

75/20745

पावती

Original/Duplicate

Monday, November 28, 2022

नोंदणी क्र.: 39म

11:59 AM

Regn.: 39M

पावती क्र.: 23016 दिनांक: 28/11/2022

गावाचे नाव: कोपरखैरणे

दस्तऐवजाचा अनुक्रमांक: टनन3-20745-2022

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: - - आत्मन ओव्हरसीज प्रायव्हेट लिमिटेड तर्फे अधिकृत प्रतिनिधी श्री. अशोक के. केशरिया

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2920.00

पृष्ठांची संख्या: 146

एकूण:

रु. 32920.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:16 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Thane 3

श्री. जी. पी. खोत

सह दुय्यम निबंधक वर्ग - २
ठाणे क. ३

बाजार मूल्य: रु.9561910 /-

मोबदला रु.14500000/-

भरलेले मुद्रांक शुल्क : रु. 870000/-

1) देयकाचा प्रकार: DHC रकम: रु.920/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2811202201586 दिनांक: 28/11/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2811202201524 दिनांक: 28/11/2022

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011271190202223E दिनांक: 28/11/2022

बँकेचे नाव व पत्ता:

पक्षकाराची सही
मुळ दस्तऐवज परत मिळाला
दु. नि. ठाणे-३



28/11/2022

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. ठाणे 3

दस्त क्रमांक : 20745/2022

नोदणी :

Regn:63m

गावाचे नाव : कोपरखैरणे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	14500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	9561910
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:नवी मुंबई मनपा इतर वर्णन : , इतर माहिती: सदनिका क्र. 102,पहिला मजला,स्वप्रशिल्प अपार्टमेंट,प्लॉट नं. 52,सेक्टर - 20,कोपरखैरणे,नवी मुंबई,ता. जि. ठाणे,क्षेत्रफळ 856 चौ. फूट(79.55 चौ. मी.) बिल्ट - अप एरिया,((SECTOR NUMBER : 20 ;))
(5) क्षेत्रफळ	1) 856 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-- श्री. गणेश कन्स्ट्रक्शन तर्फे प्रोप्रायटर श्री. जयवंत मोहन केणी वय:-48; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: जी - 01, निहार अपार्टमेंट, बुधाजी नगर, कळवा (प), ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AGAPK4083B
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-- - आत्मन ओव्हरसीज प्रायव्हेट लिमिटेड तर्फे अधिकृत प्रतिनिधी श्री. अशोक के. केशरिया वय:-63; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सी - 2, साई सतगुरु कंपाऊंड, आर. सी. बापू पंप समोर, रेहनल व्हिलेज, भिवंडी, जि. ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-421302 पॅन नं:-AADCA1936D
(9) दस्तऐवज करून दिल्याचा दिनांक	28/11/2022
(10)दस्त नोंदणी केल्याचा दिनांक	28/11/2022
(11)अनुक्रमांक,खंड व पृष्ठ	20745/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	870000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

श्री. जी. पी. खोत
सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. ३

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

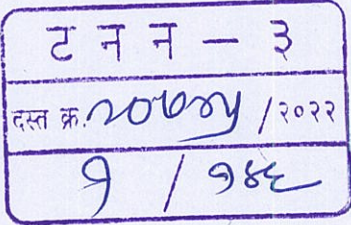
(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



ਸਤਿਗੁਰੂ ਗ੍ਰੰਥ ਸਾਹਿਬ ਜੀ
ਪ੍ਰਤਿ ਸਤਿਨਾਮੁ
ੴ ਸਤਿਨਾਮੁ



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID 202211281706		28 November 2022,11:49:40 AM			
टनन3					
मूल्यांकनाचे वर्ष 2022					
जिल्हा ठाणे					
मूल्य विभाग तालुका : ठाणे					
उप मूल्य विभाग 3/89-कोपरखैरणे नोड सेक्टर क्रं. 20					
क्षेत्राचे नांव Navi Mumbai Municipal Corporation		सर्व्हे नंबर /न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक चौ. मीटर
48700	120200	137600	150300	137600	
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	79.55चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्वाहन सुविधा -	आहे	मजला -	1st To 4th Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 100 / 100 Apply to Rate= Rs.120200/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)			
		= ((120200-48700) * (100 / 100)) + 48700)			
		= Rs.120200/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= 120200 * 79.55			
		= Rs.9561910/-			
Applicable Rules		= 3, 9, 18, 19			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ			
		= A + B + C + D + E + F + G + H + I + J			
		= 9561910 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
		=Rs.9561910/-			
		= ₹ पंच्याणव लाख एकसष्ठ हजार नऊ शे दहा -/-			



3 - F F 3
5505/180000
2/2/2

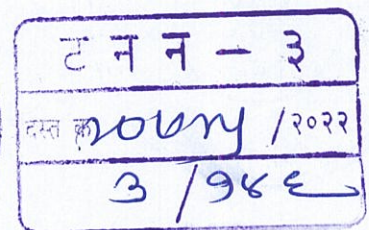


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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2811202201524	Date 28/11/2022
Received from ATMAN OVERSEAS PRIVATE LIMITED, Mobile number 9892585852, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R.Thane 3 of the District Thane.	
Payment Details	
Bank Name MAHB	Date 28/11/2022
Bank CIN 10004152022112801423	REF No. 002863897
This is computer generated receipt, hence no signature is required.	

Signature

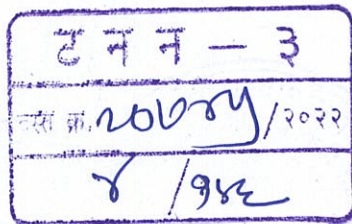
Signature



Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2811202201586	Date 28/11/2022
Received from ATMAN OVERSEAS PRIVATE LIMITED, Mobile number 9892585852, an amount of Rs.920/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R.Thane 3 of the District Thane.	
Payment Details	
Bank Name MAHB	Date 28/11/2022
Bank CIN 10004152022112801486	REF No. 002923951
This is computer generated receipt, hence no signature is required.	

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CHALLAN
MTR Form Number-6



GRN	MH011271190202223E	BARCODE			Date	28/11/2022-10:31:52		Form ID	25.2	
Department				Inspector General Of Registration						
Type of Payment				Stamp Duty Registration Fee						
Office Name				THN3_THANE NO 3 JOINT SUB REGISTRAR						
Location				THANE						
Year				2022-2023 One Time						
Account Head Details				Amount In Rs.		Payer Details				
0030046401 Stamp Duty				870000.00		TAX ID / TAN (If Any)				
0030063301 Registration Fee				30000.00		PAN No.(If Applicable)		AADCA1936D		
Total				9,00,000.00		Full Name		ATMAN OVERSEAS PRIVATE LIMITED		
Remarks (If Any)				Flat/Block No. Flat no. 102, First Floor, Swapnashilp Apartment						
PAN2=AGAPK4083B~SecondPartyName=SHREE				Plot no. 52, Sector - 20, Koparkhairane, Navi Mumbai						
CONSTRUCTION				Tal and Dist - Thane						
Amount In				Nine Lakh Rupees Only						
Words				4 0 0 7 0 9						
Payment Details				BANK OF MAHARASHTRA						
FOR USE IN RECEIVING BANK										
Cheque/DD Details				Bank CIN Ref. No. 02300042022112867431 002591233						
Cheque/DD No.				Bank Date RBI Date 28/11/2022-10:33:31 Not Verified with RBI						
Name of Bank				Bank-Branch BANK OF MAHARASHTRA						
Name of Branch				Scroll No. , Date Not Verified with Scroll						

Department ID :

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

Mobile No. : 9892585852

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

[Signature]

[Signature]

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made entered into at Koparkhairane, Navi Mumbai, on this 28th day of November, 2022;

BETWEEN

M/s. Shree Ganesh Construction, A Proprietary firm having its office at Swapnashilp, Plot No:52, Sector:20, Koperkhairne, Navi Mumbai – 400 709 through its Proprietor JAYWANT MOHAN KENI residing at G-01, Nihar Apartments, Budhaji Nagar, Kalwa (West), Thane – 400 605, [PAN NO.: AGAPK4083B] hereinafter referred to as “BUILDER / DEVELOPERS” (which expression shall unless it be repugnant to the context and meaning thereof, shall deemed to mean and including his heirs executors, administrations and assigns) of the **ONE PART**;

AND

ATMAN OVERSEAS PRIVATE LIMITED, a Private Limited Company incorporated under Companies Act, 1956 having its Registered Office at C-2 Sai Sadguru Compound Opp. R C Bapu Pump, Rehnal Village Bhiwandi 421302 Dist Thane, [PAN NO.: AADCA1936D] hereinafter called and referred to as the “PURCHASER/S”(which expression shall unless it be repugnant to the context or meaning there of shall mean and include his/her/their heirs, executors, administrators and assigns) of the **OTHER PART**;

WHEREAS (1) Mrs.Vimal Mohan Keni(2) Mr. Vasudev Narayan Patil, (3) Miss Priya Suresh Patil, hereinafter called as **ORIGINAL OWNER**, seized, possessed of and well and sufficiently entitled to plot of Gaothan land bearing No. 52 admeasuring about 500.24 sq.mtrs, at Koparkhairne sect 20, Koparkhairne Node, Navi Mumbai within limits of Navi Mumbai Municipal Corporation hereinafter called as **SAID PLOT**;

AND WHEREAS the said original owners has acquired the said plot from **CIDCO** Authorities, under the Gaothan Expansion Schemes,




vide separate agreement to leases, dated 24/05/07 and has taken possession from the **CIDCO** authorities;

AND WHEREAS the said **ORIGINAL OWNER** has got sanctioned plans from Navi Mumbai Corporation vide its **C.C No. NMMC / TPD /BP / Case No. A- 7281/411/2008 Dated 30/01/2008;**

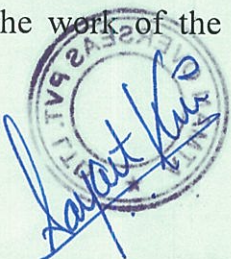
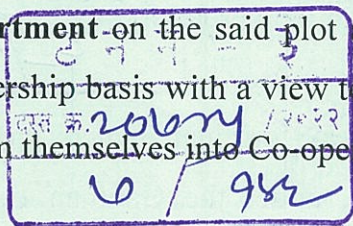
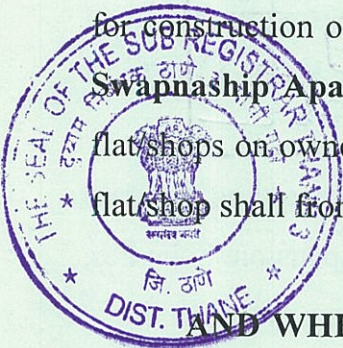
AND WHEREAS by Agreement Dt. 11/09/2008 executed between the **ORIGINAL OWNER** and **CIDCO Ltd.** and **Shri Jaywant Mohan Keni** the owner has transferred, relinquished and released all their rights in the said plot in the name of **Shri Jaywant Mohan Keni** in the records of **CIDCO Ltd.** by virtue of **Tripartite Agreement Dt. 11/09/2008** duly registered in the office of sub-Registrar Thane No. 9 at Document No. 2162/08;

AND WHEREAS the Said original owner has also handed over plans and permission granted by N.M.M.C. for construction of building on the said plot to said **Shri Jaywant Mohan Keni;**

AND WHEREAS the said **Shri Jaywant Mohan Keni** proprietor of "**SHREE GANESH CONSTRUCTION**" then decided to develop the said plot in the name of his proprietary firm **SHREE GANESH CONSTRUCTION**, who is Builder/Developers herein;

AND WHEREAS the Builders/Developers has evolved a scheme for construction of building with self contained flats/shops to be known as **Swannaship Apartment** on the said plot and desirous of selling the said flat/shops on ownership basis with a view to ultimately that owners of such flat/shop shall from themselves into Co-operative Housing Society;

AND WHEREAS the Builders/Developers herein then commenced the work of the building on the said plot in accordance with plans and



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specifications, sanctioned by Navi Mumbai Municipal Corporation and the said building is hereinafter called as “SAID BUILDING”;


AND WHEREAS the Builders/Developers had entered into a standard agreement with an Architect registered with the Council of Architect and such agreement is as per the Agreement prescribed by the council of Architects;

AND WHEREAS the Builders/Developers had appointed a Structural Engineer for the preparation of structural design and drawing of the building and the Builders/Developers accept the provisional supervision of the architect and the structural engineer till the completion of the building;

AND WHEREAS the Builders/Developers herein has completed the work of the said building on the said plot in accordance with plans and specifications, sanctioned by Navi Mumbai Municipal Corporation and thus Navi Mumbai Municipal Corporation has issued its Occupancy Certificate dated 07-10-2010 bearing No. NMMC / TPD / BP / Case No. B-6312 / 4279 / 2010;

AND WHEREAS the Purchaser/s demanded from the Builders/Developers and the Builders/Developers have given the Purchaser/s of all document of the title relating to the said Plot, plans and all such other documents as specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction Sale, Management, and Transfer) Act, 1963 and the rules made there under;

AND WHEREAS the Builders/Developers have given inspection of and have supplied to the Purchaser/s such document as stipulated in Rule 4 of the Maharashtra State Ownership Flats Rules 1964 demanded by Flat Purchaser/s;



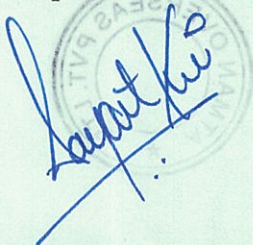
AND WHEREAS the party of the second part is desirous of acquiring from the party of the one part a **Flat No.102 on First Floor** in the said building "Swapnashilp Apartment" admeasuring about **856 sq. feet [79.55 sq. mtrs.] built-up area**, which is inclusive of Balcony and Open Terrace (hereinafter for the sake of brevity referred to as "**the said flat / shop**") for consideration and on such terms and conditions hereinafter appearing;

AND WHEREAS the Builders/Developers has offered the said **Flat No.102 on First Floor** in the said building "Swapnashilp Apartment" as Collateral Security for financial assistance given by HDB Financial Services Limited to Keni Infrastructure Developers Private Limited (hereinafter for the sake of brevity referred to as "**the Company**") and thereafter the said Loan Account No. 685247 with HDB Financial Services Limited was declared NPA [*Non Performing Asset*] in the year 2019 since the Builders/Developers as well as the Company are unable to repay the outstanding loan amount of HDB Financial Services Limited. As on date a sum of Rs.83,00,000/- (Rupees Eighty Three Lakhs Only) (Approximately) is the foreclosure amount being payable by Builders / Developers as well as the Company to HDB Financial Services Limited;

AND WHEREAS the parties are accordingly desirous of executing these presents for the sale and absolute transfer of the said flat / shop, as hereinafter appearing.

NOW THEREFORE, THIS INDENTURE WITNESSETH AND IS AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

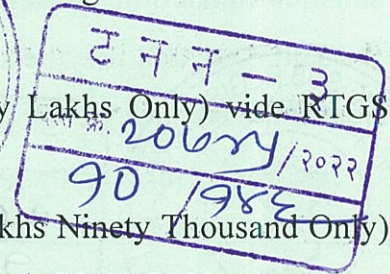
1. The Builder / Developer has constructed the said building consisting of stilt part, ground part plus seven upper floors on the said property/plot in accordance with the plans, specifications, and designs, sanctioned by the competent authorities.






2. The Purchaser/s purchase and acquire from the Builder/Developer and the Builder/Developer hereby sell and convey to the Purchaser/s **Flat No.102 on First Floor** of the said building admeasuring about **856 sq. feet [79.55 sq. mtrs.] built up area**, which is inclusive of Balcony and Open Terrace, as per the plan approved by the Builder/Developer for the price of **Rs.1,45,00,000/- (Rupees One Crore Forty Five Lakhs Only)** which the Purchaser/s have paid to the Builder / Developer as under:

- (a) a sum of Rs.10,00,000/- (Rupees Ten Lakhs Only) vide RTGS Transfer on 05-11-2022 bearing UTR No. PUNBR 52022110518054639.
- (b) a sum of Rs.25,00,000/- (Rupees Twenty Five Lakhs Only) vide RTGS Transfer on 07-11-2022 bearing UTR No. PUNBR 52022110718086383.
- (c) a sum of Rs.20,00,000/- (Rupees Twenty Lakhs Only) vide RTGS Transfer on 11-11-2022 bearing UTR No. PUNBR 52022111118248504.
- (d) a sum of Rs.20,00,000/- (Rupees Twenty Lakhs Only) vide RTGS Transfer on 11-11-2022 bearing UTR No. PUNBR 52022111118255517.
- (e) a sum of Rs.5,00,000/- (Rupees Five Lakhs Only) vide RTGS Transfer on 11-11-2022 bearing UTR No. PUNBR 52022111118274367.
- (f) a sum of Rs.12,00,000/- (Rupees Twelve Lakhs Only) vide RTGS Transfer on 24-11-2022 bearing UTR No. PUNBR52022112418713087.
- (g) a sum of Rs.30,00,000/- (Rupees Thirty Lakhs Only) vide RTGS Transfer on 28-11-2022.
- (h) a sum of Rs.10,90,000/- (Rupees Ten Lakhs Ninety Thousand Only) vide Cheque bearing No. 017972 dated 28-11-2022, drawn on Punjab National Bank, Mumbai Samachar Marg, Fort Branch.
- (i) a sum of Rs.10,65,000/- (Rupees Ten Lakhs Sixty Five Thousand Only) vide Cheque bearing No. 017973 dated 28-11-2022, drawn on Punjab National Bank, Mumbai Samachar Marg, Fort Branch.



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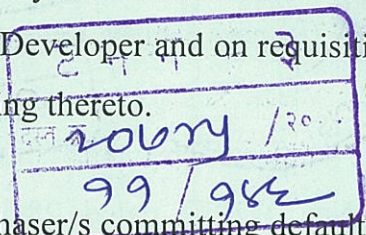
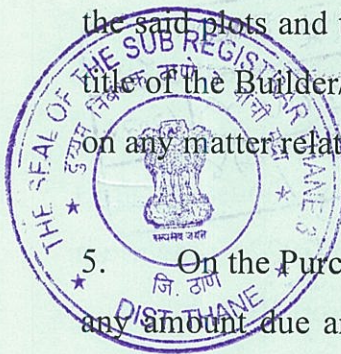
- (j) a sum of Rs.1,45,000/- (Rupees One Lakh Forty Five Thousand Only) is deducted as TDS and the Purchaser/s shall deposit the same in Government Account towards TDS (Tax Deducted at Source) applicable to Builder / Developer.

The payment and receipt whereof the Builder / Developer do hereby admit, confirm and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the Purchaser/s. The Builder / Developer has handed over quiet, vacant, peaceful and full possession of the said flat/shop to the Purchaser/s herein on the date of execution hereof.

3. The Builder/Developer i.e. the party of One Part agree, confirm, declare, assure and undertake to clear outstanding dues of HDB Financial Services Limited towards repayment of existing outstanding loan of Keni Infrastructure Developers Private Limited and obtain No Dues Certificate of HDB Financial Services Limited in respect of the said flat / shop and further to clear the outstanding dues of Swapnashilp Society towards maintenance and service charges of society and obtain No Dues Certificate of Swapnashilp Society in respect of the said flat / shop within 15 day from the date of execution hereof.

4. The Purchaser/s prior to the execution of this Agreement has satisfied himself/herself/themselves about title of the Builder/Developer to the said plots and they/he/she shall not be entitled further to investigate the title of the Builder/Developer and on requisition or objection shall be raised on any matter relating thereto.

5. On the Purchaser/s committing default in payment on the due date of any amount due and payable by the Purchaser's to the Builder under this Agreement and on the Purchaser/s committing breach of the any of terms and condition herein contained, the Builder/Developer shall be entitled at his own option to terminate this Agreement. On default being committed by the Purchaser/s, the Builder shall refund to the Purchaser/s the installments of sale price of the said flat/shop which may till then have been paid by the



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Purchaser/s to the Builder / Developer within a period of 30 days from the date of termination of this Agreement. In the event the Builder / Developer fail to refund to Purchaser/s the amount agreed above within the said stipulated 30 days, then the Purchaser/s are entitled to and Builder / Developer is liable to pay interest @ 12% per annum on the said refund amount from the expiry of stipulated thirty days till the date of actual payment to Purchaser/s. Upon termination of this Agreement and refund of aforesaid by the Builder/Developer, the Builder/Developer shall be at liberty to dispose and sell the flat/shop to such person and at such price as the Builder/Developer may in his absolute discretion think fit.

6. The fixtures, fittings and amenities to be provided by the Builder/Developer in the said building and the flat/shop to the purchaser/s by the Builder/Developer are shown that are set out at Ex. A here to annexed.

7. Upon possession of said flat/shop being delivered by the Builder/Developer, the Purchaser/s shall be entitled to use and occupy of the said flat/shop and he/she/they shall have no claim against the Builder/Developer in respect of any item or work in the said flat/shop which may be alleged not to have been carried out or Complied.

8. Upon possession of said flat/shop being delivered by the Builder/Developer, the Purchaser/s shall be liable to bear and pay the proportionate share of outgoing in respect of the said flat / shop viz. Municipal Taxes are payable to the local authorities and charges for water and electricity and such other incidental expenses relating to the management of the said land and building to the said society.

9. The Purchaser/s shall on or before delivery of possession of the said flat / shop, pay to the Builder/Developer, the following amounts:

i)	Rs. 3,000/-	for legal charges
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ii)	Rs. 350/-	for share money application
	Total Rs. 3,350/-	

10. The Purchaser shall not let transfer, assigning or part with possession of he said flat/shop until all dues payable by her/him to the Builder/Developer under this Agreement are fully paid up.

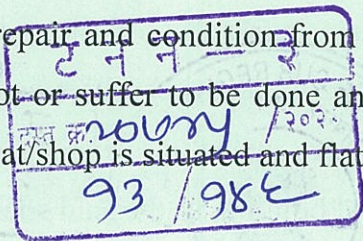
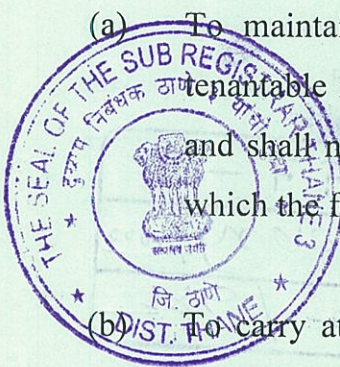
11. The Purchaser shall not use the said flat/shop for any purpose other than as residence / commercial or any legal purpose and shall not act in manner so as to causes any nuisance or annoyance to the occupiers of the other flat/shop in the said building.

12. The Purchaser/s apply to the said society for membership and for that from time to time sign and execute the application for membership and other papers and document necessary for becoming member, and return to the Builder /Developer within 15 days from the same being forwarded by the Builder/Developer to be submitted to the said society.

13. The Purchaser/s himself/herself/themselves with intention to bring all persons the whomsoever hand the flat/shop may come doth hereby covenant with the Builder/Developer as follows :-

(a) To maintain the flat/shop at Purchaser/s own cost in the good tenatable repair and condition from the date of the flat/shop taken and shall not or suffer to be done anything in or to the building in which the flat/shop is situated and flat/shop itself or any part thereof.

