



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१४

A-1.) महानगर पालिका - ठाणे

१. दस्ताचा प्रकार :- दगदार कागदा अनुच्छेद क्रमांक :- २५ जी
२. सादरकर्त्याचे नाव :- रमजील पांडुरंग काडूर
३. तालुका :- ठाणे
४. गावाचे नाव :- पर्वतेश्वर
५. नगरभूमापन क्रमांक/सर्व्हे कं./अंतिम भूखंड क्रमांक :- ११९/१.२, १२१/११
६. मूल्य दरविभाग (झोन) :- उपविभाग :- २६/१०३-१८८
७. मिल्कतीचा प्रकार :- खुलीयमीन निवासी कार्यालय दुकान ओबबोगिक
प्रति चौ. मी. दर २५६०० /
८. दस्तात नमुद केलेल्या मिल्कतीचे क्षेत्रफळ :- ५१६.९९ कागद/बिल्टअप/चौ. मीटर
९. कारपार्किंग :- गल्ली :- पोटमाळा :-
१०. मजला क्रमांक :- ९६ उदवाहन सुविधा :- २ आहे/नाही
११. बांधकाम वर्ष :- वसारा :-
१२. बांधकामाचा प्रकार :- आरसीसी/इतर पक्के/अर्धे पक्के/कच्चे
१३. बाजारमुल्यदर तक्त्यातील मार्गदर्शन सूचना क्र. :-
१४. लिफ्ट अँड लायसन्सचा दस्त १ :- प्रतिमाह भाडे रक्कम :-
निवासी/अनिवासी २ :- अनागत रक्कम/ आगमन
३ :- कालावधी :-
१५. निर्धारित केलेले बाजारमुल्य :- १६५५६५००
१६. दस्तामधो दर्शविलेले मोबदला :- २५३५०००
१७. देय मुद्रांक शुल्क :- १५२९०० भरलेले मुद्रांक शुल्क :- १५२९०००
१८. देय नोंदणी फी :- २५३५००

लिपीक

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दस्त २३८८	२०१४
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सह कुथम निबधक



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महाराष्ट्र शासन

GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बैंक व कोषागार पावती

e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

13007862062939

Bank/Branch: BKL - 6910120/THANE - CHODBUNDER RD
Pmt Txn id: 38492372 Stationery No: 13007862062939
Pmt DtTime: 10-Mar-2014@17:02:44 Print DtTime: 10-Mar-2014@17:05:18
ChallanIdNo: 69103332014031050992 GRAS GRN: MH0019334992013148
District: 1201-THANE Office Name: IGR114-THN2_THANE 2 JOI

StDuty Schm: 0030046401-75/STAMP DUTY
StDuty Amt: R 1,52,200/- (Rs One, Five Two, Two Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt: R 0/- (Rs Zero only)

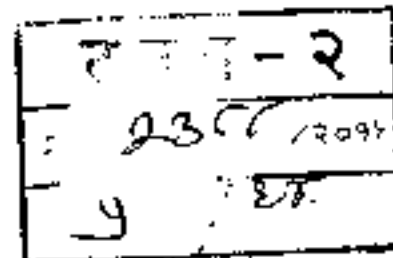
Article: B25-Agreement to sell/Transfer/Assignment
Prop Publtty: Immovable Consideration: R
Prop Descr: 404 BUILDING, PHASE 2, KAYALAN, SHIL ROAD, KAYALAN, T
HANE, Maharashtra, 421204

Duty Payer: PAN-AOEFB3075Q, SWAPNIL PANDURANG BAGAD
Other Party: PAN-ABTFS0853K, SHIVNATH DEVELOPERS

Bank Official1 Name & Signature

Bank Official2 Name & Signature

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



e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.

कोरे



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वस्तु नाम/विवरण / २०१८
६ / ६४

प्लॉटिंग/उभट मुद्रांकवा तपसिल	
१. अस्तव पुनिक नंबर	
२. अस्तवपुनिका तपसिल	<u>Khidkaleshwar</u>
३. शिवनाथवा तपसिल	<u>Agreement for Sale</u>
४. अस्तवपुनिका नंबर	
५. अस्तवपुनिका देवनागरी नंबर	<u>Shivnath Developer</u>
६. अस्तवपुनिका देवनागरी नंबर	<u>Mr. Sampat P. Baga</u>
७. मुद्रांक मुद्रांक अस्तवपुनिका नंबर	<u>Mr. Sampat P. Baga</u>
८. मुद्रांक मुद्रांक अस्तवपुनिका नंबर	<u>Pl. 152, 100k</u>
९. अस्तवपुनिका देवनागरी नंबर / अस्तवपुनिका देवनागरी नंबर	<u>Thane - 2</u>
१०. अस्तवपुनिका देवनागरी नंबर / अस्तवपुनिका देवनागरी नंबर	

**AGREEMENT FOR SALE OF FLAT
IN
SHIVNATH HABITAT PHASE - II**

ARTICLES OF THIS AGREEMENT made and entered into
Thane on this 20th day of March 2014 BETWEEN



M/s Shivnath Developer through its partners Shri. Manoj
Ramashankar Dubey, Shri. Shankarlal Motilal Patel and
Shri. Binoy Shailesh Shah adults having office at Kalyan Shil
Road, Opp. Khidkaleshwar Temple, Padle, Thane - 421
204. Hereinafter referred to as "BUILDERS AND
DEVELOPERS" (which expression shall unless it be repugnant
to the context or the meaning thereof be deemed to include
their heirs, executors and administrators) of the Second Part

Sampat Bagat

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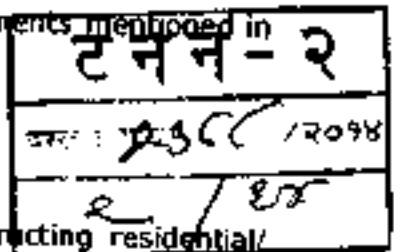
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AND

Mr. Swapnil Pandurang Bagad & Mrs. Sujata Swapnil Bagad
Indian, Inhabitants, residing at **A/404, Cosmos Nest, Dhokali**
Naka, Kolshet Road, P. O. Sandoz Baug, Thane (West) - 400
607. Hereinafter referred to as "the Purchaser" (which expression
shall unless it be repugnant to the context or the meaning thereof
be deemed to include their heirs, executors and administrators) of
the Third part

WHEREAS the property bearing survey numbers **119/1, 119/2,**
121/11 and 121/12 situated at **Kalyan Shil Road, Opp.**
Khidkaleshwar Temple, Padle, Thane 421204, described in
detail in Schedule II hereunder are owned by **Namdev Charu**
Thakur and others (VENDORS) as per extract form 7 and 12 of land
record annexed hereto.

AND WHEREAS the builder has taken the said property for
development vide agreements date (registration) with the
respective owners and (all partners name) registered at the office of
sub-registrar thane vide registration no. bearing **TNN-2/943-2008**
& **TNN-2/10469-2010.** And other deeds of documents mentioned in
the **SCHEDULE III OF AGREEMENTS.**



WHEREAS the builder/developer will be constructing residential/
commercial buildings upon the said land along with other lands in
phases as a one big complex named **Shivnath Habitat**
consisting of three or more phases as per plans and specifications
approved by Thane Municipal corporation and the purchaser
desires to book a flat/shop in the said building project.

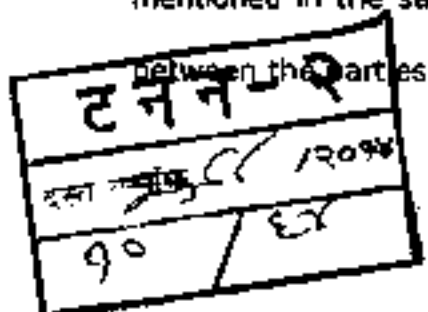
Swapnil

Sujata

WHEREAS the purchaser has taken full inspection of the original sanctioned plan vide VP NO.S11/0003/08 TMC/TDD/0410/11 DT 08-06-2011 with commencement certificate and development agreement and along with title certificate issued in respect of the title of the said piece and parcel of land and revenue record and NA permission dt 08-04-2011 and all records as specified under the Maharashtra Ownership Flats (Regulation of Promotion , Construction , Sale , Management and Transfer) Act 1963 and the rules made there under, and has agreed to purchase one flat with full notice and acknowledgment of the terms and conditions therein.

WHEREAS the builder/developer desires to sell the said flat/ shop in the said building project in **Phase II Building no. 1(B1)** flat/shop **no. 404** on ownership basis with a view that upon completion of all phases I, II and III the builder shall be forming a corporate body or Co-operative Housing Societies, with an apex society and shall execute necessary deeds and conveyance in respect the said piece and parcel of land in favour of the apex body which land is particularly mentioned in the schedule hereinafter written as **Schedule I SCHEDULE OF PROJECT LAND.**

AND WHEREAS the builder/developer has agreed to sell to the purchaser and the purchaser has agreed to purchase the said flat/shop from the said builder/developer bearing no **404** admeasuring **520 sq.ft.** carpet area on the **4th** floor of the building known as **Phase II Building no.1(B1)** in **Shivnath Habitat Phase II** with full notice to the terms and conditions mentioned in the said documents mutually agreed upon by and



Swarni

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Prigathi

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NOW THIS AGREEMENT WITNESSETH as under: -

1. It is hereby agreed that accepting the above terms in the recital clause above the purchaser has agreed to purchase and builder has agreed to sell one flat /shop bearing no. 404 admeasuring 520 Sq. ft. carpet area on the 4th floor of the building known as **Phase II Building no. 1 (B1)** in the project referred above **Shivnath Habitat**, on for total consideration of **Rs.25,35,000/- (Rupees Twenty Five Lacs Thirty Five Thousand Only)** which only includes full and final consideration in respect of occupation of said flat only. (Flat is to be used for residential purpose and shop is to be used for commercial purpose as per rules applicable) The flat/shop is marked in thick outline and shaded in the Schedule of Flat Design. Schedule III.

2. It is hereby agreed that out of the said amount the purchaser shall pay a sum of **Rs. 5,07,000/- (Rupees Five Lacs Seven Thousand Only)** as and by way of earnest money/part payment on or before the execution of this agreement, the receipt whereof the builder/developer hereby admits and acknowledges. The common areas and amenities in the infrastructure and the overall project is likely to change as the project is extensive and the purchaser has expressly consented to the same and the flat/shop of the purchaser shall be of the promised area and minor difference in area would be adjusted in cost.



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Surajit
Surajit

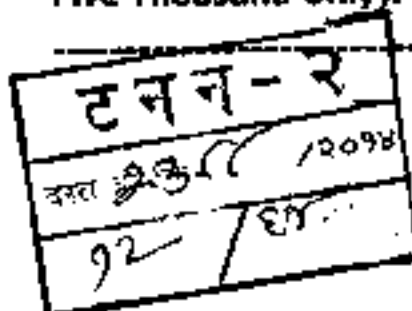
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3. It is hereby agreed that the purchaser has paid **Rs. 5,07,000/- (Rupees Five Lacs Seven Thousand Only)** and the balance amount to **Rs.20,28,000/- (Rupees Twenty Lacs Twenty Eight Thousand Only)** be paid as per below SCHEDULE OF PAYMENT.

- | | |
|----------------------------|---|
| i) Rs. 2,53,500/- | 10% within the 15 days from the date of booking. |
| ii) Rs. 2,53,500/- | 10% At the time of Excavation for foundation Work. |
| iii) Rs. 3,80,250/- | 15% At the time of initiation of plinth. |
| iv) Rs. 2,28,150/- | 9% At the time of initiation of 2 nd Slab. |
| v) Rs. 2,28,150/- | 9% At the time of initiation of 4 th Slab. |
| vi) Rs. 2,28,150/- | 9% At the time of Initiation of 6 th Slab. |
| vii) Rs. 2,28,150/- | 9% At the time of Initiation of 8 th Slab. |
| Rs. 2,28,150/- | 9% At the time of initiation of Brick work. |
| Rs. 2,53,500/- | 10% At the time of Initiation of Plastering. |
| Rs. 1,26,750/- | 5% At the time of initiation of Flooring. |
| Rs. 1,26,750/- | 5% At the time of Possession. |



Total Rs.25,35,000/- (Rupees Twenty Five Lacs Thirty Five Thousand Only).



Signature

Signature



4. It is hereby agreed that the builder/developer shall hand over peaceful and vacant possession of the said flat to the purchaser within 36 months from the date of obtaining commencement certificate for the building and upon receiving full and final consideration from the purchaser and subject to condition that all purchasers pay their dues in time and there are no circumstances beyond the control of the builder. The builder/developer shall not incur any liability if he will be unable to deliver possession of the said premises within the said period. If the completion of the said building is delayed due to any unavoidable circumstances and in that case, builder/developer shall be entitled to take reasonable extension of time for delivery of possession of the said premises. Delayed payment by any of the purchaser shall be a circumstance which may delay the possession.

