



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१४

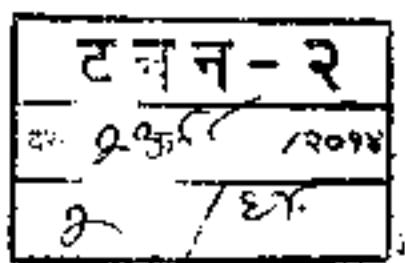
A-1.) महानगर पालिका - ठाणे

१. दस्तावा प्रकार :- प्राप्तार्थी अनुच्छेद क्रमांक :- २५ फी
२. सादरकत्वाचे नाव :- वैदिकील पांडुरंग कोठर
३. तातुका :- लाल
४. शावाचे नाव :- प्राप्तार्थी
५. नगरमुमापन क्रमांक/सर्वे क. /अंतिम भूक्षेत्र क्रमांक :- ११०/११२, १२९/११
६. मूल्य दरविभाग (जोन) :- _____ उपविभाग :- २६/११०३-१८८५
७. मिळकतीचा प्रकार :- सुलीवासी निवासी कार्यालय दुकान ओवरोफिल गती ची. दर २५६००/-
८. दस्तावा नमुद केलेल्या मिळकतीचे क्षेत्रफल :- ५१.८० काउरेट/बिल्टअप/ची. शीटर
९. कारपार्किंग :- _____ गड्ढी _____ :- पोटमाळा :- _____
१०. पजला क्रमांक :- ५६ उदवाहन सुविधा :- _____ आसे/नाही.
११. बांधकाम वर्ष :- _____ घसारा :- _____
१२. बांधकामाचा प्रकार :- आरसीसी/इंतर पक्के/अर्द्ध पक्के/कच्चे
१३. बाजारमुल्यदर तक्त्यातील मार्गदर्शन सुचना क्र. :- _____
१४. लिळ अॅन्ड लायसन्सचा दस्त १ :- प्रतिमाह भाडे रक्कम :- 
निवासी/अनिवासी २ :- अनागत रक्कम/ आगम काढी ३ :- कातावधी :- _____
१५. निश्चित केलेले बाजारमुल्य :- १६,४५,६००/-
१६. दस्तावधी दर्शविलेले मोबदला :- २५३५,०००/-
१७. देय मुद्रांक शुल्क :- १५२९०० मरलेले मुद्रांक शुल्क :- १५२९००/-
१८. देय नोंदणी फी :- २५३५०/-

लिपीक

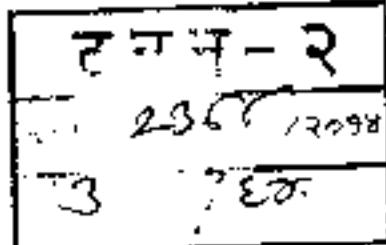
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| दम २९८ /२०१४ | |
| १ / ८८ | |

संकुप्तम निबंधक



Hot Payment Successful. Your Payment Confirmation Number is 38727715

| CHALLAN | | | | |
|--|---|----------------------------|--|------------------|
| MTR Form Number - 6 | | | | |
| GRN NUMBER | MH002012420201314R | BARCODE | Form ID : | Date: 14-03-2014 |
| Department | IGR | Payee Details | | |
| Receipt Type | RM | Dept. ID (If Any) | | |
| Office Name | IGR114-THN2_THANE 2 JOINT SUB REGISTRAR | PAN No. (If Applicable) | PAN-AQEPPB3075Q | |
| Year | Period: From : 14/03/2014 To : 31/03/2099 | Full Name | swapnil p bagad | |
| Object | Amount in Rs. | Flat/Block No. | | |
| 0030046401-75 | 0.00 | Premises/ Bldg | 404 4 | |
| 0030063301-70 | 25350.00 | Road/Street, Area/Locality | bild no 1 fej 2 | |
| | 0.00 | Town/ City/ District | shivnath habitat khidkali thane Maharashtra | |
| | 0.00 | PIN | 4 0 0 6 1 2 | |
| | 0.00 | Remarks (If Any) : | | |
| | 0.00 | | | |
| | 0.00 | | | |
| | 0.00 | | | |
| | 0.00 | | | |
| | 0.00 | | | |
| | 0.00 | | | |
| Total | 25350.00 | Amount in words | Rupees Twenty Five Thousand Three Hundred Fifty Only | |
| Payment Details:IDBI NetBanking Payment ID : 38727715 | | | | |
| Cheque- DD Details: | | | | |
| Cheque- DD No. | | FOR USE IN RECEIVING BANK | | |
| Name of Bank | IDBI BANK | Bank CIN No : | 69439064031450903 | |
| Name of Branch | | Date | 14/03/2014 | |
| | | Bank-Branch | 112 THANE | |
| | | Scroll No. | 1323 | |



कोरे
कुर्त

Bank

Page



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| तात्त्व - २ |
| दा. २३६८ /२०१४ |
| ४५८ |

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

13007862062939

Bank/Branch: IBKL - 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 : MM0019334992013148
District : 1201-THANE Office Name : IGR114-THN2 THANE 2 JGI

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)

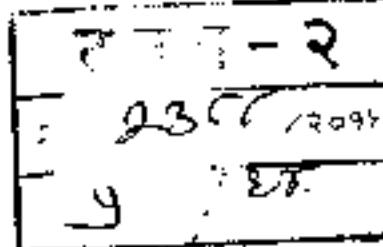
Article : P25-Agreement to sell/Transfer/Assignment
Prop Propety: Immovable Consideration: R
Prop Descr : 404 BUILDING, PHASE 2, KAYALAN, SHIL ROAD, KAYALAN, THANE, KAYALAN, TH
HANE, Maharashtra, 421204

Duty Payer: PAN-AOEPB3075Q, SWAPNIL PANDURANG BAGAD
Other Party: PAN-ABTPS0853K, SHIVNATH DEVELOPERS

Bank official Name & Signature

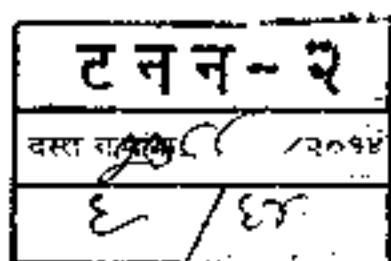
Bank official Name & Signature

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



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

कोरे



| क्रॉडिकिंग/उमट मुद्रांकनांचा तापरिला | |
|--------------------------------------|-----------------------------|
| १. वातावरणातील नाव | <u>Khidkaleshwar</u> |
| २. वातावरणातील तापरिला | <u>Agreement for Sale</u> |
| ३. विकासीला तापरिला | <u>Shivnath Developer</u> |
| ४. विकासीला वातावरण | <u>Mr. Swapnil P. Bapna</u> |
| ५. विकासीला वेतनावारी नाव | <u>Mr. Swapnil P. Bapna</u> |
| ६. विकासीला वेतनावारी नाव | <u>Rs. 1,52,100/-</u> |
| ७. विकासीला वेतनावारी नाव | <u>Thane - 2</u> |
| ८. विकासीला वेतनावारी नाव | <u>204</u> |
| ९. विकासीला वेतनावारी नाव | <u>Shivnath Developer</u> |
| १०. विकासीला वेतनावारी नाव | <u>Shivnath Developer</u> |
| ११. विकासीला वेतनावारी नाव | <u>Shivnath Developer</u> |

AGREEMENT FOR SALE OF FLAT

IN

SHIVNATH HABITAT PHASE - II

ARTICLES OF THIS AGREEMENT made and entered into

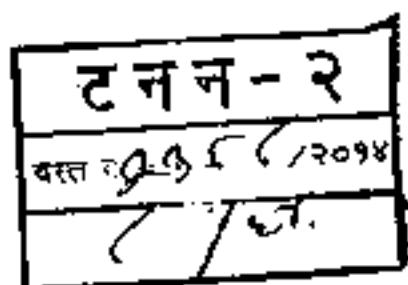
Thane on this 20 day of March, 2014 BETWEEN

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 Fl

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|-------------------|
| पांडुलिंग - २ |
| दर्ता : २३१६/२०१४ |
| ५ / ८० |

Swapnil Bapna



AND

Mr. Swapnil Pandurang Bagad & Mrs. Sujata Swapnil Bagad

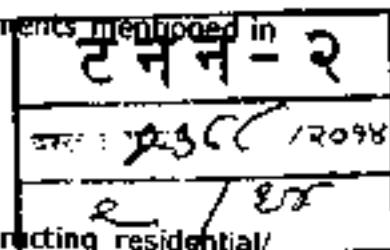
Indian, Inhabitants, residing at A/404, Cosmos Nest, Dhokali

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 vides 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

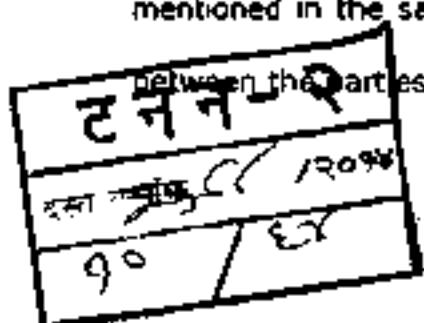
WHEREAS the purchaser has taken full inspection of the original sanctioned plan vide VP NO.S11/0003/08 TMC/TDD/0410/11 DT 08-06-2011 with commencement certificate and development agreement and along with title certificate issued in respect of the title of the said piece and parcel of land and revenue 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



particular 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



Surajpal *Surajpal*

NOW THIS AGREEMENT WITNESSTH 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, 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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|-----------|------------|
| रुपये - २ | |
| दाता | २५६६ /२०९८ |
| ११ | ८४ |

*Surajit
Surajit*

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 2nd Slab.

v) **Rs. 2,28,150/-** 9% At the time of initiation of 4th Slab.

vi) **Rs. 2,28,150/-** 9% At the time of initiation of 6th Slab.

vii) **Rs. 2,28,150/-** 9% At the time of initiation of 8th Slab.

