

2550 5M

298,290

PR2

File No - 774087

पत्रादी कायम आहे

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क्र. 9632  
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१४०० २०१

3098  
64

PR2 774087

AGREEMENT FOR SALE

**RAJMUDDRA**

**BUILDERS & DEVELOPERS**

Gunjal Compound, Maratha Kalsewadi, Kalyan (E).

Phone : 413869, 413997

&

Mr. KIRAN DEVRAM PATIL.

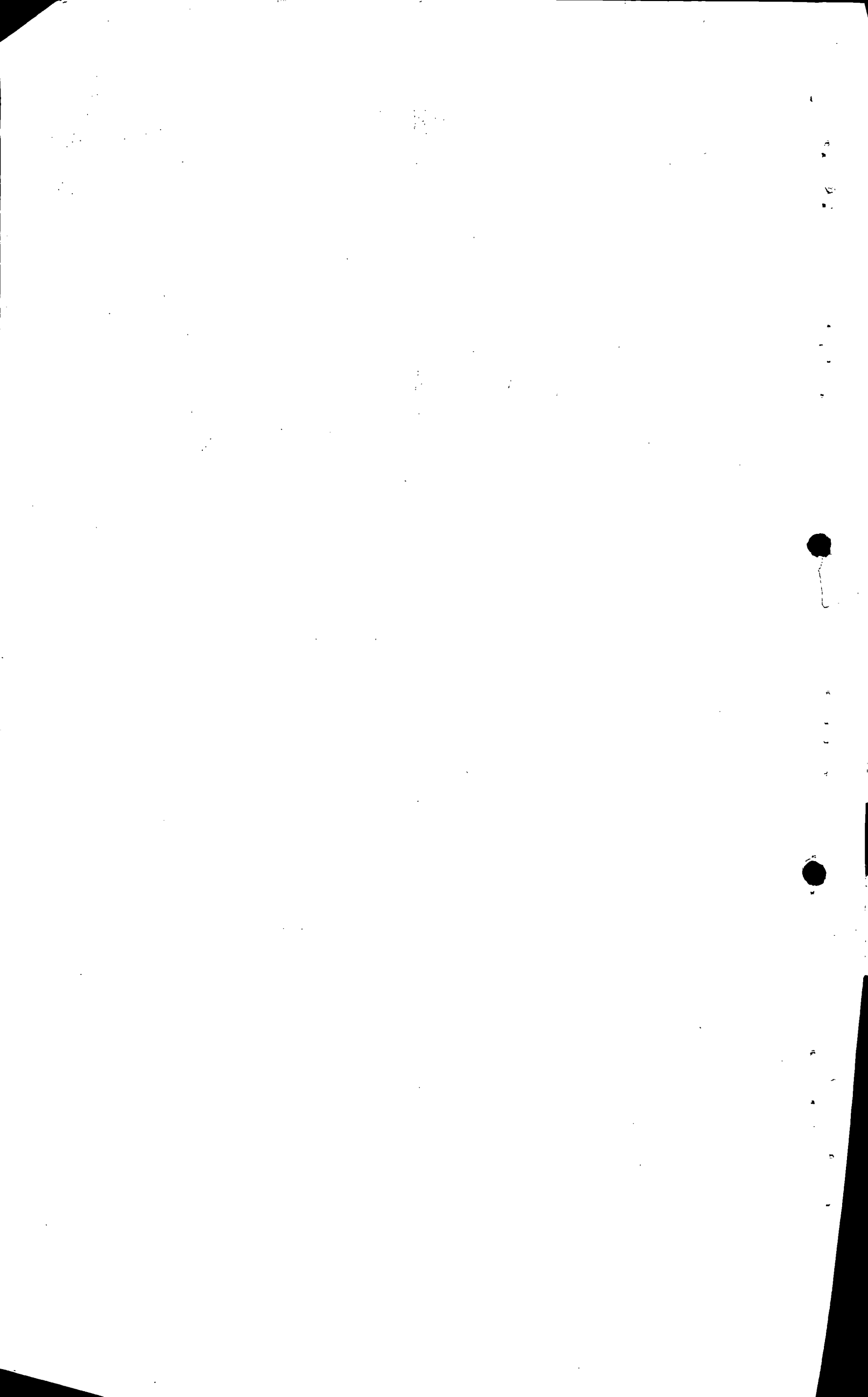
HINGE PATIL CHAWL, MARATHA -

KOLSEWADI, KALYAN (E).

53600  
16700

१४०२

2550 5M



1000Rs.



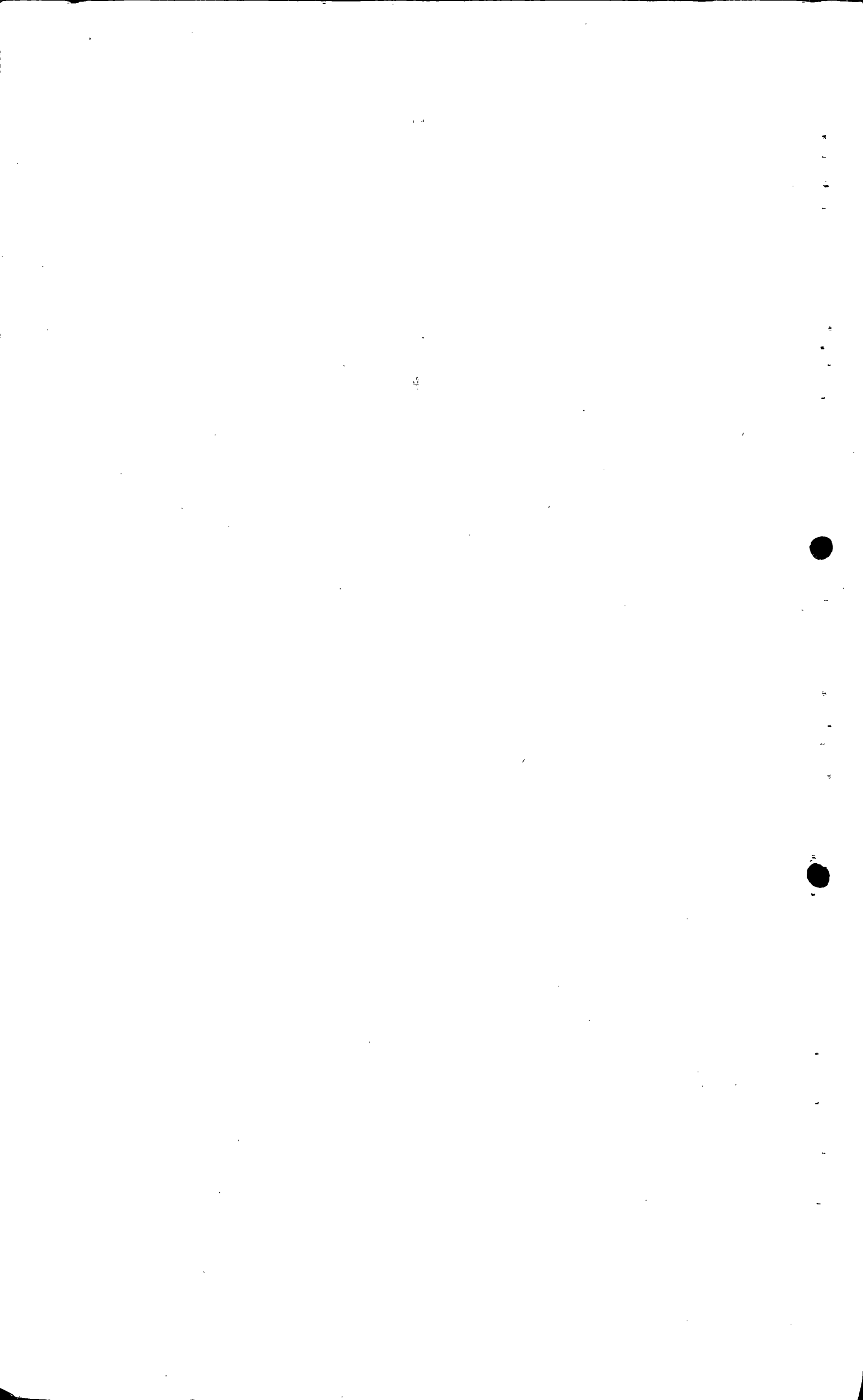
S. No 6451 Date 22.3.99  
Amount Rs 1000/- (Words) Rs. One thousand  
Issued to K. D. Patil Ky  
Through

*Nirmal P. R.*  
NIRMAL P. R.  
B/V. KALYAN

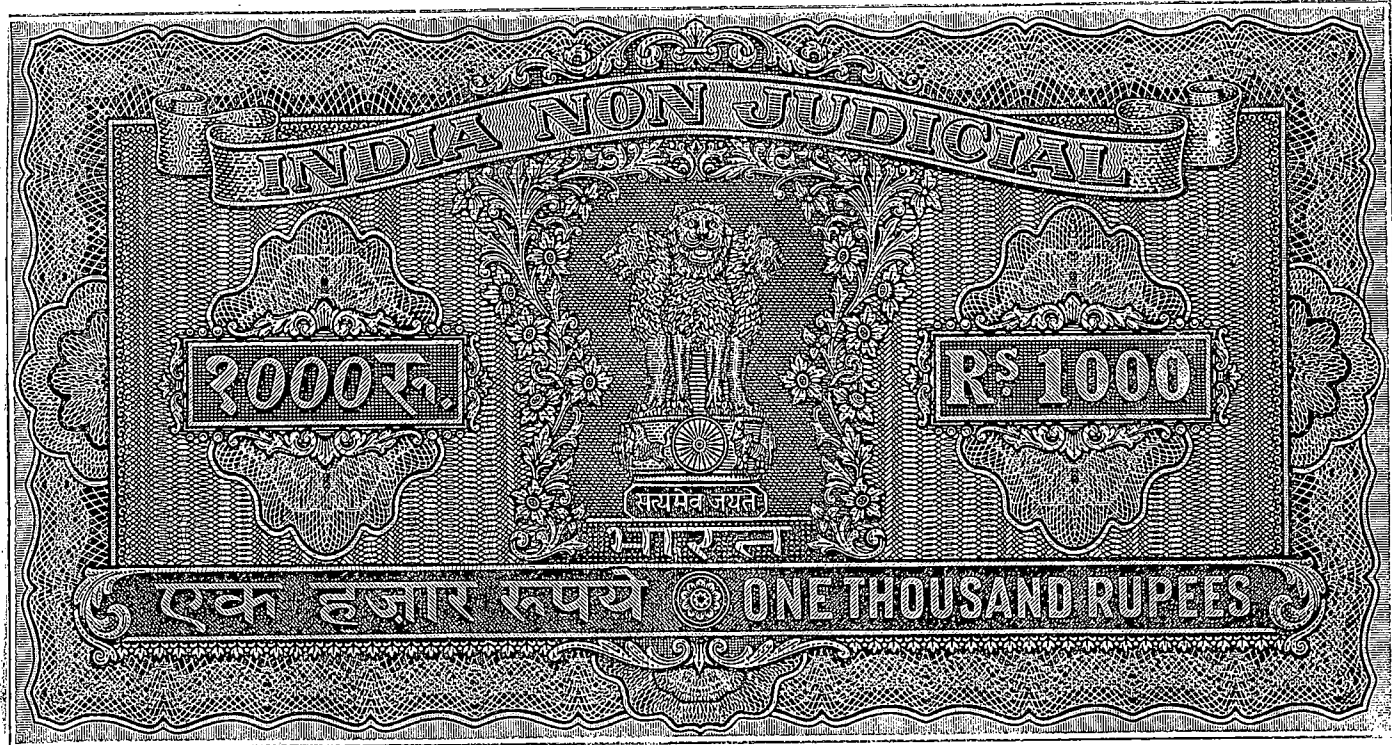
--: AGREEMENT FOR SALE :-

this agreement for sale is  
made at- Kalyan on 22-3-1999.

..1A/-



1000Rs.



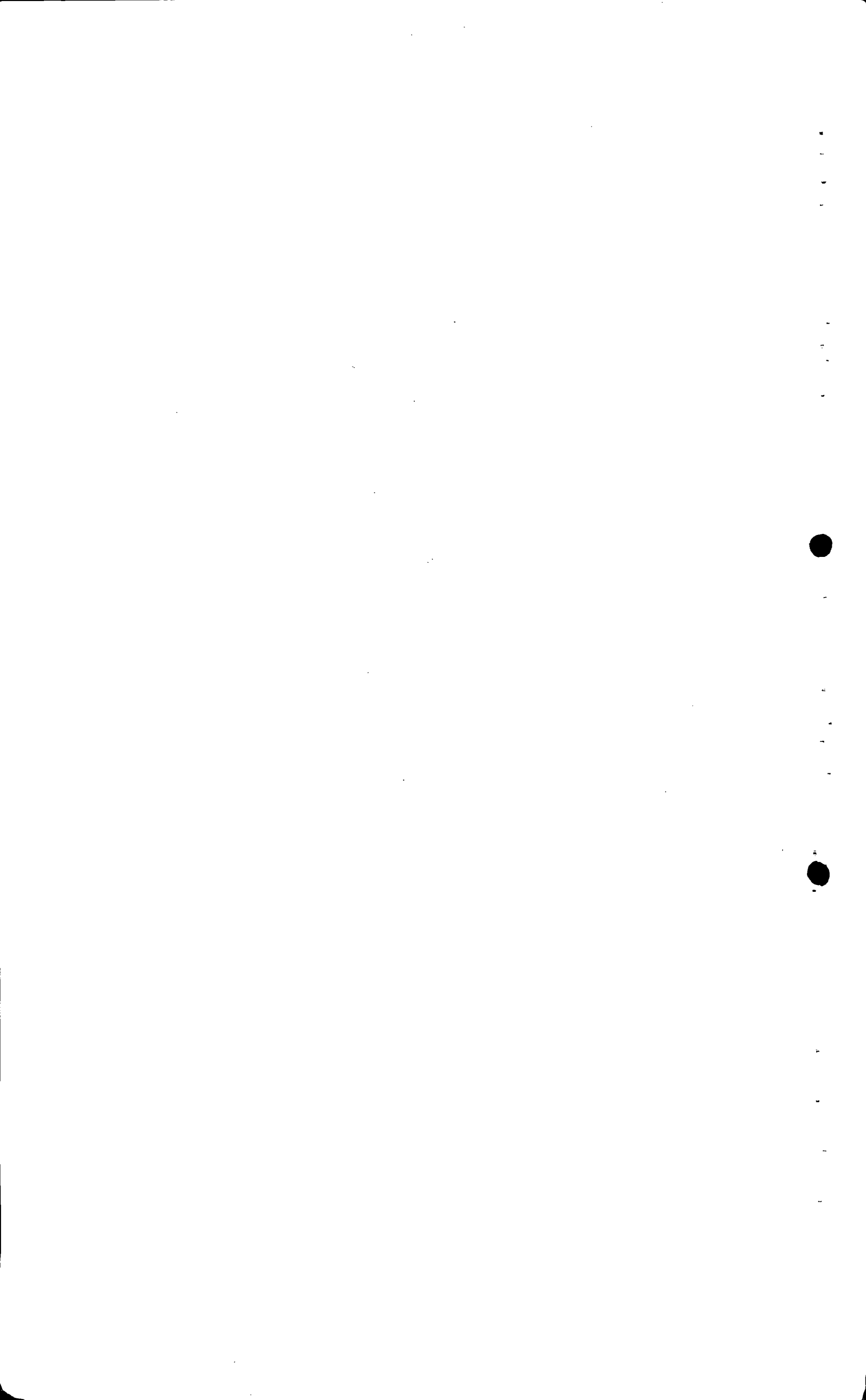
6451      Date      22-3-99  
 No.      Amount      ₹ 1000/-      (Words)      Rs. One thousand  
 Issued to      R. D. Patil Kya  
 Through  
 Nirmal P. R.  
 S/V. KALYAN



- 1 A -

This agreement for sale is made  
atkalyan, on 22.3.1999.

..1 B/-



500Rs.



S. No. 6452 Date 22-3-99  
 Amount Rs 500/- (Words) Rs. Five Hundred only  
 Paid to K. D. Patel Kd'  
 Through

*Nirmal P. R.*  
 NIRMAL P. R.  
 S/V. KALYAN

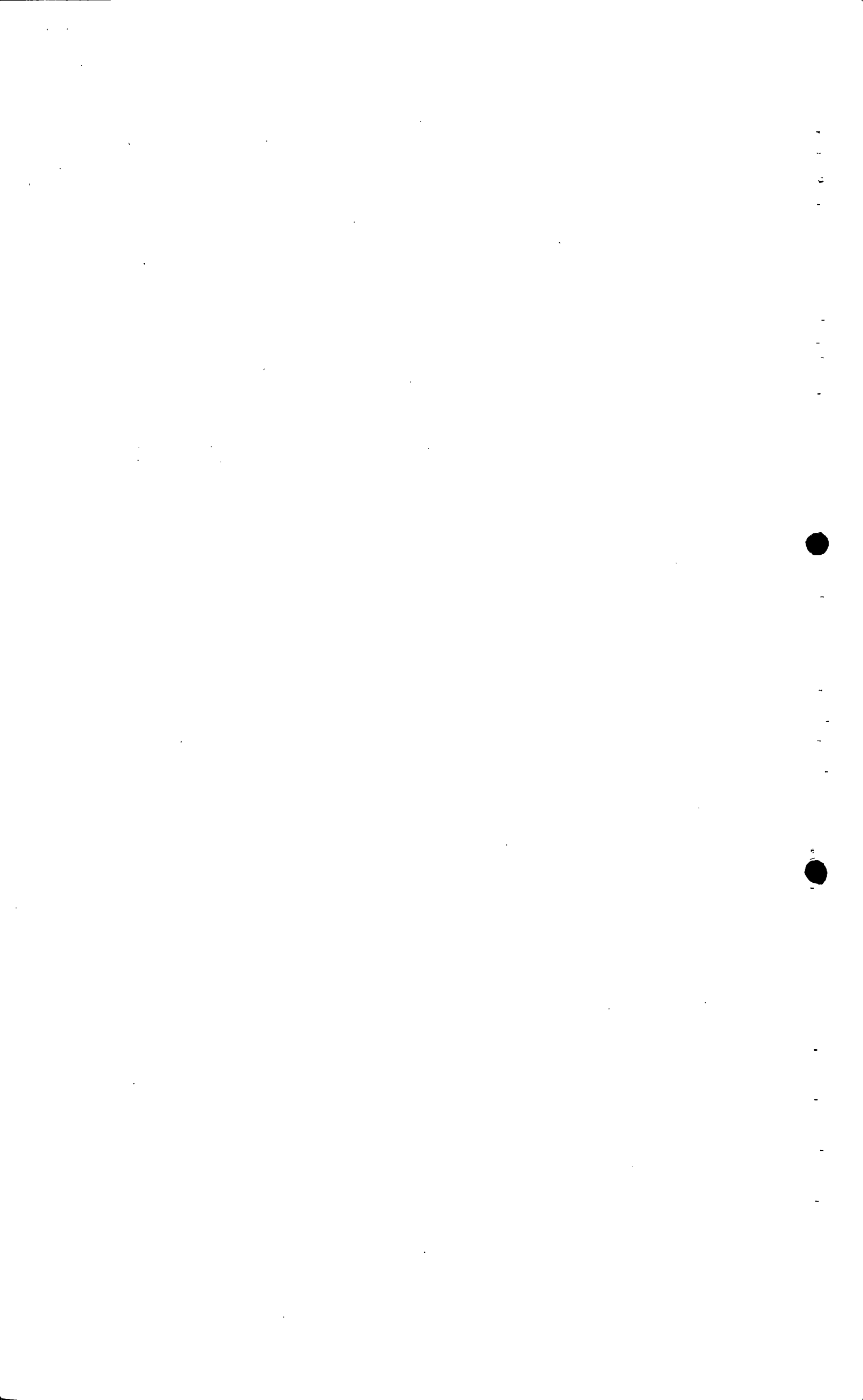


- 1 B -

Agreement for sale is made.

at Kalyan on 22.3.1999.

..1 c/-







s. No 6452 Date 22-3-99  
 Amount Rs 100/- (Words) Rs. One hundred Only  
 Issue to K.D. Patil ko  
 Through

*Nismal P. R.*  
 NISMAL P. R.  
 S/O. KALYAN



- 1 C -

Agreement for sale is made at-  
 Kalyan on 22.3.1999.

... 1D/-

$$\frac{2298}{0.135}$$

50 Rs.



S. No 6452 Date 22.3.99  
 Amount Rs 50/- (Words) Rs. Fifty only  
 Issued to K.D. Patel Kyn  
 For Cash

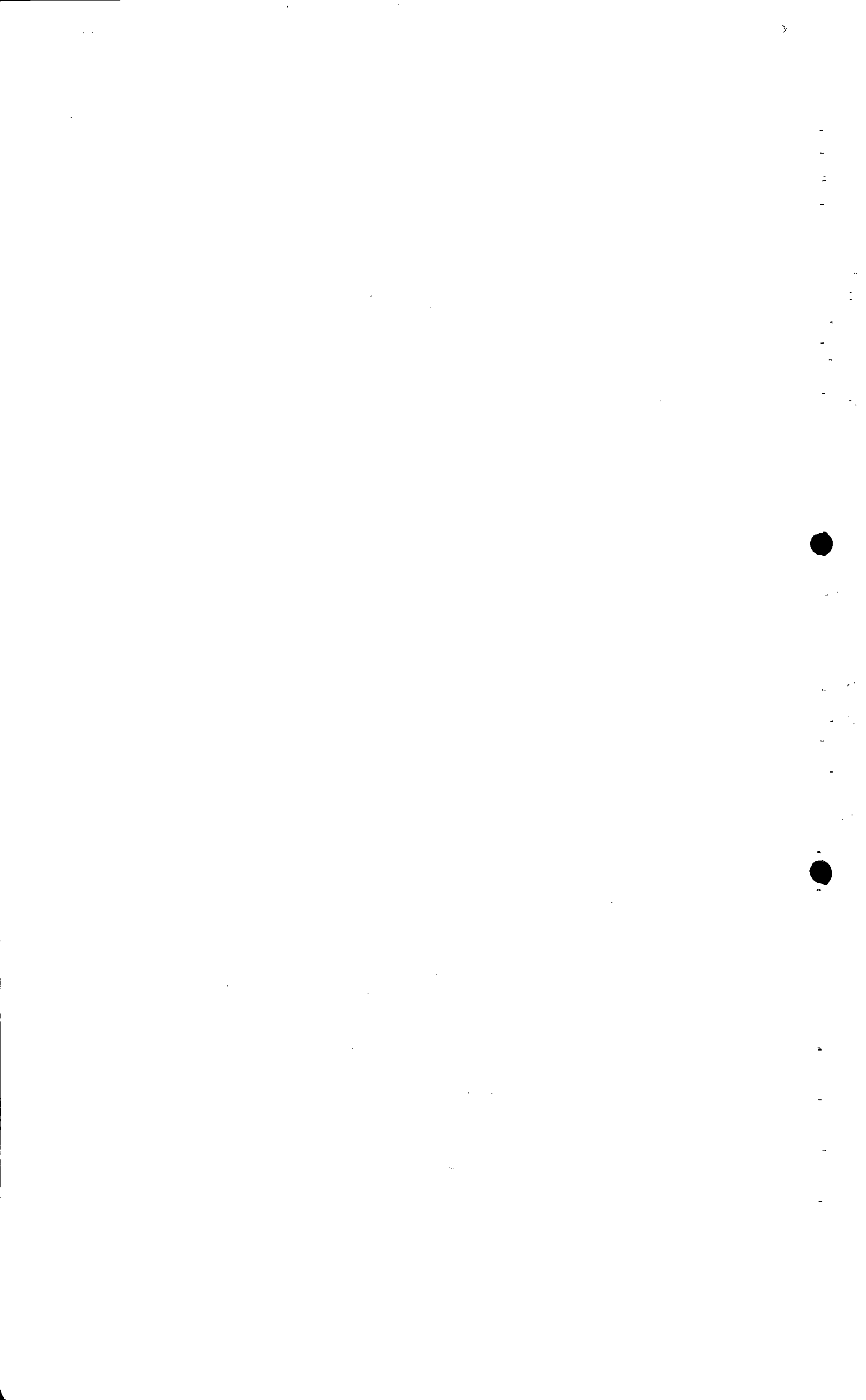
*Nimmalkh*  
 NIMMAL K. R.  
 N.V. TALWAN



- 1 D -

This agreement for sale at-  
 Kalyan on 22.3.1999.

... 2/-





**GROUND PLUS THREE**

Ward No. 10 F 2 AREA 395 sq. ft. Built up Mkt.  
value 2,96,250/- Actual value 2,96,250/-

**AGREEMENT**

**THIS AGREEMENT MADE AT KALYAN**

ON THIS 1 DAY OF APRIL 1996.

**BETWEEN**

1. SHRI NANDKISHOR VALMIKRAO GUNJAL, for self and Constituted attorney for Sr. 2 and 3,
2. SHRI SANJAY VALMIKRAO GUNJAL,
3. SHRI VIJAY VALMIKRAO GUNJAL,

All adults, all residing at Ganesh Wadi, Kalyan (East), Dist. Thane, hereinafter called and referred to as the PROMOTERS (which expression shall unless it be repugnant to the context or meaning thereof mean and include survivors of them, theirs / his heirs, executors, administrators and assigns) the PARTY OF THE FIRST PART.

AND

SHRI/SMT/M/S KIRAN DEVRAM PATIL

aged about 38 years, occupation SERVICE  
residing at HINGE PATIL CHAWL, MARATHA  
KOLSEWADI, KALYAN (E).

hereinafter called and referred to as the PURCHASER (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her / theirs heirs, executors, administrators and assigns) the PARTY OF THE SECOND PART.

WHEREAS the PROMOTERS herein are the owners of the piece and parcel of land lying, being and situated at village Kalyan, Taluka Kalyan, District Thane, bearing Survey No. 199, Hissa No. 7(part), admeasuring 4046.86 sq.metres (hereinafter for the sake of brevity called and referred to as the "SAID ENTIRE PROPERTY")

AND WHEREAS the Owners have got the said entire property subdivided into 5 Plots under the sub-division allowed by the KALYAN MUNICIPAL CORPORATION under its sanction No. KMP / NRV / LEKHA - KV / 456 - 89 dated 26.08.1991.

