$233 / 7 = 530.64 m^2$

2,46,700

Thane·4
530·64x 6800
36,09,0001·mL
2,16,6001-SD
30,0001· RF·

76/4315 **पावती** **Original/Duplicate**

Monday,July 21 ,2014 नोंदणी क्रं. :39म

12:40 PM Regn.:39M

पावती क्रं.: 6719 दिनांक: 21/07/2014

गावाचे नाव: **नवघर**

दस्तऐवजाचा अनुक्रमांक: **टनन4-4315-2014**

दस्तऐवजाचा प्रकार : **खरेदीखत**

सादर करणाऱ्याचे नाव: **मनोज मोटाजी पुरोहीत - -**

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 1660.00
पृष्ठांची संख्या: 83	
एकूण:	रु. 31660.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ व सीडी अंदाजे 12:58 PM ह्या वेळेस मिळेल.

Joint Sub Registrar,Thane 4

बाजार मुल्य: रु.3609000 /- मोबदला: रु.577867/-

भरलेले मुद्रांक शुल्क : रु. 216700/-

सह दुय्यम निबंधक वर्ग-२
ठाणे क्र. ४

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001847353201415S दिनांक: 21/07/2014

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 1660/-

महाराष्ट्र शासन – नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१४

ठाणे ४
दस्त क्र. ४३५५ — १४
9 — 13

1. दस्ताचा प्रकार :- खरेदिखत अनुच्छेद क्र. _____
2. सादरकर्त्याचे नाव :- मनोज मोतडी पुरोहित
3. तालुका :- ठाणे
4. गावाचे नाव :- नवघर
5. नगरभूमापन क्रमांक/सर्व्हे क्र. अंतिम भूखंड क्रमांक :- ~~क्र.सं.नं. 233 न.भू.नं. 24 हि.नं. 6~~
6. मूल्य दरविभाग (झोन) :- _____ उपविभाग _____
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक

   प्रति चौ. मी. दर :- 6700 _____ _____ _____ _____
8. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्र :- 430.68 कारपेट/बिल्ट अप चौ. मी./फुट
9. कार पार्किंग :- _____ गच्ची :- _____ पोटमाळा :- _____
10. मजला क्रमांक :- _____ उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- _____ घसारा :- _____
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे आरसीसी
13. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सूचना क्र. _____ ज्यान्वये दिलेली घट/वाढ
14. लिव्ह एंड लायसन्स चा दस्त :- 1. प्रतिमाह भाडे रक्कम :- _____

    निवासी अनिवासी 2. अनामत रक्कम / आगाऊ भाडे :- _____

    3. कालावधी :- _____
15. निर्धारित केलेले बाजारमूल्य :- ₹ 8,00,000/-
16. दस्तातील दर्शविलेली मोबदला :- 5,66,780/-

Office of the Joint Sub Registrar, Thane-4 दस्त निबंधक ठाणे-४ यांची मुद्रा

17. देय मुद्रांक शुल्क :- 2,96,000 भरलेले मुद्रांक शुल्क :- 2,96,000
18. देय नोंदणी फी :- 30,000

सह दुय्यम निबंधक

लिपिक



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

140214405431 41

Bank/Branch: IBKL - 6910588/BHAYANDAR
Pmt Txn id : 45227993
Pmt DtTime : 18-Jul-2014@10:43:30
ChallanIdNo: 69103332014071850207
District : 1201-THANE

Stationery No: 14021440543141
Print DtTime : 18-Jul-2014@17:07:19
GRAS GRN : MH001847353201415S
Office Name : IGR116-THN4_THANE NO 4

StDuty Schm: 0030046401-75/STAMP DUTY
StDuty Amt : R 2,16,700/- (Rs Two, One Six, Seven Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : A25-Conveyance/Sale/Transfer/Assignment Deed
Consideration: R 5,77,867/-
Prop Mvblty: Immovable
Prop Descr : OLD SUVEY NO 233,NEW SURVEY NO 125,HISSA NO 7,1340 SQ MTRS,MIRA ROAD EAST,NAVGHAR,THANE,Maharashtra,401107

Duty Payer: PAN-AAFPP3574P,MANOJ MOTAJI PUROHIT
Other Party: DLN--,SURESH HARISHCHANDRA PATIL

Bank Official1 Name & Signature

Bank Official2 Name & Signature

Suzan Menezes/सुझन मिनेझीस
SO/सह दुय्यम निबंधक
दुय्यम निबंधक-11&180

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

टनन ४	
दस्त क्र. ४३९५	२०१४
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e-SBTR IS VALID UPTO SIX MONTHS FROM THE DATE OF PAYMENT.

टनन ४	
दस्त क्र. ४३५५	२०१४
४	८३



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दस्त क्र. ४३९५ | २०१४
५ | ८३

सह दुय्यम निबंधक ठाणे-४ यांची मुद्रा
Joint Sub Registrar, Thane-4
Thane.
ठाणे.

DEED OF CONVEYANCE

THIS INDENTURE made at Bhayandar this 19th day of July, 2014, BETWEEN; SHRI SURESH HARISHCHANDRA PATIL, adult, Indian Inhabitant, residing at Village Bhayandar, Taluka and District Thane, through his Constituted Attorney SHRI MANOJ MOTAJI PUROHIT, hereinafter referred to as "THE VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include his heirs,

executors, administrators and assigns) of the ONE PART AND SHRI MANOJ MOTAJI PUROHIT, adult, Indian Inhabitant, having his Office at A-6, Sujata Shopping Centre, Navghar Road, Bhayandar (East), Thane 401 105, hereinafter referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors administrators and assigns) of the OTHER PART.