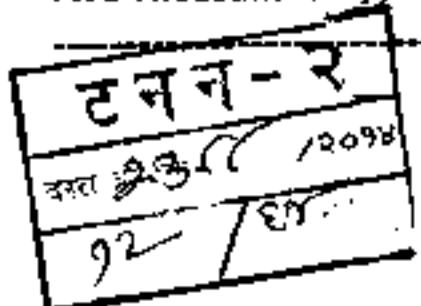
viii) **Rs. 2,28,150/-** 9% At the time of initiation of Brick work.

ix) **Rs. 2,28,150/-** 10% At the time of initiation of Plastering.

x) **Rs. 1,26,750/-** 5% At the time of initiation of Flooring.

xi) **Rs. 1,26,750/-** 5% At the time of Possession.

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



Geophil

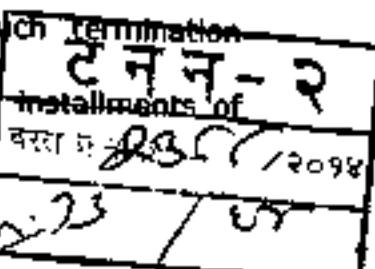
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Brijlal

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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 aforesaid on the respective date (time being the essence of the contract) and/or in observing and performing any of the standard 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

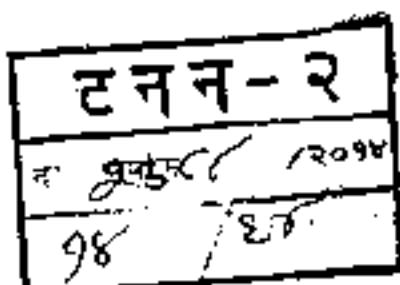


part payment to the builder/developer, but without any further amount by way of interest or otherwise. On the builder/developer terminating this agreement under this clause the builder/developer shall be at liberty to sell the said premises to any other person or persons as the builder/ developer may 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 may 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.



Swapan
Brijendra

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.

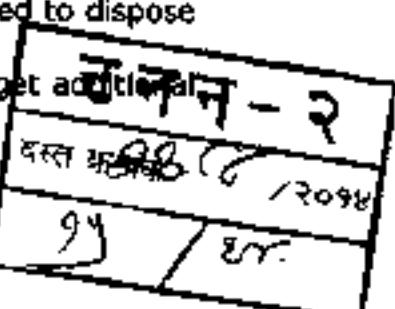
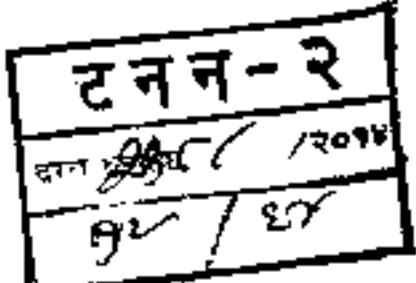


Exhibit
Agreement

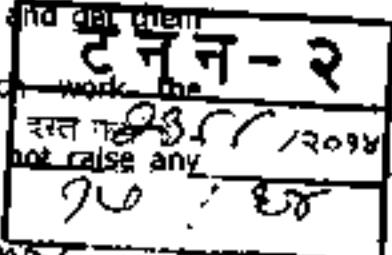
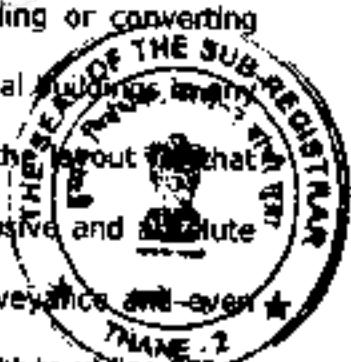
11. It is hereby agreed that the fixtures, fittings, and amenities to be provided in the said building and in the said premises and the material to be used in the construction of the said building and the specifications of the said building are those as set out in schedule hereunder written and the purchaser 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, alterations or additions in or to the said premises or to the said building or any part thereof.



Sarafid
Pranjali

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 stilts into flats or shops or putting additional buildings in any 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 other documents sanctioned. And during execution of such work the purchaser or the association or society shall not raise any

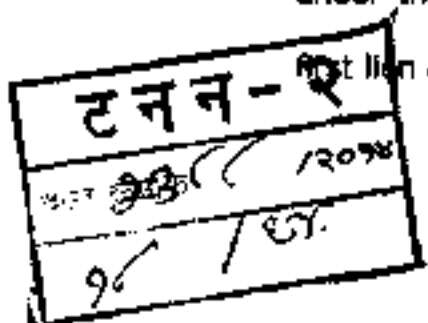


objection and shall bear the reasonable inconvenience if any or noise that is normal in construction activity. All such additional flats shall be property of builder and builder can sell or rent the same and such transferee shall be admitted to the membership of the association or society. The builder 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.



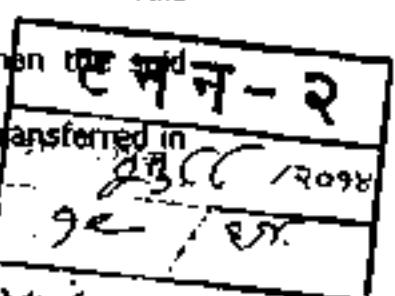
Suresh

Shrikant

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.



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.

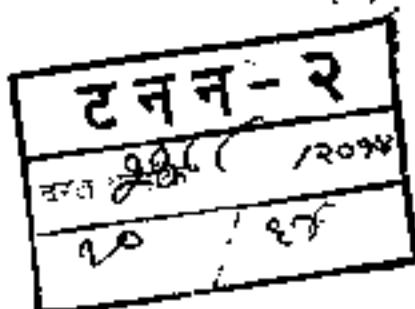
(iii) **Rs. 50,000/- (Rupees Fifty Thousand Only)** being minimum amount towards deposit for electrical and water connections, meters, substations etc. to the said Premises and the said building "Shivnath Habitat".



(iv) **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.



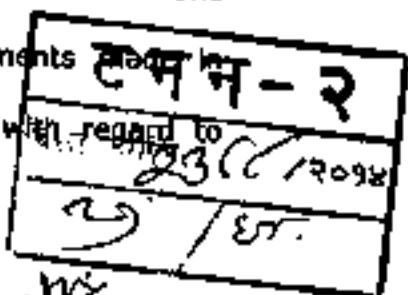
Swapan *Anjali*

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 made in relation to definition of "taxable service" with regard to Service Tax in the Financial Act, 1994.

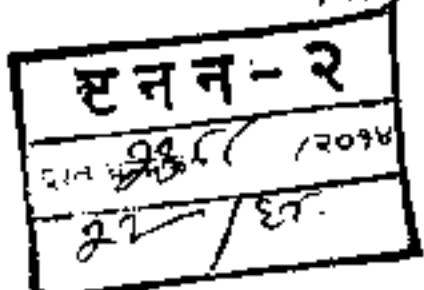


2. In furtherance to the above notification, the Central Government by way of a further notification being no.36/2010-ST dated June 28, 2010 exempted the levy of Service Tax on the advance amounts received before 1.7.2010 ("advance amount" referring to sale consideration received for taxable services 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.

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

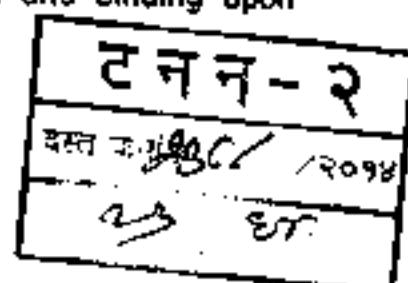
19. (C) It is hereby agreed that under the law as enacted or by reason of any amendment to the constitution or any new enactment or amendment to the existing law or any other law, central or state, this transaction is held to be



Suresh *Rajguru*

lible 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 a similar 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.

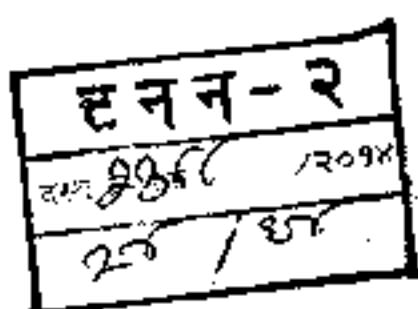


21. The purchaser hereby agreed and undertakes to be a member of Co-operative Society or limited Company or Association to be formed the manner hereinafter appearing and also from time to time sign and execute the application for registration and other papers and

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 tenable condition and repairs and in particularly so as to support shelter and protect the parts of the said building other than his/her premises.

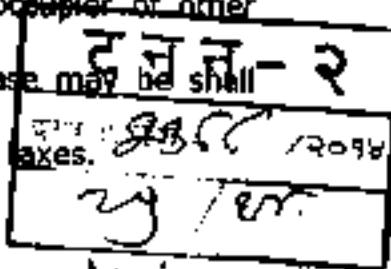
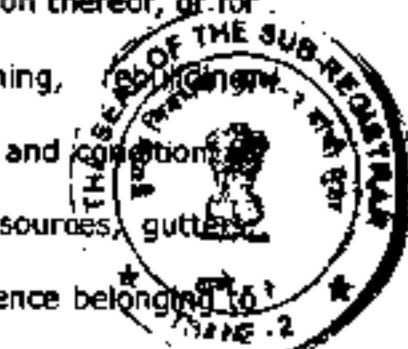
23. It is hereby agreed that the purchaser shall not sell, transfer, convey, mortgage, charge or in any encumbrances or deal with or dispose off his/her premises, not assign, under let or part with his/her interest under the benefit of this agreement or any part thereof until all his/her dues of whatsoever 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.



Suresh *Anujakar*

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 the examine the condition thereof, or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order and condition 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.



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 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 financer however only to the extent of flat agreed to be sold such liability will be cleared by the builder before handing over possession

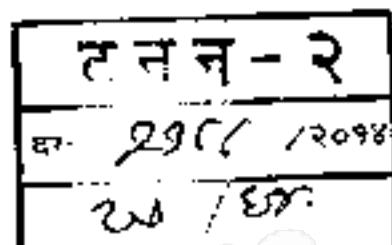
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| ट न न - | |
| दल मार्ग | १०९४ |
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and upon getting full price of the flat.