(b) To carry at his own cost and interest repairs to said flat/shop and maintain the flat/shop in the same condition state and order in which it as delivered by the Builder/Developer to the done anything or to the building in which flat/shop is situated or the flat/shop which may be gives the rules and regulations and bye-laws of the concerned local authority. And in the event of the Purchasers committing any act in contravention of the above provisions, the Purchasers shall be



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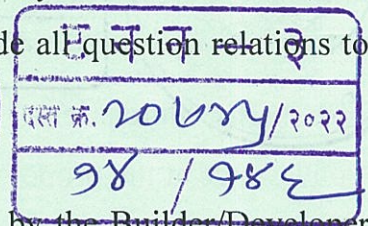


responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

- (c) Not to throw dirt, rubbish, rags, garbage's, or other refuses or permit the same to be thrown from said flat/shop in the compound of any portion of the said plots and building in which the flat/shop is situated.
- (d) To bear and pay increase in local taxes, water, charges, insurance and such, other levies if any which are imposed by the concerned local authority and/or government on account of the change of user of the flat/shop by the Purchaser/s viz user for any purpose other than for residential purpose or legal business.
- (e) The Purchasers shall observe and perform all the rules and regulation of the said society as it may adopt at its inspection and the addition, or amendments there by that may be made from time for protection and maintenance of the said building and Flat/shop therein and for the observance and performance of the building rules and regulation and bye-laws for the time being at the concerned local authority and/or government and other public bodies. The Purchasers shall also observe and perform all the stipulation and condition laid down by the said society regarding the occupation and use of the flat/shop in building and shall pay the contribute regularly and punctually towards the taxes expenses and/or outgoing in accordance with the terms of this Agreement.

14. Till the building is transfer to the said Society of the Purchasers, the builder shall have full and absolute right to decide all question relations to the management thereof.

15. Any delay tolerated or indulgence shown by the Builder/Developer in enforcing the terms of this Agreement or any forbearance or given of



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time to the Purchase by the Builder/Developer shall not be constructed as a waiver on the part of Builder/Developer of any breach or non-compliance of any of the Purchaser/s nor shall be same in any manner prejudice the right of Builder/Developer.

16. The Builder shall in respect of any amount payable by the party of the second part under the terms and condition of this Agreement have a first lien and charge on the said flat/shop agreed to be acquired by the party of second part.

17. All notice to be served on the Builder/Developer shall be duly served and sent to the address specified below:

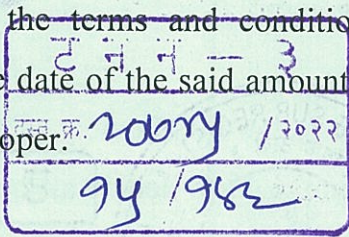
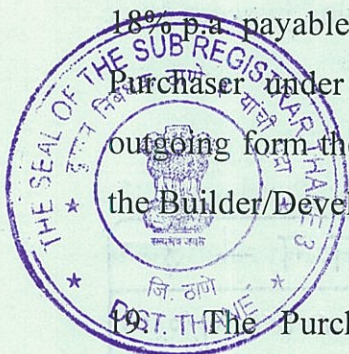
**G-01, Nihar Apartments, Budhaji Nagar,
Kalwa (West), Thane – 400 605.**

All notice to be served on the Purchaser/s shall be duly served and sent to the address specified below:

**505, Yogeshwar, 135, Kazi Sayed Street,
Masjid (West), Mumbai – 400 003.**

18. The Purchaser/s agrees to pay to the Builder/Developer interest at 18% p.a payable on all the amounts which become due and payable by the Purchaser under the terms and condition of the Agreements or other outgoing form the date of the said amount is payable by the Purchaser/s to the Builder/Developer.

19. The Purchaser/s shall present this Agreement as well as the conveyance at the proper registration office within the time limit prescribed by the Registration Act and the Purchaser/s will attend such office and admit execution thereof.



Signature

Signature



20. The Purchasers/s shall have no claim without and except in respect of the said flat / shop hereby acquired i.e. on open space, parking, lobby, staircase, terrace, that will remain the property of the Builder / Developer until whole plots is transferred to the said Society.

21. The Builder / Developer states and assures that they are competent to sell, transfer and assign the said flat / shop and that there is no impediment whatsoever to sell, transfer and assign the said flat / shop to the Purchaser/s.

22. The Builder / Developer hereby agree to transfer the electric meter and necessary deposits in respect of the said flat / shop to the name of the Purchaser/s.

23. In consideration of the Purchasers/s herein entering into these presents with the Builder / Developer herein and in consideration of the Builder / Developer making declarations and statements in these presents, the Builder / Developer herein do hereby covenant, agree and undertake to save, defend, keep harmless and indemnify and keep indemnified the Purchasers/s of, from and against all former and other estates, titles, charges and encumbrance whatsoever, hereto before made, executed, occasioned or suffered by the Builder / Developer herein or by any other person or persons lawfully or equitably claiming to or by, from, under or in trust for and on behalf of Builder / Developer herein and also against all actions, proceedings, claims, demand and all other costs, charges, expenses and losses that the Purchasers/s may suffer consequent upon any such actions, proceedings, claims or demands or upon any of the above statements found to be false.

24. The Builder / Developer herein do hereby also covenant, agree and undertake to save, defend, keep harmless and indemnify and keep indemnified the Purchasers/s of, from and against any claim made or which may hereafter be made on the said flat / shop and/or due to any act or omission on the part of the Builder / Developer herein in respect of the said

flat / shop and further the Builder / Developer herein covenant with the Purchaser/s to reimburse them and/or their nominees and/or successors-in-title for any claim, cost, charges and expenses arising in respect of the said flat / shop.

25. All costs, charges and expenses including stamps duty, registration charges, and other document concern this agreement and the conveyance and also conveyance of lease or expenses relating to any instrument of transfer in respect of said plot or any premium payable to the CIDCO authorities or any Government authorities shall be borne and paid by the Purchaser/s only. And the Purchaser/s shall bear proportionately at the time of transfer of said plots and building in favour of the society.

26. This Agreement shall always be subject to the provisions of Maharashtra Ownership Flats (Regulation of Promotion of Construction Sale Management and Transfer) Act 1963 and the rules made there under.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Gavthan Land bearing Plot No. 52, Admeasuring about 500.24 Sq. mtrs At Sector.20, Koperkhairne, Navi Mumbai, in Gavthan Expansion Scheme, Within the limits of Navi Mumbai Municipal Corporation and boded as under :-

COMMENCEMENT CERTIFICATE NO.: NMMC / TPD /BP / Case No. A- 7281/411/2008 Dated 30/01/2008.

OCCUPANCY CERTIFICATE NO.: NMMC / TPD / BP / Case No. B- 6312 / 4279 / 2010 dated 07-10-2010.

On or towards the North: 11 Mtr. Wide Road

On or towards the South: Plot No. 51

On or towards the East: Plot No. 46/9, 46/8, 46/7, 46/6

On or towards the West: Plot No. 44, 44/6

SCHEDULE OF FLAT / SHOP

ALL THAT Residential Premise bearing **Flat No.102** on **First Floor** admeasuring about **856 sq. feet [79.55 sq. mtrs.] built up area**, which is inclusive of Balcony and Open Terrace, in the building "*Swapnashilp Apartment*" constructed on the plot described hereinabove situate, lying and being at Plot No:52, Sector:20, Koperkhairne, Navi Mumbai – 400 709.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and Year first hereinabove mentioned.

SIGNED & SEALED DELIVERED BY)

the within named **BUILDERS/DEVELOPERS**)

M/S. SHREE GANESH CONSTRUCTION)

through its proprietor)

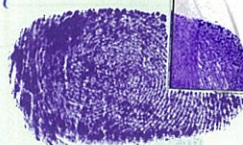
SHRI JAYWANT MOHAN KENI)

in the presence of.....)

1. *Sunderpal Singh*

2. *Salish Mishra*

Sunderpal Singh



SIGNED SEALED & DELIVERED BY)

The within named **PURCHSER/S**)

ATMAN OVERSEAS PRIVATE LIMITED)

through its Authorised Signatory)

MR. ASHOK K. KESHARIA)

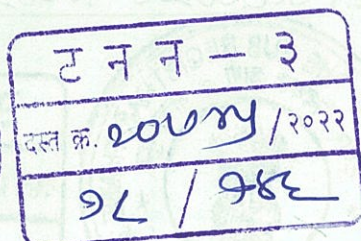
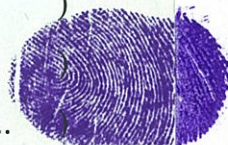
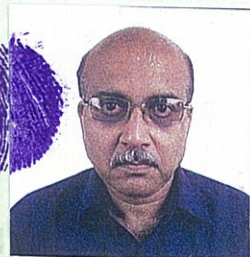
in the presence of.....)

1. *Sunderpal Singh*

2. *Salish Mishra*

For ATMAN OVERSEAS (P) LTD.

Ashok K. Kesharia
Authorised Signatory



RECEIPT

RECEIVED of and from the within named Purchaser/s **ATMAN OVERSEAS PRIVATE LIMITED** a sum of **Rs.1,45,00,000/- (Rupees One Crore Forty Five Lakhs Only)** vide various RTGS Transfers and cheques drawn on Punjab National Bank, Mumbai Samachar Marg, Fort Branch as recorded hereunder:

SR NO.	DATE	AMT	UTR NO / Cheque Number
1	05/11/2022	10,00,000/-	PUNBR 52022110518054639
2	07/11/2022	25,00,000/-	PUNBR 52022110718086383
3	11/11/2022	20,00,000/-	PUNBR 52022111118248504
4	11/11/2022	20,00,000/-	PUNBR 52022111118255517
5	11/11/2022	5,00,000/-	PUNBR 52022111118274367
6	24/11/2022	12,00,000/-	PUNBR52022112418713087
7	28/11/2022	30,00,000/-	
8	28/11/2022	10,90,000/-	017972
9	28/11/2022	10,65,000/-	017973
10	N.A.	1,45,000/-	TDS (Tax Deducted at Source)
	Total	1,45,00,000/-	

I SAY RECEIVED

For, M/s. Shree Ganesh Construction

(MR. JAYWANT MOHAN KENI)

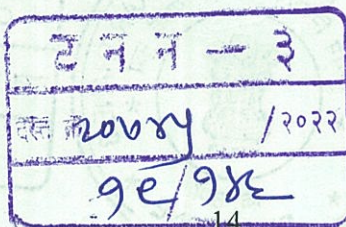
PROPRIETOR

(BUILDERS/DEVELOPERS)

WITNESSES:

1. (Sunderpal Singh)

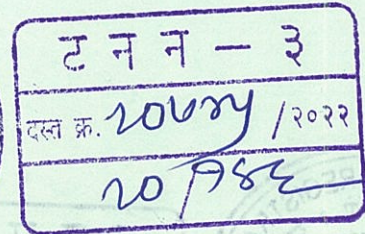
2. (Satish Mishra)



“LIST OF AMENITIES”

1.	Main Door	Wooden frame flush door (with magic eye & night latch)
2.	Flooring	Living Room & Bed Room & Kitchen Spartex tiles flooring
3.	Kitchen	Marble platform (super quality) with 2'-0" Glazed tiles with Steel Sink.
4.	Bath	Full Glazed tiles, & Sintex Door
5.	W.C.	Glazed Tiles flooring & dado up to 3' high (with sintex door)
6.	Window	Good quality Aluminum sliding windows in 3/4 series.
7.	Door	Living & Bed Door's frame of salwood
8.	Paints	Cement paint finish outside, inside colour lime wash
9.	Electricity	All electricity wiring in casting in casting strip with sufficient power and electricity point in all rooms.
10.	Water	Bath & W.C. indoor water line conceal fitting, underground & overhead water storage tank, plumbing, inspection chamber.

Signature





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NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

NO:NMMC/TPD/BP/Case No. A - 7281/411/08

DATE:- 30/01/2008

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, Smt. Vimal Mohan Keni & Others (7) on Plot No. 52, Sector - 20, G.E.S., Koperkhairne Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Total Built up Area = Resi. - 682.005 M² + Comm. - 67.609 M² = 749.614 M²

(No of Units - Residential - 21 Nos.+ Commercial - 06 Nos.), F.S.I.=1.50

1) The Certificate is liable to be revoked by the Corporation if:

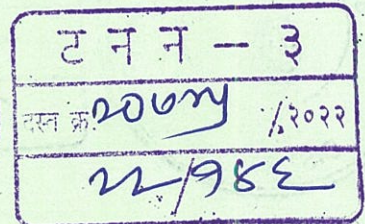
- a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
- b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
- c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and /or any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

2) THE APPLICANT SHALL :

- a) Give a notice to the Corporation on completion up to plinth level and 7 days before the commencement of the further work.
 - b) Give written notice to the Municipal Corporation regarding completion of work.
 - c) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building control Regulations and conditions of this Certificate.

The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.

- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M. R. & T. P Act, 1966. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.
- 6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot., No. of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.
- 7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.

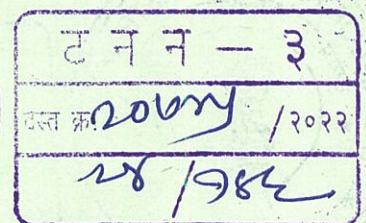


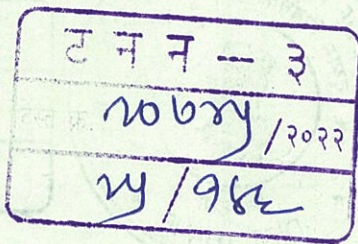


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- 8) The amount of S.D. Rs. 1500/- S.D. Rs. 10005/- for Mosquito Prevention's. Rs. 10005/- for debris & S.D. Rs.3000/- for Tree Plantation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments, one for drinking water & another for other than drinking water. It should confirm to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq.M. or part thereof of the plot area.
- 12) For all building of non-residential occupancies and residential building with more than 16M. height. Following additional conditions shall apply :-
 - a) The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
 - b) Exit from lift lobby shall be through a self closing smoke stop door.
 - c) There shall be no other machinery in the lift machinery room.
 - d) For centrally air conditioned building area of external open able windows on a floor shall be minimum 2.5 % of floor area.
 - e) One of the lift(Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the staircase wall.
 - f) Electrical cables etc. shall in separate ducts.
 - g) Alternate sources of electric supply or a diesel generator set shall be arranged.
 - h) Hazardous material shall not be stored.
 - i) Refuse stamps or storage places shall not be permitted in the staircase wall.
 - j) Fire fighting application shall be distributed over the building.
 - k) For building upto 24 M. Height capacity of underground storage tank and overhead storage shall be 50,000 ltrs. and 10,000 ltrs respectively. Wet rises shall be provided. Pump capacity 1000 ltrs./min and 250 ltrs/min. respectively.
For building with height above 24 mtrs., the figures shall be 75000 ltrs. and 20,000 ltrs. and the pump capacity of 1350 ltrs/min and 450 ltrs/min respectively.
- 13) Recreation ground or amenity open space be developed before submission of Building Completion Certificate.
- 14) No work should be started unless the existing structures are to be demolished.
- 15) Applicant/Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement.
- 16) The Owner & the Architect and Structural Engineer concerned are fully responsible for the Construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to withstand an earthquake of Highest intensity in seismic zone IV.
- 17) The Occupancy Certificate for the proposed building will not be granted unless the house Drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as proper demarcation of parking spaces with oil paints, Plantation of trees and provision of garbage bin on the site.
- 18) Application for completion/occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 19) The building material or earth removed from the trenches should not be dumped or stored on municipal road. If found so you are liable to fine as well as cost of lifting & transportation to dumping ground.





NO:NMMC/TPD/BP/Case No. A - 7281/ 411 /08
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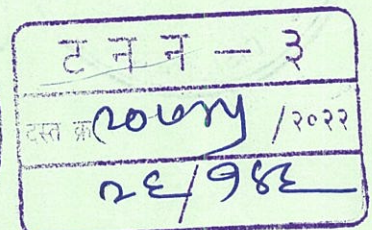
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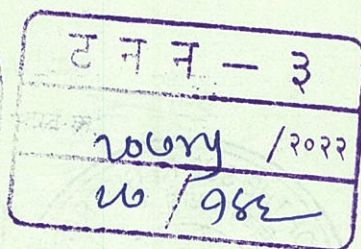
- 20) The building constructed should not be occupied without obtaining the Occupation Certificate. Otherwise you will be fined.
- 21) This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected.
- 22) The applicants should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966 "The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
- 23) The construction work shall be completed before dt. 23/05/2011 as per conditions mentioned in CIDCO Agreement dt. 24/05/2007 respectively and must be applied for O.C. with all concerned NOC.
- 24) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.
- 25) The Owner & the architect are fully responsible for any Ownership. Area & Boundary disputes. In case of any dispute Navi municipal corporation will not be responsible.
- 26) Temporary Labour sheds with proper toilet arrangement shall be provided on the site. If sufficient arrangement is not provided permission for construction above plinth level will not be granted & said temporary shed should be demolished prior to O.C.
- 27) The Owner & the Architect and Structural Engineer concerned area instructed to strictly adhere to the conditions of FIRE NOC issued vide NMMC/VASHI/FIRE/1182/2007 dated 17/10/2007 by fire officer NMMC, Navi Mumbai.
- 28) F.S.I. calculation submitted in the drawings shall be as per Development Control Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
- 29) The area shown open to sky on the ground floor plan should not be so used as would disturb the measurability of the vehicles required to be parked in the parking spaces shown in the plan.
- 30) As directed by the Urban Development, Department Government of Maharashtra, under section - 154 of MR&TP Act-1966 and vide provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings greater than 300.00 sq. m. following additional condition of Rain Water Harvesting shall apply.
 - a) All the layout open spaces of Housing Society and new construction/reconstruction/additions on plots having area not less than 300.00 sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in Schedule (enclosed).

Provided that the authority may approve the Rain Water harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.
 - b) The owner/ society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
 - c) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting as required under these byelaws.

K. K. K.
Town Planner

Navi Mumbai Municipal Corporation.
Navi Mumbai.







नवी मुंबई महानगरपालिका

पहिला माळा, बेलपूर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

Navi Mumbai Municipal Corporation

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL. No. : 2757 70 70
2757 57 00
FAX : 2757 37 85

जा.क्र./नरवि/भोप्र/ प्र. क्र. बी-६३१२/४२७८/२०१०
दिनांक :- ०७/१० /२०१०

प्रति,
श्री. जयंत मोहन केणी
भुखंड क्र.५२ सेक्टर क्र.२०, गा.वि.यो.,
कोपरखैरणे, नवी मुंबई.

नस्ती क्र. - नमुंमपा/वि.प्र.क्र.८७८/२००७, प्रकरण क्रमांक बी-६३१२

विषय :- भुखंड क्र.५२ सेक्टर क्र.२०, गा.वि.यो., कोपरखैरणे, नवी मुंबई बाबत भोगवटा
प्रमाणपत्र मिळणेबाबत.

संदर्भ :- आपले वास्तुविशारद यांचा दि.३०/०४/२०१० व २३/०६/२०१० रोजीचा प्राप्त अर्ज.

महोदय,

संदर्भात अर्जाच्या अनुषंगाने भुखंड क्र. ५२ सेक्टर क्र.२०, गा.वि.यो., कोपरखैरणे, नवी मुंबई येथील
निवासी व वाणिज्य वापरासाठी भोगवटा प्रमाणपत्र (ऑक्युपन्सी सर्टीफिकेट) या पत्रासोबत जोडले आहे.

विनापरवानगी मंजूर नकाशात फेरबदल केलेले असल्यामुळे भरणा केलेली सुरक्षा अनामत रक्कम जप्त
करण्यात आलेली आहे. याची कृपया नोंद घ्यावी.

अट - प्रस्तुत इमारतीचे हद्दीमध्ये मंजूर नकाशामध्ये दर्शविल्याप्रमाणे संपूर्ण वाहनतळ व्यवस्था दर्शविणारे
सिमांकन (Marking) कायमस्वरूपी व्यवस्थित राहणेबाबत योग्य ती खबरदारी वेळोवेळी घेणेत याची.

आपला,

(संजय शां. बाणुईत)

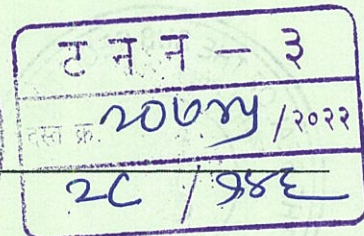
सहाय्यक संचालक नगररचना
नवी मुंबई महानगरपालिका

प्रत भावेदीसार्थ :-

१. डी. जी. शहा, वास्तुविशारद,
६०६, लक्कर टॉवर्स, प्लॉट नं. ८६, सेक्टर-१७, वाशी, नवी मुंबई
२. उप आयुक्त (उपकर), कोपरखैरणे
३. उप - आयुक्त, परिमडळ -३, नुंमंमपा.
४. उपकर निर्धारक व संकलक, नमुंमपा, तुर्भे
५. मुख्य वास्तुशास्त्रज्ञ व नियोजनकार, सिडको लि.
६. विभाग अधिकारी नमुंमपा, कोपरखैरणे,



“जन्म असो वा मरण आवश्यक नोंदणीकरण”
जि. ठाणे





ट न न - ३
व. नं. २००४ / २०२२
२८/१४६



नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

पहिला माळा, बेलपूर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL. No. : 2757 70 70
2757 57 00
FAX : 2757 37 85

जा.क्र./नरवि/भोप्र/ प्र. क्र. बी-६३१२/४२७८/२०१०
दिनांक :- ०७/१०/२०१०

भोगवटा प्रमाणपत्र

- वाचले - १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुंमपा/नरवि/बांघा प्र.क्र. ए-७२८३/४११/२००८, दि.३०/०१/२००८
- २) नवी मुंबई महानगरपालिकेचे दि. ३१/०७/२००८ रोजीचे अधिमूल्य शुल्क आकारणीबाबतचा परिपत्रक.
- ३) वास्तुविशारद डी. जी. शहा यांनी दि.३०/०४/२०१० व २३/०६/२०१० रोजी सादर केलेला बांधकाम पुर्णत्वाचा दाखला.

नवी मुंबई येथे भुखंड क्र. ५२ सेक्टर क्र.२०, गा.वि.यो., नवी मुंबई या जागेचे मालक श्री. जयंत मोहन केणी यांनी जागेवरील बांधकाम दि.२२/०३/२०१० रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला संबंधित वास्तुविशारद, डी. जी. शहा, यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र दि. ३०/०१/२००८ मध्ये नमूद केलेल्या अटी व शर्ती तसेच महानगरपालिकेचे दि. ३१/०७/२००८ च्या अधिमूल्य शुल्क आकारणीबाबतच्या परिपत्रकानुसार विविध शुल्क वसुली बाबतची कार्यवाही केलेली आहे. त्यामुळे सदर जागेत.

१) भुखंडाचे क्षेत्रफळ	:-	५००.२४ चौ.मी.
२) अनुज्ञेय चटई क्षेत्र निर्देशांक	:-	१.५०
३) निवासी वापराखालील बांधकाम क्षेत्र (निवासी वापराखालील एकूण सदनिका - २१)	:-	६८२.००५ चौ.मी.
४) वाणिज्य वापराखालील बांधकाम क्षेत्र (वाणिज्य वापराखालील एकूण दुकाने - ०६)	:-	६७.६०९ चौ.मी.

एकूण बांधकाम क्षेत्र:- ७४९.६१४ चौ.मी.
५) बाल्कनी खालील बांधकाम क्षेत्र :- १२८.२८२ चौ.मी.

