



Thursday, October 28, 2010
12:38:01 pm

पावती

Original

नॉटणी 39 अ.
Regn. 39 M

पावती क्र. : 11465
दिनांक : 28/10/2010

गावाचे नांव : धोरासर

दस्तऐवजाचा अनुक्रमांक : यदर 16 - 11147 - 2010

दस्तऐवजाचा प्रकार : मान्यता पत्र

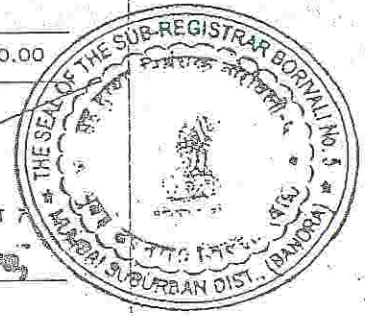
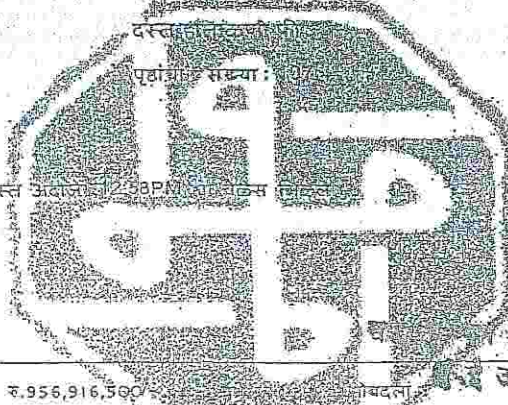
सादर करणा-याचे नाव : एस डी कॉर्पोरेशन प्रा लि तर्फे सिनियर मॅनेजर लिगल संचय डी सामंत

फी : नॉटणी फी : ₹.30,000.00
दस्तऐवजाचे फी : ₹.2,160.00

पट्टावली सद्य्या : 07

एकूण ₹.32,160.00

आपणास हा दस्तऐवज 28/10/2010 रोजी देण्यात आला.



र. दु. नि. बोरीवली त.

विंगड बोरीवली-ब,

जिल्हा उपनगर विद्या.

वाजार मूल्य : ₹.956,916,500

शरतेत गुंदाक शुल्क : ₹.100/-

- 1) देयकाचा प्रकार : By Demand Draft रक्कम: ₹.30,000
डीडी/ धनादेश क्रमांक : 006954 दिनांक : 27/08/2010
बँकेचे नाव व पत्ता : एविसस बँक
- 2) देयकाचा प्रकार : By Cash रक्कम: ₹.2,160

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REGISTERED ORIGINAL DOCUMENT
DELIVERED ON. 28-10-10

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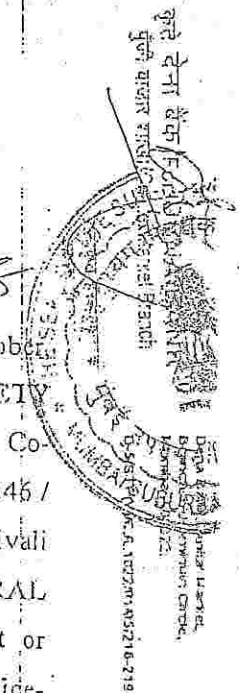
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DEED OF CONFIRMATION

THIS DEED OF CONFIRMATION made at Mumbai this 28th day of October 2010 between SAMATA NAGAR CO-OPERATIVE HOUSING SOCIETY UNION LIMITED, a federal society registered under the Maharashtra Co-operative Societies Act, 1960 under Regn. No. BOM / WR / HSG / (OH) / 3246 / 1987-88 having its Office at 25/486, Vishwa Darshan, Samata Nagar, Kandivali (E), Mumbai - 400 101 hereinafter referred to as 'THE SAID FEDERAL SOCIETY' (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its member-societies, office-bearers and successors in office) of the FIRST PART AND S. D. CORPORATION PRIVATE LIMITED a company registered under Companies Act, 1956, having its administrative office at SP Centre, 41/44, Mir Desai Marg, Colaba, Mumbai - 400 005 hereinafter referred to as 'THE SAID DEVELOPERS' (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) of the OTHER PART;

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WHEREAS:

1. A Development Agreement dt.19th day of February, 2007 was executed between the said federal Society and the Developers for development of Property as per policy of MHADA being buildable FSI arising from the pieces and parcels of lands admeasuring about 2,13,867.5 sq. mts. being C.T.S. No.837 to 840 of Village Poisar, Taluka Borivali, situated, lying and being at Kandivali (E), Mumbai and more particularly described in the Schedule hereunder written and for the sake of brevity, hereinafter referred to as 'The Said Lands' and accordingly the Developers have commenced / undertaken Development work as per the terms and conditions contained therein.

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2. Accordingly the Developer have obtained NOC for development of the said lands from the MHADA as required under the said Development Agreement dt.19.2.2007 vide their NOC for proposed integrated redevelopment of existing building of LIG BIG SIZE (1 to 45), LIG SMALL SIZE (1 TO 31), EWS (37) known as Samata Nagar Co-op. Hsg. Union Ltd., bearing CTS No.837 to 840 (Pt), S. No. 8, 56 at Samata Nagar, Kandivali (E), Mumbai - 400 101. The said MHADA NOC bearing No. CO / MB / ARCH / NOC / 163 / 8 / 2008 is Annexed herewith as 'Annexure - A'.

