



गावाचे नाव : भाईदर

- (1) विलेखाचा प्रकार, नोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) गोवदला रु. 918,514.00 वा.भा. रु. 918,514.00
- (2) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 263/1,251/2/-/- वर्णन: सदनिका क्र.203,2रा मजला,शिवकृपा,भाईदर प.
- (3) क्षेत्रफळ (1) 61.71 चौ.मी.कारपेट
- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे. शिवकृपा कंस्ट्रक्शन चे भागीदार कांतीलाल री. गुंदेचा तर्फे कु.मु.म्हणून नितेश साळवी -; घर/प्लॉट नं: 8; गल्ली/रस्ता: -; ईमारतीचे नाव: गिलन प्लाझा; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: भाईदर प; तालुका: -; पिन: -; पॅन नम्बर: फॉर्म 60.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) नंदकिशोर रामनिरंजन सिघानीया -; घर/प्लॉट नं: ई/118,119; गल्ली/रस्ता: -; ईमारतीचे नाव: आनंद नगर; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: भाईदर प; तालुका: -; पिन: -; पॅन नम्बर: ANPPS3652Q.
- (2) महादेवी एन. सिघानीया -; घर/प्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AQTSPS9525K.
- (7) दिनांक करून दिल्याचा 31/12/2009
- (8) नोंदणीचा 20/02/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 1706 /2010
- (10) बाजारभावाप्रमाणे भूदांक शुल्क रु 28550.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 9200.00
- (12) शोरा



सह दुय्यम निबंधक वर्ग-२
टाणे क्र: ५

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Saturday, February 20, 2010

5:25:48 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 1706

गावाचे नाव भाईदर

दिनांक 20/02/2010

दस्ताऐवजाचा अनुक्रमांक टनन4 - 01706 - 2010

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: नंदकिशोर रामनिरंजन सिंघानीया - -

नोंदणी फी	:	9200.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (72)	:	1440.00
एकूण रु.		10640.00

आपणास हा दस्त अंदाजे 5:40PM ह्या वेळेस मिळेल

दुय्यम निबंधक

सह दुय्यम निबंधक वर्ग-२

बाजार मुल्य: 918514 रु. मोबदला: 918514 रु.

भरलेले मुद्रांक शुल्क: 28550 रु.

टाणे क्र. ४

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: इंडियन बँक भाईदर सदर डिडी/पेऑर्डर रोखीकरण होण्याच्या अधिन राहून ही पावती निर्गमित केली. ;

डीडी/धनाकर्ष क्रमांक: 615509; रक्कम: 9200 रु.; दिनांक: 18/02/2010

नंदकीशोर

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Plot No.	130
Block	130
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AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Bhayandar, on this 21 day of Dec, 2017

बिना = 14
 BETWEEN
 N.A. SHIV KRIPA CONSTRUCTION

N.A. SHIV KRIPA CONSTRUCTION, a partnership firm, having its office at "Shiv Kripa" 130 Feet Road, Opp. Padmavati Nagar, Dhayandray (West), Thane 401 101, hereinafter called and referred to as the "BUILDERS/PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include the said firm, its partner or partners from time to time and their respective heirs, executors, administrators and assigns) OF THE FIRST PART.

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 2. मालकी

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Handwritten notes and signatures on the right side of the document, including a signature at the bottom right.

A-203

AP 203

AND

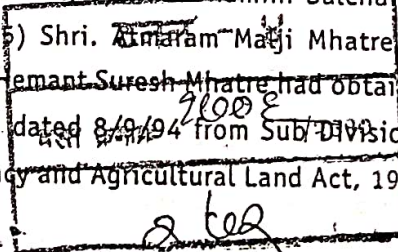
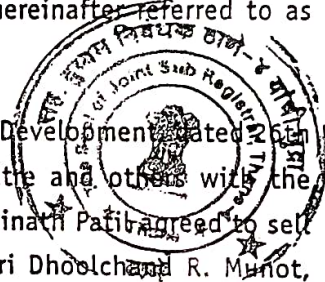
SHRI/SMT./M/S NANDKISHORE RAMNIRANJAN SINGHANIA & MAHADEVI NANDKISHORE SINGHANIA having address at E-118/119 Anand Nagar 60th Road Bhayander (West) Dist. Thane.

hereinafter referred to as "THE PURCHASER/S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators, successors and assigns) of the SECOND PART.

WHEREAS 1) Smt. Hansabai Suresh Mhatre, 2) Shri. Kedarnath Suresh Mhatre, 3) Smt. Bhamini Balchandra Madhavi, 4) Shri. Kailash Suresh Mhatre, 5) Shri. Atmaram Malji Mhatre, 6) Shri. Janardhan Malti Mhatre and 7) Kumar Hemant Suresh Mhatre are the owners of Non-Agricultural land bearing Old Survey No.660, New Survey No.263, Hissa No.1, admeasuring 7870 sq. meters and Old Survey No.658, New Survey No.251, Hissa No.2, admeasuring 5280 sq. meters, situate, lying and being at Village Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane, now within the territorial jurisdiction of Mira Bhayandar Municipal Corporation, more particularly described in the First Schedule hereunder written (hereinafter referred to as the "Said Properties").

AND WHEREAS by an Agreement for Sale-cum-Development dated 06th day July, 1994, the said Smt. Hansabai Suresh Mhatre and others with the consent and confirmation of one Smt. Dwarkabai Kashinath Patil agreed to sell the said properties to Shri Kantilal C. Gundecha, Shri Dhoolchand R. Munot, Shri Bharatkumar P. Patel and Shri Rajkumar P. Patel at the price and on the terms and conditions therein contained.

AND WHEREAS the said entire properties were subject matter of Bombay Tenancy and Agricultural Land Act, 1948 and as such, the said 1) Smt. Hansabai Suresh Mhatre, 2) Shri. Kedarnath Suresh Mhatre, 3) Smt. Bhamini Balchandra Madhavi, 4) Shri. Kailash Suresh Mhatre, 5) Shri. Atmaram Malji Mhatre, 6) Shri. Janardhan Malti Mhatre and 7) Kumar Hemant Suresh Mhatre had obtained the Sale Permission No.PD/VI/TNC/ SR/88, dated 8/9/94 from Sub-Divisional Officer of Thane, u/s.43(i) of Bombay Tenancy and Agricultural Land Act, 1948, in respect of the said properties.



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AND WHEREAS the Collector of Thane has granted Non-agricultural permission u/s.44 of the Maharashtra Land Revenue Code, in respect of the said properties vide an Order No.NAP/SR-67/95, dated 7/9/95.

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AND WHEREAS the Addl. Collector and the Competent Authority, has also passed an Order under Sec.8(4) of the Urban Land (Ceiling and Regulation) Act 1976 in respect of the said property vide an Order No.ULC/TA/Bhayandar/SR/1295, dated 29/6/1995.

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AND WHEREAS the Mira-Bhayandar Municipal Corporation had approved the building plans consisting of three Buildings viz. Building No.1, admeasuring 2367 sq. meters of FSI, Building No.2, admeasuring 2215.67 sq. meters of FSI, and Building No.3, admeasuring 3221.25 sq. meters of FSI, to be constructed on the said properties vide its Order No.156/2381/2002-03, dated 31/5/2002.

i)

AND WHEREAS the Estate Investment Co. Pvt. Ltd. had executed a Deed of Release, dated 26/6/2003 to release and relinquish their alleged rights in the said properties.

ii)

AND WHEREAS the Layout Plan of the said properties sanctioned by the Mira Bhayandar Municipal Corporation vide its letter No.MMP/NR/156/2381/2002-03, dated 31/5/2002 has been got amended by the said Shri. Kaptal C. Gundecha, Shri Dhoolchand R. Munot, Shri Bharatkumar P. Patel and Shri Rajkumar P. Patel from the Mira Bhayandar Municipal Corporation vide its letter No.MMP/NR/1281/2004-05, dated 28/9/2004 and on amendment of the said layout plan, the FSI of Building No.2 and 3 was changed in the following manner,

- The FSI of Building No.2 raised from 2215.67 sq. meters to 2710.81 sq. meters.
- The FSI of Building No.3 reduced from 3221.25 sq. meters to 2710.81 sq. meters.
- The FSI by way of T.D.R pertaining to Road Setback admeasures 2899.63 sq. meters.
- An area admeasuring 178.8 sq. meters has been earmarked for reservation as shown in the said plan.
- Some area is also shown as proposed Road in the said sanctioned plan.

