392/1185
Monday,January 16 ,2023
3:37 PM

पावती

Original/Duplicate
नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 1262 दिनांक: 16/01/2023

गावाचे नाव: तलावर

दस्तऐवजाचा अनुक्रमांक: टनन8-1185-2023

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू सेल

सादर करणाऱ्याचे नाव: मे. अरिहंत रियल्टी चे भागीदार विरेन राजकुमार मुथा - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1000.00
पृष्ठांची संख्या: 50	
एकूण:	रु. 31000.00

Joint Sub Registrar, Thane-8

सह दुय्यम [illegible] वर्ग-२
ठाणे क्र-८

बाजार मुल्य: रु.67863974 /-
मोबदला रु.67900000/-
भरलेले मुद्रांक शुल्क : रु. 4753000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1601202304567 दिनांक: 16/01/2023
बँकेचे नाव व पत्ता:
2) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH013785641202223E दिनांक: 16/01/2023
बँकेचे नाव व पत्ता:

मुळ दस्त मिळाला

16/01/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 8
दस्त क्रमांक : 1185/2023
नोंदणी :
Regn:63m

गावाचे नाव : नवघर

(1)विलेखाचा प्रकार	ॲग्रीमेंट टू सेल
(2)मोबदला	67900000
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद कराबे)	67863974
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईदर मनपा इतर वर्णन :, इतर माहिती: मौजे नवघर तालुका जिल्हा ठाणे येथील जुना सर्वे नं. 229 नविन सर्वे नं. 22 हिस्सा नं. 8 चे क्षेत्रफळ 1390 चौ. मी. वरील बिल्डींग नं. 1,स्टिल्ट + 12 अप्पर फ्लोर साठी मंजूर एफएसआय क्षेत्रफळ 2520.95 चौ. मी. म्हणजेच 27135.50 चौ. फुट. चा करारनामा.((Survey Number : जुना सर्वे नं. 229 नविन सर्वे नं. 22 हिस्सा नं.8 ;))
(5) क्षेत्रफळ	1) 2520.95 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. इंदर्स इस्त्राचे भागिदार इंद्रजीतसिंग चड्ढा - - वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: जी/ए, सुंदर ग्राम, जांभली गल्ली, बोरीवली प., महाराष्ट्र, मुम्बई. पिन कोड:-400092 पॅन नं:-AAEFI0795G
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. अरिहंत रियल्टी चे भागीदार विरेश राजकुमार मुथा - - वय:-20; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं. 18, वेंकटेश हाईट्स, महेश्वरी भवन रोड, न्यू फायर ब्रिगेड ऑफ एमबीएमसी, भाईंदर प., महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-ABZFA4016E 2): नाव:-मे. अरिहंत रियल्टी चे भागीदार सुमित भूपेंद्रकुमार मुथा - - वय:-30; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं. 18, वेंकटेश हाईट्स, महेश्वरी भवन रोड, न्यू फायर ब्रिगेड ऑफ एमबीएमसी, भाईंदर प., महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-ABZFA4016E 3): नाव:-मे. अरिहंत रियल्टी चे भागीदार निधी दिलीप कटारिया - - वय:-22; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं. 18, वेंकटेश हाईट्स, महेश्वरी भवन रोड, न्यू फायर ब्रिगेड ऑफ एमबीएमसी, भाईंदर प., महाराष्ट्र, ठाणे. पिन कोड:-401101 पॅन नं:-ABZFA4016E
(9) दस्तऐवज करुन दिल्याचा दिनांक	16/01/2023
(10)दस्त नोंदणी केल्याचा दिनांक	16/01/2023
(11)अनुक्रमांक,खंड व पृष्ठ	1185/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	4753000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

सह दुय्यम निबंधक वर्ग-२
ठाणे क्र.-८

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

THE SEAL OF THE JOINT SUB-REGISTRAR THANE-8 सह दुय्यम निबंधक ठाणे - ८ DIST-THANE जिल्हा - ठाणे

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS ARIHANT REALTY	eChallan	03006172023011600460	MH013785641202223E	4753000.00	SD	0006846783202223	16/01/2023
2		DHC		1601202304567	1000	RF	1601202304567D	16/01/2023
3	MS ARIHANT REALTY	eChallan		MH013785641202223E	30000	RF	0006846783202223	16/01/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

CHALLAN

MTR Form Number-6

GRN	MH013785641202223E	BARCODE		Date	16/01/2023-12:37:47	Form ID	25.2

Department	Inspector General Of Registration	**Payer Details**	
Type of Payment	Stamp Duty Registration Fee	**TAX ID / TAN (If Any)**	
		PAN No.(If Applicable)	
Office Name	THN8_THANE NO 8 JOINT SUB REGISTRA	**Full Name**	MS ARIHANT REALTY
Location	THANE		
Year	2022-2023 One Time	**Flat/Block No.**	SURVEY NO.22 HISSA NO. 8
Account Head Details	**Amount In Rs.**	**Premises/Building**	
0030046401 Stamp Duty	4753000.00	**Road/Street**	VILLAGE - NAVGHAR, TALUKA AND DISTRICT - THANE
0030063301 Registration Fee	30000.00	**Area/Locality**	NAVGHAR
		Town/City/District	
		PIN	4 0 1 1 0 5
		Remarks (If Any)	SecondPartyName=MS INDERS INFRA~
Total	47,83,000.00	**Amount In Words**	Forty Seven Lakh Eighty Three Thousand Rupees Only

DEFACED ₹ 4783000.00 DEFACED

THE SEAL OF THE JOINT SUB-REGISTRAR THANE-8 DIST-THANE

Payment Details	PUNJAB NATIONAL BANK	**FOR USE IN RECEIVING BANK**			
Cheque-DD Details		Bank CIN	Ref. No.	03006172023011600460	5105817345
Cheque/DD No.		Bank Date	RBI Date	16/01/2023-12:38:31	Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 0000000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवळ दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(iS)-392-1165	0006846783202223	16/01/2023-15:29:41	IGR120	30000.00
2	(iS)-392-1165	0006846783202223	16/01/2023-15:29:41	IGR120	4753000.00
			Total Defacement Amount		**47,83,000.00**

Print Date 16-01-2023 03:36:54

CHALLAN
MTR Form Number-6

GRN	MH013785641202223E	BARCODE	Date	16/01/2023-12:37:47	Form ID	25.2

Department	Inspector General Of Registration	Payer Details	
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	
		PAN No.(If Applicable)	
Office Name	THNB_THANE NO 6 JOINT SUB REGISTRA	Full Name	MS ARIHANT REALTY
Location	THANE		
Year	2022-2023 One Time	Flat/Block No.	SURVEY NO.22 HISSA NO. 6
Account Head Details	Amount In Rs.	Premises/Building	
0030046401 Stamp Duty	4753000.00	Road/Street	VILLAGE - NAVGHAR, TALUKA AND DISTRICT - THANE
0030063301 Registration Fee	30000.00	Area/Locality	NAVGHAR
		Town/City/District	
		PIN	4 0 1 1 0 5
		Remarks (If Any)	
		SecondPartyName=MS INDEPS INFRA~	
		Amount In Words	Forty Seven Lakh Eighty Three Thousand Rupees Only
Total	47,83,000.00		

THE SEAL OF THE JOINT SUB-REGISTRAR THANE-6 सह दुय्यम निबंधक ठाणे-६ ठाणे DIST-THANE जिल्हा ठाणे

H.T.T. - C
9964 / 2.40
2023

Payment Details	PUNJAB NATIONAL BANK	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	03006172023011600460	5105817345
Cheque/DD No.		Bank Date	RBI Date	16/01/2023-12:38:31	Not Verified with RBI
Name of Bank		Bank-Branch		PUNJAB NATIONAL BANK	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 0000000000

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

Print Date 16-01-2023 12:38:34

Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	1601202304567	**Date**	16/01/2023
Received from , Mobile number 0000000000, an amount of Rs.1000/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Thane 8 of the District Thane.			
Payment Details			
Bank Name	SBIN	**Date**	16/01/2023
Bank CIN	10004152023011619305	**REF No.**	301698307792
This is computer generated receipt, hence no signature is required.			



मूल्यांकन पत्रक (शहरी क्षेत्र-खुली जमीन)

Valuation ID : 202301164687

16 January 2023,03:19:22 PM

टननs

मूल्यांकनाचे वर्ष :	2022
जिल्हा :	ठाणे
तालुका :	तालुका : ठाणे
उपमूल्य विभाग :	11/41-डब्ल्यू) भु-विभाग नवघर गांवातील वरील विभाग " बी " मधील मिळकती वगळता उरलेल्या उत्तरेकडील सर्व मिळकती
क्षेत्राचे नांव :	Mira Bhaindar Muncipal Corporation
मिळकतीचा क्रमांक :	सर्व्हे नंबर=22

वार्षिक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगीक	मोजमापनाचे एकक
26920	84200	90000	105200	90000	चौ. मीटर

मिळकतीचे क्षेत्र	2520.95 चौ. मीटर	Layout Plot
Applicable Rules :		16 क

1. 2520.95चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100 % मूल्य दर =26920/-

2520.95चौ. मीटर क्षेत्रासाठी मूल्य =2520.95 * 26920

=67863974/-

जमीनीचे एकत्रित अंतिम मूल्य = मिळकतीचे क्षेत्र (1) मूल्य + मिळकतीचे क्षेत्र (2) मूल्य

=67863974 + 0

= **Rs.67863974/-**

= ₹ सहा करोड़ अड़्यांहत्तर लाख त्रेसष्ठ हजार नऊ शे चौऱ्याहत्तर /-

Home Print



AGREEMENT FOR SALE CUM DEVELOPMENT

THIS AGREEMENT FOR SALE CUM DEVELOPMENT ("Agreement") is made and executed at Mira-Bhayandar, District- Thane, on this 16th day of JAN.-, 2022; **BY & BETWEEN;**

M/s. INDERS' INFRA, a Partnership Firm constituted under the provision of the Partnership Act, 1932, having its registered office address at G/A, Sunder Dham, Jambli Galli, Borivali (W), Mumbai- 400 092, **through its authorised Partner Mr. InderjitSingh Chadha,** hereinafter referred to as **"THE OWNER / VENDOR"** (Which expression unless repugnant to the context or meaning shall deem to include the said Firm and its Partners from time to time and their successors, representative, executors and/or permitted assigns) .. **THE PARTY OF FIRST PART.**

AND

M/s. ARIHANT REALTY, a Partnership Firm constituted under the provision of the Partnership Act, 1932, having its registered office address at Shop No. 18, Venkatesh Heights, Maheshwari Bhavan Road, New Fire Brigade of MBMC, Bhayander (W), Thane- 401101, through its authorised Partners **1) Mr. Viren Rajkumar Mutha** & **2) Mr. Sumit Bhupendrakumar Mutha** and **3) Ms. Nidhi Dilip Kataria** hereinafter referred to as **"THE PURCHASER/DEVELOPER"** (Which expression unless repugnant to the context or meaning shall deem to include its Partners from time to time and their successors, representative, executors and/or assigns) ..... **THE PARTY OF SECOND PART.**

The VENDOR/OWNER and the PURCHASER/DEVELOPER wherever the context so requires, hereinafter be collectively referred to as the **"Parties"** and individually as **"Party".**

WHEREAS;

(A) By virtue of diverse deeds, factors and circumstances the Owner hereby represent and warrants to the Purchaser that they are absolute owner, seized and possessed of or well and sufficiently entitled to all that pieces and parcel of the Land bearing Old Survey No. 229, New Survey No. 22, Hissa No. 8, admeasuring area 1390 Sq. Meters situated and lying at Village-Navghar, Taluka & District: -

Thane, (hereinafter referred to as ***"THE SAID LAND"***) more particularly described in the schedule hereunder written.

(B) AND WHEREAS, the Owners further represent to the Purchaser that they have obtained sanctioned FSI adm. 3298.45 Sq. Meters in/of i.e. Building No. 1 consist of Stilt + 12th Upper floors admeasuring area of 2719.36 Sq. meters and Building No. 1A consist of ground + 2 upper Floors admeasuring 579.09 Sq. meters, to be constructed on said land as per sanctioned plan by Mira Bhayander Municipal Corporation vide Commencement Certificate Number MNP/NR/3794/ 2021-22 dated 09.02.2022 the said sanctioned plan and commencement certificate, hereinafter collectively referred as the "**Said Development Permissions**".

(C) The Owners herein agreed to sell, transfer and assign to the Purchaser and the Purchaser agreed to purchase from the owners Development rights of the said Land alongwith the sanctions and approvals granted therein alongwith appurtenant Land bearing Old Survey No. 229, New Survey No. 22, Hissa No. 8, admeasuring area 1390 Sq. Meters situated and lying at Village-Navghar, Taluka & District: - Thane, together with all rights, benefits, entitlement of by way of FSI in respect of Building No.1 at present consisting of Stilt +12th upper floor however the same will be extended upto 18 upper floor as per new UDCPR-2020, viz., as per MBMC Plan (i.e., 2520.95 Sq. meters (equivalent to 27135.50 Sq. ft) ***"the said FSI"*** @ **Rs6,79,00,000/- (Rupees Six Crore and Seventy Nine Lakhs Only)** inclusive of all taxes ***"the said Consideration"*** to be constructed on said Land, as per sanctioned by Mira Bhayander Municipal Corporation vide Commencement Certificate Number MNP/NR/3794/ 2021-22 dated 09.02.2022, more particularly described in the Schedule hereunder written, hereinafter collectively referred as **Said FSI**. However, it is mutually agreed between the parties hereto that the Building No.1A to be constructed on the part of the said land shall belong to the Owner and the area and the land upon which the said building No.1A is constructed shall not form the part of the Building No.1

THE SEAL OF THE JOINT SUB REGISTRAR OF ASSURANCES DIST-THANE

99 CM 1 E.90

2023

(D) The Owners declares, represented, assured and covenant to the Purchaser that,

i. they are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the Said FSI and Said Development Permissions.

ii. all title documents of Owners concerning to Said FSI and the said development permissions are legal valid and in force;

iii. they had paid cleared all taxes, charges, levies, etc. concerning to Said FSI and/or said development permissions upto the date of execution of this deed, and if it found unpaid, due, balance then Owners shall pay the same.

iv. The Owners obtained Non Agricultural Conversion permission in respect of Said FSI.

v. The Development permissions obtained by the Owners concerning to Said FSI, from the concern authorities are obtained by the Owners after following due procedure of law and the same are valid, legal and proper.