3. As the said Development Agreement dt.19.2.2007 bears ranking of Stamps for Rs. 100/- only and the Collector of Stamps, Enforcement - 1, Mumbai have repounded the said development agreement and after going through the sub-section 44 of the Stamp Act, 1899, Collector of Stamps, Enforcement - 1, Mumbai have determined proper stamp duty Rs.95,69,165/- (Rupees Ninety Five Lakhs Sixty Nine Thousand One Hundred Sixty Five only) chargeable on the said Development Agreement alongwith interest chargeable Rs.82,29,500/- (Rupees Eighty Two Lakhs Twenty Nine Thousand Five Hundred only) vide their Demand Notice dt.17.8.2010

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which the Developer have paid on 18.08.2010. and thereafter the said Development Agreement dt.19.2.2007 was certified u/s 41 of The Bombay Stamp Act, 1958 vide Case No. Adj / Enf - 1 / EVN / 1937 / 10 on 23.8.2010 by the Collector of Stamps, Enforcement -1, Mumbai.

4. The said Development Agreement dt.19th day of February, 2007 was not registered with the Registrar's office at Borivali Taluka, Mumbai Suburban District and now both the parties herein above desires to register the same and therefore approached the Registrar's Office for Registration of the said Development Agreement dt.19th day of February, 2007 and it is necessary and expedient to confirm the said Development Agreement dt.19th day of February, 2007 and both the parties in the manner appearing thereinafter agreed for the same.

NOW THIS INDENTURE WITNESSETH that in and to the said Federal Society and the Developers confirms that the Development Agreement dt.19th day of February, 2007 for Development of lands as per policy of MHADA being buildable FSI arising from the said parcels of lands admeasuring about 2,13,867.5 sq. mts. being C.T.S. No. 83/840 of Village Poisar, Taluka Borivali, situated, lying and being at Kandivali, Mumbai was duly executed and both the parties hereby declare that the said Development Agreement dt.19th day of February, 2007 shall be admitted and taken as full and complete evidence thereof and may be acted upon as such and remedies persuade with regard thereto in like manner and effectually as if the execution has been admitted. Hereto annexed 'A' is the original Development Agreement dt.19th day of February, 2007.

IN WITNESS WHEREOF BOTH THE PARTIES HAVE HEREUNTO SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY AND YEAR FIRST HEREINABOVE WRITTEN.

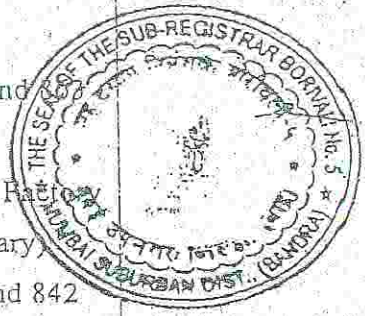
FIRST SCHEDULE HEREINABOVE REFERRED TO 2010

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Handwritten signatures and stamps, including a circular stamp of the Registrar's Office, Mumbai Suburban District, and a rectangular stamp with the number 2010.

ALL THAT piece and parcel of land bearing City Survey Nos.837 to 840 of Village Poisar, Taluka Borivali, in Mumbai Suburban District, admeasuring 2,13,867.5 sq. mtrs., situated, lying and being at Village Poisar, Taluka Borivali, Mumbai Suburban, now known as Samata Nagar, Kandivali (E), Mumbai - 400 101 and bounded as follows:-

- On or about the East by : C.T.S. Nos. 791, 763 and
- On or about the West by : Mahindra & Mahindra Factory (Akurli Village Boundary)
- On or about the North by : C.T.S. Nos.848, 835 and 842
- On or about the South by : Western Express Highway.



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SECOND SCHEDULE HEREINABOVE REFERRED TO

ALL THAT FSI buildable, arising from the piece and parcel of land bearing City Survey Nos. 837 to 840, of Village Poisar, Taluka Borivali, in Mumbai Suburban District, admeasuring about 2,13,867.5 sq. mts., situated, lying and being at Village Poisar, Taluka Borivali, Mumbai Suburban District, now known as Samata Nagar, Kandivali (E), Mumbai - 400 101 and bounded as follows:-

- On or about the East by : C.T.S. Nos. 791, 763 and
- On or about the West by : Mahindra & Mahindra Factory (Akurli Village Boundary)
- On or about the North by : C.T.S. Nos.848, 835 and 842
- On or about the South by : Western Express Highway.

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Handwritten signatures and initials.

SIGNED AND DELIVERED

By the within named 'THE FEDERAL SOCIETY'
SAMATA NAGAR CO-OPERATIVE HOUSING
SOCIETY UNION LIMITED

Through its office-bearers

(1) SHRI ASHOK V. SAWANT - CHAIRMAN

[Signature]

(2) SHRI RAGHUNATH C. CHOUDHARI - SECRETARY

[Signature]

(3) SHRI KISHORE J. TAMBE - TREASURER

[Signature]

In the presence of ① *[Signature]* (Pranod Fortare)

② *[Signature]* (Rashmikanth Bhide)

SIGNED AND DELIVERED

By the within named 'THE DEVELOPERS'

S. D. CORPORATION PRIVATE LIMITED

Through its Director *[Signature]*

~~SHRI DILIP R. THAKUR / Sd/-~~
MR. SAHAY D. SHIRSAT
Pursuant to the Resolution of the Board.

