/S' in respect of only such variation or modifications as affects the area of the said premises agreed to be purchased by 'the PURCHASER/S'.

2. 'The DEVELOPERS' agree to sell to 'the PURCHASER/S' and 'the PURCHASER/S' agree to purchase from 'the DEVELOPERS' Flat/Office Premise /Parking Space No 601 on the 6<sup>th</sup> floor Building C/D/E/F/G admeasuring 81.75 Sq.Mtrs. i.e. 880 Sq.Ft. Built up Area which is inclusive of area under balcony and proportionate common amenities of the Complex to be known as "RAVI ESTATE" and more particularly shown on the plan hereto annexed and marked as Annexure VII, for the total consideration of RS. 12,32,000/- (Rupees Twelve Lac Thirty Two Thousand only X Only).

3. 'The PURCHASER/S' has/have prior to the execution of this agreement satisfied himself/ herself/ themselves about the title of 'the DEVELOPERS' to 'the said Property' and he/she/they shall not be entitled to further investigate the title and the rights, powers and authorities of the Original Owners and/or 'the DEVELOPERS' and no requisitions of objections shall be raised on any matter relating thereto or howsoever in connection therewith.



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4. 'The PURCHASER/S' agree/s to pay to 'the DEVELOPERS' the aforesaid Purchase consideration of Rs. 12,32,000/- [Rupees Twelve Lac Thirty Two Thousand Only] in the manner following:

- (a) Rs. 246,400/- (Rupees Two Lac Forty Six Thousand Four Hundred only) being 20 per

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cent as earnest money or deposit on or before execution of these presents (the payment and receipt whereof the Promoters do hereby admit and acknowledge and acquit, release and discharge the Flat Purchaser from the same and every part thereof).

- (b) Rs. 246,400/- (Rupees Two Lac Forty Six Thousand Four Hundred only) on the casting of the plinth of the said building.

- (c) Rs. 123,200/- (Rupees One Lac Twenty Three Thousand Two Hundred only) on casting of the First Slab.



- (Rupees One Lac Twenty Three Thousand Two Hundred only) on casting of the slab over the said Flat.

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- (e) Rs. 1,23,200/- (Rupees One Lac Twenty Three Thousand Two Hundred only) on walls of the said Flat being constructed.
- (f) Rs. 61,600/- (Rupees Sixty one Thousand Six Hundred only) on the external plaster being done to the said Flat.
- (g) Rs. 61,600/- (Rupees Sixty one Thousand Six Hundred only) on the internal plaster being done to the said flat.
- (h) Rs. 86,240/- (Rupees Eighty Six Thousand Two Hundred Forty only) on flooring of the said Flat being completed.
- (i) Rs. 36,460/- (Rupees Thirty six Thousand Nine Hundred Sixty only) on the doors and windows and the sanitary fittings and plumbing work being done to the said Flat.
- (j) Rs. 1,23,200/- (Rupees One Lac Twenty Three Thousand Two Hundred only) on possession of the said plot being offered by the DEVELOPERS to the PURCHASER'S.

5. 'The PURCHASER/S' shall pay the aforesaid amounts on the respective due dates without any delay or default as time in respect of each such payment is essence of the contract. The

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DEVELOPERS' will forward to 'the PURCHASER/S' intimation of the DEVELOPERS' carrying out the aforesaid works at the address given by 'the PURCHASER/S' under this Agreement and 'the PURCHASER/S' shall be bound to pay the amount of installments at the office of 'the DEVELOPERS' within 7 [Seven] days of 'the DEVELOPERS' despatching such intimation at the address of 'the PURCHASER/S' as given in these presents and 'the DEVELOPERS' will keep the original certificate of their Architects certifying that 'the DEVELOPERS' have carried out items of work and such certificate will be open for inspection by 'the PURCHASER/S' and 'the PURCHASER/S' shall not dispute the same. It is expressly agreed that non-delivery or loss of the letter of intimation requesting payment of any monies from 'the PURCHASER/S' shall not be treated as excuse for non-payment or default by 'the PURCHASER/S' in payment of the monies due.

6. The term "Flat" shall include residential flat, office, shop, garage, parking space, or any other premises hereby agreed to be sold. The term 'the PURCHASER/S' shall include flat purchaser, office purchaser, shop purchaser, garage purchaser, parking space purchaser, or purchaser of any other premises hereby agreed to be sold and also include the plural and the feminine gender of the Purchaser/s.

7. It is expressly agreed between 'the DEVELOPERS' and 'the PURCHASER/S' that the flat shall be utilised for residential purpose only and for no other purpose or purposes whatsoever. 'the PURCHASER/S' agree not to change user of the said flat without



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prior consent in writing of 'the DEVELOPERS' which 'the DEVELOPERS' will be entitled to refuse if they deem fit and any unauthorised change of the user of the said flat by 'the PURCHASER/S' shall render this Agreement void/voidable at the option of 'the DEVELOPERS' and 'the PURCHASER/S' in that event shall not be entitled to any rights under or arising out of this Agreement.

8. 'The PURCHASER/S' shall have no claim save and except in respect of the particular Flat/ Office Premise / Parking Space hereby agreed to be acquired and all open spaces/flats/ rooms/lobbies/ stair-cases/ terraces etc. will remain the property of 'the DEVELOPERS' until the whole of 'the said Property' and/or any part thereof with building/s constructed thereon is transferred and/or conveyed to the Society and/or Societies as hereinafter mentioned but subject to the rights of 'the DEVELOPERS' under this Agreement.

9. 'The PURCHASER/S' hereby agree that



[a] 'The DEVELOPERS' shall be entitled to construct terrace, garden houses, alongwith one or more terraces, garden houses with or without open spaces attached thereto and shall be entitled to sell on Ownership Basis and/or otherwise dispose off the same and/or the exclusive use of any areas. 'The PURCHASER/S' and/or 'the PURCHASER/S' of the other premises in the said building shall not be entitled to raise any objection of whatsoever kind or nature nor shall he/they

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interfere with the exclusive use and enjoyment of such terrace, garden house and/or open space appurtenant to the same and shall not be entitled to the use of such terrace or open space sold and/or allotted by 'the DEVELOPERS' to 'the PURCHASER/S' of such terraces/houses and/or garden houses unless 'the PURCHASER/S' himself/ herself/ themselves is/are such Purchaser/s and 'the PURCHASER/S' of such terrace/ houses or garden houses shall be exclusively entitled to the use of the terrace or open spaces sold and/or allotted to him/her/them.

[b] 'The DEVELOPERS' shall be entitled to transfer, assign, dispose off and/or sell in any manner it deems fit, or proper the said terrace etc. to anybody for such price and on such terms and conditions as 'the DEVELOPERS' deem fit. 'the PURCHASER/S' alongwith the other Purchaser/s shall not raise or be entitled to raise any objection of whatsoever nature.

[c] 'The DEVELOPERS' shall be entitled to sell or otherwise dispose off the right to the terrace or terraces of the building for the purpose of construction or for putting up or displaying advertisements/ hoardings or any other user permissible by law, so long as the means of access is available to the Society for approaching the water tanks and the rooms if any.

[d] 'The DEVELOPERS' shall be entitled to put up hoardings on 'the said Property' or on the Building or buildings on 'the



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said Property' or any parts of the Buildings or building on 'the said Property' and the said hoardings may be illuminated or comprising of neon sign and for that purpose 'the DEVELOPERS' are fully authorised to allow temporary or permanent construction or erection or installation either on the terrace or terraces or on the exterior of the said building or on 'the said Property' as the case may be and 'the PURCHASER/S' agree/s not to object or dispute the same.

[e] 'The PURCHASER/S' alongwith the other Purchaser/s of Flats/Office Premises shall not charge anything from 'the DEVELOPERS', or its nominee or transferee any amount by way of monthly maintenance charges or any other charges or outgoings for use of such terraces, compound walls, display or advertisements or hoardings etc. for the purposes mentioned hereinabove.

[f] The stilt portion if any shall belong to 'the DEVELOPERS' who alone shall have the right to deal with or dispose off the same.

[g] Until such time as the possession of 'the said Property' and the said building is delivered to the Society as aforesaid 'the PURCHASER/S' shall abide by the rules and regulations framed or to be framed at any time and from time to time and at all times by 'the DEVELOPERS' and generally to do all and every reasonable act that 'the DEVELOPERS' may call upon 'the PURCHASER/S' to do or carry out.



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[h] It is agreed that till all the Flats/Office Premises /Parking Spaces and other premises are sold and allotted to the prospective purchaser/s 'the DEVELOPERS' shall be entitled to retain with them unsold Flats/Office Premises /Parking Spaces and other premises and no maintenance charges and taxes would become payable by 'the DEVELOPERS' in respect of the said unsold flats and/or other premises and neither 'the PURCHASER/S' nor the Co-operative Housing Society to be formed of Purchaser/s shall claim, demand or charge from 'the DEVELOPERS' any amount towards such maintenance, taxes and other outgoings in respect of the unsold flats and/or other premises in respect of the period from the date of occupation certificate till the same are sold to the respective Purchaser/s.

10. 'The PURCHASER/S' confirms that the installment payable by 'the PURCHASER/S' under these presents shall be made on the respective due dates without any delay or defaults as time in respect of payment of installment and in respect of all amounts payable under these presents by 'the PURCHASER/S' to 'the DEVELOPERS' is of the essence of the contract. If 'the PURCHASER/S' commits delay or default in making payment of any of the installments or amounts on the stipulated days to 'the DEVELOPERS' the PURCHASER/S shall be liable to pay penal charges @ 24% p.a. for the amount becoming due and payable till the date of actual payment. If the default continues for a period of more than 60 [sixty] days 'the DEVELOPERS' shall be unilaterally



*[Signature]*

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entitled to terminate this Agreement and in the event of such termination 'the DEVELOPERS' shall refund the amount till then received after deducting therefrom the Earnest Money. The cheque for the balance amount if sent by Registered Post at the address mentioned hereinafter is sufficient proof of termination and thereafter 'the DEVELOPERS' shall be at liberty to dispose of the said flat in the manner he may deem fit, AND the amount of earnest money paid by 'the PURCHASER/S' to 'the DEVELOPERS' shall stand forfeited to 'the DEVELOPERS' and 'the PURCHASER/S' shall have no right, title and interest, demand or claim of any nature whatsoever, either against or in respect of the said plots AND 'the DEVELOPERS' shall be entitled to sell and/or transfer in any manner whatsoever the said premises to any other persons or person as they may think fit.

11. It is expressly agreed that the possession of the said flat will be given by 'the DEVELOPERS' to 'the PURCHASER/S' by 31-12-2002 provided 'the DEVELOPERS' have received full consideration of the said premises and other amounts payable by 'the PURCHASER/S' to 'the DEVELOPERS' under these present and the consideration of the other premises in the said building payable by 'the PURCHASER/S' of other premises under the respective agreements between them and 'the DEVELOPERS' and provided further that 'the DEVELOPERS' shall not be responsible for any delay on account of non-availability of steel, cement and other building material, water or electric supply and any Act of God, Civil Commotion, riot, war or on account of any notice, order, rule, notification of the Government and/or any other public body and/or

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competent authority and if there is any delay in issue of occupation certificate and/or Building Completion Certificate by the Municipal Corporation of Greater Bombay and/or planning authority and/or for any circumstances or reasons beyond the control of 'the DEVELOPERS'. If 'the DEVELOPERS' are unable to hand over possession of the said premises by the date stipulated hereinabove on account of willful default or delay on the part of 'the DEVELOPERS', then 'the DEVELOPERS' agree that they shall be liable on demand by 'the PURCHASER/S' to refund to 'the PURCHASER/S' the amount already received by them in respect of the said premises with simple interest at the rate of 9% per annum from the date 'the DEVELOPERS' received the sum till the dates the amounts and interest thereon is repaid by 'the DEVELOPERS' to 'the PURCHASER/S' and the entire amount and interest as stated above shall, subject to prior encumbrances if any, be a charge on the premises in question. It is agreed that upon refund of the said amount together with interest as stated hereinabove 'the PURCHASER/S' shall have no right, title, interest, claims, demand or dispute of any nature whatsoever either against the said premises or against 'the said Property' and 'the DEVELOPERS' shall be entitled to deal with and/or dispose off the said premises and/or 'the said Property' to any person or party as 'the DEVELOPERS' may at their absolute discretion deem fit.

12 Upon the PURCHASER/S' taking possession he/she/they shall have no claim against 'the DEVELOPERS' as regards the quality of the building materials used for construction of the premises or the nature of the construction of the said premises or otherwise



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howsoever, provided however that if within a period of one year from the date of granting possession if 'the PURCHASER/S' brings to the notice of 'the DEVELOPERS' any defect in the said flat or the Building in which the said flat is situated or the materials used therein or any unauthorised change in construction of the said building by 'the DEVELOPERS'. Wherever possible such defects or unauthorised changes shall be rectified by 'the DEVELOPERS' at their own cost and in case it is not possible to rectify such defect or unauthorised changes, then 'the PURCHASER/S' shall be entitled to receive from 'the DEVELOPERS' reasonable compensation for such defects or change.

13. 'The PURCHASER/S' hereby agree/s that in the event of any amount by way of premium or security deposit is payable to the Municipal Corporation of Thane or to the State Government or betterment charges or development tax or security deposit becomes payable to Municipal Corporation of Thane, MSEB or other Electricity Supply Co., or concerned authority for the purpose of giving water connection, drainage connection and electric connection or any other tax or payment of a similar nature becoming payable by 'the DEVELOPERS' the same shall be paid by 'the PURCHASER/S' to 'the DEVELOPERS' in proportion to the area of the said premises within seven days of demand [time being of the essence of the contract] and in determining such amount, the decision of 'the DEVELOPERS' shall be conclusive and binding upon 'the PURCHASER/S'. It is agreed that the betterment charges referred to hereinabove shall mean and include any escalation and/or

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increase in betterment charges or charges of any similar nature levied by the Municipal Corporation of Thane.

14. (i) 'The PURCHASER/S' hereby agree/s to and shall pay to 'the DEVELOPERS' at the time of taking possession of 'the said flat' the following amounts:

- [a] Rs. 260/- towards share money, entrance fee and membership of the Society.
- [b] Rs. 3,500/- towards legal charges, including preparation of document of transfer in favour of the said organisation.
- [c] Rs. 1,500/- for formation of Co-operative Society and/or any such organisation and its registration etc.
- [d] Rs. 15,840/- as security for proportionate share of taxes and other charges and outgoings.
- [e] Rs. 30,000/- towards expenses including deposits payable to M.S.E.B. for electric meter and deposits payable to Thane Municipal Corporation for water meter etc.

Total Rs. 50,000/- [Rupees Fifty one Thousand and One Hundred only]

The aforesaid amounts are to be paid on or before possession of the said Flat is given to 'the PURCHASER/S'. The aforesaid amounts are agreed to be paid by 'the PURCHASER/S' to 'the DEVELOPERS' without prejudice to the right of 'the DEVELOPERS' to recover other amounts including betterment charges from time to time under these presents. 'The



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DEVELOPERS' shall utilise the sum at item [b] and [c] paid by 'the PURCHASER/S' to 'the DEVELOPERS' for meeting all legal charges, costs and expenses including professional costs of Advocates of 'the DEVELOPERS' in connection with formation of the said Society, or limited company or condominium as the case may be and the costs of preparing and engrossing this Agreement and Deed of Conveyance or Deed of Transfer as the case may be and/or other purpose for which they have been paid. 'the DEVELOPERS' shall not be liable for providing any accounts and/or details thereof.

- (ii) The aforesaid amounts at item [d] above and the balance therefrom, if any, after deducting therefrom arrears of taxes and maintenance expenses and the expenses incurred will be transferred by 'the DEVELOPERS' to the said Society and/or organisation after the buildings are finally transferred to such societies and 'the PURCHASER/S' hereby agree not to demand any account in respect thereof at any time prior thereto.

15. 'The PURCHASER/S' shall use the said premises for the purposes as may be authorised by 'the DEVELOPERS' in writing and as may be permissible by law and/or Municipal Corporation of Thane s and/or any other concerned authorities in that behalf and which is not likely to cause nuisance or annoyance to the other occupiers of the said building and/or the Owners and occupiers of the neighbouring property or properties nor for any illegal and immoral purposes.

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16. With intention to bind 'the PURCHASER/S' himself/ herself/ themselves and his/her/their successors in title who may for the time being be entitled to the benefit under this agreement 'the PURCHASER/S' hereby covenant with 'the DEVELOPERS' as follows:

[a] To maintain the said flat at 'the PURCHASER/S' own costs in good tenantable repair and condition from the date of licence to enter the said premises is taken and not change/alter or make addition in or to the Building/s in which the said premises is situated and in or to the said premises itself or any part thereof or do or suffer to be done anything in or to the Buildings in which the said premises is situated or stair-cases or any passages which may be against the rules, regulations or bye-laws of concerned local or any other authority.

[b] Not to store in the said premises any goods which are hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Building/s in which the said premises is situated or storing of which goods is objected by the concerned local or other authority and shall not carry or cause to be carried any heavy packages on upper floors which may damage or are likely to damage the staircase, common passage or any other structure of the Building/s in which the said premises is situated and in the event any such loss, injury or damage is caused to the said premises on account of negligence or default of 'the



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PURCHASER/S', 'the PURCHASER/S' shall be liable to make good the same at his/their costs and shall be liable for all the consequences arising on account of the breach thereof.

- [c] To carry out at his/her/their own costs all internal repairs to the said premises and maintain the said premises in the same condition, state and order in which it was delivered to 'the PURCHASER/S' by 'the DEVELOPERS' and not do or suffer to be done anything in or to the Building/s in which the said premises are situated or the said premises which may be against the rules and regulations and bye-laws of the concerned local authority or other Public Authority, and in the event of 'the PURCHASER/S' committing any act in contravention of the above provisions 'the PURCHASER/S' shall be responsible and liable for the consequences thereof to the concerned authority and/or other public authority.
- [d] Not to demolish or cause to be demolished the said premises or any part thereof nor at any time make or cause to be made any addition or any alteration in the elevation and outside colour scheme of the building/s in which the said premises is situated and shall keep the walls and partition walls, sewers, drains, pipes in the said premises and appurtenances thereto in good and tenantable repair and condition and in particular, so as to support shelter and protect the other parts of the buildings in which the said premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or R.C.C. pardis or other structural

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member in the said premises without the prior written permission of 'the DEVELOPERS' and/or the said Society.

- [e] Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of 'the said Property' and the Building/s in which the said premises is situated.
- [f] To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are or may be imposed by the concerned local authority and/or government and/or other public authority on account of change or user of said premises, by 'the PURCHASER/S' done with consent of 'the DEVELOPERS'.
- [g] 'The PURCHASER/S' shall not let, transfer, assign or part with the said premises or interest or benefit under this Agreement or part with the Licence to enter into the said premises until all the dues payable by 'the PURCHASER/S' to 'the DEVELOPERS' under this Agreement are fully paid up and that too only if 'the PURCHASER/S' has 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 first obtained the consent in writing from 'the DEVELOPERS' in that behalf.
- [h] The PURCHASER/S' shall observe and perform all the rules and regulations which the said Society may adopt at its

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inception and the addition, alteration or amendments thereof that may be made from time to time for protection and maintenance of the said Building/s and the premises therein and for the observance and performance of the Building/s Rules, Regulations and bye-laws for the time being of the concerned local authority and government and other public bodies. 'The PURCHASER/S' shall also observe and perform all the stipulations and conditions laid down by 'the DEVELOPERS' under these presents and shall pay the contribution regularly and punctually towards the tax expenses or other outgoings in accordance with the terms of this Agreement.

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- [i] Till a conveyance and/or deed of transfer in respect of Building/s in which the said premises is situated is executed, 'the PURCHASER/S' shall permit 'the DEVELOPERS' and their surveyors and agents, with or without workmen and others at all reasonable times to enter into and upon 'the said Property' and the said buildings or any part thereof to view and examine the state and conditions thereof and/or for carrying out any work of construction on 'the said Property' or any part thereof.
- [j] 'The PURCHASER/S' herein hereby undertake not to transfer, let, sublet or/otherwise alienate 'the said Flat/Premises' for a period of two years from the date of original transaction of 'the said Flat/Premises'.



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[k] 'The PURCHASER/S' herein hereby declare and state that neither 'the PURCHASER/S' nor his/her/their family [family as defined in Urban Land (Ceiling & Regulation) Act 1976], own any dwelling unit, tenement, house or a building within Thane Urban Agglomeration.

17. At the time of registration of the conveyance and/or deed of transfer in respect of the said property 'the PURCHASER/S' shall pay to 'the DEVELOPERS' in advance, if not already paid, 'the PURCHASER/S' share of the stamp duty and registration charges payable by the said Society on the deed of conveyance or deed of transfer or any document or instrument of transfer in respect of 'the said Property' and the building/s to be executed in favour of such organisation. 'the DEVELOPERS' shall not be liable to pay any amount of stamp duty and registration fees on the Deed of Conveyance or Deed of Transfer in respect of the said plots or any parts thereof.

18. 'The PURCHASER/S' shall permit 'the DEVELOPERS' and his surveyors and agents, with or without workmen and others at all reasonable times to enter into and upon the premises or any part thereof for the purpose of making repairing, maintaining, rebuilding, cleaning, lighting and keep in order and good condition, services, drains, pipes, cables, water connections, electric connections, wires, part structures and other convenience belonging to serving or used for the said building and also for the purpose of laying down, maintaining, repairing and testing, drainage, gas and water pipes and electric wires, and for similar purposes and also for the purposes of



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cutting of the supply of water to the premises or the building in respect whereof 'the PURCHASER/S' or the occupier of any other premises as the case may be shall be in default of paying his/her/their share of the water tax/charges

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19. If 'the PURCHASER/S' desire/s to sell or transfer his/her/their interest in the said premises or is/are desirous to transfer or give the benefit of this Agreement to any one of the same shall be only subject to written consent and 'the Purchaser/s' are not entitled to assign their rights to third party as aforesaid without prior consent in writing from 'the DEVELOPERS'. 'the DEVELOPERS' shall not be bound or liable to give consent to such transfer and that 'the DEVELOPERS' are not obliged to give consent to transfer.

20. 'The PURCHASER/S' and the persons to whom the premises are transferred or to be transferred hereby agree to sign and execute all papers, documents and do all other things as 'the DEVELOPERS' may require of him/her/them to do and execute from time to time for effectively enforcing this Agreement and/or for safe-guarding the interest of 'the DEVELOPERS' and all persons acquiring the remaining flats/tenements in the said building/s on 'the said Property'.