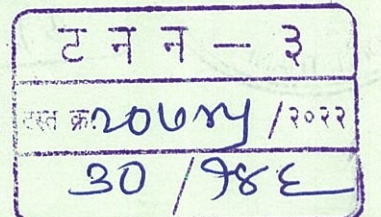
यानुसार वापर करणेस परवानगी देण्यात येत आहे.

(संजय शां. बाणाईत)

सहाय्यक संचालक नगररचना
नवी मुंबई महानगरपालिका



“जन्म असो वा मरण अधिकार न होईल”





त न न - ३
स. क्र. २०६४५/२०२२
३९/१९८२

केवल अर्हता के खाते में
ACCOUNT PAYEE ONLY

Bank's Pay Order

Date12/09/2008.....

Pay SUB REGISTRAR, THANE.

को या आवेष्टाद्वारा or Order

Three Thousand Five Hundred Only

रुपये Rupees

रु. Rs.

*****3500.00

SB A/C. 62949.

in account of

के नाम अथवा

For Parsik Janata Sahakari Bank Ltd.

PARSIK JANATA
SAHAKARI BANK LTD.



पारसिक जनता
सहकारी बैंक लि.

Branch : Kalya, Thane-400 605.

पारसिक जनता

सहकारी बैंक लि.

Handwritten signature

प्रमाणित हस्ताक्षर

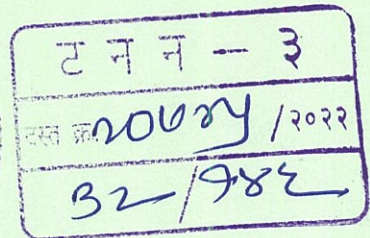
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AUTHORISED SIGNATORIES

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टनन ९

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क्र. 1000000 / 2022
33 / 982

शहर व औद्योगिक विकास महामंडळ(महाराष्ट्र) मर्यादित

सिडको
सहकारी निगम

बसोहता विभाग, महिला मजला,
सिडको भवन, सी.पी.डी. ब्रेलापूर,
नवी मुंबई ४०० ६१४

सिडको / वसोहता / साटयो / कोपरखैरणे / १२९ / २००८ / १६५०

दिनांक : १८.९.२००८

प्रति,
श्री जयंत मोहन केणी
सहकारी दुसरा मजला, मारुतीनगर,
महाराष्ट्र राय

विषय:- साडेवात टक्के योजनानुसार मीजे कोपरखैरणे येथे वाटप
करण्यात आलेल्या भूखंडाच्या भरवाणाबाबत.

संदर्भ:- आमच्या कार्यालयाचे पत्र क.सिडको/बसोहता/साटयो/नं.१६५०/१२९/२००८/ दिनांक - १५-७-०८

सदर

साडेवात टक्के योजनाप्रमाणे मीजे कोपरखैरणे येथे श्री रामकृष्ण सद्गु पाटील व इतर यांना वाटप
करण्यात आलेल्या भूखंड क्रमांक-५२, सेक्टर-२०, क्षेत्र-५००.२४ चौ.मी. श्री जयंत मोहन केणी यांचे नाव
करण्यास वरील संदर्भित पत्रान्वये भरवानाची देण्यात आली आहे.

कराराने भूखंडाच्या त्रिपक्षीय करारनामा दिनांक - १९.९.२००८ राजी सिडको, १) श्री रामकृष्ण
सद्गु पाटील २) श्री वासुदेव नारायण पाटील ३) श्रीमती देवकीबाई नारायण पाटील ४) श्रीमती विमल मोहन
पाटील ५) कुमारी प्रिया सुरेश पाटील ६) कुमारी निलम सुरेश पाटील ७) कुमारी राजश्री सुरेश पाटील व
८) कुमारी अमिता सुरेश पाटील (अनुक्रमांक ६ ते ८ अज्ञान करिता पालक म्हणून कुमारी प्रिया सुरेश पाटील)
आले श्री जयंत मोहन केणी यांच्यामध्ये करण्यात आला असून या त्रिपक्षीय करारनाम्याची नोंदणी दुय्यम
नियमक खणे - १, याचेकाडे नोंदणी क्रमांक टनन ९ - ०२९६२-२००८, दिनांक-१२.९.२००८ अन्वये
करण्यात आलेली असल्याने व सदर करारनाम्याची साक्षप्रत आपण आमचेकाडे सादर कोली असल्यामुळे
आपला भूखंडास भरवानाधारक म्हणून श्री जयंत मोहन केणी यांचे नाव सिडकोच्या दस्तारी नोंदण्यात आले
आहे.

कळते

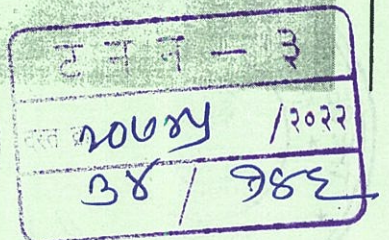
आपला विश्वासू,

(हस्ताक्षर)

व्यवस्थापक(शहर सेवा) ७

प्रति - श्री रामकृष्ण सद्गु पाटील व इतर
मि. कोपरखैरणे
नवी मुंबई

Transfer letter





ट न न - ३
दस्तावेज क्र. 10077 / 2022
34 / 982

AY

वे RUPEES

नियन बैंक ऑफ इंडिया
NION BANK OF INDIA

को या आदेशानुसार OR ORDER

रु. Rs. 26500/-

अदा करें

कृते यूनियन बैंक ऑफ इंडिया For Union Bank of India

प्रधिकृत हस्ताक्षर

Authorised Signatories

1000079911 4000261191

17



टनन - ३
20/07/2022
34/984

टनन १

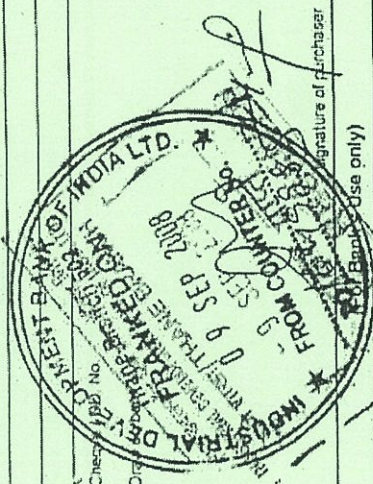


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दस्त क्र. 20077 / 2022
30 / 982



Industrial Development Bank of India Limited

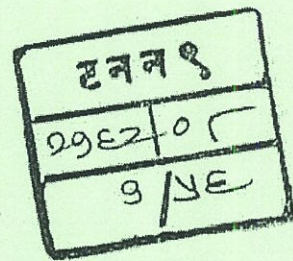
Customer Copy		Sr. No. 31565
Deposit Br.		Date 9/9/08
Pay to: A/c No. 11737200010056	IDBI bank A/C stamp duty	
Type of Document	Special Adhesive	
Type of Stamp	Rs. 2,65000/-	
Franchising Value	Rs. 10/-	
Service Charges	Rs. 2,65010/-	
Total		
Name and address of stamp duty paying party		
C/O Jeyant. Chaudh. Keri		



DC No.	Bank Use only
Franchising No.	
Authorized Signatory	
Signature of purchaser	
Date	

Sign the declaration printed behind

TRIPARTITE AGREEMENT

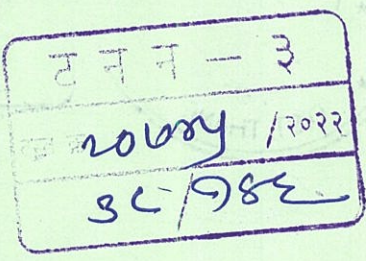


THIS AGREEMENT made and entered at CBD Belapur, this 11th day of September in the year Two Thousand Eight BETWEEN the City and Industrial Development Corporation of Maharashtra Limited, a Company incorporated under the Companies Act, 1956 and having its Registered Office at Nirmal, 2nd floor, Nariman Point, Mumbai, 400 021 hereinafter referred to as "the Corporation" (which expression shall, unless it be repugnant to the context or meaning thereof, include its successor or successors and assigns) of the FIRST PART, (i) Shri Ramkrishna Sadu Patil, (ii) Shri Vasudeo Narayan Patil, (iii) Smt. Devki Bai Narayan Patil, (iv) Smt. Vimal Mohan Keni, (v) Kumari Jyoti Suresh Patil, (vi) Kumari Neelam Suresh Patil.

For Industrial Development Bank of India Ltd.
 Authorised Signatory
 Industrial Development Bank of India Ltd. Ground Floor, G/1 Jeshwant Building, Near Malhar Cinema, Gokhale Road, Naupada Thane-400602.
 D-5/STP/VIC.R.1007/05/05/1266-S9

Asst. Estate Officer
 CIDCO Ltd., CIDCO Bhavan,
 Navi Mumbai - 400 614.

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 SPECIAL ADHESIVE



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ये RUPEES

नियन बैंक ऑफ इंडिया
NION BANK OF INDIA

को या आदेशानुसार OR ORDER

रु. Rs.26500/-

अदा करें

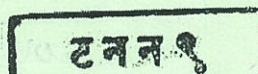
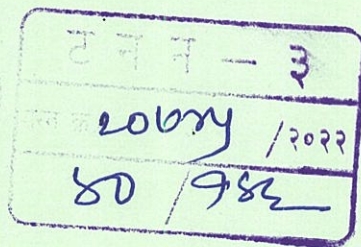
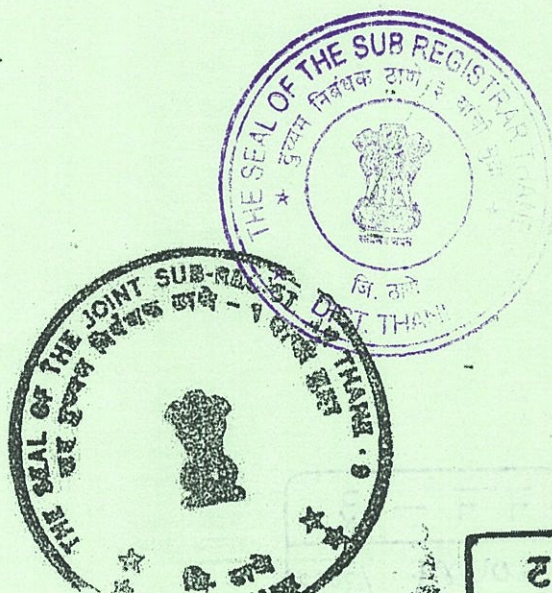
कृते यूनियन बैंक ऑफ इंडिया For Union Bank of India

प्राधिकृत हस्ताक्षर

Authorised Signatories

1000799 4000261191

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दस्त क्र. 20677 / 2022
६९ / ९४६

Kumari Rajayshree Suresh Patil and (viii) Kumar Amit Suresh Patil; (i) to (v) are adults and (vi) to (viii) are minors represented by appointed guardian kumari Priya Suresh Patil, all having address at post koper khairane Navi Mumbai hereinafter collectively referred to as " the Original Licensees " (which expression shall unless it be repugnant to the context or meaning thereof, include their respective heirs, executors , administrators and permitted assignee/s) of the **SECOND PART** AND Shri Jayant Mohan Keni, aged 30 years, Indian inhabitant, having address at Ratnadeep, 2nd floor, Maruti Nagar, Kalwa, Thane, hereinafter referred to as " the New Licensee" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns) of the **THIRD PART**.

WHEREAS by an Agreement to Lease made at CBD, Belapur, Navi Mumbai on 24th May 2007 BETWEEN the Corporation, therein also referred to as the Corporation of the One Part and the Original Licensees, therein referred to as the Licensee (hereinafter referred to as " the said agreement to lease"), the Corporation agreed to grant to the Original Licensees a lease and the Original Licensees agreed to accept a lease of all that piece or parcel of land known as Plot No.52, situated at sector 20, Koper Khairane, under 12.5% Scheme (erstwhile Gaothan Expansion Scheme), Taluka Thane, District Thane, Navi Mumbai containing by admeasuring 500.24 square meters or thereabout and more particularly described in the said agreement (hereinafter referred to as " the said land ") upon the terms and conditions contained in the said agreement to lease.

AND WHEREAS the Original Licensees paid to the Corporation agreed lease premium of Rupees 11,250/- (Rupees Eleven Thousand Two Hundred and Fifty only)

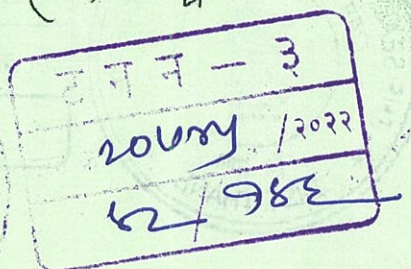
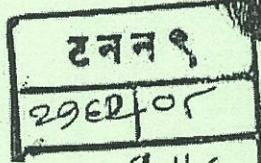
Asst. Estate Officer
CIDCO Ltd., CIDCO Bhavan,
Navi Mumbai - 400 614.

1) *[Signature]*

7) *[Signature]* - Guard. of R. Patil

2) *[Signature]*

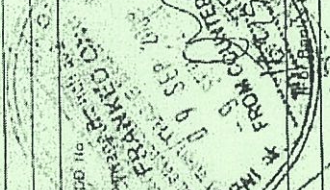
8) *[Signature]* - Gardm n. n. n.





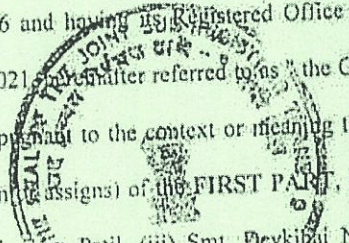
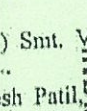
ट न न - ३
दस्ता क्र. 20677 / 2022
४३ / 982



Customer Copy		Sr No. 31565 Date 9/9/08
Deposit for		idm Bank A/C standing duty
Pay to Acct No. 1737260010055		
Type of Document		
Type of Stamp	Special Adhesive	
Franking Value	Rs.	2,65000/-
Service Charges	Rc.	10/-
Total	Rs.	2,65010/-
Name and address of stamp duty paying party	C/O Tarant. Charan. Kori	
		
Cheque (SD No)		
Date received by		
Signature of producer		
(For Bank Use only)		
DC No.	Date	
Ranking Sr. No.		
Approved by		
Dr. Name & Ety		

putting a big nose on the end of it.

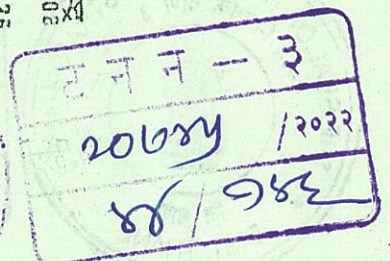
TRIPARTITE AGREEMENT

THIS AGREEMENT made and entered at CBD Belapur, this 11th day of September in the year Two Thousand Eight BETWEEN the City and Industrial Development Corporation of Maharashtra Limited, a Company incorporated under the Companies Act, 1956 and having its Registered Office at Nirmal, 2nd floor, Nariman Point, Mumbai, 400 021 and hereafter referred to as "the Corporation" (which expression shall, unless it be repugnant to the context or meaning thereof, include its successor or successors and assigns) of the FIRST PART, (i) Shri Ramkrishna Sadu Patil, (ii) Shri Vasudeo Narayan Patil, (iii) Smt. Devkibai Narayan Patil, (iv) Smt. Vimala Mohan Keni, (v) Kumari Priya Suresh Patil (vi) kumari Neelam Suresh Patil, (vii)  

Asst. Style Officer
DCO Ltd., C/O CO. Bldg.
Navi Mumbai - 401 014

Accepted

10) ~~0~~ ~~11~~ ~~12~~ ~~13~~ ~~14~~ ~~15~~ ~~16~~ ~~17~~ ~~18~~ ~~19~~ ~~20~~ ~~21~~ ~~22~~ ~~23~~ ~~24~~ ~~25~~ ~~26~~ ~~27~~ ~~28~~ ~~29~~ ~~30~~ ~~31~~ ~~32~~ ~~33~~ ~~34~~ ~~35~~ ~~36~~ ~~37~~ ~~38~~ ~~39~~ ~~40~~ ~~41~~ ~~42~~ ~~43~~ ~~44~~ ~~45~~ ~~46~~ ~~47~~ ~~48~~ ~~49~~ ~~50~~ ~~51~~ ~~52~~ ~~53~~ ~~54~~ ~~55~~ ~~56~~ ~~57~~ ~~58~~ ~~59~~ ~~60~~ ~~61~~ ~~62~~ ~~63~~ ~~64~~ ~~65~~ ~~66~~ ~~67~~ ~~68~~ ~~69~~ ~~70~~ ~~71~~ ~~72~~ ~~73~~ ~~74~~ ~~75~~ ~~76~~ ~~77~~ ~~78~~ ~~79~~ ~~80~~ ~~81~~ ~~82~~ ~~83~~ ~~84~~ ~~85~~ ~~86~~ ~~87~~ ~~88~~ ~~89~~ ~~90~~ ~~91~~ ~~92~~ ~~93~~ ~~94~~ ~~95~~ ~~96~~ ~~97~~ ~~98~~ ~~99~~ ~~100~~ ~~101~~ ~~102~~ ~~103~~ ~~104~~ ~~105~~ ~~106~~ ~~107~~ ~~108~~ ~~109~~ ~~110~~ ~~111~~ ~~112~~ ~~113~~ ~~114~~ ~~115~~ ~~116~~ ~~117~~ ~~118~~ ~~119~~ ~~120~~ ~~121~~ ~~122~~ ~~123~~ ~~124~~ ~~125~~ ~~126~~ ~~127~~ ~~128~~ ~~129~~ ~~130~~ ~~131~~ ~~132~~ ~~133~~ ~~134~~ ~~135~~ ~~136~~ ~~137~~ ~~138~~ ~~139~~ ~~140~~ ~~141~~ ~~142~~ ~~143~~ ~~144~~ ~~145~~ ~~146~~ ~~147~~ ~~148~~ ~~149~~ ~~150~~ ~~151~~ ~~152~~ ~~153~~ ~~154~~ ~~155~~ ~~156~~ ~~157~~ ~~158~~ ~~159~~ ~~160~~ ~~161~~ ~~162~~ ~~163~~ ~~164~~ ~~165~~ ~~166~~ ~~167~~ ~~168~~ ~~169~~ ~~170~~ ~~171~~ ~~172~~ ~~173~~ ~~174~~ ~~175~~ ~~176~~ ~~177~~ ~~178~~ ~~179~~ ~~180~~ ~~181~~ ~~182~~ ~~183~~ ~~184~~ ~~185~~ ~~186~~ ~~187~~ ~~188~~ ~~189~~ ~~190~~ ~~191~~ ~~192~~ ~~193~~ ~~194~~ ~~195~~ ~~196~~ ~~197~~ ~~198~~ ~~199~~ ~~200~~ ~~201~~ ~~202~~ ~~203~~ ~~204~~ ~~205~~ ~~206~~ ~~207~~ ~~208~~ ~~209~~ ~~210~~ ~~211~~ ~~212~~ ~~213~~ ~~214~~ ~~215~~ ~~216~~ ~~217~~ ~~218~~ ~~219~~ ~~220~~ ~~221~~ ~~222~~ ~~223~~ ~~224~~ ~~225~~ ~~226~~ ~~227~~ ~~228~~ ~~229~~ ~~230~~ ~~231~~ ~~232~~ ~~233~~ ~~234~~ ~~235~~ ~~236~~ ~~237~~ ~~238~~ ~~239~~ ~~240~~ ~~241~~ ~~242~~ ~~243~~ ~~244~~ ~~245~~ ~~246~~ ~~247~~ ~~248~~ ~~249~~ ~~250~~ ~~251~~ ~~252~~ ~~253~~ ~~254~~ ~~255~~ ~~256~~ ~~257~~ ~~258~~ ~~259~~ ~~260~~ ~~261~~ ~~262~~ ~~263~~ ~~264~~ ~~265~~ ~~266~~ ~~267~~ ~~268~~ ~~269~~ ~~270~~ ~~271~~ ~~272~~ ~~273~~ ~~274~~ ~~275~~ ~~276~~ ~~277~~ ~~278~~ ~~279~~ ~~280~~ ~~281~~ ~~282~~ ~~283~~ ~~284~~ ~~285~~ ~~286~~ ~~287~~ ~~288~~ ~~289~~ ~~290~~ ~~291~~ ~~292~~ ~~293~~ ~~294~~ ~~295~~ ~~296~~ ~~297~~ ~~298~~ ~~299~~ ~~300~~ ~~301~~ ~~302~~ ~~303~~ ~~304~~ ~~305~~ ~~306~~ ~~307~~ ~~308~~ ~~309~~ ~~310~~ ~~311~~ ~~312~~ ~~313~~ ~~314~~ ~~315~~ ~~316~~ ~~317~~ ~~318~~ ~~319~~ ~~320~~ ~~321~~ ~~322~~ ~~323~~ ~~324~~ ~~325~~ ~~326~~ ~~327~~ ~~328~~ ~~329~~ ~~330~~ ~~331~~ ~~332~~ ~~333~~ ~~334~~ ~~335~~ ~~336~~ ~~337~~ ~~338~~ ~~339~~ ~~340~~ ~~341~~ ~~342~~ ~~343~~ ~~344~~ ~~345~~ ~~346~~ ~~347~~ ~~348~~ ~~349~~ ~~350~~ ~~351~~ ~~352~~ ~~353~~ ~~354~~ ~~355~~ ~~356~~ ~~357~~ ~~358~~ ~~359~~ ~~360~~ ~~361~~ ~~362~~ ~~363~~ ~~364~~ ~~365~~ ~~366~~ ~~367~~ ~~368~~ ~~369~~ ~~370~~ ~~371~~ ~~372~~ ~~373~~ ~~374~~ ~~375~~ ~~376~~ ~~377~~ ~~378~~ ~~379~~ ~~380~~ ~~381~~ ~~382~~ ~~383~~ ~~384~~ ~~385~~ ~~386~~ ~~387~~ ~~388~~ ~~389~~ ~~390~~ ~~391~~ ~~392~~ ~~393~~ ~~394~~ ~~395~~ ~~396~~ ~~397~~ ~~398~~ ~~399~~ ~~400~~ ~~401~~ ~~402~~ ~~403~~ ~~404~~ ~~405~~ ~~406~~ ~~407~~ ~~408~~ ~~409~~ ~~410~~ ~~411~~ ~~412~~ ~~413~~ ~~414~~ ~~415~~ ~~416~~ ~~417~~ ~~418~~ ~~419~~ ~~420~~ ~~421~~ ~~422~~ ~~423~~ ~~424~~ ~~425~~ ~~426~~ ~~427~~ ~~428~~ ~~429~~ ~~430~~ ~~431~~ ~~432~~ ~~433~~ ~~434~~ ~~435~~ ~~436~~ ~~437~~ ~~438~~ ~~439~~ ~~440~~ ~~441~~ ~~442~~ ~~443~~ ~~444~~ ~~445~~ ~~446~~ ~~447~~ ~~448~~ ~~449~~ ~~450~~ ~~451~~ ~~452~~ ~~453~~ ~~454~~ ~~455~~ ~~456~~ ~~457~~ ~~458~~ ~~459~~ ~~460~~ ~~461~~ ~~462~~ ~~463~~ ~~464~~ ~~465~~ ~~466~~ ~~467~~ ~~468~~ ~~469~~ ~~470~~ ~~471~~ ~~472~~ ~~473~~ ~~474~~





ट न न - ३
दस्ता क्र. 20074 / 2022
87 / 982

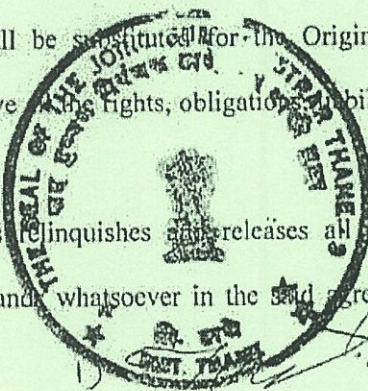
only and the Corporation delivered the possession of the said land to the Original Licensees in pursuance of the said agreement.