AND WHEREAS the Promoters have proposed to carry out the construction on the Plot No. 3 admeasuring 684.00 sq. mtres, which is hereinafter called the "SAID PROPERTY" and more particularly described in the SCHEDULE hereunder written.

AND WHEREAS the Promoters herein have followed the requisite procedure and have got sanctioned the building plans for construction of multi-storied building on the said property from the KALYAN MUNICIPAL CORPORATION vide its Commencement Certificate No. KMP / NRV/ BP / KV / 81-24 dated 25/5/95 and have commenced the construction work on the said property.

AND WHEREAS the Promoters have proposed to construct on the said property new multistoreyed building/s of ground and three upper floors. (hereinafter referred to as the said property) as "THE SAID BUILDING").

AND WHEREAS the Purchaser demanded from the PROMOTERS and the PROMOTERS have given the inspection of all the documents of title relating to the said land to the Purchaser and the plans, designs, specifications prepared by the PROMOTERS's Architect SHREE ASHOK GOKHALE & ASSOCIATES, KALYAN and of such other documents as are specified under the MAHARASHTRA OWNERSHIP FLATS (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963, (hereinafter referred to as "THE SAID ACT") and the rules made thereunder.

AND WHEREAS the copies of Certificate of Title issued by the Advocate of the PROMOTERS to the said property and 7/12 extract and the floor plan approved by the local authority have been annexed hereto and marked as Annexure "A", "B" & "C" respectively.

AND WHEREAS the PROMOTERS have got approved from the concerned local authority the plans, specifications, elevation and details of The Said Building (hereinafter referred to as "THE SAID PLANS").

AND WHEREAS while sanctioning The Said Plans, the concerned local authority has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the PROMOTERS while developing the said property and the said building upon due observance and performance of which only the Completion and / or Occupation Certificate in respect of the Said Building shall be granted by the concerned local authority.

AND WHEREAS the Purchaser applied to the PROMOTERS for allotment to the Purchaser flat No. 203 (A' WING) on 2<sup>nd</sup> floor in the building known as "RAJMUDRA APARTMENTS" and declared that neither the said Purchaser nor the members of the Purchaser's family own a tenement or a house or building within the limits of Kalyan Municipal Corporation.

AND WHEREAS relying upon the said application, declaration and agreement, the PROMOTERS agreed to sell the Purchaser a Flat / Shop / Other Unit at the price and on the terms and conditions herein after appearing.

AND WHEREAS prior to the execution of this presents, the Purchaser has paid to the PROMOTERS a sum of Rs. 59,250/- (Rupees FIFTY NINE THOUSAND TWO HUNDRED FIFTY ONLY. only) being the part consideration of the sale price of the Flat / shop / Other Unit agreed to be sold by the PROMOTERS to the Purchaser as advance payment (the payment and receipt whereof, the PROMOTERS both hereby admit, acknowledge, acquire and discharge the Purchaser forever) and the Purchaser has agreed to pay to the PROMOTERS the balance of the sale price to the PROMOTERS as mentioned in clause No. 2 hereinafter appearing.

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

1. THE PROMOTERS shall construct the said building consisting of ground and three upper floors on the said property in accordance with the plans, design specifications approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variation and modification as the PROMOTERS may consider necessary or as may be require by the Kalyan Municipal Corporation to made in them or any of them for which the Purchaser hereby gives consent.

2. THE Purchaser hereby agrees to purchase from the PROMOTERS and the PROMOTERS hereby agrees to sell to the Purchaser/s the Flat No. 203 on 2<sup>nd</sup> floor in 'A' wing in Building known as "RAJMUDRA APARTMENTS" area admeasuring about 395 sq. ft. Built-Up area as shown in the floor plan



thereof as hereto annexed and marked as annexure "B" (hereinafter referred to as THE SAID PREMISES") for the price / consideration of Rs. 2,96,250/- (Rupees TWO LAKH, NINETY SIX THOUSAND TWO HUNDRED FIFTY ONLY. only).

Which is inclusive of the proportionate price of the common areas and facilities appurtenant to the premises. The Purchaser hereby agrees to pay to the PROMOTERS / DEVELOPERS balance amount of purchase price of Rs. 2,37,000/- (Rupees TWO LAKH THIRTY SEVEN THOUSAND ONLY.

only) in the following manner viz. :-

- (i) Rs. 35,550/- 15% within 7 days from the date of completion of plinth.
- (ii) Rs. 35,550/- 15% within 7 days from completion of First slab.
- (iii) Rs. 35,550/- 15% within 7 days from completion of Second slab.
- (iv) Rs. 35,550/- 15% within 7 days from the date of completion of Third slab.
- (v) Rs. 35,550/- 15% within 7 days from completion of Brick work.
- (vi) Rs. 35,550/- 15% within 7 days from completion of Plaster work.
- (vii) Rs. 23,700/- 10% within 7 days from completion of electric, plumbing and tiling works.
- (viii) Rs. — /- 0.05% within 7 days from intimation that the said flat is ready for use and occupation.

3. THE PROMOTERS hereby agree to observe perform and comply with all the terms, conditions, stipulations if any which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over the possession of the premises to the Purchaser obtain from the concerned local authority Completion as well as Occupation certificate in respect of the premises.

4. If at any time prior to or even after the execution of the Conveyance, the floor space index at present application to the said property is increased and such increase shall ensure for the benefit of the PROMOTERS alone without any rebate to the Purchaser.

5. THE PROMOTERS hereby agrees that he shall before handing over the possession of the premises to the Purchaser and in any event before the execution of the Conveyance of the said property in favour of a Corporate Body to be formed by the purchasers of the Flats / Shops / Other Unit in the building to be constructed on the said property (hereinafter referred to as "THE SOCIETY") ensure that the said property is free from all encumbrances and that the PROMOTERS have absolute, clear and marketable title to the said property so as to enable him to convey to the said Society such absolute, clear and marketable title on the execution of a conveyance of the said property by the PROMOTERS in favour of the said Society.

6. THE Purchaser agrees to pay to the PROMOTERS interest @ 21% per annum on all the amounts which becomes due and payable by the Purchaser to the PROMOTERS under the terms and conditions of this agreement from the date the said amount is payable by the Purchaser to the PROMOTERS.

7. ON the Purchaser committing default, in payment on due date of any amount due and payable by the Purchaser to the PROMOTERS under this agreement, (including his / her / their proportionate share of taxes levied by the concerned local authority and other outgoings) and on the Purchaser committing breach of any of the terms and conditions herein contained the PROMOTERS shall be entitled to at their option to terminate this agreement and to forfeit the moneys paid by the Purchaser under this agreement.

8. THE fixtures, fittings,, and amenities to be provided by the PROMOTERS in the premises and the said building are those that are set out in the ANNEXURE "D" annexed hereto.

9. THE PROMOTERS shall give possession of the said premises to the Purchaser or his / her nominee or nominees on or before MAY 99 or after execution of the Conveyance Deed in favour of the proposed Society to be formed by the Purchasers. If the

PROMOTERS fails or neglect to give possession of the premises to the Purchaser or his / her nominee or nominees by the aforesaid date or dates prescribed in clause (B) of the section 8 of the said Act then the PROMOTERS shall forthwith refund to the Purchaser the amount already received by him in respect of the premises with simple interest @ 9% p.a. from the date of PROMOTERS received the sum till the date the entire amount and interest thereon is refunded by the PROMOTERS to the purchaser. They shall, subject to prior encumbrances, if any, be a charge of the said land as well as the construction or building in which the premises are situated or were to be situated.

10. THE Purchaser shall take possession of the said premises within 7 days of the PROMOTERS giving written notice to the Purchaser intimating that the said premises are ready for use and occupation.

11. THE Purchaser shall use the said premises or any part thereof. He shall not permit the same to be used only for the purpose of residence / commercial purposes only.

12. THE Purchaser along with the other Purchasers of the Flats / Shops in the building shall join in forming and registering the co-operative society to be known by such name as the PROMOTERS / Purchaser may decide and for this purpose he / she also from time to time sign and execute the necessary applications and/or other papers and documents necessary for the formation and registration of the co-operative society including the bye laws of the proposed society and duly fill in, sign and return to the PROMOTERS within 7 days of the same being forwarded by PROMOTERS to the Purchaser. No objection shall be taken by the purchaser if any changes or modification are made in the draft bye laws or the Memorandum and / or Article of Association, as may be required by the Registrar of Co-operative Societies or any other competent authority.

13. ON the completion of the said building (with its all wings) and on receipt by the PROMOTERS of the full payment of all the amounts due and payable to him by all the purchasers of all the flats in the said building, the PROMOTERS shall co-operate with the Purchasers in forming registering or incorporating a society or the

rights of the PROMOTERS under this Agreement and conveyance to be executed in pursuance thereof, when the society is registered and all the amounts due and payable to the PROMOTERS in respect of the flats and other units and other portions in the said building, garages and car parking spaces are paid in full as aforesaid, the PROMOTERS shall cause to be transferred to the society all the rights title and interest of the PROMOTERS in the aliquot part of the said property together with building by executing the necessary Conveyance of the said property and the said premises in favour of such society, such conveyance shall be in keeping with the terms and conditions and provisions of this agreement.

14. COMMENCING a week after notice in writing is given by the PROMOTERS to the Purchaser that the said premises are ready for use and occupation, the Purchaser shall be liable to bear and pay the proportionate share of outgoings in respect of the said land and building namely local taxes, betterment charges or such other levies by the concerned local authority and/or government water charges, common lights, repairs and salaries of clerks, bills of collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenances of the said land and building. Until the society is formed and the said land and building is transferred to it, the Purchaser shall pay to the PROMOTERS such proportionate share of outgoings as may be determined by the PROMOTERS. The Purchaser further agrees that till the Purchaser's share is so determined by the PROMOTERS, shall pay to the PROMOTERS provisional monthly contribution of Rs. 300/- per month towards the outgoings from the date of notice as aforesaid. The amount is paid by the Purchaser to the PROMOTERS shall not carry any interest and shall remain with the PROMOTERS until a conveyance is executed in favour of co-operative society as aforesaid. Subject to the provisions of section 6 of the Maharashtra Co-operative Societies Act, on such conveyance being executed the aforesaid deposits (less deductions therefrom for the actual expenses incurred in various account) shall be paid over by the PROMOTERS to the Co-operative Society or as the case may be. The Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reasons whatsoever.

15. THE Purchaser shall on or before delivery of possession of the said premises, keep deposited with the PROMOTERS the following amounts :-

- (a) Rs. 1,000/- for legal charges.
- (b) Rs. 260/- for share money, application and entrance fees of the society.
- (c) Rs. 1,000/- for formation and registration of the society or condominium of apartment.
- (d) Rs. 3,000/- for proportionate share of taxes and other charges.
- (e) Rs. 8,000/- for M.S.E.B. deposit and connection charges and water connection charges.

Rs. 13,260/- TOTAL

16. THE PROMOTERS shall utilise the sum of Rs. 2,260/- paid by the Purchaser to the PROMOTERS for meeting all legal costs, charges and expenses including the professional cost of the Attorney-at-Law Advocate of the PROMOTERS in connection with the formation of the said co-operative society preparing its rules, regulations and bye laws and cost of preparing and engrossing the agreement and conveyance deed.

17. THE Purchaser hereby agrees to pay on demand the Purchaser's share of stamp duty and registration charges payable, if any, by the said society or condominium of apartment or limited company on the Conveyance or any document or instrument of transfer in respect of the said property and the building or the said premises to be executed in favour of the society.

18. THE PROMOTERS hereby declares that the said property is not subject to any mortgage, charge, lien or any other encumbrances whatsoever.

19. THE Purchaser shall from the date of possession maintain the premises at Purchaser's own cost in good tenentable repairs and conditions and shall not do or suffer to be done anything in or to the building in which the said building or the premises, staircase or common passage which may be against the rules, regulations of

the concerned local or any other authority and the Purchaser shall not change, alter or make additions in or to the said premises or the building or any part thereof.

20. THE Purchaser shall not store in the said premises any goods which are hazardous, combustible and/or dangerous in nature or are so heavy as to damage the construction or structure of the building or are rejected to by the concerned local or other authority or authorities shall not carry out or cause to be carried heavy packaged to upper floors which may damage or likely to damage the staircase, common passages or any other structure of the building including the entrance of the premises and the Purchaser shall be liable for the consequences of breach of this clause.

21. THE Purchaser shall at their costs carry out all internal repairs to the said premises and maintain the same in good condition, state and order in which the same was delivered by the PROMOTERS and shall not do or suffer to be done anything in or to the building in which the said building or to the said premises, which may be against the rules, regulations and bye laws of the concerned local authority and/or public authorities and the Purchaser shall be responsible to the concerned local authorised and or the other public authority for any thing so done in connection with the said building and/or the said premises and shall be liable for the consequence thereof.

22. THE Purchaser shall not at any time demolish or cause to be demolished the said premises or any part thereof nor shall at any time made or cause to be made any additions or alterations of whatsoever nature to the said premises or any part thereof or any alterations in the elevation and outside colour scheme of the said premises and shall keep the partition walls, sewer, drains, pipes in the said premises an appurtenances thereto, in good tenentable repairs and conditions of and in particular so as to support shelter and protect the other parts of the building and shall not chisel or cause damage to any columns, R.C.C. pardis or other structure or structural members in the said building without prior written permission of the PROMOTERS and/or Society.

PROVIDED THAT the PROMOTERS may make alterations in structure of the said premises as described in the said plans or any other

alterations or additions in the structure of the said building after the said plans are disclosed or furnished to the Purchaser.

23. THE Purchaser shall not do or permit or be done any act or thing which render void or voidable any insurance of the said property and building or any part thereof or whereby any increase in premium shall become payable in respect of the insurance.

24. THE Purchaser shall not throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in compound or any portion of the said property or building.

25. IN case any security deposit is demanded by the concerned local authorities or government for the purpose of giving water connection to the said building, such deposit shall be payable by the Purchaser along with the other Purchasers of the said building. The Purchaser agrees to pay to the PROMOTERS within seven days of demand the Purchaser's share of such amount of deposit. The Purchaser also agrees to contribute proportionate expenses for transformer etc., if insisted by M.S.E.B. these expenses will be over and above the charges mentioned in Clause No. 15 hereinabove. The Purchaser hereby agrees to pay necessary charges and penalties leviable by the Kalyan Municipal Corporation in connection with the enclosing of balconies.

26. THE development and/or betterment charges or other levy by the concerned local authority, Government and/or any other Public authority in respect of the said property and/or building, shall be borne and paid by the Purchaser along with all the Purchasers of flats in the building in proportion to the floor area of their respective premises.

27. THE Purchaser and/or the PROMOTERS shall from time to time sign all applications, papers and documents and do all such acts, deeds and things as the PROMOTERS and/or the Society may require for safe-guarding the interest of the PROMOTERS and/or the Purchaser and the other Purchasers of the said premises in the said building.

28. NOTHING contained in this agreement is intended to be nor shall the same be construed as a grant, demise or assignment in law of the said premises or of the said land and building or any part thereof. The Purchaser shall have no claim, save and except in respect of the said premises hereby agreed to be sold to him/her and all open spaces, parking spaces, stilts, lobbies, staircases, terraces, recreations space etc., will remain the property of the PROMOTERS until the said land and the said building is transferred to the co-operative society as herein before mentioned.
29. THE Purchaser shall not let, sub-let, transfer, assign or part with his/her interest or benefit factors under this agreement or part with the possession of the said premises until all the dues payable by the Purchaser to the PROMOTER under this agreement are fully paid up and only if the Purchaser had not been guilty of breach of or non-observance of any of the term and conditions of this agreement and unless & until prior permission in writing is obtained from the PROMOTERS.
30. THE Purchaser shall observe and perform all the rules and regulations which the society may adopt at its inception and additions, alterations or amendments thereof that may be made time to time for protection and maintenance of the said building and the flats there in and for the observance and performance of the building rules, regulations and bye laws for the time being of the concerned local authority and of government and other public bodies. The Purchaser shall also observe and perform all stipulations and conditions laid down by the co-operative society regarding the occupation and use of the said premises in the building and shall pay and contribute regularly and punctually towards the taxes, expenses and other outgoings in accordance with the terms and conditions of this agreement.
31. ANY delay tolerated or indulgence shown by the PROMOTERS in enforcing the terms of this agreement or any forbearance or giving of time to the Purchaser by the PROMOTERS shall not be constructed as a waiver on the part of the PROMOTERS of any breach or non-compliance of any of the terms and conditions of this agreement by the Purchaser nor shall the same in any manner prejudice the rights of the PROMOTERS.



32. ALL costs, charges and expenses, penalties, Sales-Tax, if any, including stamp duty, registration charges and expenses in connection with the preparation and execution of this Agreement as well as the Conveyance and other documents and the formation, registration or incorporation of the Co-operative Society, shall be borne, shared and paid by all the Purchasers of the flats, shops or other units or other spaces and/or paid by such co-operative Society or as the case may be. The Purchaser shall present this Agreement as well as the Conveyance at the proper registration office for registration within the time limits prescribed by the Registration Act and PROMOTERS shall attend such office and admit the execution thereof.

33. ALL notices to be served on the Purchaser as contemplated by this agreement shall be deemed to have been duly served if sent by the Registered A. D. Post or Under Certificate of Posting to the Purchaser at his / her / their address as specified hereinabove.

34. THE Purchaser shall permit the PROMOTERS and his/her Surveyors and agents, with or without workmen and others at all reasonable time, to enter upon, into the said property and premises or any part thereof to view and examine the state and condition thereof.

35. IT is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace flat in the said building, if any, shall be exclusively to the respective Purchasers of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace Purchaser.

36. THE PROMOTERS shall have the right to make additions and/or alterations and raise or put up additional structures, as may be permitted by concerned authorities on the terrace or the said land and/or grant right of way from the said land for development of any property. If any portion of the said land is acquired or notified to be acquired by the Government or any other Public body or authority, the Promoters shall be entitled to receive all the benefits in respect of thereof and / or compensatory FSI or all other benefits which may be permitted in lieu thereof. The Promoters shall be entitled to use any additional FSI or carry out and complete additional construction that may be permitted by the

BOMBAY METROPOLITAN REGIONAL DEVELOPMENT AUTHORITY or any other Local body or concerned authority on the terrace and/or the said and or any part thereof for any reason whatsoever including FSI in respect of any adjoining or neighbouring property. Such additional structures and storeys will be the sole property of the Promoters who will be entitled to dispose off it in any way they choose and the Purchaser/s hereby irrevocably consent to the same and the Purchaser/s shall not be entitled to raise any objection or to abatement in the price of the said premises agreed to be acquired by him/her/them thereby and/or make claims for compensations or damage on the ground of inconvenience or any other ground whatsoever.

It is agreed by and between the parties that if the permitted Floor Space Index or density is not consumed in the building/s being put up and /or at any time further construction on the said plots of land is allowed the Promoters shall always have irrevocable right to put up additional construction and storeys and/or consume the balance floor space index and/or additional floor space index of any other property in any other manner whatsoever and the Society and/or the Purchaser/s shall not be entitled to claim any share, right, title or interest in any such additional FSI as aforesaid nor shall they be entitled to raise any objection whatsoever in respect of its use by the Promoter's in any manner they choose. The Purchaser/s shall not be entitled to any rebate and/or concession in the price of his/her/their premises on account of the construction of any other structures and/or the changes, alterations and additions made in the Building or structures and/or right of way, if any, granted by the Promoters.

37. THE PROMOTERS or the person nominated by the Promoters or the person on whom the rights and benefits are conferred shall have absolute right to make additions, alterations, raise storeys or put up additional structures as may be permitted by the BOMBAY METROPOLITAN REGIONAL DEVELOPMENT AUTHORITY and other competent authorities. Such additions, alterations, structures and storeys will be the sole property of the Promoters or their nominees or assigns, as the case may be, who shall be entitled to dispose off the same in any way they choose and the Purchaser/s hereby consent/s to the same. The terrace of the Building till the same is allotted to any Purchaser/s and agreed to be sold as well as the parapet wall shall be the property of the PROMOTERS or their nominees or assigns and the PROMOTERS or their

nominees shall also be entitled to display advertisement in or over the walls and the same shall be the property of the PROMOTERS. The PROMOTERS or their nominee or assignees shall also be entitled to display advertisement on or over the wall of terrace as well as on any portion of the said building including the compound thereof and on the walls of such compound and shall be exclusively entitled to the income that may be derived by such advertisement at any time hereafter. The agreement with the Purchaser/s and all other premises in the said building shall be subject to the aforesaid rights of the Promoters or their nominees or assignees who shall be entitled to use the said terrace as well as the said property and other purchaser/s shall not be entitled to any abatement in the price of the premises agreed to be acquired and the Promoters or their nominees or assignees shall be to be the owners of such be deemed to be the owners of such premises which have not been allotted and/or acquired and/or agreed to be sold at the time when the said building is transferred as aforesaid and the body of Purchasers shall admit the Promoters or their nominees or assignees as its members in respect of such unsold premises and the Purchaser/s and the Society shall admit such purchasers as members as per the directions of the promoters as and when the said premises and/or one or more of them are agreed to be sold by the PROMOTERS.

38. (a) The PROMOTERS shall be entitled to transfer, assign, dispose off and/or sell in any manner he/she deem proper the said terrace, stilt etc., to anybody. The Purchaser along with the other Purchasers of the flats will not raise any objection of whatsoever nature.

(b) The PROMOTERS shall become the member of the society in respect of its rights and benefits concerned above. If the PROMOTERS transfers, assigns and disposes of such rights and benefits at any time to anybody the assignee/transferree shall become the member of the society and/or the Apartment Owner's Association in respect of the said rights and benefits. The Purchaser will not have any objection to admit such assignee or transferree as the member/s of the Society.

(c) The Purchaser agrees that they along with the other Purchasers of the flats will not charge anything from the PROMOTERS /DEVELOPERS or its nominee or nominees or transferree any amount by way of monthly maintenance charges or any other

charges or outgoings for the use of such terrace, compound walls, display of advertisement or hoarding etc., for the purpose mentioned hereinabove.

39. IT is clearly brought to the notice of the Purchaser herein that the PROMOTERS have agreed to sell the half portion of the Ground floor as well as the first floor of the said building for commercial purposes to the intending Purchaser and the Purchaser herein alongwith the other Purchaser shall not raise any objection to such sale of premises to the intending Purchaser for commercial premises.

40. IT is specifically declared by the PROMOTERS herein that in the sanctioned plan the construction of septic tank / soak pit is shown towards the \_\_\_\_\_ side of the property however, the PROMOTERS have brought to the notice of the Purchasers that for the sake of proper administration and maintenance of the drainage line directly connected to the chambers of the Municipal Corporation and the Purchaser herein irrevocably grant for his consent for the same.

41. If the Purchaser intends to cancel this agreement with having good and reasonable grounds, he / she shall give written application to the PROMOTERS and on cancellation of the agreement he / she shall give six months period to the PROMOTERS within which period the PROMOTERS shall arrange to refund the moneys collected by them on account of the instalments of the said premises without any interest.

The PROMOTERS shall forfeit the earnest money / deposit paid by the Purchaser as and by way of liquidated damages, while repaying the money paid by the Purchaser.

42. Notwithstanding any other provisions of this agreement the Builders shall be entitled at the Builder's sole and absolute discretion :

(a) To form a society or limited Company or condominium of apartment or any other body or bodies of Purchasers to be formed and constituted.

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- (b) To decide and determine how and in what manner the infrastructure including the common utility areas such as gardens open spaces, roads etc. may be transferred and/or conveyed/assigne/leased.
  - (c) To provide for and incorporate covenant and restriction and obligations with regard to the provision of maintaining the infrastructure and common amenities including garden and roads, if any.
  - (d) To decide from time to time to what extent the building/s alongwith land appertant to its is transferred to the respective body formed.
  - (e) To decide from time to time when and what sort of document of transfer should be executed.

43. IT is clearly understood and agreed by and between the parties hereto that the Builders shall have the unqualified and unfettered right to sell on ownership basis to anyone of their choice, the garden in the compound and the terrace above the top floor of the said building subject to the necessary means of access to be permitted for such purpose so as to reach the water tank. The Purchaser/Occupant of such terrace/garden shall be entitled to make use of the same for the purpose whatsoever, as permissible by law. However, the Purchaser/Occupant shall not enclose or cover the said terrace/garden without the written permission of the Builders and/or the society or such body formed, as the case may be and Municipal Corporation and other concern authorities.

44. THE Purchaser shall not claim any deduction in the cost of his/her flat on account of deletion of any item of construction as per his/her requirements, of the Purchaser in his/her flat.

45. IF Additional amenities are required by the Purchaser, then in that event the Purchaser agrees to pay in advance the cost of such additional amenities as per the estimate prepared by the Architect of the PROMOTERS and his decision shall be final and binding.

46. THIS agreement shall always be subject to the provisions of the MAHARASHTRA FLAT OWNERSHIP ACT, 1963, MAHARASHTRA APARTMENT ACT, 1970 and the rules made thereunder.

**SCHEDULE**

ALL THAT PIECE and PARCEL of land converted to non-agricultural land lying, being and situated at village Kalyan, Taluka Kalyan, Dist. Thane within the limits of KALYAN MUNICIPAL CORPORATION bearing :-

SURVEY No.	HISSA No.	PLOT No.	Area
199	7 (Part)	3	954 sq.mtrs

and bounded as follows :-

ON OR TOWARDS EAST	:	Road and Mahad Maratha Samaj Hall
ON OR TOWARDS WEST	:	Plot No. 2
ON OR TOWARDS NORTH	:	Property of Shri PAWAR and Smt. JAGTAP
ON OR TOWARDS SOUTH	:	30 feet D. P. Road



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1  
2

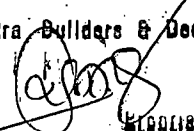
ons of  
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IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove mentioned.

SIGNED SEALED AND DELIVERED  
By the within named PROMOTERS

ltural  
alyan,  
RATION

1. Shri NANDKISHOR VALMIKRAO GUNJAL, for self & Constituted attorney for Sr. 2 and 3,
2. Shri SANJAY VALMIKRAO GUNJAL
3. Shri VIJAY VALMIKRAO GUNJAL.

or Rajmudra Builders & Deop.  
  
