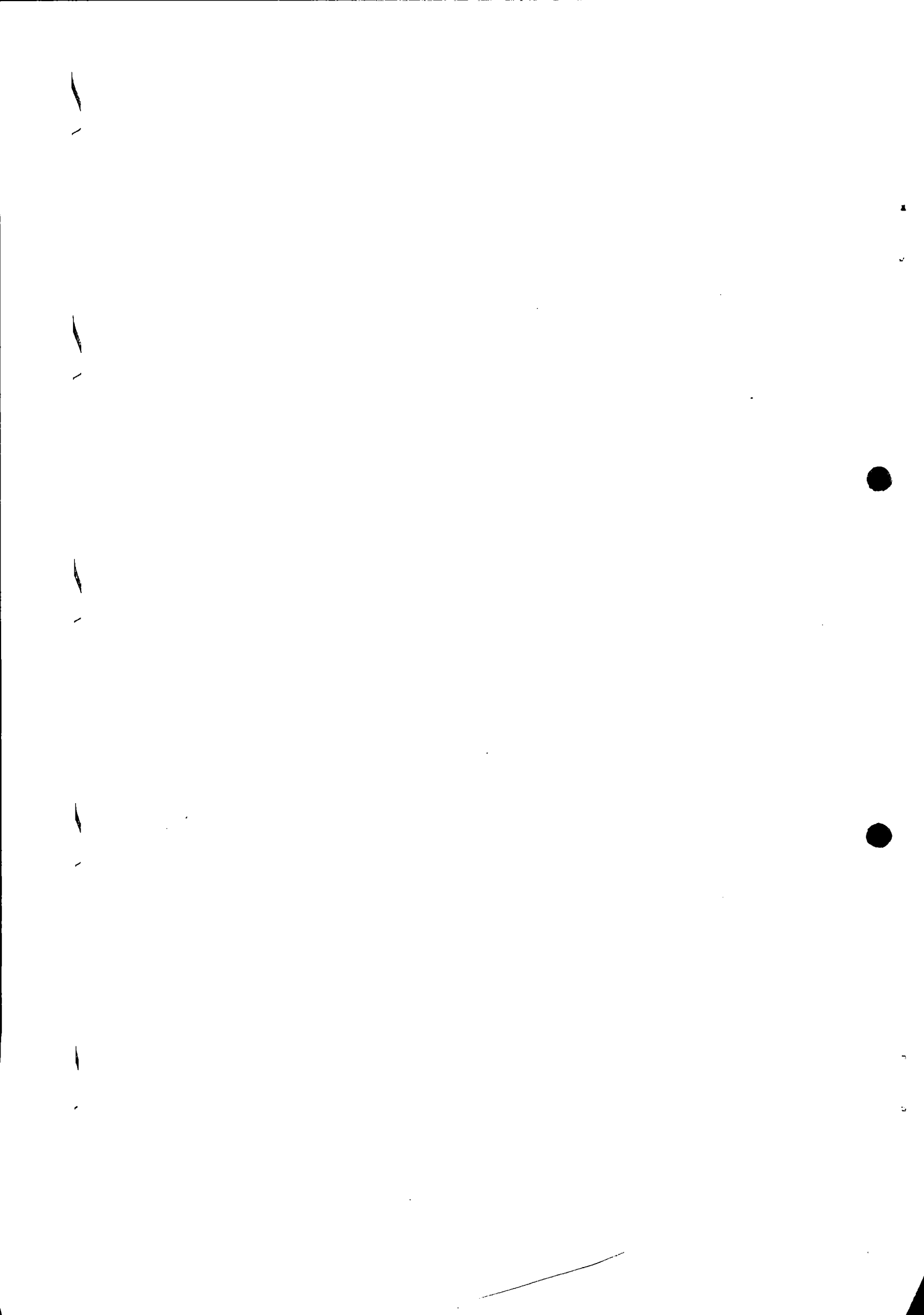


49258



70/5124

Friday, May 19, 2023

8:50 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 6730 दिनांक: 19/05/2023

गावाचे नाव: गंधारे

दस्तऐवजाचा अनुक्रमांक: कलन1-5124-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: शायला भास्करन पिल्लाई - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण:

रु. 30800.00

बाजार मूल्य: रु.5941500/-

मोबदला रु.5600000/-

भरलेले मुद्रांक शुल्क : रु. 416600/-

1) देयकाचा प्रकार: eChallan रक्कम: रु.29700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002299288202324E दिनांक: 19/05/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.800/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1905202314396 दिनांक: 19/05/2023

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.300/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002298426202324E दिनांक: 19/05/2023

बँकेचे नाव व पत्ता:

रु. 30800.00  
कल्याण क्र. 1

मुक्त दस्तऐवज परत मिळाला.

*[Signature]*

1

2

3

4



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )					
Valuation ID	202305198310	19 May 2023,08:02:16 PM			
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : कल्याण				
उप मूल्य विभाग	20/67-विभाग 8क : गांधारे गांवातील उर्वरित मिळकती				
क्षेत्राचे नांव	Kalyan/Dombival Municipal Corporation	सर्व्हे नंबर/न. भू. क्रमांक :	सर्व्हे नंबर#10		
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
24000	75800	87100	95000	87100	चौ. मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	78.4838चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	7 वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्दवाहन सुविधा -	आहे	मजला -	5th to 10th Floor	कार्पेट क्षेत्र-	65.4032चौ. मीटर
Sale Type - Resale		First Sale Date - 21/10/2013			
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ		= 105 / 100 Apply to Rate= Rs.79590/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)			
		= (( (79590-24000) * (93 / 100) ) + 24000)			
		= Rs.75699/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= 75699 * 78.4838			
		= Rs.5941145.1762/-			
Applicable Rules		= 3, 9, 18, 19			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ			
		= A + B + C + D + E + F + G + H + I + J			
		= 5941145.1762 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0			
		=Rs.5941145/-			
		= ₹ एकोणसाठ लाख एकेचाळीस हजार एक शे पंचेचाळीस /-			

Home

Print

कलन-१	
दस्त क्र.	५९२४ २०२३
९	२०



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CHALLAN  
MTR Form Number-6



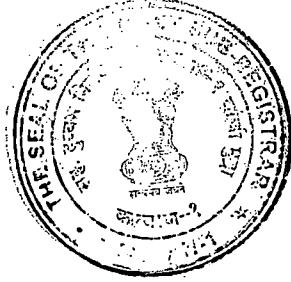
GRN	MH002298426202324E	BARCODE			Date	19/05/2023-18:38:44	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)					
				PAN No.(If Applicable)					
Office Name	KLN1_KALYAN NO 1 SUB REGISTRAR			Full Name	SHYLA BHASKARAN PILLAI				
Location	THANE								
Year	2023-2024 One Time			Flat/Block No.	FLAT NO.A/604 6TH FLOOR IN ROYCE GALAXY				
Account Head Details	Amount In Rs.	Premises/Building	AREA-704 sq.ft. CARPET						
0030046401 Stamp Duty	416600.00	Road/Street	GANDHARE						
0030063301 Registration Fee	300.00	Area/Locality	KALYAN-WEST						
		Town/City/District							
		PIN		4	2	1	3	0	1
		Remarks (If Any)	SecondPartyName=CHETAN YASHWANT PATHAK AND NANKI DOULAT GIDWANI-						
		Amount In Words	Four Lakh Sixteen Thousand Nine Hundred Rupees Onl						
Total	4,16,900.00								
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK					
Cheque/DD Details	Bank CIN	Ref. No.	00040572023051938567 JK0CGGMIX3						
Cheque/DD No.	Bank Date	RBI Date	19/05/2023-18:24:00 Not Verified with RBI						
Name of Bank	Bank-Branch		STATE BANK OF INDIA						
Name of Branch	Scroll No. , Date		Not Verified with Scroll						

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

Mobile No. : 7259469730

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1905202314396	Date 19/05/2023
Received from SHYLA BHASKARAN PILLAI, Mobile number 7259469730, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office S.R. Kalyan 1 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 19/05/2023
Bank CIN 10004152023051912602	REF No. IGAPPMRXB0
This is computer generated receipt, hence no signature is required.	

कलम - १	
वसु क्र. ५९२४	२०२३
३	४०







CHALLAN  
MTR Form Number-6



GRN	MH002299288202324E	BARCODE			Date	19/05/2023-18:56:54	Form ID	25.2
Department Inspector General Of Registration				Payer Details				
Stamp Duty Type of Payment Registration Fee				TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name KLN1_KALYAN NO 1 SUB REGISTRAR				Full Name		SHYLA BHASKARAN PILLAI		
Location THANE								
Year 2023-2024 One Time				Flat/Block No.		FLAT NO.A/604 6TH FLOOR IN ROYCE GALAXY		
Account Head Details				Premises/Building		AREA-704 sq.ft. CARPET		
0030063301 Registration Fee				Amount In Rs.		29700.00		
				Road/Street		GANDHARE		
				Area/Locality		KALYAN-WEST		
				Town/City/District				
				PIN		4 2 1 3 0 1		
				Remarks (If Any)				
				SecondPartyName=CHETAN		YASHWANT DAIHAK ANE NANKI		
				DOULAT GIDWANI-		करलान-१		
						दस्तावे. ५९२४ २०२३		
						४ ४०		
				Amount In		Twenty Nine Thousand Seven Hundred Rupees Only		
Total				29,700.00		Words		
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN		Ref. No. 00040572023051938989 JK0CGGMW45		
Cheque/DD No.				Bank Date		RBI Date 19/05/2023-19:24:57 Not Verified with RBI		
Name of Bank				Bank-Branch		STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :

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

Mobile No. : 9999999999

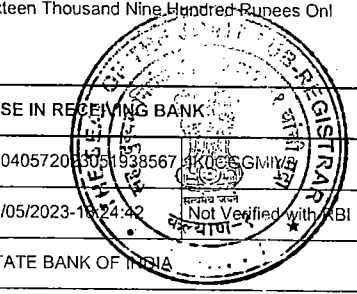
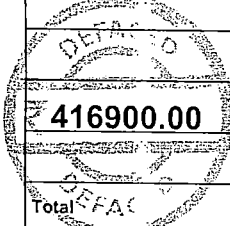
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

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71245  
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**CHALLAN**  
MTR Form Number-6

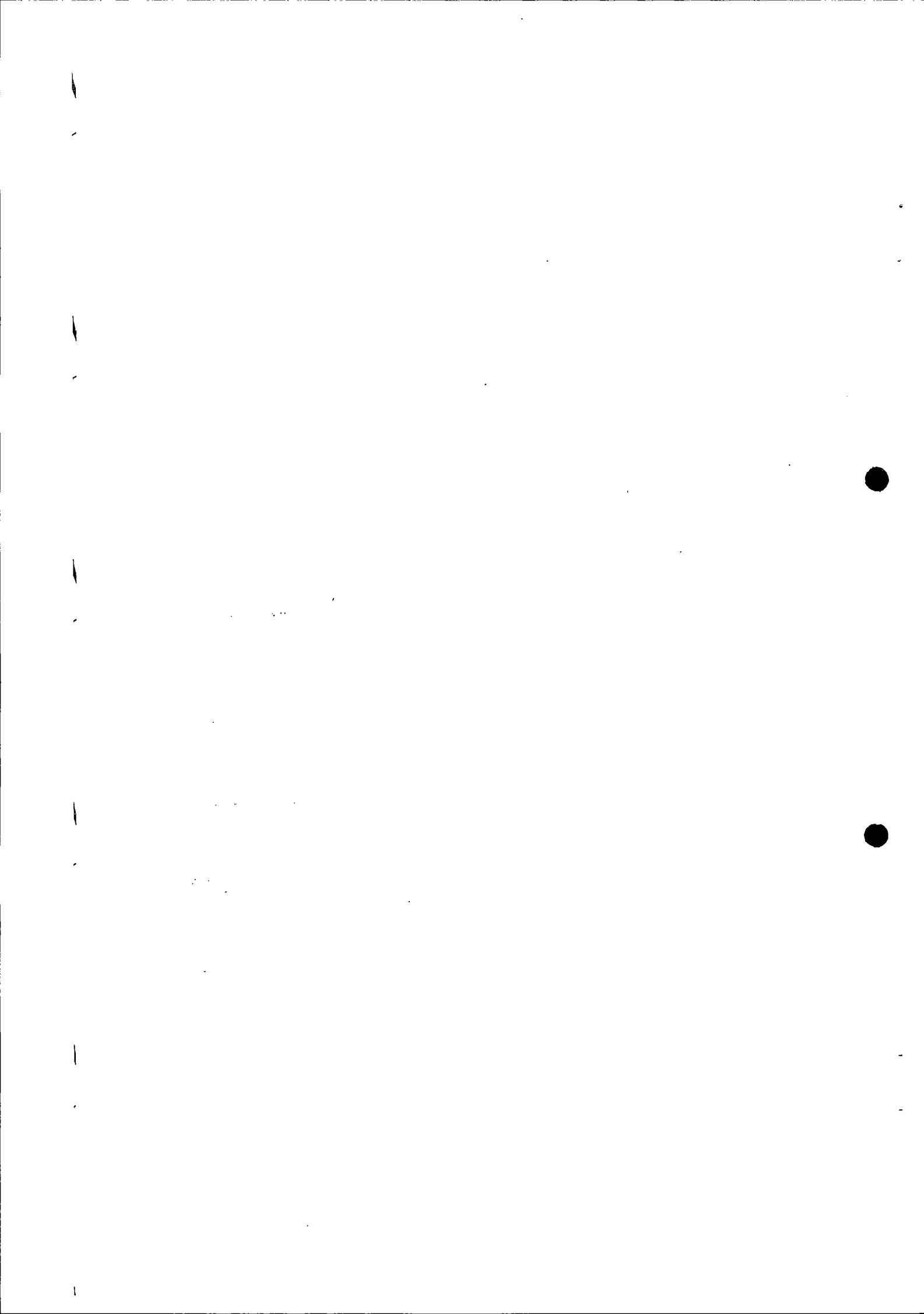


GRN	MH002298426202324E	BARCODE			Date	19/05/2023-18:38:44	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Stamp Duty	Registration Fee			TAX ID / TAN (If Any)				
Type of Payment	Registration Fee			PAN No.(If Applicable)				
Office Name	KLN1_KALYAN NO 1 SUB REGISTRAR			Full Name	SHYLA BHASKARAN PILLAI			
Location	THANE			Flat/Block No.	FLAT NO.A/604 6TH FLOOR IN ROYCE GALAXY			
Year	2023-2024 One Time			Premises/Building	AREA-704 sq.ft. CARPET			
Account Head Details		Amount In Rs.		Road/Street	GANDHARE			
0030046401	Stamp Duty	416600.00		Area/Locality	KALYAN-WEST			
0030063301	Registration Fee	300.00		Town/City/District				
				PIN	4	2	1	0
				Remarks (If Any)	SecondPartyName=CHETAN YASHWANT PATIL & NANKI			
				DOULAT GIDWANI-	कलम १			
					दल क्र. ५१२४ २०२३			
					५ ००			
				Amount In	Four Lakh Sixteen Thousand Nine Hundred Rupees Onl			
				Words	y			
Total		4,16,900.00						
Payment Details			STATE BANK OF INDIA	FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank CIN	Ref. No.	0004057203051938567			
Cheque/DD No.			Bank Date	RBI Date	19/05/2023-18:24:42			
Name of Bank			Bank-Branch	STATE BANK OF INDIA				
Name of Branch			Scroll No. , Date	Not Verified with Scroll				



Department ID : Mobile No. : 7259469730  
 NOTE:- This challan is valid for document to be registered in sub Registrar office only. Not valid for unregistered documents.  
 याचितील चालानावर कोणत्याही प्रकारचा कोर्टाचा निर्णय किंवा अडथळी लागू नाहीत. कोर्टाच्या निर्णयानुसार कोर्टात जावे लागेल.

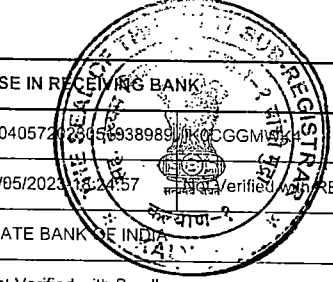
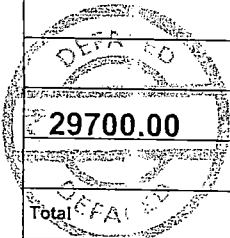
Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-70-5124	0001225870202324	19/05/2023-20:32:45	IGR124	300.00
2	(IS)-70-5124	0001225870202324	19/05/2023-20:32:45	IGR124	416600.00
<b>Total Defacement Amount</b>					<b>4,16,900.00</b>