AND WHEREAS the Original Licensees requested the Corporation to grant to him the requisite permission to transfer and assign his rights, interests in or benefits under the said agreement to lease in respect of the said land being Plot No.52 situate at sector 20, Koper Khairane, under 12.5% Scheme (erstwhile Gaothan Expansion Scheme), Taluka Thane, District Thane, Navi Mumbai containing by admeasuring 500.24 square meters or thereabout to the New Licensee and the Corporation having granted permission to the Original Licensees agreed to do so on the terms and conditions appearing hereinafter.

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

1. The Corporation shall, in pursuance of the said agreement and in consideration of the permission contained therein, grant a lease of the said land being Plot No.52, situated at sector 20, Koper Khairane, under 12.5% Scheme (erstwhile Gaothan Expansion Scheme), Taluka Thane, District Thane, Navi Mumbai containing by admeasuring 500.24 square meters or thereabout, to the New Licensee.
2. The New Licensee shall be substituted for the Original Licensees in the said Agreement and shall have all the rights, obligations, liabilities, benefits and equities accordingly thereunder.
3. The Original Licensees relinquishes and releases all its rights, titles, benefits, interest, claims or demands whatsoever in the said agreement and discharge the

Mandore
Asst. Estate Officer
CIDCO Ltd., CIDCO Bhavan,
Navi Mumbai - 400 614.



ह.न.नं. ९
२७२/०८
५/५६

7) *[Signature]* - *Gradhu n. R. Pal*
8) *[Signature]* - *Gradhu n. R. Pal*

2) *का. नं. ५१. ५१११३*

4) *सी. वि. म. र. सी. ए. नं. ५१११३*
5) *सी. वि. म. र. सी. ए. नं. ५१११३*



ह.न.नं. - ३
२०७५ / २०२२
४२ / ९४२



ट न न - ३	
दस्त क्र. 2067	/ 2022
50/98E	

Corporation from all obligations or liabilities required to be performed by

Corporation under the said agreement.

4. The New Licensee indemnifies and saves harmless the Corporation against any loss or damage that may be caused to the Corporation in consequences of this Agreement for the permission granted to it as aforesaid.
5. The stamp duty payable under this Tripartite Agreement shall be borne and paid by the New Licensee wholly and exclusively.

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands the day and year first herein above written.

SCHEDULE

All that piece or parcel of land known as Plot No.52, in Sector No.20; of Koper Khairane, under 12.5% Scheme (erstwhile Gaothan Expansion Scheme), Taluka Thane, District Thane, Navi Mumbai containing by admeasuring 500.24 square meters or thereabout and bounded as follows that is to say:

- On or towards the North by : 11 meters wide road
On the or towards South by : Plot no.51
On or towards the East by : 9 meters wide road.
On the or toward West by : proposed for market



टनन - ३
दस्तावेज क्र. 10484 / 2022
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Mendave
Asst. Estate Officer
CIDCO Ltd., CIDCO Bhavan,
Navi Mumbai - 400 614.



- ५) *विमल मोहनकाजी*
सखी
६) *सखी* - *Crashra n. N. Patil*
७) *सखी* - *Crashra n. R. Patil*
८) *सखी* - *Crashra n. A. Patil*

टनन ९
२७६२०५
६/१६

६ - ६६५
१९८१/८२
१९८१/८२



ट न न - ३
रता क्र. १०००० / २०२२
१९९१/९२

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मायादित.

सिडको भवन ७ वा मजला भूमि

नवी मुंबई १२.५% योजना अंतर्गत मौजे कोपरखेवरे ता. ठाणे जि. ठाणे
विभाग. २० भूखंड क्र. ५२ चा सिमांकन नकाशा.

संदर्भ:- सहा. भूमि व भूमापन अधिकारी () (४) क्र. सिडको / भूमि / ११/१२.५%
/ योजना. / को.सं. / २२३/०६.

दि. २४/०१/२००६

— भूखंडाची हद्द
भूखंड क्र. ५२ क्षेत्र चौ.मी
५००.२४ चौ.मी.

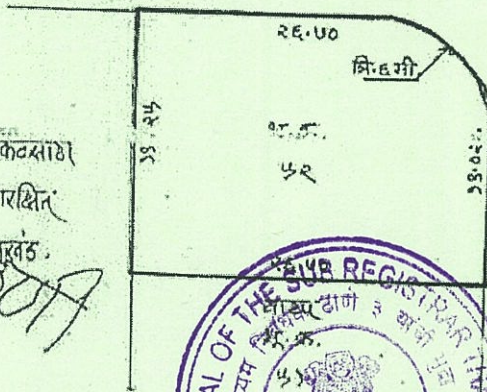
७ नमून

८ वी.जी.पारील



९ लि.मं.ल.मो.ह.क.व.ग.ा
६ लि.मं.ल.मो.ह.क.व.ग.ा
७ लि.मं.ल.मो.ह.क.व.ग.ा
८ लि.मं.ल.मो.ह.क.व.ग.ा
९ लि.मं.ल.मो.ह.क.व.ग.ा

२१.०० मी. रुंद रस्ता.



ट न न - ३
१०० मी. २००४ / २०२२
५० / १४६

समत सिमांकन नकाशा

मा. नमून

२२.



29E2/05
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प्रमाण १:५००.

Post. Officer

Officer

Mumbai

क्षेत्राधिकारी (भूमापन)

अ. वि. राऊत

(प्रमुख भूमापक)

१ नमून
२ वी.जी.पारील

५ लि.मं.ल.मो.ह.क.व.ग.ा

६ लि.मं.ल.मो.ह.क.व.ग.ा

७ लि.मं.ल.मो.ह.क.व.ग.ा

८ लि.मं.ल.मो.ह.क.व.ग.ा

Member
Estate Officer
C.DCO Ltd., C.DCO Bhavan,
Navi Mumbai - 400 614.

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टनन - ३
४०००० / २०२२
५९ / ९५

SIGNED, SEALED AND DELIVERED,
for and on behalf of the Corporation i.e.
the CITY AND INDUSTRIAL DEVELOPMENT
CORPORATION OF MAHARASHTRA LTD. by the
hand of Mrs. V. N. Tambare Assistant Estate Officer
in the presence of

[1] Shri B. A. Patil

[2] Shri M. K. Koli

M. Tambare
Asst. Estate Officer
CIDCO Ltd., CIDCO Bhavan,
Navi Mumbai - 400 614.

SIGNED, SEALED AND DELIVERED

Within named the Original Licensees

(i) Shri Ramkrishna Sadu Patil

(ii) Shri Vasudeo Narayan Patil

(iii) Smt. Devkibai Narayan Patil

(iv) Smt. Vimal Mohan Keni

(v) Kumari Priya Suresh Patil

(vi) Kumari Neelam Suresh Patil

(vii) Kumari Rajayhree Suresh Patil

(viii) Kumar Amit Suresh Patil

[(vi) to (viii) are minors represented by appointed
guardian Kumari Priya Suresh Patil

In the presence of

[1] Shri B. A. Patil

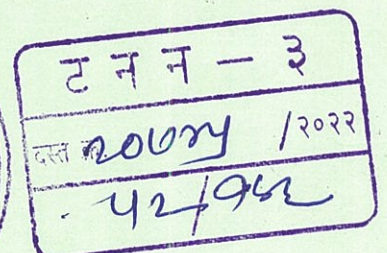
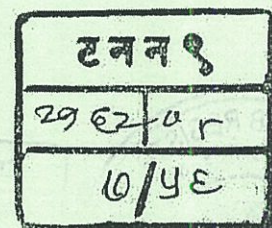
[2] Shri M. K. Koli

SIGNED, SEALED AND DELIVERED

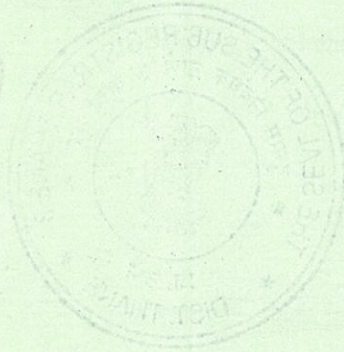
by within named New Licensee

Mr. Jayant Mohan Keni

in the presence of



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ट न न - ३
मत क्र. 20687 / 2022
43 / 182

उज्ज्वल. ९९२/०८
पुनः तारीख : १९-८-०८
पुनः तारीख : १९-८-०८
पुनः तारीख २३-८-०८
उज्ज्वल तारीख २३ AUG 2008
पुनः तारीख ३-९-०८

पुनः - ५
पुनः - ३५/-

1

Civil M.A.371/07

L. B. BHOGALE

Guardianship Certificate No. : .

Exh.No. 13

08 AUG 2008

CERTIFICATE OF GUARDIANSHIP.

IN THE COURT OF AD HOC DISTRICT JUDGE, THANE. AT : THANE.

[Before Shri. G.D.Shirwadkar, Ad-hoc District Judge & Addl. Sessions Judge, Thane.]

Miscellaneous Application No. : 371/2007.

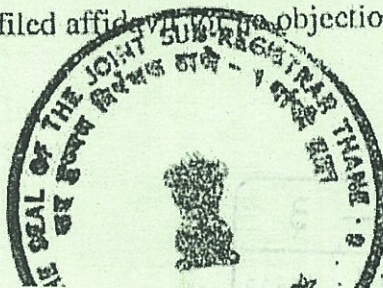
[Decided on 19/08/2008]

In the matter of the Guardianship of Minors

- 1] Ms. Rajayshree Suresh Patil, age 17 years,
 - 2] Ms. Nilam Suresh Patil, age 16 years,
 - 3] Mast. Amit Suresh Patil, age 13 years,
- R/at Aai Niketan Co-Op-Hsg.-Soc.,
"B" Wing, Fourth Floor,
Budhaji Nagar, Kalwa [West]-Thane.

टनन - ३
२००७ / २०२२
५४ ९४२

You, Ms. Priya Suresh Patil is appointed Guardian of the property and person of the Minors 1] Ms. Rajayshree Suresh Patil, age 17 years, 2] Ms. Nilam Suresh Patil, age 16 years, 3] Mast. Amit Suresh Patil, age 13 years, under Section 7 r.w. 10 of Guardians and Wards Act, 1990 and the points you should particularly note are printed on the reverse. Public notice was issued in Daily Newspaper "Konkan Sakal" dtd. 19/04/2008. Till today nobody raised objection for the appointment of applicant as guardian of the above named minors. The opponent Vimal Mohan Keni has filed affidavit in objection on record at Exh.12.



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ट न न - ३
क्र. 10000 / 2022
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any term extending more than one year beyond the date on which the ward will complete the age of 21 years [Sec. 29], except as required by any law for the time being in force.

4] For the maintenance, education and advancement of the ward, and of such persons as are dependent on him and for the celebration of ceremonies to which the ward or any of those persons may be a party, you may apply such portion of the income of the property of the ward as the Court from time to time direct, and if the Court so directs, the whole or any part of that property [Sec. 34 (e)].

5] You shall keep accounts of all income and expenditure as directed by the Court and produce the same in the Court whenever it directs you to do so.

6] Your powers as a guardian cease when the ward completes his or her 21st year [Sec. 41(2), unless the court directs otherwise.

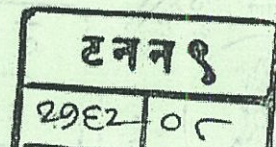
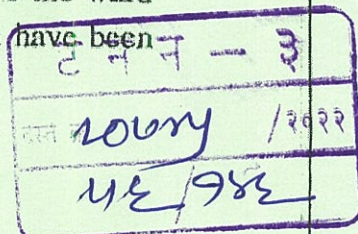
7] If you desire to resign your office before your ward attains majority you must apply to the court to be discharged [Sec.40 (1)].

8] Until you are discharged by the Court your responsibilities continue [Sec.41(4)].

9] You are bound by the provisions of the Guardians and Wards Act [VIII of 1890] by the rules made under it and by such orders as the Court may make from time to time.

10] You may at any time apply to the Court for advice [Section 33].

11] If you are a guardian of person- (a) you must not remove the ward from the Court's jurisdiction without its permission unless you have been



CHITRA

1. The Sub-Registrar, Thane, has received the application of the applicant for the registration of the document.

2. The Sub-Registrar, Thane, has received the application of the applicant for the registration of the document.

3. The Sub-Registrar, Thane, has received the application of the applicant for the registration of the document.

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13. The Sub-Registrar, Thane, has received the application of the applicant for the registration of the document.

14. The Sub-Registrar, Thane, has received the application of the applicant for the registration of the document.

15. The Sub-Registrar, Thane, has received the application of the applicant for the registration of the document.

16. The Sub-Registrar, Thane, has received the application of the applicant for the registration of the document.

17. The Sub-Registrar, Thane, has received the application of the applicant for the registration of the document.

18. The Sub-Registrar, Thane, has received the application of the applicant for the registration of the document.

19. The Sub-Registrar, Thane, has received the application of the applicant for the registration of the document.

20. The Sub-Registrar, Thane, has received the application of the applicant for the registration of the document.

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ट न न - ३
दस्ता क्र. 10674 / 2022
46 / 982

ORDER

The application is allowed. The applicant Ms. Priya Suresh Patil is appointed as guardian of the minors viz. 1] Ms. Rajayshree Suresh Patil, age 17 years, 2] Ms. Nilam Suresh Patil, age 16 years, 3] Mast. Amit Suresh Patil, age 13 years, in respect of the person and property inherited by her father to the extent of their 1/4th share in the property i.e. Plot of land bearing No. 52, Sector 20, Koparkhairne, Airoli, Navi Mumbai, District Thane.

Issue Guardianship Certificate accordingly in the name of the applicant.

Thane.

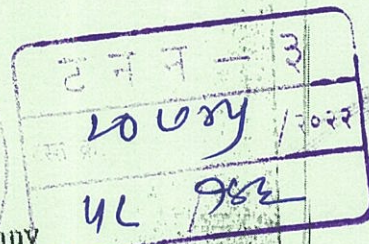
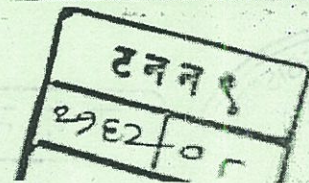
Dt.: 19/08/2008.

[G.D. Shirwadkar]

Ad-hoc District Judge, Thane.

Instructions for the guidance of Guardian of Minors:

- 1] You are in a fiduciary relation to your ward and must not make any profit for yourself out of your office except such remuneration, if any, as the Court awards, or the will or other instrument appointing you allows [Section 20].
- 2] You must deal with the property of your ward as carefully as a man of ordinary prudence would deal with it if it were his own [Sec.27]. If you fail to do so you are liable to make good the loss caused to the ward.
- 3] Without the previous permission of this Court you shall not mortgage, charge, sell, exchange, or give away any of the property of your ward, nor shall you lease any part of it for a term exceeding five years or for





ट न न - ३
क्र. २०६४ / २०२२
५६ / १४६

14] You must not make any arrangement or incur any expenditure for the marriage of your ward without the express sanction of the Court unless the Guardian appointed is the Collector.

15] You must in the event of the death of any of your sureties immediately inform the Court of the fact and must furnish another surety without one month of the death or such further time as the Court may grant.

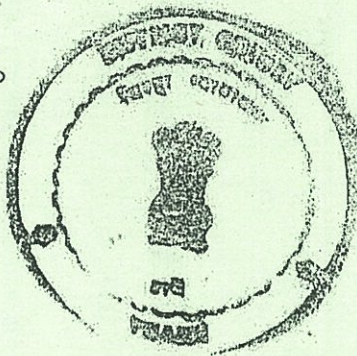
Thane.

Dt: 19/08/2008.

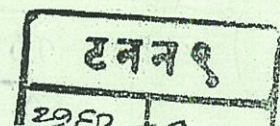
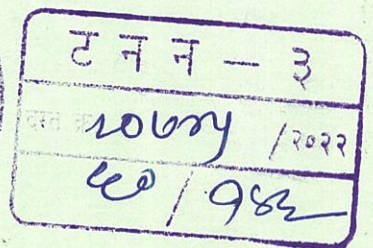
[G.D.Shirwadkar]

Ad-hoc District Judge, Thane.

गोपनीय करवाय...
करवात करणा...



जरी नस
C.B.21-अप्रत्याप
निहा न स... यावालय
(आयदान विभाग), ठाणे
20 AUG 2008



F - FFF
1000 Pouda
20/10/22



ट न न - ३
20/07/2022
eg / 454



Friday, May 25, 2007
5:46:54 PM

Original

नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 1416

दिनांक 25/05/2007

गावाचे नाव कोपरखैरणे

दस्तऐवजाचा अनुक्रमांक

दस्ता ऐवजाचा प्रकार



सादर करणाराचे नाव: श्री रामकृष्ण सदा पाटील

नोंदणी फी

:- 150.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

:- 760.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (38)

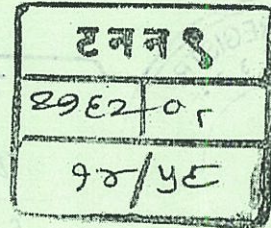
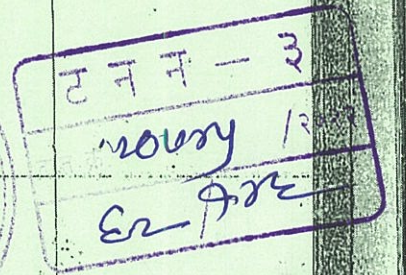
एकूण रु. 910.00

आपणास हा दस्त अंदाजे 6:01PM ह्या वेळेस मिळेल

दुय्यम निबधक
सह दु.मि.का-ठाणे 9

बाजार मुल्य: 11250 रु. मोबदला: 11250 रु.
भरलेले मुद्रांक शुल्क: 610 रु.

[Handwritten signature]





ट न न - ३
२०७४ / २०२२
६३ / १४२

appointed by will or other instrument [Sec. 26]; (b) you are charged with the custody of the ward and must look to his support, health and education [Section 24].

12] You should remember that the Court can by order restrict your powers of management regarding the ward's property [Section 32]. in the absence of any special direction from the Court, it is incumbent on you.

[1] To invest the ward's funds in the following securities :-

(a) In promissory notes, debentures, stock or other securities of the Government of India;

(b) In debentures or other securities for money issued, under the authority of any Act of a legislature in, by or on behalf of any municipal body, port trust or city improvement trust in Bombay City;

(c) In a Government Savings Bank;

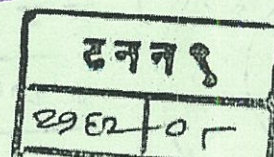
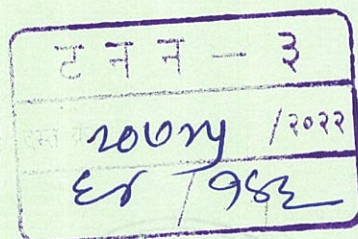
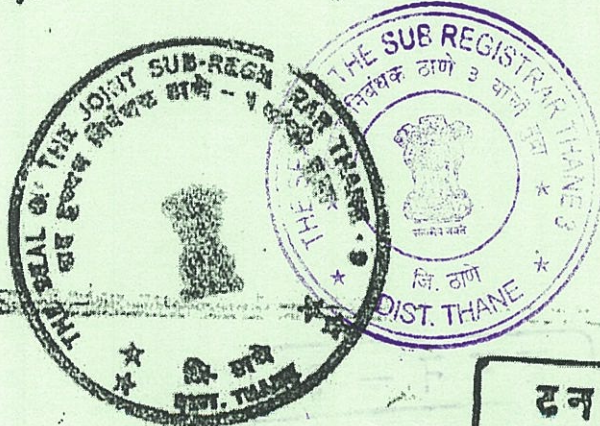
[2] Not to borrow without the sanction of the Court;

[3] Not to sell the surplus ornaments and other valuables of the minor without the Court's permission;

[4] To obtain the Court's permission for improvement to and repairs other than ordinary of any property of the minor in your charge ;

[5] To obtain as far as possible rent notes for leases of the immovable property belonging to the ward.

13] You shall keep all moneys received on behalf of the minor in excess of such amount as the District Judge may by a general or special order permit you to keep on hand and in excess of such amount as may have been ordered by the Court to be invested under Rule 13 of the rules framed by the High Court under Section 50 of the Act in a personal deposit account in the Government Treasury or the State Bank of India or the Post Office savings Banks as may be approved by.





ट न न - ३
क्र. 20677 / 2022
०५ / १२

सुरतक्रमांक व वर्ष: 1416/2007

Friday, May 25, 2007
5:50:37 PM

मुख्य निबंधक: सह दु.नि.का-ठाणे 9

नॉदणी 63 ग.