5. It is hereby agreed that if the purchaser commits default in payments of the installments as per the respective date (time being the essence of the contract) and/or in observing and performing any of the conditions of this agreement the builder/developer shall be at liberty to terminate this agreement in which event the said earnest money paid by the purchaser to the builder/developer as aforesaid shall stand forfeited. The builder/developer shall however, on such termination refund after resale to the purchaser the installments of



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Sanjay

Brijendra

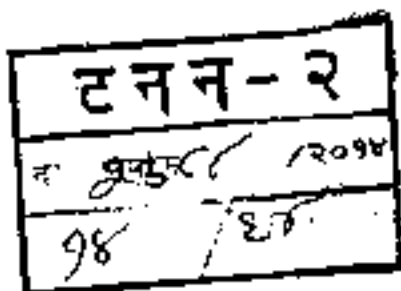
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part payment to the builder/developer, but without any further amount by way of interest or otherwise. On the builder/developer terminating this agreement under this clause the builder/developer shall be at liberty to sell the said premises to any other person or persons as the builder/ developer may deem fit and such price as the builder/developer may determined and the purchaser shall not be entitled to question such sale or to claim any amount damages / compensation from the builder/ developer.

6. It is hereby agreed that upon possession of the said premises being delivered to the purchaser, he shall be entitled to use and occupation of the said premises, upon the purchaser taking possession of the said premises he shall have no claim against the builder/developer in the respect of any items of work in the said premises which be allowed not to have been carried out or completed as per the specifications mentioned in the schedule hereto.



7. It is hereby agreed that commencing a week after notice is given by the builder/developer to the purchaser that the premises is ready for use, the purchaser shall be liable to bear and pay all the taxes and charges for electricity and other services and the outgoings payable in respect of the said premises.



Swarnil
Prigati



8. It is hereby agreed that nothing in this agreement shall be construed to confer upon the purchaser any rights title or interest of any kind whatsoever in or over the said land or building or any part, thereof, such confirmation to take place upon the execution of the conveyance by the builder/developer to a Co-operative Housing Society or any incorporated body to be formed of the purchaser of the various premises in the said building (hereinafter called "The said society") and until the purchaser is admitted as the member of the said society as hereinafter stated.

9. It is hereby agreed that the purchaser shall not use the said premises for any purpose other than as business, trade and commerce / residence as is specified.



10. It is hereby agreed that the purchaser shall maintain the front elevation and the said rear and side Elevation of the said building in the same form and condition as the builder/developer has constructed them and shall not at any time alter the said elevation in any manner whatsoever without the prior consent in writing from the builder/developer. The builder shall be entitled to dispose and close garage, stilt, terrace, load TDR, get additional FSI for which purchaser has no objection.

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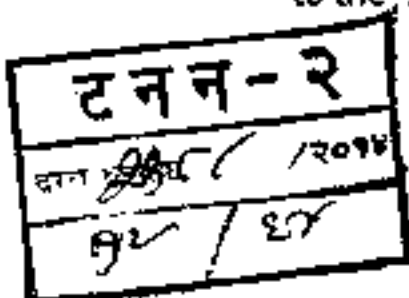
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11. It is hereby agreed that the fixtures, fittings, and amenities to be provided in the said building and in the said premises and the material to be used in the construction of the said building and the specifications of the said building are those as set out in schedule hereunder written and the purchaser has satisfied himself/herself about the design of the said building and also about the specifications and amenities to be provided therein with notice of probable change in elevation or color scheme . The brochure provided is for general information and is not part of agreement.



12. It is hereby agreed that the purchaser shall from the date of possession of the said flat maintain the said premises at his/her own costs in a good condition towards the said building or the said premises, staircase and common passage or the said compound, and shall not commit any kind of breach which may be against the rules or bye-laws of Thane Municipal Corporation, or any other Government Authority and the purchaser shall not make any structural changes, alternations or additions in or to the said premises or to the said building or any part thereof.

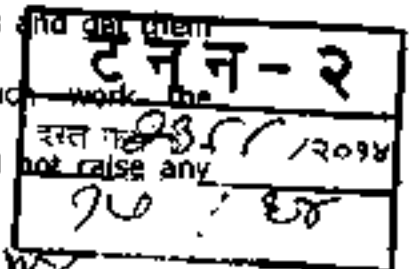


Saraphil

Pratap



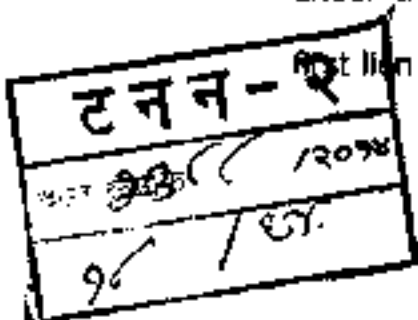
13. It is hereby agreed that if the builder/developer shall get the benefit of additional F.S.I. for construction from the corporation, the builder/developer shall be at liberty to put up any number of additional floors over and above the proposed building/s and shall also be entitled to construct any other building/s in the compound. The layout for that regard may be changed and the purchaser has consented for the same. It is clarified and accepted by the purchaser that the builder is entitled to utilize the FSI of larger land from other phases in any one or more phases and will be entitled to use any FSI by way of Transferable Development rights under Development Control Regulations or any notification or rule as may be applicable. For such utilization the purchaser has consented that the builder may construct additional flats or floors on existing building or by making additional wings to existing building or converting stalls into flats or shops or putting additional buildings in that area of the entire project and to change the layout for that purpose. The builder shall remain in exclusive and absolute management of the entire project till conveyance and even after conveyance the builder shall have right to utilize FSI or TDR that might have been permitted by law before conveyance whether sanctioned or not before but which could be sanctioned later. The builder is hereby authorized as per section 7 and 7 (1) (ii) of the MOFA Act or any other applicable provisions to make amendments, changes to existing plans and designs, layout elevations and all other sanctioned. And during execution of such work the purchaser or the association or society shall not raise any



objection and shall bear the reasonable inconvenience if any or noise that is normal in construction activity. All such additional flats shall be property of builder and builder can sell or rent the same and such transferee shall be admitted to the membership of the association or society. The builder is entitled to add additional land or phases to existing phases by procuring more land and amalgamating or reducing phases by severing land or converting the existing project into a township and carrying out necessary changes in the plans and layouts and effect.

14. It is hereby agreed that as soon as the building is notified by the builder/developer to be completed each of the purchaser shall pay the respective arrears of price payable by him/her within 7 days of such notice served individually and/or put up on some prominent place in the said building. If any of the purchasers fails to pay the said arrears of the amount as aforesaid the builder/developer shall be entitled to forfeit the said amounts previously paid by such defaulting purchaser and all the rights and benefits under this agreement shall be canceled.

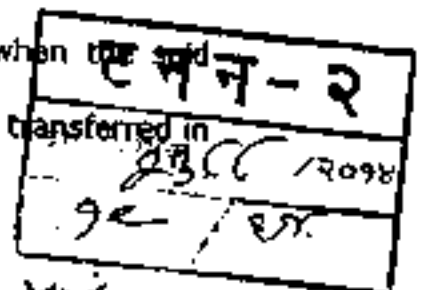
15. It is hereby agreed that the builder/developer shall in respect of any amount remaining unpaid by the purchaser under the terms and conditions of this agreement have first lien and charge over the said premises.



16. It is hereby agreed that the purchaser shall pay every month the amount towards all taxes and all other outgoing and expenses regularly after the receipt of possession of the said premises.

17. The purchaser hereby agreed to undertake: To pay deposit for the due performance of this agreement if demanded. Further agrees to deposit the required sum towards share money, entrance fee and legal fee and further the purchaser along with the other purchaser shall pay the amounts to be paid to the builder/developer in respect of deposits made by the builder/developer for water connection of the building to the Thane Municipal Corporation and also deposit paid to the electricity supply authorities.

18. It is hereby agreed that the deposit and amounts taken as mentioned above and deducting there from payment made to Corporation and M.S.E.D.C. and all arrears of taxes and expenses and expenses incurred in the formation of the Co-operative Housing Society or Limited Company or Association as the case may be i.e. the stamp duty, Registration charges and legal expenses etc., shall not carry interest shall be transferred to the said society in the account of the purchaser when the said society is formed and the property is finally transferred in the name of the society.



Saripati

Anjale

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19. (a) The Purchaser hereby agreed to pay following charges as per the Schedule as under :

(i) **Rs. 351/- (Rupees Three Hundred Fifty One Only)** towards share money, application and entrance fee.

(ii) **Rs. 31,200/- (Rupees Thirty One Thousand Two Hundred Only)** being Maintenance charges Rs.2/- sq.ft. for 24 months.

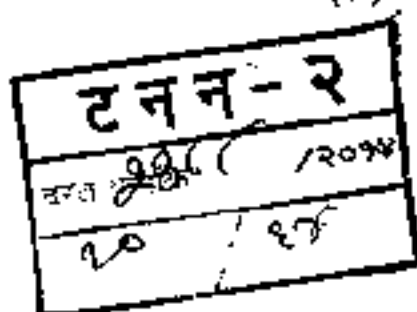
(iii) **Rs. 50,000/- (Rupees Fifty Thousand Only)** being minimum amount towards deposit for electrical and water connections, meters, sub-stations etc. to the said Premises and the said building "Shivnath Habitat".



Rs. 50,000/- (Rupees Fifty Thousand Only) towards infrastructure & development charges.

(v) **Rs. 30,000/- (Rupees Thirty Thousand Only)** for club membership.

(vi) **Rs. 50,000/- (Rupees Fifty Thousand Only)** for miscellaneous expenses.



Signature

Signature

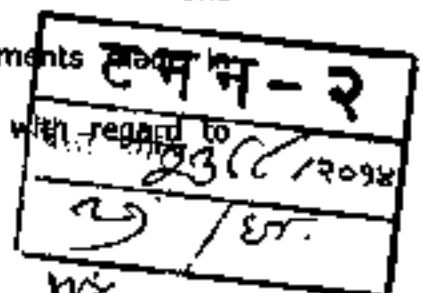
19. (b) I} VAT

1. The State Government has by way of notification no.VAT1510/CR-65 MVAT dated July 9, 2010 notified that the amendments made in the MVAT Act, 2002 inter alia in relation to payment of Vat on (a) construction of complex services (residential and commercial) and (b) providing preferential location, are both effective on and from April 1, 2010. The relevant amendments made in relation to definition of "taxable Sale" with regard to Sales Tax (Vat) in the MVAT Act, 2002.

2. Accordingly Sales Tax (Vat) is chargeable @1% w.e.f. 01/04/2010 on the agreement value.

II} SERVICE TAX

1. The Central Government has by way of notification no.24/2010 - ST dated June 22, 2010 notified that the amendments made in the Finance Act, 1994 inter alia in relation to payment of Service Tax on (a) construction of complex services (residential and commercial) and (b) providing preferential location, are both effective on and from July 1, 2010. The relevant amendments in relation to definition of "taxable service" with regard to Service Tax in the Financial Act, 1994.



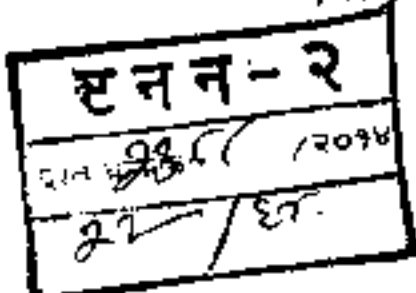
2. In furtherance to the above notification, the Central Government by way of a further notification being no.36/2010-ST dated June28,2010 exempted the levy of Service Tax on the advance amounts received before 1.7.2010("advance amount" referring to sale consideration received for taxable services to be provided).

3. The Maharashtra Chamber of Housing and Industry (MCHI) is the representative body of developers in Mumbai engaged in housing and real estate developments of which we are a member. MCHI has challenged the levy of Vat in the Hon'ble High Court at Bombay vide writ Petition no.1456 of 2010 ("the Petition") and, in furtherance to Orders dated July 23, 2010 and August 3, 2010 has obtained an Order dated February 18, 2011 in the Petition whereby the Hon'ble Bombay High Court has held that the member of the MCHI whose name have been mentioned in the Petition are permitted to deposit the Vat with the Hon'ble Bombay High Court with a direction to refund the same with accrued interest thereof, in the event MCHI succeeds in the Petition.



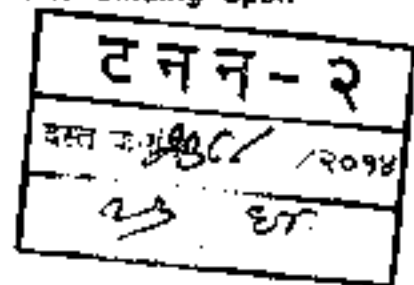
Accordingly Service tax is chargeable @ 3.09% on the payment made on and after 01/04/2012.

