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पावती

Original/Duplicate

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

दस्तावेजाचा 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,पोटहिसा 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.⁰⁰³

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.



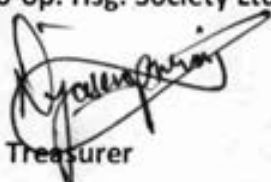

7. All society dues in respect thereof have been paid up to date vide pay order no. 839897 drawn on Axis Bank, Thane(w)dated 26/08/2019 for the amount Rs. 13,17,786/- . We also confirm that there are no outstanding society dues/ charges payable by the said member in respect of the said flat.

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
	TOTAL	52184.00
	Additional Previous Dues (Principle Amt)	704350.00
	Additional Previous Dues (Interest Amt.)	561224.00
	Less Adjustments	0.00
	Net Payable	1317758.00
	Rupees Thirteen Lakh Seven Seven Hundred Fifty Eight Only	
	Due Date : 25/07/2019	

E. & O.E

Note: 1) Please mention Name, Flat No. & 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 & 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

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

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 माळा)

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) = $(८८०/१०.७६) \times (१२०४०० \times १.०५ \times ०.८)$
 (रुपया मागे)

= 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. ०२/०३/२००६ रोजीचे घड्याळी महागट्ट टेबॅरीदारांच्या (वित्तिय संस्थांमधील) वित्तिय संस्थांचे संरक्षण अधिनियम १९९६ अंतर्गत सक्षम प्राधिकारी म्हणून घोषित केलेल्या वृक्ष विभाग, मजला, मुंबई यांचेकडील क्र. एमपीआयडी/०२/२००४/३६/पोल-१२ दि. २८/०२/२००६ चे अधिसूचनेसोबत दिलेल्या अनुसूची प्रमाण म्. कल्पवृक्ष मार्केटिंग प्रा. लि. या कंपनीची व तिच्या संमालकांची खालील तक्त्यात नमुद केलेली स्थावर व जंगम मालमत्ता इकातील कार्यालयकार्यालय जप्त करण्यात आलेली आहे.

प्रस्तुत एम.पी.आय.डी.च्या क्र. ०२/२००४ मध्ये मा. उर्वीत सत्र न्यायाधीश ठाणे व मा. उर्वीत 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 बोलीदारे विक्री करण्यासाठी जाहीर लिलाव करण्याचे निश्चित केले आहे.

त्या व्यतिरिक्त, संस्था, नोंदणीकृत इस्टेट दलाल सदर मालमत्ता घेण्यासाठी इच्छुक असतील त्यांनी स्वतंत्र अर्ज करून सदर अर्जामध्ये मालमत्तेच्या मूल्याकनाच्या 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 तपरील खालीलप्रमाणे आहे.

स्थावर मालमत्तेचा तक्त्या

अ.क्र.	जप्त केलेली मालमत्ता	मूल्यांकन रु.
१.	पॅगवॉर्ज टॉवर, ९ वा मजला, गोखले रोड, नौपाडा, ठाणे (प) ९०३ व ९०४	१,७८,१४,५००
२.	पॅगवॉर्ज हाईडस कल्प सुपरमार्केट स्टेशन रोड, ठाणे (प)	१२,८४,५०,०००
३.	धर्मानंद टॉवर, रुम नं. ३०३, प्रभात सिनेमा समोर, भंडार आडवी, ठाणे (प)	६६,६८,०००
४.	धर्मानंद टॉवर, रुम नं. ७०३, प्रभात सिनेमा समोर, भंडार आडवी, ठाणे (प)	७०,०१,५००
५.	कल्पवृक्ष टॉवर, रुी बँकिसमोर, घाई, ठाणे (बेसमेंट तळमजला व पहिल्या मजला)	१,२०,४५,०००
६.	ई-६०१, रुी 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 ताखी 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 उर्वीत रक्कम १ महिनात भठवी लागेल.
- २) उर्वीत रक्कम भरण्यास असमर्थ ठरल्यास लिलावावळी भरलेली १०% रक्कम जमा करावयात येईल.
- ३) वरील प्रत्येक मालमत्तेचा जाहीर लिलाव स्वतंत्र बोलीदारे करण्यात येईल.
- ४) सदर मालमत्तेच्या नोंदणीचा खर्च, सदर संपत्तीच्या Society Maintenance ची घडविले रक्कम, Society Property Transfer Charges, घडविले मालमत्ता व पाणी कर, घडविले विविध विल इ. अ्या देयकाची जबाबदारी प्राप्त लिलाव घेणाऱ्याची राईल.
- ५) योज्य करवावयातय लिलाव स्वयंता कले अथवा १६ कल्पवृक्ष अधिकार उपविभागीय अधिकारी तथा दंडाधिकारी ठाणे यांचे आहेत.