(E) The Owners agreed to sale, transfer and assign the Said FSI along with the rights and benefits of said development permissions to the Purchaser and Purchaser (on the representation and assurance as mention hereunder) agreed to purchase the Said FSI along with the rights and benefits of said development permissions from the Owners, therefore parties herein executing this present Agreement as under;

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1) The Recitals mentioned hereinabove shall be deemed, presumed and treated the integral part of this Agreement. The recital shall also deemed, presumed and treated as a Declaration and representation of the Owners. Relying upon the declaration, representation of Owners the Purchaser purchasing the Said FSI.

2) The Owners hereby sold, transferred and assigned the Said FSI (more particularly described in the schedule hereunder written) to the Purchaser, and the Purchaser purchased the Said FSI from the Owners, at or for the lump sum price fixed at **Rs6,79,00,000/- (Rupees Six Crore and Seventy Nine Lakhs Only)** inclusive of all taxes ***"the said Consideration"*** and the said consideration price shall be paid by the Purchaser to the Owners in the following manner:-

a) **Rs.50,00,000/-** (Rupees Fifty Lakhs Only) paid on or before the execution of these presents and handing over possession of the said Land to the Purchaser herein (the payment and receipts whereof the Owners do hereby admit and acknowledge and release acquit and discharge the Purchaser for the payment and receipt thereof and every part thereof).

b) **Rs.1,66,66,666/-** (Rupees One Crore Sixty Six Lakhs Sixty Six Thousand Six Hundred and Sixty Six Only) to be paid within One month (i.e. on or before 1st November, 2022) from the execution of these presents (the payment and receipts whereof the Owners do hereby admit and acknowledge and release acquit and discharge the Purchaser for the payment and receipt thereof and every part thereof).

c) **Rs.1,66,66,666/-** (Rupees One Crore Sixty Six Lakhs Sixty Six Thousand Six Hundred and Sixty Six Only) to be paid within one month from the previous payment in clause 2(b) (i.e. on or before 1st December, 2022) (the payment and receipts whereof the Owners do hereby admit and acknowledge and release acquit and discharge the Purchaser for the payment and receipt thereof and every part thereof).

d) **Rs.1,66,87,668/-** (Rupees One Crore Sixty Six Lakhs Eighty Seven Thousand Six Hundred and Sixty eight Only) to be paid within one month from the previous payment in clause 2(c) (i.e. on or before 1st January, 2023) (the payment and receipts whereof the Owners do hereby admit and acknowledge and release acquit and discharge the Purchaser for the payment and receipt thereof and every part thereof).

e) **TDS of Rs.6,79,000/-** (Rupees Six Lakhs and Seventy Nine Thousand Only) to be paid at the time of Payment and to provide certificate for the same on realization.

JOINT SUB REGISTRAR OF THE OFFICE OF THE JOINT SUB REGISTRAR OF ASSURANCES AT THANE-3 DIST.THANE

9964 16-10-22

f) Balance amount of **Rs.1,22,00,000/-** (Rupees One Crore and Twenty Two Lakhs Only) to be paid or adjusted against the construction cost as agreed between the parties herein in the clause 21 of this Agreement.

g) All the above schedule payment is subject to the Owners shall obtain revised CC with full potential as per sale area agreed herein and further provided that the Agreement for Sale cum Development alongwith Power of Attorney and possession of the said Land and further to execute and lodged for the registration within the stipulated time period and all the payment and registration time period mentioned herein shall being as Essence of this Agreement.

3) The Owners hereby state, declare, represented, covenant and agreed with the Purchaser as follows:

a) the Owners have full right and absolute authority and power to sign and execute this presents and except the Owners nobody else have any right, title interest in the Said Property in any manner whatsoever.

b) the Owners have paid all necessary charges in respect of the Said FSI and the Owners have not received any notice from any statutory body or authorities asking for the payment of any nature whatever in respect of the Said Property.

c) there are no suits, litigations, civil or criminal or revenue or any other proceedings pending against the Owners in respect of the Said FSI and/or any part thereof. No litigation of any nature whatsoever is pending in any court of law in respect of the Said FSI. That no any lis-pendency concerning to Said FSI and/or Said Land.

d) there are no attachments or prohibitory orders as against or affecting the any of the Owners right, title, interest or share in the Said FSI and the Said FSI is free from all encumbrances or charges and not subject matter of any lis pendence or easement or attachments either before or after judgment. The Owners have not received any notice either from the Government, Semi-Government or Municipal Authority regarding any of the proceedings in respect of the Said FSI.

e) There are no boundary disputes by the Owners with the Owners of the adjacent plots of properties or any statutory body or authorities in respect of the Said FSI or any part thereof.

4) **Possession:-** On execution of these presents, the Owners herein have handed over the quiet, vacant and peaceful possession of the Said Land to the Purchaser herein. The Purchaser shall also be entitled to put up their board announcing commencement of construction work/ development scheme on the Said Land and at their own risk and responsibility shall also be entitled to sell the Premises in Said Building and appropriate proceedings therein to themselves.

5) **Title:-**

a) The Owners state and declare that, the title of the Vendors in respect of Said FSI and said Land is free, clear and marketable free from all encumbrances doubts, claims, litigations, disputes, mortgage, charges of any nature whatsoever. However, if in case title of the Owners of the Said FSI found defective at any time, then the Owners shall clear the same on their own cost, expenses and responsibility. The Owners shall get all outstanding estates and effects, and clear all defects in title encumbrances and claims on/in the Said FSI including by way of sale, exchange, mortgage, gift, trust, inheritance, possession, lease, lien, easement or otherwise.

b) That the Owners state and declare that they have not agreed to sell, assign, deal with or dispose of or any part or parts of the Said FSI nor the Owners have agreed to give development rights for the development of the Said FSI to any third party prior to the execution of these presents. Neither the Owners have entered into or agreed upon nor committed or contracted for sale or lease or any other arrangement for the arrangement for the development or sale of the Said FSI nor the Owners have or any of them have created any mortgage, charge or any other encumbrances of any nature whatsoever on the Said FSI and any part thereof, and that the Said FSI and every part thereof is free from all encumbrances and reasonable doubts.

c) The Owners shall not hereinafter enter into any Agreement of any nature whatsoever or shall not in any manner whatsoever deal with or dispose of the Said FSI or any part thereof so as to prejudicially affect the right, title and

interest of the Purchaser in the Said FSI or any part thereof and under these presents.

d) The Owners do hereby further represent and declare that they have not entered into any Agreement for Sale of Flat or any other premises comprising in the Said Building nor have they received any price for the purpose or otherwise from any prospective buyer/allottee in respect of any premises to be constructed in/on the Said Land as aforesaid and the Owners further agree and undertake not to do or make or commit any act, deed, things and matters under any Agreements. The Owners hereby declare that they have not done any act, deed, matter or thing whereby or by reason whereof the Purchaser may be prevented and/or effected in any manner whatsoever in developing, enjoying, using, possessing the Said FSI. The Purchaser shall also be able to commence construction on the Said Land immediately.

6) The Purchaser shall be entitled to develop/construct the Said land by constructing Said Building and Flats and other premises therein (which hereinafter referred as **Said Apartment/s)**. It is agreed that the Purchaser alone shall be responsible for the construction of the Said Building /Said Apartment/s and Purchaser shall be at liberty to sell the Said Apartment/s to the persons of Purchaser's choice. The Purchaser are and shall be responsible to carry out and complete the construction work as per the sanctioned plans and amended plans as per the Rules, Regulations and Bye-s that may govern such construction. Subject to the Owners obtain the sanctions and permissions for the Said Building on the said land. And only the Owners shall be responsible for the matters concerning to sanctioning and passing of the plans for the FSI and development rights granted herein. It is further agreed that in case any type of deviation or violation of the sanctioned plan by the Developer the same shall be sole responsibility of the Developer and the developer shall be entitled to rectify such deviation or violation according to the sanctioned plan at their entire costs and expense and such type of deviation should not affect the goodwill of the Owner.

7) Upon execution hereof, the Purchaser shall be entitled to exercise all or any of the following authorities which shall be exercised by the Purchaser at their own costs, charges, risk, and responsibility only;

a) To put and/or erect sign boards upon the Said land and security guards as also to issue the advertisements in newspapers and other media as the Purchaser may deem fit for announcing the construction of the Said Building and Said Apartment/s.

b) To survey the Said Land and construct compound wall or put the fencing as per survey report.

c) To put the boundary wall and/or wire fencing surrounding the Said Land to protect any encumbrances in the Said land and ever part thereof.

d) To commence, carry on and complete construction of the Said Building/Said Apartment by themselves or through their nominee or nominees or any building contractor, sub-contractors or any other agents at their cost and consequences.

e) To apply for and obtain in the name of the Vendors Plinth Certificate, Occupation Certificate, Building completion certificate etc.

f) To receive the consideration from the Purchasers/ Allottee of the Said Apartment/s.

g) Purchaser have a right to either continue the Architect of the said layout or to change the Architect and to appoint new Architect of their choice. In case of Purchaser intends to change the Architect, the Owners will obtain the No objection of the current Architect.

h) And generally to do all acts, deeds, matter and things for the development of the Said Land by using the said FSI.

i) It shall be sole responsibility of the Developer to construct the said building at the entire costs and expenses without use the name and goodwill of the Owner.

8) **RERA:-** The Purchaser is entitled and having absolute right to register the Said property as it's project under the provisions of The Real Estate (Regulation

and Development) Act 2016 and the rules and/or amended rules thereunder (hereinafter shortly referred as **RERA**), without any consent, confirmation and/or involvement of the Owners in any manner. As per the provisions of RERA the Purchaser shall be the sole Promoter of the Said Building and the Owners have nothing to do in the affairs of the Purchaser concerning to Said Building. The Purchaser is also entitled and having irrevocable right to sell the Said Apartment/s to the persons of their choice by executing Agreements and also to receive the consideration thereof. The Owner shall only be liable under the Rera for the title of the said Land. The Developer shall be solely responsible for the risks and responsibilities involved in the development and construction of the building and in case any harm, death, or accident occurred in course construction of building it shall be sole responsibilities of the Developer and Developer shall be fully entitled to settle the matter at their entire costs and expenses. The Developer shall keep indemnified to the Owner against any loss, harm and injury suffered by the Owner in that regard.

(THE SEAL OF THE JOINT SUB-REGISTRAR, THANE-8 DIST-THANE)

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9) <u>Sale of Apartment/s:-</u>

a) The Purchaser alone shall be entitled to Sale the Apartment/s in the Said Building/s to the person of his choice and to receive the consideration thereof and to appropriate the same for themselves. The Purchaser is also entitled of having right to allot the Parking Spaces in the Said land to the persons of his choice and on the terms and conditions decided by the Purchaser.—

b) The Purchaser is entitled and having rights to enter into in their own names Agreement/s for sale / Allotment Letters concerning to the Said Apartment/s, on ownership basis at such price and on such terms and conditions as may be decided by the Purchaser and also to appropriate the proceedings thereof to themselves without any objection, consent, involvement of any nature from the Owners.

c) The Purchaser alone shall be responsible for the terms and conditions of the Agreement/s which there may enter into with the prospective Allottee/ Purchasers of the Said Apartment/s, and the Owners shall not be responsible for the same.

10) The Owners further declare that they have not done any act, deeds or things which might adversely affected the rights of the Purchaser in respect of the Said Land and said FSI in any manner whatsoever or any act by which the development on the Said Land and said FSI would be hampered or obstructed. The Owners hereby agree to indemnify and keep indemnified the Purchaser against all acts, deeds, and things done or executed by the Owners in respect of the Said FSI.

11) All the contracts and Agreement entered into by the Purchaser for the purpose of mentioned in this presents including that the Architect, Legal Advisers, Engineers shall be the exclusive responsibility of the Purchaser and the Owners shall in no manner be responsible for their compliance at any time in any manner whatsoever.

12) **Society Formation:-** The Purchaser is also entitled to form a Co-Operative Housing Society or other Association of the Allottees of the Said Apartment of Building No. 1, (hereinafter referred as **Said Society**). The Purchaser shall be entitled to transfer the Said Land in favour of said Society by executing and registration of Conveyance Deed and the owners hereby give their irrevocable consent to either remain present at the registration office or execute Power of attorney in favour of the Purchaser.

13) **Outgoing and Taxes:-** The Owners shall pay all out goings and taxes in respect of the Said Land till the date of execution of this Agreement to the concerned authorities, and thereafter Purchaser shall bear and pay such outgoings.

14) **Co-Operation:-** The Owners have further agreed and undertaken to the Purchaser to extent all the possible co-operations and assistance for obtaining further approvals and permissions (Commencement Certificate , Part/Full Occupation Certificate or the amendments in the plans etc.) and the Owners also hereby agree to give declarations, affidavits, undertakings, etc. as may be required by the Purchaser from time to time relating to the Said Land without any delay and without demanding any extra money in that behalf. It is further agreed that the Purchaser shall at their own cost, charges and expenses be at full liberty and entitled to construct the Said Building on Said land and for that purpose to do all other acts, deeds, things and matters as may be necessary and/or incidental thereto without any reference or recourse to the Owners. The Owners therefore agree to extend

their fullest co-operation and assistance in the said matter and also agree and undertake to sign and execute the requisite declaration etc. (if necessary) in that behalf without any objection or enforce any nature of whatsoever.

15) The parties shall render all assistance co-operation to each other to sign and execute or cause to be signed, executed all applications, plans, authority and other writings as may be necessary or required to enable the Purchaser to develop the Said land and to obtain approval of Mira Bhayandar Municipal Corporation or Planning Authority or any other authority under any law for the time being in force if necessary.

16) It is specifically agreed and undertook by and between the parties hereto that the Owners shall not anyway obstruct the constructions and/or development work to be carried out by the Purchaser and/or sale and giving possession to the prospective Purchasers/Allottee of the Said Apartment/s by the Purchaser on/in the Said Land, nor shall the Owners do any things, acts, deeds and matter whereby or by reason whereof the Purchaser be prevented from carrying out the work of development as envisaged in this presents and/or entering into Agreement for Sale of Said Apartment/s to be constructed on the Said Land.

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17) It is also agreed between the parties that the Owner shall share the common amenities such as RG, drainage, internal road etc. in the layout of the Said Land. The Owners and/or their allottee/s, transferees, nominees have no right, title and interest in any area of said Land as described and marked in the Plan. That the Owner herein gives irrevocable free consent to the Purchaser / Developer and the Purchaser / Developer shall be entitled to amalgamate the said land with any other adjacent or adjoining land and merge the same with the said Land and further to get the revised commencement certificate. However, it is mutually agreed between the parties that upon such amalgamation or merger the Owner shall not be entitled to any benefits or claim arising from it, neither the Purchaser/Developer need to take any permission from the Owner.