19. (C) It is hereby agreed that under the law as enacted or by reason of any amendment to the constitution or any new enactment or amendment to the 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 along with other purchasers on demand being made by the promoters in that behalf without raising any dispute or objection in that behalf.

20. It is hereby agreed that in the event of any amount being payable by the builder/developer to the Corporation or to the Government for betterment charges and/or for development taxes or any taxes or payment of any other nature, the same shall be reimbursed by the purchaser to the builder/developer in the proportion to the area of the premises agreed to be purchased by the purchaser, and in determined such amount the decision of the builder/developer shall be conclusive and binding upon the purchaser.



21. The purchaser hereby agreed and undertakes to be a member of Co-operative Society or limited Company or Association to be formed the manner hereinafter appearing and also from time to time sign and execute the application for registration and other papers and

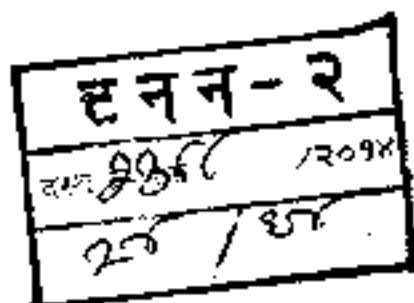
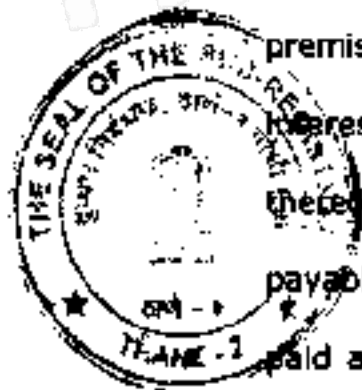
Susmita

Surjinder

and documents necessary for the formation and registration of the said society including the bye-laws of the proposed society and to cooperate in forming an apex body of all societies in the project.

22. The purchaser hereby agreed to keep the said premises well and good and tenantable condition and repairs and in particularly so as to support shelter and protect the parts of the said building other than his/her premises.

23. It is hereby agreed that the purchaser shall not sell, transfer, convey, mortgage, charge or in any encumbrances or deal with or dispose off his/her premises, not assign, under let or part with his/her interest under the benefit of this agreement or any part thereof until all his/her dues of whatsoever nature payable to the builder under this agreement are fully paid and only if the purchaser has not been guilty of any breach of non-compliance or non-observance of any of the terms and condition of this agreement and until he/she obtains previous consent in writing of the builder/developer.



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24. It is hereby agreed that the purchaser and the person to whom the said premises is let, sub-let, transferred, assigned or given possession of the said premises to any third party without the prior consent of the builder/developer and shall from time to time sign all applications, papers and documents and do all acts, deeds and things as the builder/developer and/or the said society may required for safe guarding the interest of the builder/developer and/or of the purchaser in the said building.

25. It is hereby agreed that the purchaser shall permit the builder/developer and his survivors and agents at all reasonable times to enter into upon the said premises or any part thereof to examine the condition thereof, or for the purpose of repairing, maintaining, ~~rebuilding~~ cleaning, lighting and keeping in order and connections of services, drains, pipes, cables, water sources, gutters, wires, petty structures or other convenience belonging to or serving or used for the said building and also for the purpose of laying, maintenance, repairing and testing drainage and water pipes and electric wires and also for the purpose of cutting off the supply of water to the said premises or any other premises in the building in respect of which the purchaser or any other occupier of other premises in the said building as the case may be shall have default in paying his share of water taxes.



दस्तावेज-२	
दिनांक	१३/०५/२०१४
२५/१०/१४	

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26. The builders shall be entitled to install their logos and name boards and advertisements, electronic equipments, generators, receiving antennas/towers as may be required in the open spaces or on the building or terrace in one or many places and they will not be liable to make any payment to the association or society that may be formed or to any individual. The right to grant license to third parties to put up advertisements, neon signs and hoardings upon building or such places as fixed by the builder and to appropriate the income thereof shall be with the builder and shall continue to be so at all times. Similarly the builder shall have sole right to provide cable TV lines, telecoms lines and common antennas, piped gas and fix and appropriate royalty for the same.



The builder shall be entitled to raise any loan or finance from Bank, Institution or private party or any person against the project or project land or building or part thereof and the purchaser has given consent for the same and the builder shall be entitled to create required charge or mortgage in favour of such financier however only to the extent of flat agreed to be sold such liability will be cleared by the builder before handing over possession

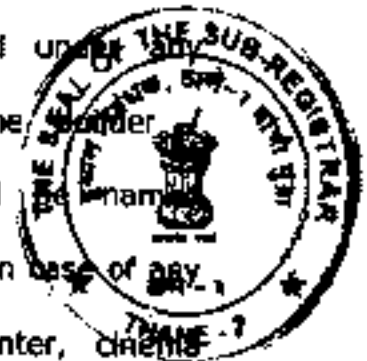
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दल प्रमाण २०२८ / २०२४
२२ / २४

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28. It is hereby agreed that after possession of the said premises is handed over to the purchaser, if any additions or alterations is required to be carried out to the said building by the corporation or any other Government or Local Authority or due to the same shall be carried out by the purchaser in co-operation with the purchaser of the other premises in the said building at the own costs and the builder/developer shall not be liable in any manner for the same.

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डॉ. २९८८ / २०१४
२० / ६४

29. It is hereby agreed that the said building shall be known as **Building no. 1(B1), SHIVNATH HABITAT, PHASE II** AND Cooperative Housing Society or Limited Company or Association as the case may be formed shall bear the same name and shall not be changed under any circumstances without permission of the builder/developer. The apex body formed will be named **SHIVNATH HABITAT APEX BODY**. However in case of any shopping complex, mall, amusement center, cinema house, marriage hall, school, club house, or swimming pool or such facility is given in the complex it will be property of the builder and it will be in the discretion of the builder to retain it with them or transfer then to any party or to form separate management for the same and all income thereof shall be property of the builder.



Sacafri
Brijath

30. It is hereby clearly understood and agreed by and between the parties hereto that the builder/developer shall have unqualified and unfettered rights to sell on ownership basis to anyone of his choice the terrace above the top floor of said premises subject to the necessary means of access to be permitted by such purchaser so as to reach the water tanks of the building. The purchaser of such terrace shall be entitled to make use of the same for all purpose whatsoever as provided by law.

31. It is hereby agreed that the builder/developer shall be entitled to take action against the purchaser if he does not pay his/her proportionate share of outgoing every month and he/ she remain in arrears for three months, the builder/developer shall terminate this agreement and enter upon the said premises and forfeit the money paid by purchaser under this agreement and refuse possession of the said premises. The purchaser has taken possession with due inspection and satisfaction about the nature of premises and workmen ship.



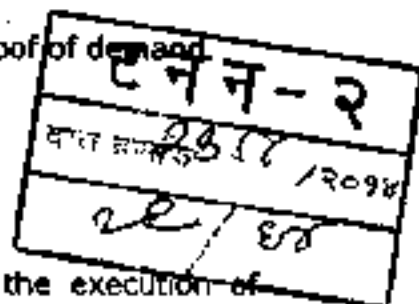
32. It is hereby agreed that all costs, charges and expenses in connection with the formation of the Housing Society as well as all costs of preparing, engrossing, stamping and registering and conveyance and / or deed of assignment or any other document/s required to be executed by the builder/developer and by the purchaser

टनन-२	
दिनांक २८/१२/२०१४	१२०१४
२५/१२/२०१४	

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including stamp duty, registration charges etc, payable in respect of such documents as well as the entire professional costs of the Advocates and solicitors of the builder/developer in preparing and approving all such documents shall be borne and paid by the purchaser only for the said society and/or proportionately by all the holder of premises in the said building. The builder/developer shall not contribute anything towards such expenses.

33. Every unpaid amount shall carry interest annum from due date of payment and a demand note by ordinary communication by post/ registered post or courier at the following address **A/404, Cosmos Nest, Dhokali Naka, Kolshet Road, P. O. Sandoz Baug, Thane (West) - 400 607**, shall be sufficient proof of demand.



34. The Purchaser shall immediately after the execution of the agreement lodge the same for registration and shall within 15 days after lodging the same intimate the builder/ developer of having done so. If the purchaser fails to lodge this agreement for registration, the builder shall not be responsible for the non-registration of the agreement and the consequences arising there from.

Surajit

Prigam

Schedule - I

SCHEDULE OF TOTAL PROJECT LAND

All that piece and parcel of land situated at Khidkali, Taluka and district Thane bearing.

Survey No.	Hissa No.	AREA
119	2	0-37-0 0-00-5
118	3	0-01-08
118	4	0-00-08
121	12	0-25-1 0-03-05
121	4	0-15-2+1-3
121	2	0-08-01
118	5	0-4-3
117	1A	0-61-0 0-39-0
121	11	0-16-7 0-01-8
121	6	0-20-7
121	1	0-05-01 0-00-5
120	2	0-7-0
120	1	0-6-0
118	2	0-03-0
118	1/E/2	0-14-0
119	1	0-29-03
120	3	0-08-00
121	13	0-6-3



टनन-२	
दस्तावेज क्र. ११८८	१२०१४
३० / ८४	

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Some other adjacent properties are likely to be included.

Schedule is subject to change as per further development.

SCHEDULE OF PHASE - II

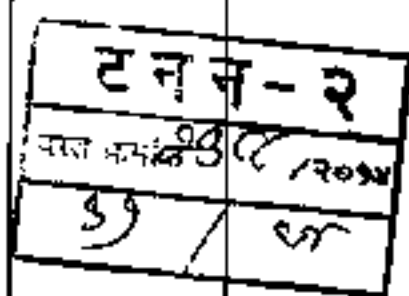
The property bearing survey numbers 119/1, 119/2, 121/11 and 121/12 situated at Kalyan Shil Road, Opp.Khidkaleshwar Temple, Padle, Thane 421204.

SCHEDULE III OF AGREEMENTS :

FOR PROPERTY SITUATED AT VILLAGE KHIDKALI , TAL & DIST

THANE FOR SURVEY Numbers MENTIONED BELOW

Type of Agreement	Agreement Date	Parties	Survey No.	Registration No.	Registration Date
Development Agreement by which Landowners have given the property for development to Shrivnath Developer,	29/01/2008	Between M/S. Shrivnath Developer partners Shri. Manoj Ramashankar Dubey & Shri.Shankarlal Motilal Patel And Landowners 1.Abhimanay Krushna Patil 2. Motiram Bhokya Thakur 3.Parshuram Likarya Thakur 4.Shantaram Likarya Thakur 5.Nandao Charu Thakur 6.Narabhai Charu Thakur 7.Sitaram Charu Thakur 8.Hanuman Gopal Bhoir	119/1, 119/2, 121/11, 121/12 120/1, 120/2, 120/3 121/1, 121/2, 121/4, 121/6, 118/1/E/2 118/3, 118/4, 118/5, 117/1/A	943/2008	30/01/2008
Power of Attorney	29/01/2008	Given to Shri. Manoj Ramashankar Dubey & Shri.Shankarlal Motilal Patel by Landowners 1.Tulsabai Kachru Patil 2.Laxumibai Yashwant Khutarkar 3.Savitribai Balkrishna Bhoir 4.Nandabai Charu Thakur	120/1 120/2 121/11 121/1 121/6 118/2	195/08	29/01/2008



Swarnil

Brijendra

Type of Agreement	Agreement Date	Parties	Survey No.	Registration Date	Registration No.
Power of Attorney	29/01/2008	Given to Shri. Manoj Ramashankar Dubey & Shri.Shankarlal Motilal Patel by Landowners 1.Parshuram Likarya Thakur 2.Shantaram Likarya Thakur 3.Namdeo CHARU Thakur 4. Haribhau Charu Thakur 5.Sitaran Charu Thakur 6. Abhimanyu Krishna Patil	119/2, 118/3, 118/4, 121/12, 121/4, 121/2, 118/5, 117/1/A 121/11, 121/6, 121/1, 120/2, 120/1, 118/2, 118/1/E/2 119/1, 120/3, 121/13	29/01/2008	197/08
Power of Attorney	05/02/2008	Given by Motiram Bhokya Thakur to Parshuram Likarya Thakur	119/2, 118/3, 118/4, 121/12, 121/4, 121/2, 118/5, 117/1/A	05/02/2008	247/08
Power of Attorney	04/02/2008	Given by Motiram Bhokya Thakur on behalf of Parshuram Likarya Thakur to Shri. Manoj Ramashankar Dubey & Shri.Shankarlal Motilal Patel	119/2, 118/3, 118/4, 121/12, 121/4, 121/2, 118/5, 117/1/A	05/02/2008	248/08
Power of Attorney	05/02/2008	Given by Hanuman Gopal Bhoir to Shri. Manoj Ramashankar Dubey & Shri.Shankarlal Motilal Patel	118/1/E/2	05/02/2008	249/08
Development Agreement by which Landowners have given the property for development to Shivnath Developer	02/05/2008	Given to M/S. Shivnath Developer partners Shri. Manoj Ramashankar Dubey & Shri.Shankarlal Motilal Patel by Landowners 1.Gopinath Aalo Kharbe	121/13	02/05/2008	04137/2008
Power of Attorney	02/05/2008	Given by Gopinath Aalo Kharbe to M/S. Shivnath Developer partners Shri. Manoj Ramashankar Dubey & Shri.Shankarlal Motilal Patel	121/13	02/05/2008	818/08