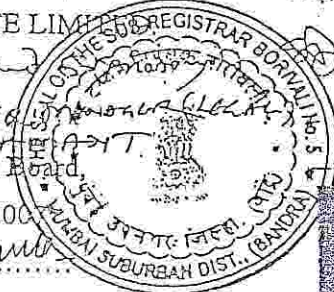
Dated the 19th day of February, 200

In the presence of ① *[Signature]*

② *[Signature]*

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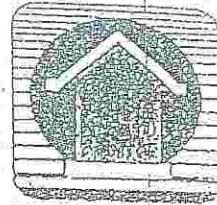
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गृह निर्माण व क्षेत्रविकास मंडळ
(एचएचएच)
Housing and
Development Board
(H.D.U.)

महाडा
MHADA



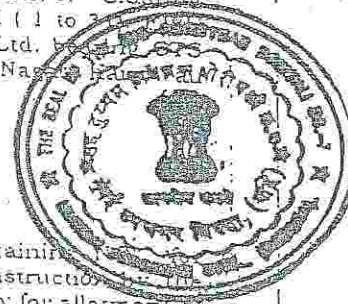
NO.CO/ MB/ARCH/NOC/F-1/111
Dated 29/2/2008



To:
The Executive Engineer,
Building Proposal Department (W.S.),
P & R Ward, M.C.G.M.,
Dr. Ambedkar Market Building,
Kandivili (W),
Mumbai - 400067.

Subj: Proposal NOC for proposed integrated redevelopment of Existing
Bldg. of LIG BIG SIZE (1 to 45), LIG SMALL SIZE (1 to 2
(37) known as Samata Nagar Co.Op.Hsg.Union Ltd. No.837 to 840 (Pt), S.No.55 & 56 at Samata Nagar (East), Mumbai-400 101.

Ref: Your letter under no.nll dt. 28/02/2008



The applicant has completed all formalities for obtaining
reconstruction. There is no objection to his undertaking construction
M.H.&A. D. Board's side, regarding proposal of the said society for allotment of
additional buildable area of 51172.00 m² out of balance built up area of
layout as per policy of Authority under certain terms and conditions on the Plot
admeasuring about 53944.820 m² (i.e. 44692.500 m² as per lease deed
Samata Nagar CHS Union Ltd. + Additional land in the form of Title
admeasuring 8312.10m² + Layout R.G. admeasuring 10940.22 m²
Permission to construction on Plot No.56 Area under Transit camp
1032.00m² on 135 T/s on site reserved for Public Housing) policy laid down
by the MHADA vide A.R.No. 5998 & 6041 and A.R.No.6260 Dt.04/05/2007
on following terms and conditions:-

- 1) The work of reconstruction should be carried out as per plans submitted
this office.
- 2) Necessary Approvals to the plans from M.C.G.M. should be obtained before
starting of work.
- 3) The work should be carried out under the supervision of
Registered Architect and Licensed Structural Engineer.
- 4) The work should be carried out entirely at applicant's own
MHADA Board will not be responsible for any mishap at any time.

TRUE COPY

ARCHITECT

मि. कलानगर, बान्द्रा (पूर्व), मुंबई - ४०००५५.
४०५०००, २६५९२८७७, २६५९२६२२
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Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 101
Phone : 66405000, 26592877, 26592622
Fax No.: 022-26592059 / 26590660 Post Box No. 8135

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- 5) The total Built Up Area will be permitted up to Existing 33542.38 m² BUA Bldg. of LIG BIG SIZE (1 to 45), LIG SMALL SIZE (1 to 31), EWS (37) known as Samata Nagar Co.Op.Hsg.Union Ltd + 51172.00m² (i.e. For Residential use 36172.00m² + For commercial use 15000.00m²) additional buildable area out of balance built up area of layout allotted now thus total = 84714.380 m² (Eighty Four Thousand Seven Hundred Fourteen point Thirty Eight sq.mt. only) (As per DCR-1991 all benefits are permissible). The Samata Nagar CHS Union Ltd. is permitted to construct existing 1784 T/s (Retain carpet area up to 30.00 m²) + additional additional Residential T/s + ... Shops + ... Office + ... Commercial Units + ... Residential T/s and Offices and Commercial Units are permitted.
- 6) Initially all the old NOC and Letters issued vide NOC No. 7743/07 Dt. 26/09/2007 and NOC No. 93/06 Dt. 14/08/2006, NOC No. 2627/06 Dt. 25/08/2006, NOC No. 4241/06 Dt. 01/08/2006 & NOC No. 1195/06 Dt. 07/04/2006 is cancelled by this letter.
- 7) No additional P.S.I. should be utilized other than mentioned.
- 8) The work should be carried out within the land underneath and to the applicant / society's building or plot leases by the Board approved subdivision.
- 9) Responsibility of any damage or loss of adjoining properties if any will rest entirely with the applicant and M.H. & A. D. Board will not be liable in any manner.
- 10) The user of this construction should be restricted to COMMERCIAL purpose only. Separate permission should be obtained.
- 11) Barbed wire fencing / chain link Compound wall along boundary is permitted after getting demarcation fixed from the Executive Engineer / Bandra Division Mumbai board and Asst. Land Revenue Officer / Bandra Division Mumbai board.
- 12) The Society shall have to construct and maintain a water tank and water pump house and overhead water tank to meet the water requirement of the proposed and existing development and obtain separate water supply & water connection.
- 13) The society shall have to obtain approval for amended plans as and when amended else the occupation certificate from M.C.G.M. Will not be granted.
- 14) One set of plan along with letter should be forwarded to the office of Sr. Architect/MB as token of your approval.
- 15) All the terms and conditions mentioned in the letter of M.C.G.M. Layout approval Letter under CE/35/GOVT /BP(WS)/LORDt.28/04/05 are applicable to the your society.
- 16) Before issuing the Commencement Certificate Tanker Water or Extra Water charges payment clearance should be produced by the Society.
- 17) The Chief Officer / Mumbai Board reserve the rights to cancel / amend the conditions of NOC without giving any notice.
- 18) All the terms and conditions mentioned in the letter of M.C.G.M. Layout approval Letter are applicable to the your society.
- 19) The redevelopment Proposal should be approved by the Development Plan reservation, Building regulations and other Rules applicable to Building construction by the Building Department MCGM.
- 20) Your Architect will have to submit MCGM's approval to the relevant Scheme R.G. considering condonation to DCR 23 (C) prior to C.C. (i.e. Commencement Certificate).