21. 'The PURCHASER/S' and the person to whom the said premises is permitted to be transferred with the written consent of 'the DEVELOPERS' shall observe and perform all the provisions of the bye-laws and/or the rules and regulations of the said organisation when required and/or all the provisions of the bye-laws of the said

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society and the addition, alteration or amendments thereof and shall also observe and carry out the Building rules and regulations and the bye-laws for the time being of the Thane Municipal Corporation or other local and/or public bodies. 'The PURCHASER/S' and persons to whom the said premises are allowed to be transferred shall observe and perform all the stipulations and conditions and user of 'the said Property' and shall pay and contribute regularly and punctually towards rates, cesses, taxes, betterment charges and/or expenses and all other outgoings.

22. As soon as 'the DEVELOPERS' notify that the said premises is ready for possession 'the PURCHASER/S' shall pay the respective arrears or dues together with accrued interest, thereon, if any, within seven days of such notice whether served individually or put up at some prominent place in the buildings and if 'the PURCHASER/S' fails to pay the said arrears as aforesaid, 'the DEVELOPERS' shall be entitled to forfeit the amount previously paid by 'the PURCHASER/S' who shall lose all rights in the said premises as well as all rights and benefits under this Agreement which shall stand determined and cancelled.

23. It is agreed between 'the DEVELOPERS' and 'the PURCHASER/S' that commencing one week after the notice in writing is given by 'the DEVELOPERS' to 'the PURCHASER/S' that the premises is ready for use and 'the DEVELOPERS' are ready to handover possession to 'the PURCHASER/S', 'the PURCHASER/S' shall be bound and liable to take such possession. 'The PURCHASER/S' shall be liable to pay proportionate monthly maintenance charges to



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'the DEVELOPERS' as may be determined by 'the DEVELOPERS'. 'The PURCHASER/S' further agree/s that till the Purchaser/s share after a period of 12 months from the possession being offered is so determined 'the PURCHASER/S' shall pay to 'the DEVELOPERS' a provisional monthly contribution of Rs. 1320/- [Rupees One Thousand Three Hundred Twenty Only Only] per month towards such outgoings and taxes. The amount so paid by 'the PURCHASER/S' to 'the DEVELOPERS' shall not carry any interest and shall remain with 'the DEVELOPERS' till a conveyance and/or Deed of Transfer is executed in favour of the said Society. On such conveyance or transfer being executed the aforesaid deposits [less deductions provided for in this Agreement] shall be paid over by 'the DEVELOPERS' to the said Society. 'The PURCHASER/S' undertake/s to pay such provisional monthly contribution and such proportionate share of outgoings betterment charges and other amounts as provided herein regularly on the 5th day of each and every month in advance and shall not withhold the same for any reasons whatsoever. 'The PURCHASER/S' herein shall be liable to pay such proportionate charges from the 7th day of notice of offer for possession being despatched to him/her/them.

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24. 'The DEVELOPERS' shall maintain a separate account in respect of sums received by 'the DEVELOPERS' from 'the PURCHASER/S' as advance or deposits received on account of the share capital, or towards the proportionate outgoings; and shall utilise the amounts only for the purpose for which they have been received.

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25. 'The PURCHASER/S' herein alongwith other purchaser/s of other premises in the said building undertakes to become a member of the Society and for the purpose also from time to time to sign and execute all papers or application that may be required including the bye-laws of the Society within seven days of receipt thereof time being of the essence so as to enable 'the DEVELOPERS' to form the said Society and/or as the case may be under section 10 of the Maharashtra Ownership Flats Act, 1963 within the time limit prescribed by rule-8 of Maharashtra Ownership Flats (Regulations of Promotion, construction, sale management and transfer) Rules, 1964. No objection shall be taken by 'the PURCHASER/S' if any changes or modifications are made in the bye-laws of the Society as may be required by the Registrar of Co-operative Society or other Competent Authority, the Power and Authority of the Society shall be subject to the overall power authority and control of 'the DEVELOPERS' in any of the matters concerning the building, the construction and completion thereof and all amenities pertaining to the same and in particular 'the DEVELOPERS' shall be absolute authority and in control as regard the unsold premises and the disposal thereof.

'The PURCHASER/S' agree/s that the terrace space in front of or adjacent to the terrace flat are intended for the exclusive use of the respective terrace premises purchaser/s. The terrace shall not be enclosed by 'the PURCHASER/S' unless the permission in writing is obtained from concerned local authority and 'the DEVELOPERS' of the Society as the case may be.



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27. 'The Flat Purchaser is also aware that as part of the common facilities for the purchasers of the premises in the said 'RAVI ESTATE' complex the Promoters propose to construct a club house and a swimming pool on the said Property as shown on the said layout plan for the benefit of all the Flat purchasers in the buildings to be constructed in the 'RAVI ESTATE' complex on the said Property and the Flat Purchasers in all buildings (including the Flat Purchaser) shall become member of the club house and shall contribute proportionately for the maintenance of the same. The Flat Purchaser hereby undertakes that till such club house and swimming pool is handed over to the organisation of the purchasers of the premises in the buildings in the 'RAVI ESTATE' complex, the Flat Purchaser shall contribute such amount towards his proportionate share of expenses of maintenance of such club house and swimming pool as may be determined by the Promoters in their absolute discretion. The Flat Purchaser hereby further undertakes that after such club house and swimming pool is handed over to the organisation of the purchasers of the premises in the buildings in the 'RAVI ESTATE' complex the Flat Purchaser shall contribute towards his proportionate share of expenses of maintenance of such club house and swimming pool as may be determined by such organisation. The Flat purchaser hereby confirms that he is aware that the promoters shall complete the construction of the club house and the swimming pool along with the completion of the development of the said property.

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28. 'The PURCHASER/S' immediately after the execution of this Agreement shall lodge the same for registration with the appropriate registering authority and shall within two days after lodging the same intimate to 'the DEVELOPERS' together with the serial number under which the same is lodged with a view to enable 'the DEVELOPERS' to admit execution. If 'the PURCHASER/S' fail/s to lodge this Agreement for registration, 'the DEVELOPERS' shall not be in any way responsible for the non-registration of the said Agreement and the consequences arising thereon. The stamp duty and registration charge and all other charges including penalty [if any] incidental to this Agreement shall be borne and paid by 'the PURCHASER/S' alone.
29. Nothing contained in these presents shall be construed to confer upon 'the PURCHASER/S' any right, title or interest of any kind whatsoever into or over 'the said Property' and the said premises or any part thereof. Such conferment shall take place only upon the execution of the conveyance and/or deed of transfer in favour of the said Society to be formed of the Purchaser/s of all the premises in the Building/s as herein stated.
30. 'The PURCHASER/S' shall at no time demand partition of his/her/their interest in the said building/s and/or 'the said Property', being agreed and declared by 'the PURCHASER/S' that his/her/their interest in the said premises is impartable.
- The PURCHASER/S' hereby expressly agree/s and covenant/s with 'the DEVELOPERS' that in the event of all the buildings, wings of



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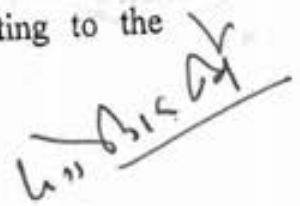
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the said proposed building on 'the said Property' and/or all the building/s on 'the said Property' being not ready for occupation simultaneously and in the event of 'the DEVELOPERS' offering possession of the said premises earlier than completing all the wings and all the buildings on the said property then and in that event DEVELOPERS shall have exclusive and irrevocable right and authority to complete the construction of the balance wing or buildings on 'the said Property' and to deal with sell, transfer, grant or lease or on leave and licence or otherwise dispose off the same or any premises therein and to appropriate to themselves all consideration monies deposits etc. without any interference obstruction or objection by the Purchaser/s. 'The PURCHASER/S' further confirm that he/she/they shall not object or disrupt construction the balance building or buildings, wing or wings or part or parts by 'the DEVELOPERS' on the ground of nuisance annoyance or any other ground or reasons whatsoever and 'the DEVELOPERS' shall be entitled to either by themselves or through any of their nominees to construct and complete the said wing or wings or building or buildings on 'the said Property' as they may desire in their absolute discretion without any interference or objection or dispute by 'the PURCHASER/S'.

32. 'The PURCHASER/S' shall not decorate the exterior of the said premises otherwise than in a manner agreed to with the DEVELOPERS' under this Agreement.

33. All the letters, receipts and/or notices issued by 'the DEVELOPERS' despatched under certificate of posting to the







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address known to it of 'the PURCHASER/S' will be sufficient proof of receipt of the same by 'the PURCHASER/S' and shall completely and effectively discharge 'the DEVELOPERS'. For this purpose 'the PURCHASER/S' have/has given the following address:

Mrs. Shaila Umesh Khade, Or Umesh M. Khade  
106, SaiKrupa Society, Plot no: 73,  
Shivaji Nagar, Thane-W.

34. The transaction covered by this Contract at present is not understood to be a sale liable to tax under the Sale Tax Act. If however, by reason of any amendment to the contribution or any new enactment or amendment to the existing law or any other law, central or state, this transaction is held to be liable to tax, as a sale or otherwise, either as a whole or in part or any inputs or material or equipments used or supplied in execution of or in connection with this transaction are liable to tax, the same shall be payable by 'the PURCHASER/S' alongwith other purchasers on demand being made by 'the DEVELOPERS' in that behalf without raising any dispute or objection in that behalf.

35. 'The DEVELOPERS' shall have the right to make additions and/or alterations and raise or put up additional structures, as may be permitted by Municipal Corporation and other concerned authorities on any portion of the plots. If any portion of 'the said Property' is acquired or notified to be acquired by the Government, Thane Municipal Corporation or any other Public Body or authority, 'The DEVELOPERS' shall be entitled to receive all the benefits in respect thereof and/or compensatory F.S.I. or all other benefits



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which may be permitted in lieu thereof. 'The DEVELOPERS' shall be entitled to use any additional F.S.I. such as Transferable Development Right or any such as additional construction due to change in law or carry out and complete additional construction that may be permitted by the Thane Municipal Corporation or any other local body or concerned authority on 'the said Property' or any part thereof for any reasons whatsoever including F.S.I. in respect of any adjoining or neighbouring property. Such additional structures and storeys will be the sole property of 'The DEVELOPERS' who will be entitled to dispose it off in any way they choose and the Purchaser hereby irrevocably consent to the same and 'the PURCHASER/S' shall not be entitled to raise any objection or to any abatement in the price of the said premises agreed to be acquired by him/her/them thereby and/or make claims for compensation or damage or the ground of inconvenience or any other ground whatsoever. It is agreed by and between the parties that if the permitted floor space index and density is not consumed in the Building/s being put up and/or at any time further construction on 'the said Property' is allowed 'The DEVELOPERS' shall always have irrevocable right to put up additional construction and storeys and/or consume the balance floor space index and/or additional floor space index or any other property in any other manner whatsoever and the Society and/or the Purchaser/s shall not be entitled to claim any share, right, title or interest in any such additional F.S.I. as aforesaid nor shall they be entitled to raise any objection whatsoever in respect of its use by 'The DEVELOPERS' in any manner they choose. 'the PURCHASER/S' shall not be entitled to any rebate and/or concession in the price of his/her/their premises on account of the

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construction of any other Buildings and/or structures and/or the changes, alterations and additions made in the Building or buildings or structures.

36. 'The DEVELOPERS' or the persons nominated by 'The DEVELOPERS' or the persons on whom the rights and benefits are conferred shall have absolute right to make additions, alterations, raise storeys or put up additional structures as may be permitted by the Thane Municipal Corporation and other Competent Authorities. Such additions, alterations, structures and storeys will be the sole property of DEVELOPERS or its nominee or assignee as the case may be who shall be entitled to dispose off the same in any way they choose and 'the PURCHASER/S' hereby consents to the same. The terrace of the Building/s till the same are/is allotted to any Purchaser/s and/or agreed to be sold as well as the parapet walls shall be the property of 'the DEVELOPERS' or its nominee or assignee and 'the DEVELOPERS' or its nominees or assignee as well as any portion of the said Building/s including the compound thereof and on the walls of such compound and shall be exclusively entitled to the income that may be derived by display of such advertisement at any time hereafter. The agreement with 'the PURCHASER/S' and all other purchasers of other premises in the said Building/s shall be subject to the aforesaid rights of the 'the DEVELOPERS' or its nominees or assignees who shall be entitled to use the said terrace as well as the said property and other PURCHASER/S shall not be entitled to any abatement in the price of the premises agreed to be acquired and 'the DEVELOPERS' or its nominee or assignees shall be deemed to be the Owners of such



*[Handwritten Signature]*

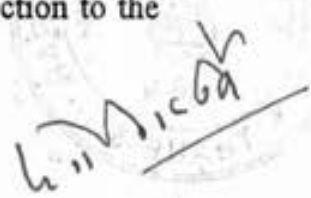
*[Handwritten Signature]*

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premises which have not been allotted ~~and/or acquired~~ and/or agreed to be sold at the time when the said Building/s is transferred as aforesaid and the body of purchaser/s shall admit 'the DEVELOPERS' or its nominee or assignees as its members in respect of such unsold premises and 'the PURCHASER/S' and the Society shall admit such purchasers as members as per the directions of 'The DEVELOPERS' as and when the said premises and/or one or more of them are agreed to be sold by 'The DEVELOPERS'.

37. 'The DEVELOPERS' are and shall be entitled to sell and/or agree to sell the unsold premises and/or rights to any person or persons who may not be a purchaser of the premises in the said building/s and the body of the various purchasers shall be liable to enroll and admit 'the PURCHASER/S' of such premises as their members and 'the PURCHASER/S' hereby agree and undertake not to raise any objection or requisition in that behalf and do hereby irrevocably consent to what is stated hereinabove.

38. Until such time as the entire project is completed and the possession of the Buildings and 'the said Property' is delivered to the body of flat purchasers and 'the said Property' with the Building/s therein is transferred to such body, 'The DEVELOPERS' will be entitled at its discretion, to control the management of Building/s to realise the outgoings as referred hereinbefore and disbursements of the payment to be made and 'the PURCHASER/S' along with the Purchasers of other premises and/or the Society will not have any objection to the aforesaid rights of 'The DEVELOPERS'.



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39. Notwithstanding any other provisions of this agreement 'the DEVELOPERS' shall be entitled at their sole and absolute discretion,

[a] To have a society and/or limited company and/or any other body or bodies of Purchasers to be formed and constituted as contemplated herein.

[b] The Flat Purchaser is aware that development of the said complex 'RAVI ESTATE' on the said Property more particularly described Firstly, Secondly and Thirdly in the First Schedule hereunder written is of a very large scheme and that DEVELOPERS shall be developing the same over a period of time and that although the building in which the Flat hereby agreed to be sold may be completed and the DEVELOPERS may hand over the possession of the said Flat to the Flat Purchaser as provided in this agreement. However, only on completion of the entire work of development of the said Property the DEVELOPERS shall cause to be transferred the said buildings and the land underneath in favour of a co-operative society or societies a limited company or a condominium of apartment owners to be formed of Flat Purchasers. This agreement is entered into by the Flat Purchaser on a specific understanding that the Flat Purchaser shall not insist upon the conveyance or Deed of Lease being executed until the entire development of the said property is completed.



*[Signature]*

*[Signature]*

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- [c] To cause to be conveyed and/or transferred the building/s together with land beneath the same in favour of such society and/or limited company and/or other association.
- [d] To cause to be conveyed and/or transferred such appurtenant land if any, alongwith the conveyance and/or other documents or transfer of the building/s with the land beneath the same.
- [e] To decide and determine how and in what manner the infrastructure including the common utility areas such as garden and roads may be transferred and/or conveyed.
- [f] To provide for and incorporate covenants and obligations with regard to the provisions of maintaining the infrastructure and common amenities including the garden and roads.
- [g] To decide from time to time when and what sort of documents of transfer should be executed.

40. On the completion of entire development of 'the said Property' only and on receipt of 'the DEVELOPERS' of the full payment of all the consideration money and other amounts due and payable of flat/office premise/parking space holders shall co-operate with 'the DEVELOPERS' in forming, registering or incorporation of a co-operative society and/or societies as the DEVELOPERS may desire, of the limited company or an association as the case may be. When the Co-operative Society or Limited Company or Association is registered or incorporated as the case may be and all consideration

*[Handwritten Signature]*



*[Handwritten Signature]*

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moneys and other expenses as the case may be due and payable to 'the DEVELOPERS' in respect of all the premises as aforesaid are received by 'the DEVELOPERS' or within 4 months of the registration of the Society whichever is later 'the DEVELOPERS' shall cause to be transferred to the Society or Limited Company all the right, title and interest of 'the DEVELOPERS' and/or the original owners in 'the said Property' together with the building/s by obtaining or executing the necessary conveyance [or to the extent as may be permitted by the authorities] and the Building in favour of the such society or limited company, as the case may be.

41. 'The DEVELOPERS' shall, if necessary, become members of the Society in respect of their rights, benefits, conferred herein. If 'the DEVELOPERS' transfer, assign and dispose off such rights and benefits herein conferred on them at any time to anybody, the assignee the transferee and/or 'the PURCHASER/S' thereof shall become the member of the Society in respect of the said rights and benefits. 'the PURCHASER/S' and the Society shall not have any objection to admit such assignee or transferee or 'the PURCHASER/S' thereof as a member of the Society and 'the DEVELOPERS' shall not be liable for any transfer charges of any nature whatsoever in respect of such membership.



All costs, charges and expenses in connection with stamping and registering all the agreement, deed of assignment or any other documents or document required to be executed by 'the DEVELOPERS' including stamp duty, registration charges etc. payable in respect of such documents, as well as the entire

*[Signature]*

*[Signature]*

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professional costs of the Advocates and Solicitors of the DEVELOPERS' for the preparing and approving all such documents shall be borne by the Society or Limited Company or an incorporated body or any other association formed by the PURCHASER/S' as aforesaid proportionately by all the holders of the premises in the said building/s. 'The DEVELOPERS' shall not be liable to contribute any amount towards such expenses.

43. 'The DEVELOPERS' shall in respect of any amount remaining unpaid by 'the PURCHASER/S' under the terms and conditions of this Agreement have a first lien and charge on the said premises agreed to be purchased by the Purchasers.

44. Any delay or indulgence by 'the DEVELOPERS' in enforcing the terms of this Agreement or any forbearance of giving of time to 'the PURCHASER/S' shall not be construed as a waiver on the part of 'the DEVELOPERS' of any breach or non-compliance of any of the terms and conditions of this Agreement by 'the PURCHASER/S' nor shall the same in any manner prejudice the rights of 'the DEVELOPERS'.

45. This agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and the Rules thereunder and/or any modification/s and/or re-enactment thereof and/or the rules or any other provisions of law applicable thereto.

46. The name of the Complex shall always be "RAVI ESTATE".

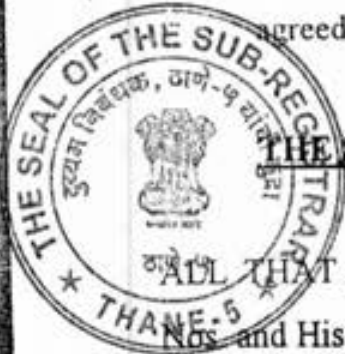
*[Handwritten Signature]*

*[Handwritten Signature]*



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47. 'The PURCHASER/S' shall pay on execution hereof to MR./MESSRS \_\_\_\_\_ brokerage/service charges calculated @ 2% on total consideration agreed to be payable.



THE SCHEDULE - I HEREINABOVE REFERRED TO:

ALL THAT pieces and parcel of Non Agricultural land bearing Survey Nos. 5 and Hissa Nos. as follows:

Sr. No.	Survey No.	Hissa No.	Area Sq. Mtrs
1.	189	1/1 (Part)	15995.91
2.	190	(Part)	6126.86
3.	192	1 (Part)	2365.37 and
4.	194	5	2934.00

in aggregate admeasuring 27422.14 Sq. Mtrs. situated at the revenue Village Majiwade, in the Taluka and District Thane, Registration District and Sub-District of Thane, within the limits of Thane Municipal Corporation and bounded as follows:-

On or towards East : by plot bearing Survey No.189  
 On or towards West : by 60 ft. wide D.P. Road.  
 On or towards North: by plot bearing Survey No. 192  
 On or towards South: by plot bearing Survey No. 190

*Gal*

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**THE SCHEDULE - II HEREINABOVE REFERRED TO:**

ALL THAT piece or parcel of Non Agricultural Landbearing Survey Nos. and Hissa Nos. as follows:

Sr. No.	Survey No.	Hissa No.	Area Sq. Mtrs
1.	189	1/1 Part	12,845.86
2.	190	Part	4188.81
3.	192	1 Part	2365.37

in aggregate admeasuring 19,400.04 Sq. Mtrs. situate, lying and being at revenue village of Majiwade, in the Taluka, District, Registration District and Sub-District of Thane, within the limits of Thane Municipal Corporation and bounded as follows :-

On or towards East	by Plot bearing Survey No. 189/2
On or towards West	by 60 ft. wide D.P. Road
On or towards North	by plot bearing Survey No. 192
On or towards South	by plot bearing Survey No. 189 & 190

*[Signature]*

*[Signature]*





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LIST OF AMENITIES AND SPECIFICATIONSLIVING ROOM, BEDROOM & PASSAGE

Superior Quality flooring

KITCHEN

Ceramic floor tiles  
 Stainless steel sink  
 Dado in ceramic tiles over platform  
 Granite platform.

BATH & TOILETS

Concealed plumbing  
 Superior quality fittings  
 Ceramic designer tiles  
 Wash basin with mirror

MAIN DOOR

Painted outside & inside.  
 Good quality fittings.

WINDOWS

Powder coated aluminum sliding with marble sills.

ELECTRICAL FITTINGS

Superior quality switches/controls  
 Provision for TV/Cable point in living & bed rooms  
 Concealed copper wiring  
 Provision for Telephone point in living & bed rooms.

GENERAL

Modern Elevator.  
 Attractive entrance facade and lobby  
 All internal walls painted

COMMON AMENITIES

- (a) Gardens  
 (b) Club House  
 Swimming Pool.



*Handwritten signature*

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ट न न - ५

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SIGNED AND DELIVERED )  
by the withinnamed 'the DEVELOPERS )  
M/S RAVI REALTORS )  
through its Partner/s )  
SHRI Sreedhar Gopal )  
in the presence of..... )

For M/s Ravi Realtors

Partner.