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३२ / ८५

Swarnil
Shivnath

Type of Agreement	Agreement Date	Parties	Survey No.	Registration Date	Registration No.
Development Agreement by which Landowners have given the property for development to Shivnath Developer	03/09/2010	Between M/S. Shivnath Developer partners Shri. Manoj Ramashankar Dubey & Shri. Shankarlal Motilal Patel and Shri. Prashant Girish Choksey & Landowners 1. Motiram Thakur nominees a) Jaywantibai Motiram Thakur b) Dilip Motiram Thakur c) Premji Motiram Thakur d) Renuka Shanidas Patil before marriage name Renuka Motiram Thakur 2. Parshuram Likarya Thakur 3. Shantaram Likarya Thakur 4. Namdeo Charu Thakur 5. Haribhau Charu Thakur 6. Sitaram Charu Thakur 7. Gopinath Aalo Kharbe 8. Abhimanyu Krushna Patil 9. Balkrishna Laxman Bhoir	119/1, 119/2, 121/11, 121/12, 120/1, 120/2, 120/3, 121/1, 121/2, 121/4, 121/6, 121/13, 118/1/E/2 , 118/3, 118/4, 118/5, 117/1/A	03/09/2010	10469/2010
Power of Attorney	03/09/2010	Given to M/S. Shivnath Developer partners Shri. Manoj Ramashankar Dubey & Shri. Shankarlal Motilal Patel and Shri. Prashant Girish Choksey & Shri. Mihir Ashwin Dhruva by Landowners 1. Motiram Thakur nominees a) Jaywantibai Motiram Thakur b) Dilip Motiram Thakur c) Premji Motiram Thakur d) Renuka Shanidas Patil before marriage name Renuka Motiram Thakur 2. Parshuram Likarya Thakur 3. Shantaram Likarya Thakur 4. Namdeo Charu Thakur 5. Haribhau Charu Thakur 6. Sitaram Charu Thakur 7. Gopinath Aalo Kharbe 8. Abhimanyu Krushna Patil 9. Balkrishna Laxman Bhoir	119/1, 119/2, 121/11, 121/12, 120/1, 120/2, 120/3, 121/1, 121/2, 121/4, 121/6, 121/13, 118/1/E/2 , 118/3, 118/4, 118/5, 117/1/A	03/09/2010	609/2010

SCHEDULE OF FLAT/SHOP WITH FLOOR AREA

Flat/Shop bearing no. 404 on 4th floor admeasuring 520 sq ft. carpet sq mts 48.30 in building by name Bldg. 1 (B1) on --
- within the limits of Sub Registrar Thane, District Thane.

SCHEDULE OF DOCUMENTS

1)7/12 Extracts, 2)N.A Certificate,3)Commencement Certificate,4)Title Certificate & 5)Development Plan.

IN THE WITNESS WHEREOF the parties hereto have herein to set and subscribed their respective hands and seals on the day and the year first herein above written.

SIGNED SEALED AND DELIVERED

by the within named "The builder/developer"

(Shri. Binoy Shailesh Shah)



Binoy Shah

1) *[Signature]*

2) *[Signature]*

SIGNED SEALED AND DELIVERED

by the within named "THE PURCHASERS"

Mr. Swapnil Pandurang Bagad



Mrs. Sujata Swapnil Bagad



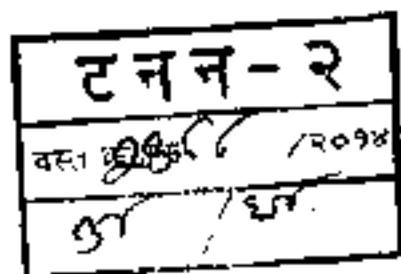
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1) *[Signature]*

2) *[Signature]*



Sujata



RECEIPT

RECEIVED with thanks from the purchaser the sum of
Rs. 5,07,000/- (Rupees Five Lacs Seven Thousand Only)
as and by way of earnest money part payment towards this
transaction as per these presents.

1. **Rs. 1,01,000/-**, Cheque no. **015963**, dt.06/02/2014, HDFC
Bank.

2. **Rs.4,06,000/-**, by **Electronic Transfer**, dt.21/02/2014,
HDFC Bank.

I SAY RECEIVED

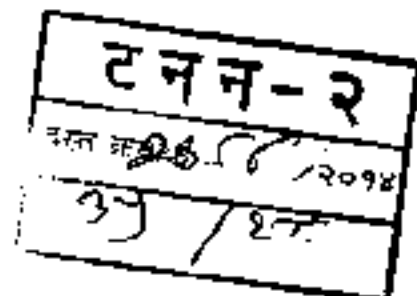


Rs.5,07,000/-

(Shri. Binoy Shailash Shah)

"SHIVNATH DEVELOPER"

Authorized Signatory



SCHEDULE OF AMENITIES TO BE PROVIDED:

1 Living Room :-

- (a) Vitrified floor tiles with 4" skirting.
- (b) Main entrance door will be flush door in wood frames with decorative panel. Main door shall have all the fittings like night latch, steel Caltrop, safety chain, peep hole.

2 Bedrooms :-

- (a) Vitrified floor tiles with 4" skirting.
- (b) Bedroom doors will be flush door with both side oil painted.

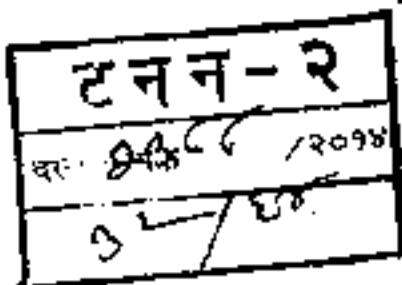
3 Kitchen :-

- (a) Standing quality of cooking platform with Granite top and Stainless Steel Sink.
- (b) Vitrified floor tiles with 4" skirting.
- (c) Dado tiles above kitchen platform.



4. BATHROOM & W.C.:-

- (a) Designer tiles for full walls with combinations of floor.
- (b) Superior quality of plumbing fixture and sanitary fixtures.

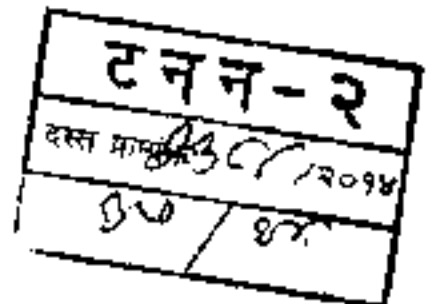


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5 General:-

- (a) Concealed Copper wirings and standard quality laminated switch boards.
- (b) Compound wall and paving will be as per Municipal rules and regulations and plan.
- (c) The building will be painted with tax and standard quality paints from outside.
- (d) Plumbing will be concealed fitting with superior quality of fixtures
- (e) All windows will be in granite frame and powder coated aluminum sliding with glass shutters.
- (f) Under ground and overhead water tank with necessary capacity as per municipal rules.
- (g) All internal walls shall be 6 thick brickwork finished with POP plaster.
- (h) Quality paint for each flat.
- (i) One standard lifts.
- (j) Solar heating system in each building.
- (k) Generator/ battery backup for common lighting & lift.
- (l) Garden with jogging track & landscape area.
- (m) Separate garden for children.
- (n) Fire fighting system in each building.
- (o) Club house with indoor games, gymnasium, Library.



Surprised

Surprised



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तालुका: कोठे

मु.स.नं ()

गा. न. क्र. ७ व १२

मुद्रांक क्रमांक	मु.स.नं. क्र. संकेत	मु.स.नं. प्रकार
७७८	७	N.A.

(७५४) संशोधनार्थी को
अभिलेखित कृषि पत्रिका
(६७३) (६७३)

नवीन क्रमांक
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नवा अभिलेख

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अभिलेखित ०-२८-३

मु.स. ०-२८-३

सं. नं. नवावरी कोष
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नं. (५)

(मुद्रांक)

प्रकाशक

नवीन अभिलेखित कोषा को

नवावरी

गा. न. क्र. १२ (सिडक की)



दनन-२
वस्तु क्रमांक २७८/२०१४
७५४/६७३

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8 APR 2011

वाचले :-

- १) श्री. परशुराम लिक्क्या ठाकूर व इतर यांचे कु.मू. श्री मनोज आर दत्ते हा. प्लॉट नं. ३९०, प्रतिमा बिर्डींग, ८ या रस्ता शंकरलाल मोतीलाल पटेल, चेंबूर मुंबई यांचा दिनांक १२/१०/२०१० रोजीचा अर्ज.
- २) ठाणे महानगरपालिका यांचेकडील पत्र क्र.व्ही.पी. नं.एस-११/०००३/०८/टीएमसी/टीडीडी ००२१/०८ दिनांक १२/०१/२००९
- ३) दिनांक २१/१०/२०१० रोजीच्या दैनिक 'महाराष्ट्र जनमुद्रा' या अंकातील जाहिरनामा
- ४) इक्कील कार्यालयाच्या नमुन्यातील हमीपत्र दिनांक २१/१२/२०१०
- ५) तहसिलदार ठाणे यांचेकडील स्थानिक चौकशी व स्थळ पाहणी अहवाल पत्र क्र.महसूल/क-१/टे-२/जमिनवाच/एसआर-१२८, दिनांक ३०/११/२०१०
- ६) अर्जदार यांनी सादर केलेले शपथपत्र व बंधपत्र दिनांक १५/१२/२०१०
- ७) १) विशेष भूसंपादन अधिकारी, लघुपाटबंधारे ३रा माळा, ठाणे यांचेकडील पत्र क्र.भूसंपादन/टे.नं.२/ एनएपी/एसआर-५१३५, दिनांक १०/११/२०१० २) विशेष भूसंपादन अधिकारी, लघुपाटबंधारे, ठाणे (५ या माळा) यांचेकडील पत्र भूसंपादन/टे-१/२०१०/ वशि-६५१/ जा.क्र.१०२८, दिनांक ०३/१२/२०१० ३) विशेष भूसंपादन अधिकारी, विशेष पटफ, ठाणे यांचेकडील पत्र क्र.भूसंपादन/नाहवा/१७१०, दिनांक १२/१२/२०१०. ४) विशेष-भूसंपादन अधिकारी, मेट्रो सेंटर क्र.३ ठाणे यांचेकडील पत्र क्र.भूसं/मे.से.३/एसआर-५१७, दिनांक ०९/११/२०१० ५) विशेष भूसंपादन अधिकारी, उल्हासखोरे प्रकल्प, ठाणे यांचेकडील पत्र क्र.भूसंपादन/टे-२/सी-७७२५४/१०, दिनांक २२/११/२०१० ६) उपविभागीय अधिकारी ठाणे विभाग ठाणे यांचेकडील पत्र क्र.टिडी/टे-५/भूसंदा/कावि-/१०/ एसआर-३९५/२०१०, दिनांक ०८/११/२०१०

आदेश :

ज्या अर्थी, श्री. परशुराम लिक्क्या ठाकूर व इतर यांचे कु.मू. श्री मनोज आर दत्ते हा. प्लॉट नं. ३९०, प्रतिमा बिर्डींग, ८ या रस्ता शंकरलाल मोतीलाल पटेल, चेंबूर मुंबई यांचा तालुक्यातील मौजे खिडकाळी येथील सर्व्हे नं. ११९/१, ११९/२, १२१/११, १२१/१२, १२१/१३, १२१/१४ यांची शेताची विवर शेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्याबाबत ज्या अर्थी त्यांनी ठाणे जिल्हाधिकारी कार्यालयाकडे प्राप्त झालेली दिसून येत नाही.

आणि ज्या अर्थी दिनांक २१/१०/२०१० रोजी अर्जदार यांनी दैनिक 'महाराष्ट्र जनमुद्रा' या स्थानिक वृत्तपत्रात जाहिरात दिलेली होती त्यावर पुढील कोणतीही हरकत/तक्रार या कार्यालयाकडे प्राप्त झालेली दिसून येत नाही.