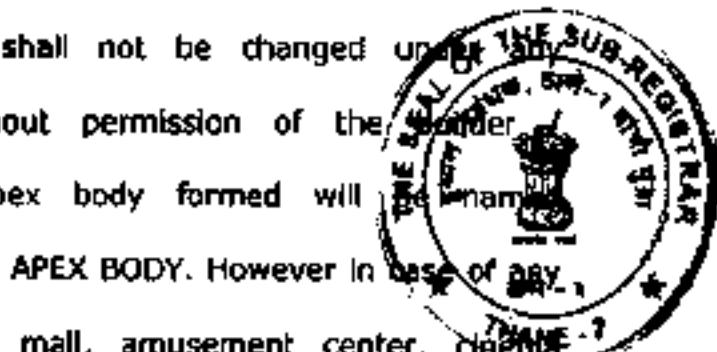
Suresh Agarwal



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.

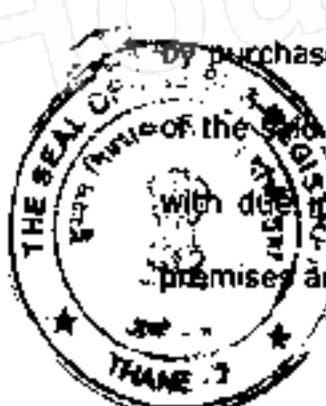


29. It is hereby agreed that the said building shall be known as **Building no. 1(B1), SHIVNATH HABITAT, PHASE II** AND Cooperative Housing Society or Limited Company or Association as the case may be formed shall bear the same name and shall not be changed under any circumstances without permission of the developer. The apex body formed will be **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 them to any party or to form separate management for the same and all income thereof shall be property of the builder.



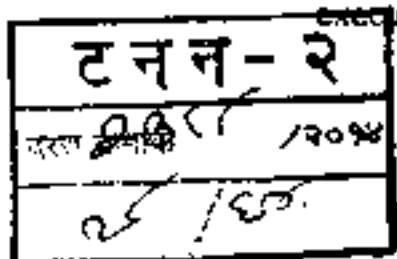
30. It is hereby clearly understood and agreed by and between the parties hereto that the builder/developer shall have unqualified and unfettered rights to sell on ownership basis to anyone of his choice the terrace above the top floor of said premises subject to the necessary means of access to be permitted 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 premises. The purchaser has taken possession with due inspection and satisfaction about the nature of premises and workmanship.

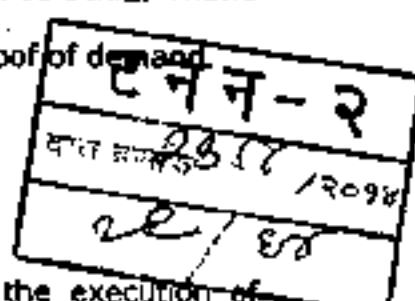
32. It is hereby agreed that all costs, charges and expenses in connection with the formation of the Housing Society as well as all costs of preparing, engrossing, stamping and registering and conveyance and / or deed of assignment or any other document/s required to be executed by the builder/developer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



Govind Bhatia

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 at 24% annum from due date of payment and a demand notice 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.

Surajpal
Brigadier

Schedule - I

SCHEDULE OF TOTAL PROJECT LAND

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

| Survey No. | Miss 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 0-61-0 0-39-0 |
| 117 | 1A | 0-16-7 0-01-8 |
| 121 | 11 | 0-20-7 0-05-01 0-00-5 |
| 120 | 2 | 0-7-0 |
| 120 | 1 | 0-6-0 |
| 118 | 2 | 0-03-0 |
| 118 | 1/6/2 | 0-14-0 |
| 119 | 1 | 0-29-03 |
| 120 | 3 | 0-08-00 |
| 121 | 13 | 0-6-3 |

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|----------------|
| टनन-२ |
| दस्त २८/८/२०१४ |
| ३० /८० |

Swapan
Anjali

Some other adjacent properties are likely to be included.
Schedule is subject to change as per further development.

SCHEDULE OF PHASE - II

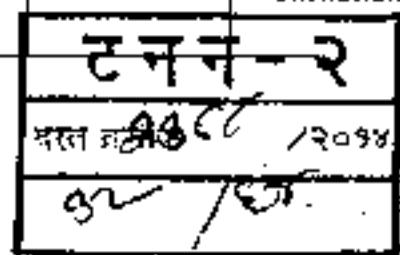
The property bearing survey numbers 119/1, 119/2, 121/11 and 121/12 situated at Kalyan Shil Road, Opp.Khidkaleshwar Temple, Padle, Thane 421204.

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 Shrinath Developer, | 29/01/2008 | Between M/S. Shrinath Developer partners Shri. Manoj Ramashankar Dubey & Shri. Shankaril Motilal Patel And Landowners 1. Abhimanyu Krushna Patil 2. Motiram Bhokya Thakur 3. Parshuram Likarya Thakur 4. Bhanuaram Likarya Thakur 5. Mandeo Charu Thakur 6. Haribhai 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 | 29/01/2008 |
| Power of Attorney | 29/01/2008 | Given to Shri. Manoj Ramashankar Dubey & Shri. Shankaril Motilal Patel by Landowners 1. Tulsabai Kachru Patil 2. Laxomibai Yashwant Khutarkar 3. Savitribai Balkrishna Bhoir 4. Mandebai Charu Thakur | 120/1 120/2 121/11 121/1 121/6 118/2 | 195/08 | 29/01/2008 |

| 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. Shankar Lal Motilal Patel by Landowners 1. Parshuram Likhya Thakur 2. Shantaram Likhya Thakur 3. Namdeo CHARU Thakur 4. Haribhau Charu Thakur 5. Sitaram Charu Thakur 6. Abhimanyu Krishna Patel | 119/2, 118/3, 118/4, 121/12, 121/4, 121/2, 118/5, 117/1/A 123/11, 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 Likhya 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 Likhya Thakur to Shri. Manoj Ramashankar Dubey & Shri. Shankar Lal 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. Shankar Lal Motilal Patel | 118/1/E/2 | 05/02/2008 | 249/08 |
| Development Agreement by which Landowners have given the property for development to Shilvmath Developer | 02/05/2008 | Given to M/S. Shilvmath Developer partners Shri. Manoj Ramashankar Dubey & Shri. Shankar Lal 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. Shilvmath Developer partners Shri. Manoj Ramashankar Dubey & Shri. Shankar Lal Motilal Patel | 121/13 | 02/05/2008 | 818/08 |



Swarajit
Singh

| 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 Krishna 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 Krishna 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.

SubRegistrar *Prakash*

SCHEDULE OF DOCUMENTS

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

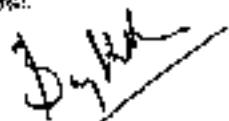
IN THE WITNESS WHEREOF the parties hereto have herein to set and subscribed their respective hands and seals on the day and the year first herein above written.

SIGNED SEALED AND DELIVERED

by the within named "The builder/developer")
(Shri. Binoy Shailesh Shah)



1) 

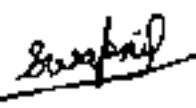


2) 

SIGNED SEALED AND DELIVERED
by the within named "THE PURCHASERS"
Mr. Swapnil Pandurang Bagad



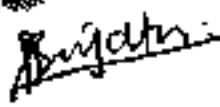
Mrs. Sujata Swapnil Bagad

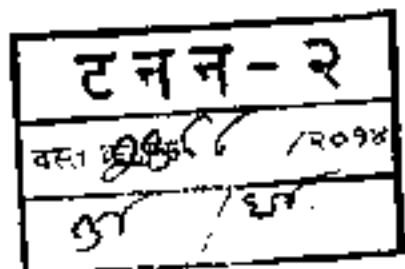


1) 



2) 





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.

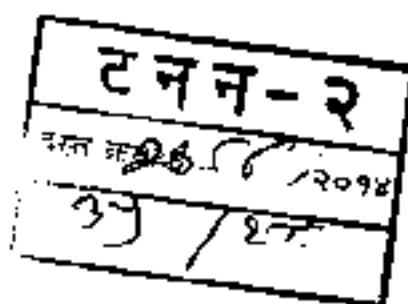
2. **Rs.4,06,000/-**, by **Electronic Transfer**, dt.21/02/2014,
HDFC Bank.



(Shri. Binoy Shailesh Shah)

"SHIVMATH 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 :-

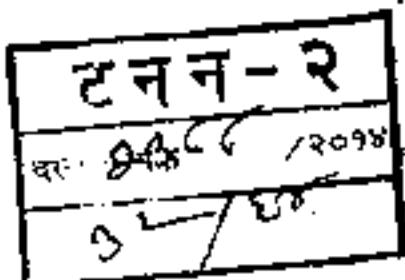
- (a) Vitrified floor tiles with 4" skirting.
- (b) Bedroom doors will be flush door with both side oil painted.

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.:-

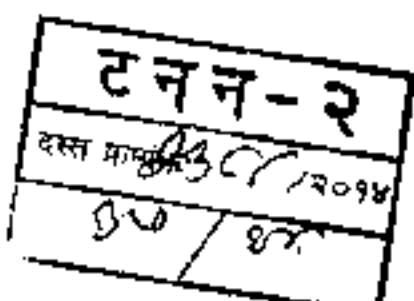
- (a) Designer tiles for full walls with combinations of floor.
- (b) Superior quality of plumbing fixture and sanitary fixtures.