1. Mr. Santosh Nandanwar )  
2. Mr. Pawan Gaud )  
SIGNED SEALED AND DELIVERED )

by the withinnamed 'the PURCHASER/S')  
Mrs Shaila Umesh Khade )  
Mr Umesh M. Khade )  
\_\_\_\_\_ )  
in the presence of..... )

S. U. Khade  
Umchade

1. Mr. Santosh Nandanwar )  
2. Mr. Pawan Gaud )



**RECEIPT**

RECEIVED of and from the withinnamed 'the PURCHASER/S'  
Rs. 10,000/- [ Rupees Ten Thousand only ]  
only] in cash/by Cheque No. 617021 dated 17/12/2000  
drawn on The Thane Janata Sahakari Bank Ltd. being the earnest money and  
Rs. 1,00,000/- [ Rupees One Lac only ]  
only] in cash/by Cheque No. 011362 dated 11/12/2001  
drawn on The Thane Janata Sahakari Bank Ltd. being part of the consideration.

WE SAY RECEIVED Rs. 1,10,000/-

FOR MESSRS RAVI REALTORS

PARTNER

*[Signature]*

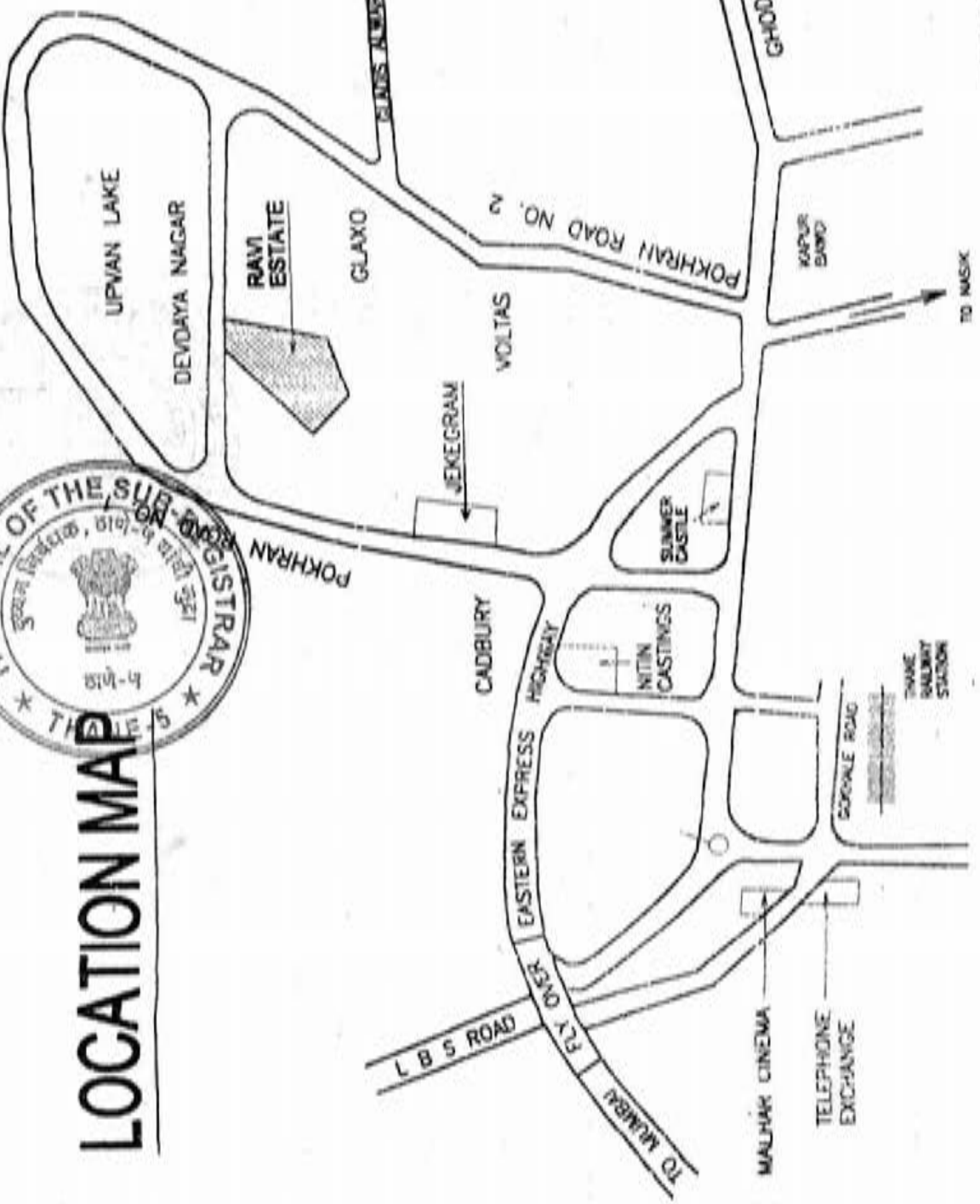
*[Signature]*

*[Signature]*

# ANNEXURE - I

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७८ 1934

YEOR VILLAGE



## LOCATION MAP

REGIS  
080  
THANE  
MAHARASHTRA

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 दस्त क 3994 / 2020  
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ANNEXURE - III/I

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव मजिबडे  
 तालुका ठाणे

जु. स. ( )	पुंसापन क्रमांक	पुंसापन क्रमांकाचा उपविभाग	पुंसापन पद्धती	भोगवटादाराचे नांव	कुळाचे नांव
	न. स. १८८	१/५	नॉ. आ.	देविदयाळ रोडिंग आणि रिफायनरीज प्रा. लि	
शेतोचे स्वाधिक नांव	सागवडी योग्य क्षेत्र		हेक्टर	आर	
	एकूण		०.५८९५-९१		
पो. स. (सागवडी योग्य नसलेले)	वर्ग (अ)				
	वर्ग (ब)				
सागवडी लुडी किंवा विशेष आकारणी	एकूण		०.५८९५-९१		
			३ = ८४	१९६०	



गांव नमुना बारा (पिकांची नोंद घेई)

वर्ग	दंग्याच	पिकांखालील क्षेत्राचा तपसित										सागवडीसाठी उपलब्ध नसलेली जमीन	वर्ग	वर्ग
		मिश्र पिकांखालील क्षेत्र					निर्मळ पिकांखालील क्षेत्र							
		पिकांचा प्रकार	वर्ग	हेक्टर	वर्ग	हेक्टर	पट्टक पिके व प्रत्येका खालील क्षेत्र	वर्ग	हेक्टर	वर्ग	हेक्टर			
			हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.		

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 २००९

कारखाना  
 मॉ. मि.  
 ०.५८९५-९१

अंमलदारी करी नसताना दिली आहे.

तारीख ०८/१/२०००

*[Signature]*

*[Signature]*

तलाक  
 तलाठी माजीबडे  
 वा. ठाणे.

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20/934

ANNEXURE - II/2

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव साजिवडे  
ता. मुळा ठाणे

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	पुंजारणा पध्दती	भोगवटदारांचा नाव	कुळाचे नाव
न. स. 900	पै.	ना.आ	देवि दयाळ रोलिंग मशीन रिफायनरीज प्रा. लि.	
शेतीचे स्थानिक नांव			9248 9249	
लागवडी योग्य क्षेत्र	हेक्टर	आर		
	वै. मि.			
	६७२६-६६			
एकूण	६७२६-६६			
पो. ख. (लागवडी योग्य नसलेले)				
वर्ग (अ)				
वर्ग (ब)				
एकूण				
आकारणी			१६६०	
जुडी किंवा विशेष आकारणी	६७२५			

गांव नमुना बारा (पिकाची नोंद बरी)

वर्ष	इगाय	पिकाखालील क्षेत्राचा तपशील									लागवडीसाठी उपलब्ध नसलेली जमीन	एकूण क्षेत्र	एकूण क्षेत्र
		मिश्र पिकाखालील क्षेत्र			निर्भेद पिकाखालील क्षेत्र			एकूण क्षेत्र	एकूण क्षेत्र	एकूण क्षेत्र			
		पिकाचे क्षेत्र	एकूण क्षेत्र	एकूण क्षेत्र	पिकाचे क्षेत्र	एकूण क्षेत्र	एकूण क्षेत्र						
2009													
2009													



तारीख २६/९/२०००

सहायक प्राचीन  
डा. डाया

*(Signature)*

*(Signature)*

# ANNEXURE - II/3

गांव नमुना सात (अधिकार अधिलेख पत्रक)

गाव **माजिगडे**  
तालुका **ठाणे**

नु. प. ( )		पुण्याचे नाव	
पुण्याचे क्रमांक	पुण्याचे अर्जाकाराचा उपविभाग	पुण्याचा पध्दती	पुण्याचे नाव
न. स. १८२	१८	मौ. आ. देविपयाळ शेकींग प्रॉपर्टी	<b>ट न न - ५</b>
शेकींगे स्थायिक नाव		रिफायन्सिंग प्रॉ. लि.	
स्तागवडी योग्य क्षेत्र	इंस्टा	आर	वेस्ट क ३९९५ / २०००
	चौ. मि.		८९ १३५
	२३६५-३७		
	—	—	
	एकूण	२३६५-३७	
पो. र. (स्तागवडी योग्य नसलेले)			
वर्ग (अ)			
वर्ग (ब)			
	एकूण		
आकारणी		१ = २०	
जुडी किंवा विशेष आकारणी		१६५०	दिया आणि पुण्याचे दिने

गांव नमुना वारा (पिकाची नोंद वही)

वर्ष	इंग्रजी	पिकाखालील क्षेत्राचा तपशील									स्तागवडीसाठी उपलब्ध नसलेली जमीन		न. कर्तव्ये कर	पिका बसकले कर	
		पिका खालील क्षेत्र				निर्वेज पिकाखालील क्षेत्र					एकर	शेक			
		पिकाचे क्षेत्र	कार	इंस्टा	अकर	इंस्टा	कार	इंस्टा	अकर	इंस्टा					अकर
२००८			हे.आर.	हे.आर.											
२००९															



२००८  
२००९

अस्तित्वात वाढकून घरी नक्कल दिली आहे.

तारीख १८/१२/२०००

*(Handwritten Signature)*

*(Handwritten Signature)*

माजिगडे  
ठाणे-५

ट न ल - ANNEXURE - III

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(2 / 934)

ड. महसूल/क. १/टे. ७/एनएपी/एनआर-१४५/५  
जिल्हाधिकारी कार्यालय, ठाणे.  
दिनांक. 27-10-1998

वाचते :-  
=====

- १) मेसर्स देविदयाल रोलींग आणि रिफायनरीज सं. प्रा. लो. यांचा दिनांक. १६-७-१९९४ चा अर्ज.
- २) तहकिलदार ठाणे यांचा अहवाल वा. ड. महसूल/क. १/टे. २/जमीनकाब वसी/सतआर ७९ दिनांक. १७-८-१९९४
- ३) उपजिल्हाधिकारी व तहसिल प्राधिकारी ठाणे नागरी संकुलन ठाणे यांचे दिनांक. १७-५-१९९३
- ४) उपर जिल्हाधिकारी व तहसिल प्राधिकारी ठाणे नागरी संकुलन ठाणे यांचे दिनांक. २४-९-१९९३
- ५) आयुक्त ठाणे महानगरपालिका ठाणे यांचे दिनांक. २३/१५३ दिनांक. २३-६-१९९४
- ६) उपर जिल्हाधिकारी व तहसिल प्राधिकारी ठाणे नागरी संकुलन ठाणे यांचे दिनांक. ३-८-१९९४

आदेश :-  
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ज्या अर्जा मेसर्स देविदयाल रोलींग आणि रिफायनरीज सं. प्रा. लो. ता. ठाणे जि. ठाणे यांना ठाणे जिल्हातील ठाणे तालुक्यामधील मोठे माजिवडे या ठिकाणी भूभाषण क्र. १८९/१ पै. १३० पै. १९२/१ पै. मधील आयुक्त महानगरपालिका ठाणे यांनी २४४८८.४४ चौ.मी. रकबा जागेचा रहिवात वा बिगर रेतकी प्रयोजनार्थ सुधारित अकृषि परवानगी मिळवण्याबाबत अर्ज केलेला आहे.

त्या अर्जा, आता महाराष्ट्र जमीन महसूल अधिनियम १९८८ चे कलम ७४ वरून जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यात आलेल्या अर्जावर आणून उक्त जिल्हाधिकारी, यादारे मेसर्स देविदयाल रोलींग आणि रिफायनरीज सं. प्रा. लो. ता. ठाणे यांना ता. ठाणे मधील मोठे माजिवडे येथील भूभाषण क्र. १८९/१ पै. १३० पै. १९२/१ पै. मधील २४४८८.४४ चौ.मी. रकबा जागेचा रहिवात वा बिगर रेतकी प्रयोजनार्थ सुधारित अकृषि परवानगी मिळवण्याबाबत पुढील सर्तसिद्ध अनुषा [परामिन्न] देत आहेत.

त्या सर्ती आता :-  
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१) ही परवानगी अधिनियम त्याखाली केलेले नियम यांना अर्जित ठेवून देण्यात येणारी आहे.

*Signature*

*Signature*



मंजूर  
काणा.

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- २) अनुभागाही व्यक्तीने (जन्दीने) आा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग, उक्त जमीनचा ज्या प्रयो-  
 जनार्थ उपयोग करण्यात परवानगी देण्यात आतो असेल त्या प्रयोजनास देखभ  
 केला पाहिजे. आणि त्याने आा जमीन किंवा तिचा कोणतोही भाग किंवा आा  
 इमारत यांचा इतर कोणत्याही प्रयोजनास जिम्हाणकारी ठाणे यांच्याकडून  
 तथा अधाची आगावू लेखी परवानगी मिळविण्याशिवाय वापर करता कामा नये.  
 इमारतीच्या वापरावरील जमीनीचा वापर ठरविण्यात येईल.
- ३) आा परवानगी देणा-या प्राधिका-यांकडून आा भूखंडाची किंवा त्याचे  
 वे कोणतेही उपभूखंड करण्याबाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आगाची  
 वोटविभागणी करता कामा नये.
- ४) अनुभागाही व्यक्तीने(अ) जिम्हाणकारी व संबंधित नगरपालिका प्राधि-  
 करण यांचे समाधान होईल आा रितीने आा जमीनीत रस्ते, गटारे वगैरे बांधून  
 आणि (ब) मूलापन विभागाकडून आा भूखंडाची मोजणी व त्याचे तिभांकन  
 करून ती जमीन या आदेशाच्या तारखेबातून एक वर्षाच्या आत मंजूर आराखड्या  
 प्रमाणेच हाटेकोरपणे दिखित केला पाहिजे. आणि आा रितीने ती जमीन  
 दिखित केली जाईपर्यंत त्याने त्या जमीनीची कोणत्याही रितीने विल्हेवाट  
 लावता कामा नये.
- ५) अनुभागाही व्यक्तीत आा भूखंड विकण्यात असेल किंवा त्याची इतर  
 प्रकारे विल्हेवाट लावण्याची असेल तर आा अनुभागाही व्यक्तीने तो भूखंड या  
 आदेशात आा तनदांमध्ये नमुद केलेल्या रस्त्यांचे पालन करून विकणे किंवा आा  
 रस्त्यांसारखे त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्याने विकण्याची  
 केलेल्या विक्रीत तथा यात उल्लेख करणे हे त्याचे कर्तव्य असेल.
- ६) यातूनच जोडलेल्या रूढ आराखड्यात आणि/किंवा इमारतीच्या  
 नकाशात निर्दिष्ट केलेल्याप्रमाणेच इतरथा जोते देणावर बांधकाम करण्याविषयी  
 ही परवानगी देण्यात आलेली आहे. सदर भूखंडातील नकाशात दर्शिलेल्याप्रमाणेच  
 उर्वरित क्षेत्र किंवा बांधकाम मोठेच तोडले पाहिजे.
- ७) प्रस्तावित बांधकाम हे नकाशात दर्शिलेल्या मर्यादांचा वास्त मर्यादांचे  
 अनु नये.
- ८) प्रस्तावित इमारत किंवा कोणतेही काम (अतः) यांच्या बांधकामात  
 तुरवात करण्यापूर्वी अनुभागाही व्यक्तीने (जन्दीने) ठाणे महानगरपालिका यांची  
 अंते बांधकाम करण्याविषयीची आवश्यक ती परवानगी मिळविणे हे आा व्यक्तीचे  
 बंधनकारक असेल.
- ९) अनुभागाही व्यक्तीने तोचत जोडलेल्या नकाशात दर्शिलेल्याप्रमाणे  
 तिमांशिक मोठे अंतर (ओपन मार्शिनल डिस्टन्सेस) जोडले पाहिजे.
- १०) या आदेशाच्या दिनांकापातून एक वर्षाच्या काळावधीत अनुभागाही  
 व्यक्तीने आा जमीनीचा किंगरोलची प्रयोजनासाठी वापर करण्यात तुल्यात केली  
 पाहिजे. मात्र वेळोवेळी आा काळावधीत वाढविण्यात आला असेल तर ती गोष्ट  
 आाहिद. अनुभागाही व्यक्तीने उर्वरिताप्रमाणे न केले्यात ही परवानगी रद्द ठाणे-५  
 करण्यात आली अतः त्याचे तमःण्यात येईल.
- १०) अनुभागाही व्यक्तीने आा जमीनीचा किंगरोलची प्रयोजनास वापर  
 करण्यात ज्या दिनांकात तुल्यात केली असेल/आणि किंवा ज्या दिनांकात त्याने  
 आा जमीनीच्या वापरात बदल केला असेल तर ती दिनांक त्याने एक महिन्याच्या  
 आत तलाख्यामार्फत ठाणे तहसिलदारात कळविले पाहिजे. जर तो अंते करण्यात  
 घुडेल तर महाराष्ट्र जमीन महसूल (जमीनच्या वापरातील बदल व किंगरोलची  
 आकारणी) नियम १९६२ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यात



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असा अनुभागाची पास ठरेल.

- ११) असा जमोनीचा र्हा, प्रयोजनार्थ वापर करण्यास अनुभागाधीन परवानगी देण्यास आली असेल त्या प्रयोजनार्थ र्हा जमोनीचा वापर करण्यास प्रारंभ करण्या- र्हा दिनांकापासून तसे अनुभागाधीने र्हा जमोनीच्या संबंधित दर वी. मी. मते तसे ०-२०२ वा दराने किगरेसकी आकारणी दिली पाहिजे. असा जमोनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यास आला तर त्या प्रसंगी निराव्या दराने किगरेसकी आकारणीच्या हमीची मुदत अयून समाप्त व्हावयाची आहे ही नोंद घेवारात देण्यास देणार नाही.
- १२) दिनांक. ३१-०५-१९९१ रोजी अस्तित्वात आलेल्या दराने अकृषिक आकारणी तदनुसार आदेशानुषंगे करण्यास आलेली असली तरी महाराष्ट्र जमीन महसूल अधिनियम १९६६ मधील तरतुदीनुसार आणि त्या अनुषंगाने वेळोवेळी तयार करण्यास आलेल्या प्रवर्धित नियमानुसार दिनांक १-८-१९९१ पासून अकृषिक आकारणीचे वे सुधारित प्रमाण दर अंमलात येतील त्या दरानुसार आकारणीची रक्कम भरणे परवानगी पारकावर बंधनकारक राहील. तसेच दिनांक. १-८-१९९१ पासून निर्मित केलेल्या आदेशानुषंगे वरी सुन्या दराने अकृषिक आकारणीचे दर नमुद केले असल्यास जुने दर व नविन अस्तित्वात येणारे दर धारणीय परकाची रक्कम भरणे परवानगी पारकावर बंधनकारक राहील. त्याप्रमाणे सुधारित कराचे परकाची रक्कम भरणे हे देखील अनुभागाची घणिवर बंधनकारक राहील.
- १३) जमोनीच्या किगरेसकी वापरात सुत्यात केलेल्यापासून एक महिन्याच्या अंत अनुभागाधीने जमोनीच्या मोजणीची की दिली पाहिजे.
- १४) भूमापन विभागाकडून जमोनीची मोजणी करण्यास आल्यानंतर आसा जमोनीचे किगरेसकी देणारे आदेश घेईल तितक्या देणारानुसार वा आदेशात आणि तनदीमध्ये नमुद केलेले देण तसेच किगरेसकी आकारणी पास बदल करण्यास घेईल.
- १५) तदनुसार जमोनीच्या किगरेसकी वापरात प्रारंभ केलेल्या दिनांकापासून दोन वर्षांच्या कालावधीत अनुभागाधीने आसा जमोनीवर आवश्यक ती सुमारेत बांधणी पाहिजे. अन्यथा तदनुसार आदेश रद्द समजणेत घेईल. व अनुभागाची घणिवर अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.
- १६) पूर्वाप मंजूर केलेल्या नकाशावर हुकूम आगोदरप बांधिल्या समरतीत अनुभागाधीने कोणतीही भर घालता कामा नये. किंवा तो मध्ये कोणताही पर- बदल करता कामा नये. मात्र आसा भर घालण्यासाठी किंवा परबदल करण्यासाठी जिम्हादिका-याचे परवानगी घेतली असेल आणि आसा भरघे किंवा परबदलाचे नकाशे मंजूर केल घेतले असतील तर तो नोंद देणजे.
- १७) अनुभागाची व्यक्तीने आयुबाजूच्या परितरात अल्पदता व घाण निर्माण होणार नाही आसा रित्ताने आयुबाजूच्या व्यक्तीने आयुबाजूच्या घुसवण्याची व तडिवाण्याचा निवरा करण्याची व्यवस्था केली पाहिजे.
- १८) जमोनीच्या किगरेसकी वापरात प्रारंभ केलेल्या दिनांकापासून एक महिन्याच्या कालावधीत अनुभागाधी व्यक्तीने महाराष्ट्र जमीन महसूल ( जमोनीच्या वापरात बदल व किगरेसकी आकारणी ) नियम १९६९-वातील अनुसूची पावमेव्ये घेतिल्या नमुन्यात एक तनद केल देउन तीत वा आदेशातील तर्क रती समाधिदत घणो र्हात बंधनकारक असेल.
- १९) वा आदेशात आणि तनदीमध्ये नमुद केलेल्या रतीघे कोणत्याही रतीघे अनुभागाधी व्यक्तीने उलंघन केले्यात उक्त अधिनियमाच्या उपबंधानुषंगे असा अनुभागाधी ज्या कोणत्याही शास्तीत पास ठरेल त्या शास्तीत बांधा न येऊ देता ठाण्याच्या जिम्हादिका-यात तो निर्दिदत करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्दाराच्या ताब्यात राहू



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देण्याचा अधिकार असेल.

१९५) वरील ७३) मध्ये काढलेली अंतर्गत आले तरीही या परवानगीच्या तरतुदी विरुद्ध जाणून कोणातीही इमारत किंवा बांधकाम उभे करण्यात आले असेल किंवा अशा तरतुदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा अपार करण्यात आला असेल तर विनॉटिफाईट मुदतीच्या अंतर्गत अशा रितीने उभारलेली इमारतीकाढून टाकण्याविषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिकारी-याने निर्देश देणेविषयी संमत असेल. तसेच ठाण्याच्या जिल्हाधिकारी-याने अशा इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे आग्रह करवून देण्याचा किंवा त्या प्रत्यर्थ आलेला अर्थ अनुज्ञाज्ञाही व्यक्तीकडून जमोन महसुलाची फसबाकी म्हणून वसूल करून देण्याचा अधिकार असेल.