Regn. 63 m.c.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : कोपरखैरणे

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप भाडेपट्टा
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणा देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 11,250.00
बा.भा. रु. 11,250.00

(2) भू-भाषण, पोटहिरस्ता व घरक्रमांक (1) वर्णन: प्लॉट नं. 62, सेक्टर नं. 20, कोपरखैरणे, नवी मुंबई,
(असल्यास)

(3) क्षेत्रफळ (1) 500.24 चौ मी

(4) आकारणी किंवा जुडी देण्यात
असेल तेव्हा (1)

(5) दस्तऐवज करून देण्या-या (1) मालमत्ता अधिका-री-सिडको लि. तर्फे श्री एम.के. फिल्लेकर. - -; घर/प्लॉट नं: -;
पक्षकाराचे व संपूर्ण पत्ता नाव किंवा गल्ली/रस्ता: -; ईमारतीचे नाव: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन:
दिवाणी न्यायालयाचा हुकुमनामा -; पत्ता नंबर: -;
किंवा आदेश असल्यास, प्रतिवादीचे
नाव व संपूर्ण पत्ता

(6) दस्तऐवज करून घेण्या-या (1) श्री रामकृष्ण सुंदर पाटील - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा नं: -; पेट/वसाहत: -; शहर/गाव: कोपरखैरणे; तालुका: नवी मुंबई; पिन: -; पॅन नंबर: -;
दिवाणी न्यायालयाचा हुकुमनामा (2) श्री विठ्ठलदेव नारायण पाटील - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -;
किंवा आदेश असल्यास, वादीचे नाव ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: सदर; तालुका: -; पिन: -; पॅन नंबर: -;
व संपूर्ण पत्ता (3) देवकिशोर नारायण पाटील - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत
नं: -; पेट/वसाहत: -; शहर/गाव: सदर; तालुका: -; पिन: -; पॅन नंबर: -;
(4) विल मोहन भागी - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -;
पेट/वसाहत: -; शहर/गाव: कल्याण; तालुका: ठाणे; पिन: -; पॅन नंबर: -;
(5) प्रिया सुरेश पाटील देवा सुव करीता व कुमारी राजश्री, कुमारी निलम, व कुमार अमित
देवाची अ.पा.क. (अदिष्ट) - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -;
ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: सदर; तालुका: -; पिन: -; पॅन नंबर: -;

(7) दिनांक करून दिल्याचा 24/05/2007

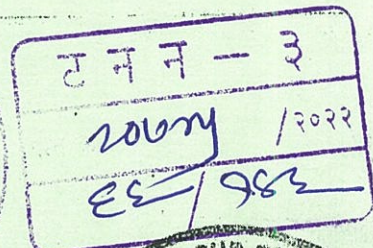
(8) नोंदणीचा 25/05/2007

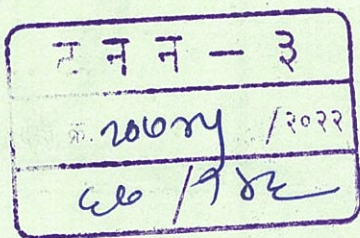
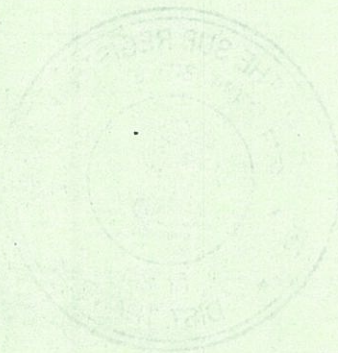
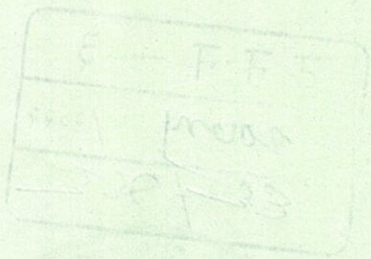
(9) अनुक्रमांक, खंड व पृष्ठ 1416 /2007

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 563.00

(11) बाजारभावाप्रमाणे नोंदणी रु 150.00

(12) शेरा

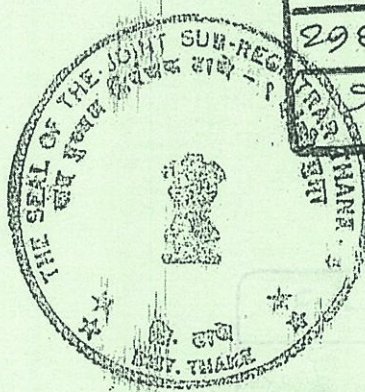
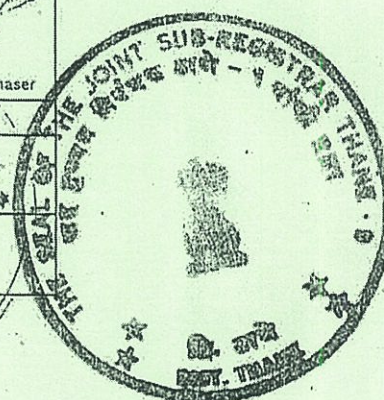






Industrial Development Bank of India Limited

Customer Copy		Sr. No. 17023
Deposit Br. BSB		Date 16/11/74
Pay to : Acct. No. 1173720010055		I d/bk bank A/C stamp duty
Type of Document	Agreement to loan	
Type of Stamp	Special Adhesive	
Franking Value	Rs.	50 = 00
Service Charges	Rs.	10 = 00
Total	Rs.	520 = 00
Name and address of stamp duty paying party Vijal Mohan Kew Koparkhane Road Mumbai		
Cheque / Bill / Receipt / Invoice / etc. Drawn on bank		
Signature of purchaser Date: 16/11/74		
DC No. Franking Sr. Authorised by (sign, Name & E.)		
Please sign the declaration printed below		



टनन १
२७६२/०८
७६/५६

एनव ९
१४९६८०
१/३८



टनन - ३
 डी. क्र. १०७४ / २०१९
 ए.सी. / १४३



ट न न - ३	
दि. २०/०४/२०२२	/२०२२
६६/१५२	

entitled to terminate the agreement to lease / lease and resume the land alongwith standing structure, if any.

THIS AGREEMENT WITNESS AND NOW IT IS HEREBY MUTUALLY AGREED AS FOLLOWS :

GRANT OF LICENSE:

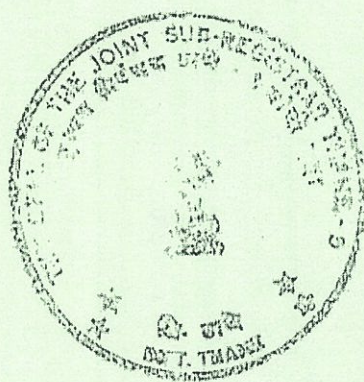
1. During the period of Four years from the date hereof, the Licensee shall have License and authority only to enter upon the said land for the purpose of erecting a building or buildings for residential purpose and for no other purpose and until the grant of lease as provided hereinafter, the Licensee shall be deemed to be a mere Licensee of the said land at the same rent and subject to the same terms including the liability for payment of service charges to the Corporation as if the lease has been actually executed.

NOT A DEMISE:

2. Nothing in these presents contained shall be construed as demise in law of the said land hereby agreed to be demised or any part thereof so as to give to the Licensee any legal interest therein until the lease hereby provided shall be executed and registered by the Licensee shall only have a license to enter upon the said land for the purpose of performing this Agreement.
3. The Licensee hereby agrees to observe and perform the stipulations following, that is to say.
 - (a) The allotted plot is for residential user. However, commercial use upto 15% of the permissible FSI shall be allowed.

SUBMISSION OF PLANS FOR APPROVAL:

- (aa) That he/they will within six months from the date hereof, submit to the Town Planning Officer of the Corporation / NMMC for his approval the plans, elevations, sections, specifications and details of the buildings hereby agreed by the Licensee to be erected on the said land and the Licensee shall at their own cost and as often as he/they/it may be called upon to do so, amend, all or any such plans and elevations and if so required, will produce the same before the Town Planning Officer and will supply him such details as may be called for of the specifications and when such plans, elevations, details and specifications shall be finally approved by the Town Planning Officer, the Licensee shall sign and leave with him three copies thereof and also three copies of any further conditions or stipulations which may be agreed upon between the Licensee and the Town Planning Officer, Provided that the building or buildings hereby agreed by the Licensee to be so constructed shall not be less than 50% of the permissible Floor Space Index under the provisions of General Development Control Regulations for Navi Mumbai, 1975. The maximum permissible floor space



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1) 01/04/2022
2) 01/04/2022

3) विमल मोहन के जी
4) टनन ९
5) 29E2/01
6) 20/4E

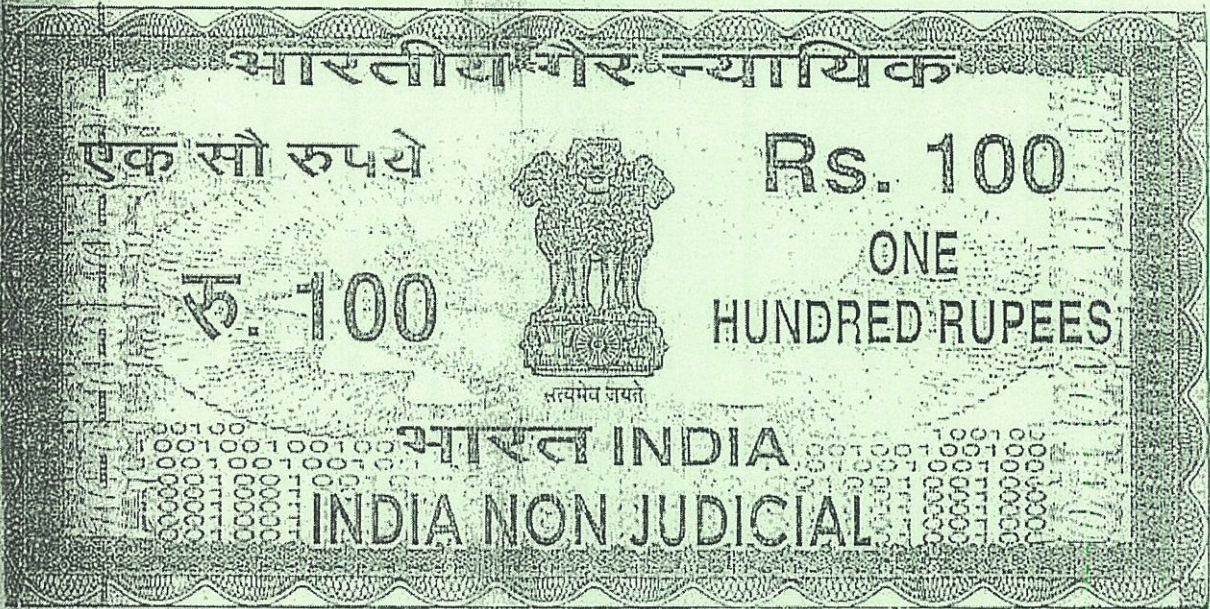
7) टनन ९
8) 979E/06



टनन - ३
दस्तावेज क्र. 100/982/2022
100/982



त न न - ३
क्र. २०७४ / २०२२
७९ / ९४६



महाराष्ट्र MAHARASHTRA

विक्रीचे ठिकाण - शिवाजी नगर न्यायालय

X 368760

ठाणे (वि. हद्दी) मध्ये, दि. ०९/०५/०७
अनुक्रमांक २३१०२ किंमत १००/-

मुद्रांकित/हस्ताक्षरित
कोशांतर कार्यलय, ४

19 MAY 2007

24 MAY 2007

सहायक न्यायाधीश

न्यायालय, शिवाजी नगर, ठाणे

AGREE ENT

BETW E

CITY AND INDUSTRIAL DEVELOPMENT

CORPORATION OF MAHARASHTRA LTD.)

CIDCO BHAVAN, CBD BELAPUR

NAVI MUMBAI,

AND

1) Ramkrishna Saelu Patil

2) Vasudeo Narayan Patil

3) Devki Bai Narayan Patil

4) Vimal Mohan Keni

5) Priya Suresh Patil

6) Nitam Suresh Patil (minor)

7) Rajashree Suresh Patil (minor)

8) Amil Suresh Patil (minor)

वत. ना. ५४२६

वि. ना. ५४२६

वि. ना. ५४२६

वि. ना. ५४२६

वि. ना. ५४२६

वि. ना. ५४२६

वि. ना. ५४२६

वि. ना. ५४२६

वि. ना. ५४२६

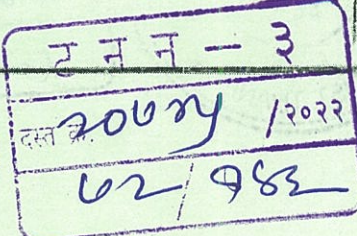
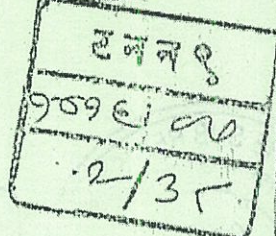
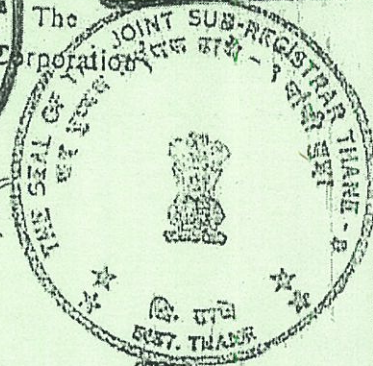
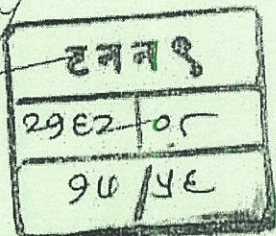
वि. ना. ५४२६

वि. ना. ५४२६

वि. ना. ५४२६

वि. ना. ५४२६

वि. ना. ५४२६





८७७-३	
१०/०७/२०२२	१०३/१०२

Index as defined by the General Development Control Regulations for Navi Mumbai 1975 and also the 12.5% Scheme shall be applicable.

FENCING DURING CONSTRUCTION:

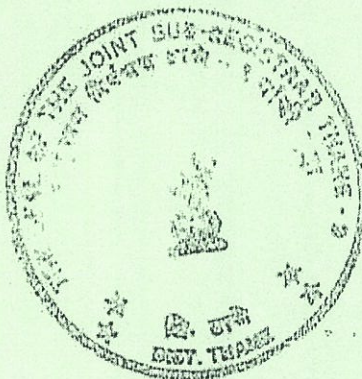
- (b) That the said land shall be fenced properly by the Licensee at his/their/its expenses within a period of 2 months from the date hereof. The Licensee shall not encroach upon any adjoining land, road, pathway or footpath of the Corporation in any manner whatsoever. Any such encroachment shall be deemed to be a breach of this Agreement. Without prejudice to the generality of the rights and remedies of the Corporation in respect of such breach, the Managing Director shall be at liberty to remove or cause to be removed any such encroachment at the risk and cost of the Licensee and dispose of any tool, instrument, material or thing involved in such encroachment and to recover expenses of such removal and disposal from the Licensee.
- bb) The Licensee is aware that the Corporation has not provided to the said land physical infrastructure such as power, water, sewerage and pucca road and the Licensee further agrees to submit to the Town Planning Officer of the Corporation of his approval the plans, elevation, section, specification and details of the building hereby agreed by the Licensee to be erected within the time limit prescribed under the condition herein before stated. The Licensee further agrees that he will set no defence for his failure to submit the plans within the time limit prescribed, only on the ground that the Corporation has not provided an physical infrastructure, such as power, water, sewerage and pucca road. No water shall be provided or made available by the corporation for construction of the intended building. The Licensee hereby agrees to make his/her/their own arrangement for water to be used for erection of the intended building on the said land.

NO WORK TO BEGIN UNTIL PLANS ARE APPROVED -

- (c) That no work shall be commenced or carried on, which infringes the General Development Control Regulations for Navi Mumbai, 1975 or any other law for the time being in force as regards to construction of a building or buildings on the said land and until the said plans, elevations, sections, specifications and details shall have been so approved as aforesaid and thereafter he/they/it shall not make any alterations or additions thereto unless such alterations and additions shall have been in like manner approved previously.

THE LIMITS FOR COMMENCEMENT AND COMPLETION OF CONSTRUCTION WORK:

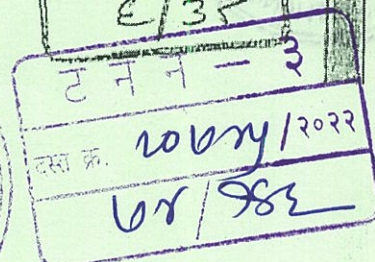
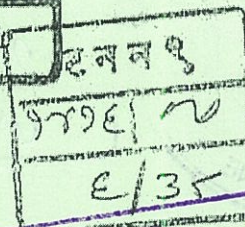
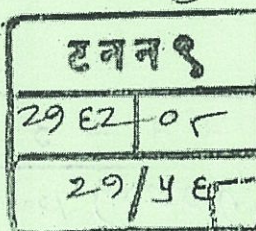
- (d) That he/she/they/it shall within a period of 12 months from the date hereof, commence and within a period of Four years from the date hereof at his/their/its own expense and in a substantial and workman-like manner and with new and sound materials and in compliance with



[Signature]

Asstt. Lands & Survey Officer ()
CINCOLTD, Navi Mumbai

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

AGREEMENT TO LEASE
(For Residential Purpose)
For plot allotted under 12.5% scheme

AN AGREEMENT made at CBD, Belapur, Navi Mumbai, the 24th day of May Two thousand Seven

BETWEEN CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies, Act, 1956 (1 of 1956) and having its registered office at Nimal, 2nd Floor, Nariman Point, Mumbai - 400 021. (hereinafter referred to as "the Corporation" which expression shall where the context so admits, be deemed to include its successors and assigns) of the

One Part AND (1) Name of Person/s

(Address and Occupation) hereinafter referred to as "the Licensee" which expression shall, where context so admits, be deemed to include his heirs, executors, administrators and representatives.)

(2) Name of the Person 1) Shri. Ravi Kishor. Ravi. pati

2) Shri. Venukeshwar Narayan pati

3) Smt. Dev Kishor Narayan pati

4) Smt. Vimal Mohan Kewi

5) Kavi. Purna. Suresh pati

6) Kavi. Neelam Suresh pati

7) Kavi. Rajeshwar. Suresh pati

8) Kavi. Anil Suresh pati

of (Address and Occupation)

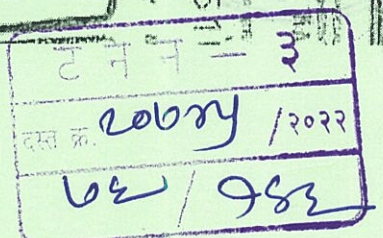
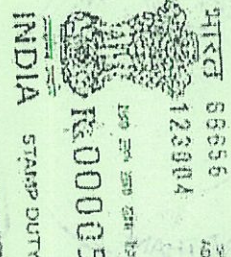
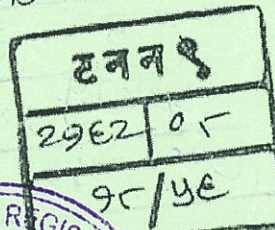
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Navi Mumbai

(hereinafter collectively referred to as "the Licensee" which expression shall, where the context so admits, be deemed to include their respective successors, executors, administrators of the Part.



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2) व. ना. पाटील

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Industrial Development Bank of India Ltd. Ground Floor, C/1, Veshwar Building, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



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the said Development Control Regulations for Navi Mumbai 1975 and any other law, for the time being in force and in strict accordance with the approved plan, elevations, sections, specifications and details to the satisfaction of the Town Planning Officer and complete the building as per lines marked on the plans and completely finish fit for occupation the building to be used as residential building, with all requisite drains and other proper convenience thereto. Provided that the building or buildings hereby agreed by the Licensee to be so constructed shall not be less than 50% of the permissible floor space index under the provisions of the General Development Control Regulations for Navi Mumbai 1975, and also the other laws in force.

RATE AND TAXES:

- (e) That he/she/they/it will pay all rates, taxes, charges, claims and outgoing chargeable against an owner or occupier in respect of the said land and any building erected thereon.

PAYMENT OF SERVICE CHARGES:

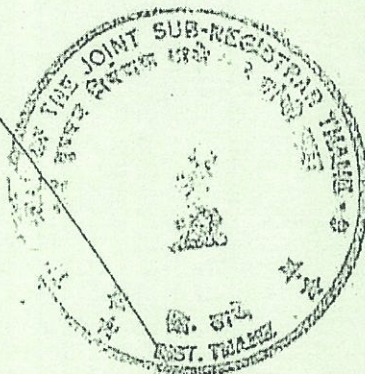
- (f) That he/she/they/it will, on the efflux of four years from the date hereof or from the date of obtaining a Completion and Occupancy Certificate from the Corporation whichever is earlier, make to the Corporation a yearly payment at the rate as may be determined and notified from time to time by the Corporation its his/their/its contribution to the cost of establishing and maintaining civic amenities such as road, water, drainage, conservancy for the said and regardless of the extent of benefit derived by him/them/it from such amenities, provided that no payment shall be made one year after such civic amenities have been transferred to a local authority constituted under any law for the time being in force. The payment hereunder shall be paid on the first day of April in each year or within 30 days therefrom.

PAYMENT OF LAND REVENUE:

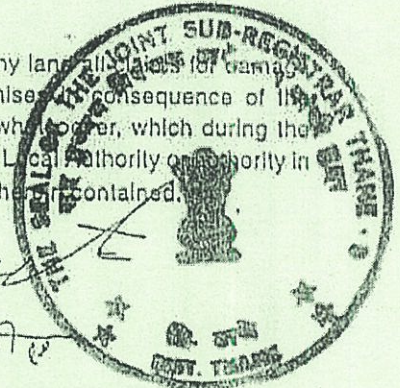
- (g) That he/she/they/it shall pay the land revenue and cesses assessed or which may be assessed on the said land.

INDEMNITY:

- (h) That he/she/they/it will keep the Corporation indemnified against any loss or damage which may be caused to any adjoining buildings or other premises in consequence of the execution of the aforesaid works and also against all payments whatsoever, which during the progress of the work may become payable or be demanded by any Local Authority or authority in respect of the said works or of anything done under the authority herein contained.



Joint Lands & Survey Officer ()



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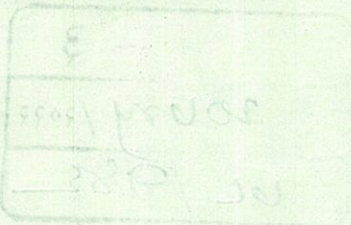
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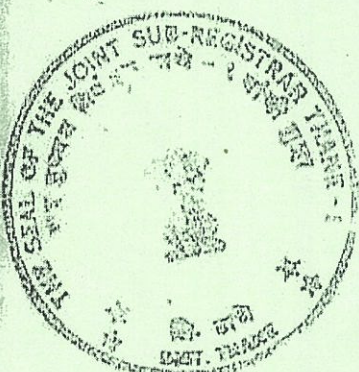
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WHEREAS

- (a) The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by Government of Maharashtra in exercise of its powers under Subsection (1) and (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966 (hereinafter referred to as "the said Act").
- (b) The State Government in pursuant to section 113(A) of the said Act, acquiring lands described therein and vesting such lands in the Corporation for development and disposal.
- (c) The Licensee has by his application dt. 27/06/90 requested the Corporation to grant lease of a piece or parcel of land so acquired and vested in the Corporation by the State Government and described hereinafter.
- (d) The Corporation has consented to grant to the Licensee a lease of all that piece or parcel of land described in the Schedule hereunder written and more particularly delineated on the plan annexed hereto and shown thereon by a red colour boundary line, and containing by measurement 500.24 sq. Mtrs. or thereabout (hereinafter referred to as "the said land"), for the purpose of constructing a building or buildings for residential users and has permitted the Licensee to occupy the said land from the date hereof on the terms and conditions hereinafter contained.
- (e) The Licensee has before the execution of this Agreement paid on the 16/10/95 to the Managing Director of the Corporation hereinafter referred to as the Managing Director, which expression shall include any other officer of the Corporation as may be notified by the Corporation from time to time by a general or special order, a sum of Rs. 11,250/- (Rupees Eleven thousand two hundred and fifty only) being the full premium agreed to be paid by the Licensee to the Corporation.
- (f) The intending Lessee / Lessee unconditionally agree to pay the additional lease premium of the land, which will be increased in the event reference court / Special Land Acquisition Officer makes any enhancement in compensation in pursuance to the claims submitted under section 18 or 28(a) of the Land Acquisition Act, since the lease premium at the time of agreement / lease has been worked out on the basis of compensation awarded by the concerned Special Land Acquisition Officer under section 11 of the Land Acquisition Act, 1894.

The said additional payment will be made immediately within 15 days from the date of receipt of demand notice of the Corporation, failure to pay this additional lease premium to the Corporation is



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SANITATION :

- (i) That he/she/they/it shall observe and conform to the General Development Control Regulations for Navi Mumbai, 1975 or any other law for the time being in force relating to public health and sanitation and shall provide sufficient latrine, accommodation and other sanitary arrangement for the labourers and workmen employed during the construction of, the buildings on the said land in order to keep the said land and its surroundings clean and in good condition to the entire satisfaction of the Managing Director and shall not, without the consent in writing of the Managing Director, permit any labourers or workmen to reside upon the said land and in the event of such consent being given, shall comply strictly with the terms thereof.

EXCAVATION :

- (j) That he/she/they/it will not make any excavation upon any part of the said land or remove any stone, earth or other material therefrom except so far as may, in the opinion of the Managing Director be necessary for the purpose of forming the foundation of the building and compound walls and executing the works authorised by this Agreement.