Suresh
Brijendra

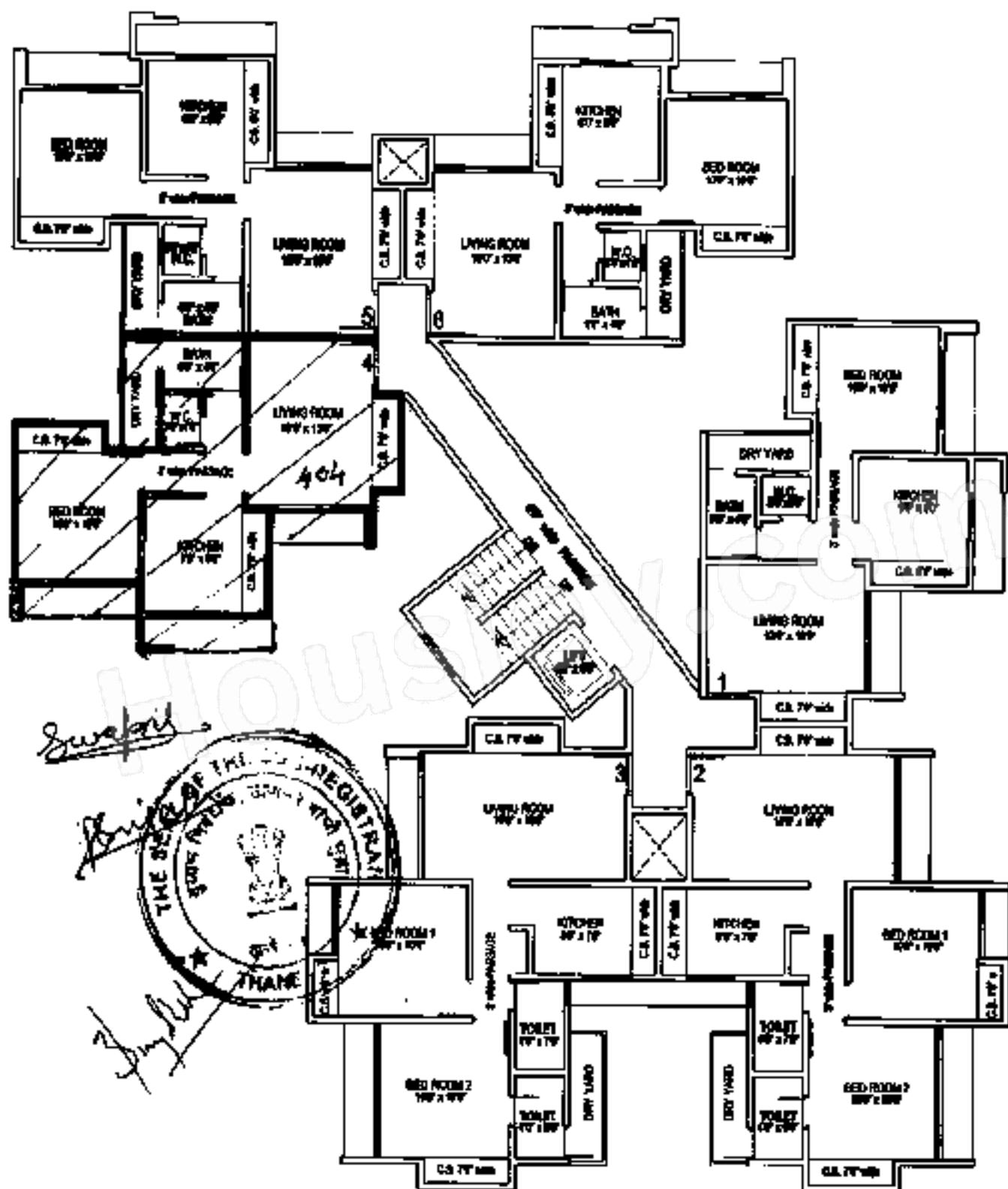
5 General:-

- (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. THANE
- (m) Separate garden for children.
- (n) Fire fighting system in each building.
- (o) Club house with Indoor games, gymnasium, Library.



--- ROAD FACING ---

BLDG.-B1



--- GARDEN FACING ---

DEPARTMENT OF REVENUE

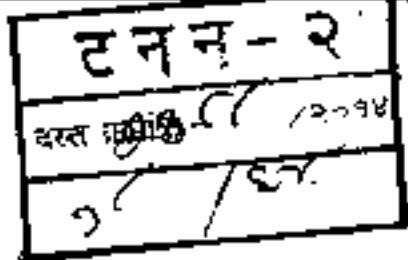
PROPOSED BLDG. ON PLOT BEARING SNO. 119/1.2, 120/1.12
AT, VILLAGE KHOKHAI, TAL. DIST. THANE.

REVENUE UNIT

BLDG.-B1
TYPE
TYPICAL FLOOR
4 UPTO 7TH FLOOR

M.
V.

SHIVNATH HABITAT
FLAT NO. 4103



गाव : लिंगायती

तालुकाः बोर्डे

उ.इ.र. ()

गा. न. रु. ०३१२

| | | |
|-----------|-----------|--------|
| मुख्य नाम | मु.न.र.र. | मु.नाम |
| मुख्य नाम | मु.न.र.र. | मु.नाम |

प्राप्ति वापिस का

| | | |
|------|-------------------|-------------------|
| काली | प्राप्ति वापिस का | प्राप्ति वापिस का |
|------|-------------------|-------------------|

अनुमा० ०-२८-३

कुल ०-२८-३

स.न. वापिसी काम्य
वापिसी
गां (ग)
दर्व (ग)

| | | |
|----------------------|---|------|
| प्राप्ति | ० | कम |
| प्राप्ति | ५ | मध्य |
| प्राप्ति वापिस काम्य | ५ | मध्य |
| प्राप्ति | ५ | मध्य |

गा. न. रु. ०३१२ (प्राप्ति वापिस का)

अधिकारी का नाम
अधिकारी का नाम परिवार
०३३ ०३३

प्राप्ति वापिस का

प्राप्ति वापिस का

प्राप्ति वापिस का



टनन - २

वसा दाम्पत्ति ८/२०१४
३८/३८

| क्र. | नाम | प्राप्ति वापिस काम्य | | | | | | | | प्राप्ति वापिस काम्य | प्राप्ति वापिस काम्य | प्राप्ति वापिस काम्य | |
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१३ FEB 2014

अधिकारी का दाखिल
तालुकाः बोर्डे दे साई
ता. वि. दा.

पांच ३. अस्थिरकरणी

सामाजिक ५७८

ग्र. ४४ (१०)

ग्रा. न. क्र. १० द १७

| तुला वर्ष | पु. व. व. उत्तिकरण | पु. वर्ष वर्ष |
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| 99० | २ | १५० |
| त्रिवेदी वर्षीय वर्ष | | |
| वर्षीय वर्ष | पु. व. वर्ष | त्रिवेदी वर्षीय |
| अस्तु/छि | ०-३०-० | |
| | | |
| | | |
| पुर | ०-९०-० | |
| क. व. वर्षीय वर्ष | | |
| वर्षीय | ०-१००-५ | |
| वर्ष (प्र) | | |
| वर्ष (व) | | |
| पुर | ०-८०-५ | |
| प्रवर्षीय | | |
| वर्ष वर्षीय वर्षीय | ०-१५-५ | |

१३३ वा. १३४ (प्राचीन वा.)

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गावः अस्तिकारी-

मु.म.वं (१)

| क्रमांक | पूर्ण रुप उपरिका | पूर्ण रुप |
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| १२७ | ११ | ११.८ |
| प्रति वर्षीय राशि | | |
| प्रति वर्षीय | प्रति वर्षीय | प्रति वर्षीय |
| अद्याधिक | | ०.७८-८ |
| पूर्ण | ०.७८-८ | |
| २.२. अवृत्ती राशि | | |
| प्रति वर्षीय (X) | ०.७८-८ | |
| ता (Y) | | |
| पूर्ण | ०.७८-८ | |
| अवृत्ती | | ८ |
| २.२. अवृत्ती राशि अवृत्ती | | २२०८ |
| पूर्ण | | २२०८ |

ग्रन्थालय, नांदा

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नामदेव चतु चतुर
वारिश्च चतु चतुर
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वैद्युतश्च चतु चतुर

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संग्रह ४६८८/२०९४

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१०८४१ (प्राचीन शिल्प)

संस्कार कर दूषक रोग अवश्य दूरी रखें।

वार्षिक
1,3 FEB 2014

तितारी-कला देसाई
ता. वि. ठारी

जिल्हाधिकारी कार्यालय दाणे

ଦିନାଂକ

8 APR 2011

चाचसे :-

- १) श्री. परशुराम लिलान्धा वाकूर य. इतर यांचे कृ.मृ. श्री भक्तेज आहे दूसे रा. स्लॉट नं. ३५०, प्रतिमा बिल्डिंग, ८ या दसऱ्या शंकरलाल मोरिलाल पटेल, चैंबूर मुंबई यांचा दिनांक १२/१०/२०१० रोजीचा आहे.
- २) ठाणे भाऊनगरपालिका यांचेकडील पत्र क्र.खी.पी. नं.एस-१५/०००३/०८/टीएपसी/ दीडीसी ००२३/०८ दिनांक १२/०१/२००९
- ३) दिनांक २१/१०/२०१० रोजीच्या दैनिक 'महाराष्ट्र जननुद्रा' या अकानील जारीरनामा इकडील कायांस्वाच्या नमुन्यातील ठमीपत्र दिनांक २१/१२/२०१०
- ४) तहीसलदार ठाणे यांचेकडील स्थानिक दौलतारी या स्थल पाहणी अहवाल पत्र क्र.महारू.८५-१/टे-२/जनिनमाय/एसआर-१३८, दिनांक ३०/११/२०१०
- ५) अर्जदार यांनी सादर केलेले भवयपत्र या घंटपत्र दिनांक १६/१२/२०१०
- ६) १) यिशेव भूसंपादन अधिकारी, लक्ष्मणांगरे त्रा. माळा, ठाणे यांचेकडील पत्र क्र.भूसंपादन/टे.मं.२/ एनएपी/एसआर-८५१५, दिनांक १०/११/२०१० २) यिशेव भूसंपादन अधिकारी, लक्ष्मणांगरे, ठाणे (५ या माळा) यांचेकडील पत्र भूसंपादन/टे-१/२०१०/ राजि-६५१/ जा.क्र.१०२८, दिनांक ०३/१२/२०१० ३) यिशेव भूसंपादन अधिकारी, यिशेव घटफ, ठाणे यांचेकडील पत्र क्र.भूसंपादन/नाहंवा/१७१०, दिनांक १२/१२/२०१०. ४) यिशेव-भूसंपादन अधिकारी, मेट्रो सेंटर क्र.३ ठाणे यांचेकडील पत्र क्र.भूरं/मे.से.३/एसआर-८५१६, दिनांक ०९/११/२०१० ५) यिशेव भूसंपादन अधिकारी, उक्कासयारे प्रकल्प, ठाणे यांचेकडील पत्र क्र.भूसंपादन/टे-२/सी-८५२५४/१०, दिनांक २३/११/२०१० ६) उपरिषारीय अधिकारी ठाणे पिथार ठाणे यांचेकडील पत्र क्र.टिडी/टे-५/भूसंदा/कायि-/१०/ एसआर-८५५/२०१०, दिनांक ०८/११/२०१०



आदेश ३

आणि ज्या अर्थी दिनांक २१/१०/२०१० रोजी अजंदार यांनी देनियाचे 'मरणमुद्दा' या स्थानिक यूतपत्रात जाहिरात विलेली होती त्याचर पृष्ठीत कोणतीही हस्तान/तातान/पाता कांठालयाकडे प्राप्त झालेली देवन येत नाही.

| | |
|--|------------------|
| १. अंतर्गत रस्ता | ₹८०५-०० रु.प्री. |
| २. औदार्यिक स्ट्रेच (स्लोट सी) | ३४२-५८ रु.प्री. |
| ३. क्षेत्रा अंतर्गत असलेले अस स्टोप (स्लोट सी) | १२९२-१६ रु.प्री. |
| ४. ताप्यात नेसलले स्ट्रेच | ५५०-३० रु.प्री. |
| ५. बनचिल्डर स्लोट | १८-१५ रु.प्री. |

एकांकी

१८८५ वार्ष.