**CHALLAN**  
MTR Form Number-6

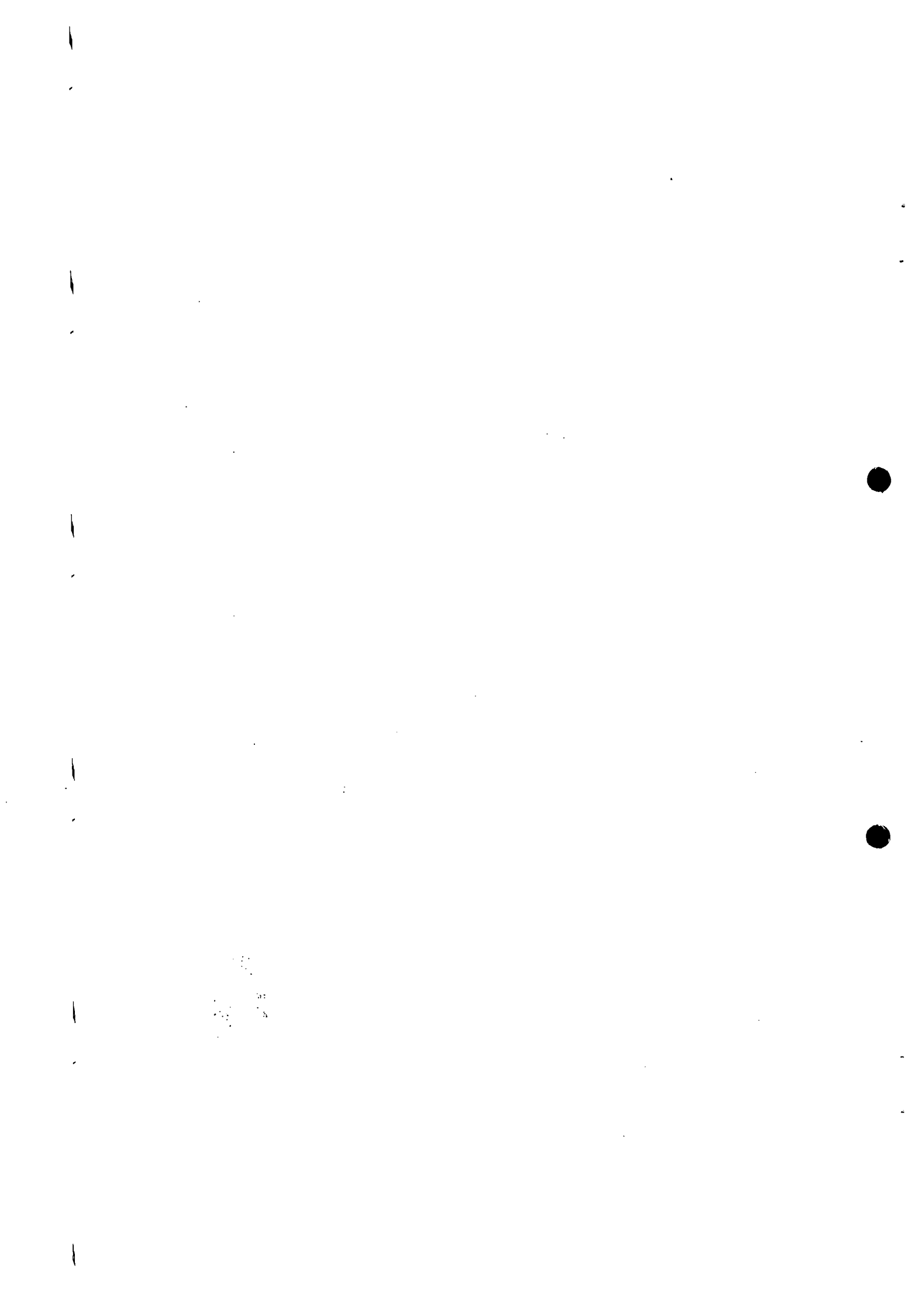


GRN	MH002299288202324E	BARCODE			Date	19/05/2023-18:56:54	Form ID	25.2						
Department Inspector General Of Registration				Payer Details										
Stamp Duty Type of Payment Registration Fee				TAX ID / TAN (If Any)										
				PAN No.(If Applicable)										
Office Name KLN1_KALYAN NO 1 SUB REGISTRAR				Full Name		SHYLA BHASKARAN PILLAI								
Location THANE				Flat/Block No.		FLAT NO.A/604 6TH FLOOR IN ROYCE GALAXY								
Year 2023-2024 One Time				Premises/Building		AREA-704 sq.ft. CARPET								
Account Head Details		Amount In Rs.		Road/Street		GANDHARE								
0030063301 Registration Fee		29700.00		Area/Locality		KALYAN-WEST								
				Town/City/District										
				PIN		4 2 1 3 0 1								
				Remarks (If Any)										
				SecondPartyName=CHETAN YASHWANT...PATHAK AND NANKI										
				DOULAT GIDWANI-										
				<table border="1"> <tr> <td colspan="2">YASHWANT...PATHAK AND NANKI</td> </tr> <tr> <td>दस्ता क्र.</td> <td>५९२४ २०२३</td> </tr> <tr> <td>₹</td> <td>८०</td> </tr> </table>					YASHWANT...PATHAK AND NANKI		दस्ता क्र.	५९२४ २०२३	₹	८०
YASHWANT...PATHAK AND NANKI														
दस्ता क्र.	५९२४ २०२३													
₹	८०													
Total		29,700.00		Amount In Words		Twenty Nine Thousand Seven Hundred Rupees Only								
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK										
Cheque-DD Details				Bank CIN		Ref. No. 0004057200058938989								
Cheque/DD No.				Bank Date		RBI Date 19/05/2023 18:24:57								
Name of Bank				Bank-Branch		STATE BANK OF INDIA								
Name of Branch				Scroll No. . Dale		Not Verified with Scroll								



Department ID : Mobile No. : 9999999999  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 याचि चालाना याचि दस्त्यावळीत नोंदवण्यासाठी केवळ याचि कार्यालयीतच वापरण्यात यावे. याचि कार्यालयीतच नोंदवण्यात यावे.

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-70-5124	0001225875202324	19/05/2023-20:32:54	IGR124	29700.00
Total Defacement Amount					29,700.00



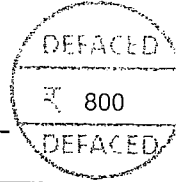


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

### Receipt of Document Handling Charges

PRN 1905202314396 Receipt Date 19/05/2023

Received from SHYLA BHASKARAN PILLAI, Mobile number 7259469730, an amount of Rs.800/-, towards Document Handling Charges for the Document to be registered on Document No. 5124 dated 19/05/2023 at the Sub Registrar office S.R. Kalyan 1 of the District Thane.

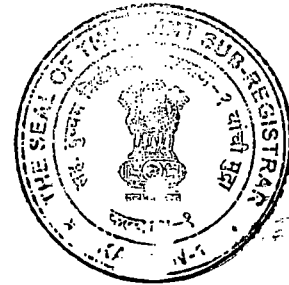


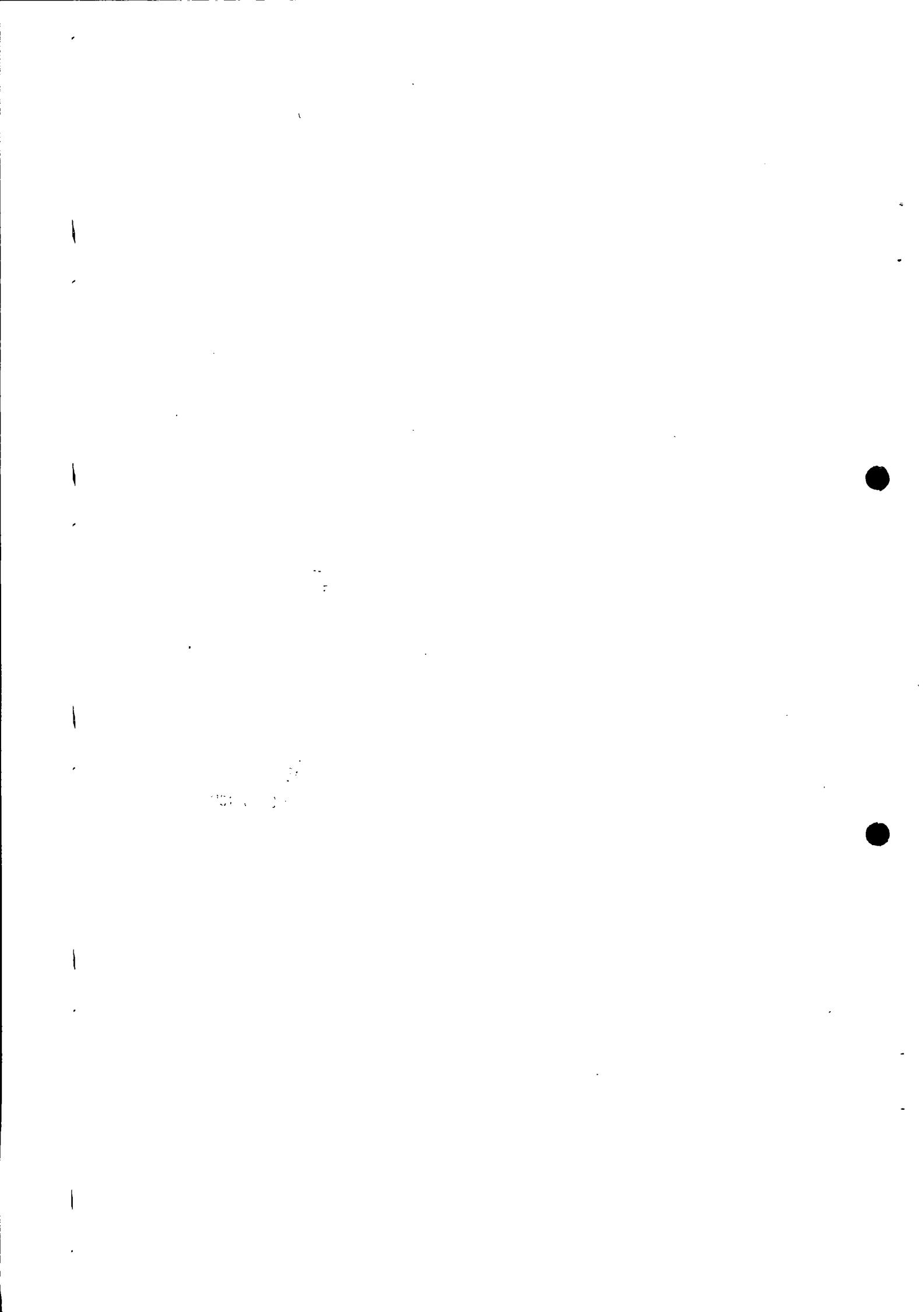
### Payment Details

Bank Name SBIN	Payment Date 19/05/2023
Bank CIN 10004152023051912602	REF No. IGAPPMRXB0
Deface No 1905202314396D	Deface Date 19/05/2023

This is computer generated receipt, hence no signature is required.

धरम-१	
दस्ता क्र. 492x	2023
6	80







Agreement Value : Rs.56,00,000/-  
Market Value : Rs.59,500,300/-  
Survey No. : 10  
Hissa Nos. : 1/2/A, 1/2/B, 1/2/C  
Village : Gandhare  
Ward No. : 73-40  
Flat Area : 784 Sq. Metres Built-up  
844.80 Sq. ft Built-up  
Flat No. : 604 (6<sup>th</sup> Floor)  
Stamp Duty paid : 4,76,628/- 4,16,600/-  
CC Date : 1-03-2014

कलन-१	
५९२४	२०२३
८	००


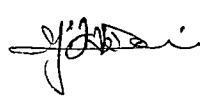

**AGREEMENT FOR TRANSFER OF SOCIETY FLAT**



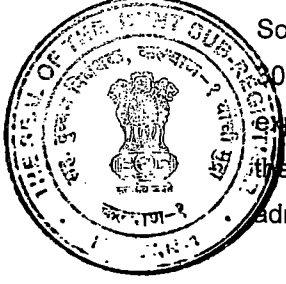
THIS AGREEMENT is made at Kalyan on this  
Day of May 2023

BETWEEN:

MR. CHETAN YASHWANT PATHAK, aged about 59 years,  
Occupation: Service, residing at B-2, Building No.1, Arihant  
Complex, Viva College Road, Near Bank of Baroda, Virar, West,  
401 303, and Mrs. Nanki Wife of Mr. Doulat Gidwani, aged about  
77 years, Occ: House Wife, hereinafter referred to as the  
"TRANSFERORS" (which expression shall unless it repugnant to  
the context or meaning thereof deemed to mean and include their  
heirs, executors, administrators and assigns) of the ONE PART

   AND

कलन-१		
दस्ता क्र.	५९२४	२०२३
	२४०	MISS SHYLA BHASKARAN PILLAI, aged about 33 years,



Occupation: Service, residing at D-14/1 Urals Co-operative Housing Society Ltd., Godrej Hill, Barave, Kalyan West, District Thane-421 301, hereinafter referred to as the "TRANSFEREE" (which expression shall unless it repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns) of the OTHER PART

Whereas the Transferors are the lawful owners of Flat No.A/604, 6<sup>th</sup> Floor, in Royce Galaxy, Near K. M. Aggraval College, Gandhari, Kalyan West-421 301, area 704Sq.Feet Carpet admeasuring about 78.5Sq.Metres equivalent to 844.40Sq.ft Built-up at Village Gandhare, Taluka Kalyan, District Thane, Maharashtra State, hereinafter referred to as the "Said Flat". The Transferors herein acquired the Said Flat from Shri M/s Royce Developers, through its partner Mr. Rakesh K. Patel by a registered agreement dated 21<sup>st</sup> October, 2013 vide registration entry No.7153-2013 dated 24-10-2013 registered before Sub-Registrar Kalyan-1 by paying the consideration amount of Rs.29,21,490/- under the said registered agreement. The Transferors herein are now paying Municipal Taxes, electricity charges and other outgoings to the Society and other appropriate authorities.

