

Receipt (pavli)

7/17465

Monday, March 27, 2023

5:15 PM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पत्रावली क्र.: 8204 दिनांक: 27/03/2023

भावाचे नाव: भावदे गोवर्धनी

रत्नदेवबाबा अग्रिकमार्क: कलन-2-7465-2023

रत्नदेवबाबा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: सिमा दिवाणसिंग पाटील --

नोंदणी क्र.

रत्न देवबाबांणी क्र.

पत्रावली क्र.: 42

मूल्य:

₹. 18840.00

आपणाम मूळ रत्न, यवनेल प्रिंट मशी-२ अदाख

5:29 PM द्या वेळस मिळेल

बाजार मूल्य: ₹.1578000/-

मोबदला ₹.1800000/-

भरलेले मुद्रांक शुल्क : ₹. 108000/-

1) देयकाचा प्रकार: DHC रकम: ₹.840/-

सीडी/धनादेश/ए ऑर्डर क्रमांक: 2703202307919 दिनांक: 27/03/2023

वेकचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.18000/-

सीडी/धनादेश/ए ऑर्डर क्रमांक: MH017527260202223E दिनांक: 27/03/2023

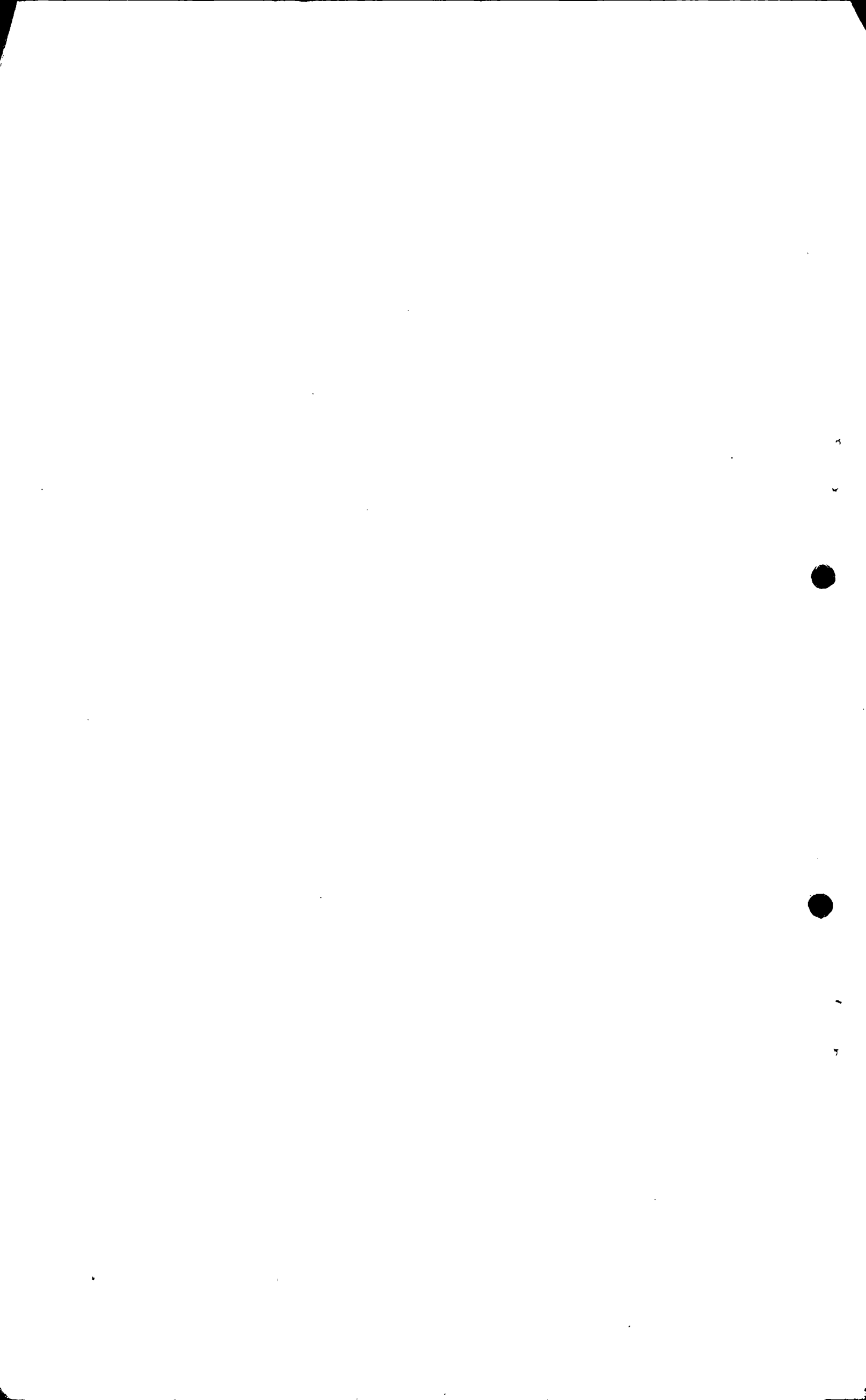
वेकचे नाव व पत्ता:

मुद्रांक शुल्क माफी असल्यास रपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

शुद्ध रक्कम प्राप्त झाली

Singh





**CHALLAN**  
MTR Form Number-6



|                             |                                   |         |  |               |                           |   |                      |                     |                       |      |   |   |
|-----------------------------|-----------------------------------|---------|--|---------------|---------------------------|---|----------------------|---------------------|-----------------------|------|---|---|
| GRN                         | MH017527260202223E                | BARCODE |  |               |                           |   | Date                 | 27/03/2023-13:06:29 | Form ID               | 25.2 |   |   |
| Department                  | Inspector General Of Registration |         |  |               | Payer Details             |   |                      |                     |                       |      |   |   |
| Type of Payment             | Stamp Duty<br>Registration Fee    |         |  |               | TAX ID / TAN (If Any)     |   |                      |                     |                       |      |   |   |
|                             |                                   |         |  |               | PAN No.(If Applicable)    | BLJPP9358K                                    |                      |                     |                       |      |   |   |
| Office Name                 | KLN1_KALYAN NO 1 SUB REGISTRAR    |         |  |               | Full Name                 | SEEMA DIWANSINGH PATIL                        |                      |                     |                       |      |   |   |
| Location                    | THANE                             |         |  |               |                           |   |                      |                     |                       |      |   |   |
| Year                        | 2022-2023 One Time                |         |  |               | Flat/Block No.            | SAISH VILLA , FLAT NO. B/101, FIRST FLOOR     |                      |                     |                       |      |   |   |
| Account Head Details        |                                   |         |  | Amount In Rs. | Premises/Building         |   |                      |                     |                       |      |   |   |
| 0030046401 Stamp Duty       |                                   |         |  | 108000.00     | Road/Street               | ASADE GOLVALI                                 |                      |                     |                       |      |   |   |
| 0030063301 Registration Fee |                                   |         |  | 18000.00      | Area/Locality             | DOMBIVLI EAST                                 |                      |                     |                       |      |   |   |
|                             |                                   |         |  |               | Town/City/District        |   |                      |                     |                       |      |   |   |
|                             |                                   |         |  |               | PIN                       |   | 4                    | 2                   | 1                     | 2    | 0 | 1 |
|                             |                                   |         |  |               | Remarks (If Any)          | SecondPartyName=MUKESH MOHAN PATIL-CA=1800000 |                      |                     |                       |      |   |   |
|                             |                                   |         |  |               | Amount In                 | One Lakh Twenty Six Thousand Rupees Only      |                      |                     |                       |      |   |   |
| Total                       |                                   |         |  |               | 1,26,000.00               | Words   |                      |                     |                       |      |   |   |
| Payment Details             | IDBI BANK                         |         |  |               | FOR USE IN RECEIVING BANK |   |                      |                     |                       |      |   |   |
| Cheque-DD Details           |                                   |         |  |               | Bank CIN                  | Ref. No.                                      | 69103332023032717410 |                     | 2799797330            |      |   |   |
| Cheque/DD No.               |                                   |         |  |               | Bank Date                 | RBI Date                                      | 27/03/2023-13:07:20  |                     | Not Verified with RBI |      |   |   |
| Name of Bank                |                                   |         |  |               | Branch                    | IDBI BANK                                     |                      |                     |                       |      |   |   |
| Name of Branch              |                                   |         |  |               | No. , Date                | Not Verified with Scroll                      |                      |                     |                       |      |   |   |

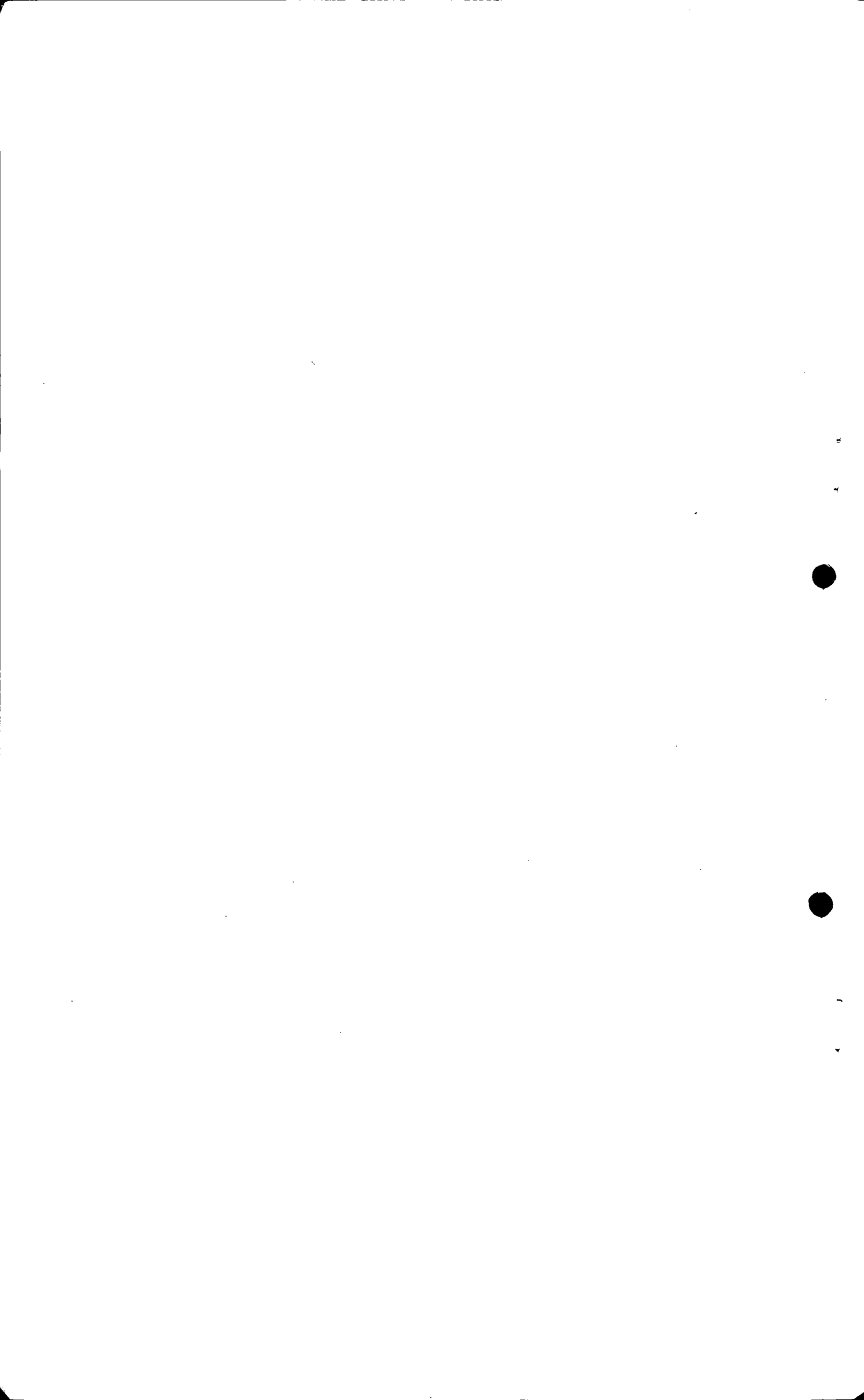
Department ID :   
 NOTE:- This challan is valid for document to be registered in Sub-Registry office only. Not valid for unregistered document. Mobile No. : 9920678933  
 दूर चलान केवल दुयम निबंधक कार्यालय, भावली केंद्रावरच वास्तव्य लागू आहे. नोंदणी न करावयाच्या दस्त्यासाठी सदर चलन लागू नाही.



*M.M. Patil*

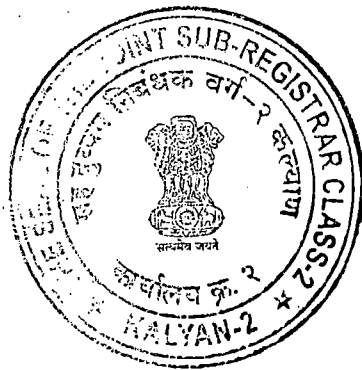
**क.ल.न.२**  
 दस्त क्र. ७४९५ २०२३  
 १ ४२

*Salpani*

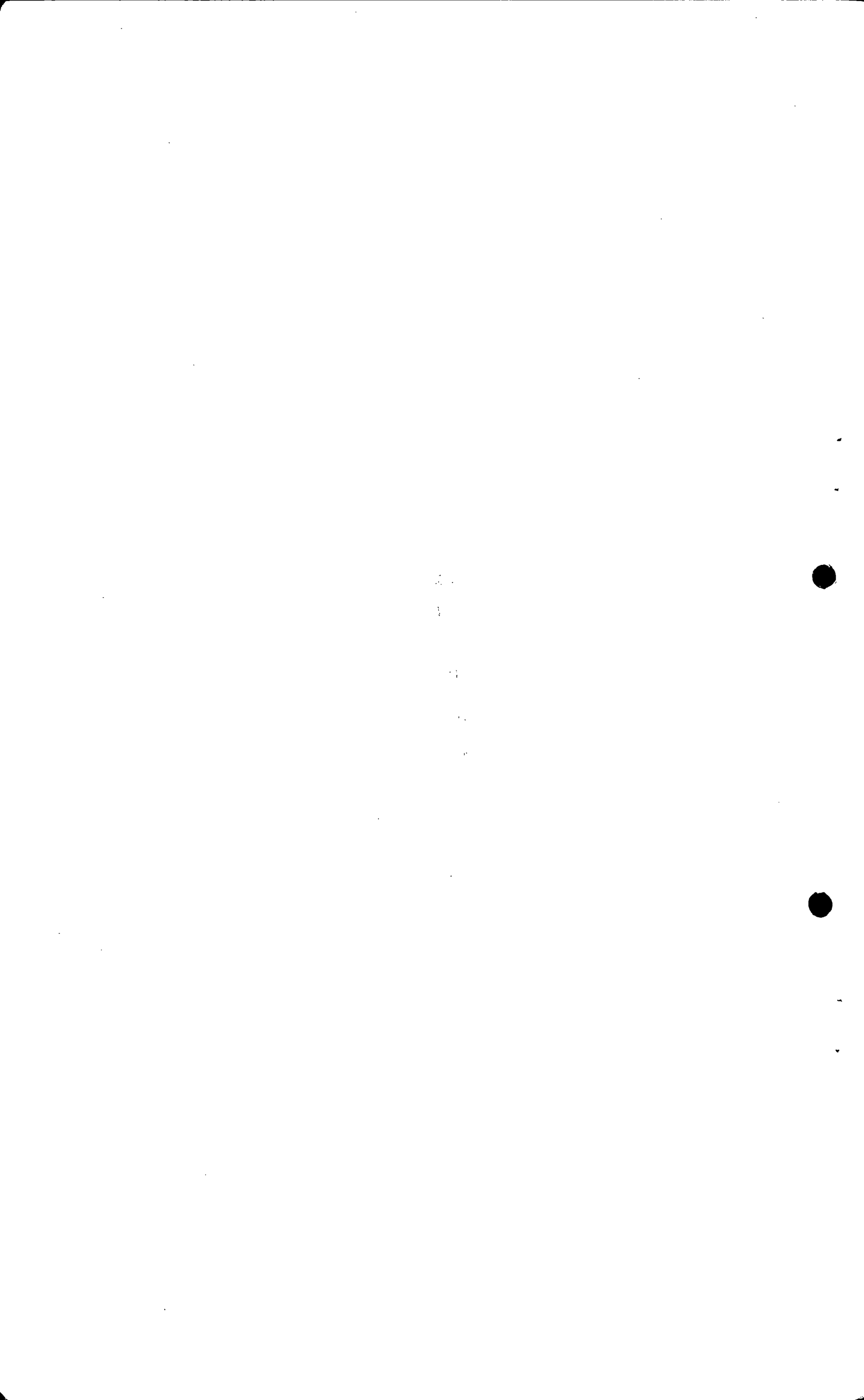


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| Department of Stamp & Registration, Maharashtra   |                      |
|---|----------------------|
| Receipt of Document Handling Charges  |                      |
| PRN 2703202307919   | Date 27/03/2023      |
| Received from Kalyan, Mobile number 9820000000, an amount of Rs.840/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Kalyan 2 of the District Thane. |                      |
| Payment Details   |                      |
| Bank Name SBIN  | Date 27/03/2023      |
| Bank CIN 10004152023032707287   | REF No. 308650398734 |
| This is computer generated receipt, hence no signature is required.   |                      |



|         |      |
|---------|------|
| क.स.न.२ |      |
| ३०४९९   | २०२३ |
| २       | २    |