Proprietor

in the presence of .....

naj

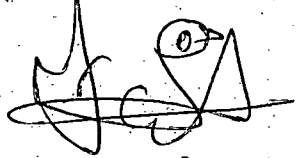
SIGNED SEALED AND DELIVERED  
By the within named PURCHASER/s

Shri - KIRAN DEVRAMI PATIL.....  
in the presence of .....

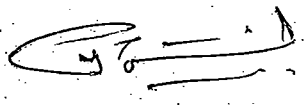


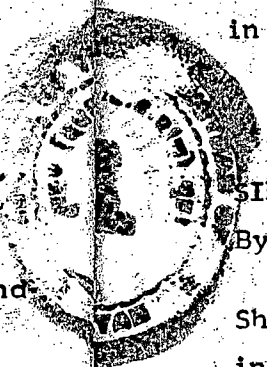
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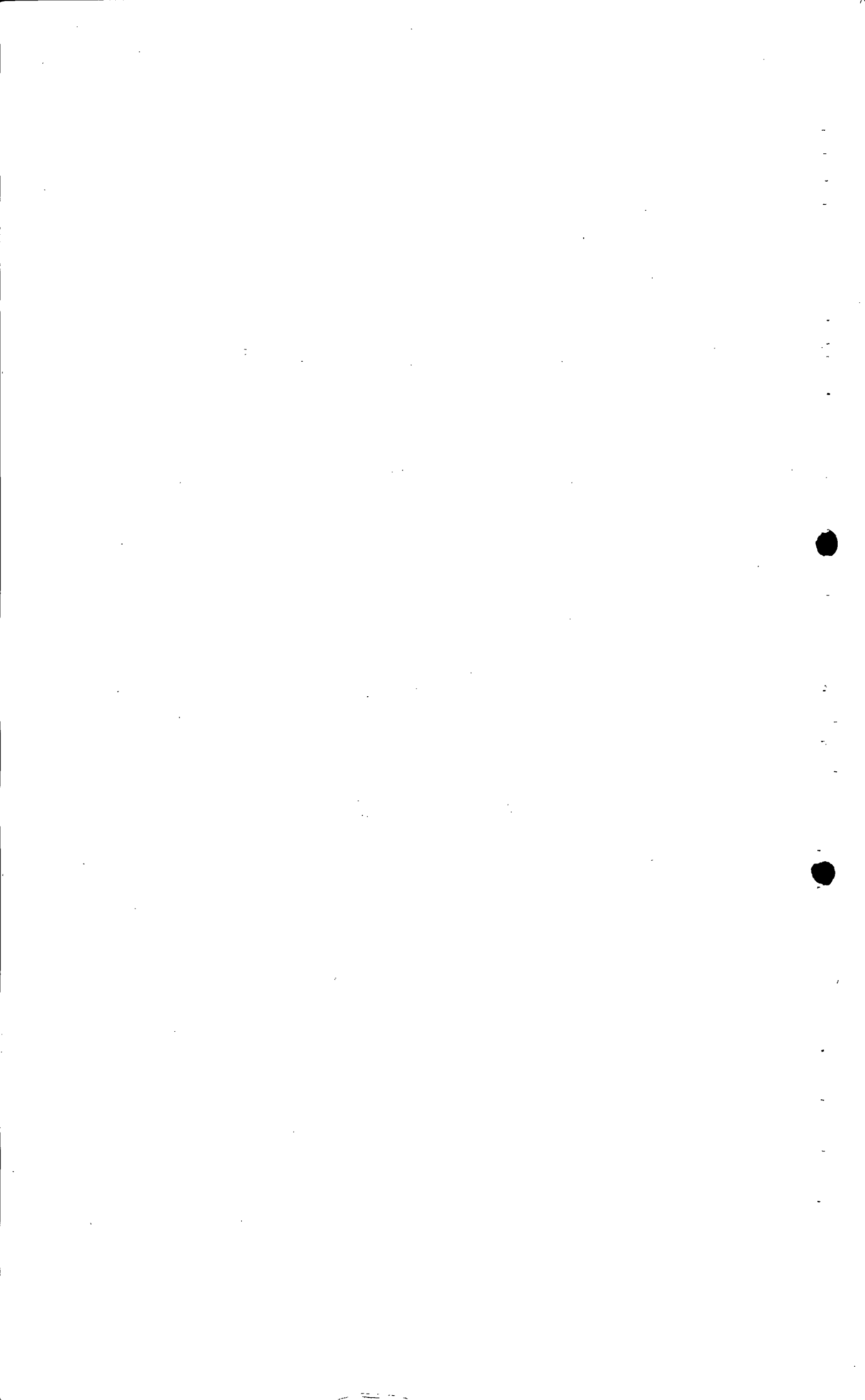
१) शरद मोठे जगताय



२) श्री. जोगेश देवराव पारिल



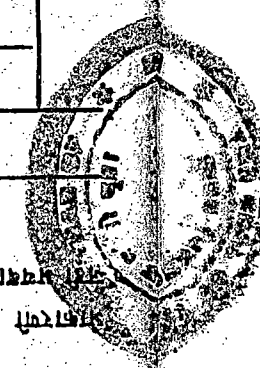






ग. न. क. १२ (पिकांचे नोंदवही) (उपलब्ध)

क्र. सं.	पिकांचे नाव				पिकांचे नाव	जिल्हा	जिल्हा	जिल्हा	जिल्हा	पिकांचे नाव	जिल्हा	जिल्हा	जिल्हा
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ग. न. क. १२ (उपलब्ध) (पिकांचे नोंदवही) (उपलब्ध)

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# हक्काचे पत्रक

जिल्हा  
तालुका  
पोस्ट

मोजे कल्याण  
(नमुना नं. ६)  
तालुका कल्याण

नोंदोचा अनुक्रम नंबर	हक्काचा प्रकार	फेरफार झालेल्या स. न. व. हि. नं.	तपासणी झालेले सही व घेऊ
2096	ता. 23/07/18 येथील कायद्यावरून कालोपत्रक नं. ची. 1/18/18 वी. नदीकरी वाळीकराव गुंजाव हे बुध्दकीर्त व. 0 सुप्रयुक्त वारसावाव गुंजाव व सुप्रयुक्त वारसावाव गुंजाव ह्या दोघांचे नं. 9 व 2 तर्फे पुढे- मुख्यांती मधुन योनी ची. वाळी दवस्थान (पलीकड) ह्याचे तर्फे दस्तरी ची. विश्वनाथ कर्ना फळे याजपावुन 20 नं. 2200 बावीस हजार रुपया मात्र संख्ये ता. 23/07/18 वारी खर्च घेतली आहे. - 20/10 9/11/18 9-0 2022-18	9/11/18	नदीकरी लागू येथील कमीशनर महाराष्ट्र राज्य याचेकडील परवाना नं. 5/11/27 86 14976 दि. 9/11/18 व इडेक्स IT दि. 23/07/18 ची प्रत पाहिली नोद संकुर सही व 20/11 म. डी. कल्याण

असल व बरहुकुम नवकलसे  
(नं. 2/11/18)

दि. 20/11 तालुका कल्याण

29/11/18  
जिल्हा-सहायक कल्याण

**V. B. GHODVAIDYA**

B.S.c.(Hons.), D.A.M., LL.M.

**ADVOCATE HIGH COURT**

Offl.: 'Q' Sudhanshu Chambers, 2nd Floor, Shivaji Path, Kalyan-41301.

Tel.Fax: 417430

Resl: 27/5, Ruby-Lodge, Kasarhat, Tilak Chowk, Kalyan-421301.

Tel. : 26721

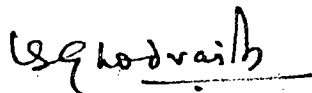
10.01.1996

TO WHOMSOEVER IT MAY CONCERN

**TITLE CERTIFICATE**

Re: All that piece and parcel of land lying, being and situated at village Kalyan, Taluka Kalyan, District Thane, within the limits of the Kalyan Municipal Corporation bearing Survey No. 199, Hissa No. 7(part), Plot No. 3, admeasuring 954 sq. metres belonging to (1) Shri NANDKISHOR VALMIKRAO GUNJAL, (2) Shri VALMIKRAO GUNJAL and (3) Shri VIJAY VALMIKRAO GUNJAL

I have investigated the title of the owners Shri NANDKISHOR VALMIKRAO GUNJAL and 2 others to the said property and I hereby state and certify that the title of the Owners to the said property is clear, marketable and free from doubts and encumbrances.



( V. B. GHODVAIDYA )

ADVOCATE

In the Court of Shri.S.T.Karande, Dy.Collector & Competent Authority,Ulhasnagar Urban Agglomeration, Thane.

No.ULC/ULN/6(1)/SR-205  
Office of the Dy.Collector &  
Competent Authority,Ulhasnagar  
Urban Agglomeration,Collector's  
Office Bldg., 4th floor,  
at Thane dt.19-2-1991

Shri Nandkishor Walmikrao Gunjal  
& 2 others at Kalyan, Dist.Thane... Declarant

Order u/s 8(4) of the Urban Land (Ceiling and Regulation)Act,  
1976.

Shri Nandkishor Walmiki Gunjal & 2 others have filed  
a return u/s 6(1) of Urban Land (Ceiling and Regulation)Act,  
1976 on 4-9-86 in this office in respect of S.No.199/7pt  
admeasuring 4046-24 sq.mtrs. of Village Kalyan.

Accordingly he was called upon to give his say in  
this matter.

He was attended in this office on 2-3-87 and produc-  
ed his say along with the following papers.

- 1) Copy of 7/12 extracts.
- 2) Copy of Village Form 8A.
- 3) Copy of Village Form No.6 M.E.No.2717.
- 4) Copy of Index Form 2.
- 5) Copy of the 8(4) order of late Shri Devidayal Ramdin Pande  
dated 29-7-88.
- 6) Copy of Conveyance deed 14-7-85.
- 7) Copy of Chrity Commissioner regarding sale of S.No.199/7pt  
admeasuring 4046-24 sq.mtrs. by Trustee of Ramji Deosthan  
Kalyan to Shri Nandkishor Gunjal & 2 others.

In his argument he has stated as under.

- 1) Shri Devidayal Pande was in possession of certain  
lands of Ramji Deosthan Trust of Kalyan,before the Commencement  
of the Urban Land Ceiling Act,76. He was also holding

S.No.199/7pt alongwith other lands of the land.

2) He was<sup>in</sup> actual possession of the land of S.No.199/7pt admeasuring 4046-24 sq.mtrs. before the commencement of the Urban Land Ceiling Act,1976.

3) In 8(4) inquiry of Shri Pande S.No.199/7pt was excluded from calculation while finalising the case by the then Dy.Collector & Competent Authority,Ulhasnagar in the year 1986, as this land was in the name of kamji Deosthan trust in the record of rights.

He has submitted the following points in his deposition.

4) that as he was in actual possession of S.No.199/7pt admeasuring 4046-24 sq.mtrs before commencement of ceiling act, he approached the trust authorities and accordingly Trust Authorities approached the Charity Commissioner for transferring this land to them.

5) The Charity Commissioner has powers to issue certificate of transfer, of the lands <sup>of</sup> trustee, if it is not in their possession and useful to them for the trust's purpose. This will be seen from the letter of Govt.of Maharashtra No. ULC/1078/831/XXXV GAD dated 9-7-78. Now these powers are with the concern Competent Authorities.

6) As per provision of section 19 trust are exempted in filling return u/s 6(1) but it is further clarified, (Page 238 (Para 6) ) of Urban Land Ceiling Act,76 by Shukla,Gupta & Mehta which reads as follows. " If the trust wants transfer any vacant land (For any purpose other than that of the trust) Then provision of section 26 should be complied with by the trust before any such transfer is effected and further the provision contained in Chapter IV in respect of land proposed to be transfered should also be complied with because as soon as the land held by the trust is transferred then it ceases to be used by the trust for any of its purpose. "

7) Accordingly conveyance deed was prepared and they approached the Sub-Registrar Kalyan for registration. The land of S.No.199/7pt admeasuring 4046-24 sq.mtrs. was purchased by their 3 brothers. Each brother get vacant land below 1000 sq.mtrs. hence as per Govt, of Maharashtra, Housing & Special Asstt.Deptt.Circular No.ULC-1485(2164)D-XIV, dt.22-8-1985 the Sub Registrar registered this sale deed. Index II was prepared in the year 1986 and names of three brothers were entered in 7/12 extract.

However as they have get certificate from this office, they have approached this office and filed 6(1) ~~xxx~~ return as per Chapter III of the Urban Land (Ceiling and Regulation) Act, 76 on 1-9-86.

He has stated that they (3 brothers) who were major on the date of commencement of Urban Land Ceiling Act, 1976, have filed a return as per provision of Ceiling Act, Land is only 4046-24 sq.mtrs. hence each brothers comes below the ceiling limit of 1500 sq.mtrs. Hence their return should be enquired and filed.

I carefully read the papers and records of rights, produced by declarant. I have also read his written say and heard arguments on behalf of him. I saw the relevant case laws and Govt.G.R.'s in the matter and my findings in this case are as under:

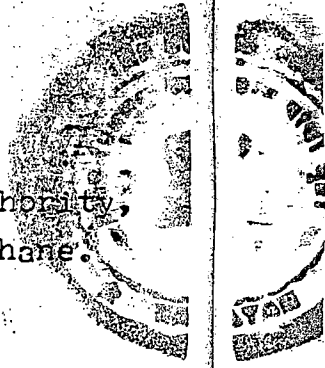
- 1) It is true Ramji Deosthan trust of Kalyan is exempted under section 19 of Urban Land Ceiling Act, 76.
- 2) Some of the lands were in the possession of its Shri Fande but S.No.199/7pt was excluded in calculation while finalising his case as it was standing in the name of trust.
- 3) It is true that Charity Commissioner has powers as stated above to issue certificate of transfer and he has already empowered trust to transfer this land to Shri Gunjal & 2 others.

4) S.No.199/7pt admeasuring 4046-24 sq.mtrs.was not required for the trust and was actually in possession of Shri Gunjal and 2 others. Hence Sub Registrar took action of registration being below ceiling limit and prepared Index II. Accordingly the names of three brothers are entered in the record of rights.

5) As per law, Shri Gunjal and 2 others have presented 6(1) return in which the total land is 4046-24 sq.mtrs. Each brother is entitled to get one ceiling unit hence 3 brothers are entitled to get 4500 sq.mtrs. of land. But they are holding 4046-24 sq.mtrs. which is below the ceiling limit. Hence Shri Gunjal and 2 others are non-surplus holders and I close and file this return being non-surplus.

Parties may be informed accordingly.

Sd/-  
(S.T.Karande)  
Dy. Collector & Competent Authority,  
Ulhasnagar Urban Agglomeration, Thane.

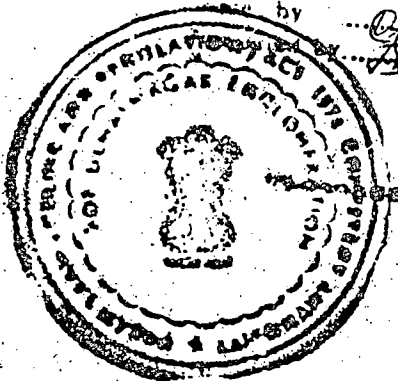


**TRUE COPY**

Copy checked for on 7/1/94. Copying fee  
 Copy made on 12/1/94. Surcharge  
 Copy delivered on 24/1/94. Paper fee  
 by *[Signature]* V. P. Charges  
 Total

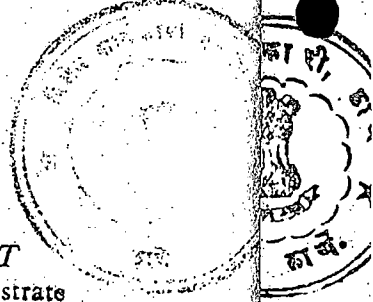
Rs. 8  
 Rs. ....  
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 Rs. 9

*[Handwritten signature]*



*[Handwritten signature]*  
 Urban Agglomeration

*[Handwritten signature]*  
 K. B. GHARAT  
 Special Executive Magistrate  
 Kalyan, Thane.





कृ. महसूल/कक्ष-१/टे-८/एनएपी/एसआर-१२/१५  
जिल्हाधिकारी कार्यालय, ठाणे.  
दिनांक ३६/८/१९९५.

वाचते:

- १] श्री नंदकिशोर बाल्मिकराव गुंजाळ व इतर दोन रा. कल्याण ता. कल्याण यांचा अर्ज दि. ३.५.९५.
- २] तहसिलदार कल्याण यांचा चौकशी अहवाल कृ. जमिनबाब/टे-२/कावि-७२२/एसआर-६६ दिनांक ३१.५.९५.
- ३] उपजिल्हाधिकारी व सक्षम प्राधिकारी, उल्हासनगर नागरी संकुलन ठाणे यांचे कृ. गुएलसी/गुएलएन/६[१] एसआर-२० दि. १९.२.९१.
- ४] सहाय्यक संचालक, नगररचना, कल्याण महानगरपालिका कल्याण यांचे जा. कृ. कमपा/नरवि/बांप./कावि/८१-२४ दि. २५.५.९५.

अपेदेश:

ज्या अर्धी, श्री नंदकिशोर बाल्मिकराव गुंजाळ व इतर राहणार कल्याण ता. कल्याण जि. ठाणे यांना ठाणे जिल्ह्यातील कल्याण तालुक्यातील मौजे-कल्याण या ठिकाणी भूमापन क्रमांक/स.नं. १९९/अ मधील आपल्या मातकीच्या जमिनीतील ४०४६.८६ चौ.मी. पैकी २५४.०० चौ.मी. एवढ्या जागेचा रहिवास व अंशतः वाणिज्य या बिगरशेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे.

त्या अर्धी, आता महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहीत करण्यांत आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी याद्वारे श्री नंदकिशोर बाल्मिकराव गुंजाळ २] संजयकुमार बाल्मिकराव गुंजाळ ३] विजयकुमार बाल्मिकराव गुंजाळ ४] रा. कल्याण ता. कल्याण यांना तालुका कल्याण मधील मौजे-कल्याण येथील भूमापन क्रमांक/स.नं. १९९/अ मधील ४०४६.८६ चौ.मी. मधील २५४.० चौ.मी. पैकी प्रस्तावित रस्त्याखालील २७०३ चौ.मी. क्षेत्र वाळून उर्वरित ६८४.०० चौ.मी. क्षेत्रास रहिवास ५४६.७३ चौ.मी. व वाणिज्य १३७.२७ चौ.मी. एवढ्या जमिनीच्या क्षेत्राची रहिवास व अंशतः वाणिज्य या बिगरशेतकी प्रयोजनार्थ वापर करण्याबाबत पुढील शर्तीवर अनुज्ञा (परमिशन) देत आहेत.

त्या शर्ती अशा:

- १] ही परवानगी अधिनियम खालील केलेले नियम यांना अधिन ठेवून देण्यांत आलेली आहे.
- २] अनुज्ञाग्राही व्यक्तीने [गॅन्टाने] अशा जमिनीचा वापर व त्यावरील इमारतीच्य आणि किंवा रक्षा अन्य बांधकामांचा उपयोग, उक्त जमिनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ केवळ केला पाहिजे. आणि त्याने अशी जमिन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी, ठाणे यांच्याकडून तशा अधिका आगावू लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये.

३] अशी परवानगी देणा-या पाधिका-याकडून अशा भूखंडाची किंवा त्याचे जे कोण-तेही उपभूखंड करण्याबाबत मंजूरी मिळविणे असेल त्या उपभूखंडाची आणखी पोट विभागणी करता कामा नये.

४] अनुज्ञाग्राही व्यक्तीने [अ] जिल्हाधिकारी वसंबंधित नगरपालिका पाधिरण यांचे समाधान होईल अशा रितीने अशा जमिनीत रस्ते, गटारे वगैरे बांधून आणि [ब] भूमापन विभागाकडून अशा भूखंडाची मोजणी व त्याचे सिमांकन करून ती जमिन या आदेशा-च्या तारखेपासून एक वर्षाच्या आत मंजूर आराखड-याप्रमाणेच काटेकोरपणे विकसित केली पाहिजे. आणि अशा रितीने ती जमिन विकसित केली जाईपर्यंत त्याने त्या जमिनीची कोणत्याही रितीने विल्हेवाट लावता कामा नये.

५] अनुज्ञाग्राही व्यक्तीस असा भूखंड विकायचा असेल किंवा त्याचे इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशांत आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्याने निष्पादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्याचे कर्तव्य असेल.

६] यासोबत जोडलेल्या स्थळ आराखड्यांत आणि /किंवा इमारतीच्या नकाशात निर्दिष्ट केल्याप्रमाणेच इतक्या जोते क्षेत्रावर बांधकाम करण्याविषयी ही परवानगी देण्यात आलेली आहे. सदर भूखंडातील नकाशात दर्शविल्याप्रमाणेच उर्वरित क्षेत्र विना बांधकामाचे मोकळे सोडले पाहिजे.

६अ] प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्यापेक्षा जास्त मजल्याचे असू नये.

६] प्रस्तावित इमारत किंवा कोणतेही काम [असल्यास] यांच्या बांधकामास सुरुवात करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने [मंन्टीने] नगरपालिका यांची असे बांधकाम करणे आणि विषयीची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.

८] अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या नकाशात दर्शविल्याप्रमाणे सिमांतिक मोकळे अंतर [ओपन मार्जिनल डिस्टन्सेस] सोडले पाहिजे.

९] या आदेशाच्या दिनांकापासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमिनीचा बिगरशेतकी प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधीत वाढविण्यांत आला असेल तर ती गोष्ट अग्राहिदा. अनुज्ञाग्राही व्यक्तीने उपरोक्ता प्रमाणे न केल्यास ही परवानगी रद्द करण्यांत आली असल्याचे समजण्यांत येईल.

१०] अनुज्ञाग्राही व्यक्तीने अशा जमिनीचे बिगरशेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांकास सुरुवात केली असेल आणि किंवा ज्या दिनांकास त्याने अशा जमिनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आत तलाठ्यांमार्फत कल्याण-तहसिलदारास कळविले पाहिजे. जर तो असे केल्यास चुकले तर महाराष्ट्र जमिन महसूल [जमिनीच्या वापरातील बदल व बिगरशेतकी आकारणी] नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाग्राही पात्र ठरेल.

११] अशा जमिनीचा त्या प्रयोजनार्थ वापर करण्यास अनुज्ञाग्राहीस परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ वापर करण्यास पारंभ करण्याच्या दिनांकापासून सदर अनुज्ञाग्राहीने त्या जमिनीच्या संबंधात दर चौ.मी. मागे राहिलास ०.६७.९ व वाणिज्य-१.३५.८ स्पष्टे या दराने बिगरशेतकी आकारणी दिली पाहिजे. अशा

जमिनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्याप्रसंगी निराळ्या दराने बिगरशेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारात घेण्यांत येणार नाही.

१२] दिनांक ३१.७.१९९१ रोजी अस्तित्वांत असलेल्या दराने अकृषि आकारणी सदरहू आदेशामध्ये करण्यांत आलेली असली तरी महाराष्ट्र जमिन महसूल अधिनियम १९६६ मधील तरतुदीनुसार आणि त्या अनुषंगाने वेळोवेळी तयार करण्यांत आलेल्या प्रचलित नियमानुसार दिनांक १.८.१९९१ पासून अकृषि आकारणीचे जे सुधारीत प्रमाणदर अंमलात येतील त्या दरानुसार आकारणीची रक्कम भरणे परवानगीधारकावर बंधनकारक राहिल. तसेच दिनांक १.८.१९९१ पासून निर्गमित केलेल्या आदेशान्वये जरी जुन्या दराने अकृषि आकारणीचे दर नमूद केले असल्यास जुने दर व नविन अस्तित्वांत येणारे दर यांमधील फरकाची रक्कम भरणे परवानगीधारक यांचेवर बंधनकारक राहिल. त्याचप्रमाणे स्मार्तरीत कराचे फरकाची रक्कम भरणे हे देखिल अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.

१३] जमिनीच्या बिगरशेतकी वापरात सुखात केल्यापासून एक महिन्याच्या आंत अनुज्ञाग्राहीने जमिनीच्या मोजणीची फी दिली पाहिजे.

१४] भूमापन विभागाकडून जमिनीची मोजणी करण्यांत आल्यानंतर अशा जमिनीचे जितके क्षेत्राळ आढळून येईल तितक्या क्षेत्राळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच बिगरशेतकी आकारणी यात बदल करण्यांत येईल.

१५] सदर जमिनीच्या बिगरशेतकी वापरात प्रारंभ केल्याच्या दिनांकापासून दोन महिन्यांच्या कालावधीत अनुज्ञाग्राहीने अशा जमिनीवर आवश्यक ती इमारत बांधली पाहिजे. अशा बांधणीस सदरहू आदेश रद्द समजविले येईल व अनुज्ञाग्राही यांना अकृषि परवानगीसाठी त्यांच्याने अर्ज सादर करावा लागेल.

१६] पूर्वाच मंजूर केलेल्या नकाशावर हुकूम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणत्याही भर घालता कामा नये. किंवा ती मध्ये कोणत्याही फेरबदल करता कामा नये. मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिकारी यांची परवानगी घेतली असेल आणि अशाभरीचे किंवा फेरबदलाचं नै नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.

१७] अनुज्ञाग्राही व्यक्तीने आजूबाजूच्या परिसरात अस्वच्छता व घाणनिर्मण होणार नाही अशा रितीने आपल्या स्वतःच्या खवनि आपली पाणी पुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.

१८] जमिनीच्या बिगरशेतकी वापरात प्रारंभ केल्याच्या दिनांकापासून एक महिन्याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमिन महसूल [जमिनीच्या वापरात बदल व बिगरशेतकी आकारणी] नियम १९६९ यातील अनुसूची पाचमध्ये दिलेल्या नमुन्यांत एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.

१९] या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाग्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिकारी यास तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमिन किंवा भूखंड अर्जदारांच्या ताब्यात राहू देण्याचा अधिकार असेल.