18) <u>Indemnity:</u>

a) The Owners do hereby bind themselves to indemnify and keep indemnified the Purchaser herein, at all times hereafter, its director or directors, heirs, executors, administrators, Allottee/s, transferee/s and

assignees and all persons claiming under them from and against all actions, suits, proceedings, claims and demands that may hereafter at any time to be made or brought by any other person or persons in respect of their alleged claim, rights, interest in the said property if any, and the Owners also bind themselves to indemnify and keep indemnified and harmless of the Purchaser herein, against all costs, charges, expenses and damages that the Purchaser herein, may be liable to suffer or incur in consequence thereof. This clause shall not be applicable if the said land is amalgamated with any other adjoining property and any litigation or claims of anyone in the adjoining property shall not be entertained by the Owner herein.

b) The Owners hereby further bind themselves to indemnify and keep indemnified the Purchaser at all times hereafter against all costs, charges, expenses and damages that of the Purchaser herein, may be liable to suffer or incur in consequences of non-performance of specific obligation cast upon the Vendors us under this Agreement.

19) **Power of Attorney:-** Along with this Agreement, the Owners herein shall execute an Irrevocable General Power of Attorney in favor of directors of the Purchaser for the purpose of signing and/or executing and registering all the applications, proceedings, affidavits, declarations, Deed of Conveyance, other deeds and documents or any other papers etc., The Owners hereby agree that the said Power of Attorney shall not be under any circumstances, revoked by the Owners and shall remain binding upon the parties hereto. The Purchaser shall indemnify and keep indemnified and harmless the Owners and their estate and effect from the losses, damages and/or any consequences which may follow by virtue of their signing Irrevocable Power of Attorney.

20) **Deed of Conveyance:-** On receiving the Balance Consideration from the Purchaser as mentioned in above clause 2, the Owners shall execute and register Deed of Conveyance/s in respect of the Said land in favor of Purchaser or their nominee or to the society of Building No.1 and transferee including apex body as the case may be. However if in case Owner neglect or failed to execute and register such Deed of Conveyance then the Purchaser have right to execute and register such Deed of Conveyance/s as a constituted attorney of the Owner.

21) Joint covenants of the Parties:-

a) The Purchaser shall also construct the Building No.1A consisting of Ground + 2 Uppers floors which is a commercial building and shall handover the said Building No.1A after completion to the Owner alongwith 3 car parking (chargeable) and therefore the Owners hereby agree and undertake to pay the construction cost of the said Building No.1A @ of Rs.1957.32/- per Sq. ft. i.e. admeasuring total 6233 Sq. Ft. area, i.e. equivalent to the Balance consideration amount of clause 2(f) Rs.1,22,00,000/- (Rupees One Crore and Twenty Two Lakhs Only). It is further agreed that the estimated costs of construction of Building No.1A will be deducted from the total value consideration and it is further agreed that the Purchaser shall construct the Building No.1A and Three Flats of MBMC and adjust the amount costs payable by them to Purchaser in the consideration agreed herein. The Building No. 1A of the Owner shall be constructed by utilizing good and durable quality of materials and the said building shall be constructed by the Developer under the supervision of the Owner.

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b) It is further agreed between the parties that as per the conditions of Commencement certificate to handover either constructed premises to MBMC or through any other manner shall be sole responsibility of the Purchaser.

c) The Developer shall incorporate in their Agreement for Sale of flat of Building No.1 that the Building No.1A is the separate identity and it belongs to the Owner absolutely.

d) It is agreed between the parties hereto that the Purchaser shall provide 3 (three) car parking (chargeable) to the Owner's commercial Building No.1A and the Owner's agree to pay the costs for the said 3 car parking space to the Purchaser and it is mutually agreed between the parties that such cost shall be at 10% discount from others.

e) The Owner shall execute the conveyance after completion of the project in favour of the co-operative housing society or such other entity which may be formed ultimately. However, it is clarified that the commercial building will not join the housing society constituted by

the allottees of the Flats in respect of Building No.1, In order to settle the issue conveyance will be executed in the name of society in respect of Building No.1 and in the name of such body or entity or person as nominated by the owners in respect of Building No.1A the commercial unit.

f) It shall be clearly incorporated that all the documents of the Purchaser that the commercial Building No.1A shall be independent and sole identity of the Owners, which shall not be joined with any of the co-operative housing society and shall be consider as Building No.1A belonging and standing in the name of the Owner and for carrying out any business in the said building the NOC or any building or residential building will not be needed.

g) Notwithstanding anything in this Agreement the owners also gives the irrevocable consent to the Purchaser that in case if the Purchaser amalgamate / merge the said land with any other adjoining / adjacent land in such circumstances the sanction plan for Building No. 1 and 1A will be revised, however the Purchaser undertake and declare he will take all the reasonable measures that any change in plan shall not affect the present position of the building No. 1A as agreed herein and/or Sq. Ft area of the Owners as agreed herein. It is further agreed between the parties upon revision and/or amalgamation the name of the existing building name i.e. building No. No. 1 & building No. 1A may be given any other name and the parties hereby agree to make the necessary changes and enter into further writings.

h) The Purchaser shall construct the Building No. 1A of the Owner's share within 1 years from the date of Commencement certificate of the buildings mentioned hereinabove and handover the said commercial building No.1A to the Owners alongwith 3 car parking on completion of project and in compliance to the terms of these presents, provided that part occupation certificate is obtain by the MBMC and before that the Owners shall not occupy or use the said premises in Building 1A and in case if Owners use the same before occupation certificate in such event Owners shall be solely liable for all the penalty, risk, cost, expenses and consequences thereof.

i) The Developer agree that Part OC shall be obtained by the Developer after completion of the Building No.1A within 6 Months from the date of completion, provided that the MBMC granting such permission in general.

22) The **Stamp Duty and Registration fee** in respect of this presents Agreement shall be paid by the Purchaser. The Owners shall be solely liable to pay for the Stamp duty and registration fees, out of pocket expenses and such other charges for Agreements of their commercial premises if any adjusted against the balance consideration.

IN WITNESS WHEREOF parties hereto have hereunto set and subscribed their respective hands and seals on the day months and the year first hereinabove written.

SCHEDULE OF THE PROPERTY REFERRED TO

All that pieces and parcel alongwith the appurtenant Land bearing Old Survey No. 229, New Survey No. 22, Hissa No. 8, admeasuring area 1390 Sq. Meters situated and lying at Village-Navghar, Taluka & District: - Thane, Within the limit of Mira-Bhayandar Municipal Corporation, alongwith FSI in/of Building No. 1 consist of Stilt +12th upper floor however the same will be extended upto 18 upper floor as per new UDCPR-2020, viz., as per MBMC Plan (i.e., 2520.95 Sq. meters (equivalent to 27135.50 Sq. ft) and Building No. 1A consist of Ground + 2 upper Floors, to be constructed on said land as per sanctioned plan by Mira Bhayander Municipal Corporation vide Commencement Certificate Number MNP/NR/3794/ 2021-22 dated 09.02.2022 appurtenant to the said Land.

SIGNED SEALED AND DELIVERED]
By the withnamed "OWNER / VENDOR"]
Party of First Part, M/s. INDERS' INFRA,]
through its authorised Partner]
Mr. InderjitSingh Chadha]

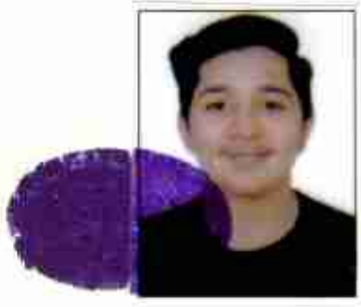


IN THE PRESENCE OF WITNESS:

1. Dilip.

2.

SIGNED SEALED AND DELIVERED]
By the withnamed "PURCHASER"]
PARTY OF SECOND PART]
M/s. ARIHANT REALTY]
through its Partner]
1) Mr. Viren Rajkumar Mutha]

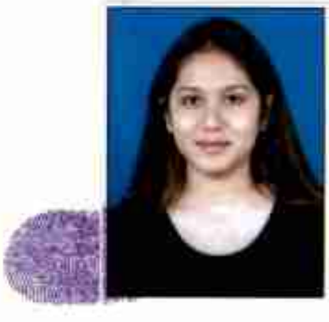


Viren R

2) Mr. Sumit Bhupendrakumar Mutha]



3) Ms. Nidhi Dilip Kataria]



IN THE PRESENCE OF WITNESS:

1. Dilip

2.

Nidhi

THE SEAL OF THE JOINT SUB-REGISTRAR THANE-8 * DIST-THANE * सह दुय्यम निबंधक ठाणे-8 ठाणे जिल्हा

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RECEIPT

We have received part payment of Rs.1,75,00,000/- (Rupees One Crore and Seventy Five Lakhs Only) by Cheque / RTGS/ NEFT for the sell, transfer, convey and assign of all that pieces and parcel of the Land bearing Old Survey No. 229, New Survey No. 22, Hissa No. 8, admeasuring area 1390 Sq. Meters situated and lying at Village-Navghar, Taluka & District: - Thane, Within the limit of Mira-Bhayandar Municipal Corporation alongwith FSI in/of Building No. 1 consist of Stilt +12th upper floor however the same will be extended upto 18 upper floor as per new UDCPR-2020, viz., as per MBMC Plan (i.e., 2520.95 Sq. meters (equivalent to 27135.50 Sq. ft) and Building No. 1A consist of Ground + 2 upper Floors to be constructed on said land as per sanctioned plan by Mira Bhayandar Municipal Corporation vide Commencement Certificate Number, MNP/NR/3794/ 2021-22 dated 09.02.2022 appurtenant to the said Land.

THE JOINT SUB-REGISTRAR OF THANE

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Date	Cheque/ RTGS/ NEFT through IDBI Bank Bhayandar West Branch	Amount in Rs.
01-11-2022	Chq. No. 126177	Rs.50,00,000/-
02-12-2022	Chq. No. 126178	Rs.75,00,000/-
15-12-2022	Chq. No. 126179	Rs.50,00,000/-
	TOTAL	Rs.1,75,00,000/-

Note : Cheque are subject to realization.

We Say Received
M/s. INDERS' INFRA,
through its authorised Partner
Mr. InderjitSingh Chadha
(Vendor / Owner)

IN THE PRESENCE OF WITNESS:

1. Dilip
2.

महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या तयार करणे व सुनिश्चितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- नवघर (९४३८७८) तालुका :- ठाणे जिल्हा :- ठाणे

ULPIN: 33471500193 भूमापन क्रमांक व उपविभाग: २२/८ 33471500193

मुधारणा पद्धती: भोगवटादार वर्ग -१ शेताचे स्थानीक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कूळ, खंड व इतर अधिकार
क्षेत्राचे एकक हे.आर.चौ.मी	३०९	[दि इस्टेट इन्व्हेस्टमेंट कं प्रा लि.			]	(२५९२)	कुळाचे नाव व खंड :
		[हेमलता जयंत पाटील	०.००.५८	०.०५	]	(२५९२)	
अ) लागवड योग्य क्षेत्र		——सामाईक क्षेत्र——	०	०			इतर अधिकार :
शिरायत ०.९३.९०							तुकडा
बागायत -	९२४५	मिरा भाईंदर महानगरपालिका	०.०१.३१	०.१०		(२९०६)	तुकडा (९०८)
एकूण							इतर
ला.यो. क्षेत्र ०.९३.९०	९३७९	[मे. बीज प्रापर्टीज प्रा लि चे डायरेक्टर	० ९३.३२	९.०७	]	(२५९२)	कंपनीचे नियमा नुसार भाडे देण्यास पात्र (९२७२)
		[गोपालजी जी. तिवेदी			]	(२५९२)	[दुरुस्त] २७५५)
ब) पोटखराब क्षेत्र		[नितेश जी. वैद्यनाथ			]	(२५९२)	[मा.सिव्हील जज एस.जी.लाले यांचेकडील
(लागवड अयोग्य)		[अविनाशसिंह एच. परिहार			]	(२५९२)	सिव्हील सूट नं ३०९/२०१० अन्वये दावा प्रलंबित]
वर्ग (अ) -		[इंदरजितसिंह ए. चड्ढा			]	(२५९२)	२७५५)
वर्ग (ब) -		[नवीन जी. पाटील			]	(२५९२)	इतर
एकूण		[हरिश जी. अग्रवाल			]	(२५९२)	अकृषिक प्रयोजनाकरिता वर्ग (२८२१)
पो.ख.क्षेत्र ०.००.००		[जितेंद्र पि. पाटील			]	(२५९२)	
एकूण क्षेत्र ०.९३.९० (अ+ब)	९६९४	इंदरजितसिंह ए. चड्ढा				(२८६२)	प्रलंबित फेरफार : नाही.
		नितेश जी. वैद्यनाथ				(२८६२)	शेवटचा फेरफार क्रमांक : २९०६ व दिनांक : ०३/०३/२०२२
आकारणी ९.५२		मे. इदर्स इन्फ्रा चे भागीदार इंदरजितसिंग ए.				(२८६२)	
जुडी किंवा आकारणी विशेष		नवीन जी. पाटील				(२८६२)	
		जितेंद्र पि. पाटील				(२८६२)	
		हरिश जी. अग्रवाल				(२८६२)	
		[illegible]				(२८६२)	
		[illegible]				(२८६२)	
		——सामाईक क्षेत्र——	०.००५८	०.०५			
	९७९४	दि इस्टेट इन्व्हेस्टमेंट कंपनी प्रा.लि.				(२९०६)	
		मे. इदर्स इन्फ्रा चे भागीदार इंदरजितसिंग ए. चड्ढा				(२९०६)	
		——सामाईक क्षेत्र——	०.९२०१	०.९७			

जुने फेरफार क्र : (३१) (१६६) (१९८) (८९९) (१३९) (१०८९) (१९९१) (१२१०) (१३४०) (१३४३) (१३४५) (१३४६) (१३४७) (१३४८) (१३४९) (१३९८) (१५६०) (१७२४) (१७६३) (२१४७) (२३०५) (२३७७) (२५९२) (२७८०) (२८६२) (२९३६)

सीमा आणि भुमापन चिन्हे

THE SEAL OF THE JOINT SUB-REGISTRAR DIST: THANE

उनन .-८
१२.५०
२०२३

हा गाव नमुना क्रमांक ७ दिनांक ०३/०३/२०२२ रोजी ०५ PM रोजी डिजिटल स्वाक्षरीने सील करुन व गाव नमुना क्रमांक १२ या ऑटो सबमिशनमधील अहवालानुसार ७/१२ अभिलेखावर कार्यवाही करण्यात आली. त्यामुळे तलाठी यांच्या सहीची आवश्यकता नाही.