## AGREEMENT FOR SALE

THIS AGREEMENT made at Dombivali on this 27 day of March 2023

BETWEEN

**Mr. MUKESH MOHAN PATIL, Adult, Indian Inhabitant,** residing at: AZADE GOLAVALI, Dombivli (E) hereinafter referred to as **"THE OWNER/ LANDLORD"** [which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include all the PROMOTERS or partner for the time being of the firm, the survivor of them and their heirs, executors, administrators and assignee of the last surviving landlord) **PARTY of the FIRST PART;**

**AND**

**MISS. SEEMA DIWANSINGH PATIL**

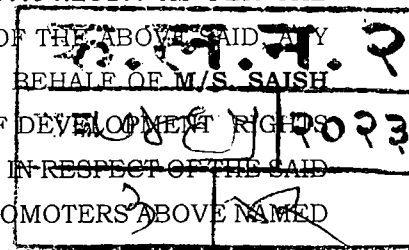
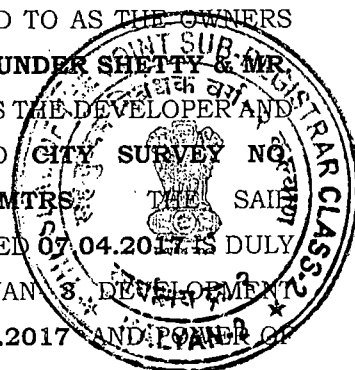
Aged: **33** years, Pan No. : **BLJPP9358K**

Residing at: **MITRA SANGAM SOCIETY, ROOM NO.6, CHAWL NO.1, POONA LINK ROAD, BEHIND TISAI TEMPLE, TISAGAON, KALYAN EAST 421306.**

Hereinafter called and referred to as **"THE PURCHASER/S"** [which expression shall, unless repugnant to the context and meaning thereof, mean and include heirs, executors, administrators, and assigns.] **OF THE OTHER PART.**

**WHEREAS Mr. MUKESH MOHAN PATIL** is the lawful owner of land is otherwise well and sufficiently entitled to property being Non- Agriculture land bearing **City Survey No. 2711,2712,2714,2715,2716,2767**, situated at Mauje Azade Golavali, within the limits of Azade Golavali Village, and more particularly described in the FIRST schedule & herein after collectively referred as **"THE SAID PROPERTY"**.

BY VIRTUE OF DEVELOPMENT AGREEMENT DATED **07.04.2017** EXECUTED BY AND BETWEEN **MR. DIPESH MOHAN PATIL**, THEREIN REFERRED TO AS THE OWNERS AND **M/S. SAISH GROUP** THROUGH PARTNER. **MR. VARUN SUNDER SHETTY & MR. PANKAJ PANDURANG CHAUGULE** THEREIN REFERRED TO AS THE DEVELOPER AND HEREIN REFERRED TO AS THE DEVELOPERS, THE SAID **CITY SURVEY NO. 2711,2712,2714,2715,2716,2767, TOTAL 701.8 SQ. MTRS.** DEVELOPMENT AGREEMENT AND POWER OF ATTORNEY DATED **07.04.2017** IS DULY REGISTERED IN THE OFFICE OF SUB REGISTRAR OF KALYAN. SAID DEVELOPMENT AGREEMENT REGISTERED AT SERIAL NO. **1515** DATED **07.04.2017** AND POWER OF ATTORNEY REGISTERED AT SERIAL NO. **1516** DATED **07.04.2017**. AS PER THE DEVELOPMENT AGREEMENT AND POWER OF ATTORNEY OF THE ABOVE SAID ANY PARTNER MAY EXECUTE THE AGREEMENT FOR SALE ON BEHALF OF **M/S. SAISH GROUP**. AND WHEREAS BY AN AGREEMENT FOR GRANT OF DEVELOPMENT RIGHTS THE OWNERS HAVE GRANTED THE DEVELOPMENT RIGHTS IN RESPECT OF THE SAID LAND TO THE PROMOTERS I.E. **M/S. SAISH GROUP** THE PROMOTERS ABOVE NAMED HAVE AGREED TO ACQUIRE THE DEVELOPMENT RIGHTS WITH A VIEW TO



*M. S. Patil*

LAND OWNED

*Solpatti*

PURCHASER

DEVELOPMENT THEY SAID LAND AS INTENDED BY THE SAID AGREEMENT.

**AND WHEREAS** by an Agreement for Grant of Development Rights the Owners have granted the Development rights in respect of the said land to the PROMOTERS i.e. **M/s. SAISH GROUP** & the PROMOTERS above named have agreed to acquire the Development rights with a view to development they said land as intended by the said Agreement.

**AND WHEREAS** under the Power and Authorities vested in the PROMOTERS by the OWNERS, the PROMOTERS herein is entitled to develop the said Property by constructing thereon Buildings of Dwelling Units, Garage / Premises and Other Units and selling the said Flats/Shops/Garage/Premises on the ownership basis and appropriate the sale proceeds thereof.

**AND WHEREAS** the PROMOTERS are entitled to construct building [hereinafter referred to as "THE SAID BUILDING"] as per the aforesaid Building Permission and Plan sanctioned herewith that will be built on the land described in the First and Second Schedule later.

**AND WHEREAS** the particulars of the buildings are detailed as under **SAISH VILLA**.

**AND WHEREAS** the PROMOTERS has entered into an agreement with \_\_\_\_\_, Architect, registered with the Council of Architect and the PROMOTERS have appointed structural Engineer for preparation of structural designs and drawings of the building and the PROMOTERS accepts the Professional Supervision of the Architect and the Structural Engineer till the completion of the said building/s.

**AND WHEREAS** by virtue of the above said Agreements and Power of Attorney; the PROMOTERS have sole, absolute, and exclusive right to sell flats in the said Building to the Prospective Purchaser/s on ownership basis according to the Provisions of the Maharashtra Ownership of Flats Act.

**AND WHEREAS** the PROMOTERS have offered for sale they said flats in the said Building that is now under construction to prospective buyers who are to be Flat Purchaser/s.

While sanctioning the said plans, in respect of construction on the Said Property, the concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed while developing the Said Property and the said building/s thereon and upon due observance and performance of which only the completion and occupation certificate in respect of the said building/s shall be granted by the concerned authority.

**AND WHEREAS** the Purchaser on coming to know that the various flats are under construction are offered for sale, expressed his/her desire to purchase and to acquire on ownership basis one **Flat/ shop/ garage/ parking space/ stilt No. 101** on the **FIRST** floor of **B Wing** of **SAISH VILLA** of which is to have Built Up area of **330 Sq.ft.**

**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

M.M. Kati  
LAND OWNER

Sadpati  
PURCHASER



Owner's Architect and 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 there under.

**AND WHEREAS** the floor plan approved by the local authority and specification along with the amenities to be provided have been annexed hereto and marked as Annexure "A" "B" respectively.

**AND WHEREAS** the original Owners has got approval from the concerned local authority the plans, specification, elevation and details of the said buildings [herein after referred to as ["**THE SAID PLANS**"]]

**AND WHEREAS** the PROMOTERS has made full & true disclosures of the nature of the title to the said land on which the proposed building is to be constructed and also given the Purchaser the inspection of the plans & the specifications of the said proposed building.

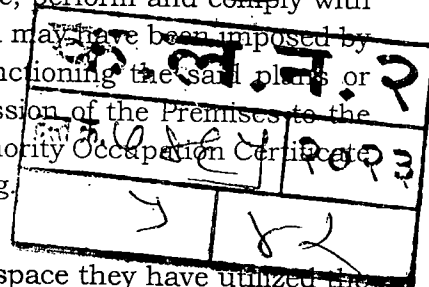
**AND WHEREAS** the Purchaser has seen the site of the building & the work of construction of the said building being in progress & being satisfied with the quality of the work & has approved the same.

**NOW THIS PRESENTS WITNESSTH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERE TO AS FOLLOWS:**

1. THE PROMOTERS shall construct the building on the said property in accordance with the plans, design-specification approved by the concerned Local Authority and which have been seen & approved by the purchaser with only such variations and the modifications as the PROMOTERS may consider necessary or as may be required by the AZADE GOLAVALI Village to be made in them or any of them for which the Purchaser here by gives consent.
2. THE Purchaser hereby agrees to purchase from the PROMOTERS and the PROMOTERS hereby agrees to sale to the Purchaser/s the **Flat/ Shop/ Garage/ unit No. 101** in **SAISH VILLA** on **FIRST** Floor in **B** wing, admeasuring about **330** Sq.ft Built Up area [Which is inclusive of the area of Balconies] and as shown on the floor plan thereof hereto Annexed and marked as Annexure "C". Herein after referred to as "**THE SAID PREMISES**" for the price Consideration of Rs. **18,00,000/-** [Rs. **EIGHTEEN LAC** only]

a) THE PROMOTERS hereby agrees 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 & shall before handing over the possession of the Premises to the Purchaser obtained from the concerned Local Authority Occupation Certificate in respect of the said premises or the said building.

3. THE PROMOTERS hereby declares that the floor space they have utilized the floor space index as mentioned in the approved plan and that no part of the



*M. M. Patil*

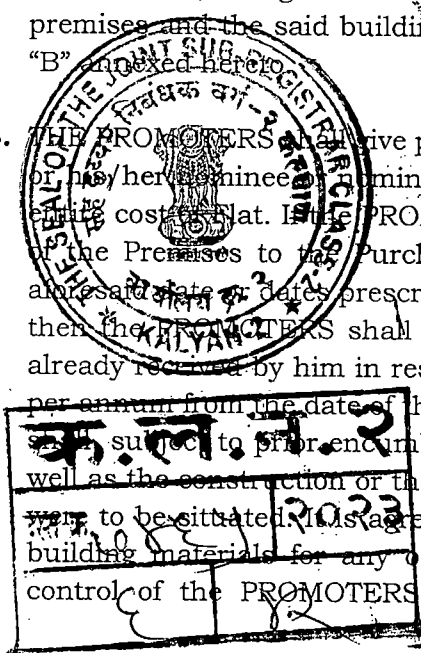
LAND OWNER

*Salpati*

PURCHASER

said floor space index has been utilized by the PROMOTERS elsewhere for any purpose whatsoever and in case any part of the said floor space index is utilized elsewhere then the PROMOTERS shall furnish to the Purchasers all the particulars in respect of such utilization of the said floor space index by the PROMOTERS in case while developing the said Land the PROMOTERS have utilized any floor space index of any other Land or property by floating floor space index, then the particulars of such space index shall be disclosed by the PROMOTERS to the Purchasers, the residual F.A.R. ( F.S.I.) in the land or the layout not consumed will be available to the PROMOTERS or their nominees or assignees only.

4. THE PROMOTERS hereby declares that the Original OWNER shall make out clear & marketable title before handing over the possession of the premises to the Purchaser or in any event before the execution of the conveyance of the said property in favor of a Corporate Body to be formed by the Purchasers of the Flat/Shop/Other Unit in the building to be constructed on the said property & ensure that the said Property is free from all encumbrances & that the OWNER has absolute, clear & marketable title to the said Property so as to enable him to convey to the said society such absolute clear & marketable title on the execution of a conveyance of the said property by the OWNER in favor of the said society.
5. THE Purchaser agrees to pay to the PROMOTERS interest @18% per annum on the entire amount which becomes due & payable by the Purchaser to the PROMOTERS under the Terms & conditions of this agreement from the date the said amount is payable by the purchaser to the PROMOTERS.
6. ON the Purchaser committing default in payment on due date of any amount due & payable by the Purchaser to the PROMOTERS under this agreement, [including his/her their proportionate share of taxes levied by the concerned local authority& other outgoings] & on the Purchaser committing breach of any of the terms & conditions herein contained the PROMOTERS shall be entitled to at their option to terminate this agreement& to forfeit the money's paid by the Purchaser under this agreement. The PROMOTERS shall have the first lien & charge on the said Flat/ Premises agreed to be acquired by the purchaser in respect of any amount due & payable by the Purchaser under this terms & conditions of this agreement.
7. 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 ANNEXUTE "B" annexed hereto
8. THE PROMOTERS shall give possession of the said premises to the Purchaser or his/her nominee or nominees on or before \_\_\_\_\_ subject to payment of entire cost of flat. If the PROMOTERS fails or neglects to give the 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% per annum from the date of the receipt of the payment to the Purchaser. They shall be subject to prior encumbrances, if any, be a charge of the said land as well as the construction of the building in which the premises are situated or to be situated. It is agreed that for the want of cement, steel and other building materials for any other reason or reasons which are beyond the control of the PROMOTERS and that in the event of handing over the



M.M.Patil  
LAND OWNER

zcpat  
PURCHASER

possession of the said flat is delayed, the Purchaser shall not be entitled to hold the PROMOTERS responsible and / or liable in that behalf and the PROMOTERS shall be entitled to reasonable extension of time for giving delivery of the flat to the purchaser.

**PROVIDED THAT** the PROMOTERS shall be entitled to reasonable extension of time for giving delivery of the said Flat/ Shop/ Other Unit on the aforesaid date, if the completion of the building in which the said Flat/ Shop/ Other Unit is to be situated is delayed on account of:

- i) Non availability of steel, cement, other building material, water or electricity supply;
- ii) War, notice, order, rule, notification of the Government and / or other public or competent Authorities

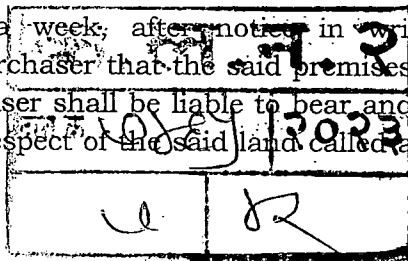
9. THE Purchaser shall take possession of the said premises within seven days of the PROMOTERS giving written notice to the Purchaser intimating that the said Premises are ready for use and occupation.

10. THE Purchaser shall use the said premises or any part thereof or permit the same to be used only for the purpose of residence only and as per prevailing rules, regulations and by laws of the concerned Authorities.

11. The Purchaser along with the other Purchasers of the Flat/Shops in the building shall join in forming and registering the co-operative society to be known by such names as the PROMOTERS decide and for this purpose he/she also from time to time sign and execute necessary applications and/ or the 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 seven days of the same being forwarded by the PROMOTERS to the Purchaser. No objection shall be taken by the Purchaser if any changes or modifications are made in the draft bye-laws or the Memorandum and /or articles of association, as may be required by the Registrar of Co-operative societies or any other competent authority.

12. 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/ Shop/ Premises in the said building, the PROMOTERS shall co-operate with the Purchasers in forming and registering or incorporating a society, a registered body, 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 in respect of the flats and other units and other portions in the said building, the PROMOTERS shall cause to be transferred to the society all the rights title and interest of the PROMOTERS in the said property together with building by executing the necessary conveyance of the said property and the said premises in favor of such society/ such conveyance shall be in keeping with the terms and conditions and provisions of this agreement.