ठाणे ४
दस्त क्र. ६३९५ | २०१५
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WHEREAS the Vendor and Shri Madan Harishchandra Patil, Shri Ghanshyam Harishchandra Patil, Smt. Manda Radhakrishna Bhoir, Smt. Bhanumati Dnyanobha Patane, Smt. Anusaya Parshuram Gauratkar, Smt. Ladkubai Krishna Patil, Shri Gurunath Kishan Patil, Smt. Nalini Janardhan Kini, Smt. Tara Ganesh Madke, Shri Bharat Pravin Patil, Shri Babulal Dattatray Patil, Shri Sudhakar Dattatray Patil, Smt. Lata Prabhakar Patil, Smt. Asha Yashwant Patil, Smt. Chanda Jaywant Patil, Smt. Bhami Janardhan Patil, Smt. Laxmibai Janardhan Thakur, Smt. Prabhabai Raghunath Patil, Smt. Premabai Pandurang Patil, Shri Suresh Pandurang Patil, Smt. Manja Pandurang Patil, Shri Balwant Nana Thakur, Smt. Prabha Baban, Smt. Ranjana Ramesh Patil, Shri Jinendra Ramesh Patil, Shri Prakash Pandurang Patil, Shri Bhanudas Pandurang Patil and Smt. Usha Hareshwar were the joint owners of land bearing Old Survey No.233, New Survey No.25, Hissa No.7, admeasuring 1340 sq. meters, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of Mira Bhayandar Municipal Corporation, (hereinafter referred to as the "Said Larger Property").

Joint Sub Registrar, Thane

AND WHEREAS by a Deed of Release, dated 15th April, 2005, registered in the Office of Sub-Registry, Thane under Sr. No.TNN10/2227-2005 on 16th April, 2005, the said Shri Madan Harishchandra Patil, Shri Ghanshyam Harishchandra Patil, Smt. Manda Radhakrishna Bhoir, Smt. Bhanumati Dnyanobha Patane, Smt. Anusaya Parshuram Gauratkar, Smt. Ladkubai Krishna Patil, Shri Gurunath Kishan Patil, Smt. Nalini Janardhan Kini, Smt. Tara Ganesh Madke, Shri Bharat Pravin Patil, Shri Babulal Dattatray Patil, Shri Sudhakar Dattatray Patil, Smt. Lata Prabhakar Patil, Smt. Asha Yashwant Patil, Smt. Chanda Jaywant

Patil, Smt. Bhami Janardhan Patil, Smt. Laxmibai Janardhan Thakur, Smt. Prabhabai Raghunath Patil, Smt. Premabai Pandurang Patil, Shri Suresh Pandurang Patil, Smt. Manja Pandurang Patil, Shri Balwant Nana Thakur, Smt. Prabha Baban, Smt. Ranjana Ramesh Patil, Shri Jinendra Ramesh Patil, Shri Prakash Pandurang Patil, Shri Bhanudas Pandurang Patil and Smt. Usha Hareshwar had released, relinquished and given up their undivided right, title, interest and share in the said larger property in favour of the Vendor herein.

AND WHEREAS by virtue of the said registered Deed of Release, dated 15th April, 2005, the Vendor herein became the absolute owner of the said larger property and accordingly the name of the Vendor herein has been recorded in the 7/12 Extract of the said larger property by Mutation Entries No.584 and 585, dated 19th April, 2005.

AND WHEREAS in the premises aforesaid, the Vendor is absolutely seized and possessed of and/or well and sufficiently entitled to the said larger property.

AND WHEREAS by an Agreement, dated 27th May, 2005, the Vendor herein had agreed to sell the said larger property to the Purchaser herein, at the price and on the terms and conditions stipulated therein.

AND WHEREAS in pursuance of the said Agreement, dated 27th May, 2005, the Vendor herein had also executed a General Power of Attorney, dated 30th May, 2005, registered in the office

of Sub-Registrar of Assurance at Thane under Sr. No. TNN-4/04014/2005, on 31st May, 2005, in favour of the Purchaser herein, conferring upon him several powers inter-alia power to sell the said larger property to the person or persons of his choice including power to execute a Deed of Conveyance in favour of the ultimate transferee thereof and to lodge the same for registration in the office of Sub-Registrar of Assurance and to admit the execution thereof before the Sub-Registrar of Assurance.

AND WHEREAS in part performance of the said Agreement, dated 27th May, 2005, the Vendor herein had delivered the quiet, vacant and peaceful possession of the said larger property to the Purchaser herein.

AND WHEREAS an area admeasuring 530.64 sq. meters, forming the portion of land bearing Old Survey No. Old Survey No.233, New Survey No.25, Hissa No.7, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of Mira Bhayandar Municipal Corporation, more particularly described in the Schedule hereunder written and shown and surrounded by RED colour boundary line on the Plan annexed hereto (hereinafter referred to as the "Said Property") falls in CRZ in the Development Plan for the city of Mira Bhayandar.

AND WHEREAS in furtherance to the said Agreement, dated 27th May, 2005, the Vendor herein has agreed with the Purchaser for absolute sale of the said property, more particularly described in the Schedule hereunder written, for the consideration hereinafter appearing.