AND WHEREAS the Transferors herein are now paying municipal taxes to the Kalyan Dombivali Municipal Corporation vide Property Assessment No.B08015475000 from time to time for the above said flat. The Transferor herein obtained electricity connection in the name of the Builder from MSEDCL, vide Meter Consumer consumption No.0200288868111 and is paying the electricity consumption charges from time to time to MSEDCL.

AND WHEREAS, the purchasers of the Building Royce Galaxy formed a Co-operative Housing Society known as Dr. Babasaheb Ambedkar Bhavan Co-operative Housing Society Ltd., having Registration No.TNA/KLN/HSG/TC/30696/2017-2018 issued by Deputy Registrar of Co-operative Societies, Kalyan and the said Society admitted the Transferors herein as a member of the said Society on 12-12-2019 by issuing the Share Certificate No.32, distinctive Nos.311 to 320 in the name of the Transferors herein. Now the Transferors herein are seized and possessed or otherwise well and sufficiently entitled to the said Flat as a member of the said Society

*4/2*  
*[Signature]*  
*[Signature]*

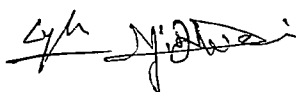

and the Transferors obtained No Objection Certificate to transfer all the title, interest, shares etc. in the said flat in favour of the Transferees.

AND WHEREAS all the relevant records and documents in respect of the said Flat stands in the name of the Transferors herein and the Transferors herein expressed their desire to sell transfer and relinquish all their rights, title, claim, interest and possession of the said Flat in favour of the Transferee herein for a total consideration amount of Rs.56,00,000/- (Rupees Fifty Six Lakhs only) and the Transferee herein accepted the said offer on the following terms and conditions mentioned hereunder.

NOW THESE PRESENTS WITNESSES AND IT IS HEREBY	
AGREED BY AND BETWEEN THE PARTIES HERETO AS	
FOLLOWS:	
दस्ता क्र. 4928	2023
90	80

1. The Transferors herein agree to transfer and relinquish all their right, title, claim, interest and peaceful possession vested in the said Flat No.A/604, Sixth Floor of the Building known as Royce Galaxy in Dr. Babasaheb Ambedkar Bhavan Co-operative Housing Society Ltd, admeasuring about 78.50 Sq. Metres Built-up CONSTRUCTED ON ALL THAT PIECE AND PARCEL OF LAND bearing Survey No.10, Hissa No.1/2/A, 1/2/B, 1/2/C Revenue Village Gandhare, Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation, hereinafter referred to as the 'Said flat' for a total consideration of Rs.56,00,000/- (Rupees Fifty Six Lakhs only). The said consideration includes all the amenities provided in the said flat and the cost of the Electric Meter.

2. The Transferors already accepted Rs.12,00,000/- (Rupees Twelve Lakhs only) by electronic Transfer as on this date through Federal Bank, Kalyan West as part payment till this date from the Transferee, the receipts whereof the Transferors hereby acknowledge. The balance payment of Rs.44,00,000/- (Rupees Fourty Four Lakhs only) under consideration shall be paid by obtaining loan from financial institutions within 30 days from the date of registration of this document.

कलम-१	
सं. क्र.	५९२४ २०२३
११	२०



4/3  
 [Signature]  
 [Signature]

3. The Transferees is entitled to occupy and use the said flat immediately after receipt of full consideration amount of Rs.44,00,000/- by the Transferors. The Transferors hereby promise to hand over the vacant and peaceful possession of the said flat to the Transferee immediately after receipt of the Rs.44,00,000/- from the Transferee herein.
4. The Transferors hereby declare that the title to the said Flat is clear, marketable and free from all reasonable doubts and that the Transferor further declare that they have not accepted any advance amount/money nor sold the said Flat to any person other than the Transferee herein. The Transferors herein do hereby confirm, ratify, that there is no encumbrance or any liability on the said Flat. The Transferors hereby promise to indemnify the Transferee in cases of any liability arises in respect of the said flat as on the date of possession.
5. The Transferors shall not have any right, title, claim, interest or possession thereof in the said flat on receipt of the full consideration amount from the Transferee and all rights vested in the Transferors is transferred to the Transferee thereafter.
6. The Transferors hereby agree to pay all the taxes and outgoings including electricity charges, water charges, assessment charges, municipal taxes etc. payable to the society or other authorities from time to time until the possession of the said flat is handed over to the Transferee. The Transferee shall pay all the rates and taxes from the date of possession of the said flat from the Transferors and shall keep the Transferors fully secured and indemnified in respect thereof.
7. The Transferors herein agree to do all acts, things, deeds, and matters in relation to the said Flat for effectively perfecting the title of the said flat in favour of the Transferee on receipt of full consideration from the Transferee as and when necessary.
8. The Transferee agree to bear all the expenses of stamp duty, registration, legal fees etc. for the purpose of registration of document before Sub-Registrar of Assurances Kalyan. Further, it is agreed that the Society Transfer Fees for transfer of Shares/interest in the society shall be shared equally by the parties.

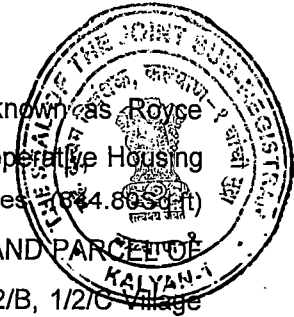
9. The Transferors shall not hereafter do anything in regard to the said flat without the consent in writing of the Transferee and shall keep the Transferee fully secured and indemnified in respect thereof.

10. The Transferors declare that they are not restrained either under Income-Tax Act, Sales Tax Act, Gift Tax Act, Estate Duty etc. or any other status or law for the time being in force from dealing with or deposing of the said flat. The Transferors herein declare that there is no decree or order of any Court or authority having jurisdiction in India restraining the Transferors from disposing of the said flat in any manner whatsoever.

कलन-१	
दस्त क्र. ५९२४	२०२३
९२	४०

**SCHEDULE OF PROPERTY**

Flat bearing No.A/604, 6<sup>th</sup> Floor, Building known as Royce Galaxy in Dr. Babasaheb Ambedkar Bhavan Co-operative Housing Society Ltd, admeasuring about 78.50Sq.Metres (844.89Sq.ft) Built-up CONSTRUCTED ON ALL THAT PIECE AND PARCELS OF LAND bearing Survey No. 10, Hissa No.1/2/A, a/2/B, 1/2/C Village Gandhare, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation, Sub-Registration District Kalyan, District Registration Thane.

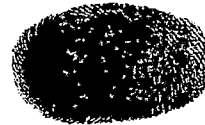


IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED  
by the within named TRANSFERORS

८४

1) MR. CHETAN YASHWANT PATHAK



2) MRS.NANKI DOULAT GIDWANI  
in the presence of ....

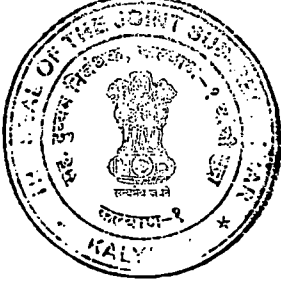




*Shyla Pillai*

कलान-१	
क्र. ५९२४	२०२३
९३	४०

SIGNED SEALED AND DELIVERED  
by the within named TRANSFEREE  
MISS SHYLA BHASKARAN PILLAI  
in the presence of .....



Witnesses:

1) Miss Sanskruti Chetan Pathak *Spathak*  
B/2, Arihant Complex,  
Viva College Road, Near Bank of Baroda  
Virar (W)- 401 303.

2) Mrs. Geetha Bhaskaran Pillai *Geetha*  
D-14/1, Urals CHS Ltd,  
Godrej Hill, Barave  
Kalyan West - 421 301.  
Kalyan (West)

### RECEIPT

We have received Rs.12,00,000/- by Neft Transfer through Federal Bank Ltd. from the Transferee, Miss Shyla Bhaskaran Pillai pertaining to Flat No.A/604, Sixth Floor, in Royce Galaxy Building in Dr. Babasaheb Ambedkar Co-operative Housing Society Ltd, admeasuring about 78.50Sq.Metres (844.80Sq.ft) Built-up CONSTRUCTED ON ALL THAT PIECE AND PARCEL OF LAND bearing Survey No. 10 Hissa No.1/2/A, 1/2/B, 1/2/C Village Gandhare, Taluka Kalyan, District Thane within the limits of Kalyan Dombivli Municipal Corporation, Sub-Registration District Kalyan, District Registration Thane.