NOT TO AFFIX OR DISPLAY SIGN-BOARDS, ADVERTISEMENT ETC. :

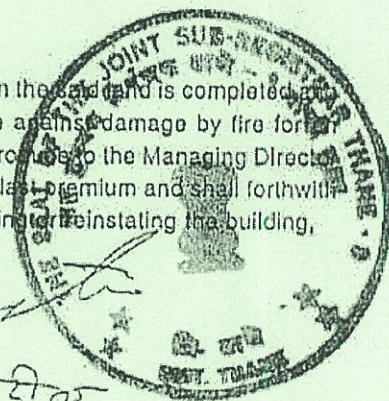
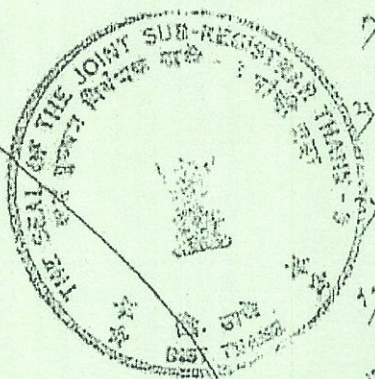
- (k) That he/she/they/it shall not affix or display or permit to be affixed or displayed on the said land or buildings erected thereon any sign boards, sky-signs, neo-sign or advertisements painted or illuminated or otherwise unless the consent in writing of the Managing Director shall have previously been obtained thereto.

NUISANCE :

- (l) That he/she/they/it shall not at any time do, cause or permit any nuisance in or upon the said land and in particular shall not use or permit the said land to be used for what is not granted.

INSURANCE:

- (m) That he/she/they/it shall as soon as any building to be erected on the said land is completed and roofed, insure and keep insured the same in his/their/its name against damage by fire for an amount equal to the cost of such building and shall on request produce to the Managing Director a policy or policies of insurance and receipts for the payment of last premium and shall forthwith apply all monies received by virtue of such insurance in rebuilding or reinstating the building.



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RECOVERY OF ANY SUM DUE TO THE CORPORATION :

- (n) Where any sum payable to the Corporation by the Licensee under this Agreement is not paid, the Corporation shall be entitled to recover such sum as arrears of land revenue, pursuant to paragraph 6 of the schedule to the said Act. Whether any sum is so payable by the licensee, shall be determined by the Corporation and every determination by the Corporation in this behalf shall not be disputed by the licensee and shall be final and binding upon him/them/it.

RESTRICTION AGAINST APPOINTMENT OF AGENT BY A POWER OF ATTORNEY OR OTHERWISE :

- (o) The Licensee shall not appoint any person as his/hers/its agent by a power of Attorney or otherwise, for the purpose of this Agreement except his/her/their spouse, father, mother, brother, sister or a major child and if the Licensee shall be a Company, Society or such body Corporate, its officer or Servant.

POWER TO TERMINATE AGREEMENT :

4. Should the Town Planning Officer not approve the plans elevations, sections, specifications and details whether originally submitted within the time hereinbefore stipulated, the Managing Director may by notice in writing to the Licensee, revoke the licence and re-enter upon the said land and thereupon the licence shall come to an end.

POWER OF CORPORATION:

5. Until the building and works have been completed and certified as completed in accordance with Clause (7) thereof, the Corporation shall have the following rights and powers

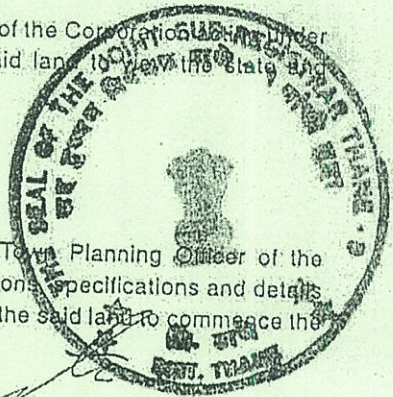
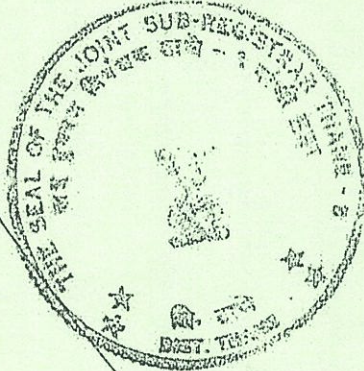
(a) RIGHT :

The right of the Managing Director and Officer and servants of the Corporation shall be under his directions at all reasonable time to enter upon the said land to view the state and progress of the work and for all other reasonable purpose.

TO RESUME LAND :

(b) POWER :

- (i) In case the Licensee (1) shall fail to submit to the Town Planning Officer of the Corporation for his approval the plans, elevations, sections, specifications and details of the building agreed by the Licensee to be erected on the said land to commence the



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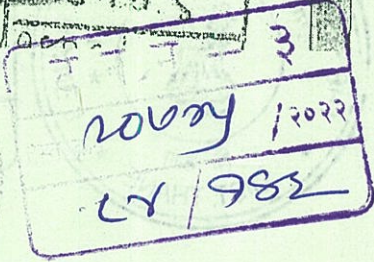
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exercisable by the Corporation at any time. The Licensee hereby agrees and declares that he will set up to defence based on such inconsistency to impung the exercise of any right or power by the Corporation.

EXTENSION TO TIME :

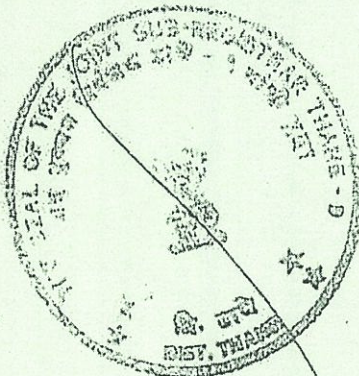
6. Without prejudice to the right, powers and remedies of the Corporation, in the foregoing clause, the Managing Director may in his discretion give notice to the Licensee of his intention to enforce the Licensee's Agreement herein contained or may fix any extended period for the completion of the building and works for the said period mentioned in clause 3 (d) above, if he/she/they satisfied that the Building and Works could not be completed within the prescribed time for reason beyond the control of the Licensee and if the Licensee shall agree to pay additional premium at the scale provided by Regulation No. 7 of the New Bombay Disposal of Lands Regulations, 1975 made and amended from time to time by the Corporation under the provisions of the said Act and thereupon the obligations herein under of the Licensee to complete the building and to accept a lease shall be taken to refer to such extended period.

GRANT OF LEASE :

7. As soon as the Town Planning Officer has certified that the building and works have been erected in accordance with the terms hereof and if the Licensee shall have observed all the stipulations and conditions hereinbefore contained, the Corporation will grant and the Licensee will accept a lease (which shall be executed by the parties in duplicate) of the said land and the building erected thereon for the term of 60 years from the date hereof at the yearly rent of Rupee One only.

COMPLIANCE WITH MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 AND THE NEW BOMBAY DISPOSAL OF LANDS REGULATIONS, 1975

- 7A. It is hereby agreed and declared by and between the parties hereto that the Corporation has agreed to lease the said land to the Licensee and the Licensee has agreed to have such lease upon the terms and conditions herein and subject to Section 116 and other applicable provisions of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act XXXVII of 1966) and rules and regulations made thereunder including the New Bombay Disposal of Lands Regulations 1975 for the time being in force.



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erection of the said building and to complete the said building within the time prescribed hereinbefore for the performance of each act and in accordance with the stipulations hereinbefore contained (time in each respect being intended to be the essence of the contract) or (ii) shall not proceed with the works with due diligence or shall fail to observe any of the stipulations on his part herein contained, the Corporation shall have the powers and liberty to revoke the licence hereby granted to the Licensee and to restrain the Licensee, its agents, servants to enter upon the said land and thereupon this Agreement shall cease and terminate and all erections and materials, plants and things upon the said land shall notwithstanding any enactment for the time being in force to the contrary belong to the Corporation without making any compensation or allowance and without making any payment to the Licensee for refund or repayment of any premium paid by him/them/it but without prejudice nevertheless to all other legal rights and remedies of the Corporation against the Licensee.

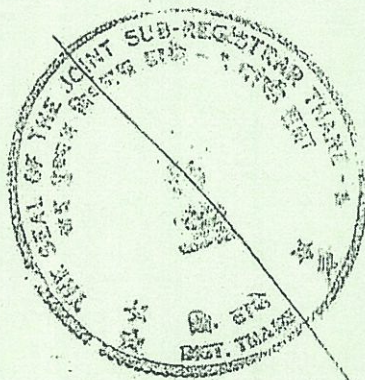
- (ii) to continue to said land in the Licensee's occupation on payment of such fine or premium as may be decided upon by the Managing Director.
- (iii) to direct removal or alteration of any building or structure erected or used contrary to the condition of the grant of the completion within the time prescribed in that behalf and on such removal of or alteration not being carried out within the time prescribed, cause the same to be carried out and recovered the cost of carrying out the same from the Licensee.
- (iv) all building materials and plant which shall have been brought upon the said land by or for the Licensee for the purpose of erecting such building as aforesaid shall be considered immediately attached to the said land and no part thereof other than defective or improper materials (remove for the purpose of being replaced by proper materials) shall be removed from the said land without the previous consent of Managing Director until the grant of the completion.

EXPLANATION - 1.

Any delay or omission to exercise the right or power according to the Corporation under the foregoing sub-clause (i) of clause (b) hereof any extension, accommodation, consent, compromise, release indulgence or forbearance granted or shown by the Corporation to the Licensee shall not be construed as a waiver of the Corporation such right and power under the said sub-clause (i) clause (b).

EXPLANATION - 2.

Nothing contained in the foregoing clauses shall be construed to suffer from inconsistency to derogate from the rights and powers reserved to the Corporation under the respective clauses and



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दस्त क्र. 20677 / 2022
८८/१५६

17 DEC 2003

Shri. P. Ramnath, Adv.

15.12.03

IN THE COURT OF THE CIVIL JUDGE (S.D.) THANE

AT THANE

Misc. Appl. No. 579 of 2003

1. Smt. Nirbhed Suresh Patil,
Aged 38 yrs. Occ. Housewife

2. Kum. Priya Suresh Patil,
Aged 14 yrs. Occ. Student,

3. Kumari Rajeshree Suresh Patil,
Aged 12 yrs. Occ. Student,

4. Kumari Neelam Suresh Patil,
Aged 11 yrs. Occ. Student;

5. Kum. Amit Suresh Patil,
Aged 8 yrs. Occ. Student,

Applicant nos. 2 to 5 are minors
through their mother and natural

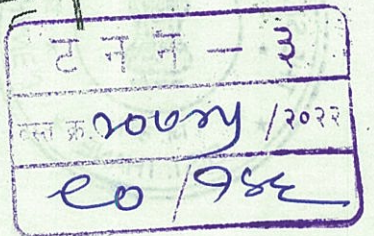
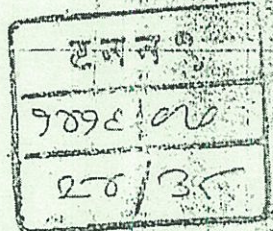
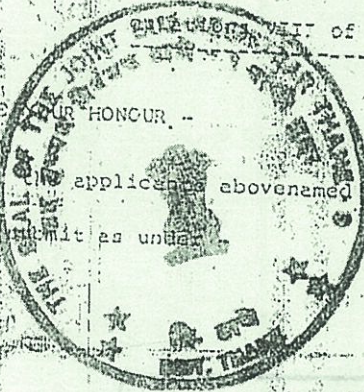
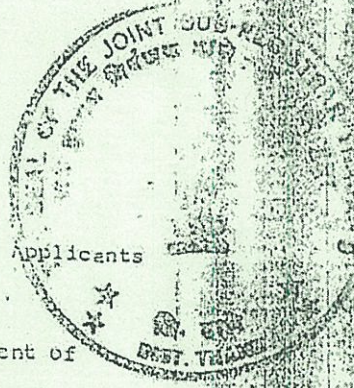
guardian (the applicant no. 1).

All residing at Budhaji Nagar, behind TMC
Bus Stop, Kalwa, Tal. & Dist. Thane

In the matter of Grant of
Heirship Certificate under
Chapter-I Under Bombay Re-
gulation VIII of 1927.

MAY IT PLEASE YOUR HONOUR --

The applicant abovenamed most
respectfully submit as under --





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दस्ता क्र ०६७४	/२०२२
८१/१४८	

1. That the applicants state that they are residing at the above stated address. The applicant no.1 is the widow of the deceased Shri Suresh Narayan Patil and applicant no.2 to 4 are daughters of the deceased Suresh N.Patil and applicant no.5 is the son of the deceased Shri Suresh Narayan Patil. The applicants no.2 to 5 are the minors. The applicants therefore no.1 is natural guardian of the applicant no.2 to 5 as she being the mother.

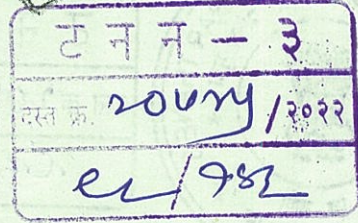
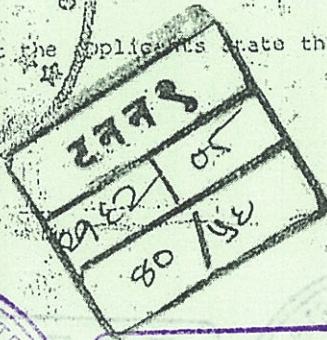
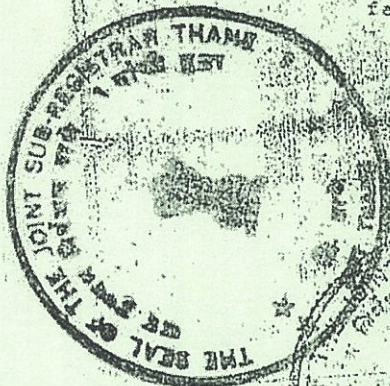
2. That the applicant no.1 states that the husband of the applicant no.1 and father of the applicant nos.2 to 5 i.e. late Shri Suresh Narayan Patil has expired on 21 July 2003 by sickness.

3. That the applicants state that the family chart of the applicants family is as under -

SURESH NARAYAN PATIL
died on 21/7/03

1. Smt. Nirabai Suresh Patil - Wife
2. Priya Suresh Patil,)
3. Rajeshwari Suresh Patil,)
4. Neelam Suresh Patil,) .. Daughter
5. Amit Suresh Patil)

That the applicants state that the





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दस्त क्र. 10674 / 2022
13/11/22



RAIN WATER HARVESTING

Rain Water Harvesting in a building site includes storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rain water Drawn from terrace and the paved surface.
 - (i) Open well of a minimum of 1.00 mt. dia and 6mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be proved with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
 - (ii) Rain water harvesting for recharge of ground water may be done through a bore well, around which a pit of one metre width may be excavated upto a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rain water may be channeled to the refilled pit for recharging the borewell.
 - (iii) An Impervious surface / underground storage tank of required capacity may be constructed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw-off taps suitably placed so that the rain water may be drawn off for domestic, washing gardening and such other purposes. The storage tanks shall be provided with an overflow.
 - (iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.20 mt. width X 1.20 mt. length X 2.00 mt. to 2.50 mt. depth. The trenches can be of 0.60 mt. width X 2.00 to 6.00 mt. length X 1.50 to 2.00 mt. depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising the following materials:
 - a) 40 mm stone aggregate as bottom layer upto 50% of the depth.
 - b) 20 mm stone aggregate as lower middle layer upto 20% of the depth.
 - c) Coarse sand as upper middle layer upto 20% of the depth.
 - d) A thin layer of fine sand as top layer.

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दस्ता क्र. 20674	1/2022
६५/१४८	

and detail described in the schedule A attached herewith.

(b) The Hon. Court be pleased to pass any other and further relief/s as this Hon. Court deem fit and proper.

गिरा सुरेश पाटील

Thane, dt.
17/12/03

Applicant no.1 for
self and on behalf of
minor applicants
no.2 to 5.

VERIFICATION

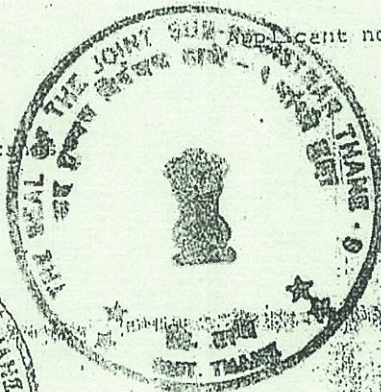
I, Smt. Nirabai Suresh Patil, adult the
applicant no.1 abovenamed do state on solemn affir-
mation that whatever stated hereinabove is true
and correct and I have signed this 17th day of
Dec. 2003.

Filed in court
on 17/12/03

गिरा सुरेश पाटील

Advocate for applicant

Pramod Patil



9896192
RE 135

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दस्त क्र. २०७४ / २०२२
२०/१४२

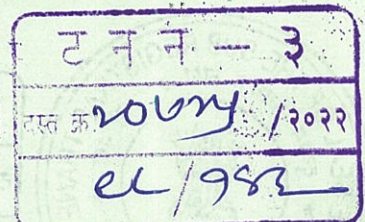
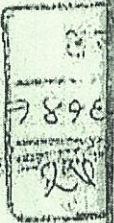
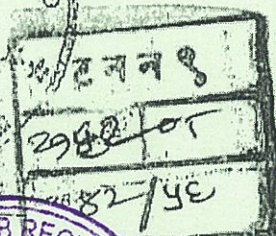
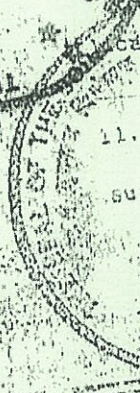
- 4 -
That the applicants state that applicants are the only legal heirs of the late Suresh Narayan Patil and no other legal heirs behind them except the present applicants.

The applicants state that the husband of the applicant no.1 and father of the applicants no.2 to 5 i.e. late Suresh Narayan Patil died intestate and they have not made any will or any kind of deed during their life time.

9. The applicants state that no other person have obtained from any court either probate or Letter of Administration or any Succession Certificate or Certificate of heirship or any other certificate in the name of the applicants.

10. The applicants state that late Suresh Narayan Patil was an owner and 1/3rd share in the property which is mentioned in the schedule. A of the property and the CIDCO office, Koken Bhaveri, New Mumbai has demanded heirship certificate in respect of the said house. Therefore the applicants have preferred the present application for obtaining heirship certificate.

11. The applicants state that the late Suresh Narayan Patil were residing at Budheji





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दस्त क्र. 20684 / 2022
६६ / १४६

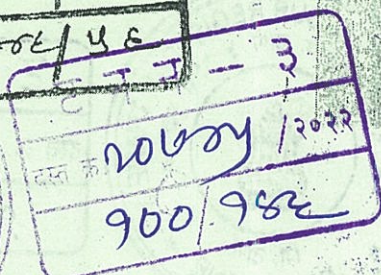
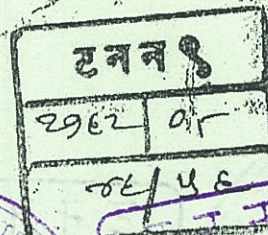
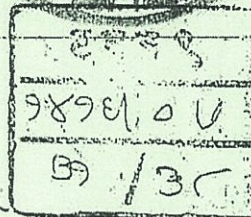
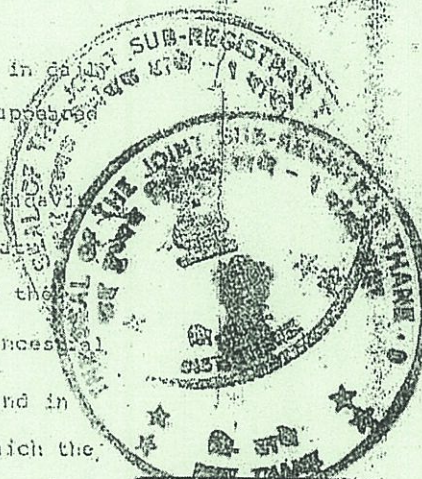
Order below Exh.1 in M.A.No.579/2003

The applicants have this application under Bombay Regulation Act for issue of Heirship Certificate in respect of the property mentioned in the schedule.

2/- Applicants case is that applicant no.1 is wife and applicants no.2 to 5 are the children of the deceased Suresh Narayan Patil who died on 21st July, 2003 leaving behind the applicants as his legal heirs. The property is in the name of the deceased and he has not executed any Will Deed. The deceased and his father were having ancestral property at Koparkhairne which was acquired by the CIDCO and in lieu of the said property CIDCO is going to allot the plot of 500 sq.mtrs. to deceased Suresh Narayan Patil and others. The applicant's husband owned 1/6th share in the plot. The deceased has not executed any Will Deed and applicant being the legal heir is entitled to get Heirship Certificate to 1/6th share of the deceased.

3/- Public and citation notice was published in daily Konkani Sakal dt. 23rd January, 2004, but nobody has appeared and filed any objection.

4/- The applicants have filed their Claim Affidavit and stated on oath as pleaded in the application that applicant no.1 is wife and applicants no.2 to 5 are the children of the deceased. The deceased father had ancestral property and CIDCO has acquired the said property and in lieu of that CIDCO is going to allot the plot in which the deceased has 1/6th share. The deceased has not executed any Will Deed. The applicants are the only legal heirs.





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दस्ता क्र. १०६४५ / २०२२
१०१ / १४२

SCHEDULE - A

DESCRIPTION OF PROPERTY

The CIDCO Ltd. has acquired the ancestral property of the late Suresh Narayan Patil and others by decision of Maharashtra State No. LON/1985/1710/CR-217/85/Nav-10 dated 6th March 1990 and the CIDCO Ltd. has send a letter of 12.5% scheme and allotted 500 sq.mtrs. plot to the late Suresh Narayan Patil and others five.

In the plot which was given letter by CIDCO to the applicant no.1 husband and other five in the plot 1/6th share of the applicant no.1 husband and applicant nos.2 to 5 father i.e.late Suresh Narayan Patil, approx. value of the said plot share of the plot about Rs:1,05,000/- (Rs.One lakh twenty thousand only).

Thane, dt.

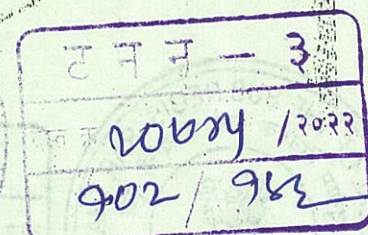
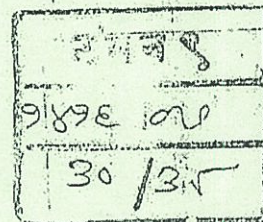
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श्रीरा सुरेश पाटील

Applicant no.1

Advocate for applicants.

(Pravin S. Patil)



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दस्त क्र. 10674 / 2022
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APAD

गहर व ओटोमोबिल विकास महानिदेशक, महाराष्ट्र मुम्बई

दिनांक १०/१०/१९९२ ई. २११४

विडको भवन, पोस्टाधिकारी
भूमि विभाग, पोस्टाधिकारी
नवी मुंबई ४४६ २३११

विडको भवन, पोस्टाधिकारी
भूमि विभाग, पोस्टाधिकारी
नवी मुंबई ४४६ २३११

विषय : गांवठाण विस्तार योजना १९९२ अन्तर्गत कोटेशन नं. १९९२/१९९२
भूखंड निष्काशनात.