त्या अर्थी आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यात आलेल्या अधिकारांचा वापर करून जिल्हाधिकारी याद्वारे अभिमन्यू कृष्ण पाटील, मोतिराम भोव्या ठाकूर, परशुराम लिक्क्या ठाकूर, शांताराम लिक्क्या ठाकूर, नामदेव चरु ठाकूर, हरिभाऊ चरु ठाकूर, मिनाराम चरु ठाकूर, नंदाबाई चरु ठाकूर, वृत्तसाधन, कचरु पाटील, लक्ष्मीबाई यशवंत खुर्दकर, सावित्रीबाई साठकृष्ण भोईर यांना सर्व्हे नं. ११९/१, ११९/२, १२१/११, १२१/१२, १२१/१३, १२१/१४ यांच्याकडे शेतकी प्रयोजनार्थ वाचत घेतलेले क्षेत्र १११०-५० चौ.मी. पैकी ३९१३.३१ क्षेत्राची रजिस्ट्रार वा विवर शेतकी प्रयोजनार्थ वापर करण्या बाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यात येत असून महानगर पालिकेकडील एकत्रित मंजूर आराखड्यानुसार खालील क्षेत्रावर बांधकाम अनुज्ञेव नाही.

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| १. अंतर्गत रस्ता | ४८०५-०० चौ.मी. |
| २. औद्योगिक क्षेत्र (प्लॉट सी) | ३४२-५८ चौ.मी. |
| ३. क्षेत्रा अंतर्गत असलेले बस स्टॉप (प्लॉट सी) | १२९२-२७ चौ.मी. |
| ४. ताब्यात नसलेले क्षेत्र | ७४०-१० चौ.मी. |
| ५. वनविलेख प्लॉट | १८-५४ चौ.मि. |
| एकूण क्षेत्र | ७१९९-१९ चौ.मी. |

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त्या शर्ती अशा:-

२. क्र.महसुल/क-१/टे-१/एनएपी/एसआर-१८९/२०१०

१. ही परवानगी अधिनियम त्यावरील केलेले नियम यांना अधिन ठेवून देण्यात आलेली आहे.

२. अनुज्ञायाही व्यक्तीने (वैदीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यात आली असेल त्या प्रयोजनार्थ केवळ केला पाहिजे, आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविण्याशिवाय वापर करता कामा नये. इमारतीच्या वापरावरून जमीनीचा वापर ठरविण्यात येईल.

३. अशी परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्यांचे जे कोणतेही उपभूखंड करण्या बाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पोट विभागणी करता कामा नये.

४. अनुज्ञायाही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान होईल अशा रीतीने अशा जमीनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूवापन विभाग कडून अशा भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासून एक वर्षाच्या आत मंजूर आराखड्या प्रमाणेच काटेकोरपणे विकसित केली पाहिजे, आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.

५. अनुज्ञायाही व्यक्तीस असा भूखंड विकण्याचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावण्याची असेल तर अशा अनुज्ञायाही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्यांचे निष्पादित केलेल्या विल्हेवात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.

६. या स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केलेल्या प्रमाणे इतक्या जागे क्षेत्रावर बांधकाम करणे ही परवानगी देण्यात आलेली आहे. खदर भूखंडातील नकाशात दर्शविल्या जाणाऱ्या मोकळे सोडले पाहिजे.

६अ) निकाशित बांधकाम हे मंजूर झालेले व वसविलेल्या मजल्या पेक्षा जास्त मजल्याचे असू नये.

७. निकाशित इमारत किंवा कोणत्याही काम (असल्यास) त्याच्या बांधकामास सुरुवात करण्यापूर्वी अनुज्ञायाही व्यक्तीने (वैदीने) ठाणे महानगरपालिका यांची असे बांधकाम करण्याविषयीची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.

८. अनुज्ञायाही व्यक्तीने नकाशात दर्शविलेल्याप्रमाणे सीमांतिक मोकळे अंतर (ओपन गार्जिनल डिस्टेंस) सोडले पाहिजे, ठाणे महानगरपालिकेच्या पत्रातील सर्व अटी व शर्ती अनुज्ञायाहीवर बंधनकारक राहतील.

९. या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञायाही व्यक्तीने अशा जमीनीचा विंगर शेंती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे, मात्र वेळोवेळी असा कालावधी वाढविण्यात आला असेल तर ती गोष्ट अलाहिका. अनुज्ञायाही व्यक्तीने उपरोक्त प्रमाणे व केल्यास ही परवानगी रद्द करण्यात आली असल्याचे समजण्यात येईल.

१०. अनुज्ञायाही व्यक्तीने अशा जमीनीचे विंगर शेंती प्रयोजनार्थ वापर करण्यास ज्या दिनांका पासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आत तलाक्या मार्फत ठाणे महानगरपालिकेकडून घ्यावे, जर तो असे करण्यास पुढील तर महानगर जमीन महसुल (जमीनीच्या वापरातील बदल व विंगरशेंतीची आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञायाही पात्र ठरेल.

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१८. आदेशाच्या दिनांकापासून सदर अनुज्ञावाहीने त्या जमिनीच्या संघर्षात दर चौ.मी. भागे १८१-८०००/- दराने इमारत शेतकी आकारणी दिली पावेल, किंवा परवानगीच्या तारखेच्या पूर्वार्धात असावा. अशा त्यानंतर अंमलात येणारे विनशेती दराने विनशेती आकार देणे बंधनकारक राहिल. अशा आदेशाच्या वापरात कोणत्याही प्रकारचा बदल करण्यात आला तर त्या प्रसंगी निरादर्या दराने असा आकारणीच्या हमीची मुदत अजून समाप्त झाल्याची आहे ही गोष्ट विचारात घेण्यात यावी.

१९. या जागेची अती तातडीची नोंदणीची खचम रुपये ४८,०००/- (अक्षरी खचम रुपये चार लाख आठ हजार मात्र) चलन क्र.१४१/२०११, (भारतीय स्टेट बँक शाखा ठाणे चलन क्र.२८५२४०/१३३२०) दिनांक ०२/०४/२०११ अन्वये शासन जमा केली आहे.

२०. या न विप्रागायकदून जमिनीची नोंदणी करण्यात आल्यानंतर अशा जमिनीचे जितके क्षेत्रफळ बांधकामाच्या तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच विचारलेल्या आकारणी यात बदल करण्यात येईल.

२१. जमिनीच्या विनशेतीची वापरास प्रारंभ केल्याच्या दिनांका पासून तीन वर्षांच्या आत असा अनुज्ञावाहीने असा जमिनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेशास अंमल लागू होईल. या अनुज्ञावाही यांना अधिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.

२२. या नमूद केलेल्या नकाशावरहुकूम अगोदरच बांधलेल्या इमारतीत अनुज्ञावाहीने कोणतीही नवीन बांधकामा नये किंवा तो मध्ये कोणताही फेरबदल करता कामा नये. मात्र अशी नवीन बांधकामा किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असेल आणि अशा बाबतीत फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ही गोष्ट वेगळी.

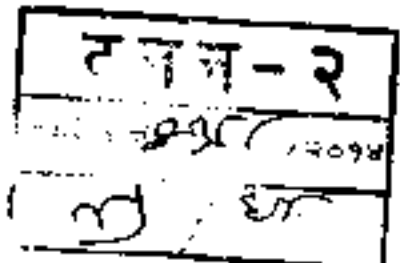
२३. अनुज्ञावाही व्यक्तीने आजू-जुलुच्या परिसरात अस्पष्टता व घाण निर्माण होणार नाही अशा बाबतीत या नमूद केलेल्या सुचाने आपली पाणीपुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.

२४. जमिनीच्या विनशेतीची वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिन्याच्या काळात अनुज्ञावाही व्यक्तीने महाराष्ट्र जमीन महसूल (जमिनीच्या वापरात बदल व विनशेतीची आकारणी) विनियम १९४८ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद कठन देऊन ती या आदेशाच्या (अर्ज शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.

२५. या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीची कोणत्याही शर्तीचे अनुज्ञावाही व्यक्तीने या सनद केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञावाही ज्या कोणत्याही शास्त्रीय पात्र देऊन या शास्त्रीय बाधा न येऊ देता हाण्याच्या जिल्हाधिका-यास तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.

२६. यातील सध्दा अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तहदुदीविरुद्ध जाऊन कोणत्याही इमारत किंवा बांधकाम उभे करण्यात आले असेल किंवा तरतुदी विरुद्ध या इमारतीच्या किंवा बांधकामाच्या वापर करण्यात आला असेल तर विनिर्दिष्ट मुदतीच्या आत असा रीतीने उभारलेला इमारत काढून टाकण्याविषयी किंवा तीत फेरबदल करण्याविषयी हाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असेल. तसेच हाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रत्येकी बाबतीत खर्च अनुज्ञावाही व्यक्तीकडून जमीन महसूलाची व्यत्ययी म्हणून वासूल करून घेण्याचा अधिकार असेल.

२७. कोणत्याही परवानगी मुंबई कुळवहिदात व शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ.सारख्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही



४. स. महसूल/क-१/टे-१/एनएवी/एसआर-१८३/२०११
कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील. त्या उपबंधाचे
अधिन असेल.

२०. अनुज्ञाग्राही यांनी. विमरशेतकी आकारणीच्या पाचपट रकम रुपये ११,२७७/- (अक्षरी
रकम रुपये अकरा हजार दोनशे सत्पाहतर मात्र) र्मांतरीत कर (कन्व्हर्शन टॅक्स) म्हणून इकई
फ्लन क्र.१६३/२०११, (भारतीय स्टेट बँक शाखा ठाणे चलन क्र.३८९११८०/३३३८) दिनांक
०२/०४/२०११ अन्वये सरकार जमा केली आहे.

२१. अनुज्ञाग्राही यांनी ठाणे महानगरपालिका यांचेकडील मजूर नकाशावर दुसऱ्याच बांधकाम केले
पाहिजे.

२२. अनुज्ञाग्राही यांनी ठाणे महानगरपालिका यांचे कडिल बांधकाम नकाशा व्यतिरिक्त जागा
बांधकाम येत्यास अगर बांधकामा मध्ये बदल करून जादा एटईईव निर्देशांक वापरल्यास अनुज्ञाग्राही
हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी खल्याधा गुन्हा
दाखल करण्यास पात्र रहातील व असे जादा बांधकाम दुर करण्यास पात्र नाहील.

२३. या प्रकरणात पिण्याच्या पाण्याची सोय करण्याची जबाबदारी अनुज्ञाग्राही यांचेवर राहिल.
आणि पिण्याच्या पाण्याची सोय इतली आहे किवा कसे या बाबत खासो इत्याशियाय ठाणे
महानगरपालिकेने संबंधित विकासकरा इमारत यापर परवाना देऊ नये.

२४. जागेच्या भुरग्यादनाबाबत भविष्यात काही प्रश्न निर्माण झाल्यास संग्रहण क्षेत्र सोडून देणे हे
अनुज्ञाग्राहीवर बंधनकारक राहिल.

२५. अर्जदार यांनी जोत्याच्या बांधकामासाठी १९१५ ग्राम माती उत्खननाच्या अनुषंगाने
रामित्वधनाची रकम रुपये २,८७,०२५/- (अक्षरी रकम रुपये दोन लाख सत्पाहंशी हजार पंधवीस
मात्र) इकईल कायद्याचे रेतीगट शाखेकडील चलन क्र.०९/२०११, (भारतीय स्टेट बँक शाखा ठाणे
चलन क्र.३०३१७५३१/१०९५) दिनांक ०५/०४/२०११ अन्वये सरकार जमा केल्याचे रेतीगट शाखेने
अनौपचारिक संवर्धने दिनांक २९/०३/२०११ रोजी चलनासह कळविले आहे.

२६. अर्जदार यांनी जागेच्या बाबती हक्काबाबत जागेवर घेणेजागेसाठी रस्त्या असलेबाबत, सदर
जागेबाबत कोणत्याही व्यापारालात दावा प्रस्तावित नसलेबाबत इत्यादी बाबत प्रतिशालेख दिनांक
१५/१२/२०१० रोजी दिलेला आहे. सदर प्रतिशालेखातील सर्व अटी व शर्ती अनुज्ञाग्राहीवर बंधनकारक
राहतील. सर्व प्रतिशालेख अटी व शर्ती वेकी एकाही अटीचे उल्लंघन झालेस दिवनेली परागमनी रह
होई.

२७. सदर अर्जाची जोत्याच्या रत्नेच विभागात समाविष्ट असल्यास खासतेच विभागाची तिकमा
कळविली. रकम त्याचे कायद्याने जमा करणे अर्जदार यांचेवर बंधनकारक राहिल.

२८. अर्जदारने सदर केलेली भुरग्यादने खाटी अध्या दिशाभुष करणारी आवळून आल्यास यापरची
अनुज्ञाग्राही ठाणे महानगरपालिकेने अकुषिक परागमनी करिता ना-हरकत दाखला दिला अनुन त्याग्यार

सदरच्या आराखड्यास मजुरी देणेत आली आहे. तथापि अंतिम मजुरी आराखड्यात बदल झाल्यास
त्यानुसार सुधारित आदेश पारित करून घेणे अनुज्ञाग्राही / अर्जदार / विकासक यांचेवर बंधनकारक
राहिल.