*Chetan Pathak*

Mr. Chetan Yashwant Pathak

*Nank Doulat*

Mrs. Nank Doulat Gidwani

वाचले :-

१. श्री राकेश कांतीलाल पटेल स्वतः करिता व इतर यांचे कु.मू. रॉईस डेव्हलपर्स संस्थेतर्फे भागीदार श्री राकेश कांतीलाल पटेल रा. शॉप नं. १, देवर्षी गार्डन, माजीवडे, ठाणे (प) यांचा दि. २९/१२/२०१० रोजीचा अर्ज.

२. उपजिल्हाधिकारी व सक्षम प्राधिकारी उल्हासनगर नागरी सकुलन ठाणे यांचेकडील दाखला क्र. युएलसी/ युएलएन/ ६(१) / एसआर २६(१)/एसआर-०८/०६ दि. ०१/०२/२००६ क्र युएलसी/ युएलएन/ वशी-९५४/ एसआर दिनांक ११/०६/१९९२

३. उपविभागीय अधिकारी ठाणे विभाग ठाणे यांचेकडील आदेश क्र. टिडी/टे-६/कुव/टिएनसी/एसआर-६९३अ, ६९३ दि. ७/१०/१९९२, दि. ५/७/९६

४. तहसिलदार कल्याण यांचेकडील चौकशी अहवाल क्र.जमिनबाब/टे-२/कावि/एसआर-०७/२०११, दि. २९/१/२०११

भागीदार रचनाकार कल्याण डोंबिवली महानगरपालिका कल्याण यांचेकडील यांचेकडील अंतरिम स्क्रुपाची मंजूरी (I.O.D.) क्र. कडोमपा/नरवि/बाप/कवि-४३३-२०५ दिनांक २७/१/२०१०

दैनिक "महाराष्ट्र जनमुद्रा" या जिल्हास्तरीय व "जनमत" या तालुकास्तरीय वृत्तपत्रांमध्ये दि. ०८/१/२०११ रोजी प्रसिध्द केलेला जाहीरनामा.

७. भूसंपादन विभागाकडील अनौपचारिक संदर्भ

१) विशेष भूसंपादन अधिकारी लघु पाटबंधारे, ठाणे यांचेकडील क्र. भूसं./ल.पा./एसआर/५३४८, दि. १९/०१/२०११,

२) भूमि संपादन विशेष अधिकारी (विशेष घटक), ठाणे यांचेकडील क्र.भूसंविअ/नाहदा/१०२, दि. १८/१/२०११,

३) विशेष भूसंपादन अधिकारी मेट्रो सेंटर-३, ठाणे यांचेकडील क्र. भूसं./मे.सं.३/टे-५/कावि-०९, दि. १४/१/२०११,

४) उपविभागीय अधिकारी ठाणे विभाग ठाणे यांचेकडील क्र.टिडी/टे-५/भू.सं.दा./कावि-६८०/ २०१०/एसआर-२८/२०११, दि. २८/१/२०११,

५) विशेष भू-संपादन अधिकारी उल्हास खोरे प्रकल्प ठाणे यांचेकडील क्र.भूसंपादन/टे.नं.४/सी-२७३६, दि. १५/१/२०११

६) विशेष भूसंपादन अधिकारी, लघु पाटबंधारे ठाणे यांचा माळा यांचेकडील क्र.भूसंपादन/टे-१/ २०१०/वशी-३२/जा.क्र.-११७७, दि. १८/१/२०११

८. अर्जदार यांनी सादर केलेले हमीकम प्रतिज्ञापत्र दि. १४/२/२०११.

९. अर्जदार यांनी सादर केलेले शपथपत्र व बंधपत्र दि. २९/१२/२०१०

आदेश :-

ज्या अर्थी श्री राकेश कांतीलाल पटेल स्वतः करिता व इतर यांचे कु.मू. रॉईस डेव्हलपर्स संस्थेतर्फे भागीदार श्री राकेश कांतीलाल पटेल रा. शॉप नं. देवर्षी गार्डन, माजीवडे, ठाणे (प) यांनी ठाणे जिल्ह्यातील कल्याण तालुक्यातील मौजे- गंधारे, ता.कल्याण येथील स.नं. १०/१/२अ, १०/१/२ब, १०/१/२क एकूण क्षेत्र- ४२२०.०० चौ.मी. जमिनीला क्र.हि.वा.स. व. वाणिज्य प्रयोजनार्थे वापर करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे.

आणि ज्याअर्थी अर्जदार यांनी भालका हक्काबाबत दि. ०८/०१/२०११ रोजीचे "महाराष्ट्र जनमुद्रा" या जिल्हास्तरीय व दि. ८/१/२०११ रोजीचे "जनमत" या तालुका स्तरीय वृत्तपत्रात जाहीरनामा प्रसिध्द करण्यात आला आहे. मुदतीत हक्कील कर्तार्यालयावडे तक्रार अथवा हरकत प्राप्त झालेली

कल्याण-१	
दस्ता क्र. ५१२४	२०२३
१४	२०



कल्याण-१	
दस्ता क्र. ५१२४	२०२३
२०	१०५

ज्याअर्थी कल्याण-डोंबिवली महानगरपालिका कल्याण यांनी त्यांचेकडील क्र. कडोमपा/नरवि/बाप/कवि-४३०-२०५ दिनांक २७/९/२०१० अन्वये मौजे-गंधारे, ता.कल्याण येथील स.नं. १०/१/२अ, १०/१/२ब, १०/१/२क क्षेत्र- ४१९०.०० चौ.मी. जमिनीस अंतरिम स्वरूपाचे मंजूरीपत्र (I.O.D.) दिलेली असून बांधकाम नकाशे मंजूर केलेले आहेत.

त्याअर्थी आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी या आदेशाद्वारे श्री राकेश कांतीलाल पटेल, श्री सुरेश भागाजी उघडे यांना ठाणे जिल्ह्यातील कल्याण तालुक्यामधील मौजे गंधारे स.नं. १०/१/२अ, १०/१/२ब, १०/१/२क क्षेत्र ४२१०.०० चौ.मी. (कल्याण डोंबिवली महानगरपालिका यांचेकडील प्रत्यक्ष मोजणी नुसार क्षेत्र ४१९०.००) मधील क्षेत्र १२४८.२६ चौ.मी. रहिवास व क्षेत्र ७२१.७४ चौ.मी. वाणिज्य या बिगरशेतकी प्रयोजनार्थ वापर करण्याबाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यांत येत असून कल्याण डोंबिवली महानगरपालिका यांचेकडील परवानगी नकाशाप्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञेय राहणार नाही.

हस्तोक्त सेट पुस्तक परिया	२०२३	२२२०.०० चौ.मि.
या शर्ती अशा:-	२०	

१. ही परवानगी अधिनियम त्याखालील केलेले नियम यांना अधिन ठेवून देण्यांत आलेली आहे.

२. अनुज्ञाग्राही व्यक्तीने (पॅटीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ केलेल्या कोणत्याही इतर आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत किंवा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी घेऊन घ्यावी वापर करता कामा नये. इमारतीच्या वापरावरून जमिनीचा वापर ठरविण्यांत येईल.

३. अशी परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्यांचे जे कोणतेही उपभूखंड करण्याबाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पोटविभागणी करता कामा नये.

४. अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समर्थान होईल अशा रीतीने अशा जमीनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभागाकडून अशा भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासून एक वर्षाच्या आंत मंजूर आराखड्याप्रमाणेच काटेकोरपणे विकसित केली पाहिजे आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.

५. अनुज्ञाग्राही व्यक्तीस असा भूखंड विकावयाचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणि या अनुज्ञेच्या कोटेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विकणे किंवा लावणे आणि त्याचे निष्पादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.

६. या सोबत जोडलेल्या स्थळ आराखड्यात आणि किंवा इमारतीच्या नकाशात निविड्याप्रमाणेच इतक्या जोटे क्षेत्रावर बांधकाम करण्याविषयी ही परवानगी देण्यांत आलेली आहे कल्याण डोंबिवली नकाशात दर्शविल्याप्रमाणेच उर्वरित क्षेत्र किंवा बांधकाम मोकळे सोडले पाहिजे.

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

७. प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने (पॅटीने) कल्याण-डोंबिवली महानगरपालिका यांची असेल बांधकाम करणारी विषयी आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.

८. अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या नकाशात दर्शविल्याप्रमाणे सीमांतक मोकळे अंतर (जोडलेल्या नकाशात दर्शविलेले) बांधकामात घ्यावे.

क	२
४५	५५





किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रीत्यर्थ आलेला खर्च अनुज्ञाग्राही व्यक्तीकडून जमीन महसुलाची थकवाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.

१९. दिलेली ही परवानगी मुंबई कुळवहिवाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ. सारख्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील त्या उपबंधाच्या अधिन असेल.

२०. अनुज्ञाग्राही यांनी विगरशेतकी आकारणीच्या पाचपट रक्कम रु. १६९७/- (अक्षरी रु. एक हजार सहाशे सत्तात्रवें मात्र.) रूपांतरीत कर (कन्व्हर्शन टॅक्स) इकडील चलन क्र. १४०/२०११ दिनांक १५/३/२०११ व भारतीय स्टेट बँक, शाखा ठाणे यांचेकडील चलन क्र.१५८६, दिनांक १५/३/२०११ अन्वये सरकारजमा केली आहे.

२१-अ. अनुज्ञाग्राही यांनी कल्याण-डोंबिवली महानगरपालिका यांचेकडील मंजूर बांधकाम नकाशात दर्शविलेले जमीन क्षेत्रावर पाया खांदण्यासाठी होणारी ४७९ ब्रास गोंगाखनिज उत्खनन स्वामीत्वघनाची रु.रुपये १५,८००/- व अर्ज फी रु. २५/- अशी एकूण रु.रुपये १५,८२५/- (अक्षरी रुपये पंच्यात्रव हजार आठशे पंचविस मात्र) रंतीगट शाखा,जिल्हाधिकारी कार्यालय,ठाणे यांचेकडील चलन क्र. ५९९/२०११ व भारतीय स्टेट बँक, शाखा ठाणे यांचेकडील चलन क्र. १५१२ दि. १५/३/२०११ अन्वये शासनजमा केलेली आहे. सादर जागेमध्ये वरील उत्खननाव्यतीरीक्त केलेल्या जादा उत्खनन व भरावबाबत अर्जदार यांनी शासनास रॉयल्टी फी जमा करून सक्षम अधिका-यांकडून परवानगी घेणे बंधनकारक राहिल.