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- 21) It is therefore directed that the proposed work would be carried out strictly adhering to the terms and conditions as mentioned above. In case of any breach to above condition the NOC will stand cancelled.
- 22) The High Court or any other appropriate forum of Court decision is binding on you. Accordingly Chief Officer/MB reserved the Right to amend/cancel the terms and conditions even offer letter at any stage of development. You will have to submitted an Affidavit in this regards.
- 23) Protection of the right of protected encroachers as per policy of Govt. will be the entire responsibility of society.
- 24) You will have to construct all Rehab component within the maximum period of 30 months after commencement certificate obtained from MCGM.

(Draft copy approved by CO/MB)

For Chief Officer,
M. H. & A. D. Board,
Mumbai - 51.

1) Copy to The Secretary, Samata Nagar Co-op Hsg. Soc. Union Ltd., 25/485, Vishwa Darshan, Samata Nagar, Kandivali (East), Mumbai - 400 101.

2) Copy to Architect for information: M/s

3) Copy forwarded to Sr. Police Inspector, Station, Kandivali (East), Mumbai- 400 101 for information and necessary action please.

Forwarded to information and necessary action in the matter to the

1. Copy to Hon.VP & CEO/ Authority for information Please.
2. Chief Architect and Planner/MHADA
3. Legal Advisor/ Authority for information
4. Executive Engineer, P. S. B. Pandra /
5. Estate Manager, P. S. B. Pandra /
6. Asst. Land Manager / (Borivali) B.
7. Chief Accounts Officer / M.B.

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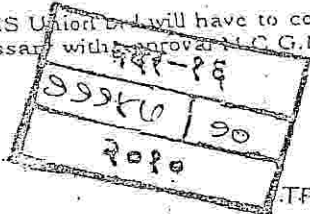
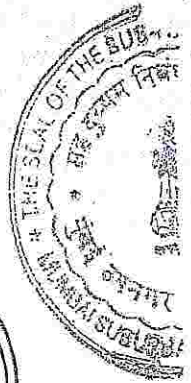
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ANNEXURE - I

TERMS AND CONDITIONS

The additional buildable area is granted as per policy laid down by MHADA vide resolution no.5998 dated:09/01/2004 and amended A.R.No.6041, dt.29/7/2004, A.R.No.6260 Dt.04/06/2007 framed under MHADA Act 1976 and following terms and conditions.

1. The work of Reconstruction would be carried out as per plans approved by Mumbai Board.
2. Necessary approvals to the plans from M.M.C. are obtained before starting of work.
3. The work should be carried out under the supervision of the competent Registered Architect and Licensed Structural Engineer.
4. The work should be carried out entirely at applicant's risk and cost.
5. The total Built Up Area will be permitted up to Existing 33542.38 m² BUA Bldg. of LIG BIG SIZE (1 to 45), LIG SMALL SIZE (1 to 31), EWS (37) known as Samata Nagar Co.Op.Hsg.Union Ltd + 51172.00m² (i.e. For Residential use 36172.00m² + For commercial use 15000.00m²) additional buildable area out of balance built up area of layout allotted now thus total = 84714.380 m² (Eighty Four Thousand Seven Hundred Fourteen point Thirty Eight sq.mt. only) (As per DCR-1991 all benefits are permissible)
6. Initially all the old NOC and Letters issued vide NOC No. 2627/06 Dt.25/08/2006, NOC No.4241/06 Dt.26/09/2007 and NOC No.93/06 Dt.14/06/2006 is cancelled. NOC No.1195/06 Dt.07/04/2006 is cancelled.
7. No additional F.S.I. should be utilized other than mentioned above.
8. The work should be carried with in the 100% appurtenant to the applicant / society building of least least Mumbai Board. As per approved sub-division.
9. Responsibility of any damage or loss of adjoining vest entirely with the applicant. Applicant is responsible in any manner.
10. The user of this construction should be restricted to Residential + Commercial purpose only. Separate permission for change of user will have to be obtained. In case of any breach of above conditions the N.O.C. will stand cancelled.
11. The set of plan approved by M.M.C. shall be submitted by the Architect should be submitted to the M.M.C. before commencement of work.
12. Your Samata Nagar CHS shall have to obtain separate water meter connection to the M.C.G.M. and construct separate underground water tank, pump house and overhead water tank to meet requirements of your own cost. No water shall be used from M.H.A.D.B.
13. Your Samata Nagar CHS Union Ltd will have to construct and maintain separate tank if necessary with approval M.C.G.M.