७/१२ उताऱ्याचा दि. : १८/१२/२०२२ १५:०७:२८ PM. वेबसाईट पडताळणीसाठी https://digitalsatbara.mahabhumi.gov.in/das/ या संकेत स्थळावर उपलब्ध 210910000111094T8 हा क्रमांक वापरावा.

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या तयार करणे व सुस्थितीत ठेवणे) नियम १९७५ खालील नियम २९]

गाव :- नवघर (१४३८७८) तालुका :- ठाणे जिल्हा :- ठाणे

मुल्यांकन क्रमांक व उपविभाग २२/८

			पिकाखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
वर्ष	हंगाम	खाते क्रमांक	पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०१७	संपूर्ण वर्ष							पडीत	०.१३९०	
२०१८	संपूर्ण वर्ष							पडीत	०.१३९०	
२०१९	संपूर्ण वर्ष							पडीत	०.१३९०	

टीप :** सदरची नोंद मोबाइल ॲप द्वारे घेणेत आलेली आहे



24/01/2014

दस्त क्रमांक: 671/2014

नोंदणी

Regn 63m

पावतीचे पान: 1) नवघर

(1)विलेखाचा प्रकार	खरेदीपत्र
(2)मोबदला	1300000
(3) बाजारभाव(भाडेपटटयाच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	1208000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:वित्त-सर्वेक्षण मनपाइतर वर्णन :, इतर माहिती: झोन नं . डब्लू, उपविभाग - 11/41, मौजे JOINT SUB-REGISTRAR, जुना सर्वे नं. 229, नवीन सर्वे नं. 22, हिस्सा नं. 8, एकूण क्षेत्र 1240 चौ. मीटर, बांधकाम क्षेत्र 99 चौ.मी., अविभाजित हिस्सा. सबब्द्द्द

Index-2(सूची - २)

2368337
28/03/2013

सूची क्र.2

दुय्यम निबंधक : सह दु नि ठाणे ४
दस्त क्रमांक : 2368/2013
नोंदणी
Regn.63m

गावाचे नाव : 1) नवघर

(1)विलेखाचा प्रकार	अभिहस्तांतरणपत्र
(2)मोबदला	10500000
(3) बाजारभाव(भाडेपटट्याच्या बाबतीतपटटाकार आकारणी देतो की पटटेदार ते नमूद करावे)	27040000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मिरा-भाईंदर महानगरपालिका इतर माहिती: , इतर माहिती: मौजे - नवघर, जुना सर्वे क्र. ३२९, नवीन सर्वे क्र. २२, हिस्सा नं. ८, एकूण क्षेत्र-१३५० चौ. मी., खुली जमीन,त्यापैकी फक्त-१३३२ चौ मी, खुल्या जमिनीचे इमक देण्यात येत आहे. दस्तात नमूद केल्या प्रमाणे.(Survey Number : 22 ; Survey Number : 8 ;))
(5) क्षेत्रफळ	1) 1332 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे ड्रीम होमटेक प्रा लि चे डायरेक्टर जितेंद्र पी पारीख - - वय:-50; पत्ता:-प्लॉट नं: 001/002, माळा नं: -, इमारतीचे नाव: गोपाल दर्शन , ब्लॉक नं: इंदलोक II, रोड नं: नवघर भाईंदर पूर्व, , , पिन कोड:-401105 पॅन नं:-AAACZ0157G 2): नाव:-मे ड्रीम होमटेक प्रा लि चे डायरेक्टर जितेंद्र पी पारीख - - वय:-50; पत्ता:-प्लॉट नं: 001/002, माळा नं: -, इमारतीचे नाव: गोपाल दर्शन , ब्लॉक नं: इंदलोक II, रोड नं: नवघर भाईंदर पूर्व, , , पिन कोड:-401105 पॅन नं:-AAACZ0157G
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे इंदर्न इन्फ्रा चे भागीदार इंद्राजीतसिंग ए. पढ्डा - - वय:-33; पत्ता:-प्लॉट नं: G/A, माळा नं: -, इमारतीचे नाव: सुदर्शन बिल्डिंग , ब्लॉक नं: जावली सेन , रोड नं: बोरिवली प, , , पिन कोड:-400092 पॅन नं:-AAECI9703G
(9) दस्तऐवज करुन दिल्याचा दिनांक	28/03/2013
(10)दस्त नोंदणी केल्याचा दिनांक	28/03/2013

THE SEAL OF THE SUB-REGISTRAR (JOINT SUB-REGISTRAR) DIST-THANE
सह दुय्यम निबंधक ठाणे-४
DIST-THANE

८ न न	-६
9904	129.90
२०२३	

The Estate Investment Co. Private Ltd.

SEKSARIA CHAMBERS,
139, NAGINDAS MASTER ROAD,
MUMBAI - 400 001.

EINCO/806/2013 HAND DELIVERY 01st February, 2013

The Office of the Collector
Thane
Dist. Thane

Re: Land bearing Old Survey No.229 New Survey No.22 Hissa No. 8 admeasuring 1390 sq. mtrs. approx. of Village Navghar.

Sir,

At the request of **M/s. Zone Properties Pvt. Ltd.** contending to be Constituted Attorney of our tenant **Shri Laxman Narayan Patil & Ors.** (in respect of the above plot), we say that we have no objection if N.A. and / or Development permission is granted by your goodself or any other Competent Authorities only in respect of the above mentioned property identified on location plan thereof annexed hereto as bounded in Red colour, entirely at the risk and cost of said Tenant and / or Constituted Attorney abovenamed and subject to liability of said Tenant / Constituted Attorney to bear and pay the N.A. Assessment as applicable and all arrears of land revenue for above plot with penalty etc., as applicable.

Village	: Navghar
Old Survey No.	: *229*[Two Hundred Twenty Nine]
New Survey No.	: *22*[Twenty Two]
Hissa No.	: *8*[Eight]
Area	: *1390 sq. mtrs.*[One Thousand Three Hundred Ninety Approx.]

THE SEAL OF THE JOINT SUB-REGISTRAR THANE-8 जिल्हा ठाणे

ठ ने ने	-८
9904	12E·40
२०२३	

Thanking you.

Yours faithfully,
For The Estate Investment Co. Pvt. Ltd.

CONSTITUTED ATTORNEY

c.c. [1] C/A. M/s. Zone Properties Pvt. Ltd.

✓ [2] The Commissioner, MBMC

[3] Addl. Director, Town Planning MBMC

THE ESTATE INVESTMENT CO. PVT. LTD. MUMBAI

TEL.: 2284 3344 FAX : 2284 3377

महाराष्ट्र शासन

सह दुय्यम निबंधक व जमाबंदी उपाधिकारी, मिरा भाईंदर यांचे कार्यालय

[illegible]

दस्त क्रमांक :- [illegible] दुय्यम आदेश [illegible]

[illegible] दिनांक :- 21/06/2023

प्रति,

[illegible] इनाम चे मालकार श्री. [illegible]
[illegible], [illegible], मुंबई

विषय : रुपांतरित कर भरण्याबाबत.
मौजे-नवघर, ता.जि.ठाणे येथील स.नं. २२/८ एकूण क्षेत्र १३९० चौ.मी. पैकी १००० चौ.मी. रहिवास व ३९० चौ.मी. वाणिज्य प्रयोजनार्थ

संदर्भ : १) आपला दिनांक ०१/०६/२०२१ रोजीचा अर्ज.
२) महाराष्ट्र शासन, महसूल व वन विभाग यांचेकडील महाराष्ट्र जमीन महसूल संहिता (सुधारणा) अध्यादेश २०१७, अधिसूचना [illegible]

उपरोक्त विषयाबाबत संदर्भिय अन्वये आपण मौजे-नवघर, ता.जि.ठाणे येथील स.नं. २२/८ क्षेत्र १३९० चौ.मी या भोगवटादार वर्ग -१ च्या जमिनीचे एकुण क्षेत्रापैकी १००० चौ.मी. रहिवास व ३९० चौ.मी. वाणिज्य प्रयोजनार्थ अकृषिक कारणाकरीता अकृषिक आकारणी व रुपांतरित कर भरुन प्रयोजनासह या कार्यालयात मिलकती अर्ज सादर केलेला आहे.

शासन महसूल व वन विभाग यांचेकडील सन २०१७ चा महाराष्ट्र अध्यादेश क्रमांक [illegible] (महाराष्ट्र जमिन महसूल संहिता १९६६ यात आणखी सुधारणा करण्यासाठी अध्यादेश) यानी केलेल्या बदल मध्ये संहिता कलम ४२अ नंतर ४२ब, ४२क हे नव्याने समा विष्ट करणेत येवून सुधारणा करणेत आलेली आहे.

सहा. नगररचनाकार, मिरा भाईंदर महानगरपालिका यांचेकडील नेमुन दिलेस प्रमाणेनुसार मौजे-नवघर स.नं. २२ ही जागा रहिवास विभागात समाविष्ट होत आहे.

मौजे-नवघर, ता.जि.ठाणे येथील स.नं. २२/८ क्षेत्र १३९० चौ.मी या जागेकरीता १००० चौ.मी. रहिवास व ३९० चौ.मी. वाणिज्य प्रयोजनार्थ रुपांतरीत करावी आकारणी व सन २०२०-२१ या वर्षाची अकृषिक आकारणी खालीलप्रमाणे.

मौजे-नवघर गावाकरीता सन २०२०-२१ चा बिनशेती आकारणी दर ८.०५ रु. प्रति चौ.मि

१. अकृषिक आकारणी (वाणिज्य प्रयोजनार्थ) = बिनशेती दर X ३ X क्षेत्र

८.०५ X ३ X ३९०.०० = [illegible]

रुपांतरित कर = [illegible] X

एकूण = अकृषिक आकारणी + रुपांतरित [illegible]

THE SEAL OF THE JOINT SUB-REGISTER OF THANE-3 सह दुय्यम निबंधक ठाणे ३ जिल्हा ठाणे DIST-THANE

६ न न ८
9904 /26140
२०२३

मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया,मिरारोड (पू.)

पि. कोड - 401 107 दूरध्वनी - 022 28121455, • E-mail Id - tp@mbmc.gov.in

जा.क. मनपा/नर/ 3988/2022-2023 दिनांक :- 06/2/2023

प्रति,

अधिकार पत्रधारक - मे. इंदर्से इन्फ्रा चे भागीदार श्री. इंद्रजित सिंग चड्ढा

द्वारा - सल्लागार अभियंता - मे. अनिष अँण्ड असो.,

विषय :- मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - नवघर
सर्वे क्र./ हिस्सा क्र. 229 (जुना), 22 (नविन), हि.क्र. 8
या जागेत नियोजित बांधकामास बांधकाम परवानगी मिळणेबाबत.

संदर्भ :- 1) आपला दि.09/11/2021, दि.28/12/2021 व दि.04/02/2022 रोजीचा अर्ज.

2) नागरी जमीन कमाल धारणा कायदयाअंतर्गत 10(3)(5) खालील कार्यवाही झाली नसलेबाबत दि.18/06/2019 रोजीचे विकासकाचे शपथपत्र व बंधपत्र

3) अपर तहसिलदार, मिरा भाईंदर यांचे कार्यालयाकडील क्र. महसूल/ जमिनबाब/ कावि-260/2021, दि.09/03/2021 रोजीचे रुपांतरीत कर भरणा करावयाचे पत्र व दि.01/06/2021 रोजीचे स्मरणपत्र.

4) दि इस्टेट इन्व्हेस्टमेंट कं.प्रा.लि., यांचेकडील EI/NOC/806/2013, दि.01/12/2013 अन्वयेचा ना हरकत दाखला.

5) मा. जिल्हाधिकारी ठाणे, यांचेकडील पत्र क्र.कोरोना/ बांधकाम - परिशिष्ट-20 दि.8/04/2020.

मिरा भाईंदर महानगरपालिका मुख्य कार्यालय भाईंदर

OFFICE OF THE JOINT SUB-REGISTER DIST-THANE

अ न न —6
EI/NOC/806/2013.
9914 / 12.40
२०२३

-: बांधकाम परवानगी :- (नकाशे मंजुरीसह)

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 च्या कलम 44, 45 अन्वये व महाराष्ट्र महानगरपालिका अधिनियम 1949 चे कलम 253 ते 269 विकास कार्य करण्यासाठी / बांधकाम प्रारंभपत्र मिळण्यासाठी आपण विनंती केले नुसार मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे - नवघर सि.स.नं./सर्वे क्र./हिस्सा क्र. 229 (जुना), 22 (नविन), हि.क्र. 8 या जागेतील रेखांकन, इमारतीचे बांधकाम नकाशांस खालील अटी व शर्तीचे अनुपालन आपणाकडून होण्याच्या अधीन राहून ही मंजूरी देण्यात येत आहे.

मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन,आरबीके स्कूलच्या बाजूला,कनाकिया,मिरारोड (पु.)

पि. कोड - 401 107. दूरध्वनी : 022-28121455. • E-mail Id : tp@mbmc.gov.in

जा.क्र. : मिपा/नर/ BP/EC/ 2023 - 2022 दिनांक : 06/12/2022

सदर भूखंडाचा वापर फक्त बांधकाम नकाशात दर्शविलेल्या रहिवास + वाणिज्य वापरासाठीच करण्याचा आहे.

सदरच्या बांधकाम परवानगीने आपणास आपल्या हक्कात नसलेल्या जागेवर कोणतेही बांधकाम करता येणार नाही.

3) मंजूर नकाशाप्रमाणे जागेवर प्रत्यक्ष मोजणी करुन घेणेची आहे व त्याची तालुका निरीक्षक भूमि अभिलेख, ठाणे यांनी प्रमाणीत केलेली नकाशाची प्रत या कार्यालयाच्या अभिलेखार्थ दोन प्रतीमध्ये पाठविणेची आहे व त्यास मंजूरी घेणे आवश्यक आहे.