१२ब] वरील खंड "अ"मध्ये काहीही अंतर्भूत असले तरही या परवानगीच्या तरतुदी विरुद्ध जन्वूनकोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा अशा तरतुदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्या आंत अशा स्थाने उभारलेली इमारत काढून टाकण्याविषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणेविषयी संमत असेल. तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या पित्त्यर्थ आलेला खर्च अनुज्ञाग्राही व्यक्तीकडून जमिन महसूलाची धक्काकी म्हणून सूसूल करून घेण्याचा अधिकार असेल.

२०ख] दिलेली ही परवानगी मुंबई कुळवहिवाट व शेतजमिन अधिनियम १९४६ महाराष्ट्र गामपंचायत अधिनियम आणि नगरपालिका अधिनियम इत्यादी सारख्या त्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्यांचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधित बाबीच्या बाबतही लागू होतील त्या उपबंधाच्या अधिन असेल.

२१] हा आदेश निर्गमित केल्याच्या दिनांकापासून तीस दिवसांच्या आंत बिगर-शेतकी आकारणीच्या तिप्पट रक्कम म्हणजे रु. २२२३/- [अक्षरी समये दोन हजार दोनशे तेवीस मात्र ] इतकी रक्कम खांतर कर [कन्व्हेंशनटॅक्स] म्हणून अनुज्ञाग्राही व्यक्तीने भरली पाहिजे. जर असे करण्यास तो कसूर करील तर ही बिगरशेतकी वापराबाबत देण्यांत आलेली परवानगी रद्द होण्यास पात्र ठरेल. या कराची रक्कम संबंधित तहसिलदारकडे भरली पाहिजे.

२२] अनुज्ञाग्राही यांनी कल्याण महानगरपालिका यांचेकडील मंजूर नकाशावर एकूणच बांधकाम केले पाहिजे.

२३] अनुज्ञाग्राही यांनी कल्याण महानगरपालिका यांचेकडील बांधकाम नकाशा व्यातिरीक्षणांसाठी बांधकाम केल्यास आर बांधकामामध्ये बदल करून जादा वटई क्षेत्र निर्देशांक वापरण्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वस्माचा गुन्हा दाखल करणेस पात्र राहतील व असे जादा बांधकाम दूर करणेस पात्र राहिल.

सही/-

[ अरविंद रेड्डी ]

जिल्हाधिकाारी ठाणे.

प्रति,

✓ श्री नंदकिशोर वाल्मीकराव गुंजाळ व इतर-२  
रा. कल्याण ताकड्याण



जिल्हाधिकारी ठाणे करिता.

# कल्याण महानगरपालिका, कल्याण.



आवक क्रमांक/कमपा/नरवि/वा प. १४७/१९-२४

कल्याण महानगरपालिका कार्यालय, कल्याण  
दिनांक : २५-५-१५

श्री/श्रीमती

नंदकिशोर

वाल्मिकिराव

गुंजाळ अ इतर

द्वारा - श्री अशोक गोखले

अशोक गोखले

(वास्तुशिल्पकार)

कल्याण

विषय : स. नं / ५१९ सि. स. नं,

हि. नं. ७ (पेंग)

प्लॉट नं. ३ मोजे कल्याण येथे बांधकाम करण्याच्या मंजूरी बाबत.

संदर्भ : आपला दि. ४-५-१५ चा

श्री. अशोक गोखले,

वास्तु शिल्पकार यांचे मार्फत सादर केलेला अर्ज.

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये

सि. स. नं

स. नं

५१९

हि. नं.

७ (पेंग)

प्लॉट नं. ३

मोजे कल्याण (पूर्व) मध्ये १५४.००

श्री. मि. भुखंडाच्या विकास करावयास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या दि. ४-५-१५ च्या बाजिस अनुसरून पुढील शर्तीस अधिन

युक्त बांधकाम मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे तळघर/स्टील्स, तळमजला पहिल्या मजला व दुसऱ्या मजला, तिसरा मजला, चौथ्या मजला रक्षणसाठी दुकाने/ऑफीस/दवाखाना/हॉस्पिटल/शाळेसाठी/गरेज वाडे भितीच्या इमारतीच्या बांधकामा बाबत, बांधकाम परवाना/प्रारंभ प्रमाण पत्र देण्यात येत आहे.

मजले (विशेष अर्ज व लॅटी) : अटी : (सुधारित बांधकाम जकाती मंजूरी)

- ही बांधकाम परवानगी दिल्याचे बाराखासुन एक वर्ष पर्यंत वैध असेल. नंतर पुढील वर्षासाठी परवानगीचे नुतनीकरण मुदत संपणे आधी करणे आवश्यक राहिल. अशा प्रकारचे नुतनीकरण फक्त तीन वर्षे करता येईल. वैध मुदतीत बांधकाम पूर्ण करणे आवश्यक आहे. नुतनीकरण करतांना किंवा नवीन परवानगी घेतांना त्यावेळी अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास आराखड्याच्या अनुषंगाने छाननी करण्यात येईल.
- नकाशात रंगाने केलेल्या दुरुस्थी आपल्यावर बंधनकारक राहतील.
- मे जिन्हाधिकारी ठाणे, यांजकडून बांधकाम चालू करावयाचे अगोदर बिनशेती परवानगी घेण्याची जबाबदारी तुमच्यावर राहिल व बिन शेतीच्या परवानगीची एक सत्य प्रत काम सुरु करावयाचे पधरा (१५) दिवस अगोदर महानगरपालिकेकडे पाठविणे आवश्यक राहिल.
- बांधकाम चालू करण्यापूर्वी (७) दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ही परवानगी आल्या मालकीच्या कबजातील जमीनी व्यतीरीक्त जमीनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.
- बांधकाम या सोवतच्या मंजूर केलेल्या नकाशा प्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल.
- जोत्या पर्यंत बांधकाम झाल्यानंतर वास्तु शिल्पकाराचे मंजूर नकाशा प्रमाणे बांधकाम केल्या बाबतचे प्रमाणपत्र, महानगरपालिकेस सादर करण्यात यावे व त्या नंतरच जोत्यावरोल बांधकाम करावे.
- प्लॉटचे हद्दीत इमारती भोवती मोकळ्या सोडावयाच्या जागेत बदल करू नये. व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- बांधकामात कोणत्याही प्रकारचा फेरफार पूर्वं परवानगी घेतल्याशिवाय करू नये. तसे केल्याचे आढळून आल्यास सदरची बांधकाम परवानगी रद्द झाली असे समजण्यात येईल.
- इमारतीच्या बांधकामाच्या सुरक्षितेची (स्टकचरल सेप्टी) जबाबदारी सर्वस्वी आपल्या वास्तु शिल्पकार व स्थानत्य विशारद यांचेवर राहिल.

११. बांधकाम पूर्णतेच्या दाखला वापर परवानगी घेतल्याशिवाय इमारतीचा वापर करू नये. त्यासाठी जागेवर ज्या प्रमाण बांधकाम पूर्ण झाले आहे, त्याचा नकाशा वास्तू शिल्पकार व स्यापत्य विभाग यांच्या त्रिहीत नमुन्यातील दाखल्यासह (३ प्रतीत) इतर आवश्यक कागद पत्रासह सादर करण्यात यावा.
१२. बांधकाम चालू करण्यापूर्वी नगर भूमापन अधिकारी/भूमी अभिलेख खात्याकडून जागेची आखणी करून घेण्यात यावी.
१३. नकाशात दाखविलेल्या गाळ्यांच्या संरूपेमध्ये व नियोजनांमध्ये पूर्वपरवानगी शिवाय बदल करू नये.
१४. नवीन इमारतीस मंजूर नकाशे प्रमाणे सेप्टिक टँक पाहिजे व संडास भविष्य काळात जवळच्या मलनिस्सरण नळिकेस स्वखर्चाने नगर अभियंता यांचे परवानगिने जोडणे आवश्यक राहिल सेप्टिक टँक विहीरी पासून कमीत कमी ५० फूट अंतरावर असणे आवश्यक आहे.
१५. सांडपाण्याचे व पागोळ्याचे पाणी महानगरपालिकेच्या गटारांत स्वखर्चाने नगर अभियंता यांच्या परवानगी प्रमाणे सोडवे लागेल. सांडपाण्याच्या बाबतीत आरोग्य खात्याचे प्रमाणपत्र असल्या शिवाय वापर परवानगी देण्यात येणार नाही.
१६. बांधकामाचे मटेरीयल रस्त्यावर टाकावयाचे झाल्यास, महानगरपालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्या करिता नियमाप्रमाणे लागणारी रक्कम ( व दंड झाल्यास त्या रकमेसहीत ) भरावी लागेल.
१७. बांधकामाच्या वेळी निरूपयोगी माल ( मटेरीयल ) महानगरपालिका सांगेल त्या ठिकाणी स्वखर्चाने वाहून टाकला पाहिजे.
१८. बांधकामाच्या सभोवताली सोडलेल्या खुल्या जागेत कमीत कमी १) अशोक २) गुलमोहर ३) चिच ४) निलगिरी ५) करज पंकी एकूण दहा झाडे लावून त्याची जोपासना केली पाहिजे तसेच रचयः मस्तीत्वात असलेली झाडे तोडण्यापूर्वी परवानगी घेणे बंधनकारक आहे.
१९. नकाशात दाखविलेल्याप्रमाणे बांधकामाचा फक्त राहणेसाठी/बाणिज्य/शैक्षणिक/भौतिक/औद्योगिक उपयोग करावा.
२०. नागरी जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतुदी प्रमाणे जागा बांधीत होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.
२१. जागेतून किंवा जागेजवळून अतिदाब विद्युतबाहिनी जात असल्यास बांधकाम करण्यापूर्वी संबंधीत खात्याकडून ना हरकत दाखला घेतला पाहिजे.
२२. जागा महामार्ग किंवा रेल्वे मार्गास सन्मुख लागून किंवा जवळ असल्यास संबंधीत खात्याकडून बांधकाम करण्यापूर्वी ना हरकत दाखला घेतला पाहिजे.
२३. बांधकामाकडे किंवा इमारतीकडे जाण्या येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम परवानगी नियोजित रस्त्याप्रमाणे दिली असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे प्राधान्यते प्रमाणे केले जाईल. व तसा रस्ता होई पावेतो इमारतीकडे जाण्या येण्याच्या मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
२४. जागेत जुने भाडेकरू असल्यास त्यांच्या बाबत योग्य ती व्यवस्था करायची जबाबदारी मालकाची राहिल व मालक-भाडेकरू यामध्ये कांही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निकारण मालकाने करणे आवश्यक राहिल व त्याबाबतीत महानगरपालिका जबाबदार राहणार नाही.
२५. सदर जागेतून पाण्याच्या नैसर्गिक निचरा होत असल्यास तो इकडील परवानगी शिवाय वळवू अथवा बंद करू नये.
२६. सदर प्रकरणे चुकीची संपूर्ण माहितो दिली असल्यास सदर बांधकाम परवानगी रद्द करणेत येईल.
२७. सदर जागेत विहीर असल्यास तो इकडील परवानगीशिवाय बुजवू नये.
२८. बांधकाम पूर्ण झाल्यावर पिण्याच्या पाण्याचे कनेक्शन मिळण्याकरिता महापालिकेकडे जबाबदारी राहणार नाही किंवा पिण्याच्या पाण्यासाठी महापालिका हमी घेणार नाही.
२९. सदर जागेत बांधकाम करण्याबाबतचा पूर्वीचा परवाना असेल तर तो या द्वारे रद्द झाला असे समजण्यात यावे.
३०. गटाराचे व पावसाच्या पाण्याचा निचरा होणेकरिता महापालिकेच्या गटारास जोडणेसाठी पक्क्या स्वरूपाची गटारे बांधावीत.
३१. बांधकामासाठी व पिण्याच्या पाण्यासाठी नळाचे कनेक्शन मिळणार नाही त्यासाठी बोअरवेलचे काम करावे लागेल.
३२. भूखंडामोरोस रस्ता पक्क्या स्वरूपात तयार केल्याखेरीज वापर परवाना मिळणार नाही.
३३. मॅन्वाळ विद्युत भंडार, आच्या कडून विजेच्या पुरवठा योजनेस ५ मंशा या ६२०० मंशा बांधकाम परवानगी उठू. अधिकारानुसार विभाग सोपविलेला.
- नकाशातून पहाणाऱ्याचीसही व हुदा रस्त्याच्या इतर कारणांसाठी आचार्य जागलगास या उ-प-पा-स विभागात घेवया लागेल.



बांधकाम परवानगी मंजूर करणाऱ्याचीसही व हुदा.  
 बांधकाम महा/नगरपालिका, मुंबई

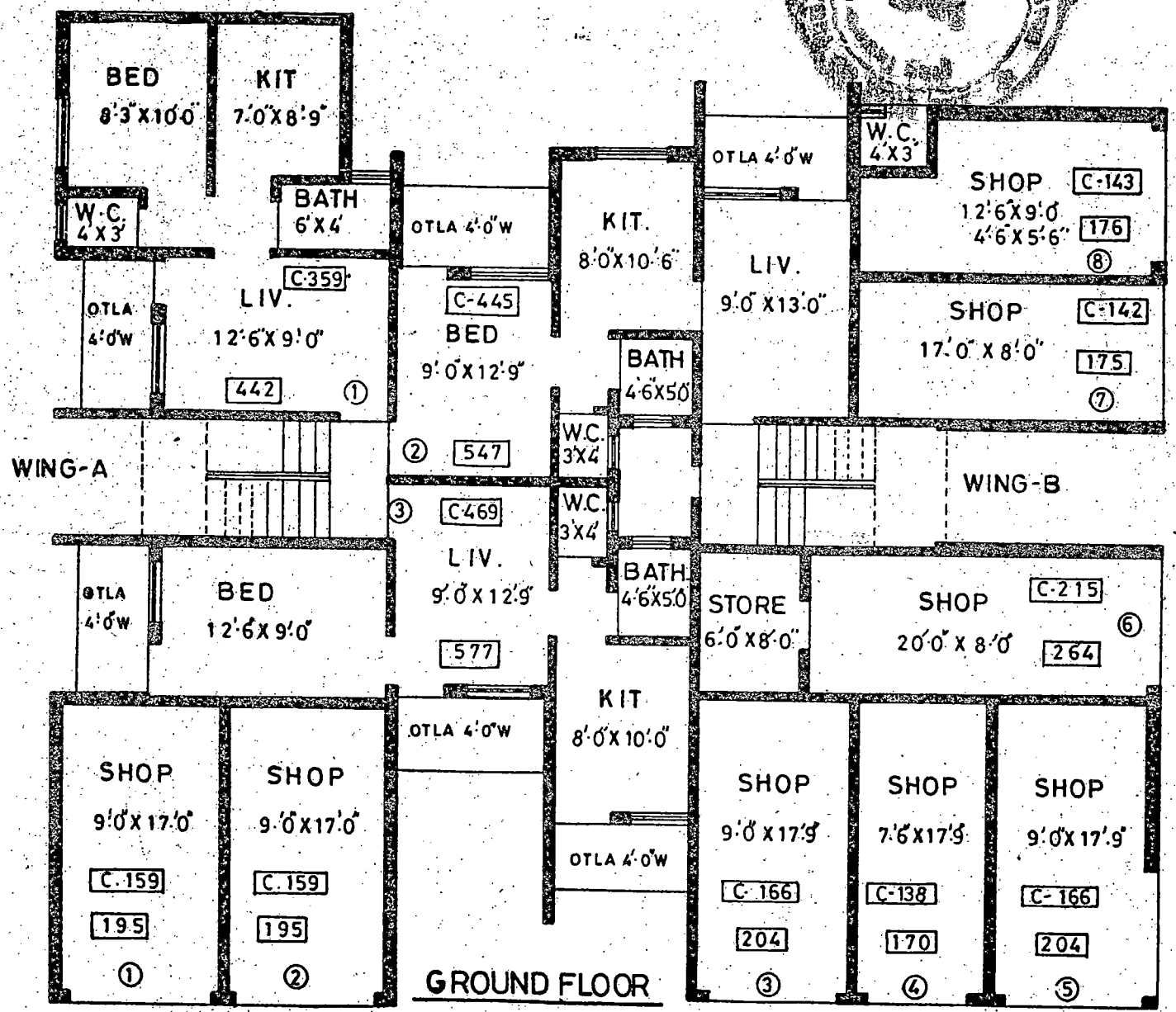
- प्रत :
- १) वरीष्ठ नियोजक, मुंबई महानगर प्रदेश विकास प्राधिकरण, कल्याण.
  - २) उपआयुक्त / साहाय्यक आयुक्त कल्याण महानगरपालिका



# RAJMUDRA

PROPOSED BUILDING  
ON PLOT NO.3 H.NO.7  
S.NO.199 AT KALYAN(E)

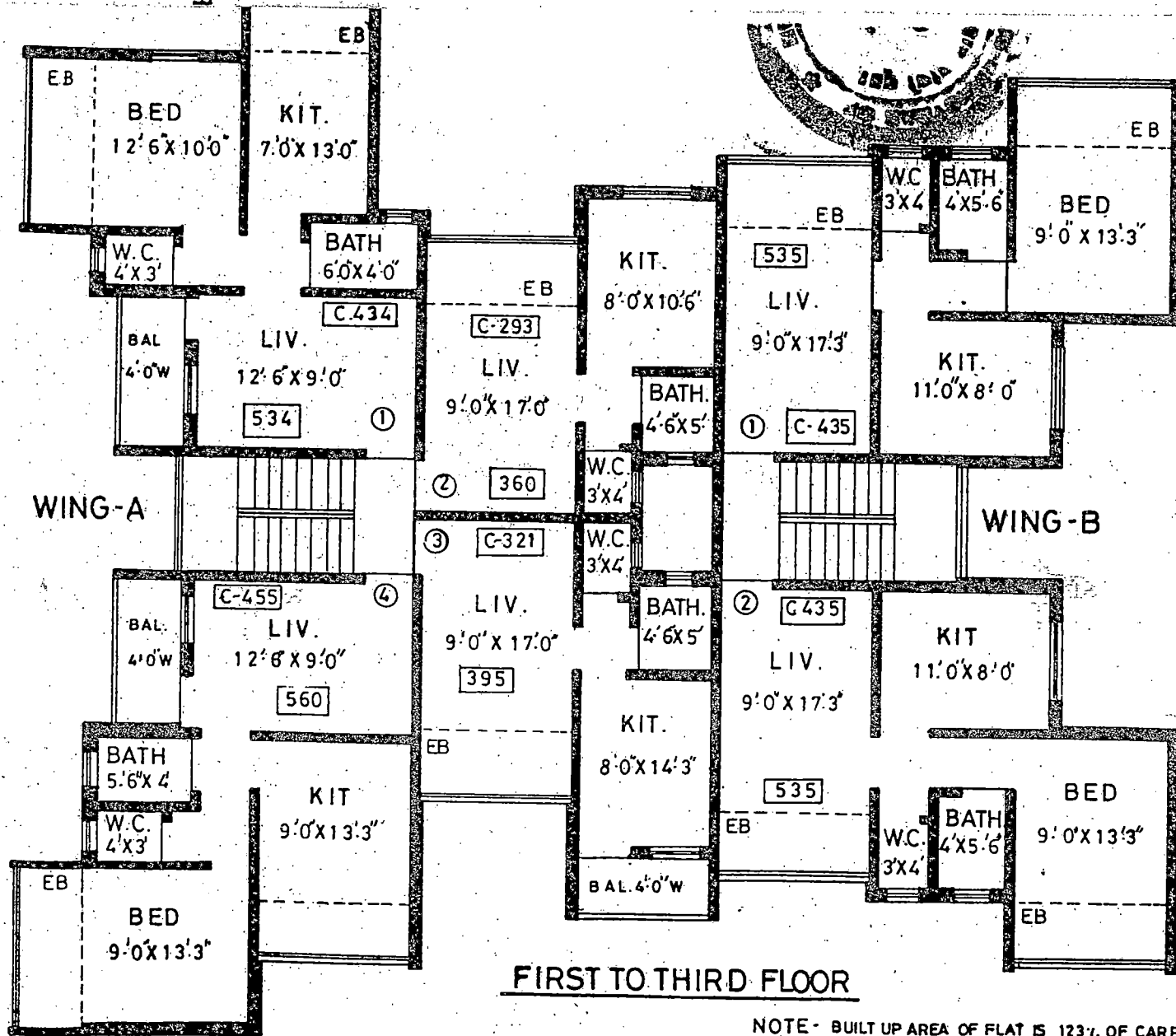
BUILDERS / DEVELOPERS



NOTE: BUILT UP AREA OF FLAT IS 123% OF CARPET AREA  
(THE CARPET AREA INCLUDES AREA OF PASSAGE  
BALCONY, TOILETS, ROOMS, DOORS, JAMBS.)

**ASHOK GOKHALE  
AND ASSOCIATES**

SUDHANSHU CHEMBERS, 2ND FLOOR,  
SHIVAJI PATH KALYAN(W)



**'RAJMUDRA'**

PROPOSED BUILDING  
ON PLOT NO. 3, H.NO.7  
S.NO.199 AT KALYAN (E)

BUILDERS / DEVELOPERS

**ASHOK GOKHALE  
AND ASSOCIATES**

SUDHANSHU CHEMBERS 2ND FLOOR  
SHIVAJI PATH KALYAN (W)

**FIRST TO THIRD FLOOR**

← **R O A D** →

NOTE - BUILT UP AREA OF FLAT IS 123% OF CARPET AREA  
(THE CARPET AREA INCLUDES AREA OF PASSAGE,  
BALCONY, TOILETS, ROOMS, DOORS, JAMBES)



अनुक्रम नंबर दा १५३६  
 सन १९९६ चे पुणे  
 चे ९ तारखेस ४ व ४५.  
 चे दरम्यान कल्याण १ चे  
 दुप्यम निबंधक पांचे कचेरीत  
 आणून दिला.

(Date)

दुप्यम निबंधक कल्याण - १

- १) श्री. संजय वाल्मीकबाव  
 गुंजाळ, श्री. विजय  
 वाल्मीकबाव गुंजाळ यांचे  
 लर्फे कुलमुखार म्हणून  
 श्री. नंदकिशोर वाल्मीक -  
 राव गुंजाळ द्वारा व्यापार  
 रा. गणेशबाजी कल्याण (प)  
 श्री. किवण देवदाम पाटील  
 वय - ३८ वर्षे, नोकरी  
 रा. महाडा कोळसेबाजी  
 दिगेपाटील याक  
 कल्याण (प)

दस्तऐवज करून देणार

.....  
 तपाकथित..... कवाराचा  
 दस्तऐवज करून दिल्याचे कबूल  
 करतात.

(Signature)

(Date)

खातील प्रमाणे की घेतली  
 नोंदणी की - २६००  
 छायाचित्रण की - २  
 ( ) पाने ३६  
 शिरे की १५२  
 रुजवात की - २६००/-  
 फायलिंग फी -  
 टपाल फी -  
 एकूण फी -

दुप्यम निबंधक कल्याण - १

श्री बाजू नारायण भोसले  
 नोकरी वा कल्याण

येथील दुप्यम निबंधकास माहीत  
 असलेले इसम, असे निवेदन करतात  
 की, ते दस्तऐवज करून देणाऱ्या  
 उपरोक्त इसमास व्यक्तिः जाणतात  
 आणि त्याची ओळख पटवितात.

(Signature)  
(Signature)

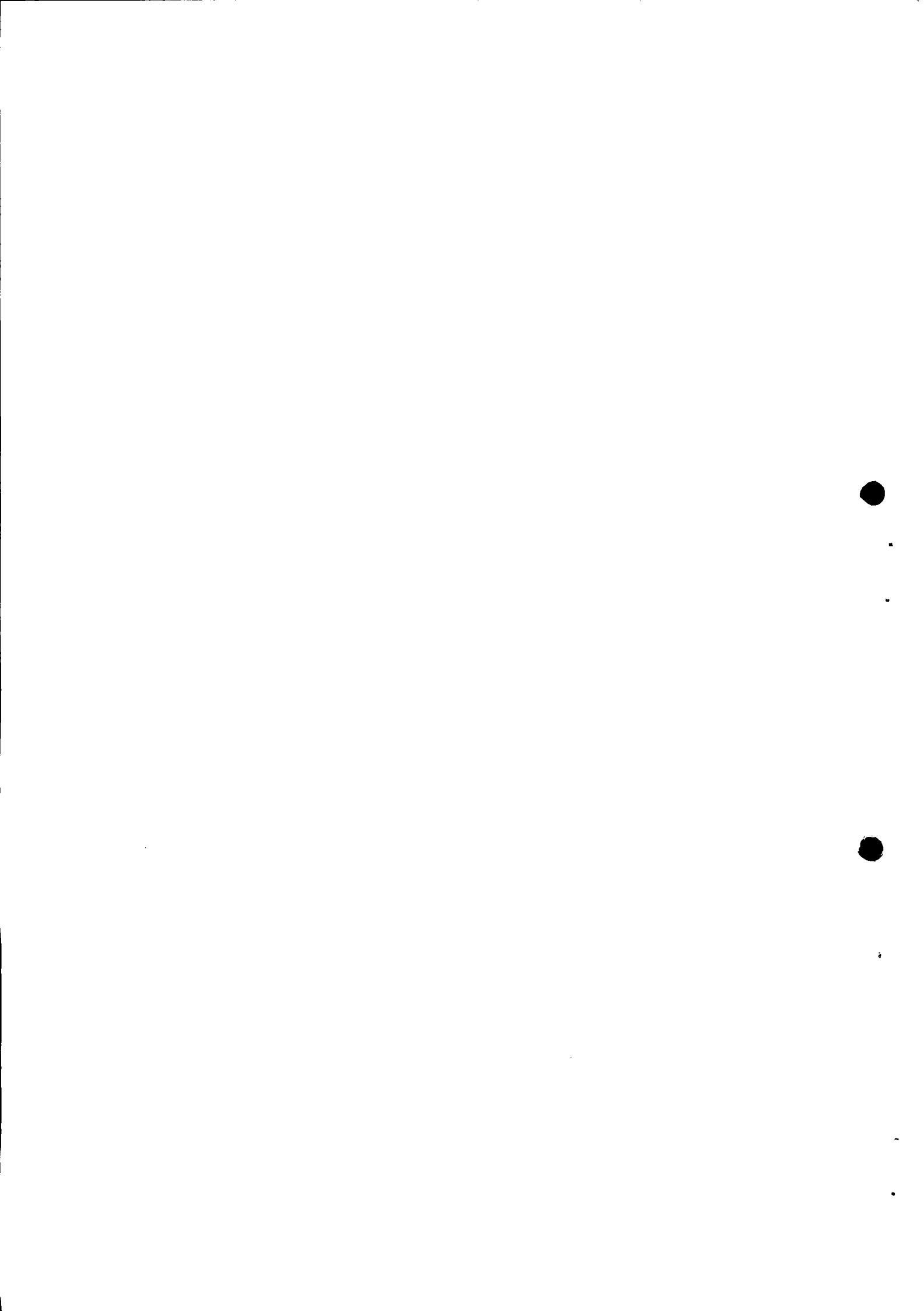
दि ११ - १९९६

दुप्यम निबंधक कल्याण - १



4/11/64  
9  
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202





Receipt (pavti)

71/7720

Wednesday, March 29, 2023

2:33 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 8487 दिनांक: 29/03/2023

गावाचे नाव: कल्याण

दस्तऐवजाचा अनुक्रमांक: कलन2-7720-2023

दस्तऐवजाचा प्रकार : करारनामा

सावर करणाऱ्याचे नाव: शिव शंकर यादव . .