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स्था. शर्ती अशा:-

१. फ.गहसूल/फ-१/ट-१/एनएटी/एमआर-१८३/२०१०

१. ही परवानगी अधिनियम तात्पारतीत असेले नियम यांना अधिन ठेणून देण्यात आलेली आहे.

२. अनुज्ञाणाही व्यक्तीने (येण्टीने) अशा जमीनीचा वापर या तात्पारतीत इमारतीच्या आणि किंवा अन्य कांपकामाचा उपलोग उक्त जमीनीचा या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यात आली असेल स्था प्रयोजनार्थ केवळ केसा पाहिजे, आणि त्याने अशी जमीन किंवा तिचा खोणाऱ्हाही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थात आगांठ तेथी परवानगी मिळायिल्यातिथाच्या वापर करता कामा नये. इमारतीच्या वापरावरून जमीनीचा धापर तरविष्यात येईल.

३. अशी परवानगी हेण्या-या प्राधिकार-याकडून अशा भूखंडाची किंवा त्याचे जे कोणतेही उपभूखंड करण्या याच्यानुसारी असेल स्था उपभूखंडाची आणाऱ्यी पोट विभागाची करता कामा नये.

४. अनुज्ञाणाही व्यक्तीने (अ) जिल्हाधिकारी या संबंधित नगरपालिका आधिकरण यांचे समाधान भूखंडाची मोजणी या त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासून एक यांत्रिक आंत भंशूर आदायाद्या प्रवानेए काटेकोरणे विकसित केली पाहिजे. आणि अशा रीतीने ती जमीन विकासात केली जाई यर्थत त्या जमीनीची कोणत्याही रीतीने विलेवाट लावता कामा नये.

५. अनुज्ञाणाही व्यक्तीस असा भूखंड विकायाचा असेल किंवा त्यांनी इतर प्रकारे विलेवाट लावायची असेल तर अशा अनुज्ञाणाही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नगूद केलेल्या शर्तींचे पालन करूनच पिकणे किंवा अशा शर्तीनुसार त्याची अन्य प्रकारे विलेवाट लावणे आणि त्यांचे नियादित केलेल्या विलेल्यात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.

६. या स्थळ आदायाद्या प्रवानेए काम (असल्यास) निवैट केल्या प्रमाणे इतरण जोते दर्शविल्या असेल तर त्या अनुज्ञाणाही व्यक्तीने ही परवानगी देण्यात आलेली आहे. तर भूखंडातील नकाशात आणि त्यांचे नियादित केलेल्या विलेल्यात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.

७. असलीलित इमारत किंवा अणुनेही काम (असल्यास) त्याच्या चांधकानास सुरुवात करण्यापूर्वी अनुज्ञाणाही व्यक्तीने (येण्टीने) याणे महानगरपालिका यांची असे चांधकाम करण्याविषयीची आवश्यक तो परवानगी मिळायिली हे असल्यातील वाचनकारक असेल.

८. अनुज्ञाणाही व्यक्तीने नकाशात दर्शविल्याप्रमाणे मीमांत्रिक मोकळे अंतर (ओपन माजीनल डिस्ट्रीब्यूटरी) सोडले पाहिजे. ठाणे महानगरपालिकेच्या प्रशासनील सर्व अटी व शासी अनुज्ञाणाहीवर चंपवकारक रहातील.

९. या आदेशाच्या विनाका पासून एक वर्षांपाचा कालायद्यात अनुज्ञाणाही व्यक्तीने अशा जमीनीचा वापर करण्यास ज्या दिनांक तर तो दिनांक त्याने एक वर्षिन्याच्या अंत तलावाचा भार्फत ठाणे लहिलादारास कचडविले पाहिजे. जर तो असे करण्यास पुरेच वर महानगर जमीन महसूल (जमीनीच्या वापरातील बदल या विग्रहोतकी वरेल) नियम १९६९ मधील नियम ६ अन्यथे त्वाच्यावर कायवाही करण्यास असा अनुज्ञाणाही धाव

१०. अनुज्ञाणाही व्यक्तीने अशा जमीनीचे विग्रह शेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांक पासून भुखंडात केली असेल किंवा त्याने अशा जमीनीच्या वापरात बदल केला असेल तो दिनांक त्याने एक वर्षिन्याच्या अंत तलावाचा भार्फत ठाणे लहिलादारास कचडविले पाहिजे. जर तो असे करण्यास पुरेच वर महानगर जमीन महसूल (जमीनीच्या वापरातील बदल या विग्रहोतकी वरेल) नियम १९६९ मधील नियम ६ अन्यथे त्वाच्यावर कायवाही करण्यास असा अनुज्ञाणाही धाव

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दस्त वृत्तिमुक्त / २०१०/११

११ / १५

... अदेशाच्या दिनांकापासून संदर अनुजागार्हाने त्या जिवितीच्या संयंवत दर ची, मी. मागे अनुजाग नाही क्याने खिंगर शेतकी आकारणी दिली पांढळे, येण्या पश्यानार्गीच्या तारखेच्या पूर्वलक्षणी देणारात नाही त्यानंतर अंमलात वेणारे खिंगशेती दराने खिंगशेती आकार देणे यधनकाळीक राहिल, तसेही आंगनाच्या वापरात कोणत्याही प्रकाररा प्रदल करायाही आला तर त्या प्रसंगी निराकृत्या दराने देण्या अंगनाच्या प्राकारणीच्या हर्मीची मुदत अजून रामाय द्वावयाची आहे ही गाळ खिंगारात ऐण्यात नाही.

जागेरी अंती तातडीयी नोजारी की रकम रुपये ४८,०००/- (अकरी रकम रुपये तीव्र राखी (तीव्र मात्र) चलन ५.१४३/२०११, (भारतीय स्टेट बैंक शास्त्र द्वारा चलन ५.१४३/२०११) दिनांक ०२/०४/२०११ अन्यथा शास्त्र जमा केली आहे.

तितक्या शेवफलानुसार पा आदेशात आणि सनदीमध्ये नमूद केलेले शेव तसेच निमांकनात उपलब्ध असणारी यांत बदल करण्यात येईल.

२०८ जमीनीच्या खिंगरशेतकी यापरास प्रारम्भ केल्याच्या दिनाका पासून तीन वर्षांच्या अंतरात नुसारांनी असा जमीनीकर आवश्यक की इमारत यांपत्ती पाहिजे. अन्याया संदर्भ आदेश मार्गावर येऊले. या अनुसाराही थांना अकृतिक दरवानगीसाठी नव्याने जर्ज सादार कराचा लागेल.

२५. मंजूर केलेल्या नकारात्कर्तुक्या अयोदरय चांपलेल्या हमारतीला अनुकाणाहीने कोणतीही नाही. यात्रात कामा नये किंवा ती मध्ये कोणताही फेरवडल करता कामा नये. साप्र अशी भर दाखलायल्या किंवा फेरवडल करण्यासाठी जिल्हाधिकार्यांची परवानगी घेली असेला आणि अशा दाखलायल्या किंवा फेरवडलाऱ्ये नकारी मंजूर करून घेतले असलीला तर की गोट वेगळी.

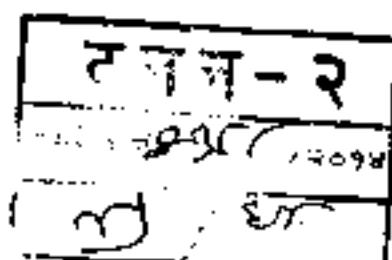
३८. यांची यकीने आजु-तुया परिसरात अस्यदत्ता य घाण निमोण होणार नाही अशा रोतीने तुया स्वत-या खचाने आपली पालीपुरतुयाची य रांडपाण्याचा निवार करण्याची याचस्था देणी शक्ती नाही.

महाराष्ट्राच्या विग्रहरेतकी वापरात प्रारंभ येण्याच्या दिनांक यासून एक महिन्याच्या कालावधी
प्रारंभात असलीने महाराष्ट्र जगदीन पश्चात (जगदीनीच्या वापरात यद्यपि व विग्रहरेतकी आणि
निर्देश यात्रा यात्रात अनुशृणूपी पाच मध्ये किलोल्या नसुन्यात एक सनद करत देऊन तीन
प्रारंभातीला पार्वती शत्रुघ्नी सामाप्तिक करणे त्यास बंदनकरक असेल.

२८. या आदेशाते आणि सनदीमध्ये नमूद केलेल्या शक्तीपैकी कोणत्याही शक्तीये अनुसाराही वर्कर्फे न घेण्यास उक्त अधिनियमाच्या उपर्यान्वये असा अनुसाराही ज्या क्षेत्रात्याही शास्त्रीय गाव दरेल, या शास्त्रीय गावा न येऊ देता ठाण्याच्या बिल्हारिका-गाव को निर्दिष्ट फोरेंस असा दंड आणि ३५० रुपयी भरत्यानंतर उक्त जमीन किंवा भूतंड अर्जदाराच्या तात्पात्र राहु देण्याचा अधिकार असेहा.