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14. The Samata Nagar CHS Union Ltd is permitted to construct existing 1784 T/s + additional additional Residential T/s + ... Shops + ... Office + ... Commercial Units are allotted now. Thus total Residential T/s and Shops and Offices and Commercial Units are permitted.
15. Your Samata Nagar CHS Union Ltd will have to construct Barbed wire fencing/Chain link compound wall along boundary line of the plot allotted. Or as per the demarcation given by the concern Executive Engineer and Asst. Land Manager of the Board.
16. All the terms and conditions mentioned in the letter of M.C.G.M. Layout approval letter under CE/35/GOVT /BP(WS)/LORD.28/04/05 are applicable to the your society.
17. Your Samata Nagar CHS Union Ltd will have to enter into a separate Lease Agreement of Society will have to get the rectification deed done through concern Estate Manager of Legal Department of the Board for additional area granted before asking for Occupation Certificate form M.C.G.M.
18. Your Samata Nagar CHS Union Ltd will have to submit stability of the existing structure / proposed work through Registered License Structural Engineer by M.C.G.M.
19. Your Samata Nagar CHS Union Ltd will have to obtained separate P. R. card as per the approved sub division / plot lease by the board duly signed by S.L.R. before asking for Occupation Certificate form M.C.G.M. and the same will have to be submitted to this office for M.C.G.M. and the same will have to be submitted to this office for M.C.G.M.
20. The Samata Nagar CHS Union Ltd will have to obtained separate P. R. card as per the approved sub division / plot lease by the board duly signed by S.L.R. before asking for Occupation Certificate form M.C.G.M. and the same will have to be submitted to this office for M.C.G.M. and the same will have to be submitted to this office for M.C.G.M.
21. The Samata Nagar CHS Union Ltd shall submit a letter in Rs.250/- Stamp paper for not having any objection of the heavy developable plots are either developed by the Board or by the Board of the Board in Samata Nagar Layout.
22. The Samata Nagar CHS Union Ltd will have to submit a letter in Rs.250/- Stamp paper for not having any objection of the heavy developable plots are either developed by the Board or by the Board of the Board in Samata Nagar Layout.
23. The pro-rata charges towards construction of D.P. Road as implemented by M.C.G.M. will be paid from the premium received from the Society for the purchase of State Land BUA for which receipts shall be submitted from M.C.G.M. in favour of Chief Accountant, Officer/MHAD, Board.
24. The Samata Nagar CHS Union Ltd will have to submit Undertaking on Rs. 250/- stamp paper agreeing to pay the difference in premium if any as and when MHADA finalizes the policy for allotment of F.S.I. / T.D.R.
25. It is therefore, directed that the proposed work should be carried out strictly adhering to the terms and conditions mentioned as above. In case of any breach of the conditions the NOC will stand cancelled.
26. As regards allotment of space for Transit Camp any condition as may be laid down by MHADA shall be binding on the Union and Undertaking to that effect shall be submitted to the Union.
27. The Society will have to submit No Objection Certificate from Estate Manager-II/MB before issue of NOC.
28. The Society will have to pay all the dues of water charges as intimated by Executive Engineer, Housing Maintenance Division before NOC.

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29. Your Architect will have to submit MCGM's approval to the relocated Scheme R.G. considering condonation to DCR 23 (C) prior to C.C. (i.e. Commencement Certificate).
30. Before issuing the Commencement Certificate Tanker Water or Extra Water charges payment clearance should be produced by the Society.
31. The redevelopment Proposal should be approved adhering to the Development Plan reservation, Building regulations and any other rules applicable to Building construction by the Building Proposal Dept. in MCGM.

(Draft copy approved by CO/MB)

For Chief Officer,
M. H. & A. D. Board, Mumbai

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ANNEXURE -II

TERMS AND CONDITIONS

The Relocation of 10% physical layout R.G. is granted as per policy laid down by MHADA vied resolution no.5580, dated:05/05/2000, S998 dated:09/01/2004, amended A.R.No.6041, dt.29/7/2004 and A.R.No.6260 Dt.04/06/2007 following terms and conditions,

- 1) The said land is reserved for 10% physical recreation ground, therefore the same will have to be relocated with proper access from the road. The said land is allotted without any F.S.I. and no T.D.R. from open market will be permitted without the prior permission of the M.H.A.D. Board as well as no any construction allowed on the said re-located plot without prior permission of the M.H.A.D. Board.
- 2) The Society shall obtain appropriate permission at its own costs from M.C.G.B. or local Authority for the purpose of relocation of the said land.
- 3) The Society shall at his own cost make arrangement of relocation of sewerage line, electrical line etc, if required.
- 4) The Society shall bear and pay license fee at the rate of market rate for a period of 18 months.
- 5) The Society shall pay charges incurred by the M.H.A.D. Board for protection, watch and ward and development of the said land.
- 6) The Society shall pay the differential amount as per the measurement of the said land.
- 7) The Society shall bear the charges for the purpose of obtaining necessary permission from the Revenue department for non assessment charges, corporation taxes and all other taxes/charges as well as charges towards sub-division of the said land.
- 8) The Society shall bear charges for approach road, construct open drainage and to make provision of water supply as per specification of M.C.G.B. as well as abide by the provision of Development Control Regulations, 1991.
- 9) The Society shall act as a Housing Cooperative Federation if established by allottees of the residential and non-residential Societies in the colony. The Society shall bear proportionate charges towards common roads, drainage, water lines, electric supply, maintenance etc.
- 10) The Society shall furnish no objection certificate from the Co-op Hsg. Societies union of the colony and if no Co-op Hsg. Societies Union have been formed then no objection certificate from the adjacent co-op Hsg. Society before final allotment of the said land to the Society.
- 11) The Society shall allow a representative of colony to use the land reserved for recreation ground after relocation and accordingly keep a Notice Board for the information of all the people.
- 12) The Society shall utilized relocated plot only for recreation and in case any complaints received, it will be the responsibility of the Society to solve the same. The Society shall make appropriate provision for approach road to the relocate plot reserved for recreation.