नोंदणी फी

रु. 22000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 22800.00

आपणास गूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
2:47 PM ह्या वेळेस मिळेल.

बाजार मुल्य: रु.1700000/-

मोबदला रु.2200000/-

भरलेले मुद्रांक शुल्क : रु. 154000/-

1) देयकाचा प्रकार: DHC रकम: रु.800/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: 2003202328827 दिनांक: 29/03/2023

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.22000/-

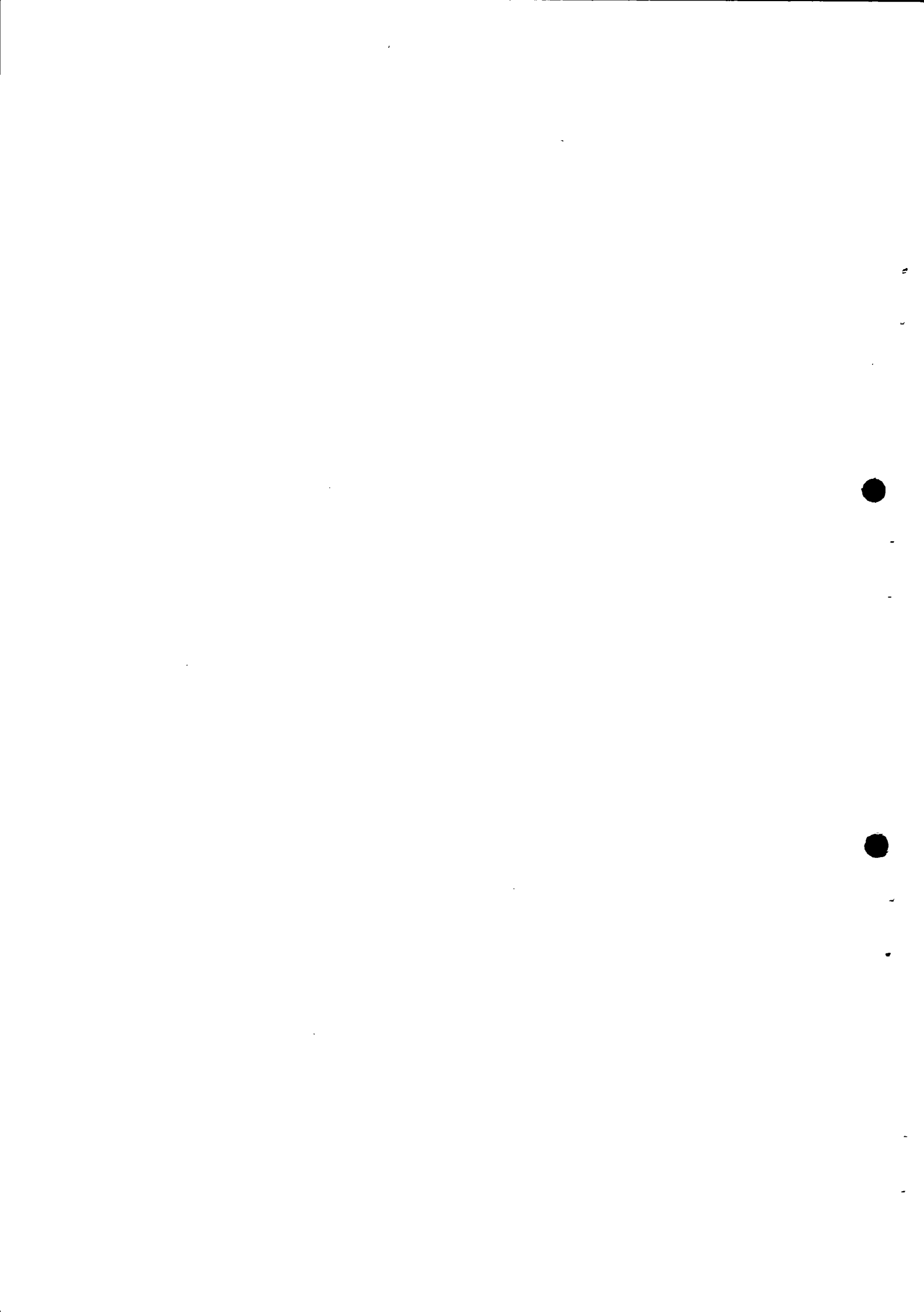
डीडी/धनादेश/पि ऑर्डर क्रमांक: MH017469447202223M दिनांक: 29/03/2023

वँकेचे नाव व पत्ता:

(Joint Sub Registrar Kalyan 2

(सह) जी.सी. राजगडिये  
सह. दुय्यम नियंत्रक वर्ग २,  
कल्याण क्र. २

Shiv Shankar Yadav



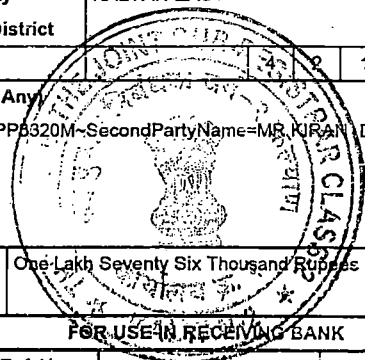


**CHALLAN**  
**MTR Form Number-6**



<b>GRN MH017469447 202223M</b>		<b>BARCODE</b>		Date 26/03/2023-13:23:36	Form ID 25.2
Department Inspector General Of Registration			Payer Details		
Type of Payment Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
Office Name KLN2_KALYAN 2 JOINT SUB REGISTRAR		PAN No.(If Applicable)	FOWPS8738N		
Location THANE		Full Name	MR SHIV SHANKAR YADAV AND MRS KALPANA YADAV		
Year 2022-2023 One Time		Flat/Block No.	A/203, RAJMUDRA CHS. LTD, MAUJE KATEMANIVALI, S. NO. 199, H. N. 7(P), Plot No. 3, AREA 395 SF B.		
Account Head Details		Amount In Rs.	Road/Street	KATEMANIVALI	
0030046401 Stamp Duty		154000.00	Area/Locality	KALYAN EAST	
0030063301 Registration Fee		22000.00	Town/City/District		
			PIN	2 1 3 0 6	
			Remarks (If Any)	PAN2=ABOPP6320M-SecondPartyName=MR.KIRAN DEVRAM PATIL-	
Total		1,76,000.00	Amount In Words	One Lakh Seventy Six Thousand Rupees Only	
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque/DD Details		Bank CIN	Ref. No.	CPACPKJSP1	
Cheque/DD No.		Bank Date	ROI Date	Not Verified with RBI	
Name of Bank		Bank-Branch	STATE BANK OF INDIA		
Name of Branch		Scroll No. , Date			

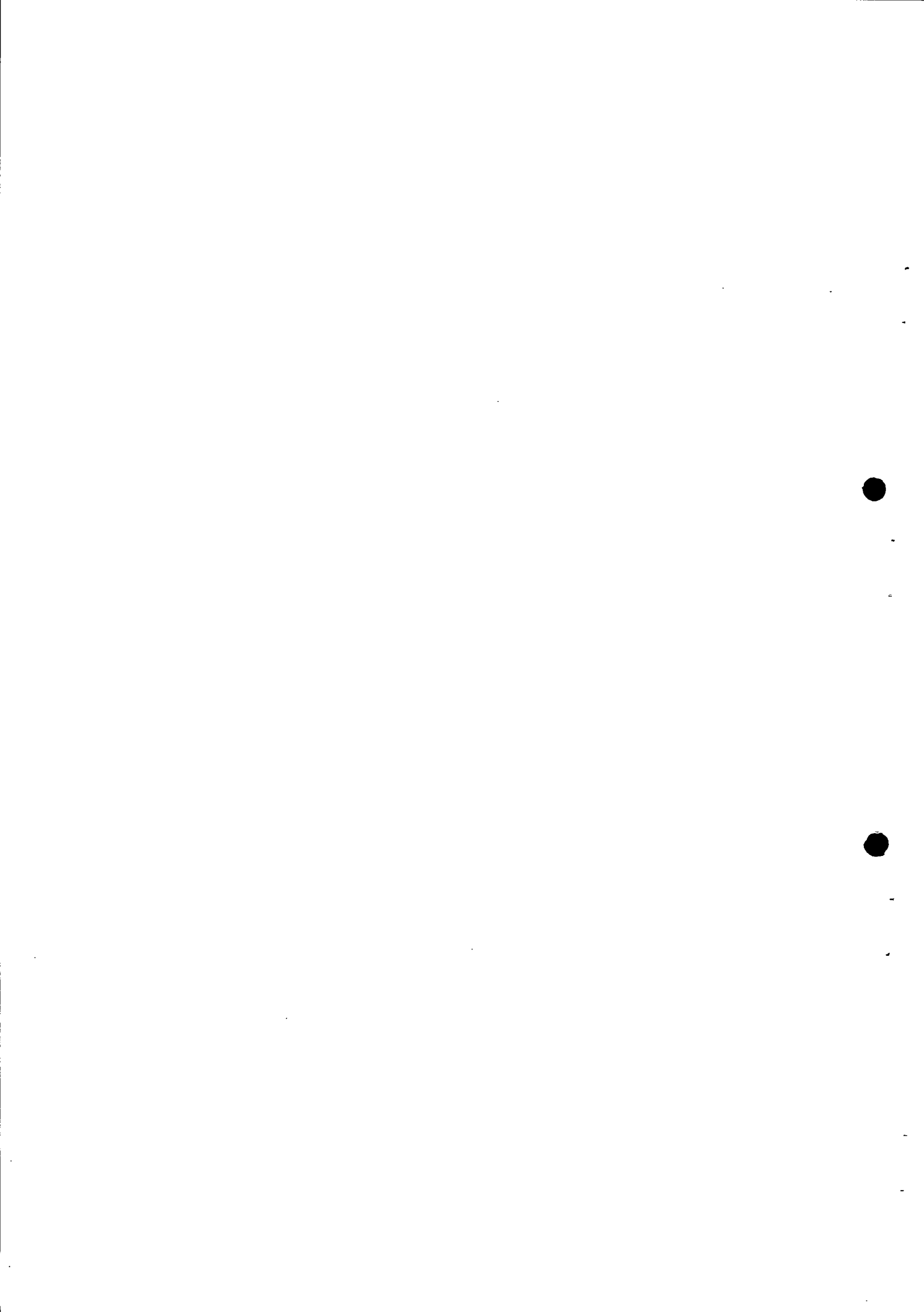
STATE BANK OF INDIA, Kalyan (East)  
Kalyan / Maharashtra / CASH  
9 MAR 2023



Department ID :

**NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.**  
सदर चलन केवल दृश्यम निबंधक कार्यालयात नोंदणी करण्याच्या दस्तासाठी लागू आहे. नोंदणी न करण्याच्या दस्तासाठी सदर चलन लागू नाही.

क्र. ७७२० २०२३  
Mobile No. : 9867776650  
१ ४०





**AGREEMENT FOR SALE**  
(RESALE)

VILLAGE : KALYAN  
SURVEY NO. : 199  
HISSA NO. : 7(P)  
PLOT NO. : 3  
BUILDING RCC GROUND + 4 FLOORS WITHOUT LIFT BLDG  
FLAT AREA : 395 SQ. FT. BUILT UP  
% depreciation as per KDMC CC/Property tax / MSEB Bill in the year .....

ACTUAL VALUE : RS. 22,00,000/- STAMP DUTY : RS. 1,54,000/-

THIS ARTICLES OF AGREEMENT FOR SALE MADE & ENTERED BEFORE  
SUB REGISTRAR OF KALYAN NO. 2  
ON THIS 23<sup>rd</sup> DAY, OF MARCH, 2023  
BETWEEN

**MR. KIRAN DEVRAM PATIL**, Age 61 yrs., Pan No. **ABOPP3320M**  
residing at Flat No. A/404, Bramhand Complex, Chikanghar Highway, Behind  
Sandeep Hotel, Kalyan (W), Dist. Thane 421 301 hereinafter called as " THE  
TRANSFEROR/SELLER" (Which expression shall unless it's repugnant to the  
context or contrary to the meaning thereof mean and includes his/her/their heirs,  
executors, administrators & assignees) of ONE PART.

AND

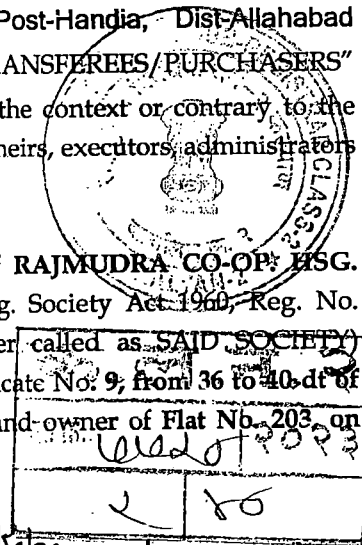
1) **MR. SHIV SHANKAR YADAV**, Age 34 yrs. Pan No. **FOWPS8738N**  
2) **MRS. KALPANA YADAV**, Age 34 yrs. Pan No. **BGEPY2423A**  
residing at Residing at : Village-Siyadeeh, Post-Handia, Dist Allahabad  
(Prayagraj) Pin-221503 hereinafter called as " TRANSFEREES/PURCHASERS"  
(Which expression shall unless it's repugnant to the context or contrary to the  
meaning thereof mean and includes his/her/their heirs, executors, administrators  
& assignees) of SECOND PART

Whereas the Transferor is the Member of **RAJMUDRA CO-OP. HSG. SOC. LTD.** Reg. under Maharashtra Co-Op. Hsg. Society Act 1960, Reg. No. **TNA/KLN/HSG/(T.C.)/14435/2002-03** (Hereinafter called as **SAID SOCIETY**) with fully paid shares of each bearing share certificate No. **9**, from 36 to 40, dt of issue dt. 12/05/2003 and as a member is holder and owner of Flat No. **203**, on

*Shiv Shankar yadav*

*(Patil)*

*Kalpna yadav*



Second Floor, in 'A' wing, Flat adm. 395 sq. ft. Built up., the Bldg constructed on land bearing Survey No. 199, Hissa No. 7(P), Plot No. 3, Village Kalyan Taluka Kalyan, Dist Thane and more particularly described in the schedule and hereinafter called as SAID PROPERTY Description of the property more particularly described in the schedule hereunder written.

AND WHEREAS Seller had purchased the above said flat from Shri. Sanjay Valmikrao Gunjal and Shri. Vijay Valmikrao Gunjal through Power Of Attorney Holder Shri. Nandkishor Valmikrao Gunjal as per Agreement for sale on dt. 01-04-1999 Reg. No. Chha. 1736 executed before Sub-registrar Kalyan.

Builder have developed/constructed the multi storied building. After Society Registered it is known as RAJMUDRA CO. OP. HSG. SOC. LTD, thus the Seller aforesaid will become the absolute owner of the said property and as such is free from all encumbrances, liens charges and if anyone else would claim any right over the said property, then seller aforesaid will be held responsible to answer the claim so made.

AND WHEREAS the Seller/Transferor hereinabove after taking possession of the said flat now wanted to dispose of the same and as such was in search of prospective Purchasers. The Purchasers having come to know of this, approached the Seller/Transferor and after due discussions the parties have agreed to sell and purchase the said flat for total consideration / price of Rs. 22,00,000/- (Rupees Twenty Two Lakh Only).

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. The Seller/Transferor shall sell and the Purchasers shall purchase the said above said flat for a total consideration/price with Light Connection, Society Shares of Rs. 22,00,000/- (Rupees Twenty Two Lakh Only) full & final payment.

2. Out of the agreed consideration of Rs. 22,00,000/- (Rupees Twenty Two Lakh Only) the Transferor has paid to the TRANSFEROR the sum of Rs. 4,00,000/- (Rupees Four Lakh Only) in the following manners:

a) Rs. 10,000/- Paid by Gpey No. 306034226466 dt. 01/03/2023 drawn on, Bank of Baroda, branch Alahabad.

b) Rs. 1,90,000/- Paid by Cheque No. 000006 dt. 29/03/2023 drawn on, Bank of Baroda, branch Alahabad.

c) Rs. 2,00,000/- Paid by Cheque No. 000007 dt. 29/03/2023 drawn on, Bank of Baroda, branch Alahabad.

Shri. Harshad Yadav

(Signature)

Kalpna Yadav

**Subject to realisation of above cheque receipt issued.**

The above amount as the PART PAYMENT adjustable against the entire consideration and the receipt whereof, the transferor doth hereby admit and acknowledge the same and the receipt for the same has been enclosed herein under.

- d) **Rs. 18,00,000/- (Rupees Eighteen Lakh Only)** Balance amount / payment shall be pay within **60 Working days** after receiving the following papers for obtaining loan from any financial institution or bank (and not at any time thereafter) (Payout Date). The TRANSFEREES acknowledge and agrees that the TRANSFEROR agreed to give all the original documents i.e. Agreement paper, Share Certificate, Property Tax, MSEB Bill, Maintenance receipt, NOC from society etc. for loan purpose to the TRANSFEREES that evidences the TRANSFEROR's right, title and interest, in and to the said flat and that the TRANSFEREES have satisfied themselves that the said documents are valid and complete in all material respects for the disbursement of loan amount from financial Institute/bank of the TRANSFEREES.
3. In case of delay in balance payment on the due date or at the due stage of payment of the said balance amount and any default in payment of the same in spite of the notice of demand in writing served upon the Purchasers, the seller/Transferor shall have right to cancel this agreement and forfeit Token amounts received by them from the Purchasers under this agreement and in that case the Seller/Transferor shall be entitled to sell and disposed the above said flat to any other person for the same or different consideration and the Purchasers shall have no right to object or obstruct in any manner.
4. Without prejudice to the right of the Seller/Transferor to cancel and revoke the agreement and forfeit Token amounts received by them (Purchasers) as mentioned in clause No. 2 or in case of default of the Purchasers in payment of the balance the Seller/Transferor shall be entitled to claim interest @18% p.a. for the delay in payment of the balance. If not paid on due date by the Purchasers and the Purchasers shall be liable to pay the said interest in which case and on payment of the said interest by the Purchasers. The seller/Transferor shall not exercise their right to cancel and revoke this agreement and/or forfeit the amount received by them under this agreement.
5. The Seller/Transferor hereby declares and covenant with Purchasers that Seller/Transferor has the right to enter into this agreement for sale with the

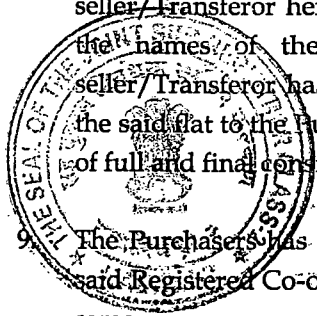
Shri Shankar Yadav

Pat.

Kalpna Yadav

Purchasers and the Seller/Transferor hereby declare handover vacant and peaceful possession as it is condition of the said flat to the Purchasers and after realization of the said payment the Purchasers will be absolute owner of the said property.

6. The seller/Transferor hereby declares that the said flat agreed to be sold is free from any kind of encumbrances, charges, liabilities etc and seller/Transferor being the absolute owner of the said flat has every right to dispose of the same to the Purchasers. The seller/Transferor hereby declares that they have not received any notice of acquisition, requisition from the Government, Semi Government, Local Authority and / or any such other Competent Authority. The seller/Transferor hereby declare that they have not entered into any kind of transaction in respect of the said flat with any other person and has not created any third party interest over the same.
7. The seller/Transferor declares and covenant with the Purchasers that they have paid all the taxes, proposed registered society, outgoing etc. in respect of the said flat to all the concerned authorities including the developers/contractors and nothing is due and payable in respect of the said flat. That in the event of any amount found due and payable for the period till possession is given, in that event the seller/Transferor shall pay the same. That however, if Purchasers pay the same, they will have the right to recover the said amount from the seller/Transferor. That all the outgoing, taxes, etc. pertaining to the period after taking possession, the Purchasers shall only pay the same.
8. Sinking fund/corpus funds/deposits if any created to the amount of seller/Transferor herein in the society proposed / registered transferred in the names of the Purchasers without reservation whatsoever. The seller/Transferor has agreed to give the vacant and peaceful possession of the said flat to the Purchasers hereinabove immediately as after the payment of full and final consideration.



9. The Purchasers has agreed to abide by all the rules and regulations of the said Registered Co-operative Society and have agreed to be governed by the same

क.म.स.स.	
10. The seller/Transferor has agreed to extend all sorts of co-operation as may be legally necessary to the Purchasers in the proper enjoyment and holding of the said flat.	
५/१०	

11. The parties have incorporated all the points agreed by them. Those however, if any aspect/point is missed out inadvertently, the parties are consent

Shri Shalgar yadav

*(Signature)*

Kalpna yadav

without disturbing the very structure of this Agreement for sale.

12. The Transferor hereby covenant with the Transferees as follows:

a) That notwithstanding any act, deed matter or thing whatsoever by the Transferor or any person or persons lawfully or equitably claiming by from through, under or in trust for him made, done committed or omitted or knowingly suffered to the contrary. The Transferor have good right, full power and absolute authority to convey, transfer, and assure the said flat hereby agreed to be transferred, conveyed and assigned in favour of the Transferees as aforesaid AND he has not done committed or omitted any act, deed, matter or thing whereby the ownership possession, occupation or enjoyment of the said Flat may be rendered void or voidable for any reason or any account.

b) The Transferor does hereby agree to execute or cause to be executed at the request and costs of the Transferees all such other acts, deeds, matter, writings and things in law whatsoever as may be required by the Transferees or their counsel at Law for better and more perfectly transferring, conveying and assigning the said Flat in favour of the Transferees subject to prior approval of the same by the Transferor.

c) The Transferor is not restrained either under the Income Tax Act, Gift tax, Wealth Tax Act or any other statute of law for the time being in force from dealing with or disposing of the said Flat or any part thereof to the Transferees in any manner whatsoever.

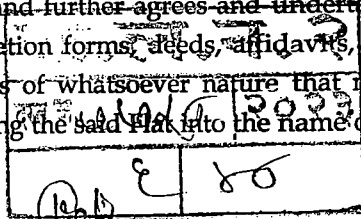
d) The Transferor is not restrained by any decree or order of any court or authority having jurisdiction in India from dealing with or disposing of the said premises to any person or party.

e) The Transferor have clear marketable title free from encumbrances of any nature and there are no outstanding estate or effects by way of balance of consideration, lease, lien, charge or otherwise howsoever in any manner whatsoever.

f) The Transferor have not been adjudicated insolvent nor he has committed any Act of insolvency nor there any order of any court or Authority restraining the Transferor or creating any inability in the Transferor from entering into this agreement.

13. The TRANSFEROR hereby agrees to co-operate with the TRANSFEREES at all reasonable times as and when required to do or cause to be done for transfer of the said Flat into the name of the TRANSFEREES but at the cost of the TRANSFEREES and further agrees and undertakes to sign and execute the necessary application forms, deeds, affidavits, letters, writings, papers and other documents of whatsoever nature that may be required for the purpose of transferring the said Flat into the name of the TRANSFEREES in

Shri Shankar Yadav



Kapana Yadav

records of the said society, and when required by the said society or by the TRANSFEREES, subject to payment of balance consideration within stipulated period.

14. All costs incidental to the above said agreement for sale, stamp duty and registration fee, advocate fee charges, mortgage charges and expenses shall be borne and paid by the PURCHASERS.
15. It has also been agreed by and between the parties hereto that the NOC, Transfer fee, if any, to be paid to the Society relating to above Said flat, shall be borne and paid by the SELLER/ PURCHASER.
16. The agreement for sale shall always be subject to the provisions of the Maharashtra Ownership Flats Act, 1963 (Regulations of promotion of construction, sale, management and transfer act) and the rules made hereunder the Maharashtra Apartment Ownership Act XV of 1971 Housing Society Act and the rule made there under.
17. The parties have understood the terms and conditions of this agreement for sale in their true and legal spirit and have agreed to abide by the same.
18. First Party & Second Party have come across this agreement with full consciousness and without any pressure from any person and have not been adjudicated insolvent nor have committed any act of insolvency nor is there any order of any court or authority restraining us from creating any inability or from making this particular agreement.

#### THE SCHEDULE OF THE PROPERTY

Survey No.	199	Hissa No. : 7(P)	Plot No. : 3
Village	Kalyan	Tal. Kalyan	Dist. Thane
Flat No.	203, on Secomd Floor, in 'A' wing		
Flat adm. area	395 Sq. Ft. Built up		
KDMC Property No.	D02012683700		
Buiding Name	RAJMUDRA APARTMENTS		
Society Name	RAJMUDRA CO.OP.HSG. SOC. LTD.,		
Registration No.	TNA/KLN/HSG/(T.C.)/14435/2002-03		
Share certificate No.	09, from 36 to 40 (both inclusive)		
MSEB Cons. No.	020850947032		
within the limits of Kalyan Dombivli Municipal Corporation, and Sub-Registration Office Kalyan and Dist. Thane			
(Ownership Right Basis)			

Shri Shankar yadav

Pat.