१५८. यांत्रिक शब्द अ) मध्ये काहीही अंतर्भूत असले तरीकी या प्रणामगीला तरनुदीचिरुदध आकून कोणतीही भारत किंवा घांपकान उभे करण्यांत आले असेल किंवा तरनुदी विरुदध या इमारीतीच्या शिंद्या वांगातामाचा बापर करण्यांत आला असेल तर विनिर्दिष्ट मूदतीच्या आंत अशी रीतीने उभासलेलो इमारत काढून टाकण्याचिकित्त्वी किंवा तीव फेरवदल करण्याचिकित्त्वी टाकण्याच्या जिल्हाप्रकल्पाने निर्देश देणे किंवा संमठ असेल. तरेच टाकण्याच्या जिल्हाप्रकल्पाना अशी इमारत किंवा उभासलेला काढून टाकण्याचे किंवा तीव फेरवदल करण्याचे काम करवून पेण्याचा किंवा त्या ठिकाने उभासला राखणे अनुत्तमाशाही व्यवस्थाकून जरीन महसूलाची याक्षकी स्थणून वासुल करून पेण्याचा अंतिमास उभासलेला.

१९. दोनों ही परिवानगी मुद्राएँ कुलमाहियाट घ शेतकरीन अधिनियम १९४८, महाराष्ट्र प्रान्ताचायत अधिनियम १९४१ आणि नवरात्रिकां अधिनियम द. सारख्या त्या दोनों असलान असलेल्या इतर कोणत्याही



४ स.महाराष्ट्र/का-१/टे-१/एनएपी/एसआर-१८३/२०३०
न्य संविधान यांत्रिक अधिकार अन्तर्गत अन्तर्गत अन्तर्गत

कायदार्थ स्वेच्छार्थी उपर्युक्त प्रकरणात्या अन्य संबंधीत वार्तात आवश्यक आदेश असेल.

२०. अनुसारातील यांनी, शिंगरसोलायी आकाशरणीया शास्त्रीय संस्कृत रचयिता रुपये ११,२७६/- (अपूर्व रचयिता रुपये अंकार ठजार दोमशे सन्दर्भात्तर नांव) रुपयांतरीत कर (कान्कशीन टेक्सा) कृष्णन इकड्यांपाच रु. १६३/२०११, (भारतीय स्टेट ईंक शास्त्रा दाणे चलन रु. ३८९१११०/३३३/१) दिन ०२/०४/२०११ अन्वये सरकार जमा केली आहे.

२१. अनुसारातील —

२१. अनुज्ञायाही यांची ताप्ते यहानगरपालिका यांद्योवाली १०.३०९१११८०/३२३८) दिनांक
फाहिजे.

२२. अनुसाराही यांनी सांगे भावनगरपालिका यांचे कडिस अधिकारम नेणाऱ्या चलतिरिचय जावा घोषितात येत्याप्त अगर यांधिकारम अध्ये घटक एकूण जादा हर्डकॉर्स विद्येशांक वापरल्यात अनुसाराही हे भावनगरप्रादेशिक नगराच्या अधिनियम १९६६ चे कलम ५२ अन्यां फोजदारी व्यवसाया गुप्त दाखल करण्यात घात राहील य असे जादा व्याधिकाऱ्य दुर करायला नाही राहील

२३. या प्रकारणात पिण्याच्या पापाची संग अलिं पिण्याची —

आणि शिष्यांच्या पापपत्राची सोय करण्याची जगद्वारी अनुजागाही यांचेवर रहील. यांच्यांची शिष्यांची सोय हाती आहे किंवा कसे या दात आणो इत्याशिषात दाणे नाही. जागेच्या भूरंपादनाव्यावत भविष्यात याची दाणे अनुजागाहीवर रहील.

२५. अलंदार यांनी जागेच्या यांघकानासाठी १५३५ ग्राम पाती उत्तमनाच्या अनुष्ठाने रशमिन्वधनाची रक्कम रुपये २,८०,०२५/- (अधिरी रक्कम रुपये दोन लाख संतारेरी हवार पंधरीस मत्र) हुक्कील काषटियाचे टेलीगट शाश्वतकील चलन क्र.०९/२०११, (भारतीय स्टेट बैंक शाश्वत राणे चलन क्र.३०३१७५३३/१०१५) दिनांक ०५/०५/२०११ अन्यवे सरकार जमा वेळ्याचे टेलीगट शाश्वत अनौपचारीक संवर्भाचे विनाक २९/०३/२०११ रोजी चलनासह कढविले आले.

२६. अलंदार यांनी जागेच्या यालवीकी हुक्कील काषटियाचे वारेवायत वोणाऱ्याचे

२६. अंगौदर यांनी आगोच्या बालकी हवकाळावाट जागेवर धोणीजाणेसाठी रक्त असलेल्याचा, सदर जागेवायात कोणत्याही व्याधालयात दाख्या प्रलोबित नसलेल्याच्या इत्यादी शब्दात प्रतीकालेल्या अंगौदर ३५/३२/२९०४ रोजी दिलेता आहे. तब्बर प्रतिजाहोत्याकालीन सर्व अटी य शर्त अनुजागाहीयर घोषितारात राहीली आहे. अटीची विवरणी आणि अटीची विवरणी य शर्त वैकी एकाही अटीसे इस्तम्बन द्यालेला दिलेली परायाची एवढी दिलेली अटीची विवरणी आहे. अटीची विवरणी आहे.

साठी/-
(ए. एल. गोडाळ)
जिल्हाधिकारी तुलना

નિગમિત્ત કેવા

जिल्हापालारी काले कोता 874/11

ਟੱਕੜੀ -

दरम १०५६ /२०१४

250



Certificate No. 000644

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

AMENDED PERMISSION / COMMENCEMENT CERTIFICATE

Building No. St : Stilt + 7th Floor
 Building No. St : Stilt + 7th Floor
 Building No. St : Stilt + 7th Floor

V.P. NO. 511/0003/08

To. Shri/Smt. Sonawar S. Jotka & Assoc. (Architect) Date - 8/6/2011

Shri. Manohar G. Thakur & Others (Owners)

For M/s. Chintekh Developers (P. O. A. E.)

With reference to your application No. 511/0003/08 dated 13.04.2011 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 on the building No. ~~511/0003/08~~ in village Chikka Sector No. 11 Situated at Road/Street ~~Chikka~~ S.No. / C.T.S. No. / F.P. No. 511/11/2, 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 or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.

5) सी.सी.पूर्वी प्रस्तावालील शेत्राचे नोंदणीकृत घोषणापत्र सादर करणे आवश्यक व जोत्यापूर्वी सदरचे क्षेत्र ठारणा ये नावे ७/रु.२ उल्लेखावरती करणे आवश्यक.

6) सी.एन.पूर्वी प्रस्तावालील भूखडाच्या दरानी बाजूस नियमानुसार सविसर माहिती पालक लावणे आवश्यक.

7) सी.एन.पूर्वी मोकळ्या जागेणा कर भरणा करणे आवश्यक.

8) नियोजित इमारतीची संरचना आय.एस. कोड १८१३ व ४३२६ मधोल भूकंपरोधक तरतूदीनुसार करणे आवश्यक व तसेच आर.सी.सी. लशाचे प्रमाणपत्र सादर करणे आवश्यक.

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

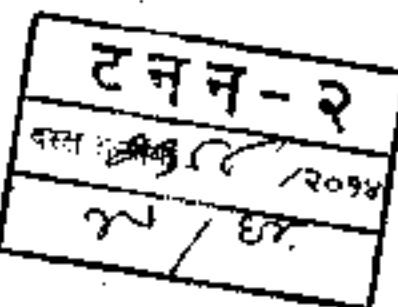
Office No. _____

Office Stamp _____

Date _____

Issued _____

Yours faithfully,



- ९) जोत्यापूर्वी व वापर परवान्यापूर्वी आर.सी.सी. भाष्याचे स्टॉबिलिटी सर्टीफिकेट सादर करणे आवश्यक
- १०) जोत्यापूर्वी भूखंडाच्या हड्डीवर कुण्ठण भित दाखणे आवश्यक
- ११) भूखंडाच्या मालक्षीबाबत हड्डीवाबत काही वाढ निर्माण झाल्यास त्याची सर्वेस्त्री जबाबदारी विकासक चांची राहील.
- १२) बांधकामासाठी पाणी पुरवडा करण्यात येणार नाही. फक्त पिण्याचे पाणी उपलब्धतेनुसार पुरविण्यात येईल.
- १३) वापर परवान्यापूर्वी वृक्ष, पाणी व ड्रेनेज विधागाकडील नज हरकत प्रमाणपत्र सादर करणे आवश्यक
- १४) वापर परवान्यापूर्वी आर.जी. विकसित करणे आवश्यक
- १५) वापर परवान्यापूर्वी उद्दवहन यंत्राबाबत घरखाना व अनुसापी प्रमाणपत्र सादर करणे आवश्यक
- १६) वापर परवान्यापूर्वी पाणी गरम करणेकरिता सौर उर्जेवरील घंतणा नसविणे आवश्यक
- १७) वापर परवान्यापूर्वी जलसंचय व जलसंधारण भत्रणा क्षार्यांनीत करणे आवश्यक
- १८) बस स्टेशन आरेक्षणाखालील जागा जोत्यापूर्वी वापरा ये ताब्यात देणे आवश्यक
- १९) सेवकर व कामगार करूणाकारी उपकर अधिनियम १९९६ नुसार कर भरणे बंधनकारक राहील.

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 _____

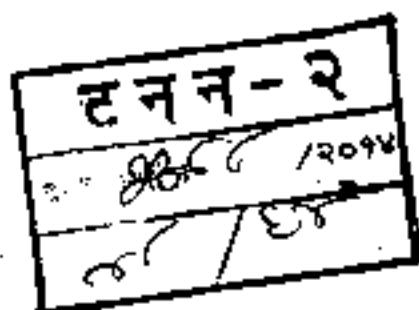


Executive Engineer,
Development Department
Municipal Corporation of the
City of Thane.