4) सदर भूखंडाची उपविभागणी महानगरपालिकेच्या पूर्वपरवानगी शिवाय करता येणार नाही. तसेच मंजूर रेखांकनातील इमारती विकसीत करण्यासाठी इतर / दुस-या विकासकास अधिकार दिल्यास / विकासासाठी प्राधिकृत केल्यास दुय्यम / दुस-या विकासकाने मंजूर बांधकाम नकाशे व वटईक्षेत्राचे व परवानगीत नमुद अटी व शर्तींचे उल्लंघन केल्यास / पालन न केल्यास या सर्व कृतीस मुळ विकासक व वास्तुविशारद जबाबदार राहील.

5) या जागेच्या आजुबाजुला जे पुर्वीचे नकाशे मंजूर झाले आहेत त्याचे रस्ते हे सदर नकाशातील रस्त्याशी प्रत्यक्ष मोजणीचे व सिमांकनाचे वेळी सुसंगत जुळणे आवश्यक आहे. तसेच या जागेवरील प्रस्तावीत होणा-या बांधकामास रस्ते संलग्नित ठेवणे व सार्वजनिक वापरासाठी खुले ठेवणेची जबाबदारी विकासक / वास्तुविशारद / धारक यांची राहील. रस्त्याबाबत व वापराबाबत आपली / धारकांची कोणताही हरकत असणार नाही.

6) नागरी जमीन धारणा कायदा 1976 चे तरतुदींना व महाराष्ट्र जमीन महसूल अधिनियमच्या तरतुदीस कोणत्याही प्रकारची बाधा येता कामा नये, हे दोन्ही कायदयान्वये पात्रित झालेल्या व यापुढे वेळोवेळी होणा-या सर्व आदेशाची अंमलबजावणी करण्याची जबाबदारी विकासक व वास्तुविशारद इतर धारक यांची राहील.

7) रेखांकनात / बांधकाम नकाशात इमारतीच्या समोर दर्शविण्यात / प्रस्तावित करण्यात आलेली सामासिक अंतराची जागा ही सार्वजनिक असून महानगरपालिकेच्या मालकीची राहील. सदर जागेचा वापर सार्वजनिक रस्त्यासाठी / रस्ता रुंदीकरणासाठी करण्यात येईल. याबाबत भविष्यात विकासक व इतर धारकांचा कोणताही कायदेशीर हक्क असणार नाही.

8) मालकीहक्काबाबतचा वाद उत्पन्न झाल्यास त्याची जबाबदारी विकासक, वास्तुविशारद, धारक व संबंधीत व्यक्ती जबाबदार राहतील. तसेच वरील जागेस पाँच मार्ग उपलब्ध असल्याची व जागेच्या हद्दी जागेवर प्रत्यक्षपणे जुळविण्याची जबाबदारी अर्जदार, विकासक, वास्तुविशारद यांची राहील. यामध्ये तफावत निर्माण झाल्या झाल्यास सुधारीत मंजूरी घेणे क्रमप्राप्त आहे.

9) मंजूर रेखांकनातील रस्ते, ड्रेनेज, गटारे व खुली जागा (आर.जी.) अर्जदाराने/विकासकाने महानगरपालिकेच्या नियमाप्रमाणे पूर्ण करुन सुविधा सार्वजनिक वापरासाठी कायम स्वरुपी खुली ठेवणे बंधनकारक राहील.

मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया,मिरारोड (पु.)

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जा.क्र :- मनपा/नर/ 3102/2022-2023 दिनांक :- 06/12/2022

10) इमारतीचे उद्वाहन, अग्निशमन तरतुद, पाण्याची जमिनीवरीसन व इमारतीवरील उभा दोन टाक्या, दोन इलेक्ट्रीक पंपसेटसह तरतूद केलेली असली पाहिजे.

11) महानगरपालिका आपणास बांधकामासाठी व पिण्यासाठी व इतर कारणासाठी पाणीपुरवठा करण्याची हमी घेत नाही. याबाबतची सर्व जबाबदारी विकासक / धारक यांची राहील. सांडपाण्याची सोय व मलविसर्जनाची व्यवस्था करण्याची जबाबदारी विकासकाची / धारकाची राहील. तसेच बांधकाम सुरु करतेवेळी बांधकाम संपेपर्यंत तेथील बांधकाम कामगारांसाठी आवश्यकतेप्रमाणे पुरेशा शौचालयाची व पाळणाघराची व्यवस्था करणे आपणावर बंधनकारक राहिल.

12) अर्जदाराने स.क्र. / हि.क्र. गाँजे, महानगरपालिका मंजूरी, बिल्डरचे नाव, आर्किटेक्टचे नाव, अकृषिक मंजूरी व इतर मंजूरीचा तपशील दर्शविणारा फलक प्रत्यक्ष जागेवर लावण्यात आल्यानंतरच इतर विकास कामास सुरुवात करणे बंधनकारक राहील. तसेच सर्व मंजूरीचे मुळ कागदपत्र तपासणीसाठी / निरीक्षणासाठी जागेवर सर्व कालावधीसाठी उपलब्ध करुन ठेवणे हे वास्तुविशारद व विकासक यांची संयुक्त जबाबदारी आहे. अशी कागदपत्रे जागेवर प्राप्त न झाल्यास तातडीने काम बंद करण्यात येईल.

13) मंजूर रेखांकनातील इमारतीचे बांधकाम करण्यापुर्वी, मातीची तपासणी (Soil Test) घेऊन व बांधकामाची जागा भूकंप प्रदेश क्षेत्राचे अनुषंगाने सर्व तांत्रिक बाबी विचारात घेऊन (Specifically earthquake of highest intensity in seismic zone should be considered) सक्षम ती. डिझाईन तयार करुन संबंधीत सक्षम अधिका-याची मंजूरी घेणे. तसेच इमारतीचे आयुष्यमान, वापर, बांधकाम चालू साहित्याचा दर्जा व गुणवत्ता व अग्नि क्षमण व्यवस्था याबाबत नॅशनल बिल्डींग कोड प्रमाणे तरतुदी करुन कार्यान्वीत करणे तसेच बांधकाम चालू असतांना तांत्रिक व अतांत्रिक कार्यवाही पूर्ण करुन त्याची पालन करण्याची जबाबदारी अर्जदार, विकासक, स्ट्रक्चरल अभियंता, वास्तुविशारद, बांधकाम पर्यवेक्षक, धारक संयुक्तपणे राहील.

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

15) मंजूर बांधकाम नकाशे व जागेवरील बांधकाम यामध्ये तफावत असल्यास नियमावलीनुसार त्वरीत सुधारीत बांधकाम नकाशांना मंजूरी घेणे बंधनकारक आहे अन्यथा हे बांधकाम मंजूर विकास नियंत्रण नियमावलीनुसार अनाधिकृत ठरते त्यानुसार उक्त अनाधिकृत बांधकाम तोडण्याची कार्यवाही करण्यात येईल.

16) बांधकाम साहित्य रस्त्यावर व सार्वजनिक ठिकाणी ठेवता येणार नाही. याबाबतचे उल्लंघन झाल्यास महानगरपालिकेकडून आपणाविरुध्द दंडात्मक कार्यवाही करण्यात येईल.

मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया, मिरारोड (पू.)

जि. ठाणे - 401 107. दूरध्वनी : 022-28121455, • E-mail Id : tp@mbmc.gov.in

जा.क्र - मनपा/नर/ 3086 / 2022-2023 दिनांक - 04/11/2022

महानगरपालिकेने मंजूर केलेले बांधकाम नकाशे व बांधकाम प्रारंभपत्र रद्द करण्याची कार्यवाही याबाबतीत करण्यात येईल व महाराष्ट्र महानगरपालिका अधिनियम 1949 व महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 च्या तरतूदीनुसार संबंधितांविरुध्द विहीत कार्यवाही करण्यात येईल.

1) मंजूर बांधकाम नकाशाप्रमाणे बांधकाम न केल्यास.
2) मंजूर बांधकाम नकाशे व प्रारंभपत्रातील नमुद सर्व अटी व शर्तींचे पालन होत नसल्याचे निदर्शनास आल्यास.
3) प्रस्तावित जागेचे वापरात महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 व इतर अधिनियमान्वये प्रस्तावाखालील जागेच्या वापरात बदल होत असल्यास अथवा वापरात बदल करण्याचे नियोजित केल्यास.
4) महानगरपालिकेकडे सादर केलेल्या प्रस्तावात चुकीची माहिती व विधी ग्राह्यता नसलेली कागदपत्रे सादर केल्यास व प्रस्तावाच्या अनुषंगाने महानगरपालिकेची दिशाभूल केल्याचे निदर्शनास आल्यास या अधिनियमाचे कलम २५८ अन्वये कार्यवाही करण्यात येईल.

18) प्रस्तावित इमारतीमध्ये तळ मजल्यावर स्टिल्ट (Stilt) प्रस्तावित केले असल्यास स्टिल्टची उंची मंजूर बांधकाम नकाशाप्रमाणे ठेवण्यात यावी व या जागेचा वापर वाहनतळासाठीच करण्यात यावा.

19) मंजूर विकास योजनेत विकास योजना रस्त्याने / रस्ता रुंदीकरणाने बाधीत होणारे क्षेत्र 131.26 चौ.मी. महानगरपालिकेकडे हस्तांतर केले असल्याने व हया हस्तांतर केलेल्या जागेच्या मोबदल्यात आपणास अतिरिक्त चटईक्षेत्रांचा लाभ / मंजूरी देण्यात आली असल्याने सदरचे क्षेत्र कायमस्वरुपाची खुले, मोकळे, अतिक्रमणविरहीत ठेवण्याची जबाबदारी विकासकाची राहील. तसेच या जागेचा मालकीहक्क इतरांकडे कोणत्याही प्रयोजनात व केव्हाही वर्ग करता येणार नाही. तसेच या क्षेत्राचा इरतांकडून मोबदला आपणास इतर सुविधांसाठी व धारणास स्विकारता येणार नाही.

20) मंजूर रेखांकनाच्या जागेत विद्यमान इमारत तोडण्याचे प्रस्तावित केले असल्यास विद्यमान बांधकाम क्षेत्र महानगरपालिकेकडून प्रमाणीत करुन घेतल्यानंतर विद्यमान इमारत तोडून नविन बांधकामास प्रारंभ करणे बंधनकारक आहे.

21) प्रस्तावातील इमारतीचे बांधकाम पूर्ण झाल्यानंतर नियमानुसाराने पूर्ण झालेल्या इमारतीचे प्रथम वापर परवाना प्राप्त करुन घेतल्याशिवाय इमारतीचा वापरासाठी वापर करणे अनिवार्य आहे. महानगरपालिकेकडून वापर परवाना न घेता इमारतीचा वापर चालू असल्याचे निदर्शनास आल्यास वास्तुविशारद, विकासक व धारक यांच्यावर व्यक्तिश: कायदेशीर कार्यवाही करण्यात येईल.

22) या मंजूरीची मुदत चार वर्षापर्यंत राहील. तथापि एका वर्षात काम सुरु न केल्यास UDCPR मधील विनियम 2.71 नुसार परवानगी नुतनीकरण करण्याची जबाबदारी विकासकाची राहिल. अन्यथा सदरची मंजूरी कायदेशीररित्या आपोआप रद्द होईल.

मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया,मिरारोड (पू.)

ई. झोन 401 107 दूरध्वनी 022 28121455, • E-mail Id tpbmmc.gov.in

जा.क्र. टीपीबी/ 3008 /2022 दिनांक : 06/12/2022

23) सदरच्या आदेशातील अटी व शर्तींचे पालन करणेची जबाबदारी अधिकारपत्रधारक, बांधकाम परवानगीधारक, पर्यवेक्षक, वास्तुविशारद, स्ट्रक्चरल अभियंता व धारक यांची राहील.

24) सदर जागेच्या मालकीबाबत व त्याअनुषंगाने दावा प्रलंबित नसल्याबाबत आपण दिनांक 18/12/2021 रोजी दिलेले आहे. याबाबत कोणतीही विसंगती आढळून आल्यास दिलेली परवानगी रद्द करण्यात येईल.

25) सदर जागेच्या मालकीहक्काबाबत जागेच्या हद्दीबाबत वा न्यायालयीन दाव्याबाबत व तोहोत रस्त्याबाबत सर्वस्वी जबाबदारी विकासकाची राहणार असून त्याबाबत महानगरपालिका जबाबदार राहणार नाही. तसेच याबाबत कोणतीही तक्रार वा तसंगती आढळल्यास सदर परवानगी रद्द समजणेत येईल.

सदर परवानगी दि. 2 ५ ५ -८
दिनांक 9109 132.90
2023

26) वासोबतच्या मंजूर रेखांकनात प्रस्तावित केलेल्या इमारतीचे बांधकाम खालीलप्रमाणे मर्यादीत ठेवून त्यानुसार कार्यान्वीत करणे बंधनकारक राहिल.

अ.क्र.	इमारतीचे नांव / प्रकार	सेक्शन	तळ + मजले	प्रस्तावित बांधकाम क्षेत्र (चौ.मी.)
1	इमारत क्र. 1	1	स्टिल्ट + 12	2719.36
2	इमारत क्र. 1 अे	1	तळ + 2	579.09
				3298.45 चौ.मी.

27) जागेवर रेन वॉटर हार्वेस्टींगची व्यवस्था करणे तसेच त्याबाबतची यंत्रणा स्वतंत्र ओव्हरटँक व प्लंबींग लाईनसह कार्यान्वीत ठेवणे व त्याबाबत पाणीपुरवठा विभागाकडील प्रमाणपत्र सादर करणे बंधनकारक राहिल.

28) रेखांकनातील जागेत सेप्टीक टँकचे बांधकाम IS-2470 च्या मानकानुसार बांधणे आवश्यक राहील.

29) प्रस्तावित इमारतीसाठी भोगवटा दाखल्यापूर्वी प्रती सदनिका 100 लिटर या क्षमतेची सौर उर्जा वरिल पाणी गरम करण्याची व्यवस्था (सोलार वॉटर हिटींग सिस्टीम) किंवा UDCPR Regulation No. 13.2 अन्वये Roof Top Photovoltaic (RTPV) System बसवून कार्यान्वीत करणे व त्याबाबत सार्वजनिक बांधकाम विभागाकडील नाहरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.

30) भोगवटा दाखल्यापुर्वी सदर वृक्ष प्राधिकरणाच्या सल्ल्याप्रमाणे भूखंडामध्ये प्रती 100 चौ.मी. करिता दोन झाडे याप्रमाणे तसेच आर.जी. च्या भूखंडामध्ये प्रती 100 चौ.मी. करिता पाच झाडांची लागवड करुन त्याबाबत वृक्ष प्राधिकरण विभागाकडील नाहरकत दाखला सादर करणे बंधनकारक राहिल.

मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया,मिरारोड (पु.)

Tel. (022) - 401 107, दूरध्वनी : 022 28121455, • E-mail Id : tp@mbmc.gov.in

संदर्भ : मनपानगर/ 3166 / 2022- 2023 दिनांक : 06/12/2022

31) भोगवटा दाखल्यापूर्वी अग्निशमन विभागाकडील तात्पुरता नाहरकत दाखल्यामधील अटीशर्तींची पूर्तता करून अंतिम नाहरकत दाखला सादर करणे बंधनकारक राहिल.

32) विभाजित जागेसाठी रुपांतरीत कराचा भरणा करणेसह सदर जागेसाठीची सनद सादर करणे व सदर सनद मधील अटीशर्तींची व अकृषिक परवानगीच्या आदेशामधील अटीशर्तींची पूर्तता करणे आपणावर बंधनकारक राहिल.

33) महाराष्ट्र महानगरपालिका अधिनियम 1949 चे कलम 263 अन्वये भोगवटा दाखला घेणे आपणावर बंधनकारक राहिल.

34) सदरच्या जागेवर बांधकामासाठी 200 पेक्षा जास्त बांधकाम कामगार असल्यास काम करणा-या बांधकाम कामगारांसाठी महाराष्ट्र इमारत व इतर बांधकाम कामगार कल्याणकारी मंडळ यांचेमार्फत राबविण्यात येणा-या योजना, त्यासाठीचे अर्ज, त्यासंबंधी इतर आवश्यक माहिती तसेच पात्र बांधकाम कामगारांची नोंदणी करिता आवश्यक प्रक्रिया नोंदणी, नुतनीकरण, बांधकाम कामगारांचे बँक खाते उघडणे इत्यादी सर्व प्रकारची संबंधित कामे करणेसाठी Facilitation Centre उभारणे बंधनकारक राहिल.

35) इमारत पूर्ण झाल्यानंतर बांधकाम परवानगी मधील नमुद अटी व शर्तींचे पालन केल्याशिवाय बांधकाम पूर्णत्वाचे प्रमाणपत्र व भोगवटा दाखला देण्यात येणार नाही. अटींची पूर्तता न केल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियम 1966 व महाराष्ट्र महानगरपालिका अधिनियम 1949 अन्वये विकासकावर गुन्हा नोंद करुन पुढील कार्यवाही करण्यात येईल.

36) सदर जागेमध्ये इमारतीचे बांधकाम सुरु करताना बांधकामाच्या अनुषंगीक कामामुळे सभोवतालच्या इमारतींना / बांधकामांना / रहिवाश्यांना त्रास होणार नाही किंवा जिवीत वा वित्त हानी होणार नाही याची खबरदारी घेणेची सर्वस्वी जबाबदारी विकासक / वास्तुविशारद, स्ट्रक्चरल इंजिनिअर / साईट सुपरव्हाईजर यांची राहणार असून त्यासाठी मनपा/महानगरपालिका जबाबदार राहणार नाही.

37) सदर गृहसंकुलातील रहिवाश्यांसाठी आवश्यक असलेल्या सोयिक सुविधा निर्मीती/ प्रकल्प उभारून कार्यान्वीत करणे आपणावर बंधनकारक राहील.

38) शासनास हस्तांतरीत करावयाच्या सदनिका, शासनास हस्तांतरीत करून त्याबाबतच्या नाहरकत दाखल्यासह शासनाच्या इतर विभागाकडील आवश्यक नाहरकत दाखले / परवानग्या प्राप्त करून घेणेची सर्वस्वी जबाबदारी विकासक व वास्तुविशारद यांची राहील.

न.र.न. T-C
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मिरा भाईंदर महानगरपालिका

नगररचना विभाग

स्वामी विवेकानंद भवन आरबीके स्कूलच्या बाजूला कनाकिया,मिरारोड (पू.)

पिन कोड 401 107 दूरध्वनी 022-28121455, • E-mail Id tp@mbmc.gov.in

जा.क्र. - मनपा/नर/ 3108/2022-2023 दिनांक - 06/12/2022

39) सदर जागेमध्ये माती भरणी किंवा खोदकाम करणेसाठी संबंधित महसूल प्राधिकरणाकडून परवानगी घेणे व त्याअनुषंगीक आवश्यक शुल्काचा भरणा करणे बंधनकारक राहिल.

40) सदर जागेबाबत शासन निर्देशाप्रमाणे आवश्यक असणा-या परवानग्या / ना‌हरकत दाखले प्राप्त करुन घेणेची जबाबदारी विकासकाची राहिल.

41) मौकळ्या जागेच्या कराचा भरणा प्रत्येक वर्षाच्या आर्थिक वर्षामध्ये भोगवटा दाखला प्राप्त दिनांकापर्यंत भरणा करणे आपणावर बंधनकारक राहिल. कराचा भरणा न केल्यास आपणावर पुढील कायदेशीर कार्यवाही करण्यात येईल.

42) UDCPR Reg. No. 11.1 नुसार पहिल्या मजल्यावरील सदनिका क्र. 1,2 व 3 चे 107.60 चौ.मी. बांधिव क्षेत्र महानगरपालिकेस विनामुल्य हस्तांतरीत करणे विकासकावर बंधनकारक राहील.

43) भोगवटा दाखल्यापुर्वी, शासन अधिसूचना क्र. टिपीएस-1218/2710/प्र.क्र/17/18, नवि-12, दि.06/10/2018 प्रमाणे सदर जागेमध्ये आवश्यक क्षमतेचा सांडपाणी प्रक्रिया व पुर्नवापरासाठीचा प्रकल्प उभारुन कार्यान्वीत करणे बंधनकारक राहिल.

SEAL OF THE JOINT SUB-REGISTRAR DIST-THANE

दस्त क्रमांक 9964/2022 नोंदणी 38.40 2023

जा.क्र. मनपा / नर/ 3108/2022-2023 दि. 06/12/2022

(मा. आयुक्त सो., यांच्या मंजुरीने)

मिरा भाईंदर महानगरपालिका मुख्य कार्यालय भाईंदर.

(हे. रा. ठाकूर)
सहा. संचालक, नगररचना
मिरा भाईंदर महानगरपालिका

प्रत - माहितीस्तव व पुढील कार्यवाहीस्तव

1) विभाग प्रमुख
अतिक्रमण तथा अनाधिकृत बांधकाम नियंत्रण विभाग

2) कर निर्धारक व संकलक अधिकारी
कर विभाग

Flat No. B/204,
Rhutisha Apartment,
Indralok, Phase - 1,
Bhayander (E) - 401 105
Cell : 98217 10565
98706 87378

S. P. SINGH
VIKAS SINGH
V. P. SINGH
ADVOCATES HIGH COURT

Tel. : 2897 8981
Markandu Niwas, H. T. Road,
Kajupada, Borivali (E),
Mumbai - 400 066
vedprakashsingh7@yahoo.com

TITLE CERTIFICATE

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY THAT we have taken the search and investigated the title in respect of the lands property described in the Table below:

Old Survey No.	New Survey No.	Hissa No.	Sq. Meters
229	22	8	1390

of Revenue Village NAVGHAR, Taluka & District THANE, lying, being and situate at Bhayander (E), within the limits of Mira Bhayander Municipal Corporation, Registration sub District at Thane, hereinafter referred to as "the said property", which belonged to SHRI LAXMAN NARAYAN PATIL, SHRI PANDURANG NARAYAN PATIL and SHRI HARISCHANDRA NARAYAN PATIL absolutely as co-owners of the said properties and accordingly their names appeared in the Land Record i.e. 7/12 extract of the said properties of the relevant time. SHRI BALARAM GANPAT PATIL aka BALARAM NARAYAN PATIL had been the real brother of the co-owners above named.

THAT the said one of the Co-owner SHRI BALARAM GANPAT PATIL died in the year 1962 leaving behind him 6 daughters namely: (1) Mrs. Hemlata Uday Patil, (2) Mrs Rekha Madhukar Patil, (3) Mrs. Mangla Ramanand Gawand, (4) Mrs. Sangeeta Arun Mahtre (5) Mrs. Vandana Jagannath Patil and (6) Smt. Madhuri Hansraj Patil. The names of all the 6 daughters are appearing in the Land Records pertaining to all the properties.

THAT the Co-owner SHRI PANDURANG NARAYAN PATIL died leaving behind him his widow SMT. LAXMIBAI P. PATIL who also died on

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12/05/2006 and his legal heirs Shri Hemant Pandurang Patil, Shri Nitin Pandurang Patil, Shri Jitendra Pandurang Patil, entitled for the estates of the deceased and accordingly their names appear in the Land Record of the said properties.

THIS IS TO FURTHER CERTIFY THAT all the co-owners abovenamed for self and/or through their heirs sold, assigned, transferred and conveyed their respective shares in the said property to M/s. ZONE PROPERTIES PVT. LTD. in the following manner;

(i) THAT the said Shri Hemant Pandurang Patil & Others alongwith their next of kin by a Deed of Conveyance dated 19/10/2010, registered in the office of Sub-Registrar of Assurances at Thane under Sr. No. TNN-03/6943/2010, dated 19/10/2010, sold, assigned, transferred and conveyed their all rights title and interests in respect of the said property to and in favour M/s. ZONE PROPERTIES PVT. LTD. at the considerations as mentioned therein. They have handed over real, peaceful and vacant possession of the said property unto the M/s. Zone Properties Pvt. Ltd.

(ii) THAT the co-owner Shri. Harischandra Narayan Patil & Others alongwith SMT. Shilpa Sadashiv Gawand & Smt. Swapna Sunas Mhatre executed a Development Agreement dated 27/12/2006 registered under Sr. No.TNN-1-10884/2006 dated 28/12/2006 and thereby agreed to sell, assign and transfer their all undivided rights, title and interests in favour of M/s. GUJARAT REALTORS at the consideration price and on the terms and conditions mentioned therein. Simultaneously the said co-owner had also executed a General Power of Attorney in favour of the partners of M/s. Gujarat Realtors and thereby granted various powers and

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authorities interalia to sell the said property and execute conveyance thereof.

(iii) SUBSEQUENTLY the said co-owners Shri Harischandra Narayan Patil & Others as Vendors by a Deed of Conveyance dated 13th December, 2011, registered in the office of Sub-Registrar of Assurances at Thane under Sr. No. TNN-7/08987/2011, dated 13th December, 2011 sold, assigned, transferred and conveyed their all rights title and interests in respect of the said property to and in favour M/s. Zone Properties Pvt. Ltd. at the consideration price as mentioned therein and the said M/s. GUJARAT REALTORS as being the Confirming Party therein also released and relinquished all their undivided rights, title and interests in respect of the said property and also confirmed the said sale. Simultaneously handed over the peaceful and vacant possession to M/s. Zone Properties Pvt. Ltd.

(iv) THAT the said Co-owners Shri Laxman Narayan Patil died leaving being him his widow Smt. Hirabai Laxman Patil, 2 sons namely; Shri Balwant Laxman Patil, Shri Ranjan Laxman Patil and 2 married daughters namely; Smt. Shilpa Sadashiv Gawand, Smt. Swapna Suhas Mhatre who are all entitled equally for the estates of the deceased including the said property. The said Smt Hirabai Laxman Patil & Others i.e. her sons as mentioned above having executed the conveyance as mentioned hereinabove, her 2 married daughters namely; Smt. Shilpa Sadashiv Gawand and Smt. Swapna Suhas Mhatre by a Deed of Conveyance dated 19th October, 2011, registered in the office of Sub-Registrar of Assurances at Thane under Sr. No. TNN-7/7585/2011, dated 19th October, 2011 sold, assigned, transferred and conveyed their all

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rights title and interests in respect of the said property to and in favour of M/s. Zone Properties Pvt. Ltd. at the consideration price as mentioned therein and have also handed over the peaceful vacant possession of the said property unto them and the said M/s. GUJARAT REALTORS as being the Confirming Party therein also released and relinquished all their undivided rights, title and interests in respect of the said property and also confirmed the said sale.

(v) THE SAID CO-OWNERS Mrs. Rekha Madhukar Patil, Mrs. Sangeeta Arun Mahtre and Mrs. Vandana Jagannath Patil i.e. the legal heirs of late Shri Balaram Ganpat Patil, collectively by a conveyance dated 31/12/2010, registered under Doc. No.TNN-7/10823/2010 dated 31/12/2010 sold, assigned, transferred and conveyed their undivided rights, title and interests in respect of the said property to M/s. Zone Properties Pvt. Ltd. at the consideration price mentioned therein. Simultaneously they have also executed a General Power of Attorney in favour of its directors and thereby granted various powers and authorities as mentioned therein.

(vi) MRS. MANGLA RAMANAND GAWAND i.e. the another legal heir of late Shri Balaram Ganpat Patil, as mentioned above by a Conveyance dated 11/10/2011, registered under Doc. No.TNN-7/073001/2011 dated 11/10/2011 and thereby sold, assigned, transferred and conveyed their undivided rights, title and interests in respect of the said property to M/s. Zone Properties Pvt. Ltd. at the consideration price mentioned therein. Simultaneously they had also executed a General Power of Attorney in favour of its

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: 98217 10565
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vedprakashsingh7@yahoo.com

director and thereby granted various powers and authorities as mentioned therein.

(vii) THAT the said co-owner MRS. HEMLATA UDAY PATIL i.e. the another legal heir of late Shri Balaram Ganpat Patil as mentioned above by a Conveyance dated 13/12/2012, registered under Doc. No.TNN-7/8512/2012 dated 14/12/2012 and thereby sold, assigned, transferred and conveyed their undivided rights, title and interests in respect of the said property to M/s. Zone Properties Pvt. Ltd. at the consideration price mentioned therein. Simultaneously they had also executed a General Power of Attorney in favour of its director and thereby granted various powers and authorities as mentioned therein.

(viii) THAT the said co-owner SMT. MADHURI HANSRAJ PATIL the another legal heir of late Shri Balaram Ganpat Patil as mentioned above by a Conveyance dated 30/10/2013, registered under Doc. No.TNN-7/8255/2013 dated 31/10/2013 and thereby sold, assigned, transferred and conveyed their undivided rights, title and interests in respect of the said property to M/s. Zone Properties Pvt. Ltd. at the consideration price mentioned therein. Simultaneously they had also executed a General Power of Attorney in favour of its director and thereby granted various powers and authorities as mentioned therein.