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NOW THIS INDENTURE WITNESSETH that in pursuance to the aforesaid Agreement, dated 27th May, 2005 and in consideration of the sum of Rs. 5,77,867/- (Rupees Five Lakh Seventy-seven Thousand Eight Hundred Sixty-seven Only) already paid by the Purchaser to the Vendor under the said Agreement, dated 27th May, 2005, in respect of the said property, HE the Vendor doth hereby grant, convey, transfer and assure unto the Purchaser for ever absolutely the said property viz. an area admeasuring 530.64 sq. meters, forming the portion of land bearing Old Survey No.233, New Survey No.25, Hissa No.7, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of Mira Bhayandar Municipal Corporation, more particularly described in the Schedule hereunder written and shown and surrounded by RED colour boundary line on the Plan annexed hereto, TOGETHER WITH ALL AND SINGULAR, the house, outhouses, courtyards, areas, compounds, gullies, water, water-courses, lights, liberties, privileges, easements, profits, advantage, rights, members and appurtenances whatsoever to the said piece or parcel of land or ground hereditaments and premises or any part thereof belonging or in any wise appertaining to or with the same or any part thereof now at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof or to belong or be appurtenant thereto and all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendor in to out of or upon the said price or parcel of land or ground hereditaments and premises or any part thereof (all hereinafter for brevity's sake collectively referred to as the SAID PREMISES) TO HAVE AND TO HOLD as a tenant in common all and singular the said premises hereby granted, conveyed, transferred and assured or expressed so to be with their and every of their rights, members and

appurtenances UNTO and to the use and benefit of the Purchaser for ever absolutely SUBJECT NEVERTHELESS to the payment of all rates, rents, taxes, assessments, dues, duties, imposition, cess, betterment charges and land revenue whether agricultural or non agricultural or otherwise no chargeable upon the same or which may hereafter become payable to the Government of India, the Government of State of Maharashtra or the Municipal Body or Authority or any other public body or local authority in respect thereof AND THE VENDOR DOTH HEREBY covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or by any person or persons lawfully or equitably claiming, by from, through, under or in trust for the Vendor at any time, heretofore made, done, committed, omitted or knowingly or willingly suffered to the contrary HE the Vendor now have in himself good right, full power and absolute authority to grant, convey, transfer and assure his share in the said property hereby granted, conveyed, transferred and assured or expressed so to be unto and to the use and benefit of the Purchaser for ever in the manner aforesaid AND that it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly hold, enter upon, have, occupy, possess and enjoy the said premises hereby granted, conveyed, transferred and assured and receive the rents, and profits thereof and of every part thereof to and for his own use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or from or by any person or persons lawfully or equitably claiming or to claim by, from, through under or in trust for the Vendor AND THAT free and clear and freely, clearly and absolutely, acquitted, exonerated, released and forever discharges by the Vendor or by any other person or persons lawfully or equitably claiming or to claim, by, from, under or in trust for the Vendor AND FURTHER THAT the Vendor and all persons having any estate, right, title and

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interest at law or in equity in the said premises hereby granted conveyed, transferred and assured or any part thereof by from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and sole cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyance and assurances in law whatsoever for better, further, more perfectly and absolutely granting, conveying, transferring and assuring the said premises or any part thereof hereby granted, conveyed, transferred and assured unto and to the use and benefit of the Purchaser forever in the manner aforesaid or as shall or may be reasonably required by the Purchaser, his successors-in-title or his Counsel in Law.

IN WITNESS WHEREOF the Vendor and the Purchaser have hereunto set and subscribed their respective hands the day, month and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO :

An area admeasuring 530.64 sq. meters, forming the portion of land bearing Old Survey No. Old Survey No.233, New Survey No.25, Hissa No.7, situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane, in the Registration District and Sub-District of Thane and now within the limits of Mira Bhayandar Municipal Corporation, more particularly shown and surrounded by RED colour boundary line on the Plan annexed hereto.

SIGNED, SEALED AND DELIVERED

by withinnamed "VENDOR"

SHRI SURESH HARISHCHANDRA PATIL,
through his Constituted Attorney
SHRI MANOJ MOTAJI PUROHIT,

in the presence of _____

1. _____

2. _____



SIGNED, SEALED AND DELIVERED

by withinnamed "PURCHASER"

SHRI MANOJ MOTAJI PUROHIT,

in the presence of _____

1. _____

2. _____



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Manoj Purohit\233-7 - Deed - 050714

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दस्त क्र. ४३१५ २०२४
१४ ८३



गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ कलम नियम ३, ५, ६ अन्वये]

गाव नवघर तालुका ठाणे

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती
२५	७	

शेताचे स्थानिक नाव N.A

लागवडीयोग्य क्षेत्र	हेक्टर	आर
.....	०-१२	०
एकूण	०-१२	०
पोटखराब (लागवडीयोग्य नसलेले)-	०-००	५
वर्ग (अ) ..		
वर्ग (ब) ..		
एकूण ..	०-००	५
आकारणी ..	रुपये ९	पैसे ०६
चुडी किंवा विशेष आकारणी ..		

दि इस्टेट इन्व्हेस्टमेंट कं. लि.