कोटा - ४
सर्वेक्षण क्र. १००९/२०१०
हस्ताक्षर

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AND WHEREAS after considering the potentiality of consuming FSI by way of TDR to the extent of area admeasuring 2244.93 sq. meters of FSI on Building No.2 and 3, there was balance FSI by way of TDR to the extent of 654.7 sq. meters of FSI on the said properties.

AND WHEREAS by a Deed of Partition, dated 12th October, 2004, the said Shri Kantilal C. Gundecha, Shri Dhoolchand R. Munot, Shri Bharatkumar P. Patel and Shri Rajkumar P. Patel had divided the said Building No.2 and 3 and FSI of Road T.D.R., balance FSI by way of TDR and the said area admeasuring 178.8 sq. meters, being the area reserved in the said plan and also area reserved for road purpose, in the following proportion;

- i) Building No.3, admeasuring 2710.8 sq. meters of FSI and 1122.465 sq. meters of FSI by way of TDR, i. e. 50% of Road T.D.R. admeasuring 2244.93 sq. meters, has been apportioned to the share of the said Shri Bharatkumar P. Patel and Shri Rajkumar P. Patel.
- ii) Building No.2, admeasuring 2710.8 sq. meters of FSI and 1122.465 sq. meters of FSI by way of TDR, i. e. 50% of Road T.D.R. admeasuring 2244.93 sq. meters, has been apportioned to the share of Shri Kantilal C. Gundecha and Shri Dhoolchand R. Munot.
- iii) Balance FSI by way of TDR admeasuring 654.7 sq. meters and area admeasuring 178.8 sq. meters, being the area earmarked as Reservation on the said plan and the area earmarked for proposed Road in the said plan, shall belongs to Shri Kantilal C. Gundecha, Shri Dhoolchand R. Munot, Shri Bharatkumar P. Patel and Shri Rajkumar P. Patel.

AND WHEREAS by virtue of the said Deed of Partition, dated 12/10/2004, the Shri Kantilal C. Gundecha and Shri Dhoolchand R. Munot, became entitled to Building No.2, admeasuring 2710.8 sq. meters of FSI, together with the benefit of an area admeasuring 1122.465 sq. meters of FSI by way of TDR, i. e. 50% of Road T.D.R./FSI admeasuring 2244.93 sq. meters. - 8

AND WHEREAS in order to develop the said Building No.2, the said Shri Kantilal C. Gundecha and Shri Dhoolchand R. Munot, formed a partnership firm in the name and style of M/s. Shiv Kripa Construction, being the Builders/Promoters herein vide a Deed of Partnership, dated 10th December, 2005 and by a Supplemental Deed of Partnership, dated 13th November, 2006, the said properties were given to the share of the partners of the said firm, was introduced in the said partnership business as its assets.

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AND WHEREAS relying upon the said application, declaration and agreement, the Builders/Promoters agreed to sell to the Purchaser/s the said premises at the price and on the terms and conditions hereinafter appearing;

AND WHEREAS under section 4 of the said Act, Agreement for Sale of the said premises is required to be executed by the Builders/ Promoters in favour of the Purchaser/s being in fact these presents and also to register these presents under the Registration Act, subject to the payment of requisite stamp duty, registration fee and all incidental fees/charges, etc. by the flat Purchaser/s to that effect.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows :-

1. The Builders/Promoters shall construct a Building known as "Shiv Krupa" in the layout of the said properties in accordance with plans, designs, specifications approved by the local authority which have been seen and approved by the Purchaser/s with only such variations and modifications as the Builders/Promoters may consider necessary or as may be required by the concerned local authority for which the Purchaser/s hereby gives consent.

2. The Purchaser/s hereby agree/s to purchase and the Builders/Promoters hereby agree to sell Flat No. 203 of an area measuring 61.71 Sq Meters Carpet 654 sq. feet (Carpet/Built-up), equivalent to _____ sq. meters on the 2nd Floor in A Wing of the Building No. 2A more particularly described in the Second Schedule hereunder written, (hereinafter called "the Said Premises").

3. The Purchaser/s shall pay to the Builders/Promoters a sum of Rs. 519514/- (Rupees Five lakh nineteen thousand five hundred fourteen only Only) as the purchase price in respect of the said premises apart from other payments to be made by the Purchaser/s under this Agreement to the Builders/Promoters. The Purchase price shall be paid by the Purchaser/s to the Builders/Promoters in the following manner;

- a) Rs. 300000/- as Earnest Money on or before the execution of this Agreement.
- b) Rs. _____/- On completion of Plinth work.
- c) Rs. _____/- On completion of the first Slab.

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49. All notices to be served on the Purchaser/s as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s by Registered Post A.D. at his/her/their address given by him/ her/ them as specified below :-

Nandkishore Ramniranjan Singhania
Mahadevi Nandkishore Singhania
E-118/119 Anand Nagar 60ft Road Bha
(West) Dist. Thane.

SIGNED SEALED
 by the within named
 "BUILDERS/PROMOTERS"
M/s. SHIV KRISHNA
 through its partner
Kantilal

50. Without prejudice to the terms and conditions stipulated herein, this Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats (Regulation of the Promotion of Construction Management and Transfer) Act, 1963 and the Maharashtra Ownership Flats (Regulation of the Promotion of the Construction etc.) Rules, 1964 and all amendments, modifications, orders and notifications issued by the competent authority under the Ownership Flats Act and for the time being in the force or any other provisions of law applicable thereto.

In the presence of
 1. [Signature]
 2. [Signature]

IN WITNESS WHEREOF the parties hereto have hereunto subscribed their respective hands at Bhayandar, the day, month and year first hereinabove written.



THE FIRST SCHEDULE ABOVE REFERRED TO

ALL those pieces or parcels of Non-Agricultural land bearing Old Survey No.660, New Survey No.263, Hissa No.1, admeasuring 7870 sq. meters and Survey No.658, New Survey No.251, Hissa No.2, admeasuring 5280 sq. meters situate, lying and being at Village Bhayandar, Taluka and District Thane and now within the jurisdiction of Mira Bhayandar Municipal Corporation.

SIGNED SEALED
 by the within named
Nandkishore
 in the presence of
Mahadevi
 1. [Signature]
 2. [Signature]

Rs. 2
 by way of
 mention
 ✓ Check
 draw

THE SECOND SCHEDULE ABOVE REFERRED TO

A Flat No. 203 admeasuring 61.71 sq. feet (Carpet) 61.71 sq. feet (Carpet) on the 2nd floor in A Wing of Building No. 2A to be constructed in the layout of the properties described in the First Schedule hereinbefore written.