Kalpna Yadav

IN WITNESS WHEREOF the parties hereto have hereunder set and subscribed their respective hands to this agreement on the day and the year first written hereunder.

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED " THE TRANSFEROR/SELLER"



MR. KIRAN DEVRAM PATIL

Sign.....*Patil*.....

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASER/ TRANSFEREE



MR. SHIV SHANKAR YADAV

Sign.....*Shiv Shankar yadav*.....

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASER/ TRANSFEREE

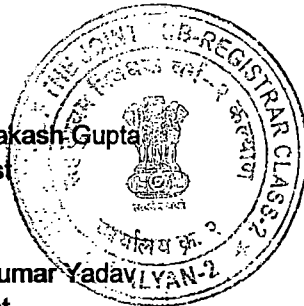


2) MRS. KALPANA YADAV

Sign.....*Kalpna yadav*.....

Witnesses

1) Mr. Suryprakash Gupta  
Kalyan East



2) Mr. Pravinkumar Yadav  
Kalyan East

*Suryprakash Gupta*

*Pravinkumar Yadav*

क.ल.न. २	
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# RECEIPT

Received a sum Rs. 4,00,000/- (Rupees Four Lakh Only) being Part Payment out of Rs. 22,00,000/- (Rupees Twenty Two Lakh Only) from Purchasers towards sale of above said flat.

I SAY RECEIVED :

*Pati*

TRANSFEROR/SELLER

\*\*\*\*\*

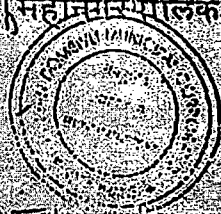


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को. वि. लो.  
कल्याण महानगरपालिका, कल्याण

File No. 8077

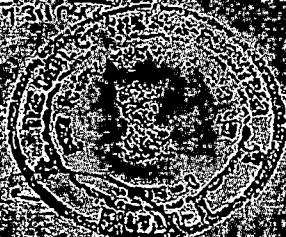


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दस्तावेज नं. २२६	२०२३
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*Rajmudra* **CO-OPERATIVE HOUSING SOCIETY LTD.** *Kalyan (E)*

No. **9** (Registered under M. C. S. Act, 1960) Date 12/05/2003

Authorised Share Capital Rs. 20,000 Divided into 400 Shares each of Rs. 50/-

Member's Register No. 08

THIS IS TO CERTIFY that Shri / Smt. KIRAN DEVRAM PATIL

of \_\_\_\_\_ is the Registered Holder of Shares ( five ) From No. 36

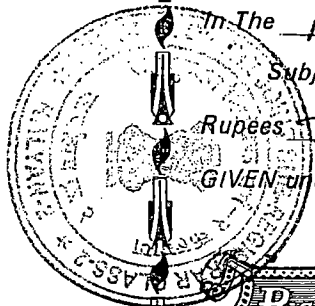
to 40 of Rupees 250/- (Two Hundred Fifty only)

In The *Rajmudra* **CO-OPERATIVE HOUSING SOCIETY LTD.** *Kalyan (E)*

Subject to the Bye-laws of the said Society and that upon each of such Shares the sum of

Rupees Two Hundred Fifty only has been paid.

GIVEN under the Common Seal of the said Society at \_\_\_\_\_ This 12th day of 2003

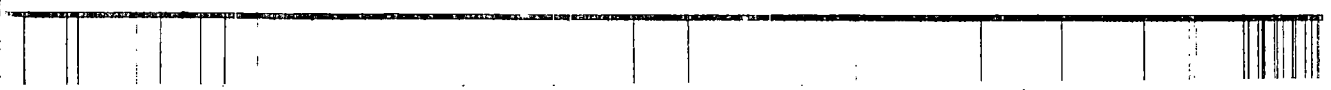


*[Signature]*  
M.C. Member

*[Signature]*  
Secretary

*[Signature]*  
Chairman

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*[Handwritten signature]*

ପଞ୍ଜୀକରଣ ବିଭାଗ, ଓଡ଼ିଶା ସରକାର  
 ଓଡ଼ିଶା ଲେଖାପଢ଼ିଆ ବିଭାଗ  
 ବିଲ୍ ନମ୍ବର ୧୨୩୪/୫୬୭

ପଞ୍ଜୀକରଣ ବିଭାଗର ବିଲ୍ ନମ୍ବର ୧୨୩୪/୫୬୭ ଏବଂ ବିଲ୍ ନମ୍ବର ୯୮୭୬/୫୪୩୨ ଉପରେ ଆଧାରିତ ଭାବରେ ଏହି କର୍ତୃତ୍ୱପତ୍ର ଜାରି କରାଯାଇଛି।

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ଓଡ଼ିଶା ସରକାର  
 ଓଡ଼ିଶା ଲେଖାପଢ଼ିଆ ବିଭାଗ  
 ବିଲ୍ ନମ୍ବର ୧୨୩୪/୫୬୭

ପଞ୍ଜୀକରଣ ବିଭାଗର ବିଲ୍ ନମ୍ବର ୧୨୩୪/୫୬୭ ଏବଂ ବିଲ୍ ନମ୍ବର ୯୮୭୬/୫୪୩୨ ଉପରେ ଆଧାରିତ ଭାବରେ ଏହି କର୍ତୃତ୍ୱପତ୍ର ଜାରି କରାଯାଇଛି।

ପଞ୍ଜୀକରଣ ବିଭାଗର ବିଲ୍ ନମ୍ବର ୧୨୩୪/୫୬୭ ଏବଂ ବିଲ୍ ନମ୍ବର ୯୮୭୬/୫୪୩୨ ଉପରେ ଆଧାରିତ ଭାବରେ ଏହି କର୍ତୃତ୍ୱପତ୍ର ଜାରି କରାଯାଇଛି।

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अनुक्रम नंबर **का १५३६**  
 सन १९९६ चे **पुणे**  
 चे १ तारखेस **१५**  
 चे दरम्यान कल्याण १ चे  
 दुप्यम निबंधक पांचे कवेरीत  
 आणून दिला.

Date

खालील प्रमाणे फी घेतली  
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 छायाचित्रण फी -  
 ( ) पाने 2  
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 रुजवात फी -  
 फायलिंग फी - 950  
 टपाल फी -  
 एकूण फी - 2000

(A)  
 दुप्यम निबंधक कल्याण - १

(A)  
 दुप्यम निबंधक कल्याण - १

१) श्री. ~~विजय~~ **वाल्मीकराव**  
**गुंजाळ**, श्री. **विजय**  
**वाल्मीकराव** **गुंजाळ** यांचे  
 लफे **कुलमुखव्यार म्हणून**  
 श्री. **नरसिंहराव** **वाल्मीक**  
**राव** **गुंजाळ** **महाराष्ट्र**, **व्यार**  
 रा. **गणेशराव** **कात्याण (प)**  
 श्री. **किरण देवदाम** **पारील**  
**वय ३८ वर्षे**, **नोकरी**  
 रा. **मवाडा कोकरेवाडी**  
**दिगेपारील** **चाळ**,  
**कल्याण (प)**

श्री. **बाजू नारायण भोसले**  
**नोकरी** **का** **कल्याण**

पेपील दुप्यम निबंधकास माहीत  
 असलेले इराम, गासे निवेदन करतात  
 की, ते दस्तऐवज करून देणाऱ्या  
 उपरोक्त इसमास व्यक्तिः जाणतात  
 आणि त्याची ओळख पटवितात.

दस्तऐवज करून देणार

तपासणीत **कल्याण**  
 दस्तऐवज करून दिल्याचे कबूल  
 करतात.



(Signature)  
**बाजू नारायण भोसले**

**२०२०** **२०२३**  
**१४** **४०**

**१४ - १९९६**

(A)  
 दुप्यम निबंधक कल्याण - १

: 2 :

1. SHRI NANDKISHOR VALMIKRAO GUNJAL, for self and Constituted attorney for Sr. 2 and 3,
2. SHRI SANJAY VALMIKRAO GUNJAL,
3. SHRI VIJAY VALMIKRAO GUNJAL,

All adults, all residing at Ganesh Wadi, Kalyan (East), Dist. Thane, hereinafter called and referred to as the PROMOTERS (which expression shall unless it be repugnant to the context or meaning thereof mean and include survivors of them, theirs / h's heirs, executors, administrators and assigns) the PARTY OF THE FIRST PART.

AND

SHRI/SMT/M/S KIRAN DEVRAM PATIL

aged about 38 years, occupation SERVICE  
residing at HINGE PATIL CHAWL, MARATHA  
KOLSEWADI, KALYAN (E).

hereinafter called and referred to as the PURCHASER (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her / theirs heirs, executors, administrators and assigns) the PARTY OF THE SECOND PART.

WHEREAS the PROMOTERS herein are the owners of the piece and parcel of land lying, being and situated at village Kalyan, Taluka Kalyan, District Thane, bearing Survey No. 199, Hissa No. 7(part), admeasuring 4046.86 sq.metres (hereinafter for the sake of brevity called and referred to as the "SAID ENTIRE PROPERTY")

AND WHEREAS the Owners have got the said entire property subdivided into 5 Plots under the sub-division allowed by the KALYAN MUNICIPAL CORPORATION under its sanction No. KMP / NRV / LEKHA - KV / 456 - 89 dated 26.08.1991.

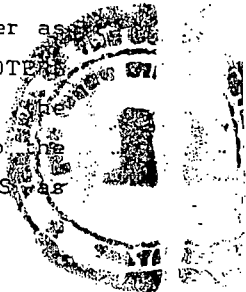
AND WHEREAS the Promoters have proposed to carry out the construction on the Plot No. 3 admeasuring 684.00 sq. mtres, which is hereinafter called the "SAID PROPERTY" and more particularly described in the SCHEDULE hereunder written.

2020		2023	
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AND WHEREAS the Purchaser applied to the PROMOTERS for allotment to the Purchaser flat No. 203 (A' WING) on 2<sup>nd</sup> floor in the building known as "RAJMUDRA APARTMENTS" and declared that neither the said Purchaser nor the members of the Purchasers family own a tenement or a house or building within the limits of Kalyan Municipal Corporation.

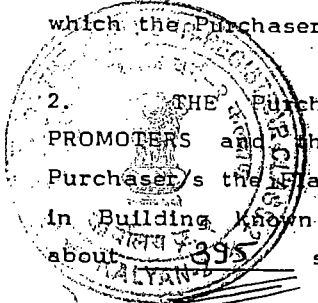
AND WHEREAS relying upon the said application, declaration and agreement, the PROMOTERS agreed to sell the Purchaser a Flat / Shop / Other Unit at the price and on the terms and conditions herein after appearing.

AND WHEREAS prior to the execution of this presents, the Purchaser has paid to the PROMOTERS a sum of Rs. 59,250/- (Rupees FIFTY NINE THOUSAND TWO HUNDRED FIFTY ONLY. only) being the part consideration of the sale price of the Flat / shop / Other Unit agreed to be sold by the PROMOTERS to the Purchaser as advance payment (the payment and receipt whereof, the PROMOTERS both hereby admit, acknowledge, acquire and discharge (the Purchaser forever) and the Purchaser has agreed to pay to the PROMOTERS the balance of the sale price to the PROMOTERS as mentioned in clause No. 2 hereinafter appearing.



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

1. THE PROMOTERS shall construct the said building consisting of ground and three upper floors on the said property in accordance with the plans, design specifications approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variation and modification as the PROMOTERS may consider necessary or as may be require by the Kalyan Municipal Corporation to made in them or any of them for which the Purchaser hereby gives consent.



2. THE Purchaser hereby agrees to purchase from the PROMOTERS and the PROMOTERS hereby agrees to sell to the Purchaser/s the flat No. 203 on 2<sup>nd</sup> floor in 'A' wing in Building known as "RAJMUDRA APARTMENTS" area admeasuring about 395 sq. ft. Built-Up area as shown in the floor plan

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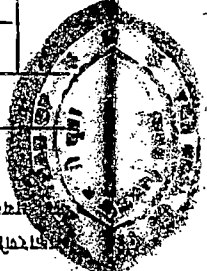


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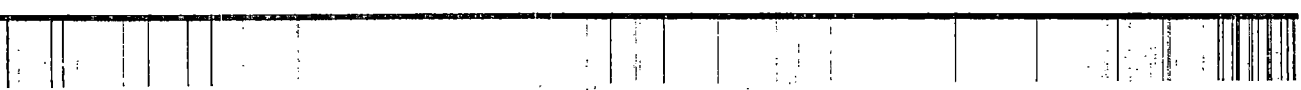
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गां. न. नं. ८ अं (सातेजवारा)

मोचे काप्याप तालुका काप्याप

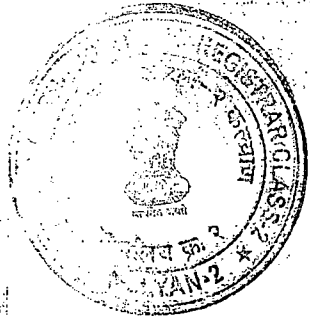
घाते नं. ६३० नांव काप्याप व वाठ्याप गुंजाप

नमुना नंबर १ व २ यांनी काप्याप व वाठ्याप गुंजाप

यांतील नोंदीचा नंबर सर्व नंबर व हिस्सा क्षेत्र बाकार लोकल फंड संयुक्त जमीन बाब

नमुना नंबर १ व २	सर्व नंबर व हिस्सा	क्षेत्र	बाकार	लोकल फंड	संयुक्त जमीन बाब
		<u>२० (म.स.)</u>	<u>(काप्याप)</u>		
	<u>फो. नं. २०१७</u>	<u>म.मी.</u>	<u>२०.००-१०</u>	<u>१०-००</u>	<u>सधुन काठी</u>
	<u>१९९७</u>	<u>०००६-६६</u>			
	<u>०००६-६६</u>	<u>१०-००</u>			

अस्सल बरहुकुम नक्कल तयार वारीच २११६६



REGISTRAR CLASS-2  
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# हक्काचे पत्रक

मौजे कल्याण  
(नमुना नं. ६)  
तालुका कल्याण

नोंदोषा अनुक्रम संखर	हक्काचा प्रकार	फेरफार झालेल्या स. न. व. हि. नं.	तपासणी प्रमलदाराची घडी व पुस्तिका
2096	ला. 231016 खेतीच्या बाबतच्या कायद्याच्या अन्वयेत मालीकरांच्या वी. जे. मालीकरांच्या वासीकरांक गुंजाक हे सुद्धा देण्यात व. 0 सुप्रसन्नकुमार वासीकरांक गुंजाक @ विपयकुमार वासीकरांक ह्या दोघांचे नं. 9 व 2 तर्फे कुठे- मुख्यांनी म्हणून यांनी वी. वासीकरांनी दुरुस्थान (पत्नीक दस्त) ह्याचे तर्फे दस्तरी वी. विश्वनाथ कर्ना फेके यांच्यापासून रु. 2200/- बावीस हजार रुपये मात्र यास्य ता. 231016 रानी खेती घेतली असून - 2010 9000/- 9-0 2025-25	9000/- 9-0 2025-25	नेदीस लागू घेतली प्रमोशनर महाराष्ट्र राज्य यांचेकडील परवाना नं. 2/4127 86 149.76 दि. 9.11.16 व इडेकस II दि. 23.10.16 ची प्रत पाहिली नोड मॅजिस्ट्रेट माली 2016 म. जे. कल्याण

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असल व बरहुकुम नवकलसे  
जि. 2. II व 2010  
दि. 2010 तलाठी  
माली कल्याण 2010

माली-सहायक जल्लाण

**V. B. GHODVAIDYA**

B.S.c.(Hons.), D.A.M., LL.M.  
ADVOCATE HIGH COURT

Offl.: 'Q' Sudhanshu Chambers, 2nd Floor, Shivaji Path, Kalyan-41301.  
Resl: 27/5, Ruby-Lodge, Kasarhat, Tilak Chowk, Kalyan-421301.

Tel.Fax: 417430  
Tel. : 26721

10.01.1996

TO WHOMSOEVER IT MAY CONCERN

TITLE CERTIFICATE

Re: All that piece and parcel of land lying, being and situated at village Kalyan, Taluka Kalyan, District Thane, within the limits of the Kalyan Municipal Corporation bearing Survey No. 199, Hissa No. 7(part), Plot No. 3, admeasuring 954 sq. metres belonging to Shri NANDKISHOR VALMIKRAD GUNJAL, (2) Shri VALMIKRAD GUNJAL and (3) Shri VIJAY VALMIKRAD



I have investigated the title of the owners Shri NANDKISHOR VALMIKRAD GUNJAL and 2 others to the said property and I hereby state and certify that the title of the Owners to the said property is clear, marketable and free from doubts and encumbrances.

*V. B. Ghodvaidya*

( V. B. GHODVAIDYA )

ADVOCATE



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कल्याण महानगरपालिका, कल्याण.



जायक क्रमांक/कमपा/नरवि/वां प. 1-810/19-2-8

कल्याण महानगरपालिका कार्यालय, कल्याण  
दिनांक : 24-4-14

वा. श्री/श्रीमती नंदकिशोर वाळ्मिकुराव गुंजाळ न शिवा  
दादा - अशोक गोखले, वास्तुशिल्पकार  
कल्याण

विषय : स. नं. / 988 सि. स. नं. हि. नं. 6 (पॅग)  
प्लॉट नं. 3 मोजे कल्याण येथे बांधकाम करण्याच्या मंजुरी बाबत.  
संदर्भ : आपला दि. 8-4-14 चा  
श्री. अशोक गोखले,

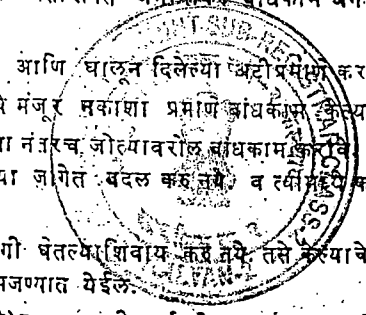
वास्तु शिल्पकार यांचे मार्फत सादर केलेला अर्ज.  
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम 1966 चे कलम 44 अन्वये  
सि. स. नं. 988 सि. नं. 988 हि. नं. 6 (पॅग)  
प्लॉट नं. 3 मोजे कल्याण (पूर्व) मध्ये 8500

ची. मि. भुवंडाच्या विकास करावयास मुंबई प्रांतिक महानगरपालिका अधिनियम 1979 चे कलम 24 अन्वये बांधकाम  
करण्यासाठी केलेल्या दि. 2-3-14 च्या अर्जास अनुसरून पुढील शर्तीस अधिन

कार्यालय मालकांच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे तळमर/स्टीट्स, तळमजला पहिलू मजला व  
दुसऱ्या मजला, तिसरा मजला, चौथा मजला रहाणसाठी पुकारणे / ऑनसिन्स / दख्खाना / हॉस्पिटल / शाळेसाठी / भेरेज वाडे  
भित्ती इत्यादी बांधकामा बाबत, बांधकाम परवानगी/प्रारंभ प्रमाण पत्र देण्यात येत आहे.

मजले (पॅग. नं. 6 व 7) : अटी : (सुधारित बांधकाम जकात मंजुरी)

- ही बांधकाम परवानगी दिल्याचे वारखासुन एक वर्ष पर्यंत वैध असेल. नंतर पुढील वर्षासाठी परवानगीचे नूतनीकरण मुदत संपणे आधी करणे आवश्यक राहिल. अशा प्रकारचे नूतनीकरण करत तीन वर्षे करता येईल. वैध मुदतीत बांधकाम पूर्ण करणे आवश्यक आहे. नूतनीकरण करतांना किंवा नवीन परवानगी घेतांना त्यावेळी अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास आराखड्याच्या अनुषंगाने छाननी करण्यात येईल.
- नकाशात रंगाने केलेल्या दुरुस्ती आपल्यावर बंधनकारक राहतील.
- जे जिन्हाधिकारी ठाणे, यांजकडून बांधकाम चालू करावयाचे अगोदर बिनशेती परवानगी घेण्याची जबाबदारी तुमच्यावर राहिल व बिन शेतीच्या परवानगीची एक सत्य प्रत काम सुरु करावयाचे पधरा (14) दिवस अगोदर महानगरपालिकेकडे पाठविणे आवश्यक राहिल.
- बांधकाम चालू करण्यापूर्वी (7) दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ही परवानगी आपल्या मालकांच्या कबजातील जमोनी वपतीरीवत जमोनीवर बांधकाम अगार विकास करण्यास हक्क देत नाही.
- बांधकाम या सोवतच्या मंजूर केलेल्या नकाशा प्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल.
- जोत्या पर्यंत बांधकाम झाल्यानंतर वास्तु शिल्पकाराचे मंजूर नकाशा प्रमाणे बांधकाम केलेल्या बाबतचे प्रमाणपत्र, महानगरपालिकेस सादर करण्यात यावे व त्या नंतरच जोत्यावरील बांधकाम सुरु व्हावे.
- प्लॉटचे हद्दीत इमारती भोवती मोकळ्या सोडावयाच्या जागेत बदल करू नये व त्या जागेत कोणत्याही प्रकारचे बांधकाम करू नये.
- बांधकामात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये. तसे करण्याचे आदेशून आल्यास सदरची बांधकाम परवानगी रद्द झाली असे समजण्यात येईल.
- इमारतीच्या बांधकामाच्या सुरक्षितेची (स्ट्रक्चरल सेटी) जबाबदारी सर्वस्वी आपल्या वास्तु शिल्पकार व स्थानतय विशारद यांचेवर राहिल.



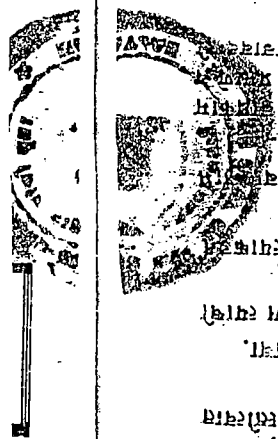
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In the Court of Shri.S.T.Karande, Dy. Collector & Competent Authority, Ulhasnagar Urban Agglomeration, Thane.

No.ULC/ULN/6(1)/SR-205  
Office of the Dy. Collector &  
Competent Authority, Ulhasnagar  
Urban Agglomeration, Collector  
Office Bldg., 4th floor,  
at Thane dt.19-2-1991

Shri Nandkishor Walmikrao Gunjal & 2 others at Kalyan, Dist.Thane... Declarant

Order u/s 8(4) of the Urban Land (Ceiling and Regulation) Act, 1976.

Shri Nandkishor Walmiki Gunjal & 2 others have filed a return u/s 6(1) of Urban Land (Ceiling and Regulation) Act, 1976 on 4-9-86 in this office in respect of S.No.199/7pt measuring 4046-24 sq.mtrs. of Village Kalyan.

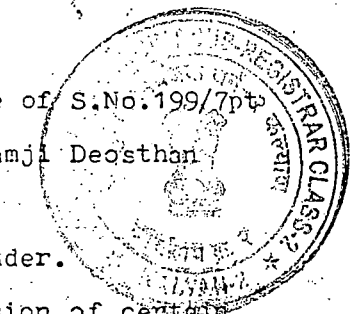
Accordingly he was called upon to give his say in the matter.

He was attended in this office on 2-3-87 and produced his say along with the following papers.

- 1) Copy of 7/12 extracts.
- 2) Copy of Village Form 8A.
- 3) Copy of Village Form No.6 M.E.No.2717.
- 4) Copy of Index Form 2.
- 5) Copy of the 8(4) order of late Shri Devidayal Ramdin Pande dated 29-7-88.
- 6) Copy of Conveyance deed 14-7-85.
- 7) Copy of Chrity Commissioner regarding sale of S.No.199/7pt measuring 4046-24 sq.mtrs. by Trustee of Ramji Deosthan Kalyan to Shri Nandkishor Gunjal & 2 others.

In his argument he has stated as under.

- 1) Shri Devidayal Pande was in possession of certain lands of Ramji Deosthan Trust of Kalyan, before the Commencement of the Urban Land Ceiling Act, 76. He was also holding



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S.No.199/7pt alongwith other lands of the land.

2) He was in actual possession of the land of S.No.199/7pt admeasuring 4046-24 sq.mtrs. before the commencement of the Urban Land Ceiling Act,1976.

3) In 8(4) inquiry of Shri Pande S.No.199/7pt was excluded from calculation while finalising the case by the then Dy.Collector & Competent Authority,Ulhasnagar in the year 1986, as this land was in the name of kamji Deosthan trust in the record of rights.

He has submitted the following points in his deposition.

4) that as he was in actual possession of S.No.199/7pt admeasuring 4046-24 sq.mtrs before commencement of ceiling act, he approached the trust authorities and accordingly Trust Authorities approached the Charity Commissioner for transferring this land to them.

5) The Charity Commissioner has powers to issue certificate of transfer, of the lands <sup>of</sup> trustee, if it is not in their possession and useful to them for the trust's purpose. This will be seen from the letter of Govt.of Maharashtra No. ULC/1078/831/XXXV GAD dated 9-7-78. Now these powers are with the concern Competent Authorities.

6) As per provision of section 19 trust are exempted in filling return u/s 6(1) but it is further clarified, (Page 238 (Para 6) ) of Urban Land Ceiling Act,76 by Shukla,Gupta & Mehta which reads as follows. " If the trust wants transfer any vacant land (For any purpose other than that of the trust) Then provision of section 26 should be complied with by the trust before any such transfer is effected and further the provision contained in Chapter IV in respect of land proposed to be transferred should also be complied with because as soon as the land held by the trust is transferred then it ceases to be used by the trust for any of its purpose. "

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7) Accordingly conveyance deed was prepared and they approached the Sub-Registrar Kalyan for registration. The land of S.No.199/7pt admeasuring 4046-24 sq.mtrs. was purchased by their 3 brothers. Each brother get vacant land below 1000 sq.mtrs. hence as per Govt, of Maharashtra, Housing & Special Asstt.Deptt.Circular No.ULC-1485(2164)D-XIV, dt.22-8-1985 the Sub Registrar registered this sale deed. Index II was prepared in the year 1986 and names of three brothers were entered in 7/12 extract.

However as they have get certificate from this office, they have approached this office and filed 6(1) ~~xxxx~~ return as per Chapter III of the Urban Land (Ceiling and Regulation) Act, 76 on 1-9-86.