खारी (टीपीएनवी)
परिचारासाठी हे
सफाई सेवा. २)
(२०१९-२० ३)
खारीय भाग - २.
३) ४) इत्यादी ठेव
२४ (पीपीएस) माहिने
मूल्या: रु. ५,१००/-
(६% जॉरसटीसाठी)
(५)

enders in या
चा. पासून उपलब्ध
ट्रिडिंग इंजिनीअर
(टीपी-III)
www.ipea.com

कृत विलस से मुहरवंत

क्रमा
श्री
श्री

019 04.07.2019
सुबह 11.00
बजे

आजो को website
के लिए डाउनलोड
किए गए अपरम
सही- 07479
हमलता यु.
प्रभावी
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 चेतन 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 चेतन 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 चेतन सावंत

गुपबारा पत्रक (गहरी क्षेत्र - वाशीव)					
Valuation ID	202002145166	14 February 2020,05:17:01 PM			
गुपबाराचे वर्ष	2019				
विभाग	उत्पे				
गुप विभाग	सालुका : उत्पे गवराचे पत्र : वाशीवटे (उत्पे गवरावलीका)				
उप गुप विभाग	6/24-31-4) रोडवारा रोड क्रमांक 2 उत्पे व उत्पेवलीका विभाग व उत्पेवारा व उत्पेवारा इत्यादी उत्पे उत्पेव				
सेवाचे नाव	Thane Municipal Corporation		सर्वी सेवा / व, गु, उत्पेव :		
वार्षिक गुप वर गवरावुवारा गुपवारा व,					
गुप उत्पेव	विभागी उत्पेव	वाशीव	उत्पे	उत्पेव	सेवावाराचे एकक
56200	120400	142400	179300	142400	वै, वीव
वाशीव क्षेत्राची माहिती					
वाशीव क्षेत्र (Built Up)-	81,754वै, वीव	विभागीवारा उत्पे-	विभागी उत्पेव	विभागीवारा उत्पे-	वाशीव
वाशीववाराचे उत्पेवारा-	1-उत्पे वी वी	विभागीवारा व -	11 to 20वै	गुपवारा/वाशीववारा व-	Rs.120400/-
उत्पेवारा उत्पेव -	उत्पे	गवरा -	5th to 10th Floor		
Sale Type -					
>					
पत्रा-गुपवारा विभागीवारा उत्पे वी, वीव गुपवारा		= (वार्षिक गुपवारा * पत्रा-गुपवारा उत्पेवारा) * गवरा विभाग पत्रा/व			
		= (120400 * (80 / 100)) * 105 / 100			
		= Rs.101136/-			
A) गुप विभागीवारा गुप		= वीव उत्पेव गुप व * विभागीवारा व			
		= 101136 * 81.754			
		= Rs.8268272.544/-			
एकवित्त उत्पेव गुप		= गुप विभागीवारा गुप + गवरावारा गुप + उत्पेवारा उत्पेव वीव गुप + गवरावारा उत्पेव गुप + वीव उत्पेव गुप + वीव वारा उत्पेव गुप + गुप उत्पेवारा वारा उत्पेव गुप + उत्पेव वीववारा गुप उत्पेव गुप + उत्पेव वीववारा			
		= A + B + C + D + E + F - G + H + I			
		= 8268272.544 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
		= Rs.8268272.544/-			

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Home Print

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दस्त क 399Y / 2020
9 / 193Y



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. k.



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
: Maharashtra
: 400606
Consideration : 82,76,500.00/-
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

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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 28th 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 28th 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 6th 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 28th February 2005, which is



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 10th 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 16th February 2017, hereinafter referred to as the "SAID ORDER", passed by Special Judge, Hon'ble 10th 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 16th February 2017, passed by Special Judge, Hon'ble 10th 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 24th July, 2019, in Room No.217, on 2nd 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 26th April, 2001, which is duly Registered with the office of Sub-Registrar of Assurances, Thane-1, at document Sr.No.Printed/2228/2001, on 1st 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 6th 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 26th 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 26th April, 2001, which is duly Registered with the office of Sub-Registrar of Assurances, Thane-1, at document Sr.No.Printed/2228/2001, on 1st 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 26th 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;

- a) 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.
- b) 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.
- c) 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.
- d) 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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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.

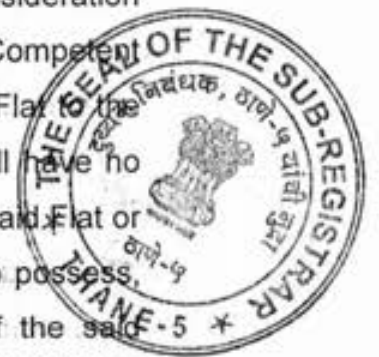
13] The Competent Authority also do hereby agree and declare that, the said Flat and the said fully paid-up Shares of the said Society have been purchased by him and that no other Member of their MRS. SHAILA UMESH KHADE AND MR. UMESH M. KHADE his Family or any other person or persons save and except 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.

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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 1st 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.



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- 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 6th 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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दस्त क 3994 / 2020

१८/१३५

-: 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. Jadhav

2) S. C. Savant

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



1) M. S. Jadhav

2) S. C. Savant





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दस्त क 3994 / 2020

92/934

-: 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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दस्त क 3994 / 2020
20/934

-: 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 6th 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 ^{14/2}~~10/20~~ 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 3349/2096
 23/2

NOTIFICATION

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

Dated the 8. 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;

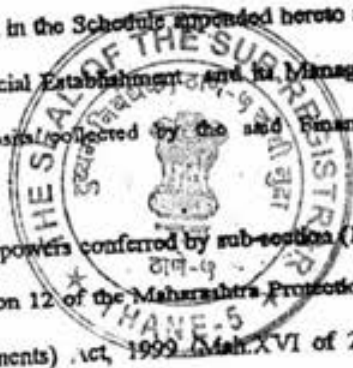
ट न न - १९
 दस्त क्रमांक 3775/2020
 29/934

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
 २२/१३५

(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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 वस्त क्र. ३९९५ / २०१८
 २२/१३५

SCHEDULE

List of properties of Mrs. Kalpavriksha Murti Pr. 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.