[Signature]

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by him/h

SIGNED SEALED AND DELIVERED)
by the within named)
"BUILDERS/PROMOTERS")
M/s. SHIV KRIPA CONSTRUCTION)
through its partners)
Kantilal C. Gundecha)



For M/s. SHIV KRIPA CONSTRUCTION

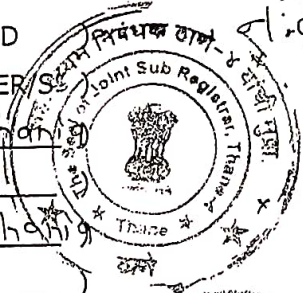
Kantilal C. Gundecha

Partners

In the presence of _____)
1. Adhikari)
2. Anita Singhania)



SIGNED SEALED AND DELIVERED)
by the within named "PURCHASER/S")
Nandkishore R. Singhania)
in the presence of _____)
Madhadevi N. Singhania)
1. Adhikari)
2. Anita Singhania)



31/12/09
N R

Madhadevi



RECEIPT

RECEIVED of and from the within named Purchaser/s, the sum of
Rs. 300000/- (Rupees Three lakh only)
only)

by way of part/full payment of sale consideration price hereinabove
mentioned, on this 31st day of December 2009, by Cash/
Cheque/ DD/ Pay Order bearing No. 021093 dated 24.11.09
drawn on Axis Bank Branch Bhayander (M)

रुपय - ४
दस्ता क्रमांक 900e / 2090
20/12/09
For M/s. SHIV KRIPA CONSTRUCTION

Rs. 300000/-
WE SAY RECEIVED

WITNESS:
1. Adhikari
2. Anita Singhania

Kantilal C. Gundecha

Partners

मिरा भाईदर महानगरपालिका

मुख्य कार्यालय, भाईदर (प.),
छत्रपती शिवाजी महाराज मार्ग, ता. जि. ठाणे - ४०१



दिनांक :- २७/३/२००६

जा. क्र. मि.भा./मनपा/नर/---४२७५---/२६०९

प्रति,
जमीन/जागामालक - श्रीम. हंसाबाई सुरेश म्हात्रे व इतर
अधिकार पत्रधारक - श्री. कांतीलाल गुंडेचा, श्री. धुलचंद मुनोत
द्वारा - वास्तुविशारद - मे. दिशा डिझाईन कन्सलटंट

विषय :- मिरा भाईदर महानगरपालिका क्षेत्रातील मौजे - भाईदर
सर्वे क्र./ हिस्सा क्र. नवीन २५१/२, २६३/१ जुना ६५८/२, ६६०/१
या जागेत नियोजित बांधकामास बांधकाम प्रारंभपत्र
मिळणेबाबत.

- संदर्भ :- १) आपला दि.०२/०३/२००७ चा अर्ज.
२) मे. सक्षम प्राधिकारी नागरी संकुलन ठाणे यांचेकडील आदेश क्र.
यु.एल.सी./टी.ए./डब्ल्यू.एस.एच.एस.-२०/एस.आर-७४२
दि.०८/११/९४ ची मंजूरी.
३) मा. जिल्हाधिकारी ठाणे यांचेकडील अकृषिक परवानगी
आदेश क्र. महसूल/क-१/टे-७/एनएपी/एसआर-६७/९५
दि.०७/०९/९५.
४) या कार्यालयाचे पत्र क्र. मिभा/मनपा/नर/१६१४/२००६-०७
दि.१६/०८/२००६ अन्वये सुधारीत बांधकाम प्रारंभपत्र.

-: सुधारीत बांधकाम प्रारंभपत्र :-
(इमारत क्र. २अ, २बी, ३अ, ३बी च्या मर्यादित)

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ४५ अन्वये व मुंबई
प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३, २५४ (प्रकरण १२ सह)
विकास कार्य करण्यासाठी / बांधकाम प्रारंभपत्र मिळण्यासाठी आपणा विनंती केले
नुसार मिरा भाईदर महानगरपालिका क्षेत्रातील मौजे - भाईदर सि.स.नं./सर्वे क्र./हिस्सा
क्र. नवीन २५१/२, २६३/१ जुना ६५८/२, ६६०/१ या जागेतील रेखांकन इमारतीचे
बांधकाम नकाशांस खालील अटी व शर्तीचे अनुपालन आपणाकडून होण्याच्या
अधीन राहून ही मंजूरी देण्यात येत आहे.

- १) सदर भुखंडाचा वापर फक्त बांधकाम नकाशात दर्शावलेल्या रहिवासी वापरानेच
वापरासाठीच करण्याचा आहे.
- २) सदरच्या बांधकाम परवानगीने आपणास आपला हक्कात नसलेल्या जागेवर
कोणतेही बांधकाम करता येणार नाही.

By N R madani



काशासमाप्ती जागेवर प्रत्यक्ष भोजणी करून घेणेची आहे व
 विविध भूमि अधिलेख ठाणे घांती प्रमाणित केलेली नकाशा
 कायदेबाबत अधिलेखार्थ दोन प्रतीमध्ये पाठविणेची आहे व
 असाहक आहे.

- ४) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगीशिवाय
 नाही. तसेच मंजूर रेखांकनातील इमारती विकरीत करण्यासाठी
 विकासकार अधिकार वित्यास / विकारासाठी अधिकृत केलेल्या
 विकासकाने मंजूर बांधकाम नकाशे व चढई सोदाचे व परवानगीत
 न झालेले उत्पन्न वित्यास/पालन व वित्यास या सर्व फुटीत
 व वास्तुविशारद जबाबदार राहतील.
- ५) या जागेच्या आजूबाजूला जे पुढीचे नकाशे मंजूर झाले आहेत त्या
 नकाशातील रस्त्याशी प्रत्यक्ष भोजणीचे व शिगांकनाचे वेळी
 असाहक आहे. तसेच या जागेवरील प्रस्तावित होणा-या
 संलग्नित क्षेत्रे व सार्वजनिक चापरसाठी खुले ठेवणेची जबाब
 वास्तुविशारद / धारक घांची राहतील. रस्त्याबाबत व चापराबाबत आप
 कोणतीही हरकत असणार नाही.
- ६) जागरी जमीन धारणा कायदा १९७६ चे तरतुदीना व महाराष्ट्र
 अधिनियम च्या तरतुदीस कोणत्याही प्रकारची बाधा येऊ न
 व्हावी कायदाबाबत घांती झालेल्या व चापुके वेळोवेळी होणा-या
 अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद
 राहतील.
- ७) रेखांकनात / बांधकाम नकाशात इमारतीचे समोरे व प्रतीपिण्यात
 आलेली सामासिक अंतराची जागा ही सार्वजनिक क्षेत्रात
 घेतली राहिल व या जागेचा चापर सार्वजनिक रस्त्यासाठी
 करण्यात येईल. याबाबत अर्जदार व विकासक व इतर धारक
 कायदेशीर हक्क असणार नाही.
- ८) भालकी हक्काबाबतचा वाद उत्पन्न झाल्यास त्यास अर्जदार, विकासक
 धारक व संबंधित व्यक्ती जबाबदार राहतील. तसेच घरील जागेस
 असल्याची व जागेच्या तद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाब
 विकासक, वास्तुविशारद घांची राहिल. चापुके तफावत निर्माण झाले
 मंजुरी घेणे क्रमप्राप्त आहे.
- ९) मंजूर रेखांकनातील रस्ते, ड्रेनेज, गटारे व खुली जागा (आ.जी.)
 विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करून घेणे
 चापरासाठी कायम स्वतःची खुली ठेवणे बांधकामासाठी
 १०) मंजूर रेखांकनातील इमारतीचे नियमावलीनुसार जोड्याचे
 केलेल्याशिवाय उर्वरित बांधकाम करण्यात येऊ नये.
- ११) इमारतीस उदवाहन, अभिशामक तरतुद, पाण्याची जमिनीवरील व
 अशा दोन टाक्या, दोन इलेक्ट्रीक पंपसेटसह तरतुद केलेली असावी
 १२) महानगरपालिका आपणांस बांधकामासाठी व पिण्यासाठी व इतर
 पुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक
 राहिल. तसेच बांधपाण्याची सोय व भौतिसिर्जनाची व्यवस्था
 विकासकाची/ धारकाची राहिल.

टक्का - ४
 खुली जागा (आ.जी.)
 पूर्ण करून घेणे
 बांधकामासाठी
 जोड्याचे
 अर्जदार

NR
 ...

ची आहे व त्या
ने नकाशाची प्र
आहे व त्यास

वानगीशिवाय
ण्यासाठी इत
केल्यास दुय
रवानगीत न
कृतीस मुळ

गहेत त्याच
वेळी
7-या बां
जबाबदार
त आपल

राष्ट्र
कासा
यो
अक्षर
गुस्ती
हो
र स्वर
चाच

संख्या/नं. २१७/२०१७

अर्जदाराने स.नं., हि.नं., मोजे, महानगरपालिका मंजूरी, विल्डरमि
आर्किटेक्टचे नाव, अकृषिक मंजूरी व इतर मंजूरींचा तपशील दर्शविणारा
प्रत्यक्ष जागेवर लावण्यात आल्यानंतरच इतर विकास कामास सुरवात
बंधनकारक राहिल. तसेच सर्व मंजूरीचे मुळ कागदपत्रे
तपासणीसाठी/निरीक्षणासाठी जागेवर राव कालावधीसाठी उपलब्ध करून ठे वणे ही
वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर
प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.