13. 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 called as tax on open land for



M.M. Patil

LAND OWNER

Seepath

PURCHASER

the period from the date of building commencement certificate till the date of occupation certificate, 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 Purchaser's share is determined by the PROMOTERS shall pay to the PROMOTERS provisional monthly contribution of Rs. \_\_\_\_\_ p.m. 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 the conveyance is executed in favor of Co-Op. Society as aforesaid. Subject to the provisions of section 6 of Maharashtra Co-Operative Society's Act, on such conveyance being executed the aforesaid deposits [less deduction there from for the actual expenses incurred in various account] shall be paid over by the PROMOTERS to the Co-Operative Society or the case may be. The Purchaser undertakes to pay such monthly contribution and such proportionate share of outgoings regularly on the 5<sup>th</sup> day of each and every month in advance and shall not withhold the same for reason whatsoever.

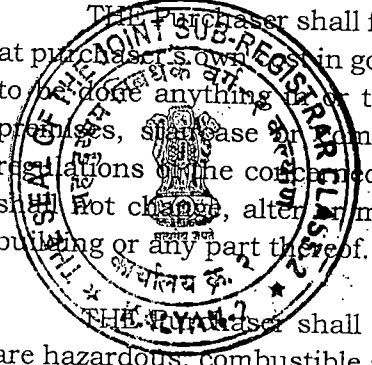
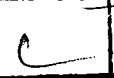

14. THE PROMOTERS shall utilize the sum of Rs. 45,000/- paid by the Purchaser to the PROMOTERS for meeting all legal costs, MSEB & Water Connection charges excluding and expenses including the professional charges of the Advocates of the PROMOTERS in connection with the formation of said society, preparing its rules, regulations and by-laws and the cost of preparing and engrossing this agreement. No account of the said amount of Rs.45,000/- shall be demanded by the Purchaser from the PROMOTERS.

15. 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 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 favor of the society.

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

17. THE Purchaser shall from the date of possession maintain the premises at purchaser's own risk in good tenable condition and shall not do or suffer to be done anything 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.

18. 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

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M.M. Pethi  
LAND OWNER

  
PURCHASER

including the entrance of the premises and the Purchaser shall be liable for the consequences of breach of this clause.

19. 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 local authority and/or public authorities and the Purchaser shall be responsible to the concerned local authorities and or the other public authorities for anything so done in connection with the said building and/or the said premises and shall be liable consequences thereof.

20. 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 color scheme of the said premises and shall keep the partition walls, sewer, drains, pipe in the said premises and appurtenances thereto in good tenable 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. parties or other structures or structural members in the said building without prior written permission of the PROMOTERS and./or Society.

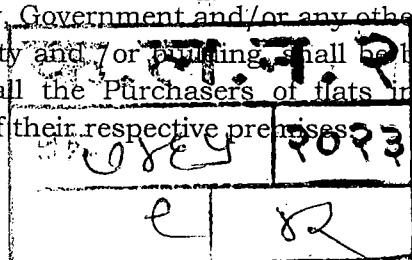
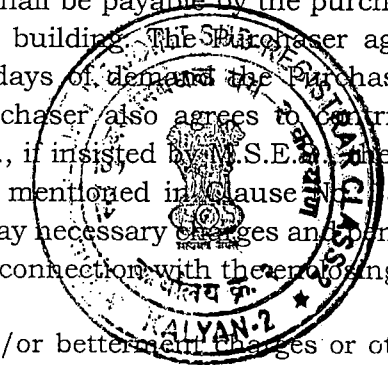
THE PROMOTERS may make alterations in structure of the said premises as described in the said plans or any other alterations or additions in the structure of the said building after the said plans are disclosed or furnished to the Purchaser and the Purchaser shall not object for such alterations/ additions should not affect the Flat/ Shop/ Premises agreed to be purchased by the Purchaser.

21. 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.

22. 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.

23. 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 Purchaser 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 W.S.E. These expenses will be over and above the charges mentioned in clause 5 hereinabove. The Purchaser hereby agrees to pay necessary charges and penalties livable by the AZADE GOLAVALI Village in connection with the enclosing of balconies.

24. THE development and/or betterment charges or other taxes levied 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.



M. M. Patil

LAND OWNER

S. S. Patil  
PURCHASER

25. 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 Purchaser of the said premises in the said building.

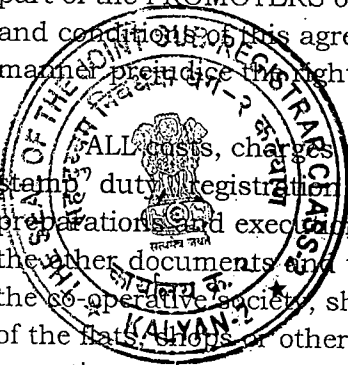
26. NOTHING contained in this agreement is intended to be nor shall the same be constructed as a grant, demise or assignment in law of the said premises or of the said land and building or any part thereof. The purchaser shall have no claim, save and expect in respect of the said premises hereby agreed to be sold to him/ her and all open spaces, parking spaces, stilts, lobbies, staircases, terraces, recreation 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.

27. 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 PROMOTERS 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 condition of this agreement and unless & until prior permission in writing is obtained from the PROMOTERS.

28. THE purchaser shall observe and perform all the rules and the regulations which the society may adopt at its inception and additions, alterations or amendments thereof that may be made from 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 lay 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.

29. ANY delay tolerated or indulgence shown by the PROMOTERS in enforcing the terms of this agreement or any forbearance or given 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 right of the PROMOTERS.

30. ALL costs, charges and expenses, penalties, sales-tax, if any, including stamp duty, registration charges and expenses in connection with the preparations and execution of this Agreement as well as the Conveyance and the other documents and the formations, registration or the incorporation of the co-operative society, shall be borne, shared and paid by all the purchaser of the flats, shops or other units or the 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 the PROMOTERS shall attend such office and admit the executions as confirming party thereof. The Purchaser shall deposit with the PROMOTERS a sum of which will be worked at the prevailing rates being proportionate share of stamp



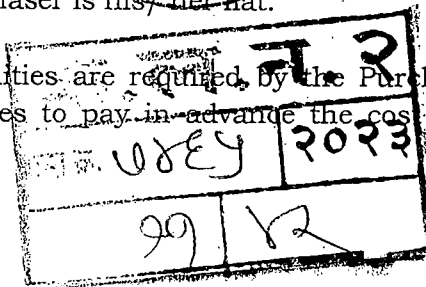
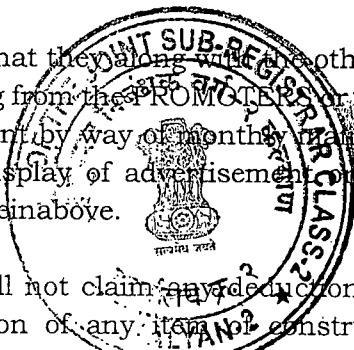
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M.M. Jetti  
LAND OWNER

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PURCHASER

duty that would be needed for execution of final Deed of Conveyance in favor of the Co-operative Housing Society or Condominium of Apartments. It is agreed that unless and until the Purchaser of various flats/ shops/ units in the said building pay the proportionate amount of stamp duty and registration charges, if any, the PROMOTERS shall not be obliged to execute or cause to be executed the final deed of conveyance in favor of the co-operative housing society / condominium of apartments.

31. 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 Registration A.D. post or under certificate of posting to the Purchaser at his/her/their address as specified hereinabove.
32. 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 view and examine the state and condition thereof.
33. 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 Purchaser of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace flat Purchaser. The said terrace shall not be enclosed by the Purchaser till permission in writing is obtained from the concerned local authority and the PROMOTERS or the society.
34. a) THE PROMOTERS shall be entitled to transfer, assign, dispose of and/or sell in any manner he/she deem proper the said terrace, stilt, garage etc., to anybody. The Purchaser along with the other Purchasers will not raise any objection of whatsoever nature. The stilt and the open spaces shall always be the property of the PROMOTERS and the PROMOTERS shall have full right and absolute authority to enclose the said stilt area of the building and further shall have the right to sell the same to any prospective purchaser.
- a) 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/ transferee 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 transferee as the member/s of the society.
- b) The Purchaser agrees that they along with the other Purchaser of the flats will not charge anything from the PROMOTERS or its nominee or nominees or transferee any amount by way of monthly maintenance charges or any other charges walls, display of advertisement or hoardings etc., for the purpose mentioned hereinabove.
35. 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 is his/ her flat.
36. IF Additional amenities are required by the Purchaser, then in that event the Purchaser agrees to pay in advance the cost of such additional



M. M. M. M.

LAND OWNER

S. S. S.  
PURCHASER

amenities as per the estimate prepared by the PROMOTERS or the architect of the PROMOTERS and his decision shall be final and binding.

37. THE PROMOTERS shall have the right to make additions and/or alterations and raise or put up additional structures, as may be permitted by the 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 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 AZADE GOLAVALI VILLAGE or any other local body or concerned authority on the terrace and /or the said land or any part thereof for any reason whatsoever including FSI in respect of any adjoining or neighboring property. Such additional structures and storey's 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 any abatement in the price of the said premises agreed to be acquired by him/her/ them thereby and /or make claims for compensation 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 storey's 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 PROMOTERS 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.

38. 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 storey's or put up additional structures as may be permitted by the AZADE GOLAVALI Village and other competent authorities. Such additions, alterations, structures and storey's will be the sole property of the PROMOTERS or their nominees or assigns, as the case may be, who shall be entitled to dispose of 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 shall also be entitled to display advertisement in or over the walls and the same shall be the property of the PROMOTERS.

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 THE PROMOTERS or their nominees 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 incomethat may be derived by such advertisement at any time hereafter. The agreement with the

M.M. 2021

LAND OWNER

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PURCHASER



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 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 Purchaser 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 member as per the direction of the PROMOTERS as and when the said premises and/or one or more of them are agreed to be sold by the PROMOTERS.

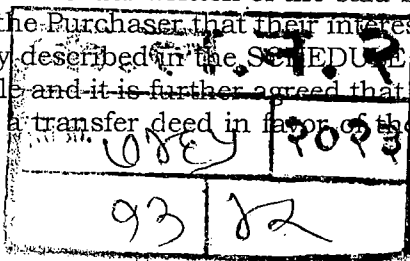
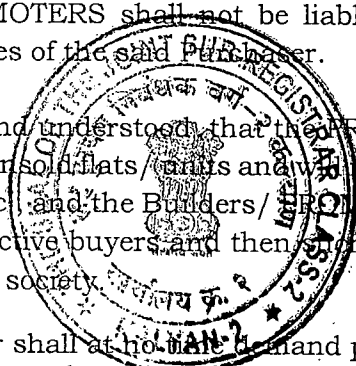
39. TILL a conveyance of the said land and building is executed the Purchaser shall permit the PROMOTERS and his surveyors, agents with or without workmen and other at all reasonable times to enter into and upon the said lands and building or any part thereof to view and examine the estate and condition thereof.

40. THE transaction covered by this contract at present is not understood to be a sale liable to tax under sales tax laws. If however, by reason of any amendment to the constitution or enactment or amendment of any other laws, central or state, this transaction is held to be liable for tax as a sale or otherwise either as a whole or in part, in connection with this transaction are liable to be tax, the same shall be payable by the Purchaser along with the other Purchasers of the building on demand at any time.

41. THE Purchaser covenant with the PROMOTERS that if at the request of the Purchasers the PROMOTERS makes any change in the flats/ shops/ other unites agreed to be sold and as a result of this the PROMOTERS have to use any materials less than the other purchasers, even then the Purchaser shall not be entitled to any reduction in the agreed price of the said flat and he/ she shall be liable to pay the entire agreed price as per this agreement. Similarly, the PROMOTERS are not bound to carry out any extra additional work for the Purchasers without there being a written acceptance by the PROMOTERS that they have agreed to execute the additional extra work for the Purchaser. In case if the PROMOTERS have agreed to do any additional extra work for the Purchaser, the Purchaser shall within 7 days from the date when the PROMOTERS gives the estimated cost. If the Purchaser fails to deposit with the PROMOTERS the estimated cost for the additional extra work agreed to be carried out by the PROMOTERS then the PROMOTERS shall not be liable to carry out the said additional work in the premises of the said Purchaser.

42. IT is also agreed and understood that the PROMOTERS will only pay the Municipal tax for the unsold flats/ units and will not pay any maintenance charges like water, light etc. and the Builders/ PROMOTERS can sell the said Flats/ units to any prospective buyers and then such prospective buyers will become the member of the society.

43. THAT the purchaser shall at no time demand partition of their interest in the said SCHEDULE hereunder written of the said building it being hereby agreed and declared by the Purchaser that their interest in the piece or parcel of land more particularly described in the SCHEDULE hereunder written and the building is importable and it is further agreed that the PROMOTERS shall not be liable to execute a transfer deed in favor of the Purchaser unless the



M. M. Patel  
LAND OWNER

[Signature]  
PURCHASER

PROMOTERS decided to submit the entire building to the provisions of the MAHARASHTRA Apartment Ownership Act, 1976.

44. IN case for any reason whatsoever if the Purchaser would terminate this agreement he / she shall be entitled to a refund of sale price already paid by him / her under this agreement. But he / she shall not be entitled to any interest on the sale price paid by him / her to the PROMOTERS herein. Further it is hereby specifically agreed between the parties that he PROMOTERS shall be liable to refund the said price only after they would get the fresh booking for the said premises from another intending purchaser / s and that he has received the money from the said intending purchaser of the said premises.
45. NOTWITHSTANDING any other provisions of this agreement the PROMOTERS shall be entitled at his sole and absolute discretion :
- To form a society or limited company or condominium of apartment or any other body or bodies of Purchasers to be formed and constituted.
  - 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 / assigned / leased.
  - 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.
  - To decide from time-to-time to what extent the building/s along with land appurtenant to it is transferred to the respective body formed.
  - To decide from time to time when and what sort of document of transfer should be executed.
  - To grant the right of access from and through the said property to the adjoining landowners / holders.

46. IT is clearly understood and agreed by the between the parties hereto that the PROMOTERS 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 the 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 of such terrace / garden shall be entitled to make use of the same for the purpose whatsoever, as permissible by law. However, the terrace / garden without the written permission of the Builders and / or the society or such body formed, as the case may be kdmc and other concerned authorities.

47. It is specifically declared that if the PROMOTERS provides the facility of bore well then the PROMOTERS shall have full right and absolute authority to grant the water connection / supply to any adjoining building / societies and purchaser herein along with the other Purchasers shall not raise any objection for such grant of facility of bore well water and use of such bore well water by the PROMOTERS for construction of other buildings in the adjoining properties.

48. This present agreement is executed in accordance with the provisions of Maharashtra Apartment Ownership Act, 1963 and the Rules framed there under.

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M. M. Patil  
LAND OWNER

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PURCHASER

**FIRST SCHEDULE****DESCRIPTION OF THE PROPERTY**

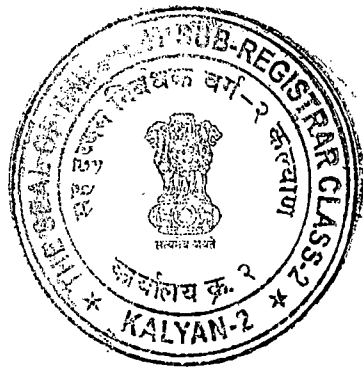
ALL the piece and parcel of N.A. land **City Survey No. 2711, 2712, 2714, 2715, 2716, 2767**, within the limits of Village Azade- Golavali, together with all easement rights & benefits of access from the Main Existing Road bounded as following :

On or towards the EAST : TILAK COLLEGE

On or towards the WEST : SAI BABA MANDIR

On or towards the NORTH: OMKAR HIGH SCHOOL

On or towards the SOUTH: GOWARDHAN COMPLEX



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LAND OWNER

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PURCHASER

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND  
SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY AND THE YEAR FIRST  
HEREIN ABOVE WRITTEN.