MOVABLE PROPERTY:

1. Furniture, 2 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 Babu 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)



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दस्त क 3994 / 2020

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दस्त क्रमांक 3437 / 2016

22 / 12

- 52 97
- 6) Nitesh Vinayak Bagwe.
Thane.
- 7) Pravin Chandrakant Surve.
402, Kalanidhi, Thakur Nagar, Mulund, Mumbai.
- 8) Suvarna Vasant Padi.
Mangpada Road, Mulund (East), Mumbai.
- 9) Shri Vishnu Kanchandra Bhat.
1/102, Jai Swami Samarth Society, Kalayn (E).
- 10) Director General & Inspector General of Police, Maharashtra State, Mumbai.
- 11) The Principal Secretary (L&JD), Mantralaya, Mumbai.
- 12) Smt S.P. Joshi, 2nd Addl. District Judge & Additional Session Judge, Thana.
- 13) The Commissioner of Police, Thane. / S. P., C I D, Karm Bhawan, Navi
- 14) The Collector, Thane.
- 15) The Sub Divisional Officer, Thane Division, Thane.
- 16) The Accountant General, Maharashtra - 2 (A&E/Audit), Mumbai
- 17) 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.
- 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

ट न न - २
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

ट न न - ५
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.(स.प्र.) जिल्हाधिकारी

Thane
Date : 16.02.2017

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

Collector Office, Thane

23/02/2017

02201771360



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

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दस्त क 934
25/12

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.



(Signature)

महाराष्ट्र शासन
नोंदणी व मुद्रांक विभाग

नोंदणी व मुद्रांक शुल्क याकरिता भरण्याचे 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 नं.)

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 _____ जिल्ह्याच्या/तालुक्याच्या बाजार
संस्थातील विभाग क्रमांक _____ मधील अ / क या दर _____ प्रति चौ. मी. /
या मालमत्तेची येणारी किंमत _____

Sharma

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ट न न - ५
दस्तक 3994 / 2020
2L / 934

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,
 Jammabhoomi 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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दस्तक 3994 / 2020
2e / 934

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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दस्तावेज 3994 / 2020
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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.

[Handwritten Signature]



[Handwritten Signature]

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दस्त क 3994 / 2020
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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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दस्त क 3994 / 2020
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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:

[Handwritten Signature]



[Handwritten Signature]

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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 6th April 1998 and have also granted Irrevocable Power of Attorney in respect in the said property on 6th 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.



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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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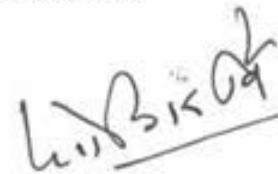
AND WHEREAS in 'the said Property ' 'the DEVELOPERS' alone has the sole and exclusive right to sell the flats/office premises/parking space and other premises in the buildings to be constructed on 'the said Property ' to enter into agreement/s with the PURCHASERS of such premises and to receive the sale 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 6th 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 6th 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 '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



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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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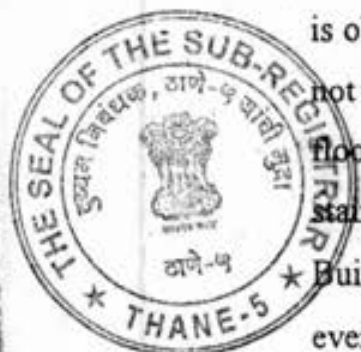


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16. With intention to bind 'the PURCHASER/S' himself/ herself/ themselves and his/her/their successors in title who may for the time being be entitled to the benefit under this agreement 'the PURCHASER/S' hereby covenant with 'the DEVELOPERS' as follows:

[a] To maintain the said flat at 'the PURCHASER/S' own costs in good tenable 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



'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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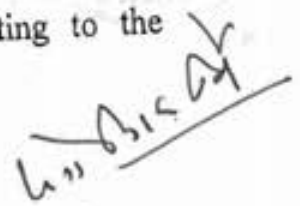
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the said proposed building on 'the said Property' and/or all the building/s on 'the said Property' being not ready for occupation simultaneously and in the event of 'the DEVELOPERS' offering possession of the said premises earlier than completing all 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



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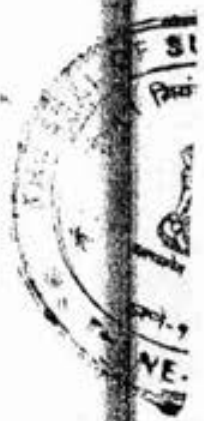
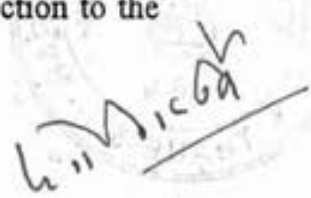
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premises which have not been allotted ~~and/or acquired~~ and/or agreed to be sold at the time when the said Building/s is transferred as aforesaid and the body of purchaser/s shall admit 'the DEVELOPERS' or its nominee or assignees as its members 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.