(ix)THAT the said SHRI BALWANT LAXMAN PATIL & Others alongwith their next of kin by a Conveyance dated 06/09/2012, registered under Doc. No.TNN-7/06260/2012, dated 06/09/2012 and thereby sold, assigned, transferred and conveyed their all undivided rights title and interests in respect of the said property to M/s. Zone Properties Pvt. Ltd. at the consideration price

, B/204,
sha Apartment,
lok, Phase - 1,
ayander (E) - 401 105.
ll : 98217 10565
98706 87378

S. P. SINGH
VIKAS SINGH
V. P. SINGH
ADVOCATES HIGH COURT

Tel. : 2897 8981
Markande Niwas, H. T. Road,
Kajupada, Borivali (E),
Mumbai - 400 066
vedprakashsingh7@yahoo.com

mentioned therein. Simultaneously they had also executed a General Power of Attorney in favour of its director and thereby granted various powers and authorities as mentioned therein.

IN THE MANNER aforesaid M/s. Zone Properties Pvt. Ltd. had purchased and acquired the said property from its various co-owners as mentioned above and accordingly their names entered into the Land Records i.e. 7/12 extract of the said properties free from all encumbrances, claims and demands as owners of the said properties.

THIS IS TO CERTIFY THAT M/s. Zone Properties Pvt. Ltd. in turn by 2 Conveyances i.e. a Conveyance dated 25/03/2013 duly registered under Doc.No.TNN-7/2368/2013 dated 28/03/2013 for the land admeasuring 1332 Sq. Meters being part of the said property and by another Conveyance dated 19/11/2013 duly registered under Doc. No.TNN-7/671/2014 dated 24/01/2014 for the land admeasuring 58 Sq. Meters being balance part of the said property in aggregate admeasuring 1390 Sq. Meters sold, assigned, transferred, conveyed and handed over the said property to M/s. INDER'S INFRA, a registered partnership firm, having its office at G/A Sunderdham Building, Jambhally Lane, Borivali (W), Mumbai-400092 for a consideration price as mentioned therein. Simultaneously M/s. Zone Properties Pvt. Ltd. had also executed a General Power of Attorney to and in favour of the partner of M/s. Inder's Infra and thereby granted various powers and authorities as mentioned therein. The said M/s. Zone Properties Pvt. Ltd. had also handed over the peaceful and vacant possession of the said property to M/s. Inder's Infra.

THAT One M/s. Seven Eleven Construction Pvt. Ltd. had instituted a Spl. Civil Suit No.309/2010 in respect of various properties including the said property against some of the Co-owners Mrs. Hemlatat Uday

B/204,
sha Apartment,
ask, Phase - 1,
ayander (E) - 401 105.
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Patil & Others, whereby M/s. Zone Properties Pvt. Ltd. and M/s. Inder's Infra also joined as necessary party, however the Plaintiff M/s. Seven Eleven Construction Pvt. Ltd. has settled its claim in the said suit and filed Consent Terms with the parties to the suit and as per the terms of the Consent Terms M/s. Inder's Infra has paid some amount to M/s. Seven Eleven Construction Pvt. Ltd. as mentioned therein and thereby M/s. Seven Eleven Construction Pvt. Ltd. has released and relinquished its rights from the said property, thus M/s. Inder's Infra has become absolute owner of the said property.

FROM the Revenue records, searches and documents placed before us and duly verified, examined and investigated by us, we hereby CERTIFY that prior to execution of conveyance as mentioned above the title of the Owners as named hereinabove in respect of the said properties were clear, marketable and free from all encumbrances.

THUS pursuant to the execution of conveyance, Consent Terms as referred above in favour of M/s. INDER'S INFRA as within mentioned, the said M/s. INDER'S INFRA are the absolute owners of the said properties with freehold rights, free from all encumbrances and they have absolute right to use, enjoy and deal with the said properties.

JOINT SUB-REGISTRAR

-6
9264/2021
2023

Place: BHAYANDER
DATE 18/09/2021

S. P. Singh
Advocate, High Court

Note: This Title Certificate is already issued on 05/04/2019 and now at the request of the Promoters it is reissued again with fresh date; hence there is no change in the status of the title of the said property.

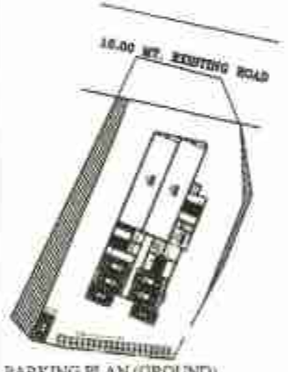
TOTAL BUILT UP AREA STATEMENT

BLDG.NO.	GND.FLR.	1ST & 2ND FLR.	3RD TO 6TH, 8TH TO 11TH	7TH & 12TH FLR	TOTAL
I	31.76	150.31 x 2 = 316.62	241.80 x 5 = 1634.40	208.20 x 2 = 416.60	2719.36
I-A	207.16	186.83 x 2 = 371.66	-	-	579.06
				GRAND TOTAL	3298.45

PROPOSED SITE



LOCATION PLAN
SCALE : 1:4000

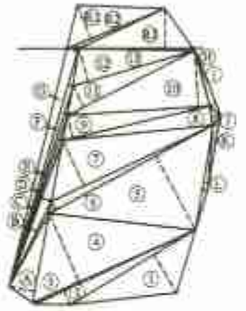


PARKING PLAN (GROUND)
SCALE : 1:500



BLOCK PLAN
SCALE : 1:500

PARKING AREA STATEMENT (BLDG.NOS.I & I-A)					
DESCRIPTION	REQUIRED PARKING	PROVIDED PARKING	PROVIDED PARKING	TOTAL PARKING	TOTAL PARKING



PLOT AREA DIAGRAM
SCALE : 1:500

PLOT AREA CALCULATION

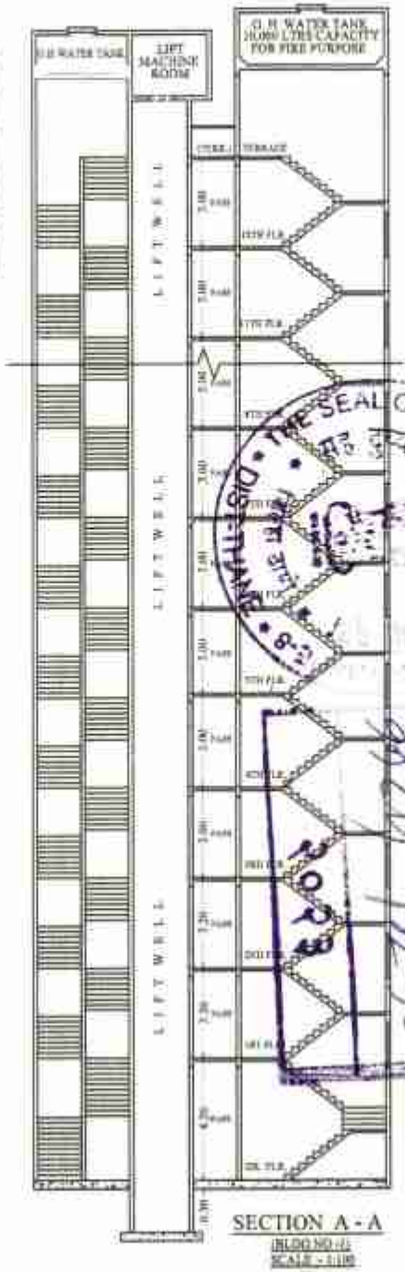
1	7.63	x 25.01	x 0.70	=	95.41	sq.mt.
2	3.42	x 20.42	x 0.70	=	39.83	sq.mt.
3	0.35	x 30.64	x 0.70	=	5.34	sq.mt.
4	12.87	x 30.64	x 0.70	=	109.13	sq.mt.
5	14.46	x 32.05	x 0.70	=	323.29	sq.mt.
6	1.43	x 32.05	x 0.70	=	32.08	sq.mt.
7	8.63	x 30.83	x 0.70	=	133.97	sq.mt.
8	3.39	x 34.06	x 0.70	=	64.17	sq.mt.
9	4.83	x 32.08	x 0.70	=	72.27	sq.mt.
10	9.66	x 24.53	x 0.70	=	178.48	sq.mt.
11	4.10	x 24.53	x 0.70	=	70.38	sq.mt.
12	4.80	x 21.28	x 0.70	=	64.13	sq.mt.
13	0.41	x 19.96	x 0.70	=	4.10	sq.mt.
TOTAL AREA				=	1063.29	sq.mt.

AREA CALCULATION ENCROACHMENT

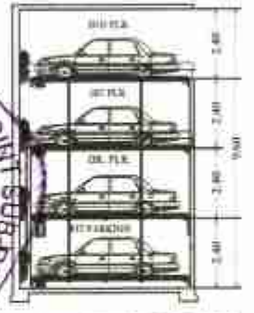
A	17.78	x 4.48	x 0.30	=	31.90	sq.mt.
B	16.25	x 0.98	x 0.30	=	4.78	sq.mt.
C	26.74	x 1.76	x 0.30	=	23.93	sq.mt.
D	31.18	x 0.62	x 0.30	=	9.64	sq.mt.
E	36.21	x 0.65	x 0.30	=	17.99	sq.mt.
F	42.63	x 0.47	x 0.30	=	18.74	sq.mt.
G	42.62	x 1.97	x 0.30	=	41.99	sq.mt.
H	9.89	x 0.23	x 0.30	=	1.13	sq.mt.
I	11.24	x 1.33	x 0.30	=	4.49	sq.mt.
J	2.41	x 1.49	x 0.30	=	3.74	sq.mt.
K	17.23	x 0.86	x 0.30	=	5.09	sq.mt.
L	18.52	x 0.88	x 0.30	=	8.06	sq.mt.
TOTAL AREA				=	168.86	sq.mt.

ROAD AREA CALCULATION

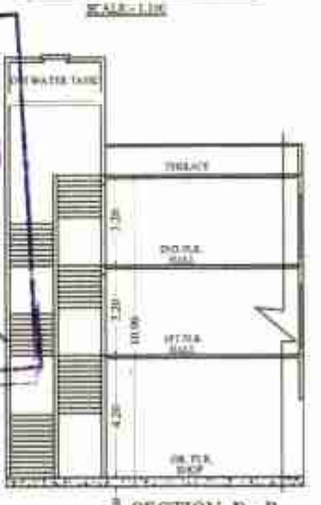
R1	6.24	x 18.30	x 0.50	=	57.09	sq.mt.
R2	0.77	x 18.30	x 0.50	=	7.04	sq.mt.
R3	6.83	x 13.66	x 0.50	=	67.14	sq.mt.
TOTAL AREA				=	131.27	sq.mt.



SECTION A - A
(BLDG NO :-I)
SCALE : 1:100



CAR PARKING SECTION
SCALE : 1:100



SECTION B - B
SCALE : 1:100 (BLDG NO :-I-A)

PROFORMA - I

AREA STATEMENT		SQ.MT.
1	Area of plot (minimum area of 4.0 m to be considered)	
	a) As per municipality documents (7112.73 consid)	7109.08
	b) As per measurement sheet	7363.00
	c) As per site	
2	Deductions for	
	a) Proposed R.T.P. / D.P. Road widening area/ Set/ as Road/ Highway widening	151.39
	b) Area (S. F. Reservation Area / Reconstructed Area	1368.00
	c) Total (a + b)	1519.17
3	Balance area of Plot (1-2)	5843.90
	a) BUILT	
	b) BUILT AREA	
4	Layouts Open / (if applicable)	
	a) Required	
	b) Achieved at (20) (if any)	
	c) Balance Required	
5	Net Plot Area / (3+4(c))	5843.90
6	Recreational Open space (if applicable)	
	a) Required	
	b) Proposed	
7	Internal Road area	
8	Parking area (if applicable)	
9	Built up area (FSI) Admissible in Plans P.S.I. as per Rules read with (20, 30) & Note 30(1) (1627.39 x 1.2)	1648.63
10	Location of T.D.I. as proposed at prime area	
	a) Calculated permissible premium FAR / Area/ on road width (20, 30) & Note 30(1)	937.39
	b) Premium FSI to be purchased at premium	937.39
11	In situ FSI / TDR Availing	
	a) (a) + (allowance against (c) P. road (2.4 x 5) 14.0 (1.0 sq. (20, 30) & Note 30(1)	283.08
	b) In situ area against Amenity Space if handed over (2.5M on (80'-1.5m) i.e. 4 (80.0x40 - 40.0) 5)	
	c) TDR area	
	d) Total in - situ TDR loading proposed (11(a)+(b)+(c))	220.08
12	Additional FSI area under Chapter No. 7	
13	Total entitlement of FSI in the proposed	
	a) (3 - (4(b) + 11(d)) i.e. 12 Maximum as applicable	3731.99
	b) Ancillary / area FSI upto 30% on 40% only payment of charges (3874.2 x 0.40) 2)	1037.41
	c) Total entitlement (a + b)	3370.36
14	Allowable utilization / load of FT.S.I. (including premium) proposed as per Board Guide (as per Regulation no. 5.1 or 6.2 or 6.3 or as applicable) 6.3 (a or b)	
15	Total Built-up / area proposed (including area at Sr. no. 12)	
	a) Existing Building / area	
	b) Proposed Built-up / area (as per 9 - Sale)	3298.45
	c) (Total of a + b)	
16	P.S.I. Entitlement (13 (c) allowable not to exceed Sale permit no. 14 above)	
17	Loss for Ancillary / Amenity, if any	
	a) Required (30% of 14 or 15)	
	b) Proposed	

Drawing No.	Scale	Drawn by	Checked by	Supervisor (License no. of Archi. / Engr. / Supervisor)

FORM II

CONTENTS OF SHEET
BLOCK PLAN, GROUND FLOOR PARKING PLAN, PARKING AREA STATEMENT
PLOT AREA DIAGRAM & SALCULATION
TOTAL BUILT UP AREA STATEMENT & SECTION, LOCATION PLAN

STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF APPROVAL OF PLANS

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE AREA ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED. THE SITE AND AREA ARE MARKED OUT IN SQUARE METERS AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP FROM PLANNING BRANCH RECORDS

DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED RESIDENTIAL - COMM. BUILDING LAYOUT ON PLOT BEARING R NO.226 (S) / 1
AT VILL: VAGHBHAR TAL & DIST.THANE

NAME OF THE OWNER

The Standing by Document As Per My Requirement & Documents Given By Me

DATE	JOB NO.	DRG.NO.	SCALE	DRAWN BY	CHECKED BY
01-03-2013	728		AS SHOWN	Mitali	

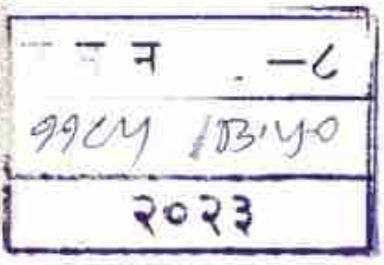
NORTH

SIGNATURE NAME IN BLOCK LETTERS AND ADDRESS OF LICENSED SURVEYOR / ENGINEER / STRUCTURAL ENGINEER / SUPERVISOR OF ARCHITECT.