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- 13) The Society shall abide by the provision of the M.H.A.D. Act 1976, M.H.A.D (Disposal of Land) RULES 1991, M.H.A.D (Disposal of Land) Regulation 1992 as well as MHADA (Estate Management, Sale, Exchange and Transfer of tenements) Regulation 1982. The Society shall abide by the provisions of Authority Resolution no.5580, dt.05/05/2000 and in case any changes in the policy contained in the Resolution No 5580, dt.05/05/2000 in future the said will binding on the licensee.
- 14) The M.H.A.D. Board can take review and may cancel the allotment before final allotment to the Society.
- 15) After compliance of all the terms and conditions of the allotment and after payment of all the monies, the society shall take steps to execute the lease deed of the said plot "as is where is basis" with the M.H.A.D. Board.
- 16) In case any dispute arise regarding the terms and conditions, the decision of the M.H.A.D. Board shall be binding on the Society.
- 17) It is therefore, directed that the said Relocation of R.G. allotted, strictly adhering to the terms and conditions mentioned as above. In case of any breach to above condition the allotment will stand cancelled.

(Draft copy approved by CO/MB)

For Chief Officer
M. H. & A. D. Board
Mumbai



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मालमत्ता पत्रक

जिल्हा पोईसर तालुका/न.पु.भा.का. -- न.पु.अ.गोरेगांव जिल्हा -- मुंबई उपनगर जिल्हा

शिरा नंबर प्लॉट नंबर क्षेत्र धारणाधिकार रासनाता दिलेल्या व्यक्तीची पोचा किंवा स्वतःचा तपशील आणि त्याच्या घर तपशीलांची नोंद घेऊन

१४३२३५ [क] क. ३४४९४.६०

ह-१ मा. १/८/७९ पासून सुधारीत विनशुली सारा होईपर्यंत



[शेतीकडे]

क्र.	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा घरा (घा)	साक्षात्कन
१७/०५/१९८४	उ. जि. अधि. पुं. उ. अंधेरी यांचे कडील क्र. ए. डी. सी. / एल् एन डी/ डी/१९७५ दि. १७/३/८३ प्रमाणे दि. सो. सारा चौद घेतली व सत्ता प्रकार 'C' केला. सा. नं. ८३८ ते ८४०			सही - नि. नि. पु. अ. तथा न. पु. अ. क.
१८/०८/१९९०	मा. मि. पु. सं. अधिकारी क्र. ५ पुं उप यांचेकडील दि. १०/५/८६ चे अंदाई गा. न. नं. ७, ७ अ व १२ चे आधारास धारक सदरी नोंद केली. (सा. न. पु. क्र. ८३८ ते ८४०) व सत्ता प्रकार "C" ऐवजी १४.१ असा दाखल केला	SIF या. नि. नि. पु. अ. तथा न. पु. अ. क्र. १० पुं उप. यांचे कडील आदेश क्र. न. पु. नविन/न. पु. क	(H) महाराष्ट्र	सही - १४/०९/१९९० नि. नि. पु. अ. तथा न. पु. अ. क.
२४/०५/२००६	पा. उपनगराक लागी वसुंधरा यांचेकडील क्र. न. पु. क. १९३७/१९७५/२००५ दि. २०/२/२००५, भारतोप वन क्र. ए. ए. ए. डी/१००/सी. आर/२४३/एफ-३ महाराष्ट्र खाजगी वन अधिनियमातून			के. एफ. क्र. १२० प्रमाणे सही - २४/०५/२००६ न. पु. अ. गोरेगांव
०८/०८/२००८	राशान महसूल व वन विभाग मंत्रालय यांनी दि. २४/५/२००६ रोजी "खाजगी वने" म्हणून दाखल केलेली नोंद पुढील दोन अटी व शर्तीवर कामी येईल याची नोंद दाखल केली. (१) समता नगर को. ऑ. हॉ. सो. युनियन दि. (विकाराक एस. डी कॉर्पोरेशन प्रा. लि.) वानी या पिछकतीवरील क्षेत्राचा एकवित्त पुनर्विकास करणंक्षामी र. क्र. ५००० लक्ष (रुपये पन्नास लाख) विकास निधी. (२) या क्षेत्राच्या दुप्पट घनक्षेत्रावर अधिकार करण्यासाठी र. क्र. १६२.० लक्ष (रुपये एकरी साठ हजार) रीन धर्माक्षरीता ठेव म्हणून यत्न कर शकतील याची नोंद घेतली. यांचे कार्यस्थलात आगा येईल आदि.		बदल - ५/ ८९५ ३३ बदल - १६ २०१०	के. एफ. क्र. १२० प्रमाणे सही - ८/४/२००८ न. पु. अ. गोरेगांव

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मालमत्ता पत्रक

विभाग/मोजे -- पोईतर		तालुका/न.भु.मा.का. -- न.भु.अ.गारेगांव		जिल्हा -- मुंबई उपनगर जिल्हा
भा.पु.भा.पु.	शिट नंबर	प्लेट नंबर	क्षेत्र	रासनाला दिलेल्या आकस्मिका शिवा २२२२२२
क्रमांक/का.क्र.नं.			धारणाधिकार	तपशील अर्थात त्याच्या फेर तपशीलाची नियत वेळ
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लावणी भरणाऱा -