सही/-

(ए. एल. जे-हाड)
जिल्हाधिकारी ठाणे

निर्गमित केले

जिल्हाधिकारी ठाणे करिता ८/५/११



ट न न - १

दरन ८३६ / २०१४

२३/४/११



Certificate No. 000644

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT**AMENDED PERMISSION / COMMENCEMENT CERTIFICATE**

Building No. 01 : Stilt + 7th Floor
 Building No. 02 : Stilt + 7th Floor
 Building No. 03 : Stilt + 7th Floor

V.P. NO. 511/0003/00

TMC/TDD / 0410/11

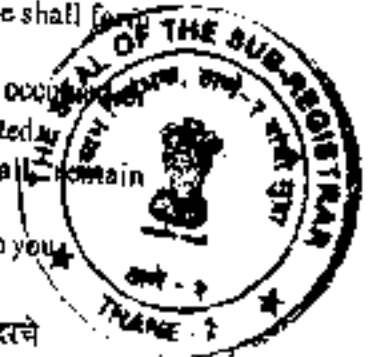
Date: 8/6/2011

To: Shri/Smt. Sunder S. Jorke & Assoc. (Architect)Shri. Munshi G. Shikhar & Others (Owners)For M/s. Chinath Developer (P.O.A.M.)

With reference to your application No. 511/0003/00 dated 12.04.2011 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and ur to erect building No. 01, 02, 03 in village Chinath Sector No. 11 Situated at Road / Street Kalyan Chinath S.No. / C.T.S. No. / F.P. No. 11, 119/1, 2, 121/11, 12

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 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.



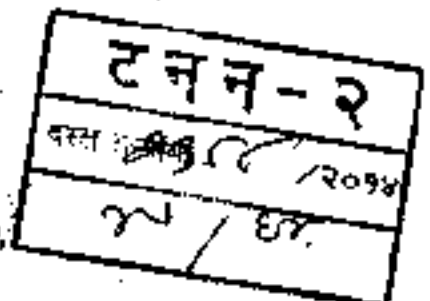
५) सी.सी. पूर्वी रस्त्यावरील कोणते नोंदणीकृत घोषणापत्र सादर करणे आवश्यक व जोत्यापूर्वी सदरचे क्षेत्र ठामपा चे नावे ७/१२ उलाऱ्यावरती कसे आवश्यक

६) सी.एन. पूर्वी प्रस्तावातील भूखंडाच्या दर्शनी बाजूस नियमानुसार सविस्तर माहिती फलक लावणे आवश्यक

७) सी.एन. पूर्वी मोकळ्या जागेचा कर भरणा करणे आवश्यक

८) नियोजित इमारतीची संरचना आय.एस. कोड १८९३ व ४३२६ मधील भूकंपरोधक तरतूदीनुसार करणे आवश्यक व तसे आर.सी.सी. तज्ञांचे प्रमाणपत्र सादर करणे आवश्यक

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.



Yours faithfully,

Office No. _____

Office Stamp _____

Date _____

Issued _____

Municipal Corporation of
the city of, Thane.

- १) जोत्यापूर्वी व वापर परवान्यापूर्वी आर.सी.सी. तज्ञाचे सर्विलेटी सर्टीफिकेट सादर करणे आवश्यक
- १०) जोत्यापूर्वी भूजमल्या हद्दीवर कुण धित बांधणे आवश्यक
- ११) भूजमल्या मालकीबाबत हद्दीबाबत काही वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी विकासक यांची राहिल.
- १२) बांधकामासाठी पाणी पुरवठा करण्यात येणार नाही. फक्त पिण्याचे पाणी उपलब्धतेनुसार पुरविण्यात येईल.
- १३) वापर परवान्यापूर्वी वृक्ष, पाणी व इलेज विभागकडील ना हरकत प्रमाणपत्र सादर करणे आवश्यक
- १४) वापर परवान्यापूर्वी आर.सी. विकसित करणे आवश्यक
- १५) वापर परवान्यापूर्वी उदवाहन यंत्राबाबत परवाना व अनुज्ञापत्री प्रमाणपत्र सादर करणे आवश्यक
- १६) वापर परवान्यापूर्वी पाणी गरम करणेकरिता सौर उर्जेवरील यंत्रणा नसविणे आवश्यक
- १७) वापर परवान्यापूर्वी जलसंचय व जलसंधारण यंत्रणा कार्यान्वीत करणे आवश्यक
- १८) बस स्टेशन आरक्षणाखालील जागा जोत्यापूर्वी ठामपणे वे ताब्यात देणे आवश्यक
- १९) सेवाकर व कामगार कल्याणकारी उपकर अधिनियम १९९६ नुसार कर भरणे बंधनकारक राहिल.

WARNING :- PLEASE NOT THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

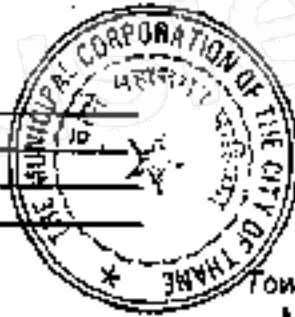
Yours faithfully,

Office No. _____

Office Stamp _____

Date _____

Issued _____



Executive Engineer,
Town Development Department
Municipal Corporation of the
City of Thane.



CC: 1) Dy. Municipal Commissioner - Zone

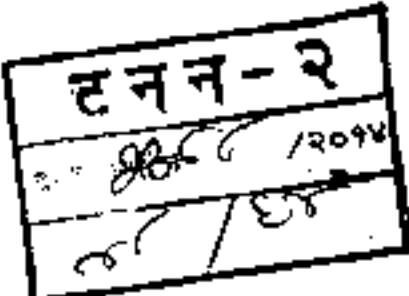
2) E.E. (Encroachment)

3) Competent Authority (U.L.C.)
For Sec. 20, 21 & 22 if required.

4) T.N.L.R. for necessary correction in record of land if affected by road
Widening / reservation

रसावधान

मनुर मध्यमवर्गीय वांधकास ४ अणे मनेथ
विकास विभाग विकासपलीगुमार भावस्थान या
परवान्या व फेला विकास वापर करणे, भावस्थान
प्रदेशिक व मनेथ १० ते अधिनियमाची योजना पर
अनुसार विकासास भुक्त राहिले. विकासास भावस्थान
जातिल व मनेथ १० ते अधिनियमाची योजना परवान्या.



R. P. Mudholkar

B. Sc., LL.B.

ADVOCATE

Tel : 2547 20 42

Email : rpmudholkar@yahoo.com

Office : 202/203, Anand Palace, Tembhi Naka, Opp. Mun. School 12,
Near District / Session Court, Thane - 4000601.

Ref :

Date :

10 August 2011

TITLE CERTIFICATE

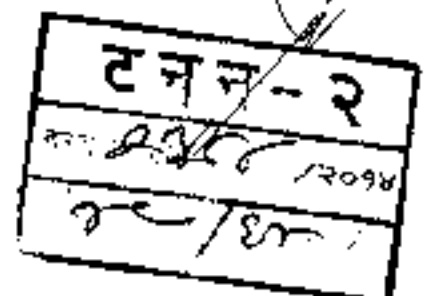
Reference : Land property situated at Mauje - Khidkali Thane.

Mauje	S No /Hissa no	Admeasuring
Khidkali Dis Thane	119/1	0-29-3
Khidkali	119/2	0-37-0 0-00-5
Khidkali	121/11	0-16-7 0-01-8
Khidkali	121/12	0-25-1

This is to certify that as per instructions of M/s Shivnath Developers Through Partner Mr Prashant Girish Choksey and Mr Manoj Dubey and Mr Shankarlal Patil and Power of Attorney Holder of land owners I have investigated title to property being Land property situated at Mauje - Khidkali Thane, From the 7/12 extract of the above properties following position appears in record.

1. THE STATUS AS PER 7/12 EXTRACT

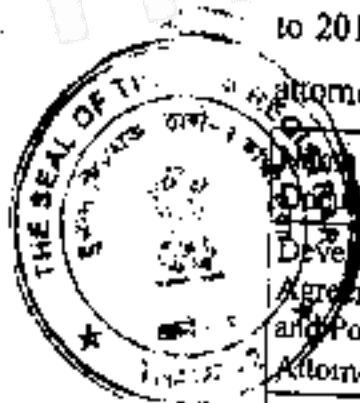
No	Survey no	Original owner of land
1.	119/1	1. Abbimantu Krushna Patil
2	119/2	1. Parshuram Likrya Thakur 2. Shantaram Likrya Thakur 3. Dilip Motiram Thakur 4. Premji Motiram Thakur 5. Renuka Shanidas Thakur 6. Jaywantibai Motiram Thakur



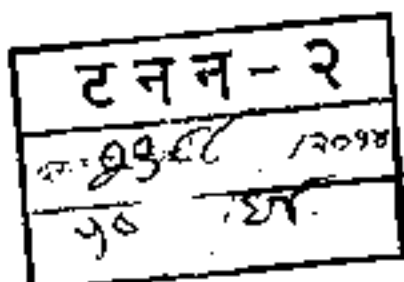
No	Survey no	Original owner of land
3	121/11	1. Namdeo Charu Thakur. 2. Haribhau Charu Thakur. 3. Sitaran Charu Thakur. 4. Nandabi Charu Thakur 5. Tulsabai Kachru Patil 6. Laxumibai Yashwant Khutarkar 7. Savitribai Balkrushna Bhoir
4	121/12	1. Parsuram Likrya Thakur 2. Shantaram Likrya Thakur 3. Dilip Motiram Thakur 4. Premji Motiram Thakur 5. Renuka Shanidas Thakur 6. Jaywantibai Motiram Thakur

21 SEARCH REPORT IN RESPECT OF S. NO 119/1, 119/2, 121/11, 121/12

The search of property was taken vide search application no. 1032/2008 dt. 27/2/2008 for period from 1984 to 2008 and also search of property was taken vide search application no. 2629 dt. 26/7/2011 for period from 2009 to 2011 which shows that as per Development Agreement with power of attorney registered.



Name of Document	Survey no	Regd. no	Date	Parties
Development Agreement and Power of Attorney	119/1, 119/2, 121/11, 121/12	943/2008.	30/1/2008	Between M/s Shivnath Developers and Naradev Charu Thakur and others
Additional Agreement and Power Attorney	119/1, 119/2, 121/11, 121/12	10469/2010 609/2010	3/9/2010	Between M/s Shivnath Developers and Motiram Thakur



R. P. Mudholkar

B. Sc., LL.B.

ADVOCATE

Tel : 2547 20 42
Email : rpmudholkar@yahoo.com

Office : 202/203, Anand Palace, Tembhi Naka, Opp. Mun. School 12,
Near District / Session Court, Thane - 4000601.

Ref.

Date :

The said property is taken for development M/s Shivnath Developers vide agreement dated 30/1/2008 and registered no 943/2008, and additional agreement dated 3/9/2010 vide registered no 10469/2010 and power of attorney dated 3/9/2010 vide registered no 609/2010.

3) THANE MUNICIPAL CORPORATION PERMISSION

A} The plan in respect of construction on property appears to be sanctioned on dated 8/6/2011 Vide VP NO S11/0003/08 TMC/TDD/-0410/11 It is in the name of Namdev Thakur and others through power of attorney holder M/s Shivnath Developers.

B} The search taken in the office of Sub-Registrar Thane does not reveal any encumbrance adversely affecting the owners. I have perused the plan remark given by Thane Municipal Corporation which shows that plots 120 and 121 to be located in partly residential and partly commercial zone and partly in road.



4) PUBLIC NOTICE IN RESPECT OF S NO 119/1, 119/2,

121/11, 121/12

Public Notice was also given on 28 June 2011 in Thane Vaibhav newspaper but no objection has been received with any adverse title. The parties have revealed that they have not received notice of acquisition for any public purpose.

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प्लान नं. ११८५ / २०१४
५१ / २०१४

51 N.A. PERMISSION FROM COLLECTOR

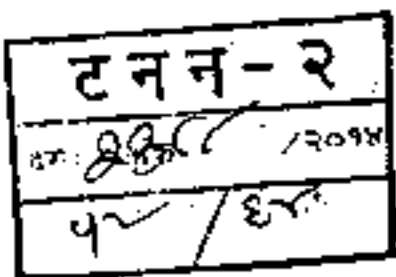
The Collector thane has issued permission for use of said land for non-agricultural purpose and issued order dated 8/4/2011 for use of 3911.31 Sq meter land for non-agriculture purpose.

61. Therefore in my opinion considering above the title of owners as named herein above subject to DP remark is clear and marketable and builders M/s Shivnath developers through partner Mr Parshant Girish Choksey and others have authority to develop the same.