CDW Div. Municipal Commissioner - Z005

2) E.E. (Enforcement)
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

‘मैंने अपना दूसरा वांछकाम भी छोड़ दिया है जिसका अपना अपना विकास दिया जाया जाएगा और आपसे दूसरा भी परियान नहीं रह सकता।’ अल्लामा यापर फरारी, अपने अद्वितीय रूप में इस अद्वितीय विचारणा का विवर दिया अनुसार उन्होंने कहा, ‘मैंने इसकी विवादिती की बातें उन्हें देख ली हैं लेकिन उन्हें देखने की जिम्मेदारी मैं नहीं ले सकता।’



R. P. Mudholkar
B. Sc., LL.B.
ADVOCATE

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

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

Ref :

Date :

10 August 2011

TITLE CERTIFICATE

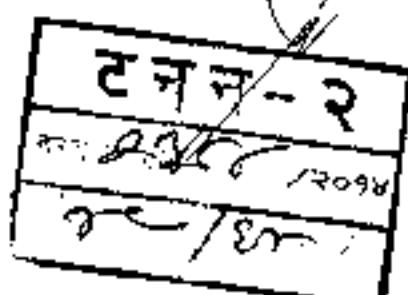
Reference : Land property situated at Mauje - Khidkali Thane.

| 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 Shivanth Developers Through Partner Mr Prashant Girish Choksey and Mr Manoj Dubey and Mr Shankarlal Patel 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 property following position appears in record.

1. THE STATUS AS PER 7/12 EXTRACT

| No | Survey no | Original owner of land |
|----|-----------|---|
| 1. | 119/1 | 1. Abbiwana 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 |



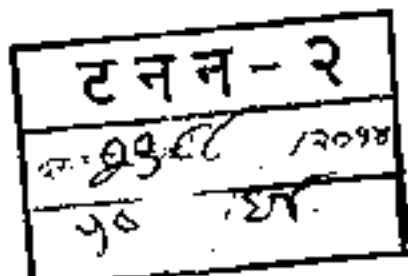
| No | Survey no | Original owner of land |
|----|-----------|---|
| 3 | 121/11 | 1. Namdeo Charu Thakur 2. Haribhai Charu Thakur 3. Sitaram Charu Thakur 4. Nandabi Charu Thakur 5. Tulsabai Kachru Patil 6. Laxumibai Yoshwant Kbutarkar 7. Savitribai Balkrushna Bhoir |
| 4 | 121/12 | 1. Parsuram Likrya Thakur 2. Shantaram Likrya Thakur 3. Dilip Motiram Thakur 4. Premji Motiram Thakur 5. Renuka Shanidas Thakur 6. Jaywantibai Motiram Thakur |

2) 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 Shivanth Developers and Namdeo Charu Thakur and others |
| Additional Agreement and Power of Attorney | 119/1, 119/2, 121/11, 121/12 | 10469/2010 | 3/9/2010 | Between M/s Shivanth Developers and Motiram Thakur |



R. P. Mudholkar
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ADVOCATE

Tel : 2547 2042
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

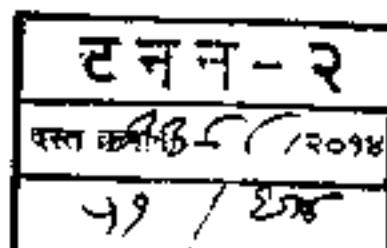
A) The plan in respect of construction on property appears to be sanctioned on dated 8/6/2011 Vide VP NO SII/0003/08 TMC/TDD/-0410/11 It is in the name of Namdev Thakur and others through power of attorney holder M/s Shivnath Developers.

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



4] PUBLIC NOTICE IN RESPECT OF S NO 119/1, 149/2, 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.



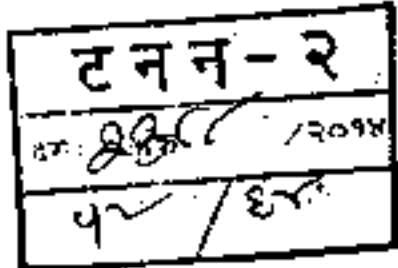
5.1 N.A.PERMISSION FROM COLLECTOR

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.

6.1. 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 Shrivnath developers through partner Mr Parshant Girish Choksey and others have authority to develop the same.

Date: 10 August 2011

Advocate
Mr. Rajesh Mudholkar





प्रकटी टायपिंग और हॉम प्रिंटर सेटर
१६, भद्राती भावेंद्र, योगिनीकोटा, थाना.

अनुमति क्रमांक ०६१०५ तिथि ३ स.०.१
मान्यता शिवार्थ Developers
पता १, सालोवार शहर, थाना - २००६०१
दृष्टि ३ बॉल्ड ०३१३१ AUG 2013

31 AUG 2013



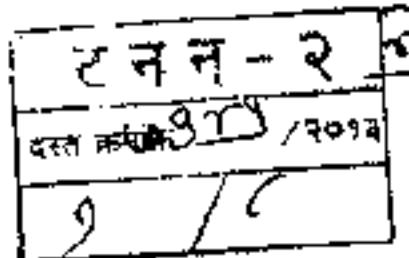
SPECIFIC POWER OF ATTORNEY

TO ALL TO THESE PRESENTS SHALL COME, I, MR. BINOY SHAKESHI SHAH Adult,

Inhabitant Paragon of SHIV/MAH Developers, having its office at 8/11 Ganesh
Palace, C.R. Road, Jam Navi Mumbai,

(East), Thana - 421

201. (hereinafter called 'MESSAGE') 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), Thane - 421 201. "THE FIRM" is constructing Residential / Commercial Complex on land at Village Khidkali, 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, WE, THE YE AND WE PRESENTS WITNESSES that we SHIVNATH DEVELOPER, hereby nominate & constitute and appoint SHRI. BHAVIN KIRTIKUMAR DESAI son of DATE KIRTIKUMAR DESAI, an Adult Indian inhabitant Residing at A/120, 3rd Floor, Salim Patel Building, S.K.Bole Road, Dader (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.

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

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

ट न न - २

दाता न. ६४३८ /१०९२

२ / ८

ट न न - २

दाता न. ६४३८ /१०९२

१२ /८

IN WITNESS WHEREOF I HAVE HEREUNTO SET AND SUBSCRIBED OUR RESPECTIVE
HANDS AND SIGNNATURE 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. BINOV SHAILESH SHAH**, Partner of

M/S SHIVNATH DEVELOPER

In the presence of

1. Q
4

2. Pawar

Accepted by me,

MR. BHAVIN KIRTIKUMAR DESAI

this _____

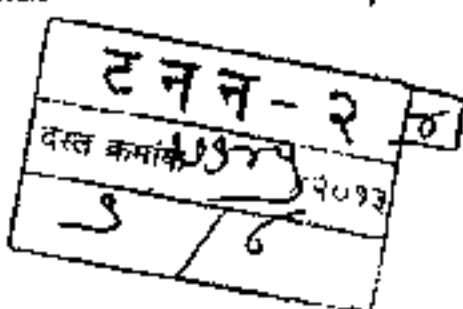
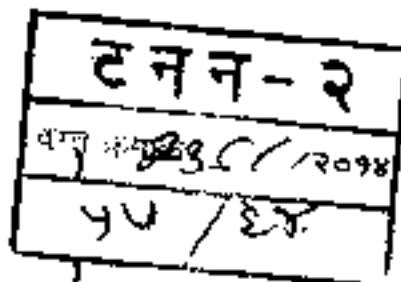
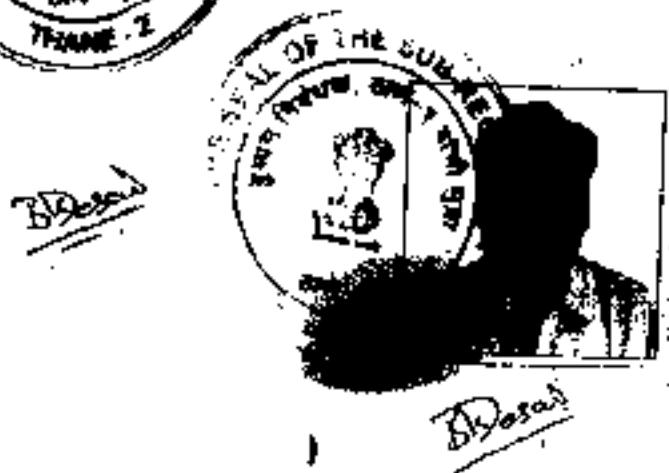
Signed, Sealed and Delivered by the

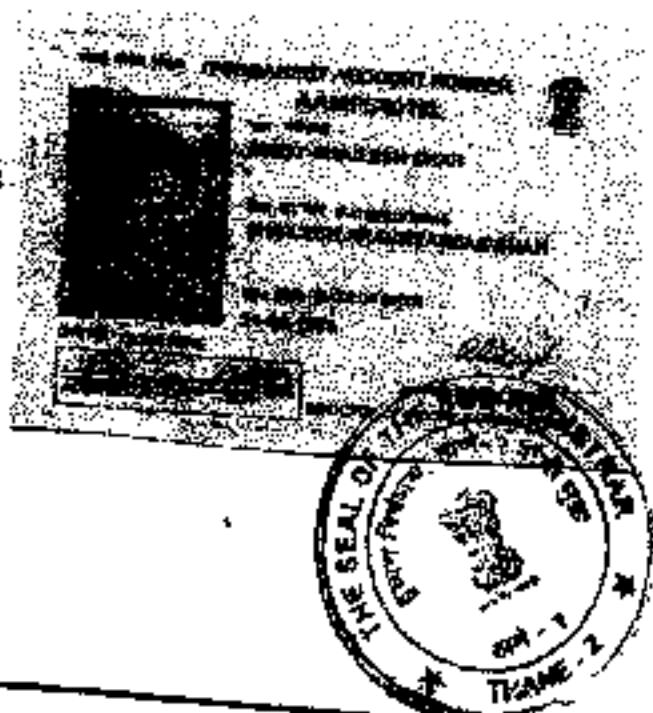
Within named Mr. Q

In the presence of Pawar

Place : Thane

Date : 19/09/2013





RECEIPT

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

1688 Date : 3/11/01

Name of Purchaser : *Shivnath D. Deshpande*

Port Address : *Thane*

By Hand (Name) : *12/10/01*

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

Stamps' S.No. : 11 500813
Vendor Regd. S.No. : 106105

Thanking you

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

ट न न

दस्त कृपा

१६ / १०८

ट न न - २

दस्त कृपा ०३११२०९३

१६ / १०८

आम्रपाल विधायक

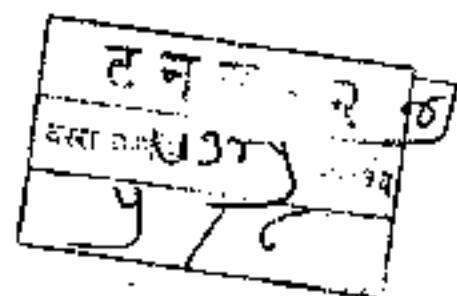
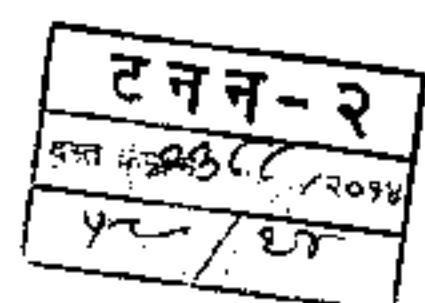
THE AMRAPAL MEMBER