२०) दिलेले ही परवानगी मुंबई ड्युम्युटिव्हाट व रेलजमीन अधिनियम १९५८ महाराष्ट्र ग्रामसंघापास अधिनियम आणि नगरपालिका अधिनियम कृत्पादी तारखेचा त्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधित बाबींच्या बाबतीत लागू होतील त्या उपबंधाच्या अधिन असेल.

२१) हा आदेश निर्गमित केल्याच्या दिनांकापासून तीन दिवसांच्या अंतर्गत विनॉटिफाईट आचारविधीच्या तिसऱ्या रकम म्हणजे. खये १९६२-०० (अंश १ खये एकोणिसा हजार नव्वे) च्या अंतर्गत मात्र इतकी रकम खर्चात कर (कन्व्हर्शन टॅक्स) म्हणून अनुज्ञाज्ञाही व्यक्तीने भरली पाहिजे. जर असे करण्यात तो कमी करील तर ही विनॉटिफाईट वापरबाबत देण्यात आलेली परवानगी रद्द होण्यास पात्र ठरेल या कराची रकम संबंधित तहसिलदाराकडे भरली पाहिजे.

२२) अनुज्ञाज्ञाही यांनी ठाणे महानगरपालिका ठाणे यांचे कडीस मंजूर नकारावर हुकूम बांधकाम केले पाहिजे.

२३) अनुज्ञाज्ञाही यांनी ठाणे, ठाणे महानगरपालिका ठाणे यांचे कडीस-बा बांधकाम नकारास व्यतिरिक्त जादा कस बांधकाम केल्यास अगर बांधकामामध्ये बदल करून जादा प्लॅट देण निर्देशांक वापरल्यास अनुज्ञाज्ञाही हे महाराष्ट्र वादेनिक नहररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी त्वत्वाचा गुन्हा बाळग करणेत पात्र राहतील. व असे जादा बांधकाम दुरु करणेत पात्र राहतील.

२४) प्रस्तावित जागेमध्ये २३२८-०८ पौ. मी. क्षेत्रामध्ये कमान जमोन धारण जायदाद १९७६ चे कलम २० अन्वये दुर्धन प्लॅटकाताठी-पोवना [

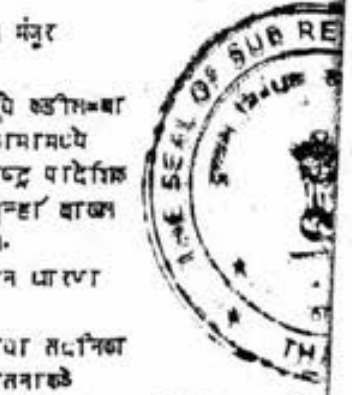
] मंजूर केलेले आहे. तदनुसार मंजूर योजनेनुसार ठराविक मावाचा सदनिक बांधणे हे अशा परवानगीधारक यांच्यावर बंधनकारक राहिले तसेच शासनाकडे ज्या सदनिका वर्ग करणच्या आहेत त्यांचा ताबा अपर जिल्हाधिकारी व तहसिल जिल्हाधिकारी यांना देणे हे परवानगीधारक यांच्यावर बंधनकारक राहिले.

स्वाक्षरी ...  
[ अरविंद रेड्डी  
जिल्हाधिकारी

प्रत:- प्रेसिडेंट देविदयाल रोलींग आणि  
रिपब्लिकन ई. प्रा. सी. माजिडे  
ता. ठाणे.



जिल्हाधिकारी ठाणे, कर्तार.



*Signature*

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LE/133 ANNEXURE - IV



No. ULC/TA/W.S.H.S.20/SR- 665  
Office of the Addl. Collector &  
Competent Authority,  
Thane Urban Agglomeration,  
Collectorate Building, IInd  
floor,  
Thane.

Dated: 03-8-1994

ORDER

WHEREAS SXXI/PAK./MCA/ M/S Devidoyal Rolling & Refiners Pvt.Ltr Village Majiwade Dist. Thane, holds vacant land in excess of the ceiling limit in the limits of Thane Urban Agglomeration, the details of which are given in the Schedule hereto appended:

AND WHEREAS, the above person, has applied for exemption under section 20 of the Urban Land (Ceiling & Regulation) Act, 1976 (33 of 1976) to the said excess land for providing sites and services/core houses and construction of tenements as per the guidelines issues under Government Resolution, Housing & Special Assistance Department No. SSS-1086/2340/XIII, dt. 22/8/1986 and 22/10/1992 and 07/01/1994.

AND WHEREAS, the said person has mentioned in the application that, his scheme of providing sites and services, construction of core houses and construction of tenements shall be governed by the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (Act XIV of 1963) or by the Maharashtra State Co-operative Societies Act, 1960 (Act XXIV of 1961);

AND WHEREAS the Additional Collector & Competent Authority is satisfied that having regard to the location of land, the purpose for which land is being used or is proposed to be used and other relevant factors, it is necessary in the public interest so to do;

NOW, THEREFORE, in exercise of the powers conferred by sub-section (1) of section 20 of the said Act, after having recorded in writing the reasons for making this order. the

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said vacant land, from the provisions of Chapter III of the said Act, subject to the following conditions, namely :-

1) The land exempted under this exemption order shall be for the purpose of ~~erecting, constructing, repairing, maintaining, and construction of~~ tenements. Any change made in the user of the land shall amount to breach of these conditions.

2) The said person shall make full utilization of the land so exempted for the purpose aforesaid, by constructing on the land      serviced plots,      core houses,

     one room tenements and 50 Nos. tenements upto 40 sq.mtr.      tenements upto 50 sq.mtr.

     tenement upto 80 sq.mtr. as specified in the condition No.1 above. No tenement shall be of size less than 25.00 sq.

plinth.

3) The said person shall get the ~~layout~~ building plans approved from the concerned Municipal Corporation/~~Municipal Council~~ Planning Authorities prior to the commencement of construction work.

4) Each dwelling unit shall be an independent residential unit with direct access and should conform to the requirements of air and light.

5) The said person shall ~~commence construction of~~ the tenements within a period of One year from the date of this exemption order and shall complete the construction work within Three years failing which the exemption shall stand withdrawn. If only a part of the land is utilised by the said person and part remains vacant at the end of the date 3/8/97 or the building remain at an incomplete stage at the end of the above date, the exemption for the part which remains vacant or where

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the buildings are incomplete, the land under such incomplete buildings and the land appurtenant there to shall be deemed to have been withdrawn and the vacant land and such land with structures and land appurtenant thereto shall be acquired as per Chapter-III of the Urban Land (Ceiling & Regulation) Act, 1976.

6) The quality of construction shall not be inferior to the specifications laid down in the guidelines of 22nd August, 1986

and those already mentioned in the Appendix 'A'. The actual construction and the quality of construction shall be subject to building regulations of the local authorities, and subject to such other conditions as may be imposed by the Municipal Corporation/~~XXXXXXXXXXXXXXXXXXXX~~, Town Planning Authority and other statutory bodies. The layout of the land to be used under this scheme should be in accordance with the statutory provisions applicable in this regard.

7) The land reservation under Development Plan or the reservation prescribed by the local authority in layout for various public amenities as well as the internal roads (where ever they are to be transferred as per local Authority's rule) shall be transferred by the said persons to Government/the Municipal Authorities without charging any consideration either before the work actually is commenced or at a later date as shall be prescribed in this regard. No commencement certificate shall be obtained unless the land under reservation etc. is actually handed over to the Government/Municipal Authority if it is so prescribed. Internal roads shall be brought upto the standards laid down by the Municipal Corporation/~~XXXXXX~~ before they are transferred.

The said person shall allot only one dwelling unit to one family. The definition of family under the Urban Land (C & R) Act shall be applicable in this regard.



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9) The said person shall sell 10% of the permissible floor area index in the form of tenements with plinth area upto 40 sq.mtr. or as prescribed in Schedule to persons nominated by the State Government at 75% of the rate applicable to tenement to be sold in the open market which shall be determined as per the formula prescribed in condition No.12.

10) The dwelling units sold or otherwise transferred which is allotted to the Government nominees shall not be permitted to be resold or transferred otherwise. The dwelling units which the scheme holder can sell in the open market shall not be permitted to be resold or otherwise transferred for a period of two years from the date of possession of dwelling unit.

11) The said person shall not sell or otherwise transfer any dwelling unit to any person who himself or any of his family members already own a dwelling unit in the same Urban Agglomeration and that the said person shall obtain an Affidavit from the intending Purchaser to this effect.

12) The land holder shall sell the tenements to members of the public at the price based on the formula stated hereinafter i.e. (a) Five times the compensation payable under Urban Land (C&R) Act, 1976, (b) Cost of construction, (c) 15% profit on (a) & (b). After determining the final selling price the landholder shall communicate this figure to the Competent Authority from time to time.

13) The said person shall not transfer the exempted lands (with or without buildings thereon) or any part thereof to any other person, except for the purpose of mortgage in favour of any financial institution specified in sub-section (1) of section 19 of the Act. for raising finance for the purpose of construction of any one or all the tenements mentioned above. Breach of this condition shall mean that the exemption granted under this order stand withdrawn.



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14) The area required to be kept open according to the D.C. Rules, Building Regulations of Thane Municipal Corporation/~~Commodore/Police/Planning~~ Rules and other statutory regulation shall always be kept open. This part of the land shall not be used for any construction whatsoever, even if there is a change in ZSI in future, permitting additional construction.

15) The said person shall submit from time to time necessary 'Returns' to be prescribed by the Additional Collector and Competent Authority in order to indicate the progress of the work done by him.

16) If at any time the Additional Collector & Competent Authority is satisfied that there is no breach of any of the conditions mentioned in this order, it shall be competent for the Additional Collector & Competent Authority to withdraw by an order, the exemption order from the date specified in the order.

*Hein* Provided that before making any such order the Additional Collector & Competent Authority shall give reasonable opportunity to the person whose lands are exempted for making representation against the proposed withdrawal.

17) When any such exemption is withdrawn or deemed to be withdrawn under these conditions, the provision of Chapter-III of the said Act shall apply to the lands as if the land had not been exempted under this order.

18) It shall be lawful for the State Government, the Additional Collector & Competent Authority or any person specifically authorised by the State Government or in this behalf to enter on the land, so allowed to be retained for the purpose of construction of ~~tenements/condemned buildings/other structures~~ to inspect and check the development, the material and the construction work, to call for, inspect and check the books of accounts of development, construction and disposal of the tenements.

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giving full details of the scheme including the final selling price for tenements for plinth and carpet area specifications, location, terms and conditions of allotment of tenements, in accordance with Maharashtra Ownership Flats Act, 1967. He shall send copies of the Advertisements to the Competent Authority within one week from the date of publication of advertisement. If the scheme is proposed to be implemented in phases (within the total time period prescribed herein) the first advertisement should be in respect of all the dwelling units including indicating the phases of construction. Attention is invited to condition No. 6 and other relevant conditions prescribed under the guidelines issued on 22nd August, 1986. Any violation of the stipulation shall be considered breach of the conditions.

20) The exemption granted under section 20 of the said Act shall be deemed to have been withdrawn for such vacant land which have not been built upon, if and when such exempted lands are required for any Government or Semi-Government Organisation in the public interest.

21) All the conditions mentioned in Government Resolution Housing & Special Assistance Department No. SS-1086/2340/XIII, dt. 22/8/1986 and No. ULC/1088/(2795)/D-XIII, dt. 22/8/88 shall apply for the exempted land and shall be binding on the landholder.

22) Government expects that the concept of 'low rise low cost' construction technology, without sacrificing the set standards and specifications should be adopted to maximum possible extent and less reliance should be placed on use of cement and steel by having load bearing walls made of bricks of good quality and strength and by using low-cost building technology.



*Signature*

*Signature*

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: 7 :

23) Additional Collector & Competent Authority reserve the right to alter any of the conditions prescribed herein.

24) The land holders/developers shall maintain a register of tenement for the various categories of flats to be sold in the open market duly recording the names of the purchaser and follow the related guidelines



These registers shall be made available to the Additional Collector & Competent Authority or such other officers as authorised by them for inspection thereof from to time.

26) The percentage of Government nominees on initial 4000.00 sq.mtr. would be 10% provisionally pending final adjudication on the prayers made by the State Government to reconsider the directions made on 31-1-1990 in the case of C.A.2598/90. Any change in the Government direction pursuant to the order of the Supreme Court shall be binding on the land holder.

27) The scheme holder shall obtain the U.A. permission u/s.46 of the M.L.R.C.1966, before the commencement of the building construction.

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- 1) Name & Address of the Persons holding the land. : M/S Devdoyal Rolling & Refining Pvt. Ltd. At. Pokharan Rone Thane
- 2) Status of the Person : Limited Company
- 3) No. & Date of application : No.1015 At.7.3.1994.
- 4) Name of the Urban Agglomeration in which the exemption is sought situated. : Thane Urban Agglomeration 8 Kms. Peripharial Area of Greater Bombay.
- 5) Description of property for which exemption is sought -
- a) District : Thane
- b) Taluka : Thane  
Village : Majiwade  
S.No./खखखखखख : 109/1/1 (part)
- c) Total surplus/अवशेष क्षेत्र area in sq.mtr. : 2320.00 Sq.Mtr.
- d) Land to be retained as per Circular dt. 1-6-89. : --
- e) Total area under scheme : 2320.00 Sq.Mtr.
- f) Area under reservation if any. : --
- g) Area of land to be exempted : 2320.00 Sq.Mtr.
- h) Area under compulsory open space ~~अवशेष क्षेत्र~~ : 349.21 Sq.Mtr.
- i) Net buildable area under scheme. : 1970.87 Sq.Mtr.
- j) Built-up area to be sold to Government at fixed rate : 197.09 Sq.Mtr.
- k) Buildable land to be surrendered to Government free of cost. : --



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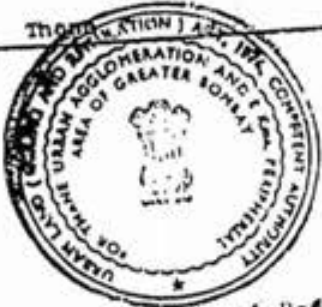
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- 1) Total No. of Tenements to be constructed. : 9 : 50 Nos. upto 40.00 sq.Mtr. Plinth Area
- m) No. of Tenements to be sold to Government at fixed rates. : 5 Nos. upto 40 sq.mtr. plinth Area



Subject to approval of building plans.

From Thane Municipal Corporation / GamcoXX.



*M. S. ...*  
 Addl. Collector & Competent Authority (Urban Land Ceiling) Thane Urban Agglomeration, Ex. officio Deputy Secretary to Government in Housing and Special Asstt. Department.

To,  
 M/S. Devidayal Rolling & Refineries Pvt. Ltd.  
Pekheron Road No.2  
Thane

Copy submitted to -  
 Secretary Housing & Special Assistance Department, Mantralaya, Bombay - 400 032.

Copy forwarded with compliments to -  
 1) The Municipal Corporation / City Engineer, Thane Municipal Corporation, Thane for information and with request not to issue occupation certificate unless H.C.C. regarding holding over the 10% tenements to Govt. is issued by this office to the scheme holder.

- 2) The Sub-Registrar, Thane.  
 3) Office copy.



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**ANNEXURE - V**

**THANE MUNICIPAL CORPORATION, THANE.**

(Regulation No. 3 B-24)

**SANCTION OF DEVELOPMENT  
 PERMISSION/COMMENCEMENT CERTIFICATE**

AMENDED

BLDG. : CDEFG - Stilt + 7  
 HI = ST + 3  
 SHOPPING- Gr. + 4 (PT)

625

Sh

V. P. No. 93153 TMC/TDD | 16H Date 24/2/2000

To, श्री/श्री. S.V. DESHMUKH (Architect)  
श्री/श्री. M/s. Devidayal Rolling & Refineries Pvt. Ltd. (Owner)  
 Sr. M/s. Ravi Realators ( P.O.A.)

With reference to your application No. 1754 dated 10/8/2000 for development permission/  
 sanction of commencement certificate under sections 45 & 69 of the Maharashtra Regional and Town  
 Planning Act, 1965 to carry out development work and or to erect building No. C, D, E, F, G, H, I, &  
Club House Shopping  
 in Village Majiwade Section No. 4 Ward No. --- situated  
 at Road/Street PK Rd & 2 S. No. / ~~CMR 5/2000/2000/2000~~ 189/1(P), 190/1(P), 192/1(P)  
 H. No./T. No. ---

the development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
  - 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
  - 3) The development permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
  - 4) This permission does not entitle you to develop the land which does not vest in you.
- ५) वापर परवान्यापूर्वी प्रस्तावामधील १२० मी. रूंदी रस्ता पक्क्या करण्यात व्हावा करणे आवश्यक  
 उपलब्धतेनुसार ठामपा फक्त विषयाचा माण्याचा पुरवठा करेल.
- ६) वापर परवान्यापूर्वी वृक्ष, पाणी, इन्धन किमानाकडोल ना हरजत दाखवणे आवश्यक.



WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

Office No. \_\_\_\_\_  
 Office Stamp \_\_\_\_\_  
 Date \_\_\_\_\_



Yours faithfully,  
*[Signature]*  
 Asst. Director of  
 Town Planning,  
 Municipal Corporation  
 the city of Thane.

*[Signature]*

*[Signature]*

## ANNEXURE - VI

Shailesh D. Thakkar

B. Com - LL.B.  
Advocate High Court

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६६/१३५

B/5, Ashara Apartment.  
R. C. Patel Road, Chandavarkar Lane.  
(Near Pandya Hospital)  
Borivli (West), Mumbai - 400 092.  
Phone : 862 57 34

## CERTIFICATE OF TITLE

Ref: ALL THAT pieces and parcel of Non Agricultural land bearing Survey Nos. and Hissa Nos. as follows:

Sr. No.	Survey No.	Hissa No.	Area Sq. Mtrs.
1.	189	1/1 Part	12,845.86
2.	190	Pt.	4,188.81
3.	192	1Pt.	2,365.37

in aggregate admeasuring 19,400.04 Sq. Mtrs. situate, lying and being at revenue village of Majiwade, in the Taluka and District Thane in the Registration District and Sub-District of Thane, within the limits of Thane Municipal Corporation hereinafter referred to as the Captioned Property.

1. Under instruction of my client M/S RAVI REALTORS I have caused investigation of title of the Captioned Property and I have to report as follows:

That M/S DEVIDAYAL ROLLING & REFINERIES PVT. LTD. hereinafter referred to as 'the OWNERS' are otherwise well and sufficiently entitled to Captioned Property all that pieces and parcel of land bearing Survey Nos. and Hissa Nos. as follows:



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Sr. No.	Survey No.	Hissa No.	Area Sq. Mtrs.
1.	189	1/1 [Part]	15995.91
2.	190	[Part]	6126.86
3.	192	1 [Part]	2365.37 and
4.	194	5	2934.00

in aggregate admeasuring 27422.14 Sq. Mtrs. situated at the revenue Village Majiwade, in the Taluka and District Thane, Registration District and Sub-District of Thane, within the limits of Thane Municipal Corporation hereinafter referred to as the 'said Larger Property'.

3. That by an Agreement for Sale dated 15th April, 1986 made between the OWNERS of the One Part and M/s. Bharat Developers of the Other Part, the OWNERS had granted to the said M/s Bharat Developers the development rights to utilise 6345 Sq. Mtrs. F.S.I. on land admeasuring 4013 Sq Mtrs. forming part of land bearing Survey Nos. and Hissa Nos. as follows:

Sr. No.	Survey No.	Hissa No.
1.	189	1/1 [Part]
2.	190	[Part]
3.	194	5



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B/5, Ashara Apartment,  
R. C. Patel Road, Chandavarkar Lane,  
(Near Pandya Hospital)  
Borivli (West), Mumbai - 400 092.  
Phone : 862 57 34

**Hailesh D. Thakkar**

B. Com., LL.B.  
Advocate High Court

in aggregate admeasuring 6947 Sq. Mtrs. situate, lying and being at revenue village of Majiwade, Taluka, District, Registration district and Sub-District of Thane, within the limits of Thane Municipal Corporation.

4. That of the said Larger Property part of the property admeasuring 1,075 Sq. Mtrs. out of the land bearing Survey No. 190 Hissa No. Part is reserved for Public Utility purpose i.e. Play Ground as per the Development Plan for the Thane City.

5. That The Additional Collector and Competent Authority Thane Urban Agglomeration, Thane as evidenced by revised Order dated 17.5.1993 under Section 8(4) of the U.L. [C. & R.] Act, 1976 in Case No. ULC/TA/Majiwade/SR-212 and 231 in respect of the Larger Property, of the 4328.08 Sq. Mtrs. being aggregate Revised Vacant Land area admeasuring 2,000 Sq. Mtrs. is determined as Land Retainable and land admeasuring 2,328 Sq. Mtrs. as Surplus Vacant Land as per the provisions of The Urban Land ( Ceiling and Regulation ) Act. 1976 .



*Hailesh D. Thakkar*

*G.D.*

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 दस्त क 3994 / 2020  
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6. That the Additional Collector and Competent Authority Thane Urban Agglomeration, Thane by his Order dated 2.8.1994 bearing No.ULC/TA/U/Sec-22/SR-134 passed under Section 22 U.L. [C. & R.] Act, 1976 granted to the OWNERS the permission to retain 9957.37 Sq. Mtrs. area out of the land bearing Survey Nos. and Hissa Nos. as follows:

Sr. No.	Survey No.	Hissa No.
1.	189	1/1 Part
2.	190	Part.
3.	192	1 Pt.

Additional Collector and Competent Authority Thane Urban Agglomeration, Thane by his Order dated 3.8.1994 bearing No.ULC/TA/W.S.H.S.20/SR-665 passed under Section 20 of U.L. [C. & R.] Act 1976 granted to the OWNERS exemption under Section 20 of U.L. [C.&R.] Act, 1976 to hold 2328.08 Sq. Mtrs. excess land out of the land bearing S.No.189 H.No.1/1[P] for construction of dwelling units.