He has stated that they (3 brothers) who were major on the date of commencement of Urban Land Ceiling Act, 1976, have filed a return as per provision of Ceiling Act, Land is only 4046-24 sq.mtrs. hence each brothers comes below the ceiling limit of 1500 sq.mtrs. Hence their return should be enquired and filed.

I carefully read the papers and records of rights, produced by declarant. I have also read his written say and heard arguments on behalf of him. I saw the relevant case laws and Govt.G.R.'s in the matter and my findings in this case are as under.

- 1) It is true Ramji Deosthan trust of Kalyan is exempted under section 19 of Urban Land Ceiling Act, 76.
- 2) Some of the lands were in the possession of its Shri Fande but S.No.199/7pt was excluded in calculation while finalising his case as it was standing in the name of trust.
- 3) It is true that Charity Commissioner has powers as stated above to issue certificate of transfer and he has already empowered trust to transfer this land to Shri Gajal & others.

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4) S.No.199/7pt admeasuring 4046-24 sq.mtrs.was not required for the trust and was actually in possession of Shri Gunjal and 2 others. Hence Sub Registrar took action of registration being below ceiling limit and prepared Index II. Accordingly the names of three brothers are entered in the record of rights.

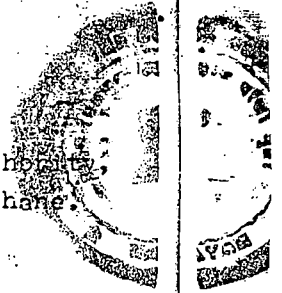
5) As per law, Shri Gunjal and 2 others have presented 6(1) return in which the total land is 4046-24 sq.mtrs. Each brother is entitled to get one ceiling unit hence 3 brothers are entitled to get 4500 sq.mtrs. of land. But they are holding 4046-24 sq.mtrs. which is below the ceiling limit. Hence Shri Gunjal and 2 others are non-surplus holders and I close and file this return being non-surplus.

Parties may be informed accordingly.

Sd/-

(S.T.Karande)

Dy.Collector & Competent Authority  
Ulhasnagar Urban Agglomeration, Thane.

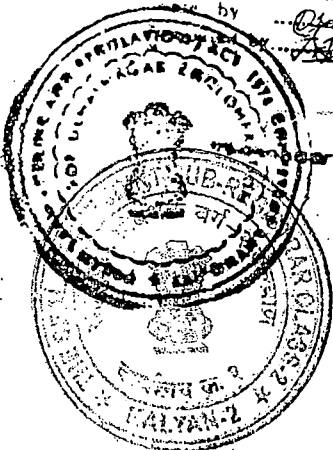


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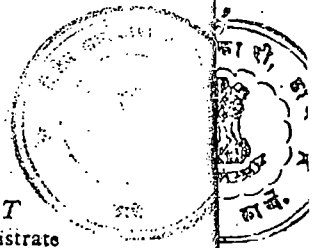
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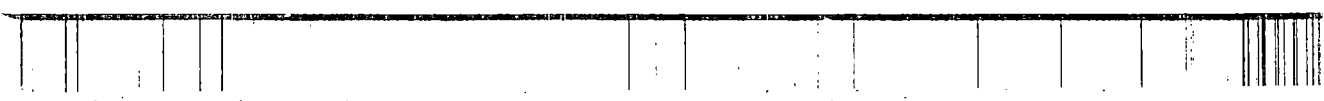
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Taballos  
**K. B. GHARAT**  
 Special Executive Magistrate  
 Kalyan, Thane.



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क.महसूल/कक्ष-१/टे-८/एनएपी/एसआर-१२/१५  
जिल्हाधिकारी कार्यालय, ठाणे.  
दिनांक ७६/८/१९९५.

वाचते:

- १] श्री नंदकिशोर बाळ्मिकराव गुंजाळ व इतर दोन रा.कल्याण ता.कल्याण यांचा अर्ज दि.३.५.९५.
- २] तहसिलदार कल्याण यांचा चौकशी अहवाल क.जमिनबाब/टे-२/कावि-७२२/एसआर-६६ दिनांक ३१.५.९५.
- ३] उपजिल्हाधिकारी व सक्षम प्राधिकारी, उल्हासनगर नागरी संकुल ठाणे यांचे क.गुरतली/गुरतएन/६[१] एसआर-२० दि.१९.२.९१.
- ४] सहाय्यक संचालक, नगररचना, कल्याण महानगरपालिका कल्याण यांचे जा.क.कमपा/नरवि/बाप/कावि/८१-२४ दि.२५.५.९५.

अवेदेश:

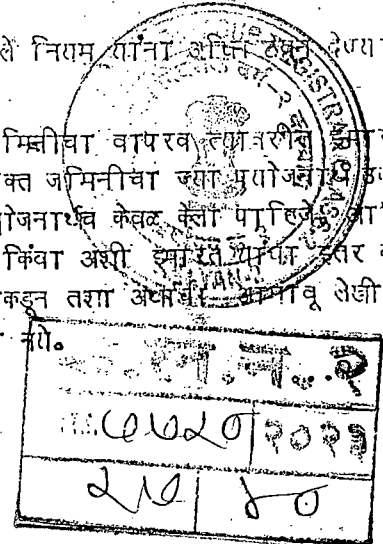
ज्या अर्धी, श्री नंदकिशोर बाळ्मिकराव गुंजाळ व इतर राहणार कल्याण ता.कल्याण जि.ठाणे यांना ठाणे जिल्ह्यातील कल्याण तालुक्यातील मौजे-कल्याण वाठिकाणी भूमापन क्रमांक/स.नं.१९९/७ मधील आपल्या मालकीच्या जमिनीतील ४०४६.८६ चौ.मी. पैकी १५४.०० चौ.मी. एवढ्या जागेचा रहिवास व अंशतः वाणिज्य या बिगरशेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे.

त्या अर्धी, आता महाराष्ट्र जमिनमहसूल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यांत आलेल्या अधिकाऱ्यांचा वापर करून उक्त जिल्हाधिकारी याद्वारे श्री नंदकिशोर बाळ्मिकराव गुंजाळ २] संजयकुमार बाळ्मिकराव गुंजाळ ३] विजयकुमार बाळ्मिकराव गुंजाळ ४] रा.कल्याण ता.कल्याण यांना तालुक्या कल्याण मधील मौजे-कल्याण येथील भूमापन क्रमांक/स.नं.१९९/७ मधील ४०४६.८६ चौ.मी. मधील १५४.० चौ.मी.पैकी प्रस्तावित रस्त्याखालील २५०३ चौ.मी. क्षेत्र वगळून उर्वरित ६८४.० चौ.मी. क्षेत्रास रहिवास ५४६.७३ चौ.मी. व वाणिज्य १३७.२७ चौ.मी.एवढ्या जमिनीच्या क्षेत्राची रहिवास व अंशतः वाणिज्य या बिगरशेतकी प्रयोजनार्थ वापर करण्याबाबत पुढील शर्तीवर अनुज्ञा (परमिशन) देत आहेत.

त्या शर्ती अशा:

१] ही परवानगी अधिनियम खर्चाखाली केलेले नियम यांना अर्ज देण्यांत आलेली आहे.

२] अनुज्ञागाही व्यक्तीने [गॅन्टोने] अशा जमिनीचा वापर व त्यावरील आरतीय आणि किंवा रूशा अन्य बांधकामाचा उपयोग, उक्त जमिनीचा ज्या प्रयोजनांसाठी वापर करण्यास परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ केवळ केली पाहिजे. त्याने अशी जमिन किंवा तिचा कोणताही भाग किंवा अशी इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी, ठाणे यांच्याकडून तशा अर्जात आणवू अशी परवानगी मिळवित्याशिवाय वापर करता कामा नये.



३] अशा परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्याचे जे कोण-तेही उपभूखंड करण्याबाबत मंजूरी मिळावी असेल त्या उपभूखंडाची आणखी पोट विभागाणी करता कामा नये.

४] अनुज्ञाग्राही व्यक्तीने [अ] जिल्हाधिकारी वसबंधित नगरपालिका प्राधिकरण यांचे समाधान होईल अशा रितीने अशा जमिनीत रस्ते, गटारे वगैरे बांधून आणि [ब] भूमापन विभागाकडून अशाभूखंडाची मोजणी व त्याचे सिमांकन करून ती जमिन या आदेशाच्या तारखेमासून एक वर्षाच्या आत मंजूर आराखड-याप्रमाणेच काटेकोरपणे विकसीत केली पाहिजे. आणि अशा रितीने ती जमिन विकसीत केली जाईपर्यंत त्याने त्या जमिनीची कोणत्याही रितीने विल्हेवाट लावता कामा नये.

५] अनुज्ञाग्राही व्यक्तीस असा भूखंड विकण्याचा असेल किंवा त्याविद्द इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणि सनादीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्याने निष्पादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्याचे कर्तव्य असेल.

६] यासोबत जोडलेल्या स्थ आराखड्यांत आणि /किंवा इमारतीच्या नकाशात निर्दिष्ट केल्याप्रमाणेच इतक्या जोते क्षेत्रावर बांधकाम करण्याविषयी ही परवानगी देण्यात आलेली आहे. सदर भूखंडातील नकाशात दर्शविल्याप्रमाणेच उर्वरित क्षेत्र विना बांधकामाचे मोकळे सोडले पाहिजे.

६अ] पुस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्यापेक्षा जास्त मजल्याचे नसेल.

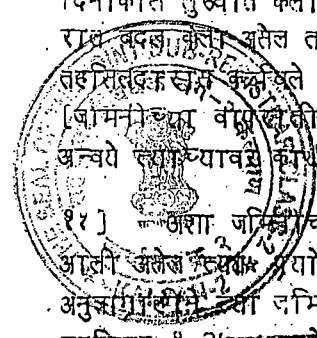
७] पुस्तावित इमारत किंवा कोणतेही काम [असल्यास] यांच्या बांधकामाच्या वेळात करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने [गृह्णीने] नगरपालिका यांची असे बांधकाम करणे किंवा विषयीची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर अंधकारक असेल.

८] अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या नकाशात दर्शविल्याप्रमाणे सिमांतिक मोकळे अंतर [ओपन मार्जिनल डिस्टन्सेस] सोडले पाहिजे.

९] या आदेशाच्या दिनांकापासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमिनीचा बिगरशेतकी प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधीत वाढविण्यांत आला असेलतर ती गोष्ट अज्ञादिशा. अनुज्ञाग्राह व्यक्तीने उपरोक्ता प्रमाणे न केल्यास ही परवानगी रद्द करण्यांत आली असल्याचे समजण्यांत येईल.

१०] अनुज्ञाग्राही व्यक्तीने अशा जमिनीचे बिगरशेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांकास सुरुवात केली असेल आणि किंवा ज्या दिनांकास त्याने अशा जमिनीच्या वापरास बंदी घाली असेल तर तो दिनांक त्याने एक महिन्याच्या आत तलाठ्यांमार्फत कळवावा. तलाठ्याकडून कळविले पाहिजे. जर तो असे केल्यास हुकले तर महाराष्ट्र जॉमन महसूल [जॉमनीच्या वेळापत्रातील बदल व बिगरशेतकी आकारणी] निम १९६२ मधील निम ६ अन्वये त्याच्यावरील कोणत्याही करण्यास असा अनुज्ञाग्राही पात्र ठरेल.

११] अशा जमिनीचा त्या प्रयोजनार्थ वापर करण्यास अनुज्ञाग्राहीस परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ वापर करण्यास पारंभ करण्याच्या दिनांकापासून सदर अनुज्ञाग्राहीच्या जमिनीच्या संबंधात दर चौ.मी. मागे रहिलास ०.६५.२ व वापरण्या-संबंधित कायदे या दराने बिगरशेतकी आकारणी दिली पाहिजे. अशा



क. स. नं. २  
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जमिनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यात आला तर त्यापुढी निराज्या दराने बिगारशेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारात घेण्यात येणार नाही.

१३] दिनांक ३१.७.१९९१ रोजी अस्तित्वात असलेल्या दराने अकृषि आकारणी सदरहू आदेशामध्ये करण्यात आलेली अशी तरी महाराष्ट्र जमिन महसूल अधिनियम १९६६ मधील तरतुदीनुसार आणि त्या अनुषंगाने वेळोवेळी तयार करण्यात आलेल्या प्रचलित नियमानुसार दिनांक १.८.१९९१ पासून अकृषि आकारणीचे जे सुधारीत प्रमाणदर अंमलात येतील त्या दरानुसार आकारणीची रक्कम भरणे परवानगीधारकावर बंधकारक राहिल. तसेच दिनांक १.८.१९९१ पासून निर्गमित केलेल्या आदेशान्वये जरी जुन्या दराने अकृषि आकारणीचे दर नमूद केले असल्यास जुने दर व नविन अस्तित्वात येणारे दर यांमधील फरकाची रक्कम भरणे परवानगीधारक यांचेवर बंधकारक राहिल. त्याचप्रमाणे स्मॉलरीत कराचे फरकाची रक्कम भरणे हे देखिल अनुज्ञाग्राही यांचेवर बंधकारक राहिल.

१३] जमिनीच्या बिगारशेतकी वापरात सुखात केल्यापासून एक महिन्याच्या आत अनुज्ञाग्राहीने जमिनीच्या मोजणीची फी दिली पाहिजे.

१४] भूमापन विभागाकडून जमिनीची मोजणी करण्यात आल्यानंतर अशा जमिनीचे जितके क्षेत्राळ आढळून येईल तितक्या क्षेत्राळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच बिगारशेतकी आकारणी यात बदल करण्यात येईल.

१५] सदर जमिनीच्या बिगारशेतकी वापरात प्रारंभ केल्याच्या दिनांकापासून दोन वर्षांच्या कालावधीत अनुज्ञाग्राहीने अशा जमिनीवर आवश्यक ती इमारत बांधली पाहिजे. अनुज्ञाग्राहीने सदरहू आदेश रद्द समजवित येईल व अनुज्ञाग्राही यांना अकृषि परवानगीसाठी लागू असलेल्या अर्जा सादर करावा लागेल.

१६] पूर्वीच मंजूर केलेल्या नकाशावर हुकूम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणत्याही भर घालता कामा नये. किंवा ती मध्ये कोणत्याही फेरबदल करता कामा नये. मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिकारी याची परवानगी घेतली असेल आणि अशाभरीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.

१७] अनुज्ञाग्राही व्यक्तीने आजूबाजूच्या परिसरात अस्वच्छता व घाणनिर्मण होणार नाही अशा रितीने आपल्या स्वतःच्या खाने आपली पाणी पुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.

१८] जमिनीच्या बिगारशेतकी वापरात प्रारंभ केल्याच्या दिनांकापासून एक महिन्याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमिन महसूल [जमिनीच्या वापरात असेल व बिगारशेतकी आकारणी] नियम १९६९ यातील अनुषंगी फीच्या बाबत दिसेल त्या नमुन्यात एक सनद कसा देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करण्यात आले बंधकारक असेल.

१९] या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचा अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये अशा अनुज्ञाग्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिकारी यास तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमिन किंवा भूखंड अर्जदारांच्या ताब्यात राहू देण्याचा अधिकार असेल.

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०४२०/१०३३  
२९ १०

१९ब] वरील खंड "अ"मध्ये काहीही अंतर्भूत असले तरही या परवानगीच्या तरतुदी विरुद्ध जवूनकोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा अशा तरतुदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्या आंत अशा रितीने उभारलेली इमारत काढून टाकण्याविषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणेविषयी संमत असेल. तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या पित्तार्थ आलेला खर्च अनुज्ञाग्राही व्यक्तीकडून जमिन महसूलाची धर्माबाकी म्हणून सुसूल करून घेण्याचा अधिकार असेल.

२०ब] दिलेली ही परवानगी मुंबई कुळवहिवाट व शेतजमिन अधिनियम महाराष्ट्र गामपंचायत अधिनियम आणि नगरपालिका अधिनियम इत्यादी सारख्या त्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्यांचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधित बाबीच्या बाबतही लागू होतील त्या उपबंधांच्या अधिन असेल.

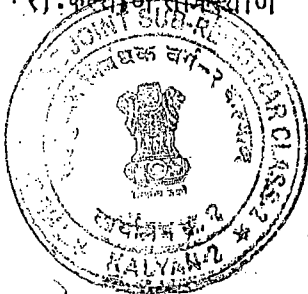
२१] हा आदेश निर्गमित केल्याच्या दिनांकापासून तीस दिवसांच्या आंत बिगर-शेतकी आकारणीच्या तिप्पट रक्कम म्हणजे रु. २२२३/- [अक्षरी समे दोन हजार दोनशे तेवीस मात्र ] इतकी रक्कम सांठव कर [कन्व्हेंशनटॅक्स] म्हणून अनुज्ञाग्राही व्यक्तीने भरली पाहिजे. जर असे करण्यास तो कसूर करील तर ही बिगरशेतकी वापराबाबत देण्यांत आलेली परवानगी रद्द कोण्यास पात्र ठरेल. या कराची रक्कम संबंधित तहसिलदारकडून भरली पाहिजे.

२२] अनुज्ञाग्राही यांनी कल्याण महानगरपालिका यांचेकडील मंजूर नकाशाविरुद्ध बांधकाम केले पाहिजे.

२३] अनुज्ञाग्राही यांनी कल्याण महानगरपालिका यांचेकडील बांधकाम नकाशा व्यापारीकससजादा बांधकाम केल्यास आर बांधकामामध्ये बदल करून जादा वटई क्षेत्र निर्देशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वस्मात्त गृह्णा दाखल करणेस पात्र राहतील व असे जादा बांधकाम दूर करणेस पात्र राहिल.

सही/-  
[ अरविंद रेड्डी ]  
जिल्हाधिकारी ठाणे.

प्रति,  
श्री नंदकिशोर वाल्मीकराव गुंजाळ व इतर-२  
रा. कल्याण महानगरपालिका



जिल्हाधिकारी ठाणे करिता.

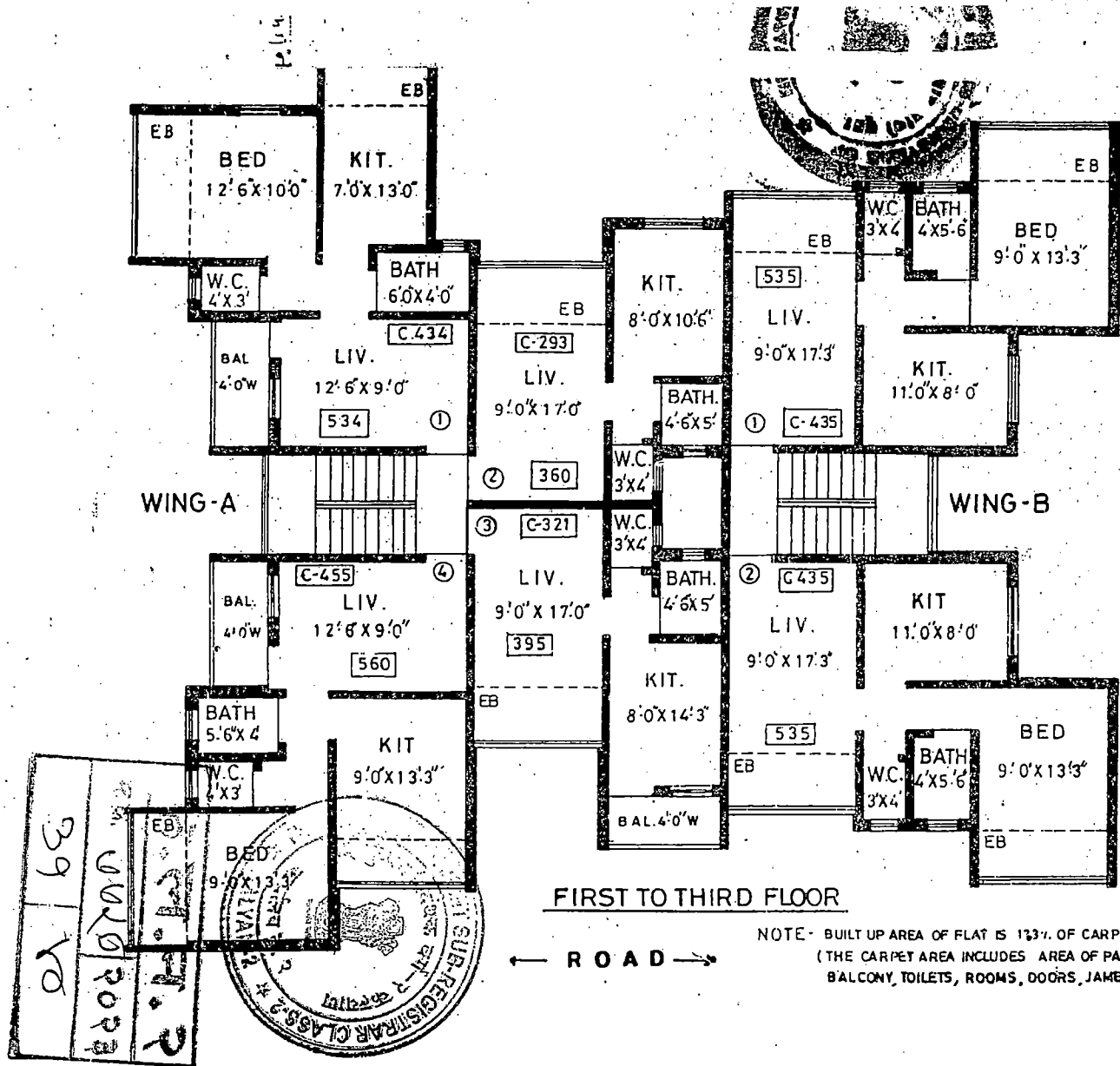
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३०	४०

ची.

सि.

ची.

१५/०५/२३  
१५/०५/२३  
१५/०५/२३  
१५/०५/२३



**'RAJMUDRA'**

PROPOSED BUILDING  
ON PLOT NO. 3, H.NO.7  
S.NO.199 AT KALYAN (E)

BUILDERS / DEVELOPERS

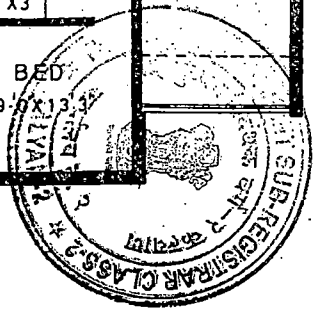
**ASHOK GOKHALE  
AND ASSOCIATES**

SUDHANSHU CHEMBERS 2ND. FLOOR  
SHIVAJI PATH KALYAN (W)

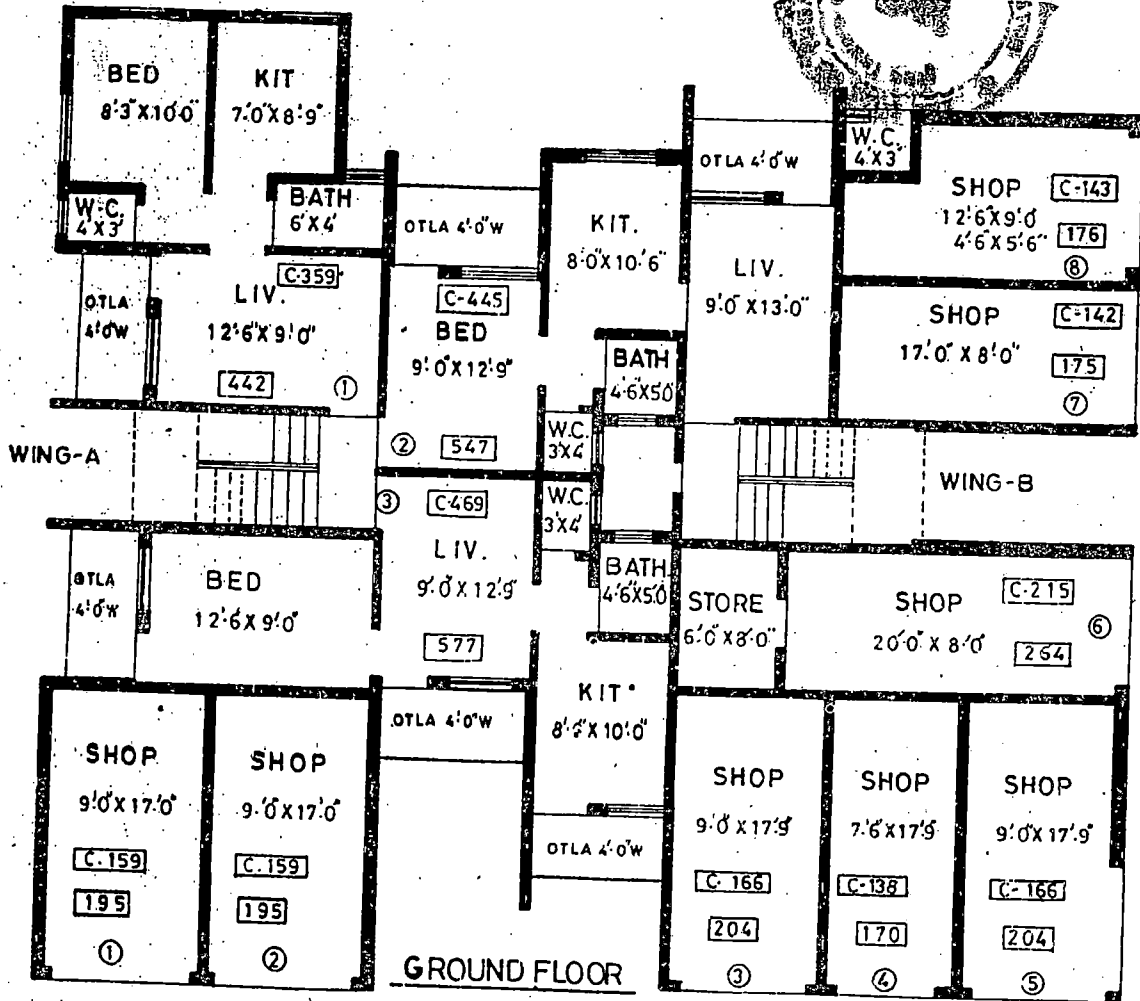
**FIRST TO THIRD FLOOR**

NOTE - BUILT UP AREA OF FLAT IS 133% OF CARPET AREA  
(THE CARPET AREA INCLUDES AREA OF PASSAGE,  
BALCONY, TOILETS, ROOMS, DOORS, JAMBS)

← ROAD →



Handwritten notes and numbers in the bottom left corner, including '39/10' and '02020023'.