१४) मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापूर्वी मातीची चाचणी (Soil Test)
घेऊन व बांधकामाची जागा भूकंप प्रवण क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी
विचारात घेऊन (Specifically earthquake of highest intensity in seismic zone
should be considered) आर.सी.सी. डिझाईन तयार करून संबंधीत सक्षम अधिका-
यांची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा
दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल बिल्डींग कोड प्रमाणे
तरतुदी करून कार्यान्वीत करणे तसेच बांधकाम चालू असतांना तांत्रिक व अंतांत्रिक
कार्यवाही पूर्ण करून त्याची पालन करण्याची जबाबदारी अर्जदार, विकासक,
सूच्यरत अभियंता, वास्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहिल.

१५) रेखांकनातील जागेत विद्यमान झाडे असल्यास तोडण्यासाठी महानगरपालिकेची व
इतर विभागांची पूर्व मंजूरी प्राप्त करणे बंधनकारक आहे. तसेच खूप्या जागेत
वृक्षारोपण करण्यात यावे.

१६) मंजूर बांधकाम नकाशा व जागेवरील बांधकाम यामध्ये तर्फावत असल्यास
नियमावलीनुसार त्वरीत सुधारीत बांधकाम नकाशांना मंजूरी घेणे बंधनकारक आहे
अन्यथा हे बांधकाम मंजूर विकास नियंत्रण नियमावलीनुसार अनुधिकृत ठरते
त्यानुसार उक्त अनधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.

१७) यापूर्वी पत्र क्र. _____ दि. _____ अन्वये
/यासोबतच्या मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे
मर्यादित ठे वून त्यानुसार कार्यान्वीत करणे बंधनकारक राहिल.

अ.क्र.	इमारतीचे नांव/प्रकार	संख्या	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र चौ.मी.
१	२अ, २बी	१	पार्ट तळ + १०	१९८८.५२
२	३अ, ३बी	१	पार्ट तळ + १७	२९६२.२०
			जास्तीचे बाऱ्कनी क्षेत्र	१००६.१६/२०००
			जास्तीचे जिन्याचे क्षेत्र	५९.४९
एकूण				६०६६.३७ चौ.मी.

for N R
Madani

राज्य सरकार
राज्य सरकार
तदनुसार
विहित
सूची
को
ना



AGREEMENT FOR ADDITIONAL AMENITIES

THIS AGREEMENT made and entered into at Bhayandar, on this 31ST day of December, 2007

BETWEEN

M/s. SHIV KRIPA CONSTRUCTION, a partnership firm, having its Office at "Shiv Kripa" 150 Feet Road, Opp. Padmavati Nagar, Bhayandar (West), Thane - 401 101, hereinafter called and referred to as the "DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include the said firm, its partners or partners from time to time and their respective heirs, executors, administrators and assigns) of the FIRST PART.

हस्ताक्षर - ५
90022073

(1)

Key. N R

modani

AND

Nandkishore Ramniranjan Singhania
Mahadevi Nandkishore Singhania,

hereinafter called "THE PURCHASER/S" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the SECOND PART

WHEREAS by an Agreement, dated 31st day of Dec 2008 the Purchaser/s has/have agreed to purchase from the Developer the Developers agreed to sell to the Purchasers a Flat No. 203 adme 664 Sq. Feet (Carpet/Built-up) i. e. _____ sq. meters (Carpet) on the 2nd floor in A Wing of Building No. 2A constructed in the layout of Non-Agricultural land bearing Old Survey New Survey No. 263, Hissa No. 1 and Old Survey No. 658, New Survey Hissa No. 2, situate, lying and being at Village Bhayandar, Taluka and Thane and in the Registration District and Sub-District of Thane, now the territorial jurisdiction of Mira Bhayandar Municipal Corporation, (hereby referred to as the "Said Premises")

AND WHEREAS the specifications for construction of the building and the Flat are as per the List annexed to the said Agreement.

AND WHEREAS the Purchaser/s desires the Developers to provide additional amenities in respect of the said premises other than those provided under the said Agreement for Sale of Flat and which amenities the Developers have agreed to provide on the terms and conditions hereinafter appearing :-

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND BETWEEN THE PARTIES HERETO as follows :-

1. The Purchaser/s desires the Developers to provide additional amenities in respect of the said premises other than those to be provided under the Agreement for Sale of Flat. A list of the amenities to be provided is herewith annexed.
2. The Developers have agreed to provide to the purchaser/s the additional amenities detailed in the List annexed hereto for a lump sum sum of Rs. 399000/- (Rupees Three lakh ninety nine thousand only) which the Purchaser/s have agreed to pay to the Developers in the following manner:
 - a) Rs. 300000/- (Rupees Three lakhs only)

has been paid by the Purchaser/s to the Developers herein on execution of these presents (the Developers doth hereby admit and acknowledge to have received the said sum by signing the receipt clause hereunder written)

[Signature]

Madani N

b) Rs. 99000 /- (Rupees Ninty nine thousand
only Only)

being the balance amount shall be paid by the Purchaser/s to the Developers within 1 months from the date of execution of these presents.

c) Rs. _____ /- (Rupees _____
Only)

being the balance amount shall be paid by the Purchaser/s to the Developers within _____ months from the date of execution of these presents.

3. The Developers are not bound to give notice requesting the Purchaser/s to make such payment and failure thereof shall not be treated as an excuse for non-payment of balance amount on its due date. If the Purchaser/s commits default in payment of any of the amount on its due dates, the Developers shall be at liberty to terminate this Agreement, in which event the payments made by the Purchaser/s to the Developers shall stand forfeited.

4. It is expressly agreed and declared that this Agreement will be interdependent upon the Agreement for Sale of the said premises to the Purchaser/s that if the said Agreement shall stand terminated, the amounts paid hereunder shall stand forfeited and in the event of termination of this Agreement for default by the Purchaser/s in payment of any of the amount hereunder, the said Agreement for Sale of premises to the Purchaser/s shall also stand terminated by the Developers. It is also agreed that the Purchaser/s shall not be entitled to cancel and/or terminate this Agreement without terminating the said Agreement for Sale of the said premises as the said Agreement for Sale of the said premises and this Agreement are inter-dependent and co-extensive and if the Purchaser/s choose to put an end to this Agreement, the amount paid thereunder shall stand forfeited in the manner provided in the said Agreement for Sale on termination thereof.

5. This Agreement shall be treated as part and parcel of an Agreement, dated 31.12.2009 executed by and between the parties hereto in respect of the said premises.

6. WITHOUT prejudice to the other rights of the Developers under this Agreement and/or in law the Purchaser/s shall be liable to pay interest at the rate of 21% per annum on all amounts remaining unpaid for more than eight days after becoming due.

7. The Purchaser/s agree that the Developers shall have a first lien or charge on the said premises for any unpaid amount under this Agreement and the Purchaser/s shall not be entitled to claim possession of the said premises unless the dues under this Agreement are fully paid to the Developers.

(3)

NR

ty.