7. That the OWNERS have agreed and granted to the DEVELOPERS the development rights to utilise in

*Signature*





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स्तक 3994 / 2020

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**Shailesh D. Thakkar**B. Com., LL.B.  
Advocate High CourtB/5, Ashara Apartment,  
R. C. Patel Road, Chandavarkar Lane  
(Near Pandya Hospital)  
Borivli (West), Mumbai - 400 092.  
Phone : 862 57 34

aggregate 1,77,433.69 Sq. Ft. of F.S.I. on land bearing

Survey Nos. and Hissa Nos. as follows:

Sr. No.	Survey No.	Hissa No.	Area Sq.Mtrs.
1.	189	1/1 [Part]	12,845.86
2.	190	Part	4,188.81
3.	192	1 Part.	2,365.37

out of the said Larger Property and in aggregate admeasuring about 19,400.04 Sq. Mtrs.

8. That the Thane Municipal Corporation approved the building plans a) in respect of Retainable Land under the provisions of The Urban Land ( Ceiling and Regulation) Act. 1976 admeasuring 19,400 Sq. Mtrs. under No. VP 93/153/TMC/TDD/756 dt. 22.6.1994 and b) In respect of Surplus Vacant Land under the provisions of The Urban Land ( Ceiling and Regulation) Act. 1976 admeasuring 2308.08 Sq. Mtrs. under No.VP 93/153/TMC/2580 dt. 5.12.1994. and Thane Municipal Corporation had issued the Commencement Certificate dated 2.1995 bearing VP 93153 TMC/ TDD/ 3122.

That The Collector of Thane by his order dated 21.10.1994 bearing No.Revenue/Desk-1/T-1/NAP/SR-



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145 granted the N.A. user permission in respect of the land bearing S.No.189 H.No.1/1 [Part], S.No. 190 [Part] and S.No.192 H.No.1 [Part] upon the terms and conditions mentioned therein.

10 That M/S RAVI REALTORS have got the amended plans sanctioned by the Thane Municipal Corporation on 11th June, 1997 and have also obtained the Commencement Certificate bearing No.VP 93153/TMC/TDD/671 dated 11th June, 1997.

11. That M/S RAVI REALTORS have got further amended plans sanctioned by the Thane Municipal Corporation on 2nd December, 2000 and have also obtained the Commencement Certificate bearing No. VP 93153/TMC/TDD/1641 dated 2nd December, 2000.

12. That by a Deed of Right of Way dated 5th December, 1995 made between Devidayal Electronics and Wires Ltd. [therein referred to as the 'Grantors'] of the First Part, the OWNERS [therein referred to as the 'Confirming Parties'] of the Second Part and the M/S RAVI REALTORS [therein referred to as the 'Grantees'] of the Third Part, the said Devidayal Electronics and

THE SEAL OF

*[Signature]*

*[Signature]*



Serial No.	

**Shailesh D. Thakkar**

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B. Com., LL.B.

Advocate High Court

दस्तावेज 3994 / 2020

902 / 1934

B/5, Ashara Apartment,  
 R. C. Patel Road, Chandavarkar Lane,  
 (Near Pandya Hospital)  
 Borivli (West), Mumbai - 400 092.  
 Phone: 862 57 34

Wires Ltd. granted a right of way to the DEVELOPERS over the portion admeasuring about 760 sq. mtrs. out of S.No.192/1[P], and about 356.25 sq. mtrs. out of S.No.191[P], in all aggregating to about 1116.25 sq. mtrs. of Village Majiwade which are owned by the said Devidayal Electronics and Wires Ltd. The ownership as well as the right to claim the F.S.I. in respect of the said portion admeasuring 1116.25 sq. mtrs. belongs to the said Devidayal Electronics and Wires Ltd. only.

In my opinion subject to whatever stated herein above the title of the Captioned Property to the OWNERS is as such free from all encumbrance and M/S RAVI REALTORS are having sufficient rights to develop the Captioned Property.

today this 12th day of December 2000.

*Shailesh D. Thakkar*  
 ( SHAILESH D. THAKKAR )  
 Advocate High Court

*Ant*

*SD*



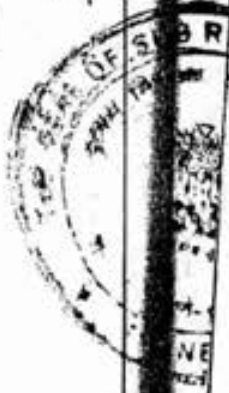
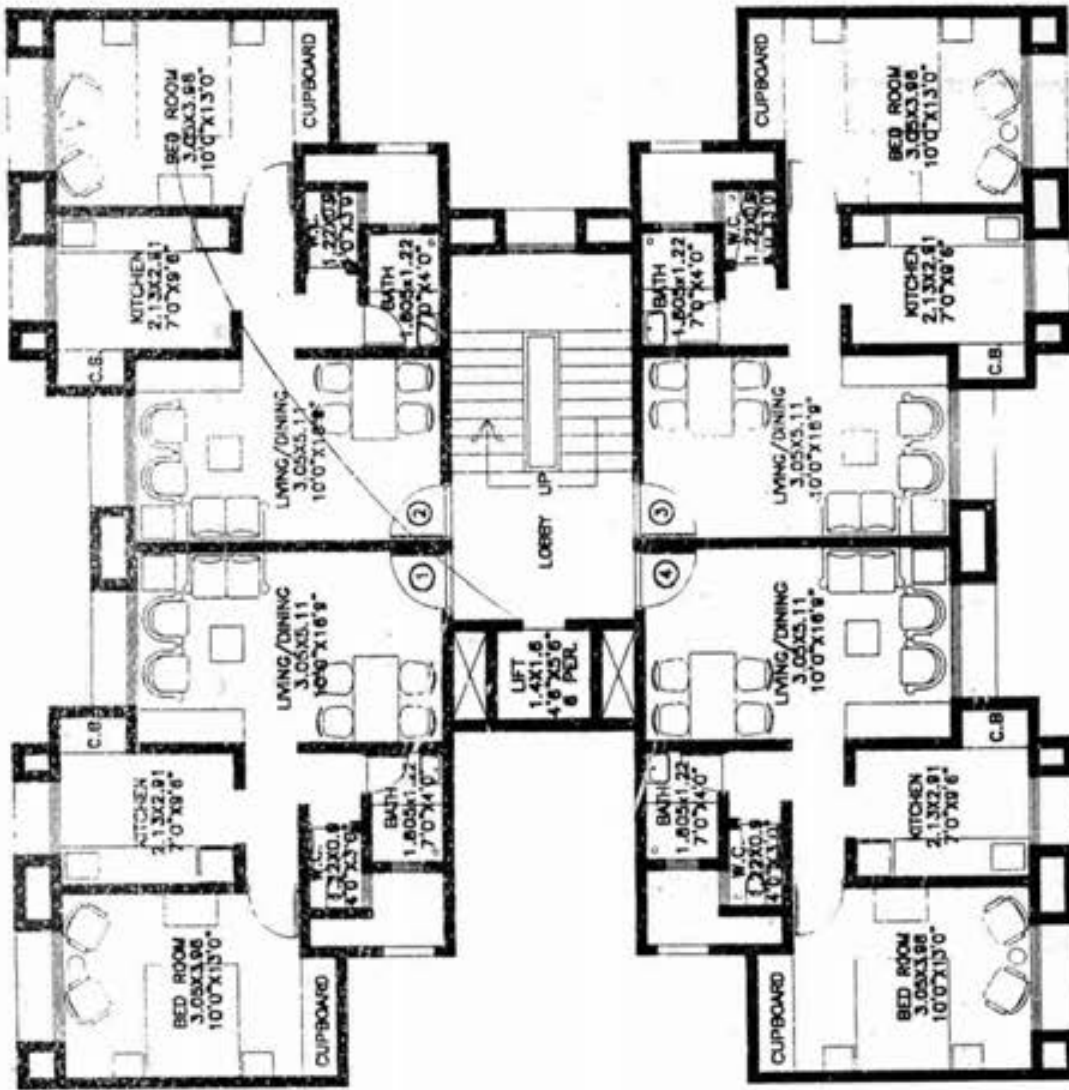
ANNEXURE - VII/1

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RAVI ESTATE THANE



TYPICAL FLOOR PLAN BLDG.-C

SALE AREA	
PLAN NO.	AREA
NO. 4	ONLY BED UNIT 623.00 SQ.FT.

Signature of the PURCHASER/S

Signature of the DEVELOPERS

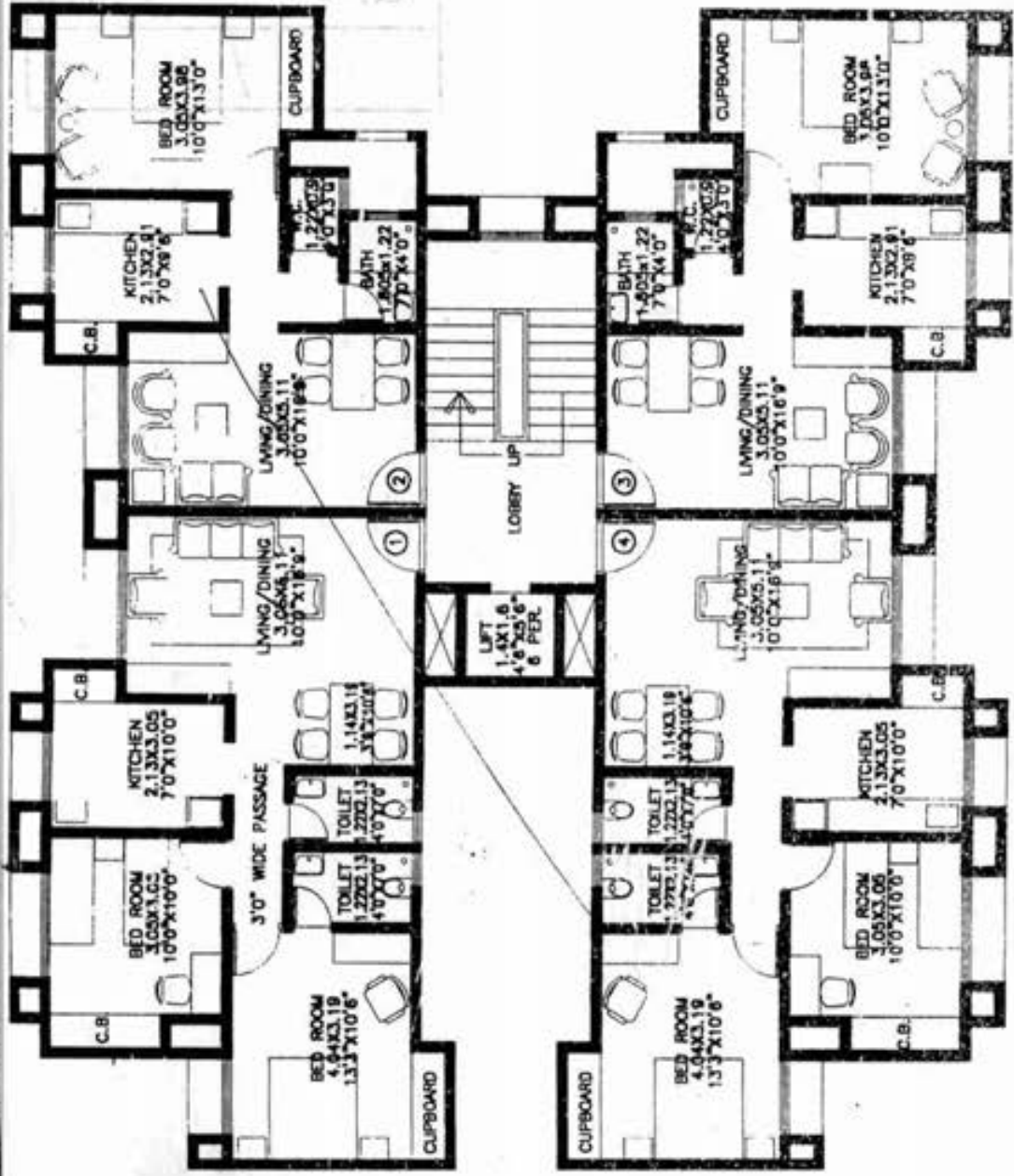
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ANNEXURE - VII/2

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RAVI ESTATE THANE



GIS

TYPICAL FLOOR PLAN

SALE AREA	
FLAT NO.	UNIT TYPE
1 TO 4	ONE BED UNIT
	AREA 625.00 sq.ft.

TYPICAL FLOOR PLAN BLDG. - D

FLAT NO.	UNIT TYPE	AREA
1 & 4	TWO BED UNIT	850.00 sq.ft.
2 & 3	ONE BED UNIT	625.00 sq.ft.

Signature of the PURCHASER/S

Signature of the DEVELOPERS



*sd*

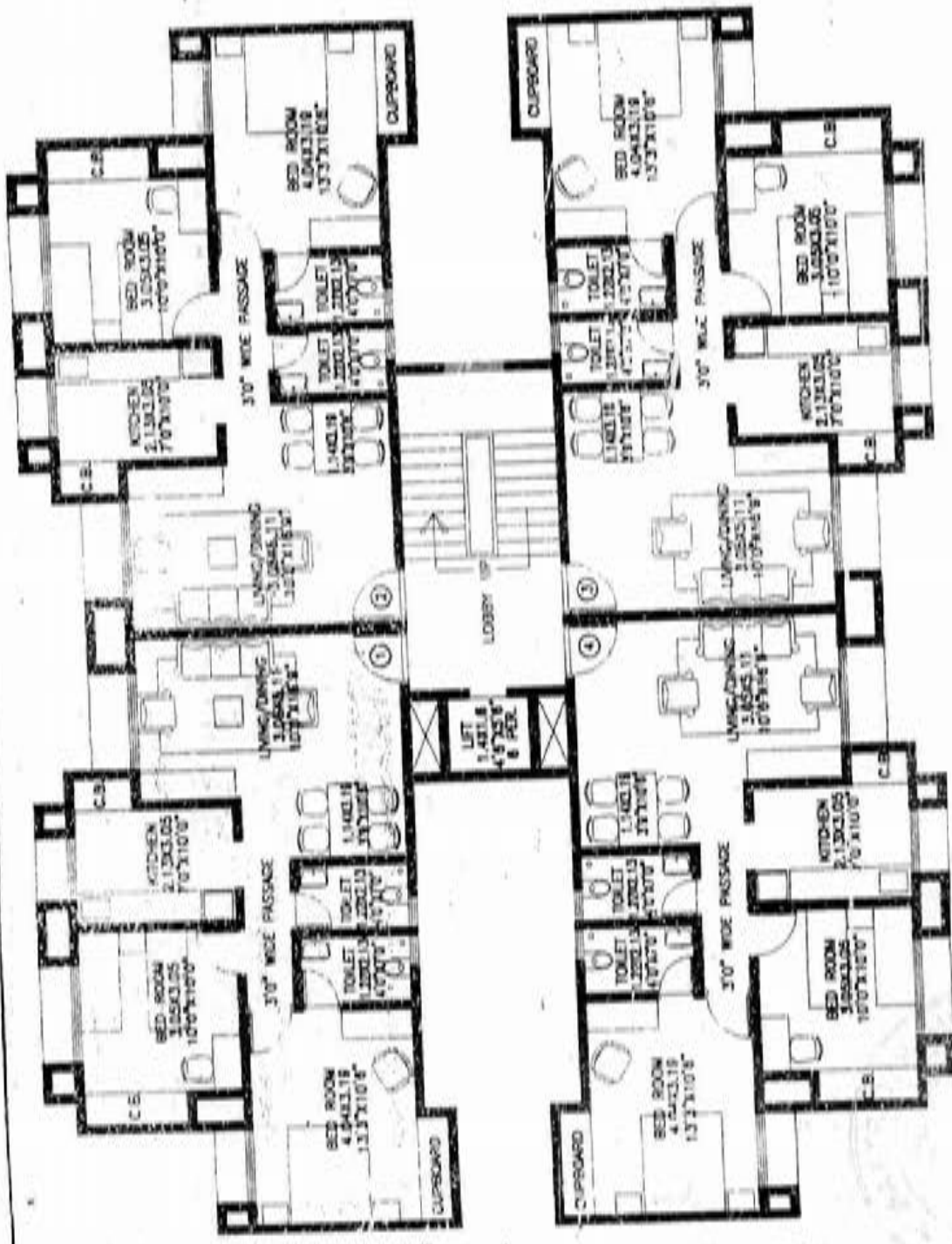
*Janet*

टनन - ५
दस्तक 3994 / 2020
904 / 934

### ANNEXURE - VII/3

Flat no: 601  
Floor: 6th

RAVI ESTATE THANE



TYPICAL FLOOR PLAN BLDG.-E. Pt. No-6  
SCALE: AS SHOWN

Signature of the PURCHASER/S

Signature of the DEVELOPERS

*Signature*



*Signature*

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 दस्त क 3994 / 2020  
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संख्या २००१ व ३ व ४  
 ९ तारीख ३ व ४  
 ९ तारीख ३ व ४

श्री देवकी  
 नंदी की  
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 (कोठी/पत्ते)  
 91-  
 21-  
 921-  
 923341-  
 श्री नंदी  
 को - 1

S. U. Khede

नि. देणार:-

१) मे. शवि दिगलक्षितके भागीदार  
 श्री. श्रीधर गोपाळ सजान.  
 व्यापार. रा. ठाणे.

नि. घेणार:-

२) श्रीमती शोभा उमेश इवडे.  
 ३) श्री. उमेश राम इवडे  
 उर्ज सजान. रा. ठाणे.

श्री. संतोष नंदनवार  
 सजान. रा. अ. स. २६/५/११,  
 सेक्टर ५, प्रेस्ली, नवी मुंबई

मझे निदेश करित काहीत ही  
 मंजूर करित केलासा मज  
 निदेश हममाक कायनासा भांडवताक  
 व त्याची बांडव पदाधिताव.  
 Date: / /



S. U. Khede

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कायमिनीक अकिलेवनीक  
 20.5.2020 च्या अतिवक्त  
 श्री संजय केलो  
 श्री वासुकी  
 श्री राजयास घेतली  
 19-08-2019  
 लिपीक

सवरह नकल श्री...  
 यांचा अर्ज क्र. 3167... / 20 दि. 19-08-2019  
 मसाले श्री...

अरी प्रत  
 श्री दयानिधि कर्न-2 ठणे क



श्री दयानिधि कर्न-2 ठणे क 3  
 श्री दयानिधि कर्न-2 ठणे क 3

*Signature*

*Signature*



टलन - ५  
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श्री. राजेश्वरी  
 पुस्तक / प्रतिलिपि दस्तावेजी सूची क्र. सीन INDEX NO. II

क्र.सं.	पुस्तक / प्रतिलिपि का नाम	प्रतिलिपि / पुस्तक का प्रकाशक	प्रतिलिपि / पुस्तक का सं. नं.	प्रतिलिपि / पुस्तक का प्रकाशक का पता	प्रतिलिपि / पुस्तक का मूल्य		प्रतिलिपि / पुस्तक का वजन	प्रतिलिपि / पुस्तक का आयाम	प्रतिलिपि / पुस्तक का बंधन	प्रतिलिपि / पुस्तक का स्थिति
					मूल्य	वजन				
1	श्री. राजेश्वरी पुस्तकालय	श्री. राजेश्वरी पुस्तकालय	2009	श्री. राजेश्वरी पुस्तकालय	1000	1000	1000	1000	1000	1000
2	श्री. राजेश्वरी पुस्तकालय	श्री. राजेश्वरी पुस्तकालय	2009	श्री. राजेश्वरी पुस्तकालय	1000	1000	1000	1000	1000	1000
3	श्री. राजेश्वरी पुस्तकालय	श्री. राजेश्वरी पुस्तकालय	2009	श्री. राजेश्वरी पुस्तकालय	1000	1000	1000	1000	1000	1000
4	श्री. राजेश्वरी पुस्तकालय	श्री. राजेश्वरी पुस्तकालय	2009	श्री. राजेश्वरी पुस्तकालय	1000	1000	1000	1000	1000	1000

THE SEAL OF THE SURVEILLANCE AND CONTROL AUTHORITY  
 THANE

3 OCT 2020

*(Signature)*

*(Signature)*

उपविभागीय अधिकारी तथा दंडाधिकारी ठाणे, उपविभाग ठाणे यांचे कार्यालय, ठाणे

पत्तण: ... ठाणे (प) ... क्र. २/२००४

E-mail: sdothane@gmail.com

क्र.टिडो/टे.२/कल्पवृक्ष मार्केटिंग एम.पो.आय.डो.केस क्र.२/२००४

दिनांक: १०/०२/२०२०

प्रति,  
श्री.मनोज सुर्वे  
नायब तहसिलदार (संगायी ग्रामिण),  
तहसिल कार्यालय ठाणे

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दस्त क्र 3994 / 2020
90e / 934

विषय : मे.कल्पवृक्ष मार्केटिंग प्रा.लि. या कंपनीचा एम.पो.आय.डो. अधिनियम १९९९ अंतर्गत जप्त केल्याने इ.६०१, रवी इस्टेट, देवदयानगर जवळ, वर्तकनगर, ठाणे (प) हा मालमत्ता खरेदोखताने नावे करून ताबा देणेबाबत.

मा.कक्ष अधिकारी, गृह विभाग, मंत्रालय, मुंबई यांनी त्यांचेकडील क्र.एमपोआयडो ०२/२००४/३६/पोल-१२ दि.२/३/२००५ रोजीचे पत्रान्वये महाराष्ट्र ठेवीदारांच्या (वित्तीय संस्थांमधील) हितसंबंधांचे संरक्षण अधिनियम १९९९ अंतर्गत सक्षम प्राधिकारी म्हणून घाेषित केलेबाबत गृह विभाग, मंत्रालय, मुंबई यांचेकडील क्र.एमपोआयडो/०२/२००४/३६/पोल-१२, दि.२८/०२/२००५ चे अधिसूचनेसोबत दिलेल्या अनुषंगी प्रमाणे मे.कल्पवृक्ष मार्केटिंग प्रा.लि. या कंपनीची व तिच्या संचालकांची स्यावर व जंगम मालमत्ता इ.६०१, रवी इस्टेट, देवदयानगर जवळ, वर्तकनगर, ठाणे (प) या ठिकाणी जप्त करण्यात आलेली आहे.

प्रस्तुत एम.पो.आय.डो. दावा क्र.०२/२००४ मध्ये मा. अतिरिक्त न्यायाधिकाऱ्यांनी याबाबतचे निर्देशां पारित झालेले असून सदरची मालमत्ता लिलाव करणेकामी मान्यता देणेत आलेली आहे. तसेच या कल्पवृक्ष मार्केटिंग प्रा.लि. या कंपनीचा मालमत्ताचे लिलाव करण्यात आलेले आहेत. दि.२४/०७/२०१९ रोजी लिलाव प्रक्रिया लिलाव झालेल्या असून सदरची मालमत्ता श्री. चेतन रविंद्र सावंत यांनी सर्वाधिक म्हणजे ५५.५४% या अंतिम बोली बोलल्याने त्यांना सदरचा लिलाव प्राप्त झालेला आहे.