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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

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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

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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

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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
- (c) Swimming Pool.



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दस्तक 3994 / 2020

७५ / १३५

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]

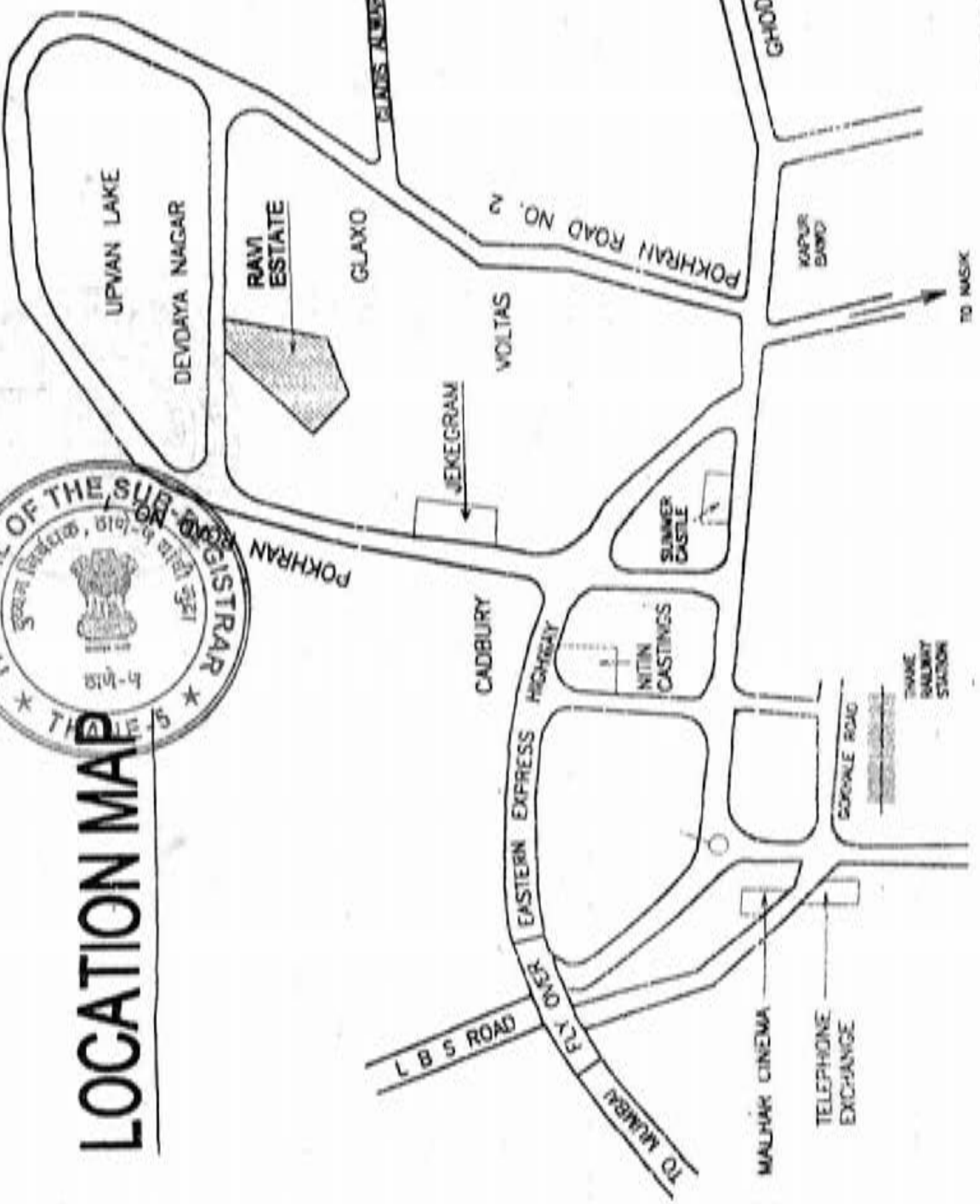
[Signature]

[Signature]

ANNEXURE - I

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दस्त क 3994 / 2020
७८ 1934

YEOR VILLAGE



LOCATION MAP

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1934

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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. / क्रमांक 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 आलायक उपलब्धतेनुसार ठामपा फक्त विण्याचा वाण्याचा पुरवठा करेल.
- ६) वापर परवान्यापूर्वी वृक्ष, पाणी, इन्धन किमानाकडोल ना हरजत दाखवता आलायक आलायक.



WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE 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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दस्तावेज 3994 / 2020

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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

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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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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Shailesh D. ThakkarB. 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

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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. Fatel 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