Date: 10 August 2011

Advocate

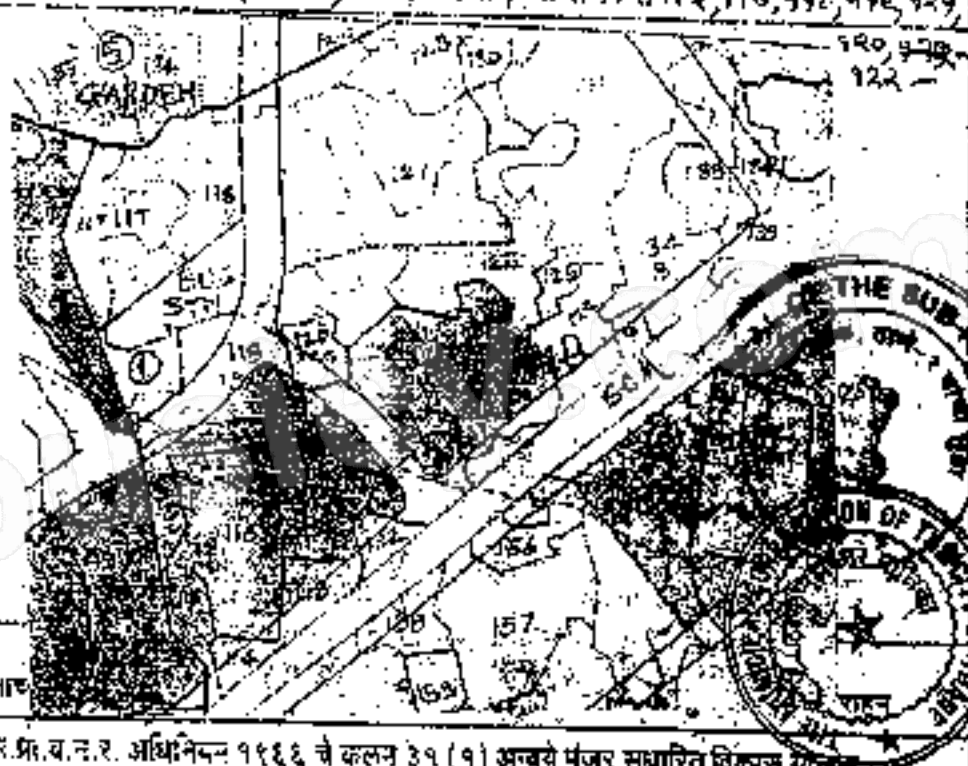
Mr. Rajesh Mudholkar



मंजुर सुधारित विकास योजना ठाणे

क्र. ठाणे / शहरे - विहारी / न. सु. वि. थो / भाग नकारा / २१७६ दि. १५/०६/०७

गांव जिम्मेदार प्रमाण ११ दि. १५/०६/०७ / स.न. / म.न. ११२, ११३, ११४, ११५, ११६, ११७, ११८, ११९, १२०, १२१, १२२



दिप :-
केद्र शासनाचे

शासनाने स.प्र.व.न.र. अधिनियम १९६६ चे कलम ३१ (१) अन्वये मंजुर सुधारित विकास योजना दि. ०४.१०.१९९९ रोजी प्रसिद्ध करताना सुचविलेले पंरपदल.

<input type="checkbox"/> गांव हद्द	<input type="checkbox"/> परतळा वस्त्रहत. ठा. म. गा. वसाहट
<input type="checkbox"/> भविष्य विभाग	<input type="checkbox"/> स. म. गा. हद्द
<input type="checkbox"/> सामिज्य विभाग	<input type="checkbox"/> प्रमाण हद्द
<input type="checkbox"/> औद्योगिक विभाग	<input type="checkbox"/> निर्धारित रस्ते
<input type="checkbox"/> सार्वजनिक व दिनसंवेदनिक	<input type="checkbox"/> वेगवेगळी घरसंघर्षी
<input type="checkbox"/> हरित विभाग	<input type="checkbox"/> औद्योगिक विभागाचे सविशाल विभागाचे
<input type="checkbox"/> मनोरंजनात्मक	<input type="checkbox"/> सभाघर
<input type="checkbox"/> वस्तुहक्क व दळणवळण	<input type="checkbox"/> वसामानिक वस्तुहक्क
<input type="checkbox"/> सार्वजनिक उपयुक्तता	<input type="checkbox"/> प्रथम पट्टा व द्वितीय पट्टा
<input type="checkbox"/> जलसंधार	<input type="checkbox"/> पंचायत क्षेत्र
<input type="checkbox"/> जंगल / विद्युत्पुरवठा सुरक्षा झोन	<input type="checkbox"/> नगर पंचायत
<input type="checkbox"/> खट लोकरचाली हद्द	<input type="checkbox"/> दि. ११. ११. ११
<input type="checkbox"/> कमी पत्रक सविशाल विभाग	<input type="checkbox"/>

न न -
११/११/११

अध्यक्ष मन्त्री कार्यालय
११/११/११



कार्यकारी अधिकारी
आहेर विभाग विभाग
ठाणे नगरपालिका कार्यालय ठाणे

BLDG. -B1 (STILT + 7)

STAMP OF APPROVAL OF PLANS

Plans are approved Subject to conditions
 Prescribed in Permit No. VP. 511/2003/08
 TMC/CD.D.B/TPS/2512/11. Dated - 5/6/2011



Deputy Engineer
 (T.D.O.)

Thane Municipal Corporation of
 The City of Thane.

Executive Engineer
 (T.D.O.)

प्रमाणित
 मंडळ मालकीच्या अंदाजनात व सर्व्हे वरून
 सिद्ध झालेले विधानाधीन असलेल्या अंदाजनात
 प्लॉटच्या व क्षेत्राच्या मालकी, प्लॉट
 क्षेत्राच्या व मालकीच्या अंदाजनात व
 अंदाजनात व मालकीच्या अंदाजनात
 जाले व सर्व्हे व मालकीच्या अंदाजनात

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED
 BY ME ON AND THE DIMENSIONS OF SIDES, ETC.
 OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND
 THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED
 IN DOCUMENTS OWNERSHIP.

SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED BUILDING ON PLOT BEARING
 S. NO. 119/1,2 & 121/11,12
 AT, KHIDKALI VILLAGE, THANE.



NAME OF OWNER

MANOJ DUBEY

(P.O.A. HOLDER)

SIGNATURE OF ARCHITECT

ARCHITECT'S NAME & ADDRESS

DWG No. M4.PH2.T.2

SCALE AS STATED

DATE 23-12-2010

BY madhavi

BY: an

SAMEER S. LOTKE
 Architect

Architect & Interior Designer

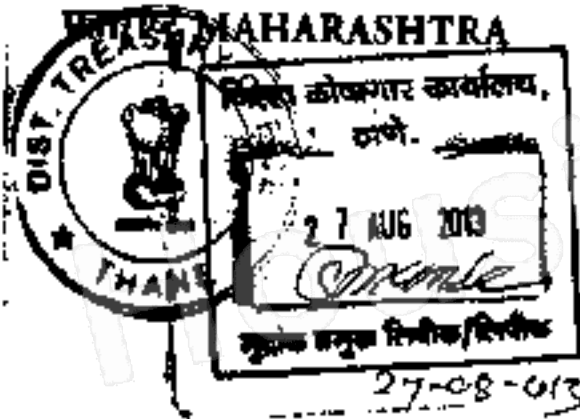
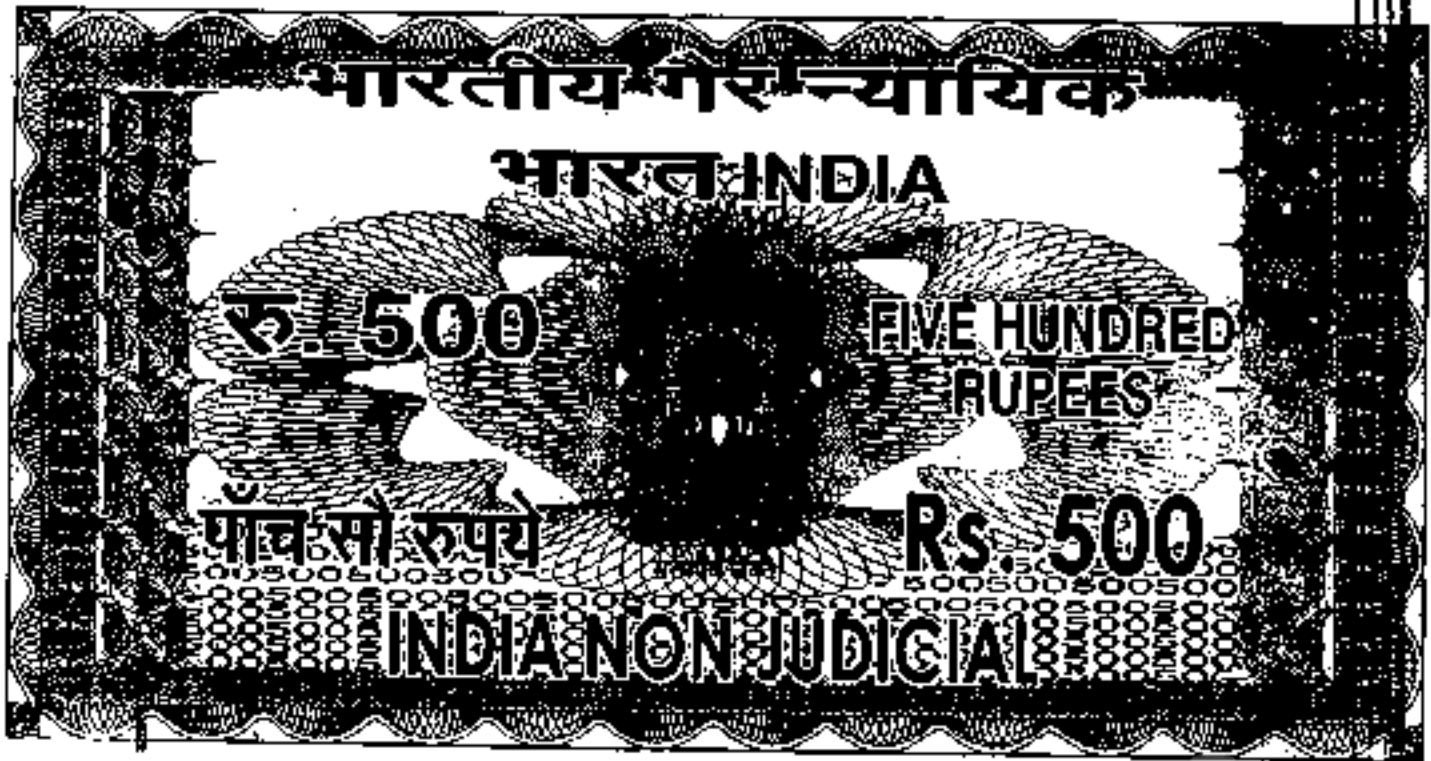
Mobile: 9820555364 E-mail: lotkesameer_28@rediffmail.com

Office No. 25, Shrikrishna Society, Hazrat Road, Thane (W)

टनन-२

12098

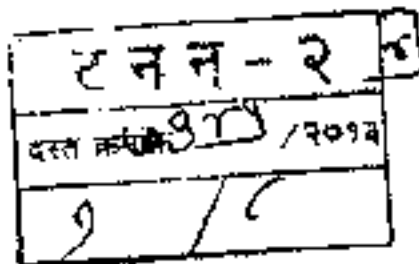
47/88



॥ श्री ॥ P 400825
 वृद्धी टायपिंग ऑफ़ कम्प्युटर सेंटर
 १६, भदानी मार्केट, कोर्टलाका, ठाणे.
 अनुक्रमांक 106105 दिनांक 31.08.13
 भाव Shivraath Developers
 पत्ता Colsonshil Rd. Bombay
 इस्ते Blom 03/13
 31 AUG 2013

SPECIFIC POWER OF ATTORNEY

TO ALL TO THESE PRESENTS SHALL COME, I, MR. BINOD SHAIKH Adult,
 Inhabitant Partner of SHIVRAATH DEVELOPER, having its office at 8/11 Ganesh
 Palace, C.R. Road, Ram Nagar, (East), Thana - 421
 201. (hereinafter called THE EMPLOYER) which term shall include its successor and
 assigns) SEND GREETINGS:-



WHEREAS :-

A) I am Partner of SHIVNATH DEVELOPER, having its office at B/11 Ganesh Palace, C.R.Das Road, Ram Nagar, Dombivli (East), Thana - 421 201. "THE FIRM" is constructing Residential / Commercial Complex on land at Village Khidkafi, Shil Road, Opp. Khidkaleshwar Temple, Padle, Thane - 421 204, AND.

WHEREAS "THE FIRM" has commenced booking of the premises AND WHEREAS "THE FIRM" and the buyers are executing "Agreement for Sale" and such "Agreement for Sale" are to be registered with the Registration Authority.

B) On account of my pre-occupation, It is not possible for me to register the said agreement/s in favour of the various purchaser/s of flats, Shops.