छोटी नक्कल -

न.भु.अ.गारेगांव

मुंबई उपनगर जिल्हा

नव भाव्य भारीस. २/३५ - धकड वच कलास. ५/५
 भकड सयार तारीस ५/७५ - भकडचे भकड. १/२०
 भकड दिल्माची तारीस ५/७५ - भकड वच १/२०
 भकड सयार कलास. ५/७५ - भकड वच १/२०
 भकड सयार कलास. ५/७५ - भकड वच १/२०



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बेरल - १५/	
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मालमत्ता पत्रक

मुंबई पुस्तक संस्था, मुंबई
आचार्य पदिका विद्याभ्यास
ध्यातृ तपस्वणीची निवेदन वेळ
प्रमाणे चारित्र्य

शास्त्राला दिलेल्या आकृतीचा किंवा भोवत्याचा
तपशील आणि त्याच्या कुर तपशीलाची नोंद घेत घेत

যাঁই প্রাণি

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व्यवहार	खंड क्रमांक	नविन धाक (धा) पट्टदार (प)	साक्षात्करण
वि. शो. सारा/मुदतवाढ न. भू. क्र. ८३७ प्रमाणे न. भू. क्र. ८३७ बरील नोंदीप्रमाणे धाक सादरी नोंद घेतली. शा. नं. भू. क्र. ८३७, ८३९ ते ८४० राह भा.उपसंरक्षक ठाणे वनविभाग यांचेकडील पत्र क्र. कास-१/१०/जमिन/७७४६/२००५-२००६ दि. २०/२/२००६ भारतीय घन अधिनियम १९२७ चे कलम ३५(३), महसूल व वनविभाग यांचेकडील परिपत्रक क्र. एफ.एल.डो/१००/सी.आर/२४३/एफ-३ दि. १६/१२/२००४ व एस-३०/२००४/ला-६ दि. १४/७/२००५ या ३ पत्रांवर "महसूल व वनविभाग यांचे अधिनियमांतून भारतगुप्त अधीन" अशी इतर हक्कात नोंद घेतली. शासन महसूल व वन विभाग मंत्रालय यांचेकडील आदेश क्रमांक एस. -२०/२००८/प्र.क्र.४५/क डि. १९/३/२००८ व भा. जिल्हाधिकारी मुंबई उ.वि. यांचेकडील आदेश क्र.सी./कार्या-२/खाजगी घने/एस.आर. ०२/२००८ दि. ४/४/२००८ अन्वये या मिळकतीस दि. २४/५/२००६ रोजी "खाजगी घने" म्हणून दाखल केलेली नोंद पुढील दोन अटी व शर्तीवर कागती बेंतलेली नोंद दाखल केली. (१) समता नगर को. ऑ.हो. सो. युनियन लि. (विकासक एस.डी.कॉन्फेरेशन प्र.लि.) यांनी या मिळकतीवरील क्षेत्राचा एकत्रित पुनर्विकास करण्याकामी र.रु. ५०.० लाख (रुपये पन्नास लाख) निव्वस निधी. (२) या क्षेत्राच्या दुप्पट वनक्षेत्रावर समीकरण करण्यासाठी र.रु. १६१.० लाख (रुपये एकशे सहाशत एक) तीन वर्षांवरील ठेव म्हणून वनसंरक्षक राज्य गांधी राष्ट्रीय उद्यान, बोरीवली यांचे कार्यालयात आणवले आहेत.	S. I. F.	महसूल व वन विभाग बरील - ५/ २०१२ वदर-१६ २०१०	सही - जि.नि.भू.अ. तया न.भू.अ.क्र. १० सही - १४/०८/२०२० जि.नि.भू.अ. तया न.भू.अ.क्र. १० कि.रफार क्र.१२० प्रमाणे सही - २४/०५/२००६ न. भू. अ. गोरगाव कि.रफार क्र.१८० प्रमाणे सही - ८/४/२००८ न. भू. अ. गोरगाव

ମି. କୁମାର :

खरी नवकल -

न.भू.अ.गोरेगांव

विषय प्रतिलिखी

मुंबई उपनगर जिल्हा

Spring 1964

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१. मापन चारास ९/१०८. मकसद मजदूर
 मकसद संपादन तारीख ९/१०८. मकसदीय मूल्य १००/-
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 मकसद वसाहती मकसद १००/-

मकसद मजदूर



बाल - ५/	
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जिल्हा -- मुंबई उपनगर जिल्हा

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न. भू. क्र. ८३७ प्रमाण

प्रापि-नाह

गणेश मुळ भाजक [शेतोळडे]