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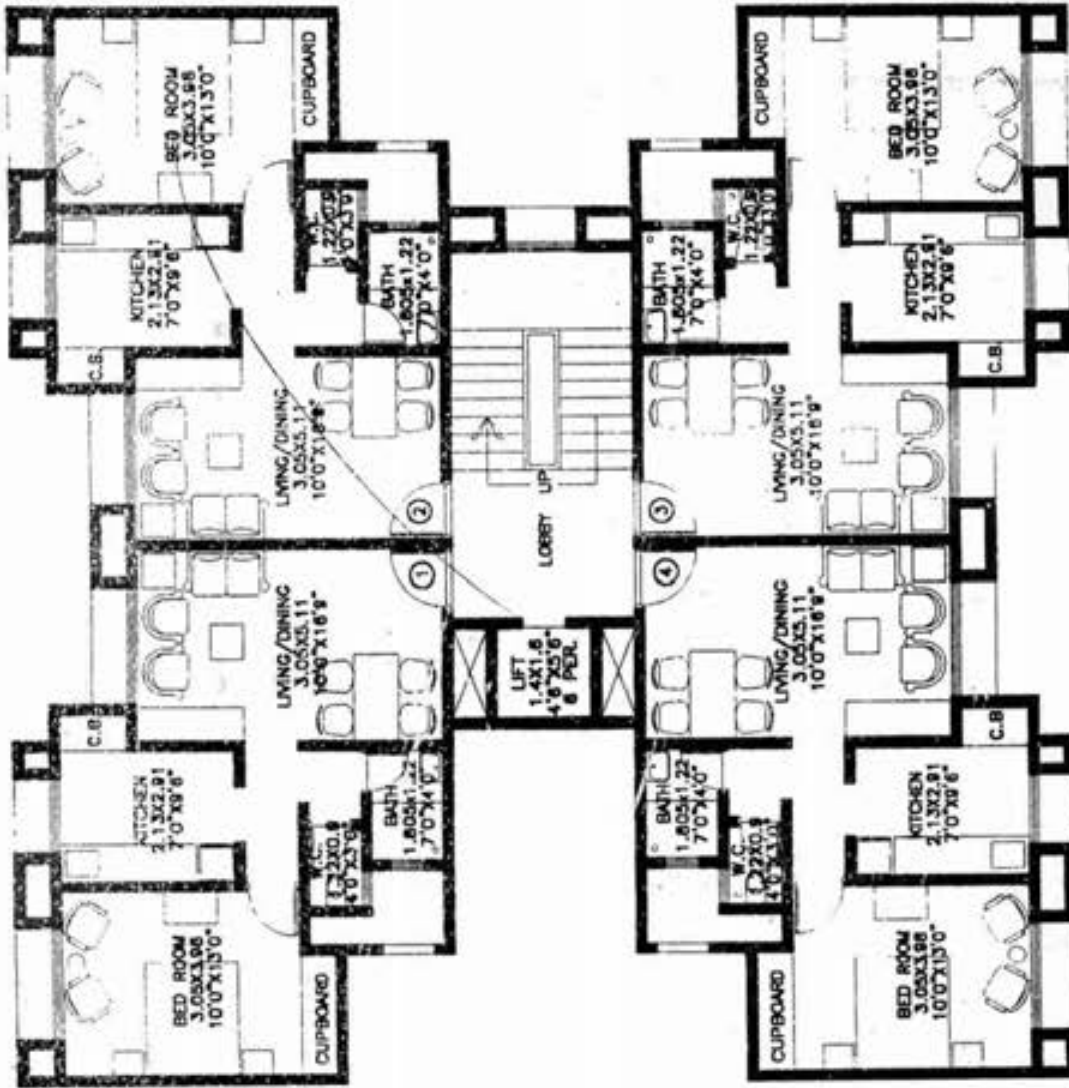
ANNEXURE - VII/1

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RAVI ESTATE THANE



TYPICAL FLOOR PLAN BLDG.-C

SALE AREA	
PLAN NO.	UNIT TYPE AREA
903	1 BHK UNIT 623.00 SQT.

Signature of the PURCHASER/S

Signature of the DEVELOPERS

[Handwritten Signature]