AMAR DINEH KASAR

DRAWSHATARAM 1998

भारत सरकार

GOVT. OF INDIA



अनुक. पक्षकाराचे नाव व पता
 1 नाव: भावीन के देसाई
 पता: प्लॉट नं: ए/२०, माळा नं: ३, इमारतीचे नाव:
 पालन सोजपाल विल्डीग, व्हाईक नं: एस के बोमे
 रोड, रोड नं: दादर मुंबई...
 वेन नंबर:
 2 नाव: मेसर्स्मिथ मनाथ डेम्हूपर्स लॉ भावीदार यी
 विनायं पीलेल शाह
 पता: प्लॉट नं: सर्वी/११, माळा नं: -, इमारतीचे नाव:
 चणेश पीलेल सी आर. वास रोड, व्हाईक नं: रामकार
 विडकाळी, रोड नं: छांगे...
 वेन नंबर:

पक्षकाराचा प्रकार
 बोमे अंफ अटार्सी
 होम्हडर
 वय: ३२
 स्वास्थ्य:
 कुलमुखत्वार देणार
 वय: ४३
 स्वास्थ्य:

चायाचिन

आग्नेयाचा ठसा



ब्रह्मील दस्तऐवज कलन देणार तावाकरीत कुलमुखत्वारप्रम या दस्त ऐवज कहां दिल्याचे कहुल करतात.
 शिक्षा क्र.३ ची तेल: १७ / ०९ / २०१३ ०९ : २६ : २६ AM

ओळखा:-

खालील दस्त असे निवेदीत करतात की हे दस्तऐवज कलन देणा-यात्रा व्यक्तीया: श्रीकृष्णाराज, या दस्ताची ओळख पठवितात

अनुक. पक्षकाराचे नाव व पता
 क.

चायाचिन आग्नेयाचा ठसा

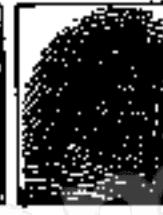
1 नाव: अमर, कासार
 वय: २५
 पता: विंडकाळी अगे
 शिक्षा कोड: ४००६१२

स्वास्थ्य
 रामेश



2 नाव: मानुदास पाटील

स्वास्थ्य
 नाम



शिक्षा क्र.३ ची तेल: १७ / ०९ / २०१३ ०९ : २७ : ०१ AM

शिक्षा क्र.५ ची तेल: १७ / ०९ / २०१३ ०९ : २७ : ०६ AM योवर्षी पुस्तक ४ मार्गे

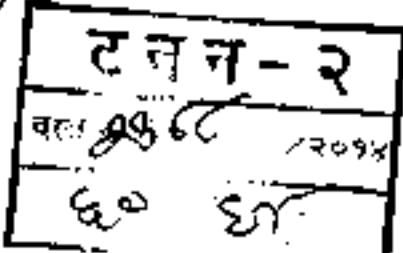
Joint Sub Registrar Thane 2

7345 / 2013

दस्तावेज क्रमांक १८९१
 क्रमांकावर नॉवेला

प्रमाणित करणीत येते की या दस्तामध्ये
 एकूण पाने आहेत

सह. दुर्योग निवेदक, ठाणे क्र.२



कुलमुखत्यार पत्राचे घोषणापत्र

मी. श्री. / श्रीमती/ सौ भूमिका के देवी या द्वारे घोषित करतो की, दुस्याम निबंधक वर्णे - २ यांचे कार्यालयात मार्गावली १२१ या शीर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. / श्रीमती/ सौ भूमिका के देवी इतर यांनी दिनांक २०१६/११/२३ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी. सदर दस्त नोंदणीस सादर केला आहे / निष्पादित करून कबुलीजवाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देर यांनी कुलमुखत्यारपत्र रद्द केलेले नाही, किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मर्यादा झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल 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 राहील याची मला जाणीव आहे.

ठिकाण :- ठाणे

दिनांक :



सही

३०१६/११/२३

कुलमुखत्यार पत्राचे घोषणापत्र लिहून देणार

| | |
|---------------------|------------------|
| टनन - २ | <i>Signature</i> |
| वरत कम्हे २८६ /२०१६ | |
| ४७ / १४ | |

Brigadier

तुल्यार, 20 मार्च 2014 8:22 म.पू.

दस्त गोपनीया भाग-1

दस्त ६११८८

दस्त क्रमांक: 2388/2014

दस्त क्रमांक: दस्त 2/2388/2014

शास्त्रारम्भ मुल्य: रु 16,58,650/- शोबदना: रु. 25,35,000/-

भरतीय मुद्राक शुल्क: रु 1,52,200/-

द. नि. सह. द. नि. दस्त 2 यांचे कावळिणात

पात्री: 3146

पात्री दिनांक: 20/03/2014

अ. क्र. 2388 दर दि. 20-03-2014

मादरकरावारावे नाव: स्वनिम पांचुरंग वालड --

रोजी 8:13 म.पू. वा. हजार कला.

वांदणी की

रु. 26360.00

दस्त हुसाकडी की

रु. 1200.00

प्रांगी संखा: 64

एकुण: 26630.00

दस्त हुसर करारात्त्वाची मही:

Joint Sub Registrar Thane 2

Joint Sub Registrar Thane 2

दस्तावा प्राप्तारु करारात्त्वा

मुद्राक शुल्क: (एक) कोपत्वाही याहातगळ्यासिकेच्या हातीन किंवा स्थावणत जसांसेव्या कोणत्याही कटक सेवाच्या हातीत किंवा उप-कटक (दोन) परदे नमुद व केलेल्या कोणत्याही नाही थेवात

मिळा क्र. 1 20 / 03 / 2014 08 : 13 : 05 AM री. रेक. (सादरीकरण)

मिळा क्र. 2 20 / 03 / 2014 08 : 14 : 10 AM री. रेक. (फी)





20/03/2014 08:25:51 AM

दस्त गोष्ठवारा भाग-2

दस्त ४३) ४३

दस्त क्रमांक: 2388/2014

दस्त क्रमांक: दस्त २/२३८८/२०१४

दस्तगाव शक्ति: नकारनामा

अनु क. पत्रकारावे नाव व वता

1 नाव स्वनिल गांडुरेंग वागड --

पता: लॉट नं. ३०/४०४, माळा नं. ४, इमारतीचे नाव: कोल्होमोस ऐस्ट डोकाली नाव, अस्टक नं: कोलशेत रोड शेंडोज बाबा, रोड नं: ठाणे, महाराष्ट्र, ठाणे, पैन नंबर:

पत्रकारावा प्रकार

लिहून वेणार

वय: ३४

स्त्रीले:

क्रायाचिन

अंगठ्या १४ दारा



2 नाव: श्री मुजाका लतविल वागड --

पता: लॉट नं. ३०/४०४, माळा नं. ४, इमारतीचे नाव: कोल्होमोस ऐस्ट डोकाली नाव, अस्टक नं: कोलशेत रोड शेंडोज बाबा, रोड नं: ठाणे, महाराष्ट्र, ठाणे, पैन नंबर:

लिहून वेणार

वय: ३०

स्त्रीले:



3 नाव: मेमहेश्विल नाथ वेस्टलावर तर्फे भागीदार

श्री. विनोय लेण शाह तर्फे रु. मु. महाराष्ट्र आर्द्धान के. देसाई --

पता: लॉट नं. -, माळा नं. - दुधाळानीचे नाव: -, अस्टक नं: कल्याण शील रोड लिंडवालेश्वर मंदिर संघोन पहाडे, रोड नं लिंडवाली ठाणे, महाराष्ट्र, ठाणे, पैन नंबर:

लिहून वेणार

वय: ३२

स्त्रीले:



रातील दस्तऐवज करून देणार तथाकरीत कागारनामा चा दस्त ऐवज करून दिल्यावे रामुन करावात. शिक्का क्र. ३ नी वेळ: 20 / 03 / 2014 ०८ : ५६ - २५ AM

मोठाचा.

वालील दस्तम असे निवेदीत कागारात की ते दस्तऐवज करून देणा-यांना अक्तील: औल्यावात, व त्यांची लोकांना पटवितात

अनु क. पद्धकारावे नाव व वता

1 भाईपाटील मानुदार --

वय: ३०

पता: तलाव पाली ठाणे

पैन कोड: 400801

क्रायाचिन

अंगठ्या १४ दारा

स्त्रीले



2 नाव: अंजय गांडे --

वय: २१

पता: तलाव पाली ठाणे

पैन कोड: 400801

स्त्रीले



शिक्का क्र. ४ या वेळ: 20 / 03 / 2014 ०८ : ५६ - २५

शिक्का क्र. ५ नी वेळ: 20 / 03 / 2014 ०८ : ५७ - १४ शिक्का शोधवार्ता क्र. १ प्रव्ये

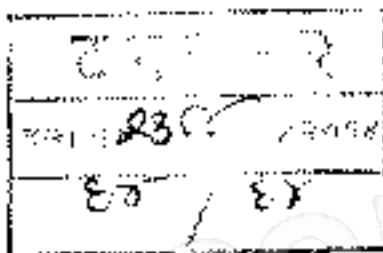
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