मालमत्ता इ.६०१, रवी इस्टेट, देवदयानगर जवळ, वर्तकनगर, ठाणे (प) करीता श्री. चेतन रविंद्र सावंत यांनी रक्कम रु. ८२,७६,५००/- उपविभागीय दंडाधिकारी ठाणे, उपविभाग ठाणे यांचे भारतीय स्टेट बँक, ठाणे शाखा येथील खात्यावर धनादेशाद्वारे जमा केलेली आहे. मा.दिवाणी न्यायालय कराड यांचे दिनांक ४/१०/२०१८ रोजीचे आदेशाचे अनुषंगाने लिलावधारक यांचे नावे खरेदोखताने सदनिका करून देणे व त्यांना ताबा देणे बाबत या कार्यालयामार्फत अतिरिक्त सरकारी अभियोक्ता ठाणे यांचे अभिप्राय मागविणेत आले होते त्यानुसार लिलावधारक यांना सदरचे दस्त नोंदणी करून ताबा देणे व तदनंतर कांटांला अहवाल सादर करणे असे निर्देश प्राप्त आहेत.

प्रस्तुत प्रकरणां लिलावधारक यांस २ रोजीत सदनिका खरेदोखताद्वारे नावे करून ताबा देणे बाबत या कार्यालयामार्फत अहवाल सत्यर या कार्यालयात सादर करावा.

*(Signature)*

सहाय्यक प्राधिकारी तथा  
उपविभागीय दंडाधिकारी  
ठाणे उपविभाग ठाणे  
१०/०२/२०२०

*(Signature)*

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दस्त क 3994 / 2020
990 / 934

म.जा.प्र. जिला / ५०५ / २०२०,  
जिल्हा सरकारी वकील यांचे कार्यालय,  
जिल्हा व सत्र न्यायालय, २ रा मजला,  
ठाणे.  
दिनांक : १०/०२/२०२०.

प्रति,  
1037  
10/02/2020

उपविभागीय अधिकारी,  
उपविभागीय अधिकारी तथा  
दंडाधिकारी यांचे कार्यालय,

उपविभागीय अधिकारी ठाणे विभाग, ठाणे.
दिनांक 10 FEB 2020
अ. नं. १०३७

विषय - एम.पी.आय.डी केस नं.२/२००४ ठाणे मे. कल्पवृक्ष  
मार्केटिंग प्रा. लि. या कंपनीच्या विरुद्ध एम.पी.आय.डी.  
अधिनियम १९९९ अंतर्गत जप्त केलेल्या मालमत्तेबाबत  
अभिप्राय देणेबाबत

संदर्भ - आपले कार्यालयाचे पत्र फ.टिडी/टे-२/कल्पवृक्ष  
मार्केटिंग/एम.पी.आय.डी./केस फ.२/२००४/१३३१  
/६२९१, दिनांक २४/०१/२०२०

महोदय,

उपरोक्त विषयांस अनुसरून आपणांस कळविण्यात येते की, सदर प्रकरणामध्ये मा. अधीक्षक, जिल्हा व सत्र न्यायालय, कराड यांनी दिनांक ०४/१०/२०१८ मध्ये जे आदेश प्राप्त केले आहेत. त्यामध्ये स्पष्टपणे म्हटले आहे की, सक्षम अधिकारी यांनी यशस्वी लिलावधारक यांचे ताबात दस्त नोंदणी करून त्याचा ताबा देणेत यावा व त्या अनुषंगाने तसा अहवाल कोर्टाला सादर करावा. सबब आदेश हा स्पष्ट स्वरूपाचा असून त्याप्रमाणे कारवाई करणेस कोणतीही हरकत नाही. सबब कोणत्याही कोर्टाचा स्वगिती आदेश नसल्याची खात्री करून कोर्टाचे दिनांक ०४/०८/२०१८ चे अनुषंगाने कार्यवाही करावी.

११-५

(श्री.जी.कडु)

अतिरिक्त सरकारी अभियोक्ता ठाणे

*[Signature]*

*[Signature]*



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Annexure - 12

all report 2

प्रति, **श्री. एन.ए. जे. निरंजन वार्ड-१**,  
**मंडळ अधिकारी ठाणे**  
 क्र. १०८/२०१९  
 दि. १०/०८/२०१९

क्र.	मालिकेचे नाव	इमारतीचे नाव	इमारत अकालिका जागेचा स.नं./हि.नं.	इमारतीच्या बांधकामाचे वर्ष	कम/कमीकरणे एकूण क्षेत्रफळ	बांधकामाबाबतचे औ.सी. व सी.सी.प्रमाणका नं. व तारीख	शेरा
१)	डा. चंदनी	धर्मानंद टॉवर कम नं. ३०३	४८-बी, ४८-सी टिका नं. २	सन १९९८-९९	१) १५० स्क्वे. फुट क्लिअर २) ५८० स्क्वे. फुट कार्पेट एरिया		
		धर्मानंद टॉवर कम नं. ५०३	४८-बी ४८-सी टिका नं. २	सन १९९८-९९	१) १५० स्क्वे. फुट क्लिअर २) ५८० स्क्वे. फुट कार्पेट एरिया		
२)	चंदनी	दुर्गा सोसायटी, सद्गुरु गार्डन्स कम नं. १२०४	१०८अ/१बी १०९ अ/१ सिटी सर्वे नं. २२० आणि २२/१	सन १९९५-९६	६४५ स्क्वे. फुट	V.P.No. १३२१४ दि. २९/०९/९६	
३)	भाविष्ये	साईकुपा सोसायटी, कम नं. १०६	स.नं. २०१/१०१	१८ वर्ष पूर्ण	८२५ चौ. फुट	V.P.No. १४/०४५ दि. २२/३/९६	
		भाविष्ये साईकुपा सोसायटी, कम नं. १०१	स.नं. २०१/२०२	१८ वर्ष पूर्ण	६५० चौ. फुट	V.P.No. १४/०४५ दि. २२/३/९६ फोन. नं. ४/२३३ ५६	
४)	भाविष्ये	बाबरी कॉ. ऑ. ही. सोसायटी, ३०५ रीनक पार्क	स.नं. २०५/३, २०५/१३, २०६/२, २०९, २००/६	सन १९९९	४३५ स्क्वे. फुट कार्पेट एरिया ५६५ स्क्वे. फुट क्लिअर	P.No. ८८/०४४/TMC/TDD/२५१४ दि. ०९/०३/२०००	
	विभागीय अधिकारी ठाणे	रवी इस्टेट वि.नं. C,D,E,F,G ६.९०१	१८९/१ (F) १९०/१ (F) १९२/१ (F)	सन २००२	८८० स्क्वे. फुट क्लिअर	OC: V.P.No. ११/१५३ TMC/TDD-६४३ दि. २९/०८/२००२ CC: V.P.No. ११/१५३ TMC/TDD-१६४१ दि. २९/०२/२०००	
		टॉवर, C.T.S. २, २४		सन १९९१	१६५.०० चौ. फुट	सी.सी. प्रमाणका दि. एम.सी./टी.सी.टी./२००६ दि. १९/४/१९९१	
			स.नं. ३३	सन २००१	८९५ चौ. फुट	सी.सी. नं. २०००/२८ दि. एम.सी./टी.सी.टी./२३८६ दि. २८/४/०३	
			C.T.S.No. ६०.६, १-A, ६१-B, Tika No. १३	सन २०००	बॅसमेंट + इमारत (मालिकेच्या मालकी) ५३५८.०० चौ. फुट	V.P.No. १०/१९९/TMC/TDD-२४०८ दि. १९/०२/२०००	

विभागीय अधिकारी ठाणे  
 क्र. ६४३६  
 ०९ SEP २०२०



*Signature*

*Handwritten signature*

नोंदणी व मुद्रांक विभाग

सह दुय्यम निबंधक वर्ग-2 ठाणे क्र.1, तथा विशेष विवाह अधिकारी जिल्हा ठाणे.  
महिला मंडळ बिल्डींग. तळ मजला ,तलाव पाळी,ठाणे(प)400 601

फोन क्र.022 - 25366410  
022 - 25366410

ई मेल क्र 1) sr.thane1@igrmaharashtra.gov.in  
2) hqsrthane1@gmail.com

जा.क्र/ ur-11111111 | 900

दि 21-9-2019

पति,

श्री.चेतन सावंत,  
अ-2 बालसुंदर सो.म.गांधी रोड,

नोंपाडा ठाणे प

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विषय:- दस्त क्र.छा.2228/2001 ची पावतीची नक्कल मिळणेबाबत..

संदर्भ:- आपला दि.18/9/2019 रोजी पावती नक्कल अर्ज प्राप्त.

महाशय,

उपरोक्त संदर्भीय विषयान्वये आपला पावतीची नक्कल प्रत मिळणेबाबतचा अर्ज कार्यालयास प्राप्त झालेला आहे.

त्या अनुषंगाने दैनंदिनी पुस्तकाची पडताळणी केली असता, करारनामा शिर्षकाखाली सौ शैला खाडे या नावाने नोंदणी झाल्याचे दिसून येते. दस्तऐवज पक्षकरांनी दि .29/09/2001 रोजी घेऊन गेल्याचे आढळून येत आहे.

त्या अनुषंगाने कार्यालयातील अभिलेखात दस्तऐवज क्र.2228/2001 ची पावती बुक चा शोध घेतला असता उक्त दस्तऐवजाची पावती ची पाने फाटलेले दिसून येत आहे. तरी आपणांस पावती बुकची नक्कल देणे अशक्य आहे.

(जी.आर.पवार)

प्र.सह दुय्यम निबंधक,वर्ग-2  
महिला मंडळ, ठाणे क्र.1

*[Handwritten Signature]*



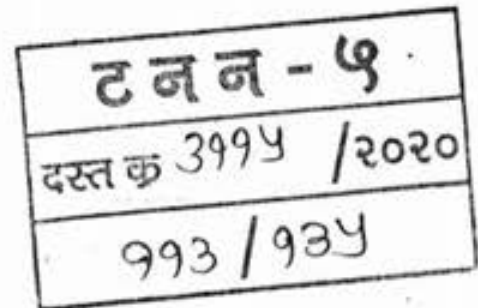
# RAVI ESTATE BLDG. NO. CDEFG CO-OP HSG. SOCIETY LTD.

Regd. No. : TNA (TNA) HSG / (TC) / 15525 Dated 18/06/2004

Opp. Devdaya Nagar, Pokhran Road No. 1, Thane (W) - 400 606.

Date: 26/08/2019

To,  
The Asst. General Manager  
State Bank of India,  
RACPC, Ghatkopar, Mumbai



Dear Sir,

We, Ravi Estate Bldg. No. CDEFG Co-op. Hsg. Society Ltd., here by certify that :

1. We have transferable rights to the property described below which is owned by Mrs. Shaila Umesh Khade and Dr. Umesh M. Khade, and purchased by Mr. Chetan Ravindra Savant herein after referred to as "the purchaser", subject to the due and proper performance and compliances of all the terms and conditions of the Sale Agreement which is yet to be done.

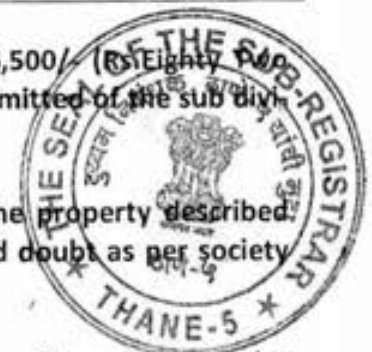
2. Description of the property:

Flat No./ House No.	601
Building No./Name	E, Ravi Estate Bldg. No. CDEFG. CHS. Ltd
Street No./Name	Pokhran Road No. 1
Area Name	Opp Devdayanagar
City Name	Thane(w)
Pin Code	400606

2. That the total consideration for this transaction is Rs.82,76,500/ (Eighty Two Lakh Seventy Six Thousand Five Hundred Only) as per letter submitted of the sub divisional officer, Thane Division.

3. The conveyance of the land yet to be done. The title of the property described above is clear, marketable and free from all encumbrances and doubt as per society record.

4. We confirm that we have no objection whatsoever to the said purchaser, at his own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance



*[Signature]*

For RAVI ESTATE BLDG. NO. CDEFG. CHS. LTD.  
Chairman / Treasurer / Secretary

*[Signature]*

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and compliances of all the terms and conditions of the sale document by the said purchasers.

5. We have not borrowed from any financial institution for the purchase /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, We note not to change the same without the written NOC of the Bank.

7. All society dues in respect thereof have been paid up to date vide pay order no. 839897 drawn on Axis Bank, Thane(w)dated 26/08/2019 for the amount Rs. 13,17,786/- . We also confirm that there are no outstanding society dues/ charges payable by the said member in respect of the said flat.

8. The undersigned is authorised to sign the NOC on behalf of Housing Society.

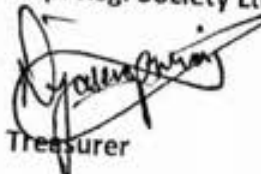
9. This NOC is provisional subject to submission of copy of Sale deed in the name of Mr. Chetan Ravindra Savant

Yours faithfully,

Ravi Estate Bldg. No. CDEFG Co-op. Hsg. Society Ltd

  
Chairman

  
Secretary

  
Treasurer



Place - Thane  
Date - 28/08/2019







THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 37)  
Occupancy Certificate

461

हरिता

ती.डी.ई = स्टिस्ट अधिक ताम करणे करत

V. P. No. १३/१५३

TMC/TOD

749

Date

27/12/20

To

श्री. शशिदास वही देसाय (वा. वि.)

१०२ डोनाई टॉवर,

पेटाणी रोड, नौपाडा, ठाणे.

हरिता- देवीद्यान रोडींग व रिक्वायरींग

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Sub : वापर परवाना - हारात ड. ती. डी. व. ई. हरिता-  
र. नं. १८१/११[१], १२०/१[१], १२२/१[१] माजिडे

Ref : V. P. No. १३/१५३, टिएमसी/टिडीडी/१६५१/३, १२. २०००  
Your Letter No. १५८७ दि. १२. ६. २०२२

The part/full development work/execution/starts work/starts at/starts/commence/of building/ construction  
at ती. डी. ई. situated at माजिडे Road/Street पोखरण रोड नं २  
Ward No. - Sector No. V S. No./C.D. No./Plot No. १८१/१/११, १२०/१/१  
Village/Town माजिडे under the supervision of श्री. वही देसाय Licensed  
Architect/Licence No. ती १५६/३२६२  
may be occupied on the following Conditions.

- अट:-१] पुढील वापर परवान्यापूर्वी प्रस्तावाप्रती २.० मी. रस्ता पूर्व मर्यादा  
नवव्याचा करणे.
- २] महानगरपालिका फक्त पिण्यासाठी वाण्याचा पुरवठा उपलब्ध करणे.

A set of certified completion plan is returned herewith

Office No. २५६९  
Office Stamp श्री. शशिदास वही देसाय (वा. वि.)  
Date: 27/12/20

- Copy to: 1) Collector of Thane.
- 2) Dy. Mun. Commissioner, Zone TMC
- 3) E. E. (Water works), TMC
- 4) Assessor Tax Dept. TMC
- 5) Vigilance Dept. T. D. D. TMC



उप-नगर अधिपति  
[नियोजन व पिकात]  
Municipal Corporation of  
the city of Thane



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iii) निवासी इमारत दर - रु. १४४००/- प्रति चौ.मी (मुल्यदा विभाग १/४(क), पान क. ६)

iv) भाषाकामाचे सर्वे - सन १९९८-९९

v) सुमारे १९ वर्षांकरिता घसारा - २० टक्के (सूचना क. ३)

vi) ३३ च्या मजल्यासाठी - ५ टक्के वाढ (सूचना क. १९)

बाजारमुल्य (२०१८-१९) =  $(१५०/१०.७६) \times (१४४०० \times १.०५ \times ०.८)$

= रु. ७०,०१,०४४/- म्हणजेच रु. ७०,०१,५००/-

(अधारी रुपये सत्तर लक्ष एक हजार पाचशे मात्र)

४) कल्पवृक्ष टॉवर, रुपी बँकेसमोर, चरई, ठाणे (बेसमेंट तळमजला व पहिला माळ)

पुर्व सटर्ननुसार दिसून येते की, मंडळ अधिकारी, ठाणे यांनी दिलेल्या माहितीमध्ये सदर मालमत्ता मौजे-पाचपाखाडी, टिका क. १२, सि.स.क. ६०, ६१अ, ६१बी मधील असल्याचे नमुद आहे. ही मालमत्ता बेसमेंट, तळमजला, लॉफ्ट, पहिला मजला अशी स्वरूपाची असून मालमत्तेचे एकूण क्षेत्रफळ ५३४८ चौ.फुट इतके नमुद केले आहे. मंडळ अधिकारी, ठाणे यांनी सदर बांधकामास व्ही पी क. ९०/२९९/टिएमसी/टिडीडी/२४०८ दि. २२/०२/२००० रोजी ओ.सी प्राप्त असल्याचे नमुद केले आहे.

विषयांकित मालमत्तेसंबंधी जपती पंचनामा पृष्ठ क. ३९, ४० नुसार आहे. त्यामध्ये या जागेचा वापर ऑफिससाठी असल्याचे नमुद आहे.

सन २०१८-१९ च्या बाजारमुल्य दर तक्त्यासोयतच्या मार्गदर्शक सूचनांमध्ये बेसमेंट, तळमजला, लॉफ्ट व पहिला मजला याचे मुल्यांकनाबाबत वेगवेगळ्या सूचना आहेत. त्यासाठी एकूण बांधकाम क्षेत्राची वापरनिहाय विगतवारी आवेष्टक आहे. या प्रकल्पाची महानगरपालिकेकडील बांधकाम नकाशाची प्रत प्राप्त झाल्यास क्षेत्रफळाची पडताळणी करता येईल. तदनंतर सदर मालमत्तेचे मुल्यांकन अंतिम करणे शक्य होईल.

६) ई-६०१, रवि इस्टेट, देवदयानगर जवळ, चर्तकनगर, ठाणे (९)

i) मिळकतीचा तपशील - मौजे-माजिवडे, ता.जि. ठाणे, सन. १८९/१/१(प), १९०/१(प), १९२/१(प), सदनिका क.ई-६०१, क्षेत्र ८८० चौ.फुट विल्टअप, रवि इस्टेट, वि. क. सी, डी, ई, एफ, जी

ii) रुमचे(सदनिका) क्षेत्र - ८८० चौ.फुट विल्टअप

निवासी इमारत दर - रु. १२०४००/- प्रति चौ.मी (मुल्यदा विभाग ६/२४(३ई-४), पान क. ४४)

सर्वे परवाना - दि. २९/०८/२००२

v) सुमारे १६ वर्षांकरिता घसारा - २० टक्के (सूचना क. ३)

vi) ३३ च्या मजल्यासाठी - ५ टक्के वाढ (सूचना क. १९)

बाजारमुल्य (२०१८-१९) =  $(८८०/१०.७६) \times (१२०४०० \times १.०५ \times ०.८)$

(कृपया मागे)



*Jaunt*

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= रु. ८२,७१,३४५/- म्हणजेच रु. ८२,७१,५००/-

(अक्षरी रुपये ब्याँशी लक्ष ऐकहात्तर हजार पाचशे मात्र)

७) रूम नं. ७०४, करार को. ऑ. हो. सोसायटी, हिरानंदानी कॉम्प्लेक्स, ठाणे(प).

i) मिळकतीचा तपशील :- मौजे-कोलशेत, ता.जि. ठाणे, स.न. १४७/११, १४८ व १५०/१, सदनिका क्र. ७०४, क्षेत्र ७७० चौ.फुट विल्टअप, करार को. ऑ. हो. सोसायटी, हिरानंदानी कॉम्प्लेक्स, ठाणे(प).

ii) रूमचे(सदनिका) क्षेत्र - ७७० चौ.फुट विल्टअप

iii) निवासी इमारत दर - रु. १२२२००/- प्रति चौ.मी. (मुल्यदर विभाग १०/१२/अ, पान क्र. ६६)

iv) वापर परवाना - दि. २९/०८/२००२

v) सुमारे १६ वर्षांकरिता घसारा - २० टक्के (सूचना क्र. ३)

vi) ७ व्या मजल्यासाठी - ५ टक्के वाढ (सूचना क्र. १९)

बाजारमुल्य (२०१८-१९) =  $(७७०/१०.७६) \times (१२२२०० \times १.०५ \times ०.८)$   
= रु. ७३,४५,६२८/- म्हणजेच रु. ७३,४६,०००/-  
(अक्षरी रुपये ब्याँहात्तर लक्ष शेहचाळीस हजार मात्र)

९) वास्तु आनंद, बि.नं. ५, रूम नं. ६०१, कळवा, खारीगांव, ठाणे (प).

i) मिळकतीचा तपशील :- मौजे-पारसीक, ता.जि. ठाणे, गट क्र. १४३/१ व ४. सदनिका क्र. ६०१, बिल्डिंग क्र. ५, वास्तु आनंद बिल्डिंग क्र. ५ को. ऑ. हो. सो. लि.

ii) रूमचे(सदनिका) क्षेत्र - ६०१ चौ.फुट विल्टअप

iii) निवासी इमारत दर - रु. ७८८००/- प्रति चौ.मी. (मुल्यदर विभाग १६/६३(१२अ), पान क्र. ८४)

iv) वापर परवाना - दि. १२/१०/२०००

v) सुमारे १८ वर्षांकरिता घसारा - २० टक्के (सूचना क्र. ३)

vi) ६ व्या मजल्यासाठी - ५ टक्के वाढ (सूचना क्र. १९)

बाजारमुल्य (२०१८-१९) =  $(६०१/१०.७६) \times (७८८०० \times १.०५ \times ०.८)$   
= रु. ३६,९७,१५४/- म्हणजेच रु. ३६,९७,५००/-  
(अक्षरी रुपये छत्तीस लक्ष सत्यान्नव हजार पाचशे मात्र)

१०) तुलीप अपार्टमेंट, १२०४, सद्गुरु गार्डन, कोपरी, ठाणे (प).

i) मिळकतीचा तपशील :- मौजे-चेंदणी, ता.जि. ठाणे, सि.स.क्र. २२०, २२१/२, टिका क्र. १ स.न. १०८अ (भाग), १०६अ/१ सदनिका क्र. १२०४, तुलीप को. ऑ. हो. सो. लि. सद्गुरु गार्डन, चेंदणी, ठाणे



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द. नं. - ७

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922/934

ii) रुग्णे(सदनिका) क्षेत्र - ६४५ चौ.फुट विलंब

iii) निवासी हमारा दर - रु. ९८१००/- प्रति चौ.मी. (मुल्यतर विभाग १/१८अ),  
पान क. १

iv) वापर परवाना - दि. २९/११/१९९७

v) सुमारे २१ वर्षाकरीता घसारा - ३० टक्के (सूचना क. ३)

vi) १२ व्या मजल्यासाठी - १० टक्के वाढ (सूचना क. १९)

बाजारमुल्य (२०१८-१९) = (६४५/१०७६) X (९८१०० X १.१० X ०.७)  
= रु. ४५,२८,००७/- म्हणजेच रु. ४५,२८,५००/-  
(अक्षरी रुपये पंचवेचाळीस लक्ष अठ्ठावीस हजार पाचशे मात्र)

(मनोज/वाणीकर)

सह जिल्हा निबंधक, वर्ग-१(उ.श्रे.)  
तथा मुद्रांक जिल्हाधिकारी ठाणे (शहर)

24.1.19



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*Signature*

## उपविभागीय अधिकारी तथा दंडाधिकारी ठाणे, विभाग ठाणे यांचे कार्यालय ठाणे

पत्रक्रमांक/दिनांक : १२७, दुसरा मजला, जिन्हाधिकारी कार्यालय, कोर्ट नाका, ठाणे (५) दिनांक : १२/०७/२०१९

**तज्ज - ५**

**संज्ञक 3994 / 2020**

**१२३ / १३५**

या प्रकरणात उपविभागीय अधिकारी, ठाणे यांनी दि. १२/०७/२०१९ रोजीचे पत्रक्रमांक ३९९४/२०२० व १२३/१३५ यांच्याद्वारे याचिकादाराच्या याचिकेबाबत आपणाला सूचना देण्यात आली आहे. याचिकेबाबत आपणाला सूचना देण्यात आली आहे. याचिकेबाबत आपणाला सूचना देण्यात आली आहे.