२२ अनुज्ञाग्राही यांनी कल्याण-डोंबिवली महानगरपालिका यांचेकडील मंजूर नकाशावरसुकुमच कल्याण-डोंबिवली महानगरपालिका यांचेकडील अंतरीम स्वरुपाचे मंजूरीपत्र (I.O.D.) क्र. कडोमपा/नरवि/बाप/कवि-४३०-२०५ दिनांक २७/९/२०१० मधील अटी व शर्ती अनुज्ञाग्राही यांचे बंधनकारक राहिल.

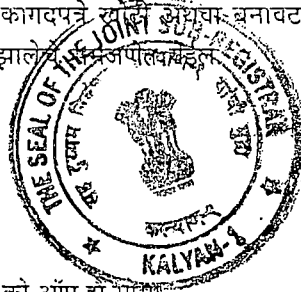
२३ अनुज्ञाग्राही यांनी कल्याण-डोंबिवली महानगरपालिका यांचेकडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामामध्ये बदल करून जादा चटईक्षेत्र निर्देशांक वापरल्यास महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरुपाचा आदेश जारी करण्यास पात्र राहातील व असे जादा बांधकाम दूर करण्यास पात्र राहिल.

२४. कल्याण-डोंबिवली महानगरपालिकेने उपोद्यातील अ.क्र. ४ च्या आदेशान्वये अंतरीम मंजूरी दिलेली अंतरीम मंजूरी प्रमाणपत्र मिळणार आहे. तथापि, अंतरीम मंजूरी प्रमाणपत्र व अंतरीम मंजूरी प्रमाणपत्रामध्ये कोणत्याही स्वरुपात बदल झाल्यास त्यानुसार सुधारीत अर्जावर मंजूरी घेणे अर्जदारावर बंधनकारक राहिल.

२४. प्रस्तुतच्या जमीनीच्या मालकी हक्कासंदर्भात भविष्यात कोणत्याही प्रकारचा वाद उदभवल्यास त्याची सर्वस्वी जबाबदारी अनुज्ञाग्राही यांची राहिल.

२५. अर्जदार यांनी सादर केलेली कागदपत्रे सादर आल्यास वनावट असलेचे आढळून आल्यास सादरची विनशेती परवानगी आपोआप रद्द झाले.

प्रति,  
श्री राकेश कांतीभाई पटेल  
रा. गाळा नं.०५, तळमजला, अजनेय को.ऑप.हा.सोसा.  
कोलीवली, नाशिक हायवे रोड, ता कल्याण जि ठाणे



सही/-

( ए. एल.ज-हाड )

जिल्हाधिकारी ठाणे

क. ल. न. - १	
वस्त क्र. ७९५३	२०१३
७३	७५

आदेश निर्गमित केले

जिल्हाधिकारी ठाणे करिता

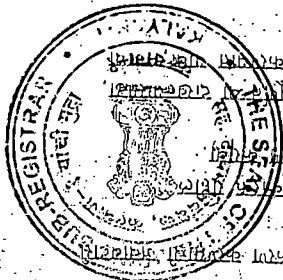
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2003	2003

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2003	2003

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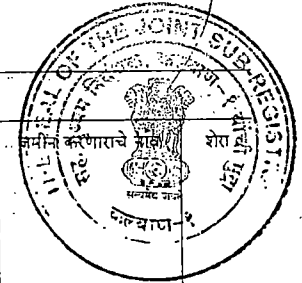
जिल्हा

गां.न.क्र. ७ व १२

तालुका DeWol

भूमापन क्रमांक	भुमा.क.चा. उपविभाग	भू-धारण प्रकार	भूयवटदाराचे नांव 925 045
90	917क	N.A	(502)
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योग्य क्षेत्र	एकूण	0-99-2	
पो.ख. लागवडी योग्य नसलेली	वर्ग (अ)	वर्ग (ब)	
	0-02-8		
आकारणी	रु.	पैसे	
जडी अथवा विशेष आकारणी	4-26	9-26	

खाते क्रमांक	कुळाचे नांव - रु. पैसे
	खंद
इतर अधिकार -	925 040
<b>कलन-१</b>	
दस्ता क्र.	2023
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वर्ष	पिकाखालील क्षेत्र										पडीत व पिकास निरुपयोगी अशाजमिनी चा तपशिल	पणी पुरवठ्याचे साधन	जमिनी करणाराचे नाव	शेरा					
	हंगाम	मिश्रपिकांचे एकूण क्षेत्र				घटक पिके व प्रत्येक पिकाचे क्षेत्र			निर्भळपिकाचे क्षेत्र										
		मिश्रपिकांचे क्षेत्रांक	जलसिंचन	जलसिंचन	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	Ob	वृत्त					सिंचित	स्वरूप	क्षेत्र		
2010 2099				हे.आ	हे.आ	हे.आ	हे.आ		हे.आ	हे.आ	हे.आ	हे.आ	हे.आ						

असल बरहुकुम खरी नक्कल रूज असे.

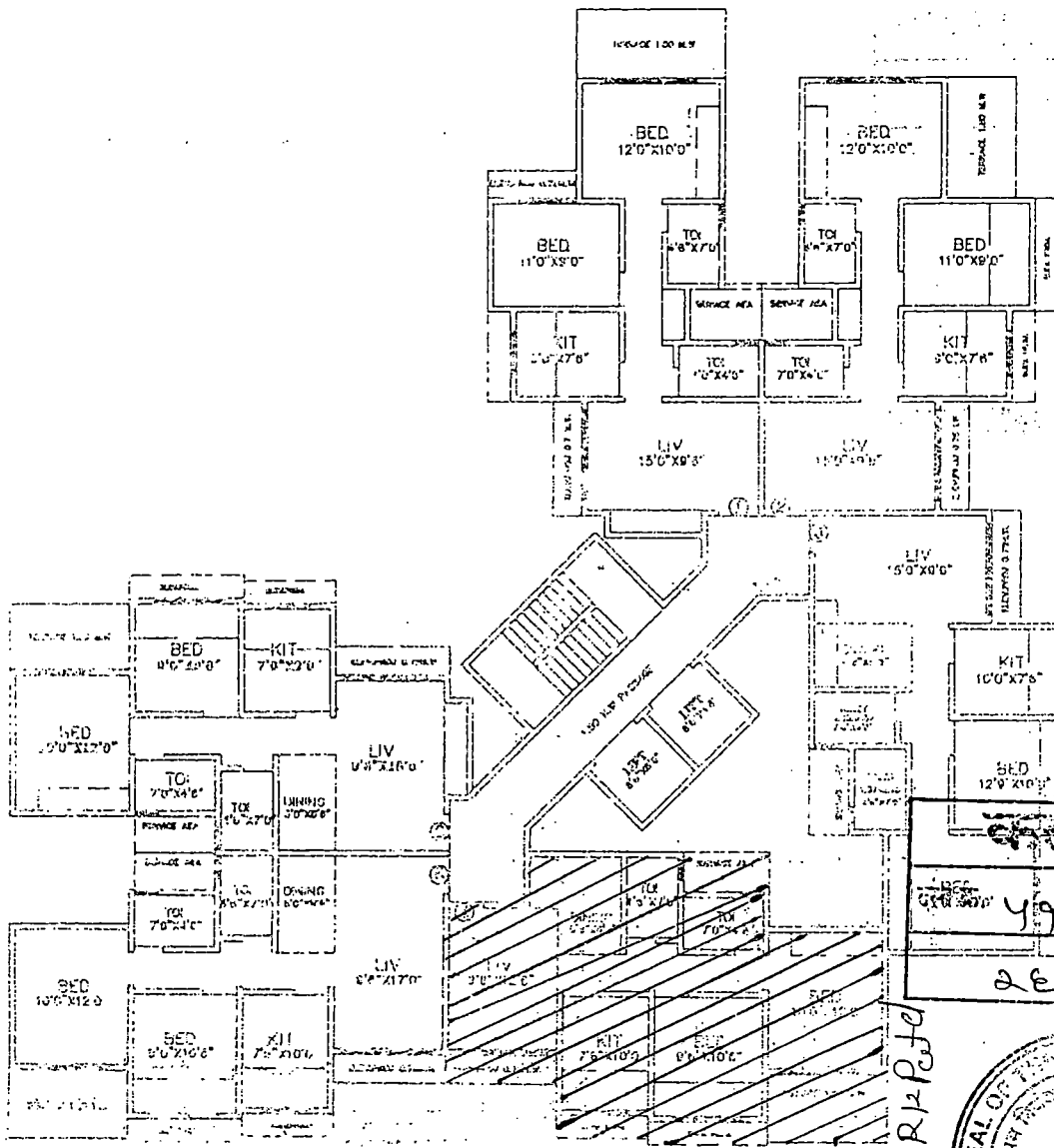
तारीख 10 JUN 2011

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<b>क.ल.न.-१</b>	
दस्ता क्र.	2023
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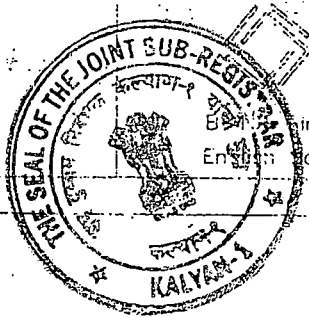


FLOOR PLAN

PURCHASER: *[Signature]*

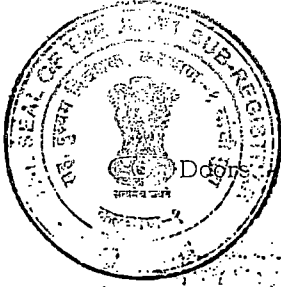
FLOOR: 6  
Tola: (Carpet)

SANCTION NO. K.D.M.C. / TP / BP / KALYAN DIV / 7-7-390 DATED: 29/5/2011	PROPOSED BUILDING ON PLOT BEARING ON S.NO. 10, H.NO. 1/2A, 1/2B, 1/2C VILLAGE: CANDHARE, TA: KALYAN DIST. THANE
DEVELOPERS: <b>M/S. ROYCE</b> DEVELOPERS KALYAN (W)	ARCHITECT: ANIL D. THIRKODE <b>VITAN</b> CONSULTANTS ARCHITECTS & ENGINEERS Kalyan (W)



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क.स.न. - १	
क.स.न. ५९२४	२०२३
२६	२०



### AMENITIES

Both side designed main doors with malament polish & paneled flush doors having satin paint & branded fancy handles & locks. powder coating glass terrace doors with sliding shutters. Backlight WC & Bathrooms doors with frame of granite.