SIGNED, SEALED AND DELEVERED

By the within named "LAND OWNER"

**Mr. MUKESH MOHAN PATIL**

In the presence of

Witness No. 1

Sign अ.प. शिंदे

Name Aruna Shinde

Address Dombivoli

M.M. Patil



SIGNED, SEALED AND DELEVERED

By the within named "TRANSFEEEE/PURCHASER"

**1. MISS. SEEMA DIWANSINGH PATIL**

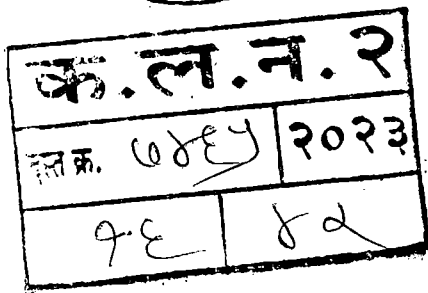
In the presence of

Witness No. 2 अंब

Name Aniket Kambali

Address Dombivoli

S. Patil



M.M. Patil

LAND OWNER

PURCHASER

RECEIPT

RECEIVED an Amount of Rs. **2,00,000/-** (Rs. **TWO LAC** only) from Transferees  
**MISS. SEEMA DIWANSINGH PATIL** In Cash / Cheque by following herein above  
 being consideration in part Payment for the said flat to be paid to me in terms of the  
 above Agreement.

I say received Rs. **2,00,000/-**

M.M. Patil  
 (LAND OWNER)

Mr. **MUKESH MOHAN PATIL**



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M.M. Patil  
 LAND OWNER

Sd/patil  
 PURCHASER

M. S. (1951)

14/08/51

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उपरोक्त मसुदा  
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 का. वि. म. वि. क्र. ८६१६, दि. १६-१-२६.]

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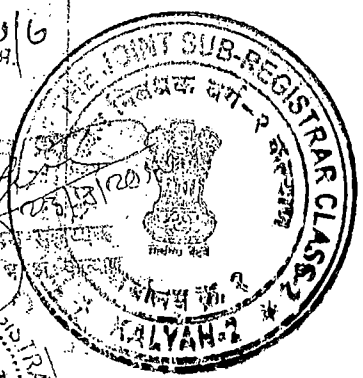
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उपरोक्त मसुदा

समाप्त (संलग्न बरिष्ठ कायिदाग्य खाते)

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|---------|---|
| १०१०७१५ | मा. जगावंदी आयुक्त आणि संचालक भूमि अभिलेख (प. राज्य)<br>पुणे पब्लिकरीज मॉडिफिकेशन क्र.१-१-१५, अगती गोरु २०१५<br>दि. १६/२/२०१५ व या धर्यालयाकडून अपेक्षा क्र.१.५<br>केरफार क्र. १८ अगती दि.१५/७/२०१५ राज्य मिळकत<br>पत्रिकेवर अगती क्षेत्र<br>वी.पी. यादव केळे |
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 उ.अ.म.अ  
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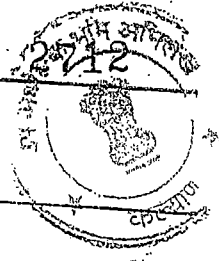
Signature

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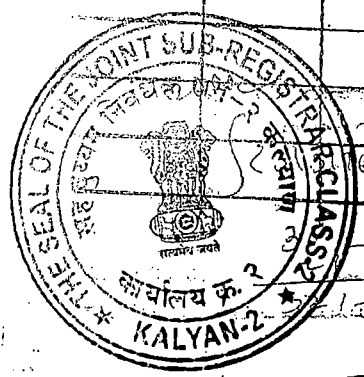
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|          | मुने मर्यादीत परमाण्व क्र. १५१५ अन्वये २०१७              |
|          | दि. १६/२/२०१७ न ग मर्यादीत परमाण्व क्र. १५१५ अन्वये २०१७ |
|          | केस क्र. १८ (जावेस दि. १५/७/२०१५ अन्वये मिककत)           |
|          | पडिकेवर जावरी सेन  |
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|          | मुकुंदराव सहारकर   |
|          | अ. अ. अ. अ. कल्याण                                       |



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M.M. Patil



*Handwritten signature*

*M. M. Bhat*

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|----------|---|----------------------------|----------------------------|----------------------------|----------------------------|
| 96060194 | ಮ. ಸಾರ್ವಜನಿಕ ಸಂಪನ್ಮೂಲ ಸಚಿವರು, ಸರ್ಕಾರಿ ಭೂಮಿ (ಬಿ. ಸಿ.ಬಿ.) | ಶಿಬಿರ ಸಂಖ್ಯೆ 96060194/2014 | ಶಿಬಿರ ಸಂಖ್ಯೆ 96060194/2014 | ಶಿಬಿರ ಸಂಖ್ಯೆ 96060194/2014 | ಶಿಬಿರ ಸಂಖ್ಯೆ 96060194/2014 |
|          | ಶಿಬಿರ ಸಂಖ್ಯೆ 96060194/2014                              | ಶಿಬಿರ ಸಂಖ್ಯೆ 96060194/2014 | ಶಿಬಿರ ಸಂಖ್ಯೆ 96060194/2014 | ಶಿಬಿರ ಸಂಖ್ಯೆ 96060194/2014 | ಶಿಬಿರ ಸಂಖ್ಯೆ 96060194/2014 |
|          | ಶಿಬಿರ ಸಂಖ್ಯೆ 96060194/2014                              | ಶಿಬಿರ ಸಂಖ್ಯೆ 96060194/2014 | ಶಿಬಿರ ಸಂಖ್ಯೆ 96060194/2014 | ಶಿಬಿರ ಸಂಖ್ಯೆ 96060194/2014 | ಶಿಬಿರ ಸಂಖ್ಯೆ 96060194/2014 |
|          | ಶಿಬಿರ ಸಂಖ್ಯೆ 96060194/2014                              | ಶಿಬಿರ ಸಂಖ್ಯೆ 96060194/2014 | ಶಿಬಿರ ಸಂಖ್ಯೆ 96060194/2014 | ಶಿಬಿರ ಸಂಖ್ಯೆ 96060194/2014 | ಶಿಬಿರ ಸಂಖ್ಯೆ 96060194/2014 |
|          | ಶಿಬಿರ ಸಂಖ್ಯೆ 96060194/2014                              | ಶಿಬಿರ ಸಂಖ್ಯೆ 96060194/2014 | ಶಿಬಿರ ಸಂಖ್ಯೆ 96060194/2014 | ಶಿಬಿರ ಸಂಖ್ಯೆ 96060194/2014 | ಶಿಬಿರ ಸಂಖ್ಯೆ 96060194/2014 |

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| 96060194 | ಶಿಬಿರ ಸಂಖ್ಯೆ 96060194/2014 |
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**कलन-३**

दस्ता क्र. १६१५८२०२०/२०२१

वि. क्र. ८६९६, दि. १६-१-२६.।

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वे. सा. म. -  
शा. नि. म.

न. म. सा. २०म.  
C. T. S. 20 m.

भा. वि. पं. ००००१९

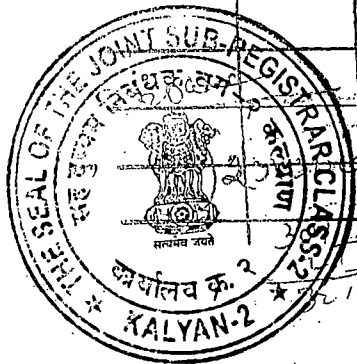


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| १०१००१९५ |  | मा. जमावदी आयुक्त आणि संचालक भूमि अभिलेख (म. राज्य)<br>पुणे पोस्टेकडील प्रतिपत्रक क्र. न. दु. १/मि. न. अक्षरी नोंद/२०१५<br>दि. १६/२/२०१५ व या कार्यालयाकडील आवेश क्र. नं. पु.<br>फारफार क्र. १८ अदेश दि. १५/११/२०१५ अन्वये मिळता<br>पत्रकेवर अक्षर धन |
|          |  | जी. पी. दाखल केले   |
|          |  | सत्य प्रत   |
|          |  | अ. म. म. अ. कल्याण  |



**क. ल. न. २**

दस्ता क्र. ०४६५ २०२३

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sepatary

(मि. म. म. म.)

|                   |      |
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| कलन-३             |      |
| वस्त क्र. 9494    | 2023 |
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| C. T. S. 20       |      |

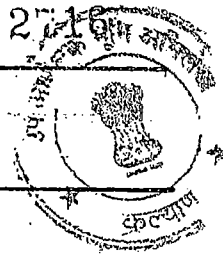
वे. ला. मं. -  
भा. वि. नं. वि. क्र. 0899, [व: 96-9-26.]

21/12/2023

आखीव पत्रिका 000020

न. नं. भा. नं. 39  
C. T. S. 20

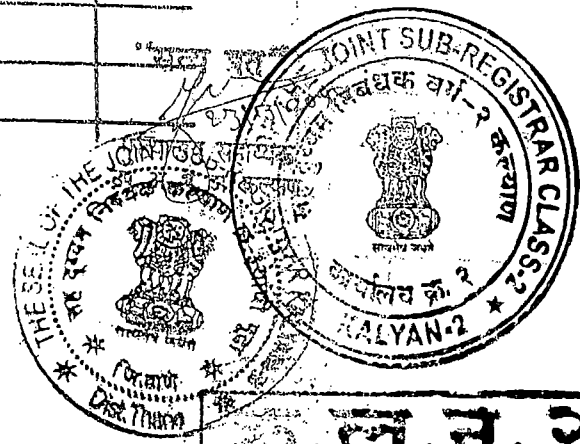
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| वे. ला. मं. 2023 | 21/12/2023 | 000020 |
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2023. 8/12/23

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| 96/66/194 | मा. जमावदी आयुक्त आणि संचालक भूमि अभिलेख (म. राज्य)           |
|           | पुणे पोस्टाधिकारी कार्यालय क. नं. पु. 3/मि. प. अमरी 10/1/2023 |
|           | दि. 96/2/2023 या कार्यालयकडून जारेज क्र. व. मं. पु.           |
|           | फारफार क्र. 9C अदेश दि. 96/1/2023 अन्वये विक्रत               |
|           | प्रवेष्टका अमरी भेज   |
|           | सं. मं. साक्षर केले   |
|           | कल्याण  |
|           | 25/12/2023  |
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| वस्त क्र. 48E | 2023 |
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M. J. Patil

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M.M. 18/5/11

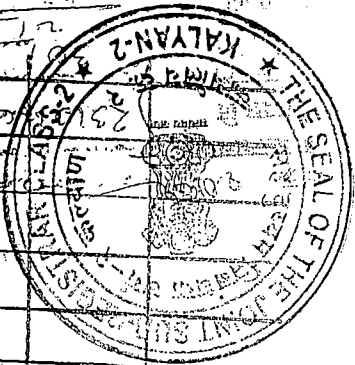
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| १. १५/०५/११ | १५/०५/११ | १५/०५/११ | १५/०५/११ |
| २. १५/०५/११ | १५/०५/११ | १५/०५/११ | १५/०५/११ |
| ३. १५/०५/११ | १५/०५/११ | १५/०५/११ | १५/०५/११ |
| ४. १५/०५/११ | १५/०५/११ | १५/०५/११ | १५/०५/११ |
| ५. १५/०५/११ | १५/०५/११ | १५/०५/११ | १५/०५/११ |



१५/०५/११

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| १५/०५/११ | १५/०५/११ | १५/०५/११ |

१५/०५/११

१५/०५/११

१५/०५/११

१५/०५/११

१५/०५/११



जा.क्र.कडोमप/नराय/बांध/डोवि/२०२०-२८/२९  
 कल्याण डोंडिवली महानगरपालिका, कल्याण  
 दिनांक: ३४/०९/२०२०

(बांधकाम प्रारंभ प्रमाणपत्रासह)

सौ. तिराबाई नोहन भाटील व इतर  
 कु.नु.प.भा. नो.साईरा ग्रुप तर्फे पत्राचा संशुद्ध  
 द्वारा: श्री. संतोष कुडाळकर (वास्तु.) डोंडिवली (प)

विषय: चि.नं. २७१२, २७१३, २७१४, २७१५, २७१६ आणि २७६७  
 नो.जे-आजदे गोळवली, डोंडिवली (प) येथे बांधकाम करण्याच्या मंजूरीबाबत.  
 संदर्भ: १) आवेदन नं. क्र. १८/०४/२०१७ रोजीचा श्री. संतोष कुडाळकर, वास्तुशिल्पकार  
 डोंडिवली (पूर्व) यांचे ता.१०.०६.२०१७ दि.चे अर्ज क्र. १११५.०११२००३८२

महानगर प्रादेशिक व नगरपालिका अधिनियम १९६६ चे कलम ४४ तसेच म. प्रा. व न. र. अधिनियम १९६६ चे कलम ४५ नुसार चि.नं. २७१२, २७१३, २७१४, २७१५, २७१६ आणि २७६७, नो.जे-आजदे गोळवली, डोंडिवली (प) नथे ७०१.८ चौ.मी. क्षेत्राच्या भूखंडावर विभाजन किंवा वसाहत मुंबई प्रांतिमहानगरपालिका अधिनियम १९४९ चे कलम २५३ अन्वये बांधकाम करण्यासाठी देण्यात आलेल्या दिनांक १८/०४/२०१७ च्या अर्जास अनुसरून पुढील प्रतीस अधिन. तदन तुमच्या मालकीच्या जागेत हिच्या रीतीने विलीन होऊन जाऊन पुढीलप्रमाणे बांधकाम/वाणिज्य नगरपालिका अधिनियम १९४९ चे कलम २५३ अन्वये देण्यात येत आहे. इमारतीच्या व जागेच्या मालकी हक्काबाबत फुडोसाठी याद निमेष झाल्यास त्याला सर्वस्वी आपण जबाबदार राहाल या अटीवर हे संतोष देण्यात येत आहे.

इमारत = गळ (प) + रविदास मजला ते सातावा मजला (रविदास + वाणिज्य) अ + ब

*(Signature)*  
 नगरपालिका, (डों. वि.)  
 कल्याण डोंडिवली महानगरपालिका, कल्याण

१. हे बांधकाम प्रारंभ प्रमाणपत्र दिल्याचे ता.१०.०६.२०१७ दि.चे अर्जाने एक प्रमाणपत्र देणे असेल. उतर पुढील बांधकामाची परवानगीचे नूतनीकरण मुदत संपण्याआधी करणे आवश्यक आहे. नूतनीकरण करतांना किंवा नवीन परवानगी घेतांना त्यांच्या अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास योजना अनुषंगाने धर्तनी करण्यात येईल.
२. नवन्यात हिच्या रीतीने केलेल्या इतरल्या आणल्यावर वेधनकारक राहतील.
३. बांधकाम चारू कर प्रमाणपत्रात अर्जा दिवने आधी नगरपालिका कार्यालयात लेखी कळविण्यात यावे.
४. ही परवानगी आपल्या मालकीच्या जागेतच जागिरी जमिनीवर बांधकाम अगर विकास करण्याचे हक्क देत राहिले.
५. इमारतीचे बांधकाम या सोवतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल.
६. बांधकाम व जोड्याचे अर्थकारण घालून घ्यावे. वास्तुशिल्पकाराचे मंजूर नकाशा प्रमाणे बांधकाम केल्याबाबतचे प्रमाणपत्र, महानगरपालिकेच्या कार्यालयात यावे व ते कार्यालयाकडून तपासून घेऊन जोता पुर्णत्वाचा दाखला घ्यावा.
७. व त्यानंतरच पुढील बांधकाम करण्यात येईल.
८. सदर अधिन्यासात कोणत्याही प्रकारचा फेरफार पूर्वपरवानगी घेतल्याशिवाय करू नये. तसे केलेल्या अडकून टाकण्याबाबतची जबाबदारी आपल्यावर राहिले.
९. इमारतीच्या बांधकामाच्या सुरक्षिततेची (इन्व्हेन्शन्स सफ्टी) जबाबदारी सर्वस्वी आपले वास्तुशिल्पकाराच्यावर राहिले.
१०. याचेवर राहिले.
११. नकाशात दाखविलेल्या गाळ्यांच्या सल्लेमध्ये व नियोजनामध्ये पूर्वपरवानगी शिवाय बदल करू नये.
१२. इमारती भोवती नोकळ्या सोडावपाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
१३. नागरी जमीन कलम नयांचे अधिनियम कायदा १९७६ च्या तरतुदीप्रमाणे जागा वाडित देता असल्याची नोंद घ्यावी.
१४. जबाबदारी आपल्यावर राहिले.
१५. भूखंडाकडे जाण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिले बांधकाम प्रारंभ प्रमाणपत्र मिळाले नसल्यामुळे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयीप्रमाणे व प्राप्तीप्रमाणे केले जाईल कि नाही हे ठरविले जाईल.
१६. इमारतीकडे जाण्याच्या मार्गाची जबाबदारी सर्वस्वी आपली राहिले.
१७. जागीत पुढे भाडेकरू असल्यास त्याच्या बाबत योग्य ती व्यवस्था करावची. जबाबदारी आपल्यावर राहिले.
१८. कामे पुरे झाले नसल्यास त्याच्या बाबत योग्य ती व्यवस्था करावची. जबाबदारी आपल्यावर राहिले.
१९. सदर जागेत विहीर असल्यास ती इच्छित परवानगी शिवाय गुलचू नये.