प्रस्तुत पत्राची आज्ञा दि. १२/०७/२०१९ मध्ये मा. ऑन लाईन न्यायालय ठाणे व मा. ऑन लाईन न्यायालय, बरवाड यांचेकडून आदेश पुरविलेले असून सदरची मालमत्ता लिखाय करण्याची मान्यता देण्यात आलेली आहे. या प्रकरणात आपणाला सूचना देण्यात आली आहे. याचिकेबाबत आपणाला सूचना देण्यात आली आहे.

याचिकादाराच्या याचिकेबाबत आपणाला सूचना देण्यात आली आहे. याचिकेबाबत आपणाला सूचना देण्यात आली आहे. याचिकेबाबत आपणाला सूचना देण्यात आली आहे.

### स्थायर मालमत्तेचा तक्ता

अ.क्र.	जप्त केलेली मालमत्ता	मूल्यमापन रक्कम
१.	प्लॉट १ व २, १ वा मजला, पोखले रोड, नोंपाडा, ठाणे (५) रोजी रक्कम	१,७८,२४,५००
२.	प्लॉट ३ व ४, १ वा मजला, पोखले रोड, नोंपाडा, ठाणे (५)	१२,८४,५०,०००
३.	प्लॉट ५, १ वा मजला, पोखले रोड, नोंपाडा, ठाणे (५)	६६,५०,०००
४.	प्लॉट ६, १ वा मजला, पोखले रोड, नोंपाडा, ठाणे (५)	१२,८४,५०,०००
५.	प्लॉट ७, १ वा मजला, पोखले रोड, नोंपाडा, ठाणे (५)	६६,५०,०००
६.	प्लॉट ८, १ वा मजला, पोखले रोड, नोंपाडा, ठाणे (५)	६६,५०,०००
७.	प्लॉट ९, १ वा मजला, पोखले रोड, नोंपाडा, ठाणे (५)	६६,५०,०००
८.	प्लॉट १०, १ वा मजला, पोखले रोड, नोंपाडा, ठाणे (५)	६६,५०,०००

### लिखावाची माहिती खालीलप्रमाणे

दिनांक	दिवस	वेळ	लिखावाचे ठिकाण
१२.०७.२०१९	बुधवार	सांज ५ वाजेपासून	उपविभागीय अधिकारी ठाणे, विभाग ठाणे यांचे कार्यालय ठाणे २१७, दुसरा मजला, जिन्हाधिकारी कार्यालय, कोर्ट नाका, ठाणे (५)

ठिकाण : ठाणे  
दिनांक : १२/०७/२०१९



- १) लिखाव देण्यासाठी उपविभागीय अधिकारी ठाणे, विभाग ठाणे यांचे कार्यालय ठाणे येथे उपस्थित राहणे आवश्यक आहे.
- २) लिखाव देण्यासाठी उपविभागीय अधिकारी ठाणे, विभाग ठाणे यांचे कार्यालय ठाणे येथे उपस्थित राहणे आवश्यक आहे.
- ३) लिखाव देण्यासाठी उपविभागीय अधिकारी ठाणे, विभाग ठाणे यांचे कार्यालय ठाणे येथे उपस्थित राहणे आवश्यक आहे.

Jant

Kant

अधिकांश अधिकारी तथा दंडाधिकारी ठाणे, विभाग ठाणे यांचे कार्यालय ठाणे

**ट न न - ५**  
**दस्त क्र ३११५ /२०२०**  
**१२४ /१३५**

१. २००५ रोजीचे घटनेच्या मर्यादा तसेच त्यांच्या संबंधित कायद्यांच्या अंतर्गत प्रत्येक व्यक्तीची संपत्ती याबाबतची माहिती देण्यात येणे आवश्यक आहे. याबाबतची माहिती देण्यात येणे नसल्यास त्या व्यक्तीच्या संपत्तीबाबतची माहिती देण्यात येणे आवश्यक आहे. याबाबतची माहिती देण्यात येणे नसल्यास त्या व्यक्तीच्या संपत्तीबाबतची माहिती देण्यात येणे आवश्यक आहे.

**स्थावर मालमत्तेचा तक्ता**

क्र.	स्थान	मालमत्तेचा तक्ता
१	पॅराडाईज टॉवर, २ वा मजला, माखन रोड, नोयाडा, ठाणे (प)	१०५ व १०६
२	पॅराडाईज हॉटेल्स कल्च सुपरमार्केट स्टेशन रोड, ठाणे (प)	१०७ व १०८
३	धर्मानंद टॉवर, रूम नं. ३०३, प्रभात सिनेमा समोर, नंदादर चॅणल, ठाणे (प)	१०९ व ११०
४	धर्मानंद टॉवर, रूम नं. ३०२, प्रभात सिनेमा समोर, नंदादर चॅणल, ठाणे (प)	१११ व ११२
५	कल्याण टॉवर, वॉश बॅक समोर, चाहे, ठाणे (बसमॅट रोडमजला व पॉलिग मॉडेल)	११३ व ११४
६	२-६०१, ग्रीन इस्टेट, एन.एम.नगर जवळ, धर्मानंद टॉवर, ठाणे (प)	११५ व ११६
७	२२ नं. ३०६, कुमार को.ओ.टी. सोसायटी, विमानदानी कामलक्स, ठाणे (प)	११७ व ११८
८	तुलना अपार्टमेंट, ३२०६, खडक गाडेन, काजरी, ठाणे (प)	११९ व १२०

**लिलावाची तारीख खालीलप्रमाणे**

दिनांक	वेळ	थळ	लिलावाची ठिकाणे
२२.०६.२०	दुसरा	२२.०६.२०	अधिकांश अधिकारी आणि विभाग ठाणे यांचे कार्यालय, २२.०६.२० दुसरा मजला, जिल्हाधिकारी कार्यालय, वाट नं.१, ठाणे

*(Signature)*  
 १२/०६/२०२०  
 अधिकांश अधिकारी  
 अधिकांश अधिकारी  
 तथा दंडाधिकारी ठाणे  
 विभाग ठाणे



*(Signature)*

*(Signature)*

# ठाणे वैभव

ठाणे जिल्हाचे सर्वाधिक खपचे परिपूर्ण दैनिक | इष्ट ते छापणार | संस्थापक : नरेन्द्र बल्लाळ

ठाणे वैभव  
सर्वाधिक खपचे परिपूर्ण दैनिक

## कर्मकरांचे

ठाणे वैभव  
मेले...  
नाम...  
ला...  
राज...  
राज...  
राज...  
राज...  
राज...  
राज...

ल पाण्याचा  
रित बाकीचे

## तोडी गायार



आकाराचा फक्त  
लोककरी ४०  
द्वारागत पायाच  
ला गुणवत्तानुसार  
आकारानुसार फक्त  
ल ३५ वर्षांपर्यंत  
वेळानुसार आगा  
ठाणे व पानघर  
महानगरपालिका  
लापर ठिकाणानुसार  
महानगरपालिका व

विशेष  
पत्र व  
ला

ठिकाण : ठाणे  
दिनांक :- १२/०६/२०१९

ठाणे मूठ पनी  
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ठाणे मूठ पनी  
ठाणे मूठ पनी

### उपविभागीय अधिकारी तथा दंडाधिकारी ठाणे, विभाग ठाणे यांचे कार्यालय, ठाणे

पत्रव्यवहाराचा पत्ता : २१७ दुसरा मजला, जिल्हाधिकारी कार्यालय,  
कोर्ट नाका, ठाणे (प) ४०० ६०१ दुष्कणी क्र. ०२२-२५३४५११०  
E-mail-sdothane@g-mail.com

क्र.टिडी/२-२/कल्पवृक्ष मार्केटिंग/एम.पी.आय.डी.केसक्र.२/२००४  
दिनांक : १२/०६/२०१९

#### जाहीर लिलाव नोटीस

मा.कक्ष अधिकारी, गृह विभाग, मंत्रालय, मुंबई यांनी त्यांचेकडील  
क्र.एमपीआयडी ०२/२००४/३६/पोल-१२ दि. ०२/०३/२००५  
रोजीचे पत्रान्वये महाराष्ट्र डेव्हलपर्स (वित्तीय संस्थांमधील) हितसंबंधाचे  
संरक्षण अधिनियम १९९९ अंतर्गत तहम प्राधिकारी म्हणून घोषित केलेबाबत  
गृह विभाग, मंत्रालय, मुंबई यांचेकडील क्र.एमपीआयडी ०२/२००४/  
३६/पोल-१२,दि. २८/०२/२००५ चे अधिसूचनेसोबत दिलेल्या अनुसूची  
प्रमाणे मे.कल्पवृक्ष मार्केटिंग प्रा.लि. या कंपनीची व तिच्या संचालकांची  
छातील तत्क्यात नमूद केलेली स्थाने व जंगम मालमत्ता इकडील  
कार्यालयावार्फत जाप करण्यात आलेली आहे.

प्रस्तुत एम.पी.आय.डी. दावा क्र.०२/२००४ मध्ये मा. अति सत्र  
न्यायाधिपति ठाणे व मा. अति सत्र न्यायाधिपति, कराड यांचेकडून आदेश  
पारित झालेले असून सदरची मालमत्ता लिलाव करणेकामी मान्यता देण्यात  
आलेली आहे. त्यानुसार या कार्यालयावार्फत सदर मालमत्ता जशी आहे  
त्या स्थितीत बोलीद्वारे विक्री करण्यासाठी जाहीर लिलाव करण्याचे निहित  
केले आहे.

ज्या व्यक्ती, संस्था, नोंदणीकृत इस्टेट हलाल सदर मालमत्ता घेणेसाठी  
इच्छुक असतील त्यांनी स्वतंत्र अर्ज करून मालमत्तेच्या  
मुल्यांकनाच्या १०% रकमेचा धनाकर्ष (Demand Draft)  
Divisional Officer Thane या नावाने जाहिलत प्रसिद्ध करण्यापसून  
३० दिवसांत कार्यालयीन वेळेत अर्जासह या कार्यालयाकडे जमा करावा  
जास केलेल्या मालमतेचा तपशील छातीलप्रमाणे आहे.  
स्थाने मालमतेचा तहम

अ.क्र.	जम केलेली मालमत्ता	मुल्यांकन रु
१	पॅरिडाईज टॉवर, ९ वा मजला, गोखले रोड नीपाडा, ठाणे (प) १०३ व १०४	१,७८,१४,५००
२	पॅरिडाईज हॉटेल्स कल्प सुपरमार्केट स्टेशन रोड, ठाणे (प)	१२,८४,५०,०००
३	धर्मानंद टॉवर, रुम नं. ३०३, प्रभात सिनेमा समोर, भंडार आळी, ठाणे (प)	६६,६८,०००
४	धर्मानंद टॉवर, रुम नं. ७०३, प्रभात सिनेमा समोर, भंडार आळी, ठाणे (प)	७०,०१,५००
५	कल्पवृक्ष टॉवर, रुपी बँकेसमोर, चरई, ठाणे (बेसमेंट तळमजला व पहिला माळा)	९,२०,४५,०००
६	ई-६०१, रवी इस्टेट, देवदयानगर, जबळ, वर्नाकनगर, ठाणे (प)	८२,७१,५००
७	रुम नं. ७०४, करार को.अं. ही. सोसायटी, हिरानंदानी कॉम्प्लेक्स, ठाणे (प)	७३,४६,०००
८	तुर्तीय अपार्टमेंट, १२०४, सद्दूर गाईन, कोरी, ठाणे (प)	४५,००,०००

#### लिलावाची तारीख छातीलप्रमाणे

दिनांक	दिवस	वेळ	लिलावाचे ठिकाण
२४.०७.२०१९	बुधवार	सकाळी १२.०० वा.	उपविभागीय अधिकारी ठाणे, विभाग ठाणे यांचे कार्यालय ठाणे २१७, दुसरा मजला, कोर्ट नाका, ठाणे (प.)

ठिकाण : ठाणे  
दिनांक :- १२/०६/२०१९

अटी-

- १) लिलाव झाल्यानंतर जाहीर लिलाव घेणाऱ्या व्यक्तीस उर्वरित रकम  
१ महिन्यात भरणी लागेल.
- २) उर्वरित रकम भरण्यास असमर्थ ठरल्यास लिलावावेळी भरलेली १०%  
रकम जास करण्यात येईल.
- ३) बरील प्रत्येक मालमतेचा जाहीर लिलाव स्वतंत्र बोलीद्वारे करण्यात  
येईल.
- ४) सदर मालमतेच्या नोंदणीचा खर्च, सदर सद्दीनांच्या Society  
Maintainanceची खर्चीत रकम, Society Property  
Transfer Charges, खर्चीत मालमत्ता व पाणी कर, खर्चीत विद्युत  
बिल इ. च्या देवकाची जबाबदारी प्राप्त लिलाव घ्यायकाची राहिल.

## ठाणेवैभव पब्लिक डिमांड



### ठरून - नाल्याचे बांधकाम

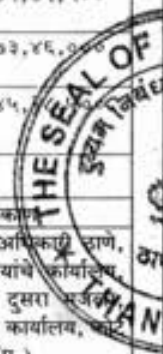
मुंबा कोसा नुसी गाईन समोरील नाल्याचे  
अजूनही बाकी आहे. नाल्या दीड-दोन वर्षा  
काय पूर्ण झाले नाही. याआधी तक्रार दिल  
त्याकरिता दुर्लक्ष होऊ आहे. सध्या शाळा सुरू  
विद्यार्थ्यांची ये-जा सुरू होणार आहे.  
अपघाताची भीती संभवते.

अपघाताची भीती संभवते.

### ठाणे महानगरपालिका

सू.बां.विभाग, ठाणे  
निविदासूचना

ठाणे महानगरपालिका, ठाणे क्षेत्रातील "दुमरत देव  
समोरील ठाणे महानगरपालिकेच्या प्र.३  
समोरील रोडचे नुतनिकरण करण्याच्या १  
क्र.२ (ड) मध्ये शाळा क्र.७ मागील  
२०१९ मध्ये ठाणे महानगरपालिकेच्या  
यांच्या परपरिसरात निविदा स्वा  
कार्यक्रमातील निविदा पत्रे  
आनलाईन  
निविदा शिफ्ट शासकीय/ निमर  
संस्था / स्थानिक स्वराज्य संस्था  
नोंदणीपत्र रद्द करण्याची कार्य  
निविदा प्रक्रियेत भाग घेत येणार  
ठाणे महानगरपालिकेचे संकेतस्थळ https://  
thane.nyc.gov.in वर दि.१८/०६/१९ ते ०२/०७/१९ पर्यंत  
आनलाईन निविदा महापालिकेचे संकेतस्थळ येथे दि.०  
पर्यंत सायं. १६.०० वाजेपर्यंत स्विचवरण्यत ये  
०४/०७/१९ सायं. १६.०० वाजता निविदाकर अथ  
समक्ष उपडण्यात येतील.  
ठाणे/पिआरओ/पिडब्ल्यूडी-वागळे/ २४७/१९-२०  
दि:१७.०६.२०१९ करार  
pls visit our official web-site ठाणे म  
www.thane.nyc.gov.in  
सार्वजनिक ठिकाणी बुक नका, बुक वेळ न



ठाणे महानगरपालिका

ठाणे महानगरपालिका

# लोकमत

पृष्ठ : १४+८ = २२, किंमत : ₹ ४.००

मुंबई, बुधवार, दि. १९ जून २०१९

www.etendermmrda.maharashtra.gov.in या संकेत स्थळवरून डाऊनलोड करता येईल  
शकतात. इतर ई-निविदेसंबंधीत बाबींबाबत etendersupport@mailmmrda.maharashtra.gov.in या  
ई-मेल किंवा दूरध्वनी क्र. ०२२ २६५९७४४५ द्वारे संपर्क साधता.  
ठिकाण : मुंबई  
दिनांक : १८/०६/२०१९

सही/-  
(नि. मा. कांबळे)  
कार्यकारी अधिकारी

Fulrani

## उपविभागीय अधिकारी तथा दंडाधिकारी ठाणे, विभाग ठाणे यांचे कार्यालय ठाणे

पत्रव्यवहारचा पत्ता : २१७, दुसरा मजला, जिल्हाधिकारी कार्यालय, कोर्ट नाका, ठाणे (प.) ४००६०१  
दूरध्वनी क्र. ०२२-२५४४५११० E-mail-sdothane@gmail.com  
क्र.टिडो/टे-२/कल्पवृक्ष मार्केटिंग/एम.पी.आय.डी. केसक्र.२/२००४/  
दिनांक : १२/०६/२०१९

जाहिर लिलाव नोटीस

मा.क.अ. अधिकारी गृह विभाग, मंत्रालय, मुंबई यांनी त्यांचेकडील क्र. एमपीआयडी ०२/२००४/३६/पोल-१२ दि.  
०२/०३/२००५ रोजीचे प्रत्येक महाराष्ट्र एव्हीदांच्या (वित्तीय संस्थांमधील) हितसंबंधीचे संरक्षण अधिनियम १९१९ अंतर्गत  
सहाम प्राधिकारी म्हणून घोषित केलेल्या गृह विभाग, मंत्रालय, मुंबई यांचेकडील क्र.एमपीआयडी/०२/२००४/३६/पोल-  
१२, दि. २८/०२/२००५ चे अधिसूचनेसोबत दिलेल्या अनुसुची प्रमाणे मे. कल्पवृक्ष मार्केटिंग प्रा.लि. या कंपनीची व तिच्या  
संचालकांची खालील तक्त्यात नमूद केलेली स्थावर व जंगम मालमत्ता इकडील कार्यालयामार्फत जप्त करण्यात आलेली  
आहे.

प्रस्तुत एम.पी.आय.डी.चावा क्र. ०२/२००४ मध्ये मा. अति सत्र न्यायाधीश ठाणे व मा. अति सत्र न्यायाधीश, कठड  
यांचेकडून आदेश पारित झालेले असून सदरची मालमत्ता लिलाव करणेकामी मान्यता देण्यात आलेली आहे. त्यानुसार या  
कार्यालयामार्फत सदर मालमत्ता जशी आहे त्या स्थितीत बोलीद्वारे विक्री करण्यासाठी जाहिर लिलाव करण्याचे निश्चित केले  
आहे.

ज्या व्यक्ती, संस्था, नोंदणीकृत इस्टेट दलाल सदर मालमत्ता घेणेसाठी इच्छुक असतील त्यांनी स्वतंत्र अर्ज करून सदर  
अर्जांमध्ये मालमत्तेच्या मूल्यांकनाच्या १०% रकमेचा धनाकर्ष ( Demand Draft) Sub Divisional Officer  
Thane या नावाने जाहिरात प्रसिध्द केल्यापासून ३० दिवसांत कार्यालयीन वेळेत अर्जांसह या कार्यालयाकडे जमा करावा.  
जप्त केलेल्या मालमत्तेचा तपशील खालीलप्रमाणे आहे.

### स्थावर मालमत्तेचा तक्ता

अ.क्र.	जप्त केलेली मालमत्ता	मूल्यांकन रु.
१.	पॅंगडाईज टॉवर, ९ वा मजला, गोखले रोड, नौपाडा, ठाणे (प) ९०३ व ९०४	१,७८,१४,५००
२.	पॅंगडाईज हाईट्स कल्प सुपरमार्केट स्टेशन रोड, ठाणे (प)	१२,८४,५७,०००
३.	धर्मानंद टॉवर, रुम नं. ३०३, प्रभात सिनेमा समोर, भंडार आवडी, ठाणे (प)	६६,६८,०००
४.	धर्मानंद टॉवर, रुम नं. ७०३, प्रभात सिनेमा समोर, भंडार आवडी, ठाणे (प)	७०,०१,५००
५.	कल्पवृक्ष टॉवर, रुपी बँकेसमोर, चर्द, ठाणे (बेसमेंट तळमजला व पहिला माळ)	९,२०,४५,०००
६.	ई-६०१, रवी इस्टेट, देवदयानगर जवळ, वर्तकनगर, ठाणे (प)	८२,७१,५००
७.	रुम नं. ७०४, करार को.ऑ.हो.सोसायटी, छिगनंदानी कॉम्प्लेक्स, ठाणे (प)	७३,४६,०००
८.	अपार्टमेंट, १२०४, सदगुरु गार्डन, कोपर, ठाणे (प)	४५,२८,५००

### लिलावाची तारीख खालीलप्रमाणे

वेळ	लिलावाचे ठिकाण
२४.०६.२०१९ १२.०० वा.	उपविभागीय अधिकारी ठाणे, विभाग ठाणे यांचे कार्यालय, ठाणे २१७, दुसरा मजला, जिल्हाधिकारी कार्यालय, कोर्टनाका, ठाणे (प)

सही/-  
(अविनाश शिंदे)  
उपविभागीय अधिकारी तथा  
दंडाधिकारी ठाणे, विभाग ठाणे

अटी :-

- १) लिलाव झाल्यावर जाहिर लिलाव घेणाऱ्या व्यक्तीस उर्वरित रक्कम १ महिन्यात भरवी लागेल.
- २) उर्वरित रक्कम भरण्यास असमर्थ ठरल्यास लिलावावेळी भरलेली १०% रक्कम जप्त करण्यात येईल.
- ३) वरील प्रत्येक मालमत्तेचा जाहिर लिलाव स्वतंत्र बोलीद्वारे करण्यात येईल.
- ४) सदर मालमत्तेच्या नोंदणीचा खर्च, सदर सदनिकांच्या Society Maintenance ची धकीत रक्कम, Society Property Transfer Charges, धकीत मालमत्ता व पाणी कर, धकीत विद्युत बिल इ. च्या देयकाची जबाबदारी प्राप्त लिलाव धारकाची राहिल.
- ५) योग्य कारणास्तव लिलाव स्थगित करणे अथवा रद्द करण्याचे अधिकार उपविभागीय अधिकारी तथा दंडाधिकारी ठाणे यांना आहेत.