**'RAJMUDRA'**

PROPOSED BUILDING  
ON PLOT NO.3 H.NO.7  
S.NO.199 AT KALYAN(E)

BUILDERS / DEVELOPERS

**ASHOK GOKHALE  
AND ASSOCIATES**

SUDHANSHU CHAMBERS, 2 NO. FLOOR,  
SHIVAJI PATH KALYAN(W.)

NOTE: BUILT UP AREA OF FLAT IS 123% OF CARPET AREA  
(THE CARPET AREA INCLUDES AREA OF PASSAGE  
BALCONY, TOILETS, ROOMS, DOORS, JAMBS.)

Handwritten notes and stamps in a rectangular box, including the word 'FORM' and some illegible numbers and signatures.





BILL NO.(GGN): 000001929090886

दुक क्रमांक : 020850947032 मोबाईल/ईमेल : 92xxxxxx10

SHRI KIRAN DEVARAM PATIL  
A 203 RAJMUDRAGUNJAL COMPAUND KOLSHEWADI 421306

श्री किरण देवाराम पाटील  
ए 203 राजमुद्रा गुंजल कम्पौन्ड कोल्सेवाडी 421306

GSTIN:27AAECM2933K1ZB

देयक दिनांक : 12-03-2023  
देयक रक्कम रु : 330.00

दय दिनांक : 01-04-2023  
या तारखे नंतर : 330.00  
भरल्यास

Scan this QR Code with BHIM App for UPI Payment



QR कोडद्वारे भरणा केल्यास, भरणा वितरकासुर लागू असलेल्या वेळापत्र, देयक भरणा, सूट कियो विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

मध्यवर्ती तक्रार निवारण केंद्र 24x7  
1800-212-3435, 9002-233-3435, 1912, 19120

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ [www.mahadiscom.in](http://www.mahadiscom.in) > ConsumerPortal > CGRF यावर उपलब्ध आहे.

आम्ही येथेही उपलब्ध आहोत



The Electricity Bill neither reflects a title nor is to be used as proof of ownership of any Property or Premises

विलीय युनिट : 4151/KALYAN (E) S/DN-II/KALYAN (EAST)  
दर संकेत \*\* : 90/LT I Res 1-Phase  
पोल क्रमांक : PA-A-4  
पी. सी./चक्र+मार्ग-क्रम/डि.टी.सी. : 2/19/3801/2074/4151015  
मिटर क्रमांक : 09000783080  
रिडींग ग्रुप : G2

पुरवठा दिनांक : 07-07-1999  
मंजूर भार : 0.30 KW  
सुरक्षा ठेव जमा (रु) : 1820.00  
चालु रिडींग दिनांक : 07-03-2023  
मागील रिडींग दिनांक : 07-02-2023

चालु रिडींग	मागील रिडींग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
19912	19881	1.00	31	0	31

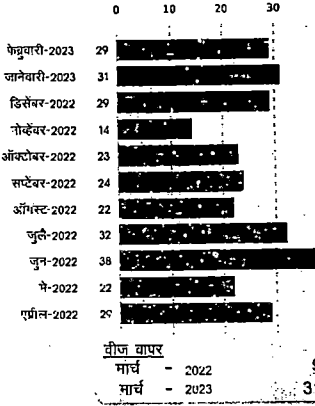
Meter Status: Normal  
Bill Period: 0.937

कधीत विला ऐवजी ई-विला साठी नोंदणी करा व प्रत्येक विलमागे 10 स्वयंच गो-ग्रीन डिस्काउंट मिळा. नोंदणी करण्यासाठी :- <https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या कधीत विलावर भरण्या बाबुल ख्या कोणत्या मध्ये उपलब्ध आहे.)

डिजिटल माध्यमाद्वारे विल भर व 0.25% (रु. 500/- पर्यंत) सवलत मिळा. (डिजिटल व ड्युजिज वापरून)

तुमचा मोबाईल नंबर व ईमेल पत्ता प्रकिया असल्यास सुरक्षित कर व त्यासाठी [www.mahadiscom.in/ConsumerPortal/QuickAccess](http://www.mahadiscom.in/ConsumerPortal/QuickAccess) येथे भेट द्या.

पुढील महिन्याचे रिडींग साधारणतः 07-04-2023 ह्या तारखेला होईल



**विशेष संदेश**

- प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणधनी क्र. ९२XXXXXX९० आहे. आपला भ्रमणधनी क्रमांक बदलण्यासाठी / नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/ मोबाईल ॲप वापरुन किंवा ९९३०३ ९९३०३ ह्या क्रमांक वर खालील संदेश पावा MREG ०२०८५०९४७०३२.
- महावितरणला: कोणत्याही प्रकारच्या रकमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्विकारावी. हस्तलिखित पावती स्विकारुन नये.
- गैरसोय टाळण्यास ऑनलाईन भरणा सुविधेचा पर्याय वापरावा.

**तुमची पसंती आमहाला सांगा**

ब्रॅड, सामाजिक विषयंक्षेत्रांसेच वर्तमानातल्या मुद्यांवर तुमचा दृष्टीकोण काय आहे? आपलं मत सांगा ज्याने तुमच्या गरजा आम्ही जास्त चांगल्या प्रकारे समजू शकू.

9326508274 वर 'OPINION' व्हाट्सअप्प वर किंवा ॲप डाऊनलोड करा.

QR कोड स्कॅन करा 'ॲप डाऊनलोड करा' App मध्ये रावे भरा आणि आकर्षक वस्तूंच विक्रम.

**axis MYINDIA** DELIVERING TRUST SINCE 1998 India's No. 1 Consumer Data Intelligence Company. [www.axismyindia.org](http://www.axismyindia.org)

संकेतस्थळ विलीय युनिट	मोबाईल क्रमांक	पी. सी.	दर	या तारखे पर्यंत भरल्यास	अंतिम तारीख	या तारखे नंतर भरल्यास
4151	020850947032	G2	90	21-03-2023	01-04-2023	01-04-2023
				Rs. 320.00	Rs. 330.00	Rs. 330.00

वैकिकी स्थळ संकेतस्थळ विलीय युनिट	ग्राहक क्रमांक	डिटिसी क्र.	पी. सी.	दर	अंतिम तारीख	या तारखे पर्यंत भरल्यास	या तारखे नंतर भरल्यास
4151	020850947032	4151015	G2	90	01-04-2023	21-03-2023	01-04-2023
					Rs. 330.00	Rs. 320.00	Rs. 330.00




०७२०/२०२३  
३४४०

PERMANENT ACCOUNT NUMBER  
**ABOPP3320M**

नाम / NAME  
**KIRAN DEORAM PATIL**

पिता का नाम / FATHER'S NAME  
**DEORAM SHANKAR PATIL**

जन्म तिथि / DATE OF BIRTH  
**12-06-1981**

हस्ताक्षर / SIGNATURE  


आयकर अधिकारी, पुणे  
 Commissioner of Income-tax / Pune

*Patil*

SHILPA  
 CHINTA  
 DEVA

*Shilpa Chintadeva*

KALPANA  
 YADAV

*Kalpana Yadav*

सुर्यप्रकाश मोतीलाल गुप्ता  
**Suryaprakash Motilal Gupta**  
 जन्म तारीख / DOB: 23/10/1978  
 पुरुष / MALE

3017 3366 6744

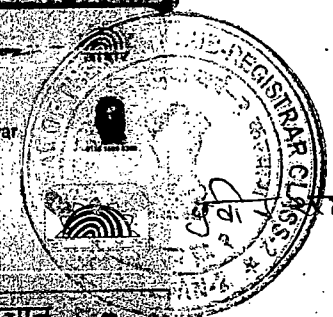
माझी आधार, माझी ओळख

*Suryaprakash*

प्रविणकुमार रामधर यादव  
**Pravinkumar Ramdhawar Yadav**  
 जन्म तारीख / DOB: 15/06/1976  
 पुरुष / Male

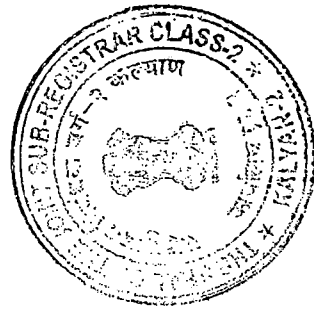
5153 1569 5349

मेरी आधार, मेरी पहचान



*प्रविणकुमार*

कर नं. २	
५७७०	२०२३
३५	४०



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२०२३	२०२३



71/7720

बुधवार, 29 मार्च 2023 2:33 म.नं.

दस्त गोशवारा भाग-1

कलन2

30/80

दस्त क्रमांक: 7720/2023

दस्त क्रमांक: कलन2/7720/2023

बाजार मूल्य: रु. 17,00,000/-

मोबदला: रु. 22,00,000/-

भरलेले मुद्रांक शुल्क: रु.1,54,000/-

दु. नि. सह. दु. नि. कलन2 यांचे कार्यालयात

पावती:8487

पावती दिनांक: 29/03/2023

क्र. क्र. 7720 वर दि.29-03-2023

सादरकरणाचे नाव: शिव शंकर यादव . .

रोजी 2:26 म.नं. वा. हजर केला.

नोंदणी फी

रु. 22000.00

दस्त हाताळणी फी

रु. 800.00

पृथांची संख्या: 40

shishankaryada

दस्त हजर करणाऱ्याची सही:

एकुण: 22800.00

Joint Sub Registrar Kalyan 2

(सही) जी.बी.सातदिवे

(सही) जी.बी.सातदिवे

दस्ताचा प्रकार: कलन निबंधक वर्ग २,  
सह. दुय्यम निबंधक वर्ग २,  
मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत अतलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद कोणत्याही नागरी क्षेत्रातसह. दुय्यम निबंधक वर्ग २,  
कल्याण क्र. २

शिक्का क्र. 1 29 / 03 / 2023 02 : 26 : 53 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 29 / 03 / 2023 02 : 27 : 31 PM ची वेळ: (फी)

## प्रतिज्ञा पत्र

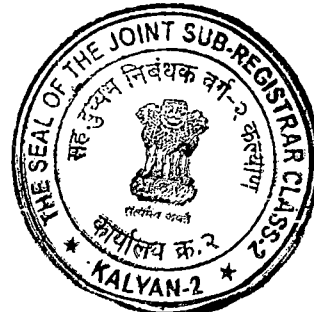
सादर दस्तऐवज नोंदणी कागद १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकुर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताच्या सत्यता, वैधता कायदेशीर बाबींसाठी खालील निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत. तसेच सादर हस्तांतरण दस्तांमुळ राज्यशासन/केद्रशासन यांच्या कोणत्याही कायदे/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

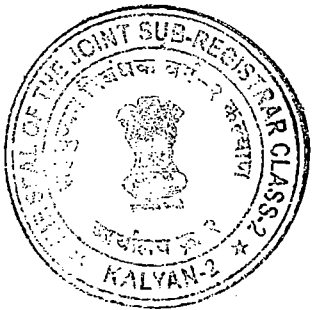
घेणार सही

shishankaryada

Kalpana yadav

देणार सही





३६.१.२	
१६.६६२०	२०२३
३६	४०



3013/1000

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Handwritten signature

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पृथी क्र.2

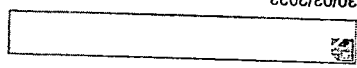
दृश्य निबंधक : सह दू. लि. कल्याण 2

दस्तावेज क्रमांक : 7720/2023

नोदणी :

Regn:63m

गावाचे नाव : कल्याण



(1) निवेदना प्रकर	करारनामा
(2) मोबदला	2200000
(3) बाजारभावाबाबतच्या बाबतिसंपर्ककार	1700000
(4) पुराणाप, पीटिस्मा व परकमांक(अवस्थाप)	

- (1) पत्रिकेचे नाव: कल्याण-शिवडीचे वरत वर्तन. वरत माहिती. वरत माहिती. मोब कल्याण, गा. कल्याण लि. ठाणे शिवाजी नगर नं. 199, हि. नं. 74, प्लॉट नं. 3, शिवडीचे वरत वर्तन, शिवडीचे नाव राखण्यात आला आहे.
- (2) क्षेत्राबाबतची माहिती: वरत वर्तन, शिवडीचे नाव राखण्यात आला आहे.

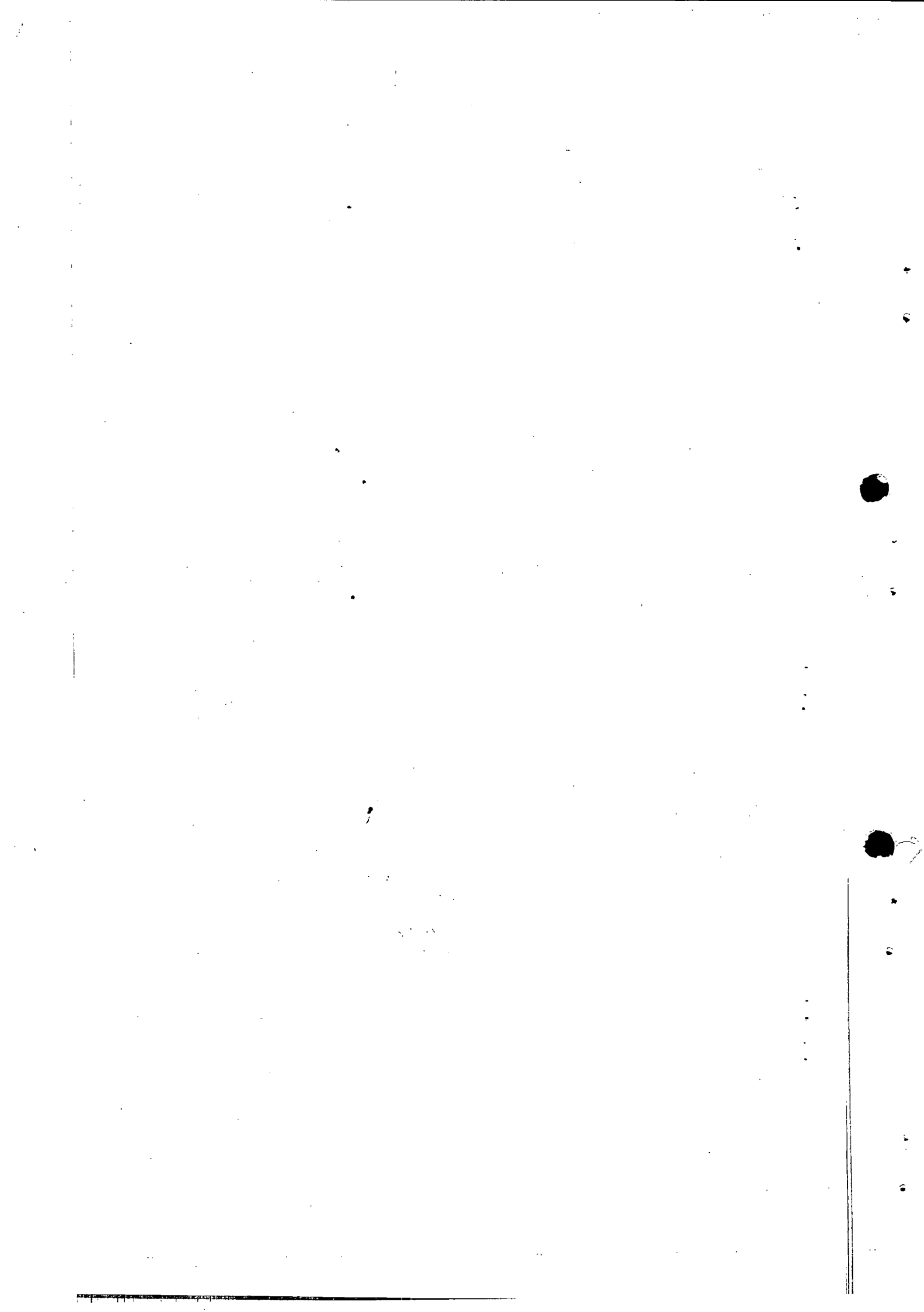
- (3) क्षेत्राबाबतची माहिती: वरत वर्तन, शिवडीचे नाव राखण्यात आला आहे.
- (4) क्षेत्राबाबतची माहिती: वरत वर्तन, शिवडीचे नाव राखण्यात आला आहे.
- (5) क्षेत्राबाबतची माहिती: वरत वर्तन, शिवडीचे नाव राखण्यात आला आहे.
- (6) क्षेत्राबाबतची माहिती: वरत वर्तन, शिवडीचे नाव राखण्यात आला आहे.
- (7) क्षेत्राबाबतची माहिती: वरत वर्तन, शिवडीचे नाव राखण्यात आला आहे.
- (8) क्षेत्राबाबतची माहिती: वरत वर्तन, शिवडीचे नाव राखण्यात आला आहे.
- (9) क्षेत्राबाबतची माहिती: वरत वर्तन, शिवडीचे नाव राखण्यात आला आहे.
- (10) क्षेत्राबाबतची माहिती: वरत वर्तन, शिवडीचे नाव राखण्यात आला आहे.
- (11) क्षेत्राबाबतची माहिती: वरत वर्तन, शिवडीचे नाव राखण्यात आला आहे.
- (12) क्षेत्राबाबतची माहिती: वरत वर्तन, शिवडीचे नाव राखण्यात आला आहे.
- (13) क्षेत्राबाबतची माहिती: वरत वर्तन, शिवडीचे नाव राखण्यात आला आहे.
- (14) क्षेत्राबाबतची माहिती: वरत वर्तन, शिवडीचे नाव राखण्यात आला आहे.

(1) नाव- शिवडीचे वरत वर्तन, शिवडीचे नाव राखण्यात आला आहे.	29/03/2023	22000
(2) नाव- शिवडीचे वरत वर्तन, शिवडीचे नाव राखण्यात आला आहे.	30/03/2023	154000
(3) नाव- शिवडीचे वरत वर्तन, शिवडीचे नाव राखण्यात आला आहे.	7720/2023	
(4) नाव- शिवडीचे वरत वर्तन, शिवडीचे नाव राखण्यात आला आहे.		
(5) नाव- शिवडीचे वरत वर्तन, शिवडीचे नाव राखण्यात आला आहे.		
(6) नाव- शिवडीचे वरत वर्तन, शिवडीचे नाव राखण्यात आला आहे.		
(7) नाव- शिवडीचे वरत वर्तन, शिवडीचे नाव राखण्यात आला आहे.		
(8) नाव- शिवडीचे वरत वर्तन, शिवडीचे नाव राखण्यात आला आहे.		
(9) नाव- शिवडीचे वरत वर्तन, शिवडीचे नाव राखण्यात आला आहे.		
(10) नाव- शिवडीचे वरत वर्तन, शिवडीचे नाव राखण्यात आला आहे.		
(11) नाव- शिवडीचे वरत वर्तन, शिवडीचे नाव राखण्यात आला आहे.		
(12) नाव- शिवडीचे वरत वर्तन, शिवडीचे नाव राखण्यात आला आहे.		
(13) नाव- शिवडीचे वरत वर्तन, शिवडीचे नाव राखण्यात आला आहे.		
(14) नाव- शिवडीचे वरत वर्तन, शिवडीचे नाव राखण्यात आला आहे.		

दृश्य निबंधक वरत वर्तन, शिवडीचे नाव राखण्यात आला आहे. (सही) श्री. श्री. शिवडीचे वरत वर्तन, शिवडीचे नाव राखण्यात आला आहे.



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



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महाराष्ट्र शासन  
अर्थ विभाग  
मुंबई

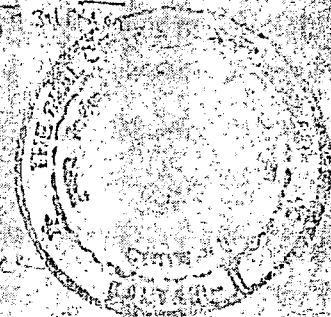
अर्जा क्र. १०८२  
दिनांक २५/०८/६९

श्री. वि. वि. वि.  
मुंबई

१. अर्जा क्र. १०८२  
२. दिनांक २५/०८/६९

३. अर्जा क्र. १०८२  
४. दिनांक २५/०८/६९

५. अर्जा क्र. १०८२  
६. दिनांक २५/०८/६९



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प्रमाणित प्रतिलिपि  
मुद्रित दिनांक २५/०८/६९

Handwritten signature and date: 25/08/69



( ಸರ್ಕಾರಿ ಸಂಸ್ಥೆಗಳಿಂದ ಹಣಕಾಸು ವಹಿವಾಟುಗಳನ್ನು ಸಂಸ್ಥೆಗೆ ಒಪ್ಪಿಸುವುದು )

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದಾಯ ವಿಭಾಗದ ಅಧೀನದಲ್ಲಿ ಕಾರ್ಯನಿರ್ವಹಿಸುತ್ತಿರುವ  
 ಸರ್ಕಾರಿ ಸಂಸ್ಥೆಗಳಿಂದ ಹಣಕಾಸು ವಹಿವಾಟುಗಳನ್ನು ಸಂಸ್ಥೆಗೆ ಒಪ್ಪಿಸುವುದು

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ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದಾಯ ವಿಭಾಗದ ಅಧೀನದಲ್ಲಿ ಕಾರ್ಯನಿರ್ವಹಿಸುತ್ತಿರುವ ಸರ್ಕಾರಿ ಸಂಸ್ಥೆಗಳಿಂದ ಹಣಕಾಸು ವಹಿವಾಟುಗಳನ್ನು ಸಂಸ್ಥೆಗೆ ಒಪ್ಪಿಸುವುದು

ಕ್ರ. ಸಂ.	ವಿವರಣೆ	31.03.2022	30.09.2022	31.03.2023	ಒಟ್ಟು
1	ಹಣಕಾಸು ವಹಿವಾಟು	27.50	746.00	746.00	1,492.00
2	ಪಕ್ಕಾಡೆ	9.00	244.50	244.50	489.00
3	ಪಕ್ಕಾಡೆ ಕಡೆ	2.00	54.50	54.50	109.00
4	ಪಕ್ಕಾಡೆ ಕಡೆ ಬಾಕಿ	12.50	339.50	339.50	679.00
5	ಪಕ್ಕಾಡೆ ಕಡೆ ಬಾಕಿ	10.50	285.00	285.00	570.00
6	ಮಾಸಿಕವಾಗಿ ಹಣಕಾಸು ವಹಿವಾಟು	3.00	81.50	81.50	163.00
7	ಪಕ್ಕಾಡೆ ಕಡೆ	1.00	27.50	27.50	55.00
8	ಮಾಸಿಕವಾಗಿ ಹಣಕಾಸು ವಹಿವಾಟು (ನಿರಾಶ)	5.00	136.00	136.00	272.00
9	ಕಡೆಗೆ ಹಣಕಾಸು ವಹಿವಾಟು		300.00	300.00	600.00
	ಒಟ್ಟು				4,429.00
	ಒಟ್ಟು				4,429.00
	ಒಟ್ಟು				0.00
	ಒಟ್ಟು				4,429.00

ಸಂಸ್ಥೆ : 287655  
 ಸಂಖ್ಯೆ : 287655  
 ದಿನಾಂಕ : 15-APR-2022  
 ಸಂಸ್ಥೆ : SHRI.KIRAN DEVRAM PATIL  
 ಸಂಖ್ಯೆ : D02012683700  
 ದಿನಾಂಕ : 31-MAR-2023  
 ಸಂಸ್ಥೆ : KALYAN  
 ಸಂಖ್ಯೆ : 2 nd FLOOR, R.NO.203  
 ಸಂಸ್ಥೆ : RAJNANDRA APT., A WING  
 ಸಂಖ್ಯೆ : MARATHA KOLSHAWADI

ಕರ್ನಾಟಕ ಸರ್ಕಾರದ ಆದಾಯ ವಿಭಾಗದ ಅಧೀನದಲ್ಲಿ ಕಾರ್ಯನಿರ್ವಹಿಸುತ್ತಿರುವ ಸರ್ಕಾರಿ ಸಂಸ್ಥೆಗಳಿಂದ ಹಣಕಾಸು ವಹಿವಾಟುಗಳನ್ನು ಸಂಸ್ಥೆಗೆ ಒಪ್ಪಿಸುವುದು  
 ಸಂಖ್ಯೆ : 287655  
 ದಿನಾಂಕ : 15-APR-2022  
 ಸಂಸ್ಥೆ : SHRI.KIRAN DEVRAM PATIL  
 ಸಂಖ್ಯೆ : D02012683700  
 ದಿನಾಂಕ : 31-MAR-2023  
 ಸಂಸ್ಥೆ : KALYAN  
 ಸಂಖ್ಯೆ : 2 nd FLOOR, R.NO.203  
 ಸಂಸ್ಥೆ : RAJNANDRA APT., A WING  
 ಸಂಖ್ಯೆ : MARATHA KOLSHAWADI



service



Rajrondra CO-OPERATIVE HOUSING SOCIETY LTD. Kalyan (E)

14435/2002-2003

No. 9 (Registered under M. C. S. Act. 1960) Date 12/05/2003

Authorised Share Capital Rs. 20,000 Divided into 400 Shares each of Rs. 50/-

Member's Register No. 08

THIS IS TO CERTIFY that Shri / Smt. KIRAN DEVRAM PATEL

of \_\_\_\_\_ is the Registered Holder of Shares ( five ) From No. 36

to 40 of Rupees 250/- ( Two Hundred fifty only )

In The Rajrondra CO-OPERATIVE HOUSING SOCIETY LTD. Kalyan (E)

Subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Two Hundred fifty only has been paid.

GIVEN under the Common Seal of the said Society at \_\_\_\_\_ This 12th day of May of 2003



[Signature]  
M.C. Member

[Signature]  
Secretary

[Signature]  
Chairman





**Memorandum of the transfers of the Within mentioned Shares**

<b>Date of Transfer</b>	<b>Transfer No.</b>	<b>Share Regr No. (Old)</b>	<b>To whom transferred</b>	<b>Share Regr No. (New)</b>

**Chairman**

**Hon. Secretary**

**Committee Member**