इतर अधिकार – तु - ९०८

सीमा आणि भूमापन चिन्हे

गाव नमुना बारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९]

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील						निर्लेखित पिकाखालील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन		पोट खराब क्षेत्र		शेरा
			मिश्र पिकाखालील क्षेत्र			घटक पिके व प्रत्येकाखालील क्षेत्र									
		पिकाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	हक्काचे	इतर			
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	११
			हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.					
२०१०								पडीत	०-१२-	०					
२०११								पडित	०-१२-	०					
२०१२								पडिती	०-१२-	०					
२०१२								N.A							
२०१३								N.A	०-१२-	०					
२०१४															

27 JUN 2014

श्री एच. बी. निमसे
तलाठी - नवघर,
ता. जि. ठाणे

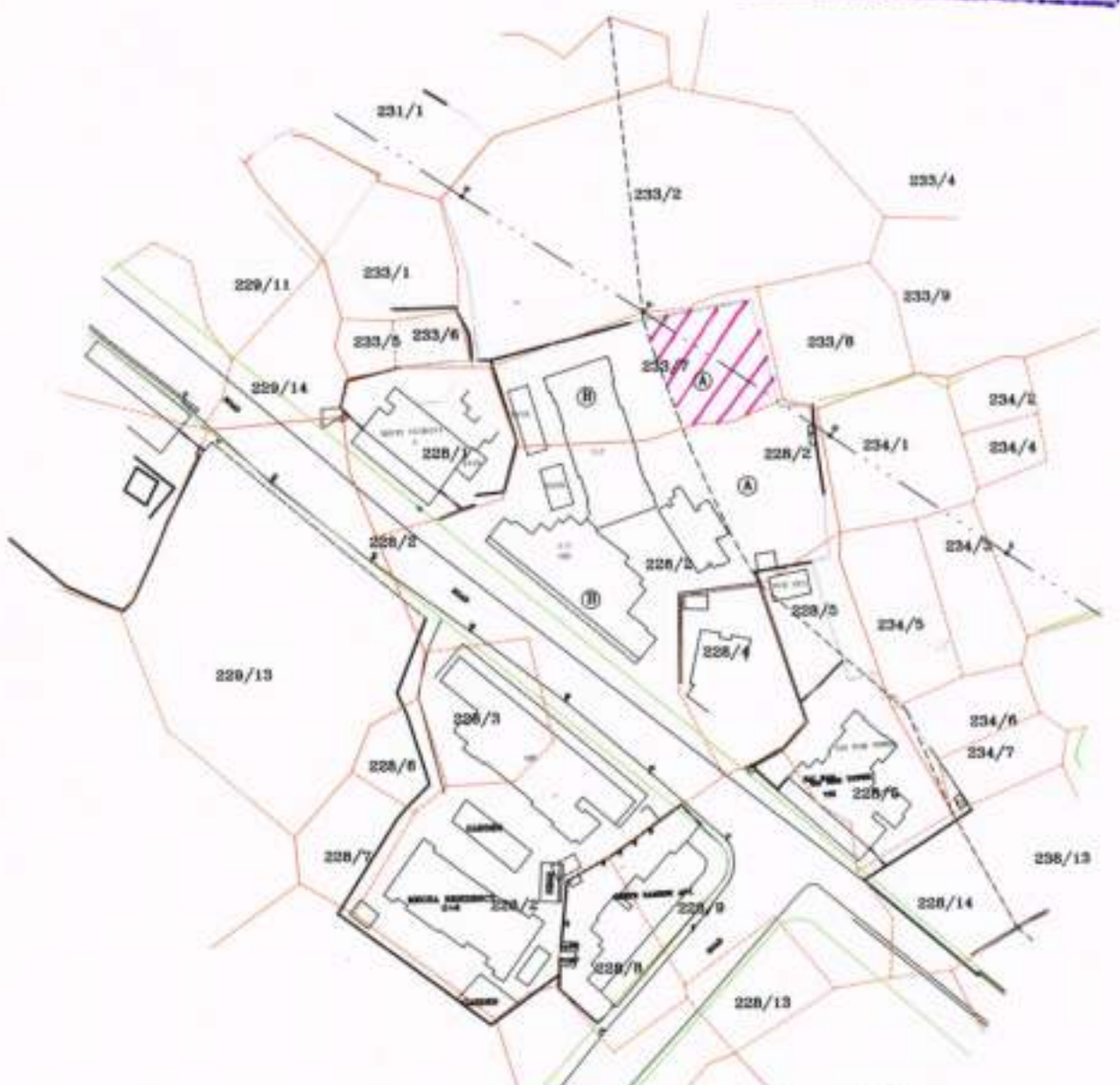
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दस्त क्र. ६३९५	२०१४
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दस्त क्र. 6394 | २०१४

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सह दुय्यम निबंधक ठाणे ४ यांचेसाठी पुरता
Of The Joint Sub Registrar, Thane-4

DRG TITLE.

PLAN SHOWING THE PLANE TABLE MEASURMENT OF SURVEY NO- 228,233 HISSA NO- 2,7 AT.VILL- NAVGHAR POST- BHAYANDAR TAH & DIST. THANE.

AREA STATEMENT

SURVEY NO	HISSA NO	C.T.S.NO	SQ.METERS	SQ. YARDS	SQ.FEET
228	2	(A)	766 . 00	916 . 13	
		(B)	5159 . 00	6170 . 18	
228	2	TOTAL AREA	5925 . 00	7086 . 30	
233	7	(A)	581 . 00	814 . 47	
		(B)	740 . 00	885 . 04	
233	7	TOTAL AREA	1321 . 00	1579 . 91	

LEGEND :-

Survey no line	shown thus	
FIXED STONE		
Forest Patrol		
Gutter		
Electric/Light Te.ph.pole		
COCONUT TREE		
TREES		
EXISTING BUND		
ROAD		ROAD
FENCING		
STRUCTURE'S		
WELL		W
BOREWELL		BOREWELL
C.Wall		
Culvert		

SURVEYED BY -G.Y.PALANDE
DRAWN BY -PRITI S. MHAPSEKAR
DRG NO : /2014
DATE : / /2014

N

SCALE-1:1000

M.B.RANE
(Surveyor)
15,GROUND FLOOR,
SAHAKAR JYOT,
BELOW T.D.C BANK
C.S.M.MARG
BHAYANDER WEST
THANE 401 101
PHONE- 28196522