अ.म.न.२  
 २०२३  
 मालकीची गिरीत व आलेली भाडेकरू  
 आवेदन नं. क्र. १८/०४/२०१७ रोजीचा श्री. संतोष कुडाळकर, वास्तुशिल्पकार डोंडिवली (पूर्व) यांचे ता.१०.०६.२०१७ दि.चे अर्ज क्र. १११५.०११२००३८२

M.M. Patil

*(Signature)*

1986/87

|             |      |
|-------------|------|
| 22          | 32   |
| 2002        | 1320 |
| <b>W.P.</b> |      |



1. Name of the company: \_\_\_\_\_  
 2. Registered office: \_\_\_\_\_

3. Details of the shares held by the applicant: \_\_\_\_\_

4. Details of the shares held by other persons: \_\_\_\_\_

5. Details of the shares held by the company: \_\_\_\_\_

6. Details of the shares held by the public: \_\_\_\_\_

7. Details of the shares held by the government: \_\_\_\_\_

8. Details of the shares held by the foreign companies: \_\_\_\_\_

9. Details of the shares held by the foreign individuals: \_\_\_\_\_

10. Details of the shares held by the foreign firms: \_\_\_\_\_

11. Details of the shares held by the foreign corporations: \_\_\_\_\_

12. Details of the shares held by the foreign trusts: \_\_\_\_\_

13. Details of the shares held by the foreign partnerships: \_\_\_\_\_

14. Details of the shares held by the foreign associations: \_\_\_\_\_

15. Details of the shares held by the foreign societies: \_\_\_\_\_

16. Details of the shares held by the foreign clubs: \_\_\_\_\_

17. Details of the shares held by the foreign unions: \_\_\_\_\_

18. Details of the shares held by the foreign cooperatives: \_\_\_\_\_

19. Details of the shares held by the foreign societies of agriculture, animal husbandry, or horticulture: \_\_\_\_\_

20. Details of the shares held by the foreign societies of commerce, industry, or agriculture: \_\_\_\_\_

21. Details of the shares held by the foreign societies of education, science, or art: \_\_\_\_\_

22. Details of the shares held by the foreign societies of sports, recreation, or culture: \_\_\_\_\_

23. Details of the shares held by the foreign societies of religion, charity, or public utility: \_\_\_\_\_

24. Details of the shares held by the foreign societies of public interest: \_\_\_\_\_

25. Details of the shares held by the foreign societies of other public interest: \_\_\_\_\_

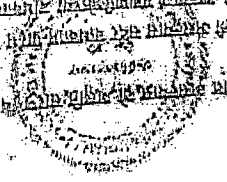
26. Details of the shares held by the foreign societies of other public interest: \_\_\_\_\_

27. Details of the shares held by the foreign societies of other public interest: \_\_\_\_\_

28. Details of the shares held by the foreign societies of other public interest: \_\_\_\_\_

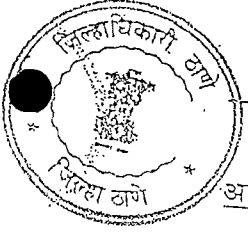
29. Details of the shares held by the foreign societies of other public interest: \_\_\_\_\_

30. Details of the shares held by the foreign societies of other public interest: \_\_\_\_\_



वाचले:-

१. श्रीमती सीताबाई काशीनाथ म्हात्रे राहणार डोंबिवली (पू.), ता.कल्याण, जि.ठाणे यांचा दि.११/०१/२००७ रोजीचा विनंती अर्ज.
२. दैनिक "महाराष्ट्र जनमुद्रा" या वृत्तपत्रामध्ये दिनांक २२/०३/२००७ रोजी प्रसिध्द केलेला जाहीरनामा
३. तहसिलदार कल्याण यांचेकडील पत्र क्र.जमिनबाब/टे-७/कावि-१००/एसआर-१९२/दि.२२/०१/२००७.
४. भूसंपादन विभागाकडील अनौपचारिक संदर्भ क्र.सामान्य/का-४/टे-३/भूसं/एस आर -१२, दि.२०/०२/२००७
५. अर्जदार यांनी सादर केलेले प्रतिज्ञापत्र दिनांक ०६/०८/२००७.
६. अर्जदार यांनी सादर केलेले शपथपत्र व बंधपत्र दिनांक १२/०९/२००७.



आदेश :-

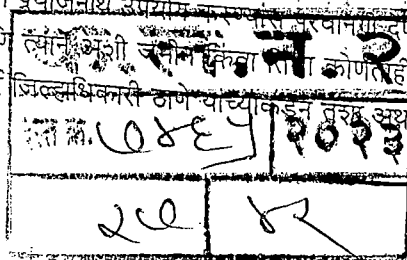
ज्या अर्थी, श्रीमती सीताबाई काशीनाथ म्हात्रे राहणार डोंबिवली (पू.), ता.कल्याण, जि.ठाणे यांनी ठाणे जिल्हातील कल्याण तालुक्यातील मौजे-आजदे गोळवली येथील सि.स.नं.२७११, २७१२, २७१४, २७१५, २७१६, २७६७ चे क्षेत्रफळ ७०१.०८ चौ.मी. जमीनीची रहिवास या विंगारशेतकी प्रयोजनार्थ वापर करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे.

आणि ज्या अर्थी अर्जदार यांनी दिनांक २२/०३/२००७ रोजी दैनिक "महाराष्ट्र जनमुद्रा" या वृत्तपत्रात जाहीरनामा प्रसिध्द केला होता व त्यावर मुदतीत कोणतीही हरकत / तक्रार / या कार्यालयाकडे प्राप्त झालेला नाही.

त्या अर्था आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यात आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी याद्वारे श्रीमती सीताबाई काशीनाथ म्हात्रे राहणार डोंबिवली (पू.), ता.कल्याण, जि.ठाणे यांनी ठाणे जिल्हातील कल्याण तालुक्यातील मौजे-आजदे गोळवली येथील सि.स.नं.२७११, २७१२, २७१४, २७१५, २७१६, २७६७ चे क्षेत्रफळ ७०१.०८ चौ.मी. रहिवास या विंगार शेतकी प्रयोजनार्थ वापर करण्याबाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यात येत असून कल्याण-डोंबिवली विंगारशेतकी याचेकडील मंजूर नकाशाप्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही.

शर्ती अशा:-

१. ही परवानगी अधिनियम त्याखालील केलेले नियम यांना अधिन राहून देण्यात आलेली आहे.
२. अनुज्ञाग्राही व्यक्तीने (ग्रेटीने) अशा जमीनीचा वापर इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करवावा असा अर्थाने आलेला असेल त्या प्रयोजनार्थ केवळ केला पाहिजे आणि त्याने अशी जमीन किंवा त्या कोणत्याही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडे देण्यात आलेल्या अर्जाची आगाऊ लेखी



M.M. Jetti

Sepani







M.M. (2023)

|         |            |
|---------|------------|
| ३०      | २          |
| २०२३    | २३/०८/२०२३ |
| क.प.व.२ |            |



निदेशिकाची प्रत करिता

निदेशिका  
२३/०८/२०२३

रा.डॉ.बिबवली, गा.कल्याण जि. ठाणे

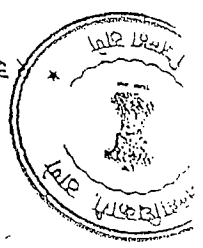
सीताबाई काशीनाथ म्हाडे

पुता,

निदेशिकाची प्रत  
(नवव्यामर वर्ग)  
पृष्ठ १/-



२४. अर्जात यांनी सादर केलेली कागदपत्र खोटी अथवा बनावट असलेले आढळून आल्यास संपूर्ण निदेशिका परवानगी आणण्यापासून रद्द झालेले समजतात असेल.
२३. प्रस्तुतच्या जमिनीच्या मालकी हक्का संबंधित पवित्रता कोणत्याही प्रकारचा वाद उद्भवल्यास त्याची संपूर्ण जाबाबदारी अज्ञेयान्याही यांची राहिल.
२२. अज्ञेयान्याही यांनी कल्याण-डॉ.बिबवली मंडळपर्यायाने बांधकाम यांचेकडील बांधकाम नकाशाव्याप्तिरिक्त वादा बांधकाम केव्हास आण बांधकामामध्ये बदल करून वादा चढविलेले निदेशिका वापरल्यास अज्ञेयान्याही हे महाराष्ट्र प्रादेशिक नगरपालिका अधिनियम १९६६ च्या कलम ५२ अन्वये कोवदाही स्वरूपाचा गुन्हा दाखल करण्यास पात्र राहिले व असे वादा बांधकाम रद्द करण्यास पात्र राहिले.
२१. अज्ञेयान्याही यांनी कल्याण-डॉ.बिबवली मंडळपर्यायाने बांधकाम यांचेकडील मंडळ मकानाबाबत बांधकाम केले पाहिजे.
२०. अज्ञेयान्याही यांनी विारशीतकी आकारणीच्या पात्रपत्र रक्कम रु.१,९५,५००/- (अक्षरी रु.अकरा हजार नऊशे पन्नास मात्र) कपातरीत कर (कन्स्ट्रिक्शन टॅक्स) देऊन रु.१,५५,०००/- हिनांक ०२/१२/२००७ अन्वये सरकारला जमी केले आहेत.



70/0

इतर  
पावती

Original/Duplicate

Friday, 02 June 2017 6:27  
PM

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 9210 दिनांक: 02/06/2017

गावाचे नाव: आजदे गोलवली

दस्तऐवजाचा अनुक्रमांक: कलन1-0-2017

दस्तऐवजाचा प्रकार:

सादर करणाऱ्याचे नाव: अॅड अजित शिंदे

वर्णन अर्ज क्र. 3422 सि.स.नं. 2711, 2712, 2714, 2715, 2716, 2767 सन- 1988 ते  
2017- 30वर्षे

SEARCHFEE

रु. 4500.00

एकूण:

रु. 4500.00

*[Signature]*  
Sub-Registrar Kalyan-1

1); देयकाचा प्रकार: eChallan रकम: रु. 4500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH001921667201718E दिनांक: 02/06/2017

बँकेचे नाव व पत्ता:



|          |    |
|----------|----|
| क.ल.न. २ |    |
| ३९       | ४२ |

*M. J. Patil*

*Sapant*

Mr. Ajit R. Shinde

Mob No. 9594885816

B.A.L.L.B

ADVOCATE HIGH COURT

104, 1<sup>st</sup> Floor, Shraddha Apartment, Near Abhinav School, Sagarli, Dombivli (E), Pin - 421 203.

SEARCH REPORT

Date: 02/06/2017

Re - All that piece and parcel of Land property its C. T. S. No. 2711, Area admeasuring about 88.3 sq. mtrs., C. T. S. No. 2712, Area admeasuring about 111.3 sq. mtrs., C. T. S. No. 2714, Area admeasuring about 135.6 sq. mtrs., C. T. S. No. 2715, Area admeasuring about 110.1 sq. mtrs., C. T. S. No. 2716, Area admeasuring about 118.5 sq. mtrs., C. T. S. No. 2767, Area admeasuring about 138 sq. mtrs., Total area admeasuring about 701.8 sq. mtrs., lying being situated at Village - Ajde Golvali, Dombivali, Tal. Kalyan, Dist. Thane, within the limit of Kalyan - Dombivali Municipal Corporation, And Sub-registrar Assurance at Kalyan.

| Sr. No. | Years | Transaction | Sr. No. | Years | Transaction |
|---------|-------|-------------|---------|-------|-------------|
| 1       | 1988  | Torn        | 16      | 2003  | Nil         |
| 2       | 1989  | Torn        | 17      | 2004  | Nil         |
| 3       | 1990  | Torn        | 18      | 2005  | Nil         |
| 4       | 1991  | Torn        | 19      | 2006  | Nil         |
| 5       | 1992  | Torn        | 20      | 2007  | Nil         |
| 6       | 1993  | Torn        | 21      | 2008  | Nil         |
| 7       | 1994  | Torn        | 22      | 2009  | Nil         |
| 8       | 1995  | Torn        | 23      | 2010  | Nil         |
| 9       | 1996  | Torn        | 24      | 2011  | Nil         |
| 10      | 1997  | Torn        | 25      | 2012  | Nil         |
| 11      | 1998  | Torn        | 26      | 2013  | Nil         |
| 12      | 1999  | Torn        | 27      | 2014  | Nil         |
| 13      | 2000  | Torn        | 28      | 2015  | Nil         |
| 14      | 2001  | Torn        | 29      | 2016  | Nil         |
| 15      | 2002  | Torn        | 30      | 2017  | Entry       |

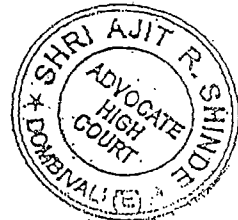
Entry for the year 2017:- Development Agreement registered between Late Smt. Sitabai Kashinath Mhatre its Legal heirs Mrs. Nishabai Mohan Patil, Mr. Mukesh Mohan Patil, & Mr. Dipesh Mohan Patil, with M/s. Saish Group its auth partner Shri. Pankaj Pandurang Chougule, & Shri. Varun Shetty, duly registered their document No. 1515/2017 dt. 07/04/2017 at Kalyan.

I have taken the search of Index II at the office of Sub-Registrar office at Kalyan & Dombivli for the years 1988 to 2017 years. (Index II Book not ready for the year 2016 & 2017)



Shri. Ajit R. Shinde.

Advocate



|            |      |
|------------|------|
| क. ल. न. २ |      |
| १४४५       | २०२३ |
| ३२         | १२   |

*sepani*

*M.M. Patil*

Mr. Ajit R. Shinde

Mob No. 9594885816

B.A.L.L.B

ADVOCATE HIGH COURT

104, 1<sup>st</sup> Floor, Shraddha Apartment, Near Abhinav School, Sagarli, Dombivli (E), Pin - 421 203.

TITLE CERTIFICATE

Date: 05/06/2017

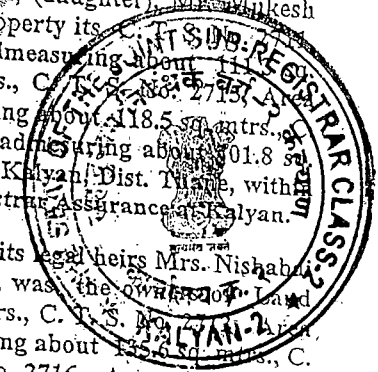
Ref: Immovable Property of Land having its C. T. S. No. 2711, Area admeasuring about 88.3 sq. mtrs., C. T. S. No. 2712, Area admeasuring about 111.3 sq. mtrs., C. T. S. No. 2714, Area admeasuring about 135.6 sq. mtrs., C. T. S. No. 2715, Area admeasuring about 110.1 sq. mtrs., C. T. S. No. 2716, Area admeasuring about 118.5 sq. mtrs., C. T. S. No. 2767, Area admeasuring about 138 sq. mtrs., Total area admeasuring about 701.8 sq. mtrs., lying being situated at Village - Ajde Golvali, Dombivali, Tal. Kalyan, Dist. Thane, within the limit of Kalyan - Dombivali Municipal Corporation, And Sub-registrar Assurance at Kalyan.