Windows :- Powder coating Aluminum French sliding windows with heavy section & sills on windows, provision of exhaust in kitchen & louvers in WC & bath.

Flooring :- Premium quality 2 x 2 Vitrified designer flooring in entire flat, terrace, passage & dry balcony.

Kitchen :- Granite - frame entrance & kitchen platform with S.S. Sink, Service platform & entire kitchen has designer tiles.

Toilets :- Full height designed matching high lighters with premium quality, provision of sintex connection to WC & bath. Solar water system & branded quality mixture, shower & geyser point. Designed washbasin & Western commode with flush in master bath.

Passage :- Passage having tiling lobby with fancy look wash basin, storage above the WC & bath in passage. Inverter space provision.

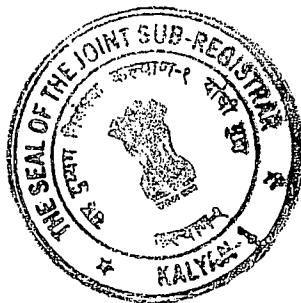
Electrical Concealed copper wiring with sufficient points for

Cabling :- maximum utility. Telephone, Washing Machine, TV cable, AC point, Computer, Aquaguard, Kitchen Appliances, Inverter wiring.

Concealed Branded CPVC concealed fitting for entire flat for drinking

Plumbing :- & borewell water with stylist sanitary fittings.

Painting :- P.O.P. finish walls & molded ceiling to all rooms except kitchen. One highlight wall with texture paint, 100% Acrylic Distemper Internal & External Painting.



क.स.न. - १	
क.स.न. ७९५३	२०२३
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O.C

कल्याण डोंबिवली महानगरपालिका, कल्याण.

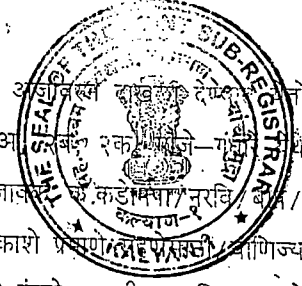
नगररचना विभाग

बांधकाम पूर्णत्वाची दाखला

जा.क्र.कडोंमपा/नरवि/सीसी/कवि/ ३६३  
दिनांक:- १/३/२०२३

कॉमन-१	
दस्त क्र.	५१२४   २०२३
	२८ ४०

प्रति,  
 श्रीमती.रंजना श्रीराम जाधव व इतर  
 कु.मु.प.धारक श्री.राकेश कांतीलाल पटेल  
 व्दारा-श्री.अनिल निरगुडे(वास्तू.), कल्याण.  
 स्क्वचरल इंजिनियर -मे.खासनीस अॅण्ड असो.



वास्तुशिल्पकार श्री.अनिल निरगुडे यांचे दि.०५/१२/२०१३ चे अर्जाविरुद्ध दाखविलेले देण्यात येणारे को, त्यांनी कल्याण डोंबिवली महानगरपालिका हद्दीत स.नं.१०/१/२आ बांधकाम पूर्णत्वाची दाखला देण्यात येणारे को महानगरपालिका यांचेकडील सुधारित व वाढीव बांधकाम परवानगी जावई/२०१२-१३/८३, दि.२८/०६/२०१२ अन्वये मंजूर केलेल्या नकाशे प्रमाणे बांधकाम पूर्ण केले आहे. सबब त्यांना सोबतच्या नकाशेमध्ये हिरव्या रंगाने हुरुस्ती दाखविल्याप्रमाणे तसेच दाखले अर्जावर बांधकामाची वापर परवानगी देण्यांत येत आहे.

अ.क्र	मजले	सदनिका
१)	तळ (पै), स्टिल्ट(पै.)	२२ दुकाने
२)	पहिला मजला	१४ ऑफिस, ०४ सदनिका
३)	दुसरा मजला ते सातवा मजला	०६ सदनिका (प्रत्येक मजल्यावर)
४)	आठवा मजला	०५ सदनिका
५)	नववा मजला(पैकी)	०५ सदनिका

अटी:-

- भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतरातून क.डों.म.पा.स विनामुल्य हस्तांतरीत करावी लागेल.
- मंजूरी व्यतिरीक्त जागेवर बांधकाम केल्याचे आढळल्यास ते पूर्व सूचना न देता तोडून टाकण्यात येईल.
- पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नाही.
- जाबक क्र.कडोंमपा/नरवि/बांप/कवि/२०१२-१३/८३, दि.२८/०६/२०१२ या बांधकाम परवानगीमधील सर्व अटी आपणांवर बंधनकारक राहतील.

*(Signature)*  
 नगर रचनाकार  
 कल्याण डोंबिवली महानगरपालिका, कल्याण

प्रत:-

- कर निर्धारक व संकलक, क.डों.म.पा., कल्याण
- प्रभाग क्षेत्र अधिकारी, 'ब' प्रभाग कार्यालय, क.डों.म.पा., कल्याण.



715370

19-05-2023

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

सूची क्र.2

दुय्यम निबंधक : दु.नि. कल्याण 1

दस्त क्रमांक : 7153/2013

नोंदणी :

Regn:63m

गावाचे नाव : 1) गंधारे

(1) विलेखाचा प्रकार करारनामा  
(2) मोबदला 2921490  
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 4008000

(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)

1) पालिकेचे नाव:कल्याण-डोंबिवलीइतर वर्णन : इतर माहिती: विभाग क्र.२०/६७(४८६०० प्रती चौ.मी.)मौजे गंधारे येथील सर्व्हे. न. १०,हिस्सा न. १/२ ए,१/२ ब,१/२ क, रॉईस गॅलेक्सी मधील सदनिका क्र. ६०४,सहावा मजला,ए विंग, बिल्डींग क्र. १, क्षेत्र ७०४ चौ.फुट (६५.४२ चौ.मी.)कारपेट ( Survey Number : सर्व्हे. न. १० ; HISSA NUMBER : हिस्सा न. १/२ ए,१/२ ब,१/२ क, ; )

(5) क्षेत्रफळ

1) 704 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:-मे. रॉईस डेव्हलपर्स भागीदारी संस्था तर्फे भागीदार श्री. राकेश कांतीलाल पटेल यांचे कुलमुखत्यारी म्हणून क.ज. देणार श्री. विनोद बारकु कनकोसे वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रॉईस गॅलेक्सी ऑफिस नं. २ ते ६, अगरवाल कोलेज जवळ, ब्लॉक नं:-, रोड नं: गंधारे, पिन कोड:-421301 पॅन नं:-AAMFR5354E

(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1): नाव:-चेतन वाय. पाठक वय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: अरीहंत कॉम्प्लेक्स, ब्लॉक नं: बी/02, बी.नं. 1., रोड नं: विरार प. मुंबई, पिन कोड:-401303 पॅन नं:-AGUPP8777F  
2): नाव:-नानकी दौलत गिडवानी वय:-67; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: अरीहंत कॉम्प्लेक्स, ब्लॉक नं: बी/02, बी.नं. 1., रोड नं: विरार प. मुंबई, महाराष्ट्र ठाणे पिन कोड:-401303 पॅन नं:-AAFP6486P