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दस्त क्र. ६३९५	२०१४
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R.G-1 AREA CALCULA (PLOT - A)

a	11.84	x 5.19	x 0.5	=	38.84 sq.mt.
b	18.39	x 5.18	x 0.5	=	47.60 sq.mt.
c	25.62	x 3.86	x 0.5	=	47.66 sq.mt.
d	36.80	x 2.32	x 0.5	=	42.66 sq.mt.
e	36.80	x 8.73	x 0.5	=	160.53 sq.mt.
f	10.50	x 5.74	x 0.5	=	30.14 sq.mt.
g	12.53	x 7.31	x 0.5	=	45.81 sq.mt.
h	14.84	x 6.08	x 0.5	=	46.11 sq.mt.
i	14.84	x 6.04	x 0.5	=	44.82 sq.mt.
TOTAL				=	501.06 sq.mt.

R.G-2 AREA CALCULA (PLOT - A)

1	10.93	x 1.76	x 0.5	=	9.73 sq.mt.
2	13.81	x 9.24	x 0.5	=	49.08 sq.mt.
3	28.79	x 3.41	x 0.5	=	98.60 sq.mt.
4	28.79	x 5.05	x 0.5	=	72.89 sq.mt.
TOTAL				=	188.41 sq.mt.

SUMMARY (PLOT - B)

BLDG. NOS.	TOTAL BUILTUP AREA
C	2972.97 sq.mt.
D	1724.01 sq.mt.
TOTAL	4,696.98 sq.mt.

SUMMARY (PLOT - A)

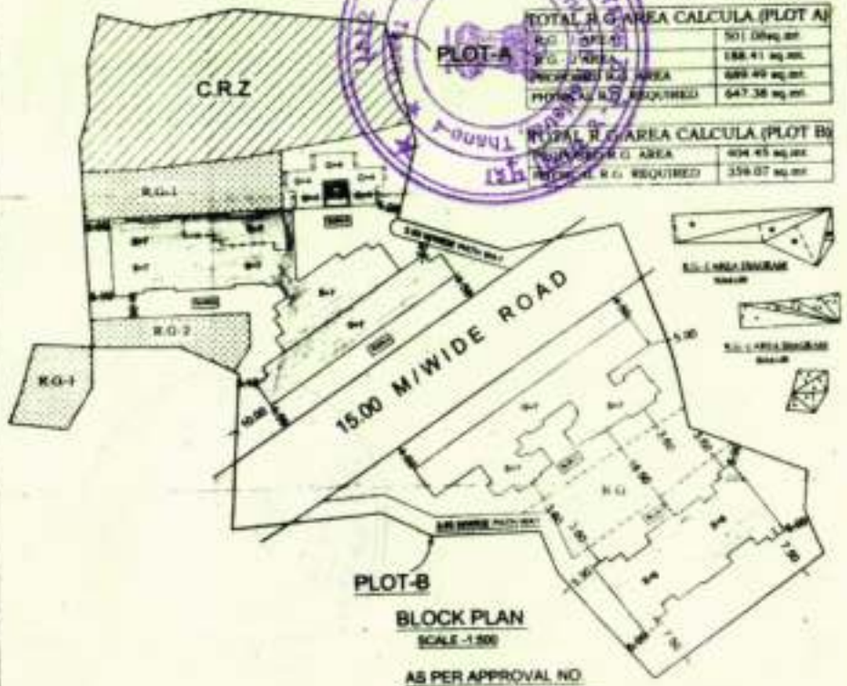
BLDG. NOS.	TOTAL BUILTUP AREA
A	2421.69 sq.mt.
B	2230.53 sq.mt.
C	573.35 sq.mt.
TOTAL	5225.56 sq.mt.

TOTAL R.G. AREA CALCULA (PLOT A)

R.G. REQ.	501.06sq.mt.
R.G. AREA	188.41 sq.mt.
PROPOSED R.G. AREA	689.49 sq.mt.
PROPOSED R.G. REQUIRED	647.38 sq.mt.

TOTAL R.G. AREA CALCULA (PLOT B)

PROPOSED R.G. AREA	934.45 sq.mt.
REQUIRED R.G. REQUIRED	359.07 sq.mt.



BLOCK PLAN
SCALE -1:500

AS PER APPROVAL NO
119/08-09, DT: 27/06/2008

PROFORMA 'A'

		SQ.MTS	
A	AREA STATEMENT		
1	AREA OF THE PLOT		
2	DEDUCTION FOR		
	a) R.G.		
	b) SET BACK AREA UP TO PLINTH		
	c) LAND RESERVATION		
	TOTAL (a+b+c)		
3	NET AREA AREA OF PLOT (1-2)		
4	DEDUCTION FOR		
	a) RECREATIONAL GROUND 10%		
	b) INTERNAL ROAD		
	c) TOTAL		
5	NET AREA OF PLOT (3-4)		
6	ADDITIONAL FSI		
7	TOTAL AREA (5+6)		
8	F.S.I. PERMISSIBLE		
9	F.S.I. CREDIT AVAILABLE BY DEVELOPMENT RIGHT/GRANTED/TO BE APPLIED (40% OF THE BALANCE AREA (AS PER F.S.I NEWS)		
10	PERMISSIBLE FLOOR AREA (FSI)		
11	EXISTING FLOOR AREA		
12	PROPOSED FLOOR AREA		
13	EXCESS BUILT AREA TAKEN INTO F.S.I. (as per D.C. Rules)		
14	TOTAL BUILT UP AREA PROPOSED		
15	F.S.I. CONSUMED		
B	TENEMENT STATEMENT		
1	NET BUILT UP AREA PROPOSED (14-13)		
2	LESS DEDUCTION OF NON RESI. AREA (if any)		
3	AREA FOR TENEMENTS (B1-B2)		
4	TENEMENTS PERMISSIBLE (B3/ Norms)		
5	TENEMENTS PROPOSED		
6	TENEMENTS EXISTING		
7	TOTAL TENEMENTS		
C	PARKING STATEMENT		
1	PARKING REQUIRED AS PER PLOT		
2	COVERED GARAGES PERMISSIBLE		
3	COVERED GARAGES PROPOSED		
4	TOTAL PARKING PROVIDED		
D	BALCONY AREA STATEMENT		
1	PERMISSIBLE BALC. AREA		
2	PROPOSED BALC. AREA		
3	TOTAL EXCESS BALC. AREA		