Radoni

IN WITNESS WHEREOF the parties hereto have set and subscribed
respective hands at Bhayandar, the day, month and year first hereinabove

SIGNED SEALED AND DELIVERED)

by the within named DEVELOPERS)

M/s. SHIV KRIPA CONSTRUCTION)

through its partners)

Kantilal C. Gundecha)

_____)

in the presence of _____)

1. _____)

2. _____)

SIGNED SEALED AND DELIVERED)

by the within named "PURCHASER/S")

Nandkishore R. Singhania)

Mahadevi N. Singhania)

in the presence of _____)

1. _____)

2. _____)

RECEIPT

RECEIVED of and from the within named Purchaser/s, the sum of
Rs. 300000/- (Rupees Three lakhs only)

by way of part payment/full consideration amount hereinabove mentioned
cash on this _____ day of _____ 2007, by cheque DD/Pay Order
bearing No. 086985 dated 26.11.09 drawn on Axis Bank

Rs. 300000/-

WITNESS :

1. _____

2. _____

WE SAY RECEIVED
For M/s. SHIV KRIPA CONSTRUCTION

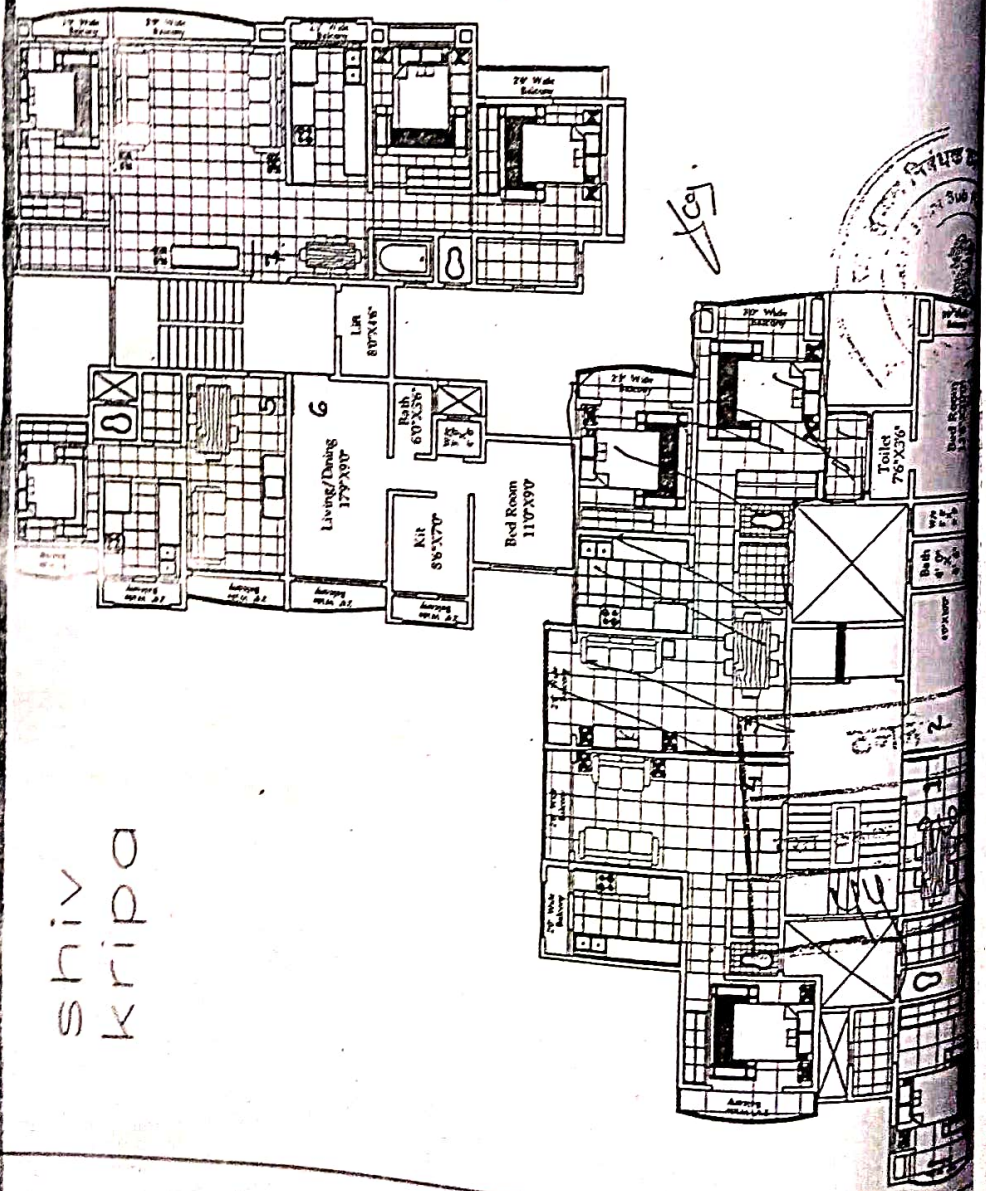
Kantilal C. Gundecha

Partner

109

Proposed Residential & Commercial
Complex On Plot Bearing S.no
658/2, 660/1 At Village Bhandar
Taluka & District Thane

FLAT NO.- 203
WING - A



109

shiv
kripa

N R

Madani

20 M. 11/15

Proposed Residential & Commercial Complex On Plot Bearing S.no 658/2, 660/1 At Village Bhandar Taluka & District Thane



Plot No.	Area (sq. m)
Plot No. 1	10045.75
Plot No. 2	10045.75
Plot No. 3	10045.75
Plot No. 4	10045.75
Plot No. 5	10045.75
Plot No. 6	10045.75
Plot No. 7	10045.75
Plot No. 8	10045.75
Plot No. 9	10045.75
Plot No. 10	10045.75
Plot No. 11	10045.75
Plot No. 12	10045.75
Plot No. 13	10045.75
Plot No. 14	10045.75
Plot No. 15	10045.75
Plot No. 16	10045.75
Plot No. 17	10045.75
Plot No. 18	10045.75
Plot No. 19	10045.75
Plot No. 20	10045.75
Plot No. 21	10045.75
Plot No. 22	10045.75
Plot No. 23	10045.75
Plot No. 24	10045.75
Plot No. 25	10045.75
Plot No. 26	10045.75
Plot No. 27	10045.75
Plot No. 28	10045.75
Plot No. 29	10045.75
Plot No. 30	10045.75
Plot No. 31	10045.75
Plot No. 32	10045.75
Plot No. 33	10045.75
Plot No. 34	10045.75
Plot No. 35	10045.75
Plot No. 36	10045.75
Plot No. 37	10045.75
Plot No. 38	10045.75
Plot No. 39	10045.75
Plot No. 40	10045.75
Plot No. 41	10045.75
Plot No. 42	10045.75
Plot No. 43	10045.75
Plot No. 44	10045.75
Plot No. 45	10045.75
Plot No. 46	10045.75
Plot No. 47	10045.75
Plot No. 48	10045.75
Plot No. 49	10045.75
Plot No. 50	10045.75