THIS IS TO CERTIFY THAT I have investigated the title of owners to the aforesaid property and on the basis of search report for the period of 30 years i. e. 1988 to 2017, taken by me, dt. 02.06.2017, conducted with Office of the Sub-Registrar of Assurance Kalyan, persnal of Documents submitted and explanation given, I have observed as under:

WHEREAS, Late Smt. Sitabai Kashinath Mhatre, was the original owners of Land Property its C. T. S. No. 2711, Area admeasuring about 88.3 sq. mtrs., C. T. S. No. 2712, Area admeasuring about 111.3 sq. mtrs., C. T. S. No. 2714, Area admeasuring about 135.6 sq. mtrs., C. T. S. No. 2715, Area admeasuring about 110.1 sq. mtrs., C. T. S. No. 2716, Area admeasuring about 118.5 sq. mtrs., C. T. S. No. 2767, Area admeasuring about 138 sq. mtrs., Total area admesuring about 701.8 sq. mtrs., lying being situated at Village - Ajde Golvali, Dombivali, Tal. Kalyan, Dist. Thane, within the limit of Kalyan - Dombivali Municipal Corporation, And Sub-registrar Assurance at Kalyan.

AND WHEREAS, Late Smt. Sitabai Kashinath Mhatre, the original owners died on 15/07/2008, she had following legal heirs Mrs. Nishabai Mohan Patil, (daughter) Mr. Mukesh Mohan Patil, & Mr. Dipesh Mohan Patil, was the owners of Land Property its C. T. S. No. 2711, Area admeasuring about 88.3 sq. mtrs., C. T. S. No. 2712, Area admeasuring about 111.3 sq. mtrs., C. T. S. No. 2714, Area admeasuring about 135.6 sq. mtrs., C. T. S. No. 2715, Area admeasuring about 110.1 sq. mtrs., C. T. S. No. 2716, Area admeasuring about 118.5 sq. mtrs., C. T. S. No. 2767, Area admeasuring about 138 sq. mtrs., Total area admeasuring about 701.8 sq. mtrs., lying being situated at Village - Ajde Golvali, Dombivali, Tal. Kalyan, Dist. Thane, within the limit of Kalyan - Dombivali Municipal Corporation, And Sub-registrar Assurance at Kalyan.

AND WHEREAS, Late Smt. Sitabai Kashinath Mhatre, its legal heirs Mrs. Nishabai Mohan Patil, Mr. Mukesh Mohan Patil, & Mr. Dipesh Mohan Patil, was the owners of Land Property its C. T. S. No. 2711, Area admeasuring about 88.3 sq. mtrs., C. T. S. No. 2712, Area admeasuring about 111.3 sq. mtrs., C. T. S. No. 2714, Area admeasuring about 135.6 sq. mtrs., C. T. S. No. 2715, Area admeasuring about 110.1 sq. mtrs., C. T. S. No. 2716, Area admeasuring about 118.5 sq. mtrs., C. T. S. No. 2767, Area admeasuring about 138 sq. mtrs., Total area admesuring about 701.8 sq. mtrs., lying being situated at Village - Ajde Golvali, Dombivali, Tal. Kalyan, Dist. Thane, within the limit of Kalyan - Dombivali Municipal Corporation, And Sub-registrar Assurance at Kalyan.



Handwritten registration details in a box: 15/07/2008, 2023, 33, and a signature.

M.M. Patil

Sub-reg

Mr. Ajit R. Shinde

Mob No. 9594885816

B.A.LL.B

ADVOCATE HIGH COURT

104, 1<sup>st</sup> Floor, Shraddha Apartment, Near Abhinav School, Sagarli, Dombivli (E), Pin - 421 203.

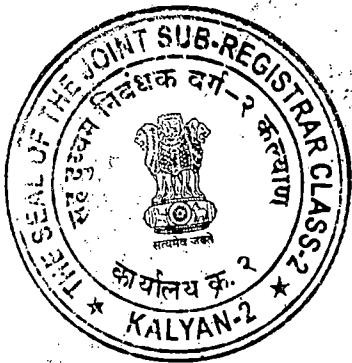
registrar Assurance at Kalyan, gives Development Right to develop the abovesaid property for the purpose of the registered Development Agreement in favour of M/s. Saish Group its auth partner Shri. Pankaj Pandurang Chougule, & Shri. Varun Shetty, duly registered their document No. 1515/2017 dt. 07/04/2017 at Kalyan. & also the registered Power of Attorney in favour of M/s. Saish Group its auth partner Shri. Pankaj Pandurang Chougule, & Shri. Varun Shetty, duly registered their document No. 1516/2017 dt. 07/04/2017 at Kalyan.

I hereby certify that I have gone through the search and verified the documents, & Search report dt. 02.06.2017, Govt.Receipt No. 9210 dt. 02.06.2017, submitted by me, I do not found any entries about abovementioned property like Gift, Mortgage, Lease, & Released etc. I do hereby certify that the title of the said land known as Land Property its C. T. S. No. 2711, Area admeasuring about 88.3 sq. mtrs., C. T. S. No. 2712, Area admeasuring about 111.3 sq. mtrs., C. T. S. No. 2714, Area admeasuring about 135.5 sq. mtrs., C. T. S. No. 2715, Area admeasuring about 110.1 sq. mtrs., C. T. S. No. 2716, Area admeasuring about 118.5 sq. mtrs., C. T. S. No. 2767, Area admeasuring about 138 sq. mtrs., Total area admesuring about 701.8 sq. mtrs., lying being situated at Village - Ajde Golvali, Dombiyali, Tal. Kalyan, Dist. Thane, within the limit of Kalyan - Dombiyali Municipal Corporation, And Sub-registrar Assurance at Kalyan, is Clean, Clear, Marketable & Free from Encumbrances.

In view of the above in my opinion, the title of the above said property is Clean, Clear, Marketable and Free from Encumbrances.  
At Dombivli Dated the 5<sup>th</sup> June 2017.

Adv. Mr. Ajit R. Shinde.

Advocate

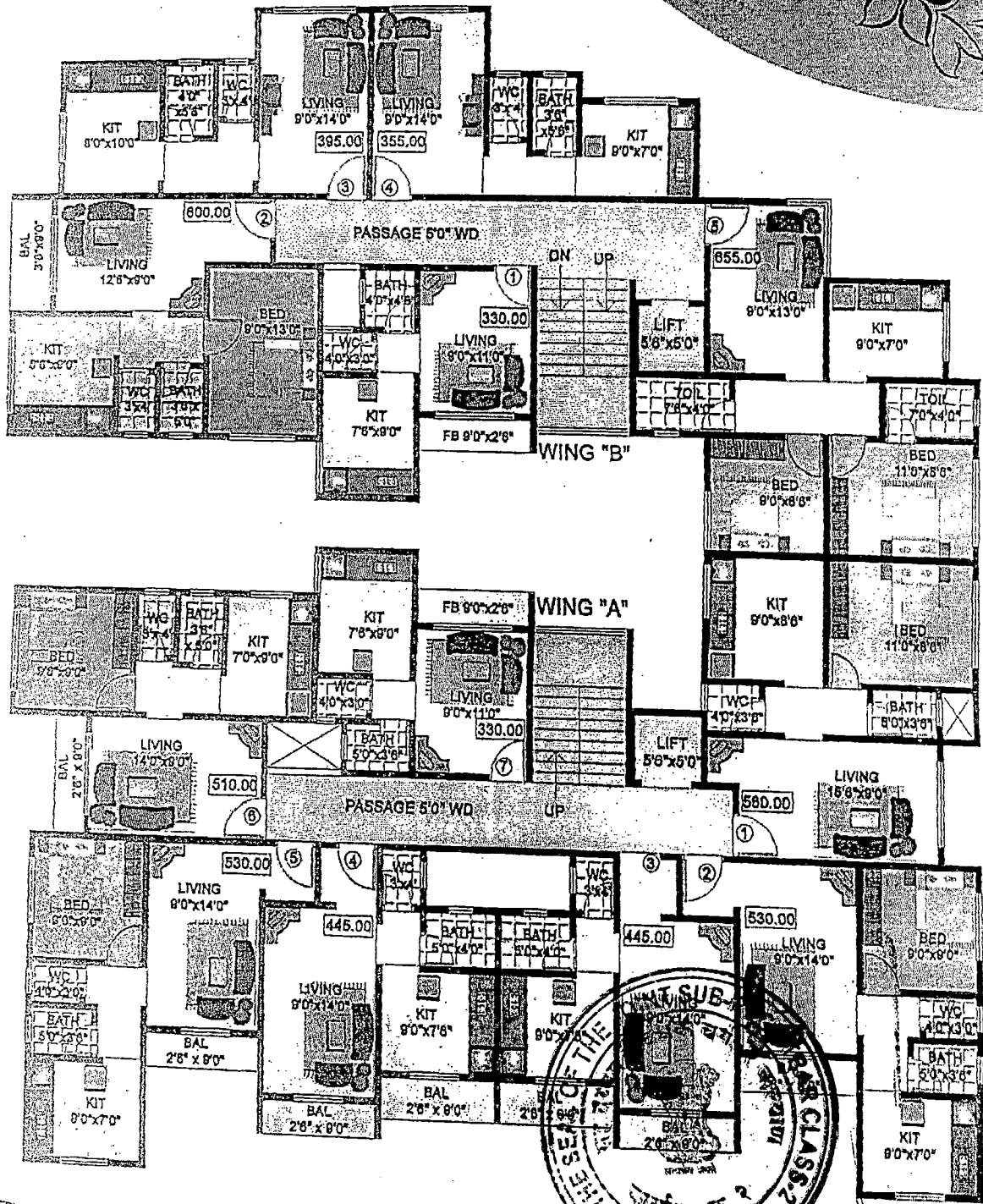


|          |     |
|----------|-----|
| क.ल.न.   |     |
| क्र. ७४९ | २०२ |
| ३४       | ४५  |

Solpahi

M.M. Padi

# Saish Villa



Second to Seventh Floor plan

क.ल.न.२  
 २०२३  
 ३५ ४२

M.M. Patil

Sapari

STAMP OF APPROVAL OF PLAN

वाचकान नकली मंजूर  
रमान कुडल्की वाखदिल्यामणे व वांधकाम प्रारंभ  
प्रमाणन क्र. कडल्यान/नरवे वांधकामि-डोबिव/२०१०-१८/२९  
किताब क्र. २६/२०१०/२९  
दिलेल्या वांधकामणे



*Amir*  
नगर रचनाकार  
खल्यान डोंबिवली महानगरपालिका

NAME & SIGNATURE OF P.O.A HOLDER

[Blank space for Name & Signature of P.O.A Holder]

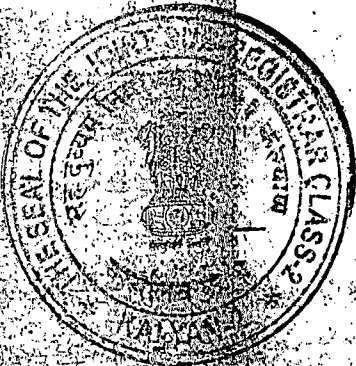
DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED RES. BUILDING ON PLOT LAND BEARING CTS No  
2711, 2712, 2714, 2715, 2716 & 2767 AT GRAMPANCHAYAT  
DOMBIVLI. TAL KALYAN. DIST. THANE.

FOR. SMT. NISHABAI.M. PATIL & OTHERS

ARCHITECT

*Santosh Kudalkar*  
SANTOSH KUDALKAR  
G.D.ARCH. A. I. I. A.  
ARCHITECT & INTERIOR DESIGNER



२०१०-१८-२९  
३६/२९

*Solpatti*

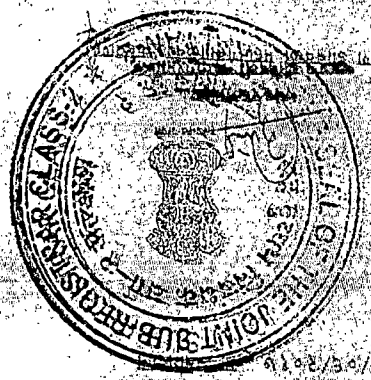
*M.M. Patil*



Handwritten signature or mark at the top left.

Handwritten text at the top right.

|                     |                     |
|---------------------|---------------------|
| Handwritten numbers | Handwritten numbers |
| Handwritten numbers | Handwritten numbers |
| Handwritten numbers | Handwritten numbers |



Handwritten text block, likely a title or header for the document.

Handwritten text block, possibly a date or reference number.

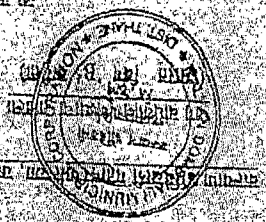
Handwritten text block, likely a list of items or a detailed description.

| Handwritten header 1  | Handwritten header 2  | Handwritten header 3  |
|-----------------------|-----------------------|-----------------------|
| Handwritten content 1 | Handwritten content 2 | Handwritten content 3 |
| Handwritten content 1 | Handwritten content 2 | Handwritten content 3 |
| Handwritten content 1 | Handwritten content 2 | Handwritten content 3 |

Handwritten text block, possibly a list of items or a detailed description.

Handwritten text block, possibly a signature or official statement.

Handwritten text block, possibly a date or reference number.



269271

26/03/2023

Note:-Generated Through eSearch  
Module,For original report please  
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

दस्त क्रमांक : 2692/2023

नोंदणी :