INDEX SHEET OF PLANS

1. PLOT LINE PLAN & SET BACK
2. GROUND FLOOR PLAN
3. R.G. AREA
4. PROPOSED 1st TO 4th FLOOR PLAN
5. SECTIONAL ELEVATION
6. DRAINAGE & SEWERAGE PLAN
7. ABBREVIATIONS

FORM II

CONTENTS OF SHEET

BLOCK PLAN PLOT AREA DIAGRAM PLOT AREA IN LOCATION R.G. ROAD AREA CALCULATION LOCATION PLAN AND TOTAL PLOT AREA STATEMENT

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

REVISION	DISCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT THE AREA SHOWN IN THE PLOT UNDER REFERENCE ON AND THAT THE DIMENSIONS OF THE BOUNDARY OF THE SAID PLOT AS SHOWN ON THE PLAN ARE AS MEASURED ON SITE AND AREA IS CALCULATED OUT OF SQUARE METRES AND THAT ALL WITHIN THE AREA IS CLEARLY OF TRANSFERABLE TITLE AND FREE FROM ENCUMBRANCES

SIGNATURE OF LICENCED SURVEYOR OR ENGINEER STRUCTURAL ENGINEER

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL SCHEME

AT R.S. NO. VARIOUS TAL & DIST THANE

NAME OF THE OWNER

DATE	JOB NO	DRG NO.	SCALE	DRAWN BY	CHECKED BY
08/12/2011	08		AS SHOWN	MEGHA	

NORTH

DESIGN HOUSE
S.K. Jain Mansion, Govt. Hospital Road, Bhayander (W), Tal. Dist. Thane

SHEET NO. 1 OF 4

ठाणे महानगरपालिका
ठाणे
दिनांक 27/06/2008
जा.क्र. 6894
2112

ठाणे ४

दस्त क्र. 5374 | २०१४

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सह. दुय्यम निबंधक ठाणे - ४ यांची मुद्रा
Seal of The Joint Sub Registrar, Thane-4
Thane.
ठाणे.

Tuesday, May 31, 2005
11:20:30 AM

पावती

Original
नोंदणी 39 म.
Regn. 39 M

पावती क्र. : 4013
दिनांक 31/05/2005

गावाचे नाव नवघर

दस्तऐवजाचा अनुक्रमांक टनन4 - 04014 - 2005

दस्ता ऐवजाचा प्रकार मुखत्यारनामा

सादर करणाराचे नाव: सुरेश हरीश पाटील

नोंदणी फी	:-	100.00
नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (13)	:-	260.00
एकूण	रु.	360.00

आपणास हा दस्त अंदाजे 11:35AM ह्या वेळेस मिळेल

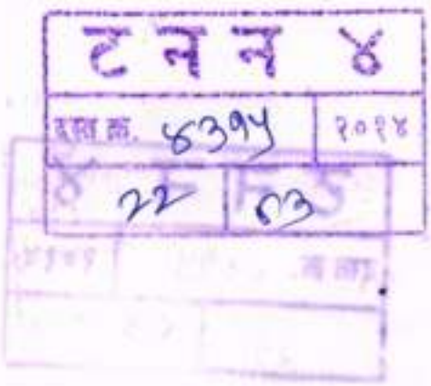
दुय्यम निबंधक
ठाणे 4

बाजार मुल्य: 1 रु. मोबदला: 1रु.

भरलेले मुद्रांक शुल्क: 100 रु.

देयकाचा प्रकार :चलनाने;
चलन क्रमांक: Y012; रक्कम: 100 रु.; दिनांक: 31/05/2005

Seal of The Joint Sub Registrar, Thane-4
सह दुय्यम निबंधक ठाणे-४ यांची मुद्रा
Thane.
ठाणे.


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दस्त क्र. ६३९५ २०१४
22 03


Joint Sub Registrar, Thane-4
Thane.

100 Rs.



महाराष्ट्र MAHARASHTRA

C 468702

विक्रेते : कल्पना मुर्या अपार्ट., भाईंदर (पू.).
अनुक्रमांक 13738
नाव Mukund M. Dumbre
हस्ते ... 12 MAY 2005
दिनांक ...
लायसन्स नं. ११९३

स्टॅम्प वेंडर
(सौ. के. डी. चांदे)

6 MAY 2005

Seal of The Joint Sub Registrar, Thane

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME,

I, SURESH HARISHCHANDRA PATIL, adult, Indian inhabitant, residing at Village Goddeo, Bhayandar (East), Taluka and District Thane, SEND GREETINGS :-

दस्त नं-१
दि. 20/5/2005
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WHEREAS I am absolutely seized and possessed of and/or well and sufficiently entitled to the land bearing Old Survey No.235, New Survey No.31, Hissa No.10, admeasuring 859.1 sq. yards, i.e. equivalent to 710 sq. meters and Old Survey No.233, New Survey No.25, Hissa No.7, admeasuring 1621.4 sq. yards, i.e. equivalent to 1340 sq. meters situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane, more particularly described in the Schedule hereunder written (hereinafter referred to as 'THE SAID PROPERTIES').