ठिकाण : ठाणे  
दिनांक : १३/०६/२०१९

सही/-  
(अविनाश शिंदे)

७१

# मुंबई TIMES रिपोर्टर

**CITIZEN REPORTER**  
 निवृत्त/पदाभ्यास करणारा,  
 कालांतराने पुढील उपाय  
 या वेळी या वेळी  
 in Reporter हे ही  
 आ, ईश्वर ही सदा  
 व सैन्य स्वीकारण  
 श्रेष्ठ करण येईल.



हि कु

ADVERTORIAL ENTERTAINMENT PROMOTIONAL FEATURE

66353636

20/06/2019

मनसे  
पुजारी टो  
म. टा. प्रति

## कल्पवृक्ष फणार ?

### २७ कोटींच्या मालमत्तांसाठी २४ जूनला पुन्हा लिलाव

#### मठा विशेष

म. टा. विशेष प्रतिनिधी, ठाणे

१४ लाख टेकॅटाचे सुमारे २११ कोटी रुपये हद्द करणऱ्या कल्पवृक्ष सर्वोदय कंपनीचे मालमत्ता विकून टेकॅटाचे फेरे अर्ध करणारे, या ठाणे कल्पवृक्ष कंपनीचे अध्यक्ष अशोक अडेजाकर अडेजाकर किरण निरंज साहा होय. मात्र, या लिलावाकरिता मालमत्ता खोटी करणऱ्या फेरेस प्रतिष्ठित निवृत्त मालमत्ता विक्री प्रकल्प आहे. फेरेस कंपनीचे मालमत्ता विक्री प्रकल्प २४ जून रोजी पुन्हा लिलाव होईल असे अडेजाकर यांनी सांगितले आहे. मालमत्ता विक्री प्रकल्प २४ जून रोजी पुन्हा लिलाव होईल असे अडेजाकर यांनी सांगितले आहे.

#### मठा भूमिका

हरभारच

मठा भूमिका  
 १ व अक्षरव्यती  
 विद्वत लक्ष्मी  
 या प्रतिष्ठित  
 वेळीच्या साय  
 मालमत्ता  
 प्रकल्प आहे.  
 मालमत्ता  
 २४ जून रोजी  
 पुन्हा लिलाव  
 होईल असे अडेजाकर  
 यांनी सांगितले आहे.

३१ कोटींच्या मालमत्तांसाठी २४ जूनला पुन्हा लिलाव



३१ कोटींच्या मालमत्तांसाठी २४ जूनला पुन्हा लिलाव

३१ कोटींच्या मालमत्तांसाठी २४ जूनला पुन्हा लिलाव

३१ कोटींच्या मालमत्तांसाठी २४ जूनला पुन्हा लिलाव

३१ कोटींच्या मालमत्तांसाठी २४ जूनला पुन्हा लिलाव

३१ कोटींच्या मालमत्तांसाठी २४ जूनला पुन्हा लिलाव

३१ कोटींच्या मालमत्तांसाठी २४ जूनला पुन्हा लिलाव

३१ कोटींच्या मालमत्तांसाठी २४ जूनला पुन्हा लिलाव





ट न न - ५  
वस्त क्र 399Y / 2020  
92L / 93Y



भारतीय विशिष्ट लोकसं प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

नोंदणी क्रमांक/Enrolment No.: 1218/16096/01797

To: Chetan Ravindra Savant  
(चेतन रविंद्र सावंत)  
A/2, BALSUNDER CHS  
MAHATMA GANDHI ROAD  
NR NAUPADA POLICE STATION  
NAUPADA  
Thane  
Thane  
Maharashtra - 400602

Date: 26/05/2011



EY 07075821 7 IN

Ref. No: 26052011-54929

आपला आधार क्रमांक / Your Aadhaar No. :

**9349 9179 8724**

आधार - सामान्य माणसाचा अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



चेतन रविंद्र सावंत  
Chetan Ravindra Savant

जन्म वर्ष / Year of Birth : 1971  
पुरुष / Male

9349 9179 8724



आधार - सामान्य माणसाचा अधिकार

*Signature*

*Signature*

**Self Attested**

उपविभागीय अधिकारी तथा दंडाधिकारी ठाणे, उपविभाग ठाणे यांचे कार्यालय, ठाणे  
व्यवस्थापकाचा पत्ता - २१, २, दुग्ग मजला, निवृत्तीधिकारी कार्यालय, कोर्ट नाका, ठाणे (प.) ४००६०१ दुरध्वनी क्र.०२२-२५३२५२२०  
E-mail-sdothane@gmail.com

क्र.टि.डा./ट-२/कल्पवृक्ष मार्केटिंग/एम.पी.आय.डी.कंस क्र.२/२००४

श्री. नंदकेशर देशमुख  
महसूल नायब तहसिलदार,  
तहसिल कार्यालय ठाणे

दिनांक २१/१२/२०१९

ट न न - ५
दस्त क्र ३९९५ /२०२०
१२९/१३५

विषय :- मे.कल्पवृक्ष मार्केटिंग प्रा.लि. या कंपनीचा विरुद्ध एम.पी.आय.डी.  
अधिनियम १९९९ अंतर्गत जप्त केलेल्या मालमत्तेबाबत.

मा.कक्ष अधिकारी, गृह विभाग, मंत्रालय, मुंबई यांनी त्यांचेकडील क्र.एमपीआयडी  
०२/२००४/३६/पाल-१२ दि.२/३/२००५ रोजीचे पत्रान्वये महाराष्ट्र ठेवीदारांच्या (वित्तीय संस्थांमधील) हितसंबंधांचे संरक्षण  
अधिनियम १९९९ अंतर्गत सक्षम प्राधिकारी म्हणून घोषित केलेबाबत गृह विभाग, मंत्रालय, मुंबई यांचेकडील  
क्र.एमपीआयडी/०२/२००४/३६/पाल-१२, दि.२८/०२/२००५ चे अधिसूचनेसोबत दिलेल्या अनुसुची प्रमाणे मे.कल्पवृक्ष  
मार्केटिंग प्रा.लि. या कंपनीचा व तिच्या संचालकांची स्थावर व जंगम मालमत्ता इकडील कार्यालयामार्फत जप्त करण्यांत  
आलेली आहे.

प्रस्तुत एम.पी.आय.डी. दावा क्र.०२/२००४ मध्ये मा. अति सत्र न्यायाधिश ठाणे यांचेकडून आदेश  
पारित झालेला असून सदरची मालमत्ता लिलाव करणकामी मान्यता देणेत आलेली आहे. त्यानुसार या कार्यालयामार्फत  
आवश्यक तो कार्यवाही करून यापूर्वी दोन मालमत्तांबाबतचे लिलाव प्रक्रिया पूर्ण करण्यांत आलेली आहे. त्यानंतर  
दि.२४/०७/२०१९ रोजी पुनश्च लिलाव प्रक्रिया करण्यात आले असून सदरचे लिलावात ई-६०१, रवी इस्टेट, देवदयानगर  
जवळ, वर्तकनगर, ठाणे (प) या मालमत्तेचा लिलाव झालेला असून सदरची मालमत्ता श्री. चेतन रविंद्र सावंत यांनी  
लवार्धिक म्हणजेच रु.८२.७६.५००/- ची अंतिम बोली बोलल्याने त्यांना सदरचा लिलाव प्राप्त झालेला आहे.

मालमत्ता ई-६०१, रवी इस्टेट, देवदयानगर जवळ, वर्तकनगर, ठाणे (प) करीता श्री. चेतन रविंद्र सावंत  
यांना रक्कम रु. ८२.७६.५००/- उपविभागीय दंडाधिकारी ठाणे, उपविभाग ठाणे यांचे भारतीय स्टेट बँक, ठाणे शाखा  
याथील खात्यावर घनादंशाद्वारे जमा केलेली आहे. वरीलप्रमाणे एका मालमत्तेची लिलाव प्रक्रिया पूर्ण झालेली असून  
फलवाचाचा पूर्ण रक्कम जमा झालेला आहे.

प्रस्तुत प्रकरणात लिलावधारकांना त्यांनी लिलावाद्वारे घेतलेली सदनिका दृश्यम निबंधक यांचेकडून  
नांदणांकृत खर्चाबाबत त्यांचे नाव करून देणेबाबत मालमत्ता ई-६०१, रवी इस्टेट, देवदयानगर जवळ, वर्तकनगर, ठाणे  
(प) Sales Certificate करण्याकरिता आपणांस प्राधिकृत करण्यात येत आहे. तरी सदरची प्रक्रिया तात्काळ पूर्ण  
करण्यात यावी व तसा या कार्यालयास अहवाल सादर करावा.

*[Handwritten Signature]*

*[Handwritten Signature]*  
सदर प्राधिकारी  
उपविभागीय दंडाधिकारी  
ठाणे उपविभाग ठाणे

*[Handwritten Signature]*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SURVE MANOJKUMAR SAKHARAM

SAKHARAM GOVIND SURVE

01/06/1969  
Permanent Account Number

AZKPS0034M

Signature



ट न न - ५  
दस्त क ९९९५ /२०२०  
९३० /९३५



महाराष्ट्र शासन  
महसूल विभाग

त्रिन्नाधिकारी कार्यालय, ठाणे  
फोन नं : ०२२-२५३४३६३६

ओळखपत्र क्र. :  
नाव : श्री. मनीजकुमार सुरवे  
पद : नांगल लक्ष्मणदास

कारकाची घडी

त्रिन्नाधिकारी ठाणे

पत्ता : साईधाम अपार्ट सेक्टर १६,  
कम नं ३०५, चोखोली वी रोड,  
दुबळी : ८८८२००६६,  
रत्नगट : B +



- हे ओळखपत्र जपून ठेवावे.
- या ओळखपत्राचा प्रवापर केल्यास त्रिन्नाधिकारी कार्यालय कारण्यात येईल.
- ओळखपत्र हरविल्यास त्रिन्नाधिकारी कार्यालय कारण्यात येईल.
- कार्याचारी निवृत्त झाल्यास किंवा अन्य कोणत्याही कारणाने हे ओळखपत्र परत करावे.
- हे ओळखपत्र सापडल्यास कोणत्याही प्रकारचा किनासाई पाठवावे.



भारत सरकार



मनीजकुमार सखाराम सुरवे  
Manojkumar Sakharam Surve  
जन्म तारीख/DOB: 01/06/1969  
पुरुष/ MALE  
Mobile No: 9326395026  
6992 0937 0055  
VID : 9171 3615 2328 3584

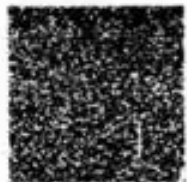


माझे आधार, माझी ओळख



भारत सरकार

पत्ता:  
१०६ रॉयल पार्क, एकता मार्ग, मारुती मंदिर, रत्नागिरी,  
मारुती मंदिर, रत्नागिरी,  
महाराष्ट्र - ४१५६१२  
Address :  
106 royal park, ekta marg, maruti mandir,  
ratnagiri, maruti mandir, Ratnagiri,  
Maharashtra - 415612



Handwritten signature

Handwritten signature

Self Attested



*S.C. Savant*

भारत सरकार  
GOVERNMENT OF INDIA

संयुक्ता चेतन सावंत  
Sanyukta Chetan Savant  
जन्म तारीख / DOB : 26/11/1977  
महिला / FEMALE

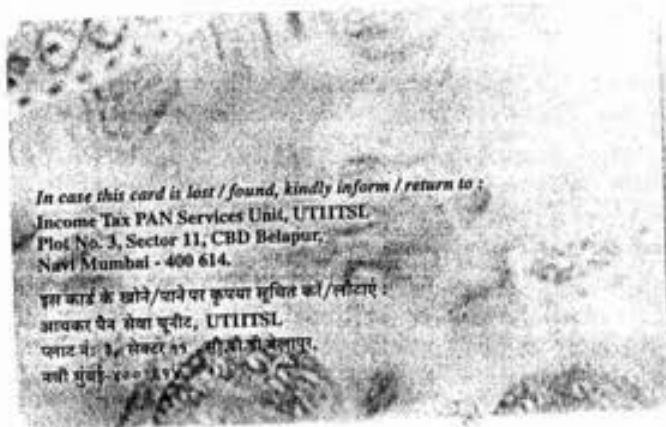
8070 9433 3252

आधार - सामान्य माणसाचा अधिकार

*S.C. Savant*

**Self Attested**

ट न न - ५  
दस्त क 3994 / 2020  
939 / 934



*Savant*

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:  
A/2, BALSUNDER C. H. S. M.  
G. ROAD, NR NAUPADA  
POLICE STATION, NAUPADA,  
THANE WEST, Thane, Thane,  
Maharashtra, 400602

1947 1000 300 1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bangalore-560 001

*W. M. Sable*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

MANOHAR S JADHAV  
SHANKAR NARAYAN JADHAV

07/10/1956

Permanent Account Number  
AFFPJ2098K

Signature

M.S. Jadhav

M.S. Jadhav

ट न न - ५  
क्र. 3994 / 2020  
932 / 934

भारत सरकार  
GOVERNMENT OF INDIA

मानोहर शंकर जाधव  
Manohar Shankar Jadhav

जन्म वर्ष / Year of Birth : 1956  
पुल्ल / Male

2520 4391 2214

सामान्य माणसाचा अधिकार

M.S. Jadhav

Self Attested

भारतीय विशिष्ट ओळख प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: प्लॉट ३, सेक्टर ११, नवी मुंबई, महाराष्ट्र  
पिन: ४०० ६१४

Address: PLOT 3, SECTOR 11, NAVI MUMBAI, MAHARASHTRA  
PIN: 400 614

1947  
1500 152 1947

info@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1147,  
Complex 109 851

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTIISL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

या कार्ड को जाने पर कृपया सूचित करें / लौटाये :

आयकर पैन सेवा यूनिट, UTIISL  
प्लॉट नं. ३, सेक्टर ११, सी.डी.बेलपुर,  
नवी मुंबई-४०० ६१४.



M.S. Jadhav

M.S. Jadhav

Jadhav

Jadhav





कारकाची मही

# महाराष्ट्र शासन



## महसूल विभाग

जिल्हाधिकारी कार्यालय, ठाणे

फोन नं : 022-25343636

ओळखपत्र क्र. :

नाव : श्री. मीनाजकुमार सुर्वे

पद : जोगल लक्ष्मणदार

जिल्हाधिकारी कार्यालय

ट न न - ५
दस्त क्र 399Y / 2020
933 / 93Y

पत्ता : साईधाम अपार्ट सेक्टर १६,  
 काम नं ३०५, धोळीली रोड  
 इच्छनी : ८८८८२५७८६६  
 रकमगट : B+



- हे ओळखपत्र जपून ठेवावे.
- या ओळखपत्राचा प्रस्ताव फिल्यास करणे याची काळजी घ्यावी.
- ओळखपत्र हरविण्याबाबतची काळजी घ्यावी.
- कार्यचारी निवृत्त झाल्यावर किंवा अन्य कोणत्याही कारणाने हे ओळखपत्र परत करावे.
- हे ओळखपत्र सापडल्यास किंवा अन्य कोणत्याही कारणाने पाठवावे.

*Signature*

### Self Attested



335/3115

शुक्रवार, 14 फेब्रुवारी 2020 6:47 म.नं.

दस्त गोपवारा भाग-1

टनन5

938/939

दस्त क्रमांक: 3115/2020

दस्त क्रमांक: टनन5 /3115/2020

बाजार मूल्य: रु. 82,68,500/-

मोबदला: रु. 82,76,500/-

भरलेले मुद्रांक शुल्क: रु.5,79,400/-

दु. नि. सह. दु. नि. टनन5 यांचे कार्यालयात

पावती:3667

पावती दिनांक: 14/02/2020

अ. क्र. 3115 वर दि.14-02-2020

सादरकरणाराचे नाव: चेतन रविंद्र सावंत - -

रोजी 6:46 म.न. वा. हजर केला

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2700.00

पृष्ठांची संख्या: 135

एकूण: 32700.00

दस्त हजर करणाऱ्याची सही.

Joint Sub Registrar, Thane 5

Joint Sub Registrar, Thane 5

दस्ताचा प्रकार: सेल सर्टिफिकेट

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

शिक्का क्रं. 1 14 / 02 / 2020 06 : 46 : 25 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 14 / 02 / 2020 06 : 47 : 04 PM ची वेळ: (फी)

**-प्रतिज्ञा पत्र -**

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीत दाखल केला आहे. दरतानाधील संपूर्ण मजकूर मिथ्यादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दरतानी सत्यता काय ती बाबी साठी खालील मिथ्यादक व्यक्ती संपूर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणत्याही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

दस्त हजर करणाराची सही

दस्त हजर करणाराची सही





14/02/2020 6 56:15 PM

दस्त गोषवारा भाग-2

टनन5 9341934

दस्त क्रमांक:3115/2020

दस्त क्रमांक :टनन5/3115/2020

दस्ताचा प्रकार :-मेल सर्टिफिकेट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ध्यायाचित्र	अंगठ्याचा ठसा
1	नाव:महाराष्ट्र शासन तर्फे आणि उपविभागीय अधिकारी ठाणे यांचे तर्फे नायब तहसिलदार ठाणे तथा एक्झीक्युटिव्ह मॅजीस्ट्रेट श्री मनोजकुमार मखाराम मुर्वे पत्ता:-, तहसिलदार कंपाऊंड, -, स्टेशन रोड, ठाणे, कासर्वदावअलि, MAHARASHTRA, THANE, Non-Government. पॅन नंबर:AZKPS0034M	लिहून घेणार वय :-50 स्वाक्षरी:-		
2	नाव:चेतन रविंद्र सावंत - - पत्ता:ए/2, तळमजला, बालसुंदर को.ऑ.ही.सोसायटी लि., महात्मा गांधी रोड,, नौपाडा पोलीस स्टेशनजवळ, नौपाडा, ठाणे, गोखले रोड (ठाणे), MAHARASHTRA, THANE, Non-Government. पॅन नंबर:BFXPS0492B	लिहून घेणार वय :-49 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित मेल सर्टिफिकेट चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्का क्र.3 ची वेळ:14 / 02 / 2020 06 : 54 : 36 PM

ओळख:-

खालील इमम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	ध्यायाचित्र	अंगठ्याचा ठसा
1	नाव:मनोहर शंकर जाधव - - वय:65 पत्ता:घोरड सोसायटी, गणेश मंदिर, चरई, ठाणे पिन कोड:400601		
2	नाव:संयुक्ता चेतन सावंत - - वय:43 पत्ता:ए/2, तळमजला, बालसुंदर को.ऑ.ही.सोसायटी लि., महात्मा गांधी रोड, नौपाडा पोलीस स्टेशनजवळ, नौपाडा, ठाणे पिन कोड:400602		

शिक्का क्र.4 ची वेळ:14 / 02 / 2020 06 : 55 : 38 PM

शिक्का क्र.5 ची वेळ:14 / 02 / 2020 06 : 56 : 10 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar, Thane 5

EPayment Details.

sr. Epayment Number  
1 MH006976188201920S

Defacement Number  
0006247808201920

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प्रमाणित करण्यात येते की,  
सदर दस्तास.....934..... पाने असून  
सदर दस्त पुस्तक क्र.....9..... चे  
दस्त क्रमांक.....3115..... वर नोंदवला.

सह दुय्यम निबंधक वर्ग-२ ठाणे क्र. १  
दिनांक :- १४/२/२०२०







14/02/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

दस्त क्रमांक : 3115/2020

नोंदणी :

Regn:63m

गावाचे नाव : माजिवडे

(1) विलेखाचा प्रकार	सेल सर्टिफिकेट
(2) मोबदला	8276500
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	8268500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : , इतर माहिती: सदनिका क्र. 601, माळा नं: 6 वा मजला, बिल्डींग ई, इमारतीचे नाव: रवी इस्टेट बिल्डींग नं.सी डी ई एफ जी को.ऑ.ही.सी.लि रवि इस्टेट कॉम्प्लेक्स, रोड नं: देवदयानगर समोर, वर्तकनगर, ठाणे, सदनिकेचे क्षेत्रफळ 880 चौ.फुट बांधीव( ( Survey Number : सर्वे नं. 189 हिस्सा नं. 1/1 पार्ट, सर्वे नं. 190 हिस्सा नं. पार्ट, सर्वे नं. 192 हिस्सा नं. 1 पार्ट, सर्वे नं. 194 हिस्सा नं. 5 ; ) )
(5) क्षेत्रफळ	1) 880 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- महाराष्ट्र शासन तर्फे आणि उपविभागीय अधिकारी ठाणे यांचे तर्फे नायब तहसिलदार ठाणे तथा एक्झीक्युटिव्ह मॅजीस्ट्रेट श्री मनोजकुमार सखाराम सुर्वे - वय:-50; पत्ता:-, -, तहसिलदार कंपाऊंड, -, स्टेशन रोड, ठाणे, कासर्वदावअलि, MAHARASHTRA, THANE, Non-Government. पिन कोड:-400601 पॅन नं:-AZKPS0034M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- चेतन रविंद्र सावंत - - वय:-49; पत्ता:- ए/2, तळमजला, बालसुंदर को.ऑ.ही.सोसायटी लि., महात्मा गांधी रोड,, नौपाडा पोलीस स्टेशनजवळ, नौपाडा, ठाणे, गोखले रोड (ठाणे), MAHARASHTRA, THANE, Non-Government. पिन कोड:-400602 पॅन नं:-BFXPS0492B
(9) दस्तऐवज करून दिल्याचा दिनांक	14/02/2020
(10) दस्त नोंदणी केल्याचा दिनांक	14/02/2020
(11) अनुक्रमांक, खंड व पृष्ठ	3115/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	579400
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-



(1) Within the limits of any Municipal Corporation or any Cantonment area annexed to it. ठाणे-५

सह दुय्यम निबंधक, ठाणे क्र. ५