Regn:63m

## गावाचे नाव : आजदे गोलवली

|   |  |
|---|--|
| (1) विलेखाचा प्रकार   | पुरवणी करारनामा  |
| (2) मोबदला  | 1  |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)  | 1  |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)  | 1) पालिकेचे नाव: ठाणे इतर वर्णन :, इतर माहिती: मौजे आजदे गोलवली तालुका कल्याण जिल्हा ठाणे येथील सी.टी.एस.नं.2711 क्षेत्र 88.33 चौ.मी,सी.टी.एस.नं.2712 क्षेत्र 111.3 चौ.मी,सी.टी.एस.नं.2714 क्षेत्र 135.6 चौ.मी,सी.टी.एस.नं.2715 क्षेत्र 110.1 चौ.मी,सी.टी.एस.नं.2716 क्षेत्र 118.5 चौ.मी,सी.टी.एस.नं.2767 क्षेत्र 138 चौ.मी,एकूण क्षेत्र 701.8 चौ.मी.यावरील साईश विला फ्लॅट नं.403 चौथा मजला ए विंग क्षेत्र 445 चौ.फूट.व फ्लॅट नं.404 चौथा मजला ए विंग क्षेत्र 445 चौ.फूट.व फ्लॅट नं.405 चौथा मजला ए विंग क्षेत्र 530 चौ.फूट.व फ्लॅट नं.201 दुसरा मजला बी विंग क्षेत्र 330 चौ.फूट.व फ्लॅट नं.701 सातवा मजला बी विंग क्षेत्र 330 चौ.फूट.व फ्लॅट नं.702 सातवा मजला बी विंग क्षेत्र 600 चौ.फूट.व फ्लॅट नं.104 पहिला मजला बी विंग क्षेत्र 355 चौ.फूट.व फ्लॅट नं.107 पहिला मजला ए विंग क्षेत्र 330 चौ.फूट.व फ्लॅट नं.204 दुसरा मजला ए विंग क्षेत्र 445 चौ.फूट.व फ्लॅट नं.304 तिसरा मजला ए विंग क्षेत्र 445 चौ.फूट.व फ्लॅट नं.607 सहावा मजला ए विंग क्षेत्र 330 चौ.फूट.व फ्लॅट नं.101 पहिला मजला मजला बी विंग क्षेत्र 330 चौ.फूट.व फ्लॅट नं.401 चौथा मजला बी विंग क्षेत्र 330 चौ.फूट.व फ्लॅट नं.501 पाचवा मजला बी विंग क्षेत्र 330 चौ.फूट.व फ्लॅट नं.503 पाचवा मजला बी विंग क्षेत्र 395 चौ.फूट.व फ्लॅट नं.705 सातवा मजला बी विंग क्षेत्र 655 चौ.फूट.व फ्लॅट नं.601 सहावा मजला बी विंग क्षेत्र 330 चौ.फूट.शाॅप नं.2 तळ मजला क्षेत्र 332 चौ.फूट.व शाॅप नं 3 तळ मजला क्षेत्र 332 चौ.फूट.(( C.T.S. Number : 2711,2712 and others ; ) ) |
| (5) क्षेत्रफळ   | 0 चौ.मीटर  |
| (6) आकारणी किंवा जूडी देण्यात असेल तेव्हा.  |  |
| (7) दस्तऐवज क्रमांक,प्लॉट नं./विंग नं./शा.या मध्ये कायदा नाव किंवा दिवाण नं. किंवा युटिला इकुमशा.मो.किंवा अदिश नं.असल्यास प्रतिवादिचे नाव व पत्ता | 1): नाव:-मेसर्स साईश ग्रुप तर्फे पार्टनर पंकज चौगुले -- वय:-35 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सागर अपार्टमेंट जिमखाना रोड डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AJEPC9924G<br>2): नाव:-मेसर्स साईश ग्रुप तर्फे पार्टनर वरून शेटी -- वय:-35 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: दिपक निवास रूम न ७ पहिला मजला गोप्रासवाडी डोंबिवली पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-BMPPS2354P   |
| (8) दस्तऐवज क्रमांक,प्लॉट नं./विंग नं./शा.या मध्ये कायदा नाव किंवा दिवाण नं. किंवा युटिला इकुमशा.मो.किंवा अदिश नं.असल्यास प्रतिवादिचे नाव व पत्ता | 1): नांव:-नीशाबाई मोहन पाटील -- वय:-57; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सीता अपार्टमेंट ब्लॉक नं १०१, १०२ पहिला मजला आजदे गाव, महाराष्ट्र, ठाणे. पिन कोड:-421203 पॅन नं:-BFMPP3393F<br>2): नाव:-मुकेश मोहन पाटील -- वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सीता अपार्टमेंट ब्लॉक नं १०१, १०२ पहिला मजला आजदे गाव, महाराष्ट्र, ठाणे. पिन कोड:-421203 पॅन नं:-BXFPP6925C<br>3): नाव:-दीपेश मोहन पाटील -- वय:-34; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: सीता अपार्टमेंट ब्लॉक नं १०१, १०२ पहिला मजला आजदे गाव, महाराष्ट्र, ठाणे. पिन कोड:-421203 पॅन नं:-BHJPP3144H  |
| (9) दस्तऐवज करून दिल्याचा दिनांक  | 06/02/2023   |
| (10) दस्त नोंदणी केल्याचा दिनांक  | 21/03/2023   |
| (11) अनुक्रमांक, खंड व पृष्ठ  | 2692/2023  |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क  | 500  |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क  | 100  |
| (14) शेरा   |  |
| मुल्यांकनासाठी विचारात घेतलेला  |  |

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
BXFFP6925C

नाम / Name  
MUKESH MOHAN PATIL

पिता का नाम / Father's Name  
MOHAN PATIL

जन्म की तारीख /  
Date of Birth  
18/11/1982

1407221

हस्ताक्षर / Signature

*M. Mohan Patil*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PATIL SEEMA DIWANSINGH

DIWANSINGH FATTESINGH PATIL

22/10/1988  
Permanent Account Number  
BLJPP9358K

नाम / Name  
SEEMA DIWANSINGH PATIL

पिता का नाम / Father's Name  
FATTESINGH PATIL

जन्म की तारीख /  
Date of Birth  
22/10/1988

080550015

हस्ताक्षर / Signature

*Seema Patil*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
BTIPK8134R

नाम / Name  
ANIKET SUBHASH KAMBLI

पिता का नाम / Father's Name  
SUBHASH KAMBLI

जन्म की तारीख /  
Date of Birth  
17/02/1992

13032020

हस्ताक्षर / Signature

*Aniket Kamble*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SHINDE ARUNA PRAKASH

VISHWASSING BHIKUSINGI PATIL

11/04/1980  
Permanent Account Number  
DYNPS6764K

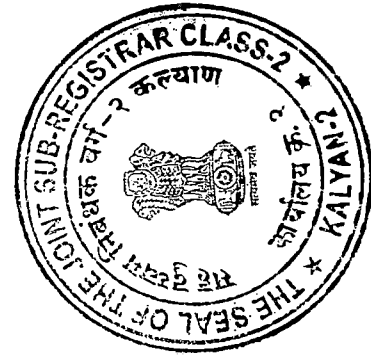
श्री अरुणा प्रकाश शिंदे  
Signature



क.ल.न.२

दस्तावेज क्र. ७४६५ / २०२३

३६ / २



|          |      |
|----------|------|
| क.ल.न.२  |      |
| दस्तावेज | २०२३ |
| ४०       | ४०   |

71/7465

बोमवार, 27 मार्च 2023 5:15 म.नं.

दस्त गोपवारा भाग-1

कलन2

दस्त क्रमांक: 7465/2023

दस्त क्रमांक: कलन2 /7465/2023

वाजार मुल्य: रु. 15,78,000/-

मोवदला: रु. 18,00,000/-

भरलेले मुद्रांक शुल्क: रु.1,08,000/-

मुद्रांक शुल्क माफी असल्यास तपशिल :-

1) Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women : Mudrank 2021/UOR12/CR107/M1 (Policy) : For Women - Corporations Area

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

पावती:8204

पावती दिनांक: 27/03/2023

अ. क्र. 7465 वर दि.27-03-2023

सादरकरणाचा नाव: सिमा दिवाणसिंग पाटील - -

रोजी 5:09 म.नं. वा. हजर केला.

नोंदणी फी

रु. 18000.00

दस्त हाताळणी फी

रु. 840.00

पृष्ठांची संख्या: 42

दस्त हजर करणाऱ्याची सही:

एकूण: 18840.00

Joint Sub Registrar Kalyan 2  
(सही) जा. वि. सातदिवे

(सही) Joint Sub Registrar Kalyan 2

सह. मुख्य निबंधक वर्ग २,

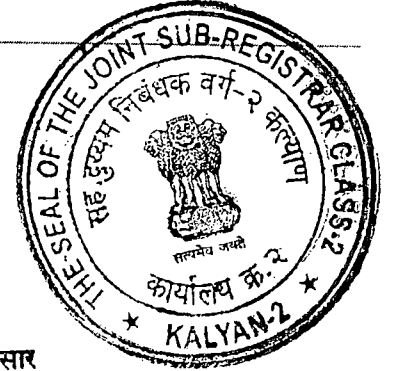
सह. मुख्य निबंधक वर्ग २,

कल्याण क्र. २

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

शिक्का क्र. 1 27 / 03 / 2023 05 : 09 : 14 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 27 / 03 / 2023 05 : 09 : 55 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 संपुर्णपणे जबाबदार आहेत. तसेच सादर हस्तांतरण दस्तांमुळ राज्यशासन/केंद्रशासन यांच्या कोणत्याही कायदे/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

(सही)  
देणार सही

(सही)  
देणार सही



|                                |                             |
|--------------------------------|-----------------------------|
| कर्मचारी नाम: 2                | कर्मचारी क्रमांक: 7465/2023 |
| दस्तावेज क्रमांक: 2/17465/2023 | 27/03/2023 5:32:28 PM       |

दस्तावेज प्रकार: कर्मचारी

श.क. प्रकार: श.क. प्रकार

पं. क्र. 41  
 जाति: श.क. प्रकार  
 पता: श.क. प्रकार, श.क. प्रकार, श.क. प्रकार  
 पता: श.क. प्रकार, श.क. प्रकार, श.क. प्रकार  
 पं. क्र.: BXP.PP6925C

श.क. प्रकार: श.क. प्रकार

पं. क्र. 33  
 जाति: श.क. प्रकार  
 पता: श.क. प्रकार, श.क. प्रकार, श.क. प्रकार  
 पता: श.क. प्रकार, श.क. प्रकार, श.क. प्रकार  
 पं. क्र.: BLJ.PP9358K

श.क. प्रकार: श.क. प्रकार

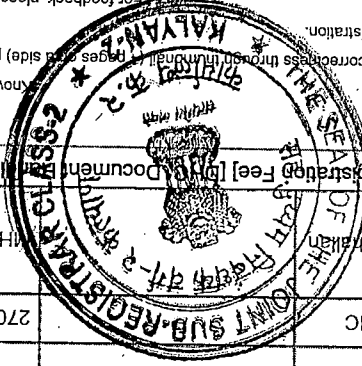
पं. क्र. 42  
 जाति: श.क. प्रकार  
 पता: श.क. प्रकार, श.क. प्रकार, श.क. प्रकार  
 पता: श.क. प्रकार, श.क. प्रकार, श.क. प्रकार  
 पं. क्र.: 421202

श.क. प्रकार: श.क. प्रकार

पं. क्र. 421202  
 जाति: श.क. प्रकार  
 पता: श.क. प्रकार, श.क. प्रकार, श.क. प्रकार  
 पता: श.क. प्रकार, श.क. प्रकार, श.क. प्रकार  
 पं. क्र.: 421202

दिनांक: 27/03/2023 05:26:53 PM

| Sr. | Purchase type | Verification no./Vendor | GRN/Licence        | Amount    | Used At | Deface Number    | Date       |
|-----|---------------|-------------------------|--------------------|-----------|---------|------------------|------------|
| 1   | SEEMA PATIL   | 69103332023032717410    | MH017527260202223E | 108000.00 | SD      | 0008640824202223 | 27/03/2023 |
| 2   | DHC           | 2703202307919           |                    | 840       | RF      | 2703202307919D   | 27/03/2023 |
| 3   | SEEMA PATIL   |                         | MH017527260202223E | 18000     | RF      | 0008640824202223 | 27/03/2023 |



1. Verify Scanned Document for correctness through the portal (pages on the right side) printout after scanning.  
 2. Get print immediately after registration.

कर्मचारी नाम: 2  
 कर्मचारी क्रमांक: 7465/2023

दिनांक: 27/03/2023





## सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

28/03/2023

दस्त क्रमांक : 7465/2023

नोंदणी :

Regn:63m

## गावाचे नाव : आजदे गोलवली

|  |   |
|--|---|
| (1) विलेखाचा प्रकार  | करारनामा  |
| (2) मोबदला   | 1800000   |
| (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्ट्याकार आकारणी देतो की पट्टेदार ते नमुद करावे)   | 1578000   |
| (4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)  | 1) पालिकेचे नाव: कल्याण-डोंविवली इतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे आजदे गोळवली येथील सिटी सर्वे क्रमांक 2711,2712,2714,2715,2716,2767 यावरील साईश विला या इमारतीतील सदनिका क्रमांक वी-101, पहिला मजला, वी विंग, क्षेत्रफळ 330 चौ फुट विल्ट अप( ( C.T.S. Number : 2711,2712,2714,2715,2716,2767 ; ) ) |
| (5) क्षेत्रफळ  | 1) 330 चौ.फूट   |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.   |   |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. | 1): नाव:-मुकेश मोहन पाटील -- वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: डोंविवली, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-BXFPP6925C   |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता                   | 1): नाव:-सिमा दिवाणसिंग पाटील -- वय:-33; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मित्र संगम सो., रू.नं6, चाळ नं.1 पुणा-लिक रोड तिसगाव कल्याण, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-BLJPP9358K  |
| (9) दस्तऐवज करून दिल्याचा दिनांक   | 27/03/2023  |
| (10) दस्त नोंदणी केल्याचा दिनांक   | 28/03/2023  |
| 1) अनुक्रमांक, खंड व पृष्ठ   | 7465/2023.  |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क   | 108000  |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क   | 18000   |
| (14) शेर   |   |

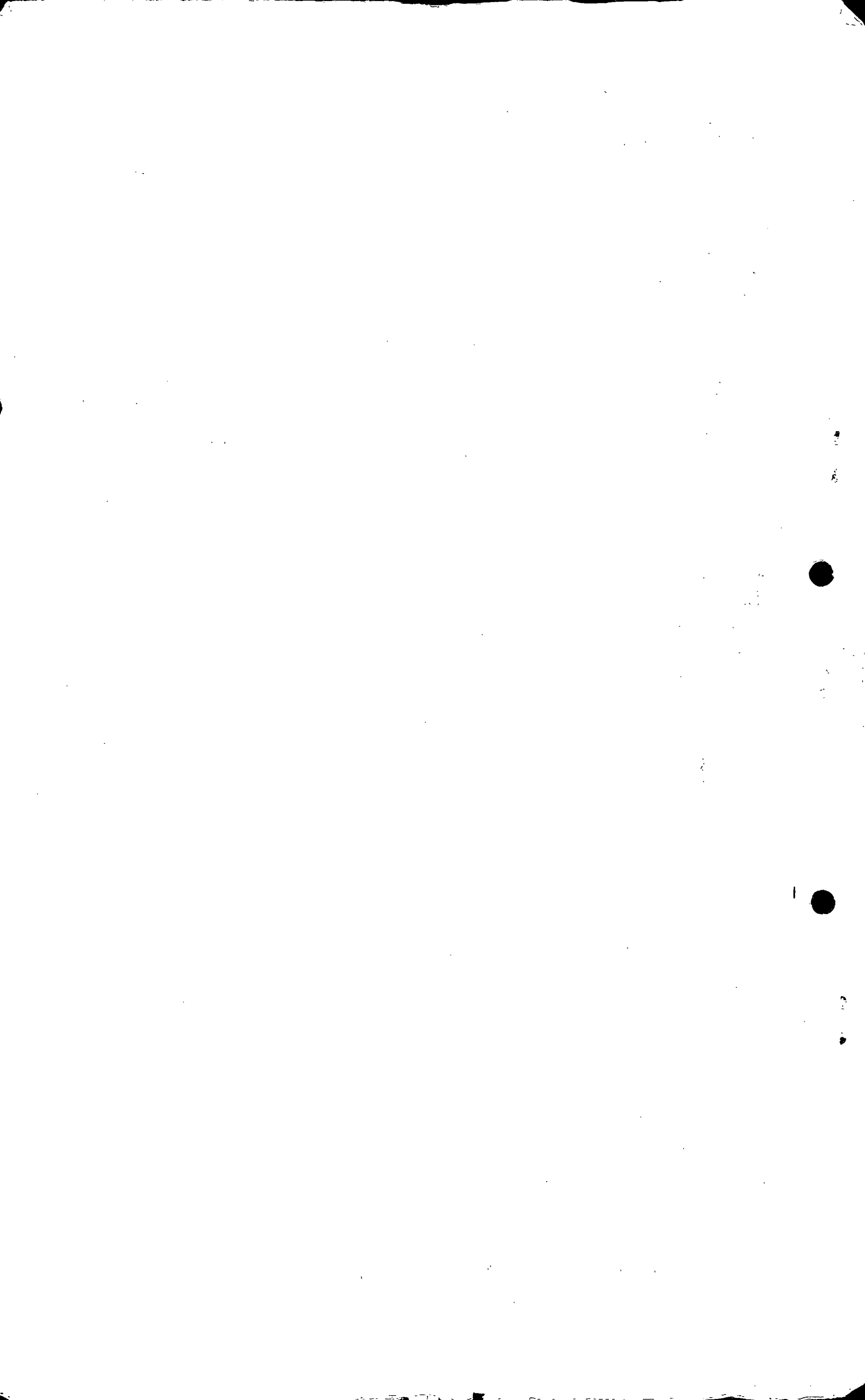
(सही) जी.जी.सप्तदिवे  
सह. दुय्यम निबंधक वर्ग २,  
कल्याण क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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





699

# साइशा विहला सोसायटी

(B wing)

पारती

दि. 10/10/2023

पारती.क्र.

श्री/श्रीमती/साँ.

Seema Divan Singh Patil

सदनिका :

101

| अनु.क्र.       | विवरण                   | रककम  |
|----------------|-------------------------|-------|
| १              | मेंटेनन्स शुल्क         | 660/- |
| २              | मागील महिन्यातील थकबाकी |       |
| ३              | विलंब शुल्क             |       |
| ४              | पार्कींग शुल्क          |       |
| ५              | इतर शुल्क               |       |
| ६              |                         |       |
| (अक्षरी रूपये) |                         | 660/- |



सूचना : १) प्रत्येक सभासदाने दर महिन्याच्या १५ तारखेपर्यंत मेंटेनन्स जमा करावयाचा आहे.