AND WHEREAS for the reasons of convenience, I have decided to appoint SHRI MANOJ MOTAJI PUROHIT as my Constituted Attorney, to do various acts, deeds, things and matters pertaining to the said properties and accordingly, I me executing these presents in favour of SHRI MANOJ MOTAJI PUROHIT as hereinafter appearing;

NOW KNOW ALL MEN THESE PRESENTS WITNESSETH THAT I, the abovenamed executor do hereby nominate, constitute and appoint SHRI MANOJ MOTAJI PUROHIT as my true and lawful Attorney in fact and at law for me and on my behalf in my name to do all or any of the following acts, deeds, things and matters hereby conferred entirely at his own cost, risk and consequences;

४	टनन ४	
	दस्त क्र. ६३९५	२०१४
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1. To carry on correspondence with all concerned authorities and bodies including the Government of Maharashtra and all its Departments, the Municipal Corporation, Collectors, Sub-Divisional Officer and/or Town Planning Authorities and/or City Survey Officers/ Talathi and/or Police Authorities or authority and require in period of the development for the time being in connection with the said properties.

टनन ४
दस्त क्र. ६३२५ | २०१४
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2. To nominate, appoint, engage and authorise Architects, Surveyors, Supervisors, Engineers from time to time and to revoke their appointments.

3. To deal and/or correspond with the Collector or Municipal Authorities including all departments or any other Officers or Authorities in connection with or relating to or touching and in particular to do the following acts, deeds, matters and things, Viz. ;

(a) To apply and obtain required permission and its revalidation and for that purpose, to execute necessary writings including undertaking and bonds and to furnish necessary deposits to the authorities concerned.

(b) To deal with the Assessment Department of the concerned Mira Bhayandar Municipal Corporation,

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दस्त क्रमांक ७९४/२००५
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दस्त क्र. ४३९५ २०१४
२८ ८३



Collector, etc. and to dispose off and deal with assessment of the aforesaid immovable properties hereinafter.

(c) To appear and represent me before any and all concerned authorities and parties as may be necessary, required and/or advisable at the sole discretion of my said Attorney for or in connection with the said properties and to take such actions and to do such things as may be necessary to activities all or any of the aforesaid purpose.

4. To represent me before the Public, Local and/or Private authorities in respect of the said properties and to take such action and to do such things as may be necessary to activities all or any of the aforesaid purpose.

5. To deal with and correspond with the Reliance Energy for obtaining electric connection and/or connections including making or putting up a substation and for that purpose to sign all Letters, Applications, Undertakings, Terms and Conditions, etc. as may be deemed necessary or as may be required by the concerned authorities.

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दस्त क्र. ४३१५	२०१४
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6. To represent my interests before the City Survey Authorities, Land Records Authorities, Collector or Land Revenue and Assessor of Municipal Rates and Taxes, Town Planning Authorities, Commissioner of Police and Municipal Officers for the renewal of grant of the Licences or permits or for any other purpose as may be necessary under any local acts, rules or regulations and also to appear before any public or Government Officer or other authorities whomsoever.

7. To make application for water connection, electric supply and other incidental requirements, which may be required.

8. To apply for refund of deposit made or to be made with the Municipal Corporation, Collector's Office and its subordinate offices, Maharashtra State Electricity Board and other concerned authorities.

9. To make application to the authorities of the Mira Bhayandar Municipal Corporation and such other private and public authorities for making available water, electricity on the said properties that may be required and for that purpose to execute necessary writings including undertakings and bonds and to furnish necessary deposit to the authorities concerned.

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10. AND I do hereby undertake to allow, ratify and confirm all and whatever the said attorney shall lawfully do or cause to be done in the premises aforesaid by virtue of these presents.

IN WITNESS WHEREOF I have hereunto set my hands to this Power of Attorney this 30th day of May, 2005.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land bearing Old Survey No.235, New Survey No.31, Hissa No.10, admeasuring 859.1 sq. yards, i.e. equivalent to 710 sq. meters and Old Survey No.233, New Survey No.25, Hissa No.7, admeasuring 1621.4 sq. yards, i.e. equivalent to 1340 sq. meters situate, lying and being at Village Navghar, Bhayandar, Taluka and District Thane and in the Registration District and Sub-District of Thane.

SIGNED SEALED AND DELIVERED)
by the withinnamed EXECUTOR)
SHRI SURESH HARISHCHANDRA PATIL,)
In the presence of .....
1. .....
2. .....



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दस्त क्र. ६३९५ | २०१४

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SIGNED SEALED AND DELIVERED

by the withinnamed

POWER OF ATTORNEY HOLDER

SHRI MANOJ MOTAJI PUROHIT

in the presence of .....

1. .....

2. .....



टनन ४

दस्त क्र. 6394 | १०१६

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सह. दुय्यम निबंधक ठाणे - ४ यांची मुद्रा
Seal of The Joint Sub Registrar, Thane-4
Thane.
ठाणे.