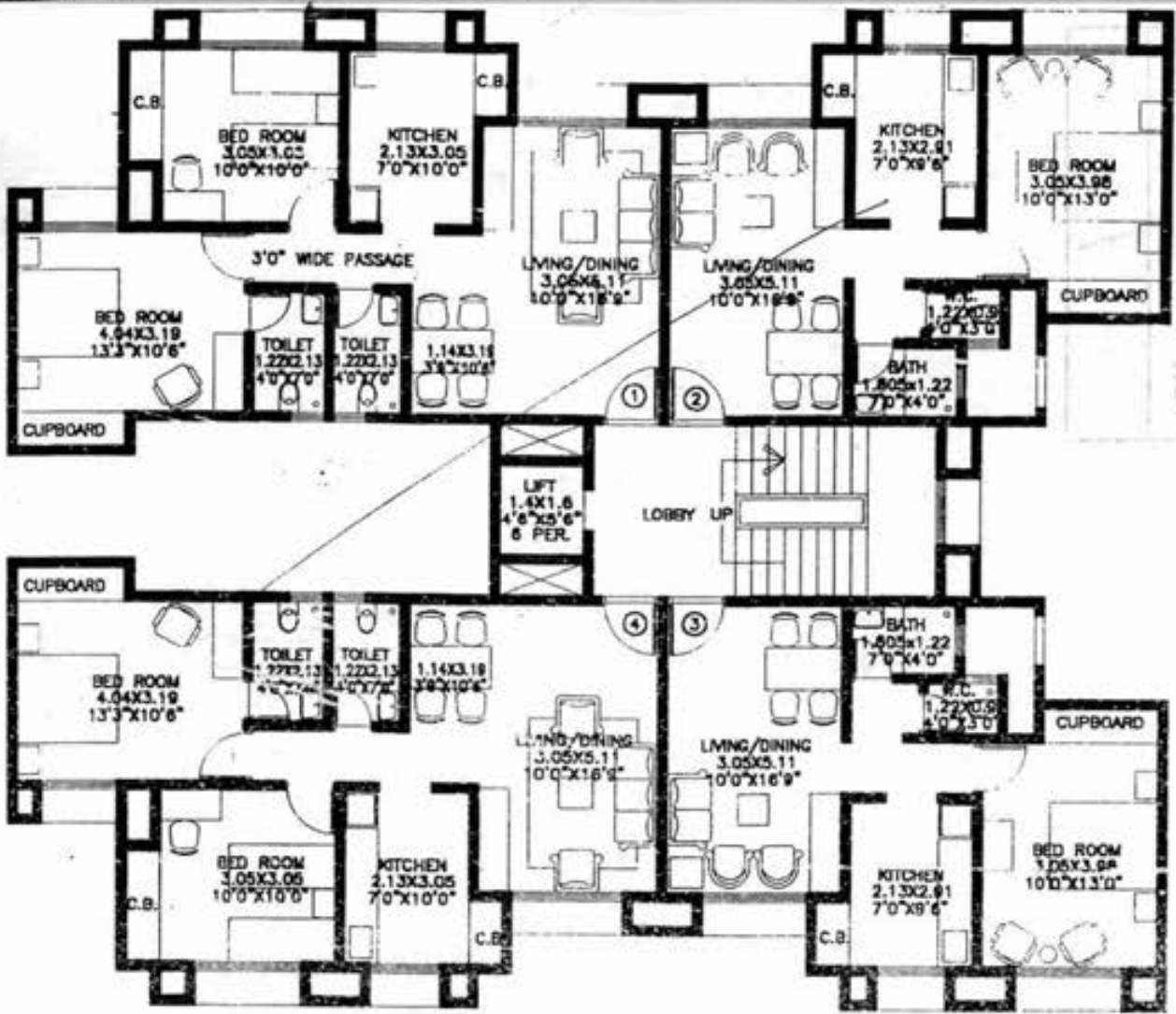


TYPICAL FLOOR PLAN BLDG. - A
SALE AREA

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



Signature of the PURCHASER/S
Signature of the DEVELOPER/S



TYPICAL FLOOR PLAN BLDG. - D
SALE AREA

FLAT NO.	UNIT TYPE	AREA
1 & 4	TWO BED UNIT	880.00 sq.ft.
2 & 3	ONE BED UNIT	625.00 sq.ft.