२) भविष्यात सोसायटीतील खर्चात वाढ झाल्यास सदस्या चालू असलेल्या मेंटेनन्स मध्ये वाढ होऊ शकते. याची सर्व सदनिका व गाळे धारकांनी नोंद घ्यावी.

साइशा विहला सोसायटी (B wing)  
अध्यक्ष / सचिव / खजिनदार

4000

THE EAST INDIA CO-OP. SOCIETY  
DUMBAVI (EAST)

THE EAST INDIA CO-OP. SOCIETY  
DUMBAVI (EAST)  
Date: 21.02.2021  
(T) 388212021  
Reg. No. 174/DUMHSGI

Date : 28/04/2023

To:

The Assistant General Manager  
State Bank of India  
RACPC, Mumbai

Dear Sir,

I/We. SAISH GROUP, and here by certify that:

1. I/We have transferable rights to the property described below, which has been allotted by me/us to **MRS. SEEMA DIWANSINGH PATIL** herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Agreement of sale 27/03/2023.

|                             |                             |
|-----------------------------|-----------------------------|
| Description of the property |                             |
| Flat No./ House No.         | <b>FLAT NO. 101, B WING</b> |
| Building No./Name           | <b>SAISH VILLA</b>          |
| Plot No                     | ---                         |
| Street No./Name             | <b>SAI BABA MANDIR ROAD</b> |
| Locality Name               | <b>ASADE</b>                |
| Area Name                   | <b>ASADE GOLAVALI</b>       |
| City Name                   | <b>DOMBIVLI WEST</b>        |
| Pin Code                    | <b>421201</b>               |

2. That the total consideration for this transaction is **Rs. 18,00,000/- (Rs. EIGHTEEN LAKH ONLY)**.

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. I/We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers. **For Saish Group**

Voruf

Partner

**CONSUMER CIR**

CONSUMER: PANCHAL SIDDHESH SURYAKANT  
 MEMBER ID: BS00115012\_MUMBCIR20924  
 MEMBER REFERENCE NUMBER:

DATE:02-05-2023  
 TIME: 17:05:50  
 CONTROL NUMBER: 5,79,98,00,860

**CONSUMER INFORMATION:**

NAME: SIDDHESH SURYAKANT PANCHAL  
 DATE OF BIRTH: 15-09-1994

GENDER: MALE

**CIBIL TRANSUNION SCORE(S):**

| SCORE NAME          | SCORE      | SCORING FACTORS  |
|---------------------|------------|--|
| CREDITVISION® SCORE | <b>762</b> | 1: PRESENCE OF DELINQUENCY<br>2: HIGH PROPORTION OF OUTSTANDING TRADES<br>3: PRESENCE OF SEVERE DELINQUENCY<br>4: HIGH BALANCE IN PROPORTION TO HIGH CREDIT AMOUNT IN THE LAST 12 MONTHS<br>5: HIGH BALANCE BUILD-UP ON REVOLVING TRADES |

**POSSIBLE RANGE FOR CREDITVISION® SCORE**

Consumer with at least one trade on the bureau in last 36 months : 300 (High risk) to 900 (low risk)  
 Consumer not in CIBIL database or history older than 36 months : -1

\* At least one tradeline with information updated in last 36 months is required.

**IDENTIFICATION(S):**

| IDENTIFICATION TYPE        | IDENTIFICATION NUMBER | ISSUE DATE | EXPIRATION DATE |
|----------------------------|-----------------------|------------|-----------------|
| INCOME TAX ID NUMBER (PAN) | CLKPP9902P            |            |                 |

**TELEPHONE(S):**

| TELEPHONE TYPE              | TELEPHONE NUMBER | TELEPHONE EXTENSION |
|-----------------------------|------------------|---------------------|
| HOME PHONE                  | 025557506178597  |                     |
| OFFICE PHONE <sup>(e)</sup> | 28475228         |                     |
| NOT CLASSIFIED              | 07506178597      |                     |

**EMAIL CONTACT(S):**

**ADDRESS(ES):**

5. We have borrowed from \_\_\_\_\_ (name of the financial institution) whose NOC for this transaction is enclosed herewith / We have not borrowed from any financial institution for the purchase /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.
6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are Agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.
7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, I We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.
8. Please note that the payment for this transaction should be made by crossed cheque/Trasfer of funds favouring " **MUKESH MOHAN PATIL, AXIS BANK DOMBIVLI EAST Branch, Account No. 919010077755447**".
9. In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favouring the Bank A/C " \_\_\_\_\_ (name of the purchaser)", and forward the same to you directly.
10. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide \_\_\_\_\_ (description of document of delegation of authority to the signatory.)

Yours faithfully,

Authorized Signatory.

Name - **VARUN SHETTY**

Designation - **PARTNER**

Place - **DOMBIVLI EAST**

Date - **28/04/2023**

For Saish Group

*Varun*  
Partner

# TransUnion<sup>tu</sup> CIBIL

## CONSUMER CIR

CONSUMER: SAURABH SURYAKANT PANCHAL

DATE:02-05-2023

MEMBER ID: BS00115012\_MUMBCIR20924

TIME: 17:08:35

MEMBER REFERENCE NUMBER:

CONTROL NUMBER: 5,79,98,15,847

### ADDRESS(ES):

ADDRESS (e) :KALYAN MAHARASHTRA 421301

CATEGORY:RESIDENCE ADDRESS

RESIDENCE CODE:

DATE REPORTED:02-05-2023

### EMPLOYMENT INFORMATION:

END OF REPORT ON SAURABH SURYAKANT PANCHAL

All information ("Information") contained in this credit information report (CIR) is the current and up to date information collated by TransUnion CIBIL Limited based on information provided by its various members ("Members"). By accessing and using the Information, the user acknowledges and accepts the following: While TransUnion CIBIL takes reasonable care in preparing the CIR, TransUnion CIBIL shall not be responsible for errors and/or omissions caused by inaccurate or inadequate information submitted to it. However, TransUnion CIBIL shall take reasonable steps to ensure accurate reproduction of the information submitted by the Members and, to the extent statutorily permitted, it shall correct any such inaccuracies in the CIR. Further, TransUnion CIBIL does not guarantee the adequacy or completeness of the information and/or its suitability for any specific purpose nor is TransUnion CIBIL responsible for any access or reliance on the CIR. The CIR is not a recommendation by TransUnion CIBIL to any Member to (i) lend or not to lend; (ii) enter into or not to enter into any financial transaction with the concerned individual/entity. Credit Scores do not form part of the CIR. The use of the CIR is governed by the provisions of the Credit Information Companies (Regulation) Act, 2005, the Credit Information Companies Regulations, 2006, Credit Information Companies Rules, 2006 and the terms and conditions of the Operating Rules for TransUnion CIBIL and its Members.



# MUKESH MOHAN PATIL

Add : Sita Apartment Room No. 101, Near Sai Baba Temple, Asade Gaon, Dombivli (E)  
Contact No. 9619025377

Date :- 28/04/2023

## DEMAND LETTER

To,

**MRS. SEEMA DIWANSINGH PATIL**

Dear Sir/Madam,

This is to confirm that we have sold Flat No. B/101 on FIRST Floor, in the building known as SAISH VILLA situated at AZADE GOLAVALI, DOMBIVLI EAST . Under construction for a total consideration of Rs. 18,00,000/- (Rs. EIGHTEEN LAKH Only) under an agreement for sale dated 27/03/2023.

Total Amount Received upto date Rs. 1,80,000/- (Rs. ONE LAKH EIGHTY THOUSAND Only).

100% of the work is completed according to our architect.

So at present amount to be paid to us is Rs. 16,20,000/- (Rupees SIXTEEN LAKH TWENTY THOUSAND Only).

We therefore request you to kindly pay outstanding amount due.

Pls. Draw your cheque in favors of

Name : MUKESH MOHAN PATIL  
Bank : AXIS BANK LTD  
Branch : DOMBIVLI  
A/c No. : 919010077755447  
IFSC CODE : UTIB0003581

*M.M.Patil*

**For Mukesh Mohan Patil**

.....

## CONSUMER CIR

CONSUMER: PANCHAL SIDDHESH SURYAKANT  
 MEMBER ID: BS00115012\_MUMBCIR20924  
 MEMBER REFERENCE NUMBER:

DATE:02-05-2023  
 TIME: 17:04:21  
 CONTROL NUMBER: 5,79,97,92,643

| ENQUIRY PURPOSE | TOTAL | PAST 30 DAYS | PAST 12 MONTHS | PAST 24 MONTHS | RECENT     |
|-----------------|-------|--------------|----------------|----------------|------------|
| All Enquiries   | 2     | 0            | 0              | 1              | 10-07-2021 |

### ACCOUNT(S):

| ACCOUNT                       | DATES                              | AMOUNTS            | STATUS |
|-------------------------------|------------------------------------|--------------------|--------|
| MEMBER NAME: NOT DISCLOSED    | OPENED: 13-07-2021                 | CURRENT BALANCE: 0 |        |
| ACCOUNT NUMBER: NOT DISCLOSED | CLOSED: 30-07-2021                 | PMT FREQ: MONTHLY  |        |
| TYPE: CREDIT CARD             | REPORTED AND CERTIFIED: 29-09-2021 |                    |        |
| OWNERSHIP: INDIVIDUAL         | PMT HIST START: 01-09-2021         |                    |        |
|                               | PMT HIST END: 01-08-2021           |                    |        |

### DAYS PAST DUE/ASSET CLASSIFICATION (UP TO 36 MONTHS; LEFT TO RIGHT)

|       |       |
|-------|-------|
| 000   | 000   |
| 09-21 | 08-21 |

| ACCOUNT                       | DATES                              | AMOUNTS                 | STATUS |
|-------------------------------|------------------------------------|-------------------------|--------|
| MEMBER NAME: NOT DISCLOSED    | OPENED: 13-07-2021                 | HIGH CREDIT: 81,240     |        |
| ACCOUNT NUMBER: NOT DISCLOSED | LAST PAYMENT: 26-03-2023           | CURRENT BALANCE: 23,501 |        |
| TYPE: CREDIT CARD             | REPORTED AND CERTIFIED: 29-04-2023 | CREDIT LIMIT: 86,000    |        |
| OWNERSHIP: INDIVIDUAL         | PMT HIST START: 01-04-2023         | CASH LIMIT: 4,300       |        |
|                               | PMT HIST END: 01-08-2021           | PMT FREQ: MONTHLY       |        |
|                               |                                    | ACTUAL PAYMENT: 26,074  |        |

### DAYS PAST DUE/ASSET CLASSIFICATION (UP TO 36 MONTHS; LEFT TO RIGHT)

|       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 000   | 000   | XXX   | 000   | 000   | 000   | 000   | 003   | 000   | 000   | 000   | 000   | 000   | 000   | XXX   | 000   | 000   | 000   |
| 04-23 | 03-23 | 02-23 | 01-23 | 12-22 | 11-22 | 10-22 | 09-22 | 08-22 | 07-22 | 06-22 | 05-22 | 04-22 | 03-22 | 02-22 | 01-22 | 12-21 | 11-21 |
| 000   | 000   | 000   |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |
| 10-21 | 09-21 | 08-21 |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |

| ACCOUNT                       | DATES                              | AMOUNTS                    | STATUS |
|-------------------------------|------------------------------------|----------------------------|--------|
| MEMBER NAME: NOT DISCLOSED    | OPENED: 12-02-2021                 | SANCTIONED: 15,00,000      |        |
| ACCOUNT NUMBER: NOT DISCLOSED | LAST PAYMENT: 05-03-2023           | CURRENT BALANCE: 14,66,781 |        |
| TYPE: HOUSING LOAN            | REPORTED AND CERTIFIED: 31-03-2023 | EMI: 12,703                |        |
| OWNERSHIP: GUARANTOR          | PMT HIST START: 01-03-2023         | PMT FREQ: MONTHLY          |        |
|                               | PMT HIST END: 01-02-2021           | REPAYMENT TENURE: 312      |        |

### DAYS PAST DUE/ASSET CLASSIFICATION (UP TO 36 MONTHS; LEFT TO RIGHT)

|       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |       |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 000   | 000   | 000   | 000   | 000   | 000   | 000   | 000   | 000   | 000   | 000   | 000   | 000   | 000   | 000   | 000   | 000   | 000   |
| 03-23 | 02-23 | 01-23 | 12-22 | 11-22 | 10-22 | 09-22 | 08-22 | 07-22 | 06-22 | 05-22 | 04-22 | 03-22 | 02-22 | 01-22 | 12-21 | 11-21 | 10-21 |

# Note- Address Proof

Index-II

13.3.27 PM

सूची क्र.2

दुव्यम निबंधक : मह.द.नि. कल्याण 2

दस्त क्रमांक : 7465/2023

नोंदणी :

Regn:63m

13/3/2023

गावाचे नाव : आजदे गोलवली

- (1) वस्तुगवज प्रमाण करारनामा 1800000
- (2) गोलवली 1578000
- (3) बाजारपट्टी (भाडेपट्टी) या वावतितपट्टाकार
- (4) बाजारपट्टी (भाडेपट्टी) या वावतितपट्टाकार

1) पानिकचे नाव: कल्याण-डोंडिवली इतर धर्जा नं. : इतर माहिती: नोंदे आजदे गोलवली येथील मिटी गवे क्रमांक 2711,2712,2714,2715,2716,2767 यांमध्ये मिळालेला इतर माहिती क्रमांक बी-101, दिवा मजला:बी बिन, क्षेत्रफळ 330 चौ फुट विल्ल अर्जा ( C.T.S. Number 2711 2712 2714 2715 2716 2767 ) 1) 330 चौ.फुट

- (5) वस्तुगवज करण वणा-या लिहून ठेवणा-या
- (6) वस्तुगवज करण वणा-या लिहून ठेवणा-या
- (7) वस्तुगवज करण वणा-या लिहून ठेवणा-या
- (8) वस्तुगवज करण वणा-या लिहून ठेवणा-या
- (9) वस्तुगवज करण दिल्याचा दिनांक
- (10) वस्तुगवज करण दिल्याचा दिनांक
- (11) वस्तुगवज करण दिल्याचा दिनांक
- (12) बाजारपट्टी (भाडेपट्टी) या वावतितपट्टाकार
- (13) बाजारपट्टी (भाडेपट्टी) या वावतितपट्टाकार

1): नाव:- सुकेश मोहरा पत्नी:- वसुधा देवी पत्नी:- साळा नं. - इतर माहिती: नोंदे आजदे गोलवली येथील मिटी गवे क्रमांक 2711,2712,2714,2715,2716,2767 यांमध्ये मिळालेला इतर माहिती क्रमांक बी-101, दिवा मजला:बी बिन, क्षेत्रफळ 330 चौ फुट विल्ल अर्जा ( C.T.S. Number 2711 2712 2714 2715 2716 2767 )

1): नाव:- सुकेश मोहरा पत्नी:- वसुधा देवी पत्नी:- साळा नं. - इतर माहिती: नोंदे आजदे गोलवली येथील मिटी गवे क्रमांक 2711,2712,2714,2715,2716,2767 यांमध्ये मिळालेला इतर माहिती क्रमांक बी-101, दिवा मजला:बी बिन, क्षेत्रफळ 330 चौ फुट विल्ल अर्जा ( C.T.S. Number 2711 2712 2714 2715 2716 2767 )

1): नाव:- सुकेश मोहरा पत्नी:- वसुधा देवी पत्नी:- साळा नं. - इतर माहिती: नोंदे आजदे गोलवली येथील मिटी गवे क्रमांक 2711,2712,2714,2715,2716,2767 यांमध्ये मिळालेला इतर माहिती क्रमांक बी-101, दिवा मजला:बी बिन, क्षेत्रफळ 330 चौ फुट विल्ल अर्जा ( C.T.S. Number 2711 2712 2714 2715 2716 2767 )

(मिती) वी.पी.सुप्रतदिवे  
गा. दुव्यम निबंधक वगैरे ?  
कल्याण क्र. 2



*sepan*