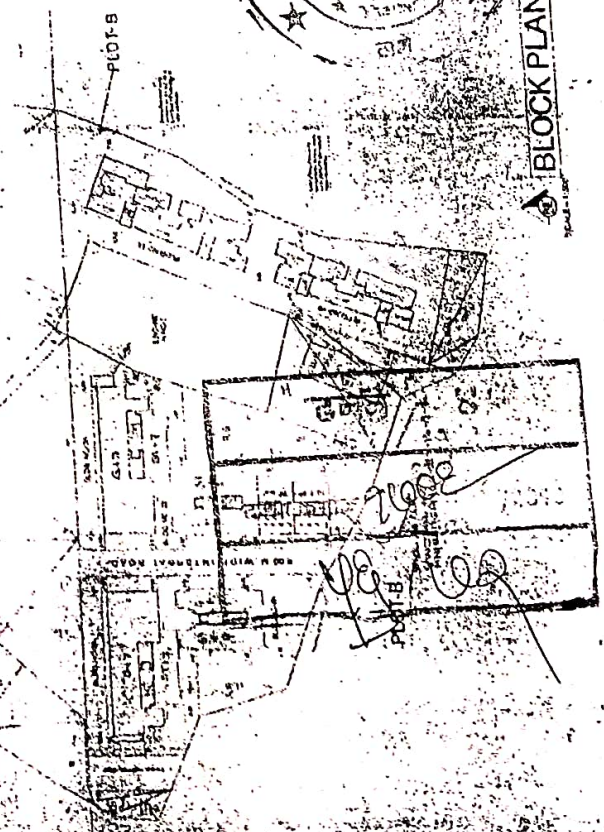
3.8 AREA CALCULATION FOR PART 4

Sl. No.	Description	Area (sq. m)
1	Plot Area	10045.75
2	Plot Area	10045.75
3	Plot Area	10045.75
4	Plot Area	10045.75
5	Plot Area	10045.75
6	Plot Area	10045.75
7	Plot Area	10045.75
8	Plot Area	10045.75
9	Plot Area	10045.75
10	Plot Area	10045.75
11	Plot Area	10045.75
12	Plot Area	10045.75
13	Plot Area	10045.75
14	Plot Area	10045.75
15	Plot Area	10045.75
16	Plot Area	10045.75
17	Plot Area	10045.75
18	Plot Area	10045.75
19	Plot Area	10045.75
20	Plot Area	10045.75
21	Plot Area	10045.75
22	Plot Area	10045.75
23	Plot Area	10045.75
24	Plot Area	10045.75
25	Plot Area	10045.75
26	Plot Area	10045.75
27	Plot Area	10045.75
28	Plot Area	10045.75
29	Plot Area	10045.75
30	Plot Area	10045.75
31	Plot Area	10045.75
32	Plot Area	10045.75
33	Plot Area	10045.75
34	Plot Area	10045.75
35	Plot Area	10045.75
36	Plot Area	10045.75
37	Plot Area	10045.75
38	Plot Area	10045.75
39	Plot Area	10045.75
40	Plot Area	10045.75
41	Plot Area	10045.75
42	Plot Area	10045.75
43	Plot Area	10045.75
44	Plot Area	10045.75
45	Plot Area	10045.75
46	Plot Area	10045.75
47	Plot Area	10045.75
48	Plot Area	10045.75
49	Plot Area	10045.75
50	Plot Area	10045.75

S.E. UNDER REFERENCE



45.00 M WIDE EXISTING ROAD



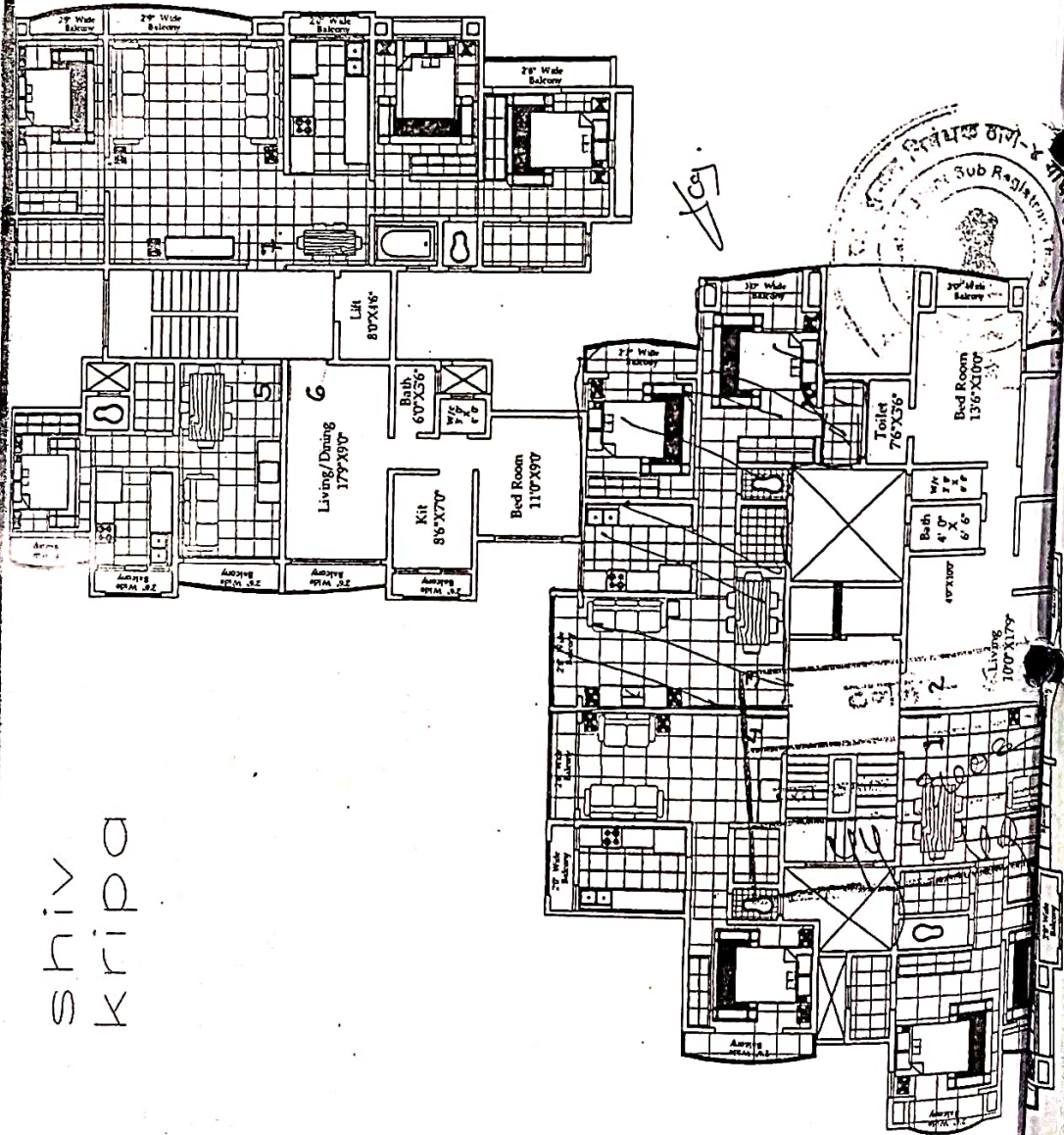
BLOCK PLAN

LOCATION PLAN

NR madavi

shiv
kripa

N R madavi



Proposed Residential & Commercial
Complex On Plot Bearing S.no
658/2, 660/1 At Village Bhandar
Taluka & District Thane

FLAT NO:- 203

WING - A

AREA - 664 sq.ft.

Architects

1/29

carpet.



Sub-Registrar
Thane District
Office No. 118
Sub-Registrar
Thane District
Office No. 118
Sub-Registrar
Thane District
Office No. 118

0045 75 M

1/8



Monday, July 16, 2007
5:33:30 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 6551

दिनांक 16/07/2007

गावाचे नाव भाईंदर

दस्तऐवजाचा अनुक्रमांक

टनन4 - 06547 - 2007

दस्ता ऐवजाचा प्रकार

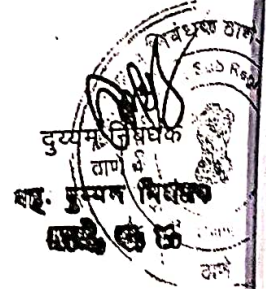
मुखत्यारनामा

सादर करणाराचे नाव: मे. शिव कृपा केंद्र दे भागीदार कांतीलाल सी गुंदेचा - -

नोंदणी फी	:-	100.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (7)	:-	140.00
एकूण रु.		240.00

आपणास हा दस्त अंदाजे 5:47PM ह्या वेळेस मिळेल

बाजार मुल्य: 1 रु. मोबदला: 1 रु.
भरलेले मुद्रांक शुल्क: 100 रु.