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	व्यवहार वि. सो. सारा/मुदलगाव - १०८३७ प्रमाणे न. भू. क्र. ८३७ वन विभाग प्रमाणे धोरणे सदरी नोंद केली. सो. ८३७ ८३८ व ८४० सह शासन महसूल व वन विभाग मंत्रालय यांचेकडील आदेश क्रमांक एस. -१०/२००८/प्र.क्र.४५/क ३दि. १९/३/२००८ य मा. जिल्हाधिकारी मुंबई उ.जि. यांचेकडील आदेश क्र.सी /कार्या -२/छाजगी यने/एस.आर. ०१/२००८ दि. ४/४/२००८ अन्यवे पुढील दोन अटी व शर्ती दाखल केलेची नोंद केली. (१) समता नगर वगे. ऑ.रो. सो. युनियन लि.(विकासक एस.डी.कोर्पोरेशन प्रा.लि.)यांनी या मिळकतीमधील क्षेत्राचा एकत्रित पुनर्विकास यंत्रणेकामी र.रू. ५०.० लाख (रुमये पन्नास लाख) विकास निधी.(२) या क्षेत्राच्या दुपट वनक्षेत्रावर वनीकरण करण्यासाठी र.रू. १६२.०लक्ष (रुमये एकशे वीसशे लाख) तीन वर्षाकरिता ठेव म्हणून वनसंरक्षक संजय गोधी राष्ट्रीय उद्यान, बोरीवली यांचे योग्यालयात जमा केले आहेत.	खंड क्रमांक ३. I. F.	साक्षात्कारन पहिली - २७/०५/२००८ जि.नि.भू.अ. तथा न.भू.अ.क्र. १० सही - २४/०८/२००८ जि.नि.भू.अ. तथा न.भू.अ.क्र. १० कै.रामारु. १८० प्रमाणे सही - ८/४/२००८ न. भू. अ. गौराव
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2020年10月15日

खरी नवकल -

॥ ३५ ॥ मास प्रमाण ०/१०८ - नमस्ते जल कुशा

विशाल व्यापार मारोह २०१७-१८ : महलये शुल्क

नवकाल विद्ययादी आरोग्य

संस्कृत संज्ञा: 'संज्ञा' (20/11/11)

স্বাক্ষর প্রমাণার্থে স্বাক্ষর : (স্বাক্ষর)

मू.अ.मेरेगांव
बिंदी बपनगर जिल्हा
गुरीपान

अथर्ववेदः

amg










COLOUR KEYS

7444-4

मालमत्ता पत्रक

विभाग/मोजे -- पोईसर

तालुका/न. भु. मा. का. -- न. भु. अ. गारेगांव

जिल्हा -- मुंबई उपनगर जिल्हा

नोंद घेतून शिट नंबर पन्ना नंबर क्षेत्र धारणाधिकार

शासनाला दिलेल्या आकर्मणास हद्द घेऊन यादवद्वारे तपशील अर्पण त्याच्या फेर तपसणीची प्रिण्ट घेऊन

८४०/अ/२



बैल - ५/	
८८९५	७०
२०१२	

नविधाधिकार

क्षेत्राचा मुळ धारका

पट्टा

तर भाग

शेरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भाग (पा)	साक्षात्करण
३०/०३/२००९	मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. सो/कार्या-७/एकत्रिकरण/पो.वि./एस.आर.३२३८ दि. २४/०५/२००० व इकडील आदेश क्र. न. भु. मा. का. पोईसर/पो.वी./ मो. र. नं. ३३६/२००९ दि. ३०/०३/२००९ अन्वये न. भु. मा. का. ८४०अ/२ २५११.३ चौ. मी. क्षेत्राची नविन मिळकत पत्रिका उपटून धारक व रक्ता प्रकार दाखल केला.		धा. महाराष्ट्र ग्रहनिर्माण मंडळ.	
२१/०६/२००९	माडे पट्टेदाराने संपूर्ण मिळकत	र. द. क. बंदर. २/५१२२/९२ दि. ०९/०९/१९९५	समस्त मिळकत धारक व रक्ता प्रकार दाखल केला.	
२४/०५/२००६	मा. उपदरिद्रसंक ठाणे वनविभाग यांचेकडील पत्र क्र. कक्ष-१/३०/जमिन/७७४६/२००५-२००६ दि. २०/२/२००६, भारतीय वन अधिनियम १९२७ चे कलम ३५(३), महसूल व वनविभाग यांचेकडील परिपत्रक क्र. एक.एल.डी/१००/सी.आर/२४३/एफ-३ दि. १६/१२/२००४ व एस-३०/२००४/कक्ष-६ दि. १४/७/२००५ या ३ पत्रांन्वये "महाराष्ट्र खानगी वने अधिनियमातील तरतुदीस अधीन" अशी इतर हक्कात नोंद घेतली.		धा. एक.एल.डी/१००/सी.आर/२४३/एफ-३ दि. १४/७/२००५ या ३ पत्रांन्वये "महाराष्ट्र खानगी वने अधिनियमातील	
०८/०४/२००८	शासन महसूल व वन विभाग यांचेकडील आदेश क्र. मा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. सो/कार्या-२/खानगी वने/एस.आर. ०१/२००८ दि. ४/४/२००८ अन्वये या मिळकतीस दि. २४/५/२००६ रोजी "खानगी वने" म्हणून दाखल केलेली नोंद पुढील दोन अटी व शर्तीवर कपी केलेची नोंद दाखल केली. (१) समता नगर को. ऑ. सो. सी. युनियन लि. (विकासक एस.डी. कॉर्पोरेशन प्रा. लि.) यांनी या मिळकतीवरील क्षेत्राचा एकत्रित पुनर्विकास करण्यासाठी रु. ५०.० लाख (रुपये पन्नास लाख) विकास निधी. (२) या क्षेत्राच्या डेम्प्ट वनक्षेत्रावर वंगीकरण करण्यासाठी रु. १६२.० लाख (रुपये एकशे बासठ लाख) तीन वर्षांकरिता ठेव म्हणून वनसंरक्षक राज्य गंधी राष्ट्रीय उद्यान, बोरिवली यांचे कार्यालयात जमा केले आहेत.		वृद्ध-१६ ७७७४७/२२ २०१०	

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