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ANNEXURE - VII/2

RAVI ESTATE THANE

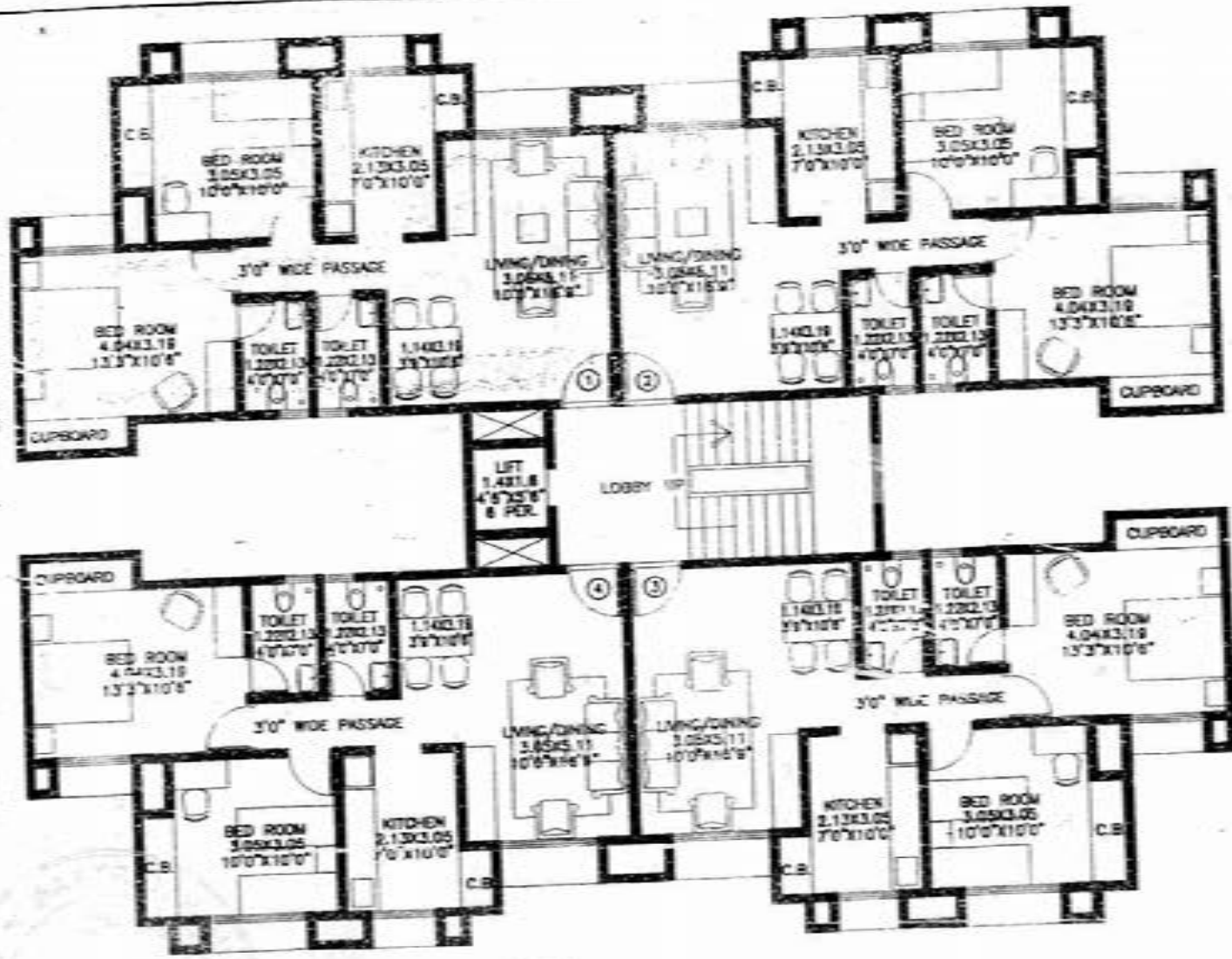


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Signature of the DEVELOPERS

Signature of the PURCHASERS



Flat no: 601
Floor: 6th

TYPICAL FLOOR PLAN BLDG. - E. & A-G
SALE AREA

RAVI ESTATE THANE

ANNEXURE - VII/3

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दस्तावेज 399५ / 2020
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उपविभागीय अधिकारी तथा दंडाधिकारी ठाणे, उपविभाग ठाणे यांचे कार्यालय, ठाणे

पत्तण: २१, ३, दुसरी मजला, विजयविभागीय कार्यालय, फोर्ट मार्ग, ठाणे (प) ४००६०१, दूरध्वनी क्र. ०२२-२५३२५३३

E-mail-sdofhane@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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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 लिलाव अधिकारी ठाणे यांचेकडील निर्देशांनुसार पारित झालेले असून सदरची मालमत्ता लिलाव करणेकामी मान्यता देणेत आलेली आहे. तसेच या कल्पवृक्ष मार्केटिंग प्रा.लि. या कंपनीचा मालमत्ता देणेबाबत आलेली आहे. 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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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. अधिक्षक, 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

[Handwritten Signature]

[Handwritten Signature]



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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) hqsrtthane1@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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दस्त क 3994 / 2020

992 / 934

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]



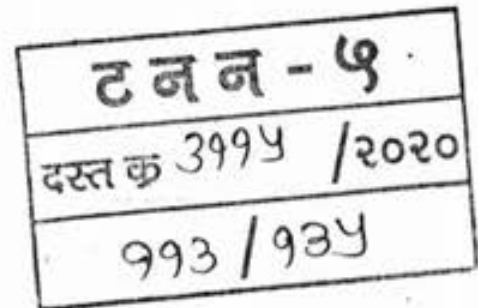
RAVI ESTATE BLDG. NO. CDEFG CO-OP HSG. SOCIETY LTD.

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.

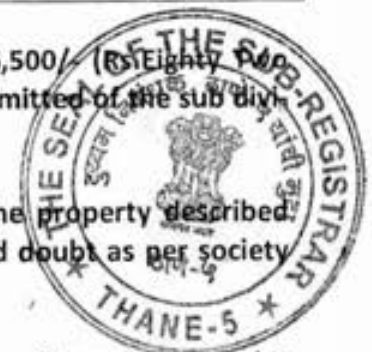
2. Description of the property:

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.

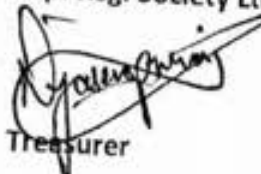
9. This NOC is provisional subject to submission of copy of Sale deed in the name of Mr. Chetan Ravindra Savant

Yours faithfully,

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


Chairman


Secretary


Treasurer



Place - Thane
Date - 28/08/2019







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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 वर्षाकरीता 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 तक्त्यासोबतच्या मार्गदर्शक सूचनांमध्ये बेसमेंट, तळमजला, लॉफ्ट व पहिला मजला याचे मुल्याकनाबाबत 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 मुल्याकन 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(इ-४), पान क. ४४)

सर्वे परवाना - दि. २९/०८/२००२

v) सुमारे १६ वर्षाकरीता 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

GS

= 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) X (१२२२०० X १.०५ X ०.८)
= रु. ७३,४५,६२८/- म्हणजेच रु. ७३,४६,०००/-
(अक्षरी रुपये ब्याँहात्तर लक्ष शेहचाळीस हजार मात्र)

दस्तावेज - ७
दस्तावेज क्र ३९९५ /२०२०
०२९ /१३५

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) X (७८८०० X १.०५ X 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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ii) रुग्णे(सदनिका) क्षेत्र - ६४५ चौ.फुट विलक्षण

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



Signature

Signature

ठाणे वैभव

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

दिनांक २६ जून २०१९ | वर्ष ४४ | अंक २६० | मंगळवार १८ जून २०१९ | पाने ८ | र. ४

ठाणे वैभव
सर्वाधिक खपाचे
परिपूर्ण दैनिक

ठाणेकरांचे

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१) श्री. वी. वी. डाम
२) श्री. वी. वी. डाम
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१०) श्री. वी. वी. डाम