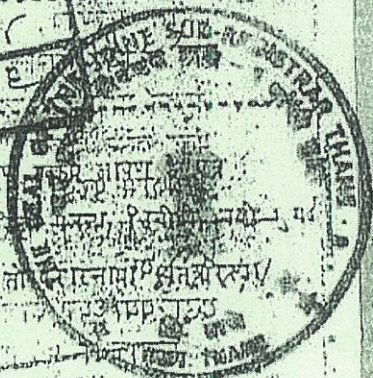
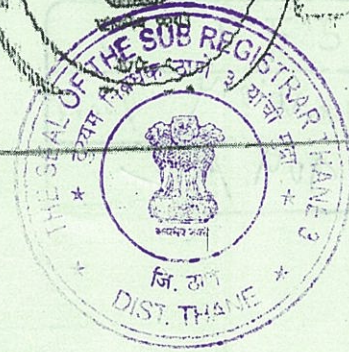
महोदय,
आपल्या दिनांक २०-६-८० च धरित विमयाबाबतचे अर्जाविरुद्ध कार्यवाहीत येते ही
बाबतात कोटेशन नं. १९९२/१९९२ अन्तर्गत गांवठाण विस्तार योजनाअंतर्गत १९९२ या कोटेशननुसार प्राप्त
दिलेल्या तथ्यांनुसार सर्व अटी व शर्तीत ऑफर देवून प्रालीत भूखंड निवासी वापरकरिता खर्चविहीन
विस्तार मिळविण्याबाबतचे अर्जाविरुद्ध कार्यवाहीत येते ही बाबतात कोटेशन नं. १९९२/१९९२ अन्तर्गत

गांवठाण विस्तार योजना	भूखंड क्रमांक	विस्तार	अर्जाविरुद्ध कार्यवाहीत येते ही बाबतात कोटेशन नं. १९९२/१९९२ अन्तर्गत
३८-७१	१९९२/१९९२	३८-७१	३८-७१
३८-७२	१९९२/१९९२	३८-७२	३८-७२
३८-७३	१९९२/१९९२	३८-७३	३८-७३

सर्व गांवठाण विस्तार योजना अन्तर्गत कोटेशन नं. १९९२/१९९२ अन्तर्गत
विस्तार मिळविण्याबाबतचे अर्जाविरुद्ध कार्यवाहीत येते ही बाबतात कोटेशन नं. १९९२/१९९२ अन्तर्गत

2006

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३२
१९९२/१९९२
१९२/२२



१०४९
१०४९/१९९२



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दस्ता क्र. २०६४	/२०२२
१०५ / १४२	

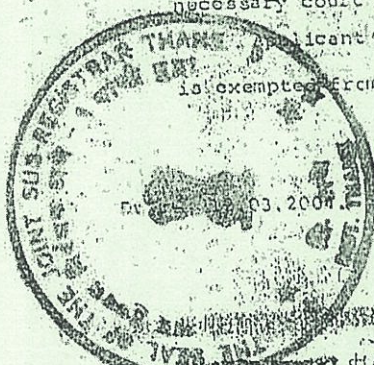
2/- In documentary evidence the applicant submitted the documents below-Exh.3 including copy of death certificate, ration card and letter issued by CIDCO.

3/- The oral and documentary evidences placed by the applicant supports to their contention. As nobody has filed any objection and applicant being legal heir of the deceased, therefore I hold that applicant is entitled to get Heirship Certificate. Accordingly order is pass.

ORDER :

1. Application is allowed.
2. Issue Heirship Certificate in the name of applicant no.1 in respect of the property mentioned in the schedule after payment of necessary court fees for applicants no.2 to 5. Applicant (no.1) being widow of the deceased is exempted from paying the court fees.

(K. R. Budhwant.)
Civil Judge, S.D. Thane



सत्य प्रत
सौ. एस. एस. चंदन
अपील नं. 29
दिवाणी न्यायालय, न. सिव
ठाणे
29 JUN 2006



10/06/2006
908/982



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दस्तावेज क्र. <i>ndary</i>	/२०२२
१०६ / १५२	

五

शेषकाम तोडावे लागून आपले नुकसान होऊ नये म्हणून देशात आपला मुल निवृत्ती
होऊ. म्हणजे जेणे करिता आपला नुकसान होऊ नये व शेवटच्या प्रसंगात आपला मुल निवृत्ती
होऊ. म्हणजे आपले शेषकाम, शेषकाम परवानगीसाठी पर नुकसान होऊ नये आपला मुल निवृत्ती
होऊ. म्हणजे आपला मुल निवृत्ती करून घ्यावे.

उपरोक्त रक्कम आणि वर दिलेल्या मुक्तीत न घाल्यास पत्रचे वैधकीय राहू
करण्यास पात्र ठरेल. या भूखंडासंबंधीचा फारानामा तात्कापानून उठा पोल्याच्या जात
आपण या भूखंडाव्ये बांधकाम करण्यासाठी कार्यकारी आभयता (बांधकाम परवानगी)
विडको तय्य वृत्तिसर नियमानुसार परवानगीसाठी अर्ज देणे आवश्यक आहे. त्याच्यापणे
फारानाम्याच्या तारखेपानून रक्क वरसाच्या जात परवानगीनुसार बांधकामात पुढवात करत
तीन वर्षात बांधकाम पूर्ण केले जाईजे. तसेच या कार्यकारी आभयता (बांधकाम परवानगी)
विडको पॉलिफरून ' लोडवासाचा वाळता ' (अंमयुपनी मधील) निळवून आणणेचे वादर

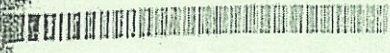
पण्डितगुप्तार य तामर केल्या फगदवेवात पणुपुनर देगत पावलेला विचर्यात आले
आहे . आपण दिलेली कोणतीही पण्डितो धोटो आहे असे जाणवत आहे आपण नच येव दिलेली
आहे, लंड रेगुलेशन १९७५ नुसार कारवाईत तक्रार ठरत आहे. कपत्र कोणतीही प्रकारची
पूर्व सूचना न देताही त्याविषयानातून रद्द करण्यात याव .

ਭਾਗੀ,





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दस्त क्र. 1067	/ 2022
902/98	



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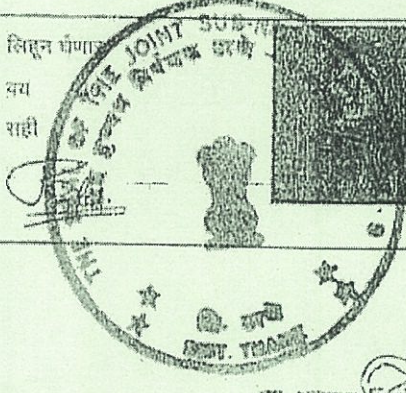
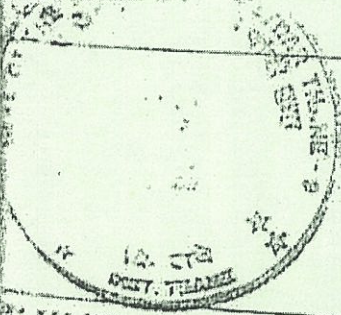
दस्त गोधारा भाग-1

दनन 9
दस्त क्र 1416/2007
38/35

दस्त क्रमांक : 1416/2007

दस्ताचा प्रकार : भाडेपट्टा

क्र. पक्षधाराचे नाव व पत्ता	पक्षधाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1. श्री. रामकृष्ण राहु भाटील पत्ता : सह. नि.क-ठाणे 9 वय : 61 सहोदारी	लिहून घेणार		
2. श्री. रामकृष्ण भाटील पत्ता : सह. नि.क-ठाणे 9 वय : 44 सहोदारी	लिहून घेणार		
3. श्री. रामकृष्ण भाटील पत्ता : सह. नि.क-ठाणे 9 वय : 55 सहोदारी	लिहून घेणार		
4. श्री. रामकृष्ण भाटील पत्ता : सह. नि.क-ठाणे 9 वय : 45 सहोदारी	लिहून घेणार		
5. श्री. रामकृष्ण भाटील पत्ता : सह. नि.क-ठाणे 9 वय : 45 सहोदारी	लिहून घेणार		



सह. नि.क-ठाणे 9

दस्ताचा प्रकार : भाडेपट्टा दस्ताऐवज करून दिल्याचे कबूल करताना.



दनन 9
दस्त क्र 1416/2007
990/983



ट न न - ३
दस्त क्र. 10674 / 2022
999 / 982

महाराष्ट्र शाही नरावयाच्या रकमांचा तपशील :-

पुनर्विप्राप्तो दिनेल्या ८५१+६२ चो. मो. आच्या भाडेपट्ट्याचो रक्कम रु. १२२-५० प्रसारणो.

प्रमाणे.

पौ. लो. क्षेत्राच्या भांडेपट्ट्याची रक्कम रु. ३०००००/-

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संदर्भ नम्बर आपणाव. शासनांतर्गत निष्पादित क्रमांक एल.एस.नं. १२८५/१५४०/१८५/नवि-१० दिनांक १०/११/२०१८

तो आर-२१७/८५ नवि-१०, दिनांक १५ मार्च १९९० को कार्यवाही में आती है। देखा कि ये कार्यवाही २१ मार्च १९९० को आधी रात को ही खत्म हो गई।

महाराष्ट्र सरकार
महाराष्ट्र अधिनियम १९५६
महाराष्ट्र अधिनियम १९५६

महाराष्ट्र अधिनियम १९५६ च्या तरतुदीनुसार जारी केलेले प्रमाण पत्र

अतिरिक्त या अधिक अतः अतिरिक्त जमीन का रिकार्ड आदि

महाराष्ट्र शासनाच्या अधीन असलेल्या अतिरिक्त जमिनी करिता मजबूतीत सूट (Exemption) मिळवण्याची असेल तर आपणास विहित तरतुदीनुसार निदेशाप्रकारे जागरी वारंदा

जमाल धारणा, ठाणे नांगरी तेलान ठाणे पांचेडे गृहममाण योजका तादरे कान

जुल करून घेतल्याशिवाय कार्यकारी मंडळाला मिळविल्याखेरीज अथवा मंडळाने स्वतःच

पर कृष्ण धेतल्या शिवाय कार्यकारी अधिकारी अतिरिक्त [अधिकार परवानका] वरून कि आपणात

[illegible][illegible]

पु. नि. जा. 40 टक्के रक्कम तिडका के मन्त्रालय अ. रा. नि. नि. 80/98

key y z

५५५-४

1949/10/10

96/22



959 1/2 V

38 35

८ न न - ३

दस्तावेज सं. १०८०७/२०२२

992/983



ट न न - ३	
रस्त क्र. १०७४	/२०२२
११३/१४२	



PERMANENT ACCOUNT NUMBER
AIBPK5963B

NAME
SURESH BALU KENI

FATHER'S NAME
BALU KENI

DATE OF BIRTH
02-01-1960

SIGNATURE
[Signature]

अवकाश आयकर (कंप्यूटर ऑपरेशंस)
Commissioner of Income-tax (Computer Operations)



दन नं१	
29/02	05
५३/५६	

दन नं - ३	
क्र. नं.	२०७५ / २०२२
९९४ / ९९८	



ट न न - ३
दस्ता क्र. २०६२५ / २०२२
९९५ / ९४२

दस्तावेजपत्रा मास : १

2982/05
48/48

दिनांक : १२/१२/२००८ दुय्यम निबंधक

वेळ : १०:०० आ ठाणे - ९

दस्त क्रमांक : 2982/05

दस्त प्रकार : अभिलेख निपट्याचा कारा

अनु.क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार छायाचित्र अंगठ्याचा दसा

१) नाव : श्री रामकृष्ण सुदु पाणिलि लिहून देणार

पत्ता : रा. कोपरखैरणे

नवी मुंबई

वय - ६५

सही -



Pan No.

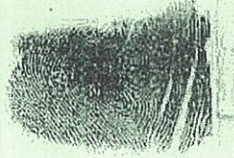
२) नाव : श्री वासुदेव सुदु पाणिलि लिहून देणार

पत्ता : रा. कोपरखैरणे

नवी मुंबई

वय - ४८

सही -



Pan No.

३) नाव : श्रीमती देवकीबाई नारायण लिहून देणार

पत्ता : पाणिलि

रा. कोपरखैरणे

नवी मुंबई

वय - ६०

सही -



Pan No.

४) नाव : श्रीमती विमल मोहन केणी लिहून देणार

पत्ता : रा. रत्नदिव्य मारुती

नगर, काठवा

वय - ५५

सही -



Pan No.



न न - ३
20674/2022
2982/982

विमल, केणी

अमो



ट न न - ३
दस्त क्र. 10084/2022
996/982

20



दस्त गोपवारा भाग - 2

टनन 9

दस्त क्रमांक (1416/2007)

30135

दस्त क्र. [टनन 9-1416-2007] चा गोपवारा
वाजारा मुल्य : 11250 मॉयदला 11250 भरलेले मुद्रांक शुल्क : 010

पावली क्र.: 1416 दिनांक: 25/05/2007

पावलीचे वर्णन

नाव: श्री रामकृष्ण सद्गु पाटील -

दस्त हजर केल्याचा दिनांक : 25/05/2007 05:40 PM

निष्पादनाचा दिनांक : 24/05/2007

दस्त हजर करणा-याची सही:

[Handwritten signature]

150 : नोंदणी फी

760 : नक्कल (अ. 11(1)), पृष्ठांकनाधी नक्कल (अ. 11(2)).

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

910: एकूण

दस्ताचा प्रकार : (36) भाडेपददा

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 25/05/2007 05:40 PM

शिक्का क्र. 2 ची वेळ : (फी) 25/05/2007 05:47 PM

शिक्का क्र. 3 ची वेळ : (कपुली) 25/05/2007 05:49 PM

शिक्का क्र. 4 ची वेळ : (ओळख) 25/05/2007 05:50 PM

दस्त नोंद केल्याचा दिनांक : 25/05/2007 05:50 PM

दु. निबंधकाची सही, सह दु. नि. का. ठाणे 9

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीस ओळखतात, त्यांची ओळख पटवितात.

1) अॅड. जयंत मोहन केणी - , घर/प्लॅट नं. -

गल्ली/रस्ता :

भारतीचे नाव :

भारत नं. :

ठ/वसाहत :

शहर/गाव : कळया

जिल्हा : ठाणे

नं. :

2) किशोर बाघुले - , घर/प्लॅट नं. -

गल्ली/रस्ता :

भारतीचे नाव :

भारत नं. :

ठ/वसाहत :

शहर/गाव : सदर

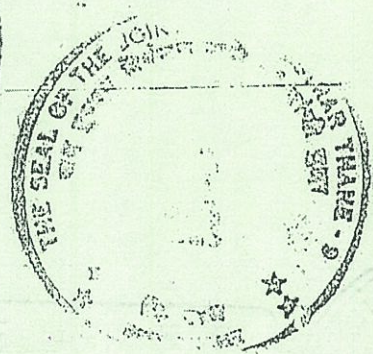
जिल्हा : ठाणे

नं. :

पुस्तक क्रमांक 945
9798 ठाणे/ठाकरे नोंदले.

सह दु. नि. का. ठाणे क्र. 9
दिनांक 25/5/2007

निबंधकाची सही
दु. नि. का. ठाणे 9



हेतु खरपेत झाले की
सात दिवसांत...

सह दु. नि. का. ठाणे

MRY:009985SR392 Prepared on: 25/05/2007 17:50:15

टनन 9
2962 01



टनन - 3
2007/2022
994/982



ट न न - ३	
दस्ता क्र.	10074 / 2022
992/182	

दस्त गोपवारा भाग - २

2942
५६/५६

दस्त क्र. (टनन - 2942 - 2000) का गोपवारा
बाजार मुख्य : ५३.०२ ५५०१

दस्त हजार कोलवाबा दिनांक : १२/११/०५
निष्पादनाचा दिनांक : ११/११/०५
दस्त हजार करणा-याची सही

Sayant Kar

जिपेश्वरीन करार

दस्त क्र. (टनन - 2942 - 2000) का दिनांक : १२/११/०५

ओळख
खालील हसम असे निवेदिता करतात की, ती दस्त ऐवज-
करून देणा-यांना व्यक्तींना ओळखतात व त्यांची ओळख-
पटवितात.

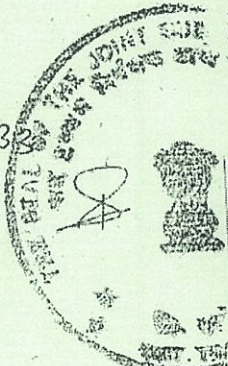
मी सुरेश बाळ केळी
या कळवा ता. जि. ठाणे

मी बाळुके किरोट स.
या कळवा ता. जि. ठाणे

वय - ४५

वय - ३८

88



सह दुय्यम निवेदक वर्ग - २ ठाणे क्र. ९
(ऐरोली)

दुय्यम करारी - १५८
2942 कमांडीवर पोवले.

दस्तावेज करार केले की
या वस्तुसह दस्त ५६ मने आहे.

सह दुय्यम निवेदक ठाणे ९

सह दुय्यम निवेदक ठाणे क्र. ९



टनन - ३
20684/2022
920 982



ट न न - ३
अवकाश / २०२२
९२९ / ९४८

दिनांक : १२/०१/२००८ दुय्यम गिबंध्यक

वेळ : १०.०० ठाणे - ९

दस्त क्रमांक : २१६२१०८

दस्त प्रकार जिपसीय करार

५५/५८

अनु.क. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

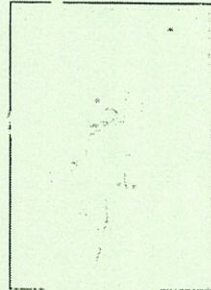
१) नाव : कुमारी प्रिया सुरेश पाटील लिहून देणार
पत्ता : दे. स्वतः साठी व कु. निवास वय - २०
कु. राजेश व कु. सानिम सुरेश सही -
पाटील यांचे सहाय्य पाळण करी
हणून हा करार
Pan No.....



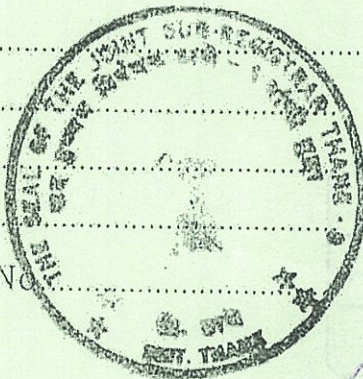
२) नाव : श्री. जयंत मोहन केणी लिहून घेणार
पत्ता : रा. रत्नादिप सारवती वय - ३२
केणी मंगर कळवा सही - १
ता. जि. ठाणे
Pan No.....



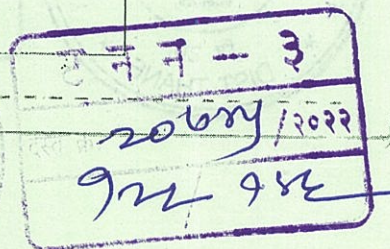
३) नाव : लिहून घेणार
पत्ता :
.....
Pan No.....



४) नाव : लिहून
पत्ता :
.....
Pan No.....



सह दुय्यम निदेशक वर्ग - २ ठाणे क्र. ९
(ऐरवली)





ट न न - ३
रज. क्र. 2000/2022
923/952



नवी मुंबई महानगरपालिका

पहिला माळा, बेलापुर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फैक्स : २७५७ ३७ ८५

Navi Mumbai Municipal Corporation

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL. No. : 2757 70 70
2757 57 00
FAX : 2757 37 85

जा.क्र./नरवि/भोप्र/ प्र. क्र. वी-६३११/४२७८/२०१०
दिनांक :- ०७/१०/२०१०

भोगवटा प्रमाणपत्र

- वाचले - १) नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र क्र. नमुंमपा/नरवि/बांप/
प्र.क्र. ए-७२८१/४११/२००८, दि.३०/०१/२००८
२) नवी मुंबई महानगरपालिकेचे दि. ३१/०७/२००८ रोजीचे अधिमूल्य शुल्क आकारणीबाबतचे
परिपत्रक.
३) वास्तुविशारद डी. जी. शहा यांनी दि.३०/०४/२०१० व २३/०६/२०१० रोजी सादर केलेला बांधकाम
पूर्णत्वाचा दाखला.

नवी मुंबई येथे भुखंड क्र. ५२ सेक्टर क्र.२०, गा.वि.यो., नवी मुंबई या जागेचे मालक श्री. जयंत
मोहन केणी यांनी जागेवरील बांधकाम दि.२२/०३/२०१० रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला संबंधित
वास्तुविशारद, डी. जी. शहा, यांनी सादर केलेला आहे. नवी मुंबई महानगरपालिकेकडील बांधकाम प्रारंभ प्रमाणपत्र
दि. ३०/०१/२००८ मध्ये नमूद केलेल्या अटी व शर्ती तसेच महानगरपालिकेचे दि. ३१/०७/२००८ च्या अधिमूल्य
शुल्क आकारणीबाबतच्या परिपत्रकानुसार विविध शुल्क घमुली बाबतची कार्यवाही केलेली आहे. त्यामुळे सदर
जागेत.

१) भुखंडाचे क्षेत्रफळ	:-	५००.२४ चौ.मी.
२) अनुज्ञेय चटई क्षेत्र निर्देशांक	:-	१.५०
३) निवासी वापराखालील बांधकाम क्षेत्र (निवासी वापराखालील एकूण सदनिका - २१)	:-	६८२.००५ चौ.मी.
४) वाणिज्य वापराखालील बांधकाम क्षेत्र (वाणिज्य वापराखालील एकूण दुकाने - ०६)	:-	६७.६०९ चौ.मी.

एकूण बांधकाम क्षेत्र:- ७४९.६१४ चौ.मी.

५) वाल्कनी खालील बांधकाम क्षेत्र
यानुसार वापर करणेस परवानगी देण्यात येत आहे.

:- १२८.२८२ चौ.मी.