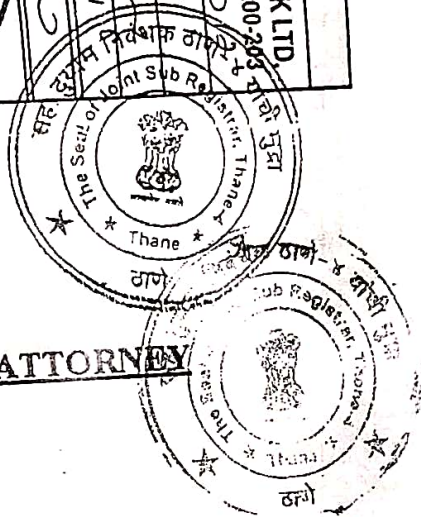
Agundech

दस्ता - 8
दस्त कर्मांक 91008
<i>Yee 100</i>

100/-

Customer's Copy	
CITIZEN CREDIT CO-OPERATIVE BANK LTD	
Lic # D-5/SIP(V)/C.R. 1009/02/2005/200-2005	
Bt. Mira Road	
Pay to : Accl Stamp Duty Thane	
Franching Value	Rs. 1615
Service Chgs (Rs. 10 per doc)	Rs. 1615
TOTAL	Rs. 1615
Name of the stamp duty paying Party	
K C Gundecha	
DD / Cheque No.	
Drawn on Bank	
(For Banks Use Only)	
Tran ID	82167
Franching Sr. No.	U
Cashier	Officer

CASH RECEIVED
 16 JUL 2007
 CITIZEN CREDIT CO-OP. BANK LTD.
 MIRA ROAD BRANCH



GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME

Kantilal C. Gundecha, an adult, Partner
 Proprietor of M/S Shiv Kripa Construction having office
150 Feet Bhayander East
 do hereby SEND GREETINGS

WHEREAS I am the Partner / Proprietor of M/S Shiv Kripa Construction and in the course of business are required to execute various document including Agreement for sale of Flats / Shops

Confirmation including पुस्तक क्रमांक Cancellation/Deed Rectification deed and क्रमांक/नॉवंबर
 Other agreements /s of already executed documents signed by me, individually
9/10
 सह. सुव्यम निबंधक ठाणे क्र. ४
 तारीख..... माह..... रान २००७

Citizen Credit Co-op. Bank Ltd.,
 Shop No. 34-41, Geeta Arcade-1,
 Station Road, Mira Road (East),
 Thane-401007
 D-5/SIP(V)/C.R. 1009/02/2005/200-
 1-203
 शिवा 82167
 186889
 JUL 16 2007
 00000000P85251

AND WHEREAS I am desirous of appoint Mahesh Thakkar
Nitesh Salvi Mangesh Shirodkar ^{ketan More any one}
an adult/s Indian In habitants,
having address at 8 Milan Plaza. Bhayander - C
_____ as my
true and lawful attorney for the purpose of registration of such documents.

NOW KNOW I by these presents, that I, Kantilal
C. Gundecha ~~proprietor~~ / partner of M/s
Shivkripa Construction do hereby appoint, nominate, and constitute
the to Mahesh Thakkar, Nitesh Salvi, Mangesh Shirodkar ^{ketan More} as
my true and lawful attorney to do the following acts, deeds and things.

1. To appear before the Sub- Registrar of Assurances, Thane / ^{Mumbai} Mumbai
concerned in respect of any document, here to before executed by me or to be
executed by me and for me and on my behalf of me to admit execution of such
documents executed by me.
2. For me and on my behalf to present for registration of any documents here
to before executed by me or to be executed by me as ~~proprietor~~ / partner of
M/S Shivkripa Construction.
3. To do all acts, deeds and things to sign and on my behalf to cause to
attendance of my executing parties to any documents before the Sub - Registrar
of Assurance Thane / Mumbai to make any application or submission in writing
for the purpose of effectively registering any documents as my said attorneys
may deem fit and proper.

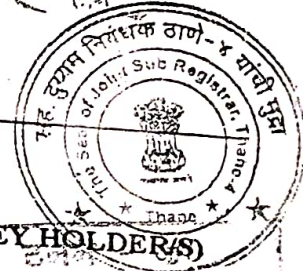
टनन-४.
दस्ता नमांक <u>४४४</u> / २००७
<u>२१५</u>

A N D I myself agree to ratify and confirm all and whatsoever my said Attorney shall purpose to do or cause to be done virtue of these presents.

SCHEDULE OF THE PROPERTY

All the piece or parcel of Agricultural / Non - Agricultural land or Ground situate lying and being at Village Bhayander - Building known as "Shiv kripa"
Taluka _____, Dist. Thane, admeasuring _____ sq. ft. yards, Old - 660/1 658/2
equivalent to _____ sq. Mts., Bearing Survey No. New - 263/1, Hissa New - 251/2
No. _____, C.T.S. No _____, Tika No _____
Within the Jurisdiction of Mira Bhayander Municipal Corporation &
Registration District and Sub - District, Thane

On Or Towards West By _____
On Or Towards East By _____
On Or Towards North By _____
On Or Towards South By _____



(SPECIMEN SIGNATURE OF POWER OF ATTORNEY HOLDERS)

[Handwritten Signature]
[Handwritten Signature]
[Handwritten Signature]
[Handwritten Signature]

एनन-४
दस्ता प्रमाणक २४०/२००७
३/०

IN WITNESS WHEREOF I, Kantilal C. Gundecha,

~~Proprietor~~ / partner of M/S Shiv kripa Construction, has put my hands
on this 16 day of July, 2007, at Bhayander.

SIGNED, SEALED AND DELIVERED by

The within named -EXECUTANT-)
Kantilal C. Gundecha, ~~Proprietor~~)

Partner of M/S. Shiv kripa)
Construction)

In the presence of)

x Tagunadeck



तनन
धरत क्रमांक 9100E
09/08

तनन-४
धरत क्रमांक ९१०० / २००७
४/१०

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHUPENDRA B KOTNARI
INDOORMAL ANGAJ KOYERAM
07/12/1972
PAN Account Number
AACPK2S23L



Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASSIFUDDIN MEHBOOB KHAN
MEHBOOB KHAN
07/11/1973
PAN Account Number
AGFEK3771R



9000
तारीख - 02/02

वर्ष : 05/20 12000
3/0

क्र. युएलसी/टिए/एलीनी/ब्लग-२०/
एस.आर.-७४२/भाईदर/२००४.
अप्पर जिल्हाधिकारी तथा सक्षम प्राधिकारी
ठाणे नागरी संकुलग, ठाणे.
दि. : ०८/३/२००४.

प्रति,

श्रीमती हंसाबाई सुरेश म्हात्रे
द्वारा श्री. भरतकुमार पटेल
३, तळ मजला, 'तपस्या',
हमारा बझार पाठीमागे, ६० फुटी रोड,
भाईदर (प.), ता.जि.ठाणे-४०१ १०१.

विषय :- ना.अ.क.धा. अधिनियम १९७६

कलम २० खालील योजना

जमिनधारक - श्रीमती हंसाबाई सुरेश म्हात्रे

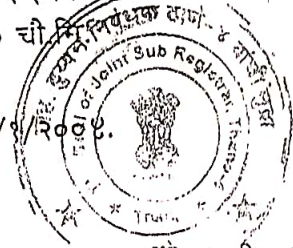
मौजे - भाईदर, ता.जि. ठाणे.

स.क्र. ६६०/१ (जुना), २६३/१ (नवीन),

६५८/२ (जुना), २५१/२ (नवीन)

सूट दिलेले क्षेत्र - ३९३६.०० चौ.मी.

संदर्भ :- आपला विनंती अर्ज दि. ३०/१/२००४.



महोदय,

उपरोक्त विषयासंदर्भात कळविणेत येते की खालील अटी व शर्ती अधीन राहून योजनेतील सदनिकांच्या नोंदणीस या कार्यालयाची हरकत नाही.

१. मूळ योजना आदेश क्र. युएलसी/टिए/डब्ल्यु.एस.एच.एस. २०/एस.आर.-७४२ दि. ८/११/१९९४ मधील अटी व शर्ती पूर्वीप्रमाणेच योजनाधारक /विकासकर्ते यांचेर बंधनकारक राहतील.

२. मा. सर्वोच्च न्यायालयाने कलम २० खालील योजनांबाबत दिनांक २१/१/९० मधील खालील निर्देशाचे काटेकोरपणे पालन करणेत यावे.

३. योजनेतील खुल्या बाजारात विकासाच्या सदनिका रु. ६५३/- चीफूट या दराने विकण्यात व त्यासाठी ठेवलेले विक्री रजिस्टर विहित नमुनेप्रमाणे भरून घ्याव्यात या कार्यालयास वर महिन्याच्या ५ तारखेच्या आत सोदवून देण्यात यावे.



अप्पर जिल्हाधिकारी व सक्षम प्राधिकारी
ठाणे नागरी संकुलग, ठाणे.

प्रत :-

१. सहजिल्हानिबंधक, ठाणे.

२. मुख्य निबंधक, ठाणे यांना कळविणेत येते की योजनेतील गिऱ्याविरा क्षेत्रातील सदनिकांच्या नोंदणीस या कार्यालयाची हरकत नाही.