ANISH & ASSOCIATES
1st & 2nd Floor, Ramdev Estate, Deepak Hospital Road, Next to S. K. English High School, Bhayander (East).
TEL & FAx : 28136842


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABZFA4016E
नाम/ Name
ARIHANT REALTY
निगमन /गठन की तारीख
Date of Incorpation/Formation
01/08/2022
28082022


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
VIREN RAJKUMAR MUTHA
RAJKUMAR AMICHAND MUTHA
21/08/2003


२०२३


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SUMIT B MUTHA
BHUPENDRA KUMAR
12/06/1993
Permanent Account Number
BOWPM3155F
Signature


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
Permanent Account Number Card
BHWPK3098J
NIDHI DILIP KATARIA
DILIPKUMAR BADULAL KATARIA
08/08/2000

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प्रतिज्ञापत्र / घोषणापत्र

मी / आम्ही खालील सही करणार प्रतिज्ञापत्राद्वारे घोषित करतो कि मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचे दिनांक 30.11.2013 रोजीचे परीपत्रकाचे काळजीपूर्वक वाचन केलेले आहे. व त्यातील सर्व अटी शर्ती आम्हास कबूल आहेत. मी/आम्ही सदर दस्तातील मिळकतीबाबत अभिलेखात शोध घेतलेला आहे. नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत ही फसवणूकद्वारे अथवा दुबार विक्री होत नाही. दस्तातील लिहून देणार / घेणार / कुलमुखत्यारधारक हे खरे असून आज रोजी सर्व हयात आहोत व सदर दस्तातील सह्या, अंगठे, फोटो माझे/आमचे आहेत हि कबुली देतो व खात्री करून देण्यासाठी या दस्तासोबत आम्हाला चांगल्या प्रकारे ओळखणारे दोन इसम/व्यक्ती कबुलीजबाब व स्वाक्षरीसाठी घेऊन आलो आहे. सदर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमची वैयक्तिक मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A.Holder) लिहून देणार हे हयात आहेत व उक्त कुलमुखत्यारपत्र अद्यापही अस्तित्वात आहे व ते आजपावतो रद्द झालेले नाही. याची मी / आम्ही खात्री देत आहोत. सदरची मिळकत शासन मालकीची नसून अतिक्रमण केलेली नाही. दस्तातील मिळकतीवर कोणतेही शासकीय, निमशासकीय कर्ज, हक्क, बोजा, हितसंबंध, बॅंक बोजे, विकासन बोजे नाहीत. भविष्यात तसे काही निघाल्यास मी/आम्ही देणार, घेणार जबाबदार राहू याची जाणीव आहे. दस्तातील मिळकतीबाबतचे मी / आम्ही आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारा समक्ष निष्पादित केलेला आहे हे कबूल करतो.

नोंदणी अधिनियमानुसार या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पूरक कागदपत्रे हे खरे आहेत. दस्तातील मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालय / शासकीय कार्यालयाचा मनाई हुकुम नाही. तसेच दावा दाखल नाही किंवा प्रस्थावित नाही. नोंदणी नियम 1961 चे नियम 44 नुसार बाधित होत नाही. याची मी / आम्ही खात्री देत आहोत. मी / आम्ही नोंदविलेल्या व्यवहारात भविष्यात कायद्यानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली / कमी पडली असल्यास तीशासीने जमा करण्याची जबाबदारी घेणार / देणार म्हणून आमची राहील हे आम्हांस कबूल आहे व ती रक्कम जमा करू.

9904 100.40

3023

मा. न्यायालयाने दिलेल्या निर्णयानुसार (मा. उच्च न्यायालय नागपूर यांनी गोपाल द्वारकादास पांडे विरुद्ध जिल्हाधिकारी भंडारा व इतर रिट पिटीशन क्र. 28/2003 मध्ये दिनांक 24/03/2003 रोजी दिलेल्या निकाल) देणार/विक्रेता यांचे मिळकतीचे मालकी हक्क (Title) तपासून पहाण्याची जबाबदारी नोंदणी अधिकाऱ्याची नाही. (Title Verification) मालकी हक्काची पडताळणी करण्याची जबाबदारी ही ट्रान्स्फर ऑफ प्रॉपर्टी ॲक्ट, 1882 कलम 55 नुसार संबंधीत व्यवहार करणाऱ्या उभय पक्षकारांची असते याची मला/आम्हास पूर्ण जाणीव आहे. कबूल करतो.

स्थावर मिळकतीविषयी होत असलेली फसवणूक/बनावट/संगनमत व त्या अनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नये म्हणून नोंदणी अधिनियम 1908 चे कलम 82 तरतुदीचे अधिन राहून मी/आम्ही प्रतिज्ञापत्र / घोषणापत्र लिहून देत आहोत. तसेच मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केलेले नाही. भविष्यात कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास किंवा कोणतेही गुन्हे घडल्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक पक्षकार व ओळख देणारे जबाबदार राहून, हे कबूल आहे. नोंदणी अधिनियम 1908 चे कलम 83 व भारतीय दंड संहिता 1960 मधील नमूद असलेल्या तरतुदीनुसार 7 वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला / आम्हाला पूर्णपणे जाणीव आहे.त्यामुळे हे प्रतिज्ञापत्र / घोषणापत्र सदर दस्ताचा भाग म्हणून जोडत आहे.

साक्षीदार :- 1) Dilip

2)

लिहून देणार

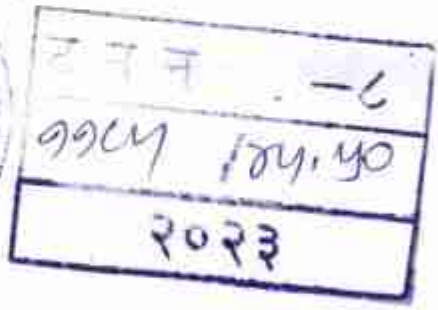
लिहून घेणार

Nidhi


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
INDER'S INFRA
23/09/2012
Permanent Account Number
AAEFI0795G




THE SEAL OF THE JOINT SUB-REGISTRAR
सह दुय्यम निबंधक ठाणे-8
ठाणे
DIST-THANE


२२८ -८
१७८५ १०५.५०
२०२३



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No : 0636/11728/10419

To,
Inderjeet Singh Chadha
A1602,Aquaria Grande
Devidas Lane
Borivali West Mumbai
Mandapeshwar Borivali
Maharashtra 400103
9222777722

13/03/2012

Ref: 848 / 28Q / 72922 /

SB939[illegible]647FH

JOINT SUB-REGISTRAR THANE-8

आपका आधार क्रमांक / Your Aadhaar No. :

8640 6943 2655

मेरा आधार, मेरी पहचान

भारत सरकार

Government of India



Inderjeet Singh Chadha
DOB : 13/07/1978
Male

8640 6943 2655

मेरा आधार, मेरी पहचान

दस्त .-८
१९८५ DE·५०
२०२३

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

नामांकन क्रम/ Enrolment No.: 1325/12799/02036

To
राजेश पुरुषोत्तम पटेल
Rajesh Purshottam Patel
103, Ram Granth Apartment
B.S.E.S Tower Road
Indralok Phase-3
Bhayandar East
Bhayander East
Thane Maharashtra - 401105
9867377802

Download Date: 24/03/2018

Generation Date: 12/03/2012

आपका आधार क्रमांक / Your Aadhaar No.

5125 0549 8470

मेरा आधार, मेरी पहचान

भारत सरकार

Government of India



राजेश पुरुषोत्तम पटेल
Rajesh Purshottam Patel
जन्म तारीख/DOB: 23/12/1981
पुरुष/ MALE

5125 0549 8470

मेरा आधार, मेरी पहचान

भारत सरकार

GOVERNMENT OF INDIA



दिलीप बाबूलालजी कटारिया
Dilip Babulalji Kataria
जन्म तारीख/DOB: 23/02/1973
पुरुष/ MALE

2241 5630 0271

माझे आधार, माझी ओळख

Dilip

- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

THE SEAL OF JOINT SUB-REGISTRAR THANE-8 JOINT SUB-REGISTRAR ठाणे-8 ठाणे

न . -८

२०२३

भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता:
१०३, राम ग्रंथ अपार्टमेंट, बी.एस.ई.एस टॉवर रोड, इंद्रलोक फेज-३, भायंदर ईस्ट, ठाणे,
महाराष्ट्र - 401105

Address:
103, Ram Granth Apartment, B.S.E.S Tower Road, Indralok Phase-3, Bhayandar East, Thane,
Maharashtra - 401105

5125 0549 8470

392/1185
सोमवार,16 जानेवारी 2023 3:37 म.नं.

दस्त गोषवारा भाग-1

टनन8 82/190
दस्त क्रमांक: 1185/2023

दस्त क्रमांक: टनन8 /1185/2023

बाजार मुल्य: रु. 6,78,63,974/- मोबदला: रु. 6,79,00,000/-

भरलेले मुद्रांक शुल्क: रु.47,53,000/-

दु. नि. सह. दु. नि. टनन8 यांचे कार्यालयात

अ. क्रं. 1185 वर दि.16-01-2023

रोजी 3:27 म.नं. वा. हजर केला.

पावती:1262 पावती दिनांक: 16/01/2023

सादरकरणाराचे नाव: मे. अरिहंत रियल्टी चे भागीदार विरेन राजकुमार मुथा - -

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1000.00
पृष्ठांची संख्या: 50	
एकुण:	31000.00

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar, Thane 8

Joint Sub Registrar, Thane 8

दस्ताचा प्रकार: अॅग्रीमेंट टू सेल

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

शिक्का क्रं. 1 16 / 01 / 2023 03 : 27 : 51 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 16 / 01 / 2023 03 : 28 : 50 PM ची वेळ: (फी)

प्रतिज्ञापत्र

सदर दस्तऐवज हा नोंदणी कायदा 1908 अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस पात्रल ठरलेला आहे. दस्तातील संपुर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची आणि दस्तातील सत्यता, पक्षकार कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीदारक हे संपुर्णपणे जबाबदार राहतील.

1. लिहुन देणार
2.

लिहुन घेणार
1.
2.

THE SEAL OF THE JOINT SUB-REGISTRAR THANE-8
सह दुय्यम निबंधक ठाणे - ८
जिल्हा - ठाणे
DIST-THANE

16/01/2023 3:47:42 PM

दस्त गोषवारा भाग-2

टनन8 98/40
दस्त क्रमांक:1185/2023

दस्त क्रमांक :टनन8/1185/2023
दस्ताचा प्रकार :-अॅग्रीमेंट टू सेल

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे. इंदर्म इन्फ्राचे भागिदार इंद्रजीतसिंग चड्ढा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: जी/ए, सुंदर धाम, जोगेश्वरी गल्ली, बोरीवली प., महाराष्ट्र, मुम्बई. पॅन नंबर:AAEFI0795G	लिहून देणार वय :-43 स्वाक्षरी:-		
2	नाव:मे. अरिहंत रियल्टी चे भागीदार विरेन राजकुमार मुथा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं. 18, वेंकटेश हाईट्स, महेश्वरी भवन रोड, न्यू फायर ब्रिगेड ऑफ एमबीएमसी, भाईंदर प., महाराष्ट्र, ठाणे. पॅन नंबर:ABZFA4016E	लिहून घेणार वय :-20 स्वाक्षरी:-		
3	नाव:मे. अरिहंत रियल्टी चे भागीदार सुमित भूपेंद्रकुमार मुथा - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं. 18, वेंकटेश हाईट्स, महेश्वरी भवन रोड, न्यू फायर ब्रिगेड ऑफ एमबीएमसी, भाईंदर प., महाराष्ट्र, ठाणे. पॅन नंबर:ABZFA4016E	लिहून घेणार वय :-30 स्वाक्षरी:-		
4	नाव:मे. अरिहंत रियल्टी चे भागीदार निधी दिलीप कटारिया - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: शॉप नं. 18, वेंकटेश हाईट्स, महेश्वरी भवन रोड, न्यू फायर ब्रिगेड ऑफ एमबीएमसी, भाईंदर प., महाराष्ट्र, ठाणे. पॅन नंबर:ABZFA4016E	लिहून घेणार वय :-22 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत अॅग्रीमेंट टू सेल यां दस्त ऐवज करुन दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:16 / 01 / 2023 03 : 45 : 45 PM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांस व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात.

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:दिलीपकुमार बाबुलाल कटारीया - - वय:49 पत्ता:भाईंदर पश्चिम पिन कोड:401101 स्वाक्षरी		
2	नाव:राजेश पुरुषोत्तम पटेल - - वय:41 पत्ता:भाईंदर पूर्व पिन कोड:401105 स्वाक्षरी		

शिक्का क्र.4 ची वेळ:16 / 01 / 2023 03 : 46 : 23 PM

शिक्का क्र.5 ची वेळ:16 / 01 / 2023 03 : 46 : 50 PM नोंदणी पुस्तक 1 मध्ये

Joint Sub Registrar, Thane 8

THE SEAL OF THE JOINT SUB-REGISTRAR THANE 8 सह दुय्यम निबंधक ठाणे - ८ DIST-THANE

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MS ARIHANT REALTY	eChallan	03006172023011600460	MH013785641202223E	4753000.00	SD	0006846783202223	16/01/2023
2		DHC		1601202304567	1000	RF	1601202304567D	16/01/2023
3	MS ARIHANT REALTY	eChallan		MH013785641202223E	30000	RF	0006846783202223	16/01/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

1185 /2023

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मूळ दस्तास एकूण ५० पाने आहेत
पुस्तक क्र. १८१
१७८५ क्रमांकावर नोंदवला

सह दुय्यम निबंधक वर्ग-२, ठाणे क्र-८
दिनांक १८ माहे १ सन २०२३

THE SEAL OF THE JOINT SUB-REGISTRAR-8 THANE
सह दुय्यम निबंधक ठाणे-8
* जिल्हा ठाणे *
* DIST-THANE *

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१७८५ /५०.५०
२०२३