THE SEAL OF THE SUB-REGISTRAR
THANE - 4

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टनन ४
दस्त क्र. ४३२५ | २०१५
३७ | ८३

गां.न.नं. ८ अ (खातेउतार)

मौजे नवघर तालुका ठाणे

खाते नं. ४२६ नाव सुरेश हरीग्रह पाडि

नमुना नंबर ६ अगर ७ यांतील नोंदीचा नंबर	सर्वे नंबर व हिस्सा	क्षेत्र	वसूल करावयाची रक्कम		
			आकार	लोकल फंड	संयुक्त जमीन बाब
		खाचरा (Salt)			
५८३	१९४/२अ	०-१-४	०-१०		
	३१/१७	०-७-१	०-६१		
	२५/७	०-१२-२	१-०६		
	पोट्ट	०-२१-४	१-७७		

अस्सल/नकल/प्रमाणित नक्कल तयार तारीख २८/३/०५

तलाठी सजा नवघर
भाईंदर (पूर्व), ता. जि. ठाणे.

टनन-४
६०१८/२००१
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ठाणे ४
दस्त क्र. ४३५५ २०१४
३८ ०३

सह दुय्यम निबंधक ठाणे-४ यांची मुद्रा
Office of the Joint Sub Registrar, Thane-4
Thane.
ठाणे.

गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव - डवले
तालुका - ठाणे

दस्त क्र. 6394 | 2014

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भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पध्दती
न.स. 29	90	
शेतीचे स्थानिक नांव	(५११)	

भोगवटादाराचे नांव: (३५/१५२) (१११४) (२५२) (५११) (२०९) (१२३) (५३५)

कुळाचे नाव: ३८ | ८३
खाते क्र. ३८८

(५८८) (३७९) (१११५) (२८८०) (१२३) (५११) (२५१) (७६६)

सुलभा सिंह ठाकूर (५८५)

इतर अधिकार

लागवडी योग्य क्षेत्र	हे.	आर.	प्रति
	0	७	9
एकुण	0	७	9
पो.ख. (लागवडी योग्य नसलेले)			
वर्ग(अ)		5	
वर्ग(ब)			
एकुण	—		(२५०)
आकारणी जुडी किंवा विशेष आकारणी	0	६9	(२३२)

सिमा आणि भूमापन चिन्हे

गांव नमुना बारा (पिकांची नोंद वही)

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील: मिश्र पिकाखालील क्षेत्र: पिकाचा संकेत क्रमांक	मिश्र पिकाखालील क्षेत्र: जल सिंचित	मिश्र पिकाखालील क्षेत्र: अजल सिंचित	घटक पिके व प्रत्येका खालील क्षेत्र: पिकाचे नाव	घटक पिके व प्रत्येका खालील क्षेत्र: जल सिंचित	घटक पिके व प्रत्येका खालील क्षेत्र: अजल सिंचित	निर्भेळ पिकाखालील क्षेत्र: पिकाचे नाव	निर्भेळ पिकाखालील क्षेत्र: जल सिंचित	निर्भेळ पिकाखालील क्षेत्र: अजल सिंचित	लागवडीसाठी उपलब्ध नसलेली जमीन: स्वरुप	लागवडीसाठी उपलब्ध नसलेली जमीन: क्षेत्र	जलसिंचनाचे साधन	जमीन करणाऱ्याचे नांव	शेरा
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अस्सल बरहुकुम सारी नक्कल दिली असे. दिनांक 27/8/09

तलाठी
भाईंदर (पूर्व), ता. जि. ठाणे.

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गांव नमुना सात (अधिकार अभिलेख पत्रक)

गांव - मजास

तालुका - ठाणे

233/ ७

भू.स. ( )

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पध्दती	भोगवटादाराचे नांव
न.स. २५	७		२३२ (५२) १११९ २३९ ५१४ ५५-२२३ ५३५
शेतीचे स्थानिक नांव	५१४		

कुळाचे नाव ५३५ २०१४

खाते क्र. ३६८ ८३

सुरेश हरीचंद्र पाटील ५१४

१९८ १९९ १११३ २५८० ३९८ २३९ ४१२ ५१४ १९९

इतर अधिकार

लागवडी योग्य क्षेत्र	हे.	आर.	प्रति
	०	९२	२
एकुण	०	९२	२
पो.स. (लागवडी योग्य नसलेले)			
वर्ग(अ)	७	०	५
वर्ग(ब)			
एकुण	७	०	५ (१२९०)
आकारणी जुडी किंवा विशेष आकारणी	९	०६	(१२३८)

सिमा आणि भूमापन चिन्हे

गांव नमुना बारा (पिकांची नोंद वही)

वर्ष	हंगाम	पिकास्तालील क्षेत्राचा तपशिल: मिश्र पिकास्तालील क्षेत्र: पिकाचा संकेत क्रमांक ३	जल सिंचित ४	अजल सिंचित ५	घटक पिके व प्रत्येका खालील क्षेत्र: पिकाचे नाव ६	जल सिंचित ७	अजल सिंचित ८	निर्मळ पिकास्तालील क्षेत्र: पिकाचे नाव ९	जल सिंचित १०	अजल सिंचित ११	लागवडीसाठी उपलब्ध नसलेली जमीन: स्वरुप १२	क्षेत्र १३	जलसिंचनाचे साधन १४	जमीन कसणाऱ्याचे नांव १५	शेरा १६
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२००४								पडित				०-९२-२		—	
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असल्ल वरहुकुम खरी नकल दिली असे. दिनांक २७/१०/

सहायक दुय्यम निबंधक ठाणे-३ यांचे दप्तर Joint Sub Registrar, Thane-3 Thane. ठाणे.

सहायक दुय्यम निबंधक माईंदर (पूर्व). ता. जि. ठाणे.

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