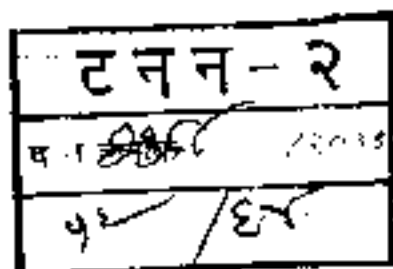
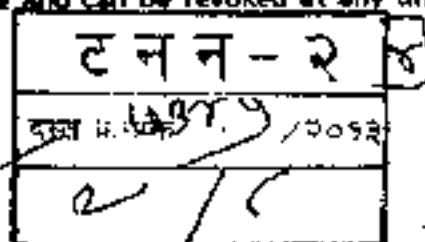
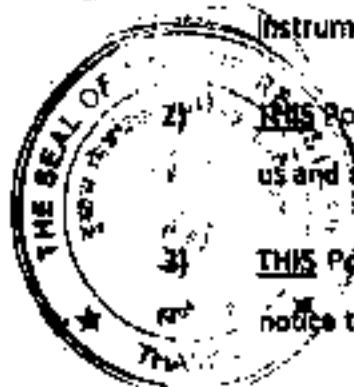
WHEREAS It is desired to authorize person/persons for this purpose.

NOW, **KIRTIKUMAR DESAI** AND **SHRI. BHAVIN KIRTIKUMAR DESAI** PRESENTS WITNESSES that we SHIVNATH DEVELOPER, hereby nominate, constitute and appoint SHRI. BHAVIN KIRTIKUMAR DESAI son of **KIRTIKUMAR DESAI**, an Adult Indian Inhabitant, Residing at A/120, 3rd Floor, **Shil Road** Building, S.K.Bole Road, Dadar (West), Mumbai - 400 028, to be our true and lawful attorney in our name and on our behalf to do and execute or cause to be done and executed following acts, deeds, matters and things that is to say:-

- 1) TO PRESENT agreement of Flats/ Shops for sale, correction, cancellation, lease, assignment, supplementary agreement, amenities agreement in the said buildings or any other documents executed by us for registration, admit execution or otherwise perfect of cause to be registered and perfected any agreement, correction, cancellation, lease assignments of surrender or other instruments and assurance which may be executed and signed by us.

THIS Power of Attorney is given for registration of the documents executed by us and sign execute any document.

THIS Power of Attorney is revocable and can be revoked at any time giving notice to the attorney.



IN WITNESS WHEREOF I HAVE HEREUNTO SET AND SUBSCRIBED OUR RESPECTIVE
HANDS AND SIGNATURE ON THIS 19 DAY OF SEP 2013.

Specimen signature of our constitution attorneys is hereunder subscribed.

In witness where of the Firm has

Affixed its common seal hereto in the

Presence of MR. BINOY SHAILESH SHAH, Partner of

M/S SHIVNATH DEVELOPER

In the presence of

1. [Signature]
2. [Signature]

Accepted by me,

MR. BHAVIN KIRTIKUMAR DESAI

this

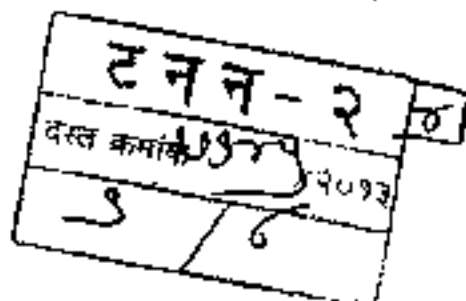
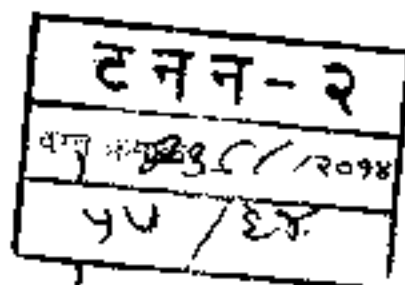
Signed, Sealed and Delivered by the

Within named Mr. [Signature]

In the presence of [Signature]

Place: Thane

Date: 19/09/2013





RECEIPT

VRUNDHI TYPING & COMPUTER CENTER
 Shop No. 16, Bhandari Market, Court Naka,
 Opp. Collector Office, Thane-400601

1889 Date: 3/18/2014

Name of Purchaser: Shivnath Deshpande

Port Address: Thane

By Hand (Name): Shivnath

Stamp Denomination	Quantity	Amount (Rs)
100		
500	1	500/-
1000		
5000		

Stamp's S.No. 1 500825

Vendor's Regd. Sr.No. 106105

Stamping you

(MRS. H. D. PATIL)
 Stamp Vendor
 Lic. No. 06/2003



टनन-१

वस्तु 46

एन

टनन-२

वस्तु नं. 437

२ / १

सूचना विभाग
INFORMATION DEPARTMENT
ANAND DINESH KASAR



भारत सरकार
GOVT. OF INDIA



Housien.com



तनन-२	
दस्ता नं. २३८८	१२०९४
५२	२४

तनन-२	
दस्ता नं. ५३७५	१२०९४
५७	२४

अनु.क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

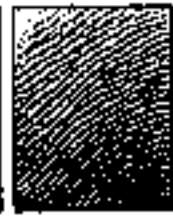
1 नाव:भावीन के देसाई
पत्ता:प्लॉट नं: ए/20, माळा नं: 3, इमारतीचे नाव:
पालन सोपपान बिल्डींग, ब्लॉक नं: एस के बोने
रोड, रोड नं: दादर मुंबई ...
पैन नंबर:

वॉचर ऑफ अटॉर्नी
होल्डर
वय :32
स्वाक्षरी:



2 नाव:मेसर्स/शिमनाथ देव्हूरकर सॉल्वी भागीदार सी
विनीय विलेस गाहू
पत्ता:प्लॉट नं: सबी/11, माळा नं: -, इमारतीचे नाव:
बणेश विलेस सी आर.वास रोड, ब्लॉक नं: रामकर
छिडकाळी, रोड नं: ठाणे ...
पैन नंबर:

कुलमुखांत्यार देणार
वय :43
स्वाक्षरी:



Swakshari

वरील दस्तऐवज करून देणार तबाकीची कुलमुखांत्यार देणार चा दस्त ऐवज करून दिल्याचे कबुल करतात,
शिक्का क्र.3 ची वेळ:17/09/2013 09:26:26 AM

ओळख:

खालील दस्तम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटविताना

अनु.क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा

1 नाव:अमर, कासार
वय:25
पत्ता:छिडकाळी ठाणे
पिन कोड:400612

स्वाक्षरी

Swakshari



2 नाव:मानुदास पाटील
वय:30
पत्ता:...

स्वाक्षरी



शिक्का क्र.4 ची वेळ:17/09/2013 09:27:01 AM

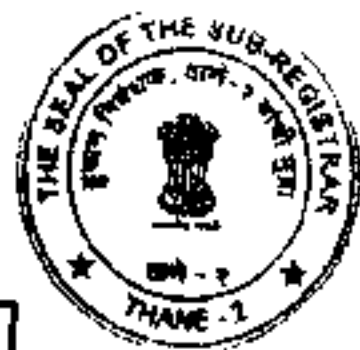
शिक्का क्र.5 ची वेळ:17/09/2013 09:27:05 AM वॉचणी पुस्तक 4 मध्ये

Joint Sub Registrar Thane 2

7345/2013

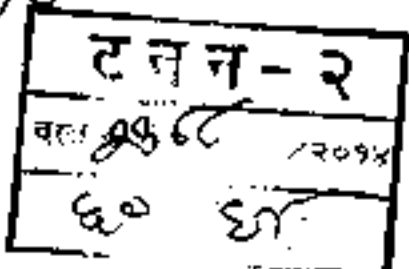
दस्त क्रमांक १६९२ क्रमांकावर नोंदला

Sanita-vl.6
दुष्यम निबंधक, ठाणे क्र.२
गो. ६ सन २०१३



प्रमाणित करणेत येते की या दस्तामध्ये
एकूण..... पाने आहेत

सह. दुष्यम निबंधक, ठाणे क्र.२



कुलमुखत्यार पत्राचे घोषणापत्र

मी, श्री, / श्रीमती/ सौ अश्विनी देवी या द्वारे घोषित करतो की, दुय्यम निबंधक ठणे - २ यांचे कार्यालयात २०१२ मी या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री, / श्रीमती/ सौ मे. विजय देव य इतर यांनी दिनांक २०/११/१३ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देर यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मरत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

ठिकाण :- ठणे

दिनांक :



सही

DR. S. S. S.

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

ट न न - २
वस्त क्रमंक ३८६ / २०१४
६९ / ६४

Singh

Singh

गुस्फार, 20 मार्च 2014 8:22 म.पू.

दस्त गोश्वारा भाग-1

दनम2 ६२/८०
दस्त क्रमांक: 2388/2014

दस्त क्रमांक: दनम2 /2388/2014

बाजार मुल्य रु 16,58,650/- मोबदला: रु. 25,35,000/-

भरतेले मुद्रांक शुल्क: रु 1,52,200/-

दु. नि. मह. दु. नि. दनम2 यांचे कार्यालयात

पावती:3146

पावती दिनांक: 20/03/2014

अ. क्र. 2388 दर दि.20-03-2014

मादरकरबाराचे नाव: स्वामिन पांडुरंग बावडे --

रोखी रु:13 म.पू. वा. हजर केला.

मोदणी की

रु. 26360.00

दस्त हाताळणी की

रु 1260 00

पटांची संख्या: 64

दस्त हजर करवणाऱ्याची मही.

एकूण: 26630.00

Joint Sub Registrar Thane 2

Joint Sub Registrar Thane 2

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही यद्दानगणपतिकेच्या हद्दीत किंवा म्यातगत असलेल्या कोणत्याही कटक सेवाच्या हद्दीत किंवा उप-खंड (दोन) मध्ये मनुष्य व केलेल्या कोणत्याही नागरी क्षेत्रात

मिळ्या क्र. 1 20 / 03 / 2014 08 : 13 : 05 AM ची वेळ: (मादरीकरण)

मिळ्या क्र. 2 20 / 03 / 2014 08 : 14 : 10 AM ची वेळ: (फ्री)





20/03/2014 8:25:51 AM

दस्त गोधारा भाग-2

रनन 2 23 / 80

रनन क्रमांक: 2388/2014

रनन क्रमांक: रनन 2/2388/2014

दस्तावेज प्रकार: करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	संस्थापित	अंगठ्याचा दाग
1	नाम: स्वतिल गांधारे बागड -- पत्ता: प्लॉट नं. 4/404, माळा नं. 4, इमारतीचे नाव: कोरमोस मेन्ट डोकाली नाक. ब्लॉक नं. कोलशेत रोड सेंडोज बाग, रोड नं. ठाणे, महाराष्ट्र, ठाणे. पिन संख्या:	लिहून देणार वय: 34 स्वाक्षरी:		
2	नाम: श्री सुजाता रत्निल बागड -- पत्ता: प्लॉट नं. 4/404, माळा नं. 4, इमारतीचे नाव: कोरमोस मेन्ट डोकाली नाक, ब्लॉक नं. कोलशेत रोड सेंडोज बाग, रोड नं. ठाणे, महाराष्ट्र, ठाणे. पिन संख्या:	लिहून देणार वय: 30 स्वाक्षरी:		
3	नाम: मेमसा/सिवनाथ बेखुलपर तर्फे भागीदार श्री. विनोद शैलेश शाह तर्फे कु. सु. म्हणून भार्वीन के. देसाई -- पत्ता: प्लॉट नं. 4, माळा नं. 4, इमारतीचे नाव: कोरमोस मेन्ट डोकाली नाक, ब्लॉक नं. कोलशेत रोड सेंडोज बाग, रोड नं. ठाणे, महाराष्ट्र, ठाणे. पिन संख्या:	लिहून देणार वय: 32 स्वाक्षरी:		

रतील दस्तऐवज करून देणार तयाकडील करारनामा चा टप्पल देवत करून दिव्याचे करून करतात.
शिक्षा क्र. 3 ची वेळ: 20 / 03 / 2014 08 : 15 - 25 AM

गोळम.

वालील इरुम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां अक्तीत: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	संस्थापित	अंगठ्याचा दाग
1	नाम: पालीस मानुदास -- वय: 30 पत्ता: तलाव पाली ठाणे पिन कोड: 400801	स्वाक्षरी		
2	नाम: संजय राणे -- वय: 21 पत्ता: तलाव पाली ठाणे पिन कोड: 400801	स्वाक्षरी		



Joint Sub Registrar Thane 2

23/08/2014

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आपका क्रमांक: 2355
आपका नोंदता

सद. दुष्यम शिंदे
सद. 23/08/2014



सद. दुष्यम शिंदे की या दस्तावेज
प्राप्त 23/08/2014

सद. दुष्यम शिंदे, ठाणे क्र. २

दस्तावेज - २
क्रमांक: 2355
23/08/2014