क्र. युएलसी/टीए/एटीपी/कलम-२०/

एस.आर. - ७४२

अपर जिल्हाधिकारी व सक्षम प्राधिकारी
ठाणे नागरी संकुलन, ठाणे.

दिनांक १६/०५/२००६

प्रति,

मा. आयुक्त,

मिरा भाईंदर महानगरपालिका,

भाईंदर,

विषय:- नागरी जमीन कमाल धारणा अधिनियम १९७६
कलम २० खालील योजनेस भोगवटा प्रमाणपत्र
बाबत "ना हरकत दाखला"

जमीनधारक :- श्रीमती हंसाबाई सुरेश म्हात्रे

मौजे : भाईंदर, ता.जि.ठाणे

सं.नं. ६६०/१, ६५८/२ (जुना)

२६३/१, २५१/२ (नविन)

योजनेखालीलक्षेत्र- .०० चौ.मी.

संदर्भ :-

यांचा विनंती

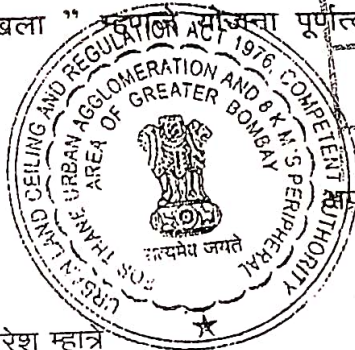
अर्ज दिनांक :-



महोदय,

उपरोक्त विषयासंबंधी कळविणेत येते की विषयांकीत जमीनधारक यांच्या विषयांकीत क्षेत्रास ना.ज.क.धा. अधिनियम १९७६ चे कलम २० अन्वये योजना आदेश क्र. युएलसी/टीए/डब्ल्यु.एस.एच.एस.-२०/एस.आर. ७४२ दि. ८/११/९४ रोजी मंजूर करण्यात आली असून उक्त कलम २० च्या आदेशास दि. ८/३/०४ रोजी शुध्दीपत्र पारित केले आहे.

योजनेतून शासनास ५ % प्रमाणे सर्दनिका क्षेत्र २२३.४९ चौ.मी विकासकर्ते यांनी कार्यालयास हस्तातरीत केलेल्या आहेत. सबब मुळ योजना आदेश क्र. युएलसी/टीए/डब्ल्यु.एस.एच.एस.-२०/एस.आर. ६४२ दि. ८/११/९४ मधील अटी व शर्तास अधीन राहून गरोच मिरा भाईंदर महानगरपालिका बांधकाम निरांत्रण निगमावलीस अधीन राहून योजनेतील विषयांकीत क्षेत्रातील इमारतीस " भोगवटा दाखला " देणस या कार्यालयासुयाची हरकत नाही. उक्त " ना हरकत दाखला " योजने पूर्णत्वाचे प्रमाणपत्र नव्हे याची कृपया नोंद घ्यावी.



१०/०५/०६

अपर जिल्हाधिकारी व सक्षम प्राधिकारी,
ठाणे नागरी संकुलन, ठाणे

प्रत.

१) श्रीमती हंसाबाई सुरेश म्हात्रे

श्री विशाल सी. गुप्ता (विकासक)

राचा डेव्हलपर्स, १५० फुट रोड.

भाईंदर (प), ठाणे.

२) दुय्यम निबंधक, ठाणे.

३) सहदुय्यम निबंधक, भाईंदर, ठाणे.

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ANPPS3652Q



नाम /NAME

NANDKISHORE RAMNIRANJAN SINGHANIA

पिता का नाम /FATHER'S NAME

RAMNIRANJAN BASANTLAL SINGHANIA

जन्म तिथि /DATE OF BIRTH

02-04-1967

हस्ताक्षर /SIGNATURE

02-04-1967

PRSharma

आयकर अधिकारी (कंप्यूटर ऑपरेशन)

Commissioner of Income-tax (Computer Operations)

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AQTPS9525K



नाम /NAME

MAHADEVI NANDKISHOR SINGHANIA

पिता का नाम /FATHER'S NAME

DEMAPPA GADIGAPPA NAGNOOR

जन्म तिथि /DATE OF BIRTH

01-06-1979

हस्ताक्षर /SIGNATURE

Madavi

PRSharma

आयकर अधिकारी (कंप्यूटर ऑपरेशन)

Commissioner of Income-tax (Computer Operations)



उत्तम - 4 90000
दस्तावेज संख्या 2008 2008
E/102



दुय्यम निबंधक: ठाणे 4

दस्तक्रमांक व वर्ष: 1707/2010

लदनी 63 म.

Saturday, February 20, 2010

सूची क्र. दोन INDEX NO. II

Regn. 63 m. B.

5:30:21 PM

गावाचे नाव : भाईदर

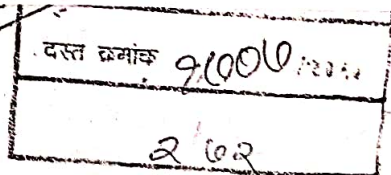
- (1) यिलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 589,000.00
घा.भा. रु. 589,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 263/1,251/2/-/-/- वणन: सदनिका क्र.204,2रा मजला,शिवकृपा,भाईदर प.
- (3) क्षेत्रफळ (1)43.49 चौ.मी.कारपेट
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे. शिवकृपा कंस्ट्रक्शन चे भागीदार कांतीलाल सी. गुंदेचा तर्फे कु.गु.म्हणून नितेश साळवी :- घर/फ्लॅट नं: 8; गल्ली/रस्ता: :- ईमारतीचे नाव: मिलन प्लाझा ; ईमारत नं: :- पेठ/वसाहत: :- शहर/गाव: भाईदर प; तालुका: :- पिन: :- पॅन नम्बर: फॉर्म 60.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) सुशिला रामनिरंजन सिधानीया - :- घर/फ्लॅट नं: :- ई/118,119; गल्ली/रस्ता: :- ईमारतीचे नाव: आनंद नगर; ईमारत नं: :- पेठ/वसाहत: :- शहर/गाव: भाईदर प; तालुका: :-पिन: :- पॅन नम्बर: फॉर्म 60.
(2) राधेश रामनिरंजन सिधानीया - :- घर/फ्लॅट नं: वरीलप्रमाणे ; गल्ली/रस्ता: :- ईमारतीचे नाव: :- ईमारत नं: :- पेठ/वसाहत: :- शहर/गाव: :- तालुका: :-पिन: :- पॅन नम्बर: ACEPS2590P.
- (7) दिनांक करून दिल्याचा 29/12/2009
- (8) नोंदणीचा 20/02/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 1707 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 12050.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 5890.00
- (12) शेर



सह दुय्यम निबंधक वर्ग-३
ठाणे क्र. ५

S.R.

(2)



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Bt. Mira Road Date 29/12/09
Pay to : Acct Stamp Duty Thane

Franking Value	Rs. 28550/-
Service Chgs (Rs. 10 per doc)	Rs. 28550/-
TOTAL	Rs. 28550/-

Name of the stamp duty paying Party
N.R. SINDHIA

DD / Cheque No. _____
Drawn on Bank _____
(For Bank Use Only)

Tran ID _____
Franking St. No. 68631

Cashier _____ Officer _____



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Bhayandar, on this 31 day of Dec, 2009.

टनन - ४
BETWEEN
दस्ता क्रमांक १००९/२०१०

M/s. SHIV KRIPA CONSTRUCTION, a partnership firm having its office at "Shiv Kripa" 150 Feet Road, Opp. Padmavati Nagar, Bhayandar (West), Thane 401 101, hereinafter called and referred to as the "BUILDERS/ PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include the said firm, its partner or partners from time to time and their respective heirs, executors, administrators and assigns) the FIRST PART.

[Signature]

(1)

नंदकोशीर madavi

(2)

N.R

madavi

For CITIZENCREDIT™ CO-OP BANK LTD
Rupa. Juvanti eight thousand five hundred & fifty only

Citizencredit Co-op Bank Ltd.
Shop No. 34-41 Geeta Arcade-1,
Station Road, Mira Road (East),
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