ल पाण्याचा
रित बाकीचे

तोडी गायार

१) शासकीय फक्त
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९) शासकीय फक्त
१०) शासकीय फक्त

उपविभागीय अधिकारी तथा दंडाधिकारी
ठाणे, विभाग ठाणे यांचे कार्यालय, ठाणे
पत्रव्यवहाराचा पत्ता : २१७ दुसरा मजला, जिल्हाधिकारी कार्यालय,
कोर्ट नाका, ठाणे (प) ४०० ६०१ दुरध्वनी क्र. ०२२-२५३४५११०
E-mail-sdothane@g-nail.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 टेब्रीदारांच्या (वित्तीय संस्थामधील) हिदाय्याबाबत
संरक्षण अधिनियम १९९९ अंतर्गत तक्रार 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
खालील तक्त्यात नमूद केलेली सध्या व जंगम मालमत्ता इकडील
कार्यालयामार्फत जप्त करण्यात आलेली आहे.

प्रस्तुत एम.पी.आय.डी. दावा क्र.०२/२००४ मध्ये मा. अति सत्र
न्यायाधिश ठाणे व मा. अति सत्र न्यायाधिश, कराड 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 जाहीर लिलाव करण्याचे निहित
केले आहे.

ज्या व्यक्ती, संस्था, नोंदणीकृत इस्टेट हलाल सदर मालमत्ता घेणेसाठी
इच्छुक असतील त्यांनी स्वतंत्र अर्ज करून मालमत्तेच्या
मुल्याकनाच्या १०% रकमेचा धनाकर्ष (Demand Draft) **ड.न.न - नाल्याचे बांधकाम**
Divisional Officer Thane या नावे जाहिलत प्रसिद्ध करण्यासून
३० दिवसांत कार्यालयीन वेळेत अर्जासह या कार्यालयाकडे जमा करावा
जस केलेल्या मालमतेचा तपशील खालीलप्रमाणे आहे.

अ.क्र.	जप्त केलेली मालमत्ता	मुल्यांकन रु
१	पॅरिडॉयन टॉवर, ९ वा मजला, गोखले रोड नीपाडा, ठाणे (प) ९०३ व ९०४	१,७८,१४,५००
२	पॅरिडॉयन हॉर्टस 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 माळ)	९,२०,४५,०००
६	ई-६०१, रवी इस्टेट, देवदयानगर: जबळ, वर्किंगनगर, ठाणे (प)	८२,७१,५००
७	रुम नं. ७०४, करार को.अं. ही. सोसायटी, हिरानंदानी कॉम्प्लेक्स, ठाणे (प)	७३,४६,०००
८	तुर्तुप अगार्टमेंट, १२०४, सद्दूर: गार्डन, कोरी, ठाणे (प)	४५,००,०००

लिलावाची तारीख 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, 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 जप्त 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, थकीत मालमत्ता व शाणी कर, थकीत विपुत
मिल इ. च्या देवकाची जबाबदारी प्राप्त लिलाव घ्यायकाची राहिल.

ठाणेवैभव पब्लिक डिमांड



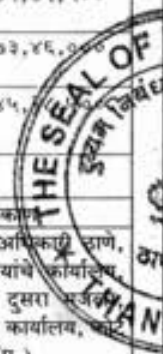
मुंबा कोसा नुसी गार्डन समोरील नाल्याचे
अजूनही बाकी आहे. नाल्याची दंड-दोन वर्षा
काम पूर्ण झाले नाही. याआधी तक्रार दिल
त्याकरिता दुर्लक्ष होत आहे. सध्या शाळा सुरु
विद्यार्थ्यांची ये-जा सुरु होणार आहे.
अपघाताची भीती संभवते.

अपघाताची भीती संभवते.

ठाणे महानगरपालिका

सू.बां.विभाग, ठाणे
निविदासूचना

ठाणे महानगरपालिका, ठाणे क्षेत्रातील "इमारत देव
समोरील ठाणे महानगरपालिकेच्या प्र.३
समोरील रोडचे नुतनीकरण करण्याच्या १
क्र.२ (ड) मध्ये शाळा क्र.७ मागील
महानगरपालिका ठाणे २ (ड) मध्ये शाळा क्र.७ मागील
यांच्या परिसरात विविध खा
यांच्या तिन कामांकरिता ऑनलाईन
निविदा शिफ्ट शासकीय/ निमण
/ स्थानिक स्वराज्य संस्था इ
नॉदणीपत्र रद्द करण्याची कार्य
निविदा प्रक्रियेत भाग घेता येणार
महानगरपालिकेचे संकेतस्थळ https://
gov.in वर दि.१८/०६/१९ ते ०२/०७/१९ र
ऑनलाईन निविदा महापालिकेचे संकेतस्थळ येथे दि.०
पर्यंत सायं. १६.०० वाजेपर्यंत स्विकारण्यात ये
०४/०७/१९ सायं. १६.०० वाजता निविदाकर अथ
समक्ष उघडण्यात येतील.
तामपा/पिआरओ/पिडब्ल्यूडी-वागळे/ २४७/१९-२०
दि:१७.०६.२०१९
कार
pls visit our official web-site ठाणे म
www.thaneacity.gov.in
सार्वजनिक ठिकाणी बुक नका, बुक वेळ ना



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. क्रं. 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

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 5

दस्त क्रमांक : 3115/2020

नोदणी :

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