(संजय शां. बाणाईत)

सहाय्यक संचालक नगररचना
नवी मुंबई महानगरपालिका



"जन्म असो वा मरण आवश्यक नोंदणीकरण"



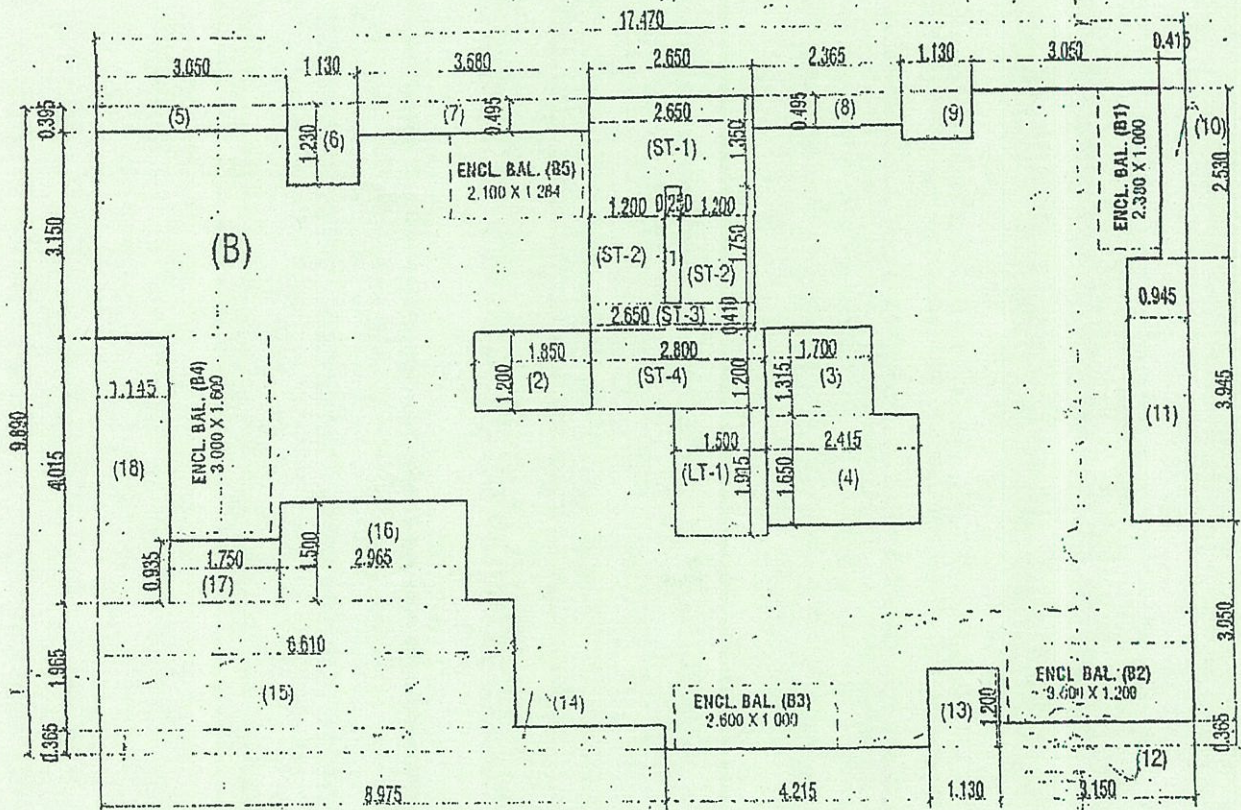
उ न न - ३
१०/१०/२०१०
१२४ १४८



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दिनांक. 20/07/2022	/2022
924/982	

AREA DIAGRAM OF FIRST FLOOR

(SCALE 1:100)



GROUND FLOOR AREA CALCULATION

AREA OF BLOCK

$$(A) = 17.700 \times 4.565 \times 1 = 80.800 \text{ SQ.MT.}$$

DEDUCTIONS

$$1 = 2.530 \times 1.015 \times 1 = 2.567 \text{ SQ.MT.}$$

$$2 = (1.500 \times 1.500) - (\pi R^2 / 4)$$

$$= (2.250) - (3.1428 \times 1.5 \times 1.5 / 4)$$

$$= 2.250 - 1.767 = 0.483 \text{ SQ.MT.}$$

$$\text{TOTAL} = 3.050$$

2) GROSS BUILT UP AREA

$$80.800 - 3.050 = 77.750$$

3) 15% PER. BALCONY

$$77.750 \times 15 / 115 = 10.141$$

4) PROPOSED BALCONY

$$B1 = 6.115 \times 1.000 \times 1 = 6.115$$

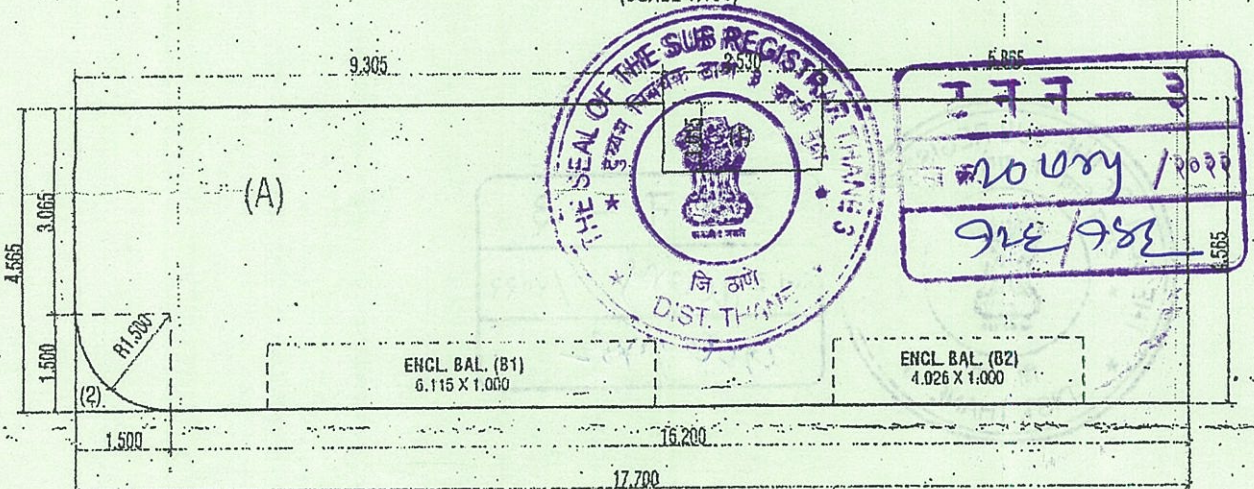
$$B2 = 4.026 \times 1.000 \times 1 = 4.026$$

$$\text{TOTAL} = 10.141$$

$$\text{NET B.U.A. OF GROUND FLOOR} = 77.750 - 10.141 = 67.609$$

AREA DIAGRAM OF GROUND FLOOR

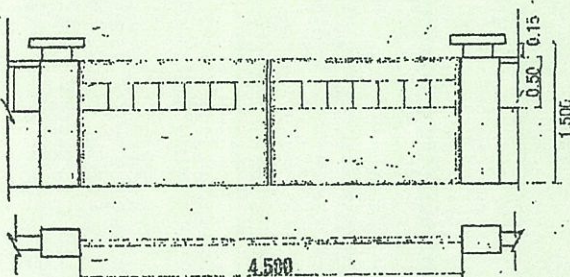
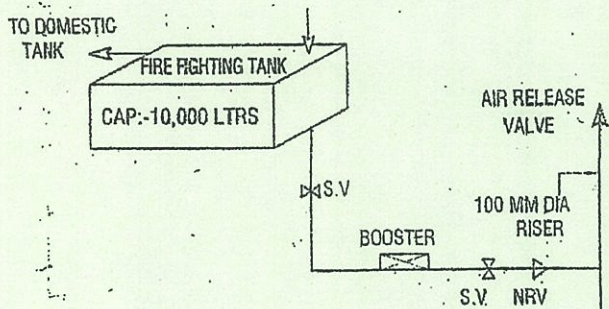
(SCALE 1:100)



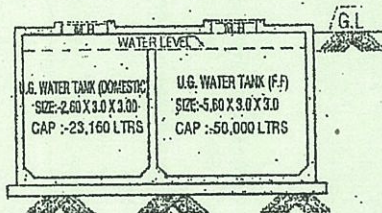


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सं. क्र. <i>1009</i>	/2022
<i>920/482</i>	

O.H.TANK/BOOSTER SECTION



PLAN OF ENTRANCE GATE



SECTION OF U.G. WATER TANK

FOURTH FLOOR AREA CALCULATION

AREA OF BLOCK			
(B) = 17.470	X	9.890 X 1	= 172.778 SQ.MT.
DEDUCTIONS			
1 = 0.250	X	1.750 X 1	= 0.437 SQ.MT.
2 = 1.850	X	1.200 X 1	= 2.220
3 = 1.700	X	1.315 X 1	= 2.235
4 = 2.415	X	1.650 X 1	= 3.984
5 = 3.050	X	0.395 X 1	= 1.204
6 = 1.130	X	1.230 X 1	= 1.389
7 = 3.680	X	0.495 X 1	= 1.821
8 = 2.365	X	0.495 X 1	= 1.170
9 = 1.130	X	0.730 X 1	= 0.824
10 = 0.415	X	2.530 X 1	= 1.049
11 = 0.945	X	3.945 X 1	= 3.728
12 = 3.150	X	0.365 X 1	= 1.149
13 = 1.130	X	1.200 X 1	= 1.356
14 = 8.975	X	0.365 X 1	= 3.275
15 = 6.610	X	1.965 X 1	= 12.988
16 = 2.965	X	1.500 X 1	= 4.447
17 = 1.750	X	0.935 X 1	= 1.636
18 = 1.145	X	4.015 X 1	= 4.597
TOTAL			= 49.509

APPROVAL STAMP OF NMMC

SHEET-1/1

या कार्यालयाचे भोगवटा प्रमाणपत्र क्रमांक
नमवि/बी-६३९२/२२६०६ दि.३०/१०/२०१०
या कार्यालयकडील बी.आ.प्र.क्र.४९९ दि.३०/१०/२००८
मधील सर्व शर्तीस अर्पित राहून कोला रंगाने
दुरुस्त झाल्यामुळे विवादाक लागत
वापरासाठी प्रत्यक्ष बांधकाम नकाशा.

सहाय्यक सहायक नगरपालिका
नवी मुंबई महानगरपालिका

21/09

22/9

1/10

5-10



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क्र. १०७४५/२०२२
१५/११२

AREA STATEMENT

AREA OF PLOT	500.240	Sq.mtrs.
PERMISSIBLE F.S.I.	1.50	
PERMISSIBLE BUILT UP AREA	750.360	Sq.mtrs.
PROPOSED BUILT UP AREA	749.614	Sq.mtrs.
NET B.U.A. OF GROUND FLOOR	57.609	Sq.mtrs.
NET B.U.A. OF FIRST FLOOR	92.098	Sq.mtrs.
NET B.U.A. OF SECOND FLOOR	91.023	Sq.mtrs.
NET B.U.A. OF THIRD FLOOR	111.834	Sq.mtrs.
NET B.U.A. OF FOURTH FLOOR	92.098	Sq.mtrs.
NET B.U.A. OF FIFTH FLOOR	91.023	Sq.mtrs.
NET B.U.A. OF SIXTH FLOOR	111.834	Sq.mtrs.
NET B.U.A. OF SEVENTH FLOOR	92.098	Sq.mtrs.
TOTAL PROPOSED B.U.A. AREA	749.614	Sq.mtrs.
BALANCE AREA	0.746	Sq.mtrs.



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॥ सत्यमेव जयते ॥

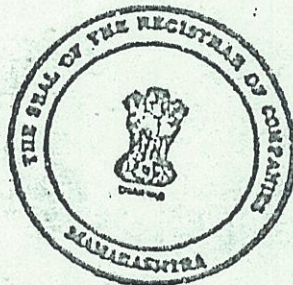
Form I. R.

Certificate of Incorporation

NO. 11-67545 OF 1992

I hereby certify that ATMAN OVERSEAS PRIVATE LIMITED is this day incorporated under the Companies Act, 1956, (No.1 of 1956) and that the Company is Limited.

Given under my hand at BOMBAY this THIRD day of JULY One thousand nine hundred and NINETYTWO



Sd/-
(D.L. PANIGAR),
Addl. Registrar of Companies
Maharashtra



टन न - ३
क्र. 20677 / 2022
930 / 982



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म १०७१५	/२०२२
९३९/९४२	

ATMAN OVERSEAS PVT. LTD.

C-2, SAI SADGURU COMPOUND, OPP. R.C.BAPU PETROL PUMP,
REHNAL VILLAGE, BHIWANDI-421302 DIST THANE

Email :-atmanopl@gmail.com CIN:- U51900MH1992PTC067545 Cell:- 9322445516c

EXTRACT OF MINUTES OF THE MEETING OF BOARD OF DIRECTORS OF ATMAN OVERSEAS PVT. LTD. HELD ON 31-10-2022 AT THE REGISTERED OFFICE OF THE COMPANY AT C-2, SAI SAD GURU COMPOUND OPP. R.C.BAPU PETROL PUMP, REHNAL VILLAGE, BHIWANDI,421302 DIST THANE. MAHARASHTRA.

"UNANIMOUSLY RESOLVED THAT the Company has agreed to acquire and purchase with the right of ownership, all the rights, title and interest in three Residential Premises, admeasuring in aggregate about **856 sq. feet [79.55 sq. mtrs.] built up area**, which is inclusive of Balcony and Open Terrace, bearing **Flat No.102**, situate on the First Floor in the building "*Swapnashilp Apartment*" constructed on the plot of land bearing Plot No. 52 at Sector: 20, Village: Koperkhairne, Navi Mumbai – 400 709, in Gavthan Expansion Scheme, within the limits of Navi Mumbai Municipal Corporation."

"UNANIMOUSLY FURTHER RESOLVED THAT the Company has approved the draft of Agreement for Sale and all other incidental deeds and documents pertaining to said Residential Premises to be executed with the Builder / Developer."

"UNANIMOUSLY FURTHER RESOLVED THAT the Company has appointed Mr. Ashok Kesharia, as the Authorised Representative of the Company to do the following acts, deeds and things:


- (i) To sign and execute the Agreement for Sale and all other incidental deeds and documents pertaining to said residential premises, in terms of the drafts as approved by the Company;
- (ii) To lodge the Agreement for Sale and all other incidental deeds and documents pertaining to said residential premises, if any executed and requiring registration; in the office of the Registrar or Sub-Registrar of Assurances at Vashi, Thane and/or Navi Mumbai and to admit execution before him;
- (iii) To take the possession of the said **Flat No.102**, from the Builder / Developer;
- (iv) And to do all other acts, deeds and things as may be required to be done for completing the transaction of Purchase in respect of the said **Flat No.102**."

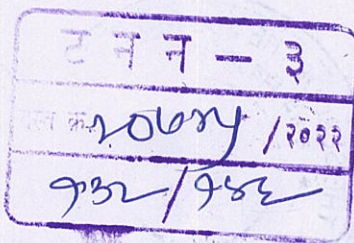
Certified True Copy
26-11-2022



Dhaval H Kesharia
Director
Din No.01564648

For ATMAN OVERSEAS PVT. LTD.


DIRECTOR





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रस क्र. २०६५	/२०२२
१३३/१४६	



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/	

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA




SURINDERPAL SINGH ARNEJA

DHARAMBIR SINGH TARASINGH ARNEJA

02/10/1981
Permanent Account Number
AHHPA3084A



Signature



06022016

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA





ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number Card
BMMPM2932E



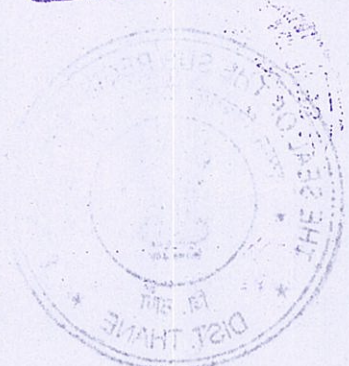
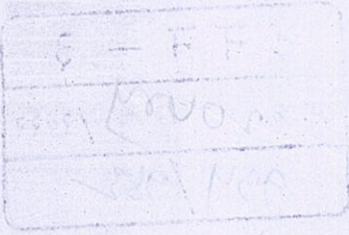
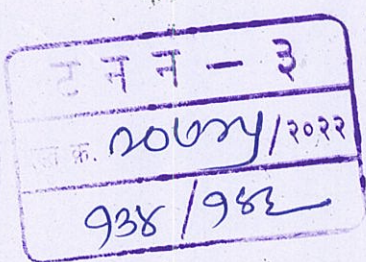
नाम / Name
SATISH KUMAR RAJENDRA MISHRA

पिता का नाम / Father's Name
RAJENDRA BADRINATH MISHRA

जन्म की तारीख /
Date of Birth
26/01/1992



हस्ताक्षर / Signature



5 - 11
5505/10000
388/880



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स्त क्र. 20487 / 2022
934/982

भारत सरकार
Government of India

आधार

Issue Date: 05/10/2016

जयवंत मोहन केणी
Jaywant Mohan Keni
जन्म तारीख / DOB: 10/06/1974
पुरुष / MALE
Mobile No.: 9326404765

9359 4395 4167
VID : 9154 2418 4315 3023

माझे आधार, माझी ओळख

Laxatkar



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता:
फ्लॅट - 001, ग्राउंड फ्लोर, निहार अप्त, बुधाजी नगर,
टीएमटी डेपो के सामने, कलवा, ठाणे, ठाणे,
महाराष्ट्र - 400605

Print Date: 27/09/2022

Address:
Flat - 001, Ground Floor, Nihar Apt,
Budhaji Nagar, Opp. TMT Depo, Kalwa,
Thane, Thane, Maharashtra - 400605

9359 4395 4167
VID : 9154 2418 4315 3023

1947 help@uidai.gov.in www.uidai.gov.in



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दि. २०/०९/२०२२
९३६/१२



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JAYWANT MOHAN KENI

MOHAN BALU KENI

10/06/1974
Permanent Account Number
AGAPK4083B


Signature


30062015



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/	



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९३५ / ९४२	

आयकर विभाग
INCOME TAX DEPARTMENT
ATMAN OVERSEAS PRIVATE LIMITED



भारत सरकार
GOVT. OF INDIA

03/07/1992

Permanent Account Number

AADCA1938D

16102012

Handwritten signature



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20/07/2022
936/982



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रत क्र २०७४	/२०२२
७३६/१४२	

भारत सरकार
Government of India

अशोक केशवलाल केशरिय
Ashok Keshavlal Kesharia
जन्म तारीख / DOB : 12/03/1959
पुरुष / Male

Issue Date : 14/12/2012

8770 4995 1212

माझो आधार, माझी ओळख

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

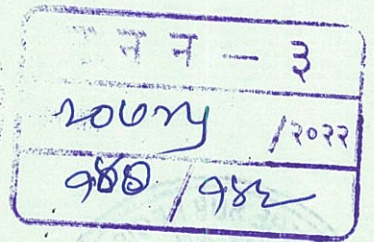
पत्ता 8 , गोल्डन एरो, 163/एफ हेम कॉलनी ,
एस.वी रोड, विलेपार्ले वेस्ट, मुंबई, महाराष्ट्र,
400056

Print Date : 25/05/2021

Address: 8 , Golden Arrow, 163/F Hem
Colony , S.V Road, Vileparle West,
Mumbai, Maharashtra, 400056

8770 4995 1212

1947 help@uidai.gov.in www.uidai.gov.in



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABVPK2106P

नाम /NAME
ASHOK KESHAVALAL KESHARIA

पिता का नाम /FATHER'S NAME
KESHAVALAL NARANJI KESHARIA

जन्म तिथि /DATE OF BIRTH
12-03-1959

हस्ताक्षर /SIGNATURE
AK

आयकर निदेशक (पद्धति)
 DIRECTOR OF INCOME TAX (SYSTEMS)



हस्ताक्षर /SIGNATURE
AK

दिनांक /DATE
 1/2022

AK



हस्ताक्षर /SIGNATURE
AK

दिनांक /DATE
 1/2022



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दि. २०/०७/२०२२
९४२/९४६



Dated this _____ day of November, 2022

BETWEEN

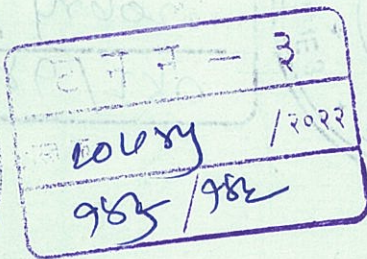
M/S. SHREE GANESH CONSTRUCTION
... BUILDER / DEVELOPERS

AND

ATMAN OVERSEAS PRIVATE LIMITED
... PURCHASER/S

AGREEMENT FOR SALE

[Flat No.102, First Floor, Swapnashilp, Plot
No:52, Sector:20, Koperkhairne, Navi
Mumbai – 400 709]



75/20745

सोमवार, 28 नोव्हेंबर 2022 11:59 म.पू.

दस्त गोषवारा भाग-1

टनन3

888/988

दस्त क्रमांक: 20745/2022

दस्त क्रमांक: टनन3 /20745/2022

बाजार मूल्य: रु. 95,61,910/-

मोबदला: रु. 1,45,00,000/-

भरलेले मुद्रांक शुल्क: रु.8,70,000/-

दु. नि. सह. दु. नि. टनन3 यांचे कार्यालयात

अ. क्र. 20745 वर दि.28-11-2022

रोजी 11:55 म.पू. वा. हजर केला.

पावती:23016

पावती दिनांक: 28/11/2022

मादरकरणाराचे नाव: - - आत्मन ओव्हरसीज प्रायव्हेट लिमिटेड तर्फे
अधिकृत प्रतिनिधी श्री. अशोक के. केशरिया

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2920.00

पृष्ठांची संख्या: 146

दस्त हजर करणाऱ्याची मही:

एकुण: 32920.00

Joint Sub Registrar Thane 3
सह दुय्यम निबंधक वर्ग - २
ठाणे क. ३
दस्ताचा प्रकार: करारनामा

Joint Sub Registrar Thane 3
सह दुय्यम निबंधक वर्ग - २
ठाणे क. ३

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

शिक्रा क्र. 1 28 / 11 / 2022 11 : 55 : 49 AM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 28 / 11 / 2022 11 : 56 : 52 AM ची वेळ: (फी)

- प्रातिज्ञा पत्र -

पर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेशीर बाबी साठी खालील निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणत्याही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

महज घेणार सही

निवृत्त दफ्तार सही



388/638

सवि. वि. वि. वि.

५ - वि. काउंसिली काउंसिली
६ क वि. वि.

सवि. वि. वि. वि.

५ - वि. काउंसिली काउंसिली
६ क वि. वि.





28/11/2022 12:02:08 PM

दस्त गोपवारा भाग-2

टनन3 984188

दस्त क्रमांक:20745/2022

दस्त क्रमांक :टनन3/20745/2022

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:- आत्मन ओव्हरसीज प्रायव्हेट लिमिटेड तर्फे अधिकृत प्रतिनिधी श्री. अशोक के. केशरिया पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- सी - 2, माई सतगुरु कंपाऊंड, आर. सी. वापू पंप समोर, रेहनल व्हिजेज, भिवंडी, जि. ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:AADCA1936D	लिहून घेणार वय :-63 स्वाक्षरी:-		
2	नाव:- श्री. गणेश कन्स्ट्रक्शन तर्फे प्रोप्रायटर श्री. जयवंत मोहन केणी पत्ता:प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:- जी - 01, निहार अपार्टमेंट, बुधाजी नगर, कळवा (प), ठाणे, महाराष्ट्र, स्वाक्षरी:- ठाणे. पॅन नंबर:AGAPK4083B	लिहून घेणार वय :-48 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:28 / 11 / 2022 11 : 58 : 16 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:- श्री. सुरेंद्रपाल सिंग अग्नेजा वय:41 पत्ता:मेक्टर - 2, वाशी, नवी मुंबई पिन कोड:400703		
2	नाव:- श्री. सतीश मिश्रा वय:30 पत्ता:मेक्टर - 2, वाशी, नवी मुंबई पिन कोड:400703		

शिक्का क्र.4 ची वेळ:28 / 11 / 2022 11 : 59 : 09 AM

श्री. जी. पी. जोत
Joint Sub Registrar Thane 3
सह दुय्यम निबंधक वर्ग - 2
ठाणे क्र. 3
Payment Portal

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	ATMAN OVERSEAS PRIVATE LIMITED	eChallan	02300042022112867431	MH011271190202223E	870000.00	SD	0005570207202223	28/11/2022
2		DHC		2811202201586	920	RF	2811202201586D	28/11/2022
3		DHC		2811202201524	2000	RF	2811202201524D	28/11/2022
4	ATMAN OVERSEAS PRIVATE LIMITED	eChallan		MH011271190202223E	30000	RF	0005570207202223	28/11/2022

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

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एकूण.....९८६.....पाने आहेत.

श्री. जी. पी. खोत
सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)
पुस्तक क्र. 9
क्रमांक.....20674.....वर नोंदला.

श्री. जी. पी. खोत
सह दुय्यम निबंधक, ठाणे-३ (वर्ग-२)
दिनांक. 24 माहे. 99 सन. 2022