(9) दस्तऐवज करून दिल्याचा दिनांक

21/10/2013

(10)दस्त नोंदणी केल्याचा दिनांक

24/10/2013

(11)अनुक्रमांक,खंड व पृष्ठ

7153/2013

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क

240500

(13)बाजारभावाप्रमाणे नोंदणी शुल्क

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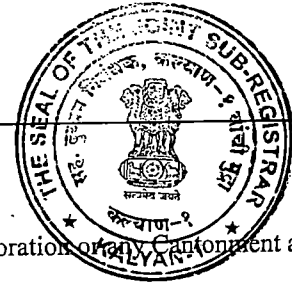
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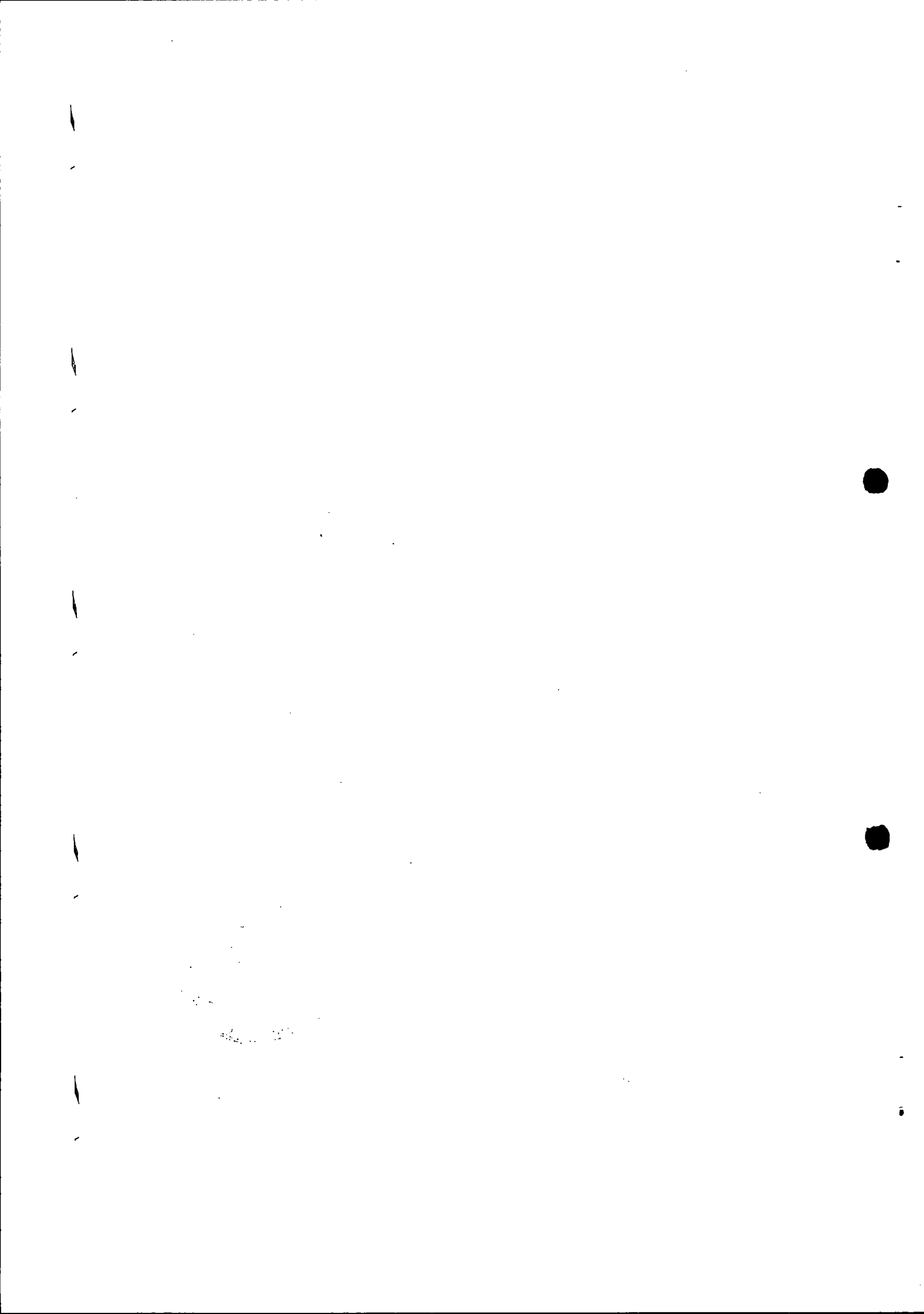
कल्याण-१	
दस्त क्र. ५९२४	२०२३
३०	४०

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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







आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

CHETAN Y PATHAK  
YASHWANT KASHINATH PATHAK

03/10/1974

Permanent Account Number  
AGUPP8777F

  
Signature



*True*

कलान-१	
वसति क्र. ५९२४	२०२३
३९	४०

*W. S. Pathak*  
Medical Officer  
Primary Health Centre  
Tal: Vasai, Dist: Palghar  
REGISTRAR  
KALYAN-1





भारत सरकार

Unique Identification Authority of India

नामांकन क्रम / Enrollment No: 1218/61939/55519

पते  
महान यशवंत पाठक  
Chetan Yashwanth Patilak  
B-2, Anbani Complex, Bldg No: 1  
Viva College Road  
Near Bank Of Baroda Virar west  
Vasai Virar Municipal Corporation  
Virar Vasai Thane  
Maharashtra 401303  
9730563217

Ref: 690710G / 490605 / 450717 / P



Sheet: 5874924FN



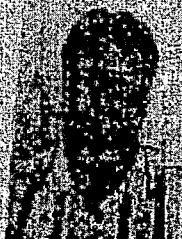
आपका आधार क्रमांक / Your Aadhaar No

**6416 4199 8796**

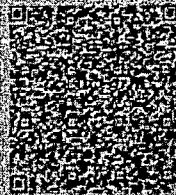
आधार - आम आदमी का अधिकार



भारत सरकार  
Government of India



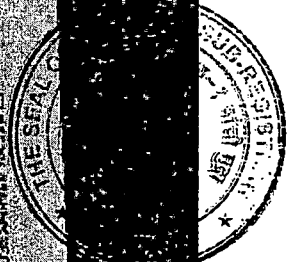
महान यशवंत पाठक  
Chetan Yashwanth Patilak  
जन्म वर्ष / Year of Birth: 1974  
पुरुष / Male



**6416 4199 8796**

आधार - आम आदमी का अधिकार

मत क्र.	२०२३
३	४०



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SECRET

CONFIDENTIAL

SECRET

CONFIDENTIAL



आई लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AAFFPG6486P

नाम /NAME

NANKI DOULAT GIDWANI

कलकत्ता-१	
वर्ष क्र. ५९२४	२०२३
३३	४०

पिता का नाम /FATHER'S NAME

CHELLARAM MIRCHANDANI



जन्म तिथि /DATE OF BIRTH

07-09-1946

*Al Singh*

हस्ताक्षर /SIGNATURE

*[Signature]*

आयकर निदेशक (प्रणाली)

DIRECTOR OF INCOME TAX (SYSTEMS)

*[Handwritten signature]*

1

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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AXTPP5753H



नाम / Name  
SHYLA BHASKARAN PILLAI

पिता का नाम / Father's Name  
BHASKARAN NEELAKANTA PILLAI

जन्म तिथि / Date of Birth  
15/09/1989

  
हस्ताक्षर / Signature



कलान-१

दस्ता क्र. 4928 | 2023

38 | 80

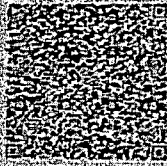






आधार - आधार आदेशों का अधिका

4836 7604 7800



संस्कृत चेलान पाठक  
संस्कृत चेलान पाठक  
संस्कृत चेलान पाठक

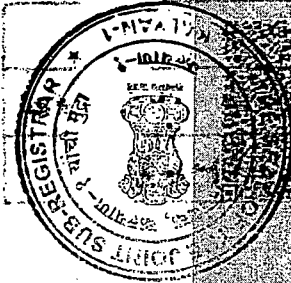
Government of India

भारत सरकार

आधार - आधार आदेशों का अधिका

4836 7604 7800

आधार आदेश क्रमांक / Your Aadhaar No.



MN045178618F1

4517081  
Maharashtra 401303  
9730583217

Vasai Thane

Vasai

Vasai Vast Municipal Corporation

29/02/2015  
Near Bank Of Baroda Vasai West

B-2 Anant Complex, Bldg No. 1 Vast College Road

D/O Chelani Pathak

Sanskrit Chelani Pathak

संस्कृत चेलान पाठक

To

भारत सरकार / Enrollment No. 1218/61939/55520

भारत सरकार  
Large Identification Authority of India

२०२३	५१२२	२०
४-१-१		

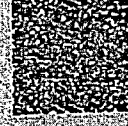




शुभम - १	
दिनांक	१९०४
	२०२३
३६	२०

भारत सरकार  
GOVERNMENT OF INDIA

गीता भास्करण पिल्ले  
Geetha Bhaskaran Pillai  
जन्म वर्ष/YoB: 1955  
महिला: Female



5737 8542 7634

आधार - सामान्य भाषासाचा अधिकार

कलन - ?	
५९२४	२०२३
३६	२०

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



पत्ता	Address:
डी-१४/१/१ उरल्स सी.एच.एस.	D-14/1/1 Urals C.H.S. godrej
गोदरेज हिल्स बारावे रोड	hills barave road
खडकपाडा सकल कल्याण	khadakpada circle kalyan
वेस्ट कल्याण कल्याण डी.सी.	west Kalyan, Kalyan D.c.
ठाणे	Thane
महाराष्ट्र 421301	Maharashtra 421301

Aadhaar - Aam Aadmi ka Adhikar



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शुक्रवार, 19 मे 2023 8:50 म.नं.

दस्न गोपवाग भाग-1

कलन1

30180

दस्न क्रमांक: 5124/2023

दस्न क्रमांक: कलन1 /5124/2023

वाज्रा मूल्य: रु. 59,41,500/- मोवदला: रु. 56,00,000/-

भरलेले मुद्रांक शुल्क: रु.4,16,600/-

द. नि. म.ह. द. नि. कलन1 यांचे कार्यालयान

पावती:6730

पावती दिनांक: 19/05/2023

अ. क्र. 5124 वर दि.19-05-2023

सादर करणाऱाचे नाव: शायला भास्करन पिल्लवाई

गोती 8:29 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्न हाताळणी फी

रु. 800.00

पृष्ठांची संख्या: 40

एकूण: 30800.00

दस्न हजर करणाऱ्याची मही:

*S. Sillai*  
 सह. दुर्यम निबंधक वा ?  
 कल्याण क्र. ?

*S. Sillai*  
 सह. दुर्यम निबंधक वा ?  
 कल्याण क्र. ?

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीन किंवा स्थानगत अमलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीन किंवा टा-ग्वंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

थिक्का क्र. 1 19 / 05 / 2023 08 : 29 : 20 PM ची वेळ: (सादरीकरण)

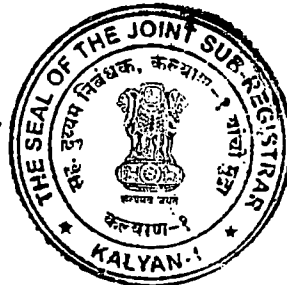
थिक्का क्र. 2 19 / 05 / 2023 08 : 30 : 59 PM ची वेळ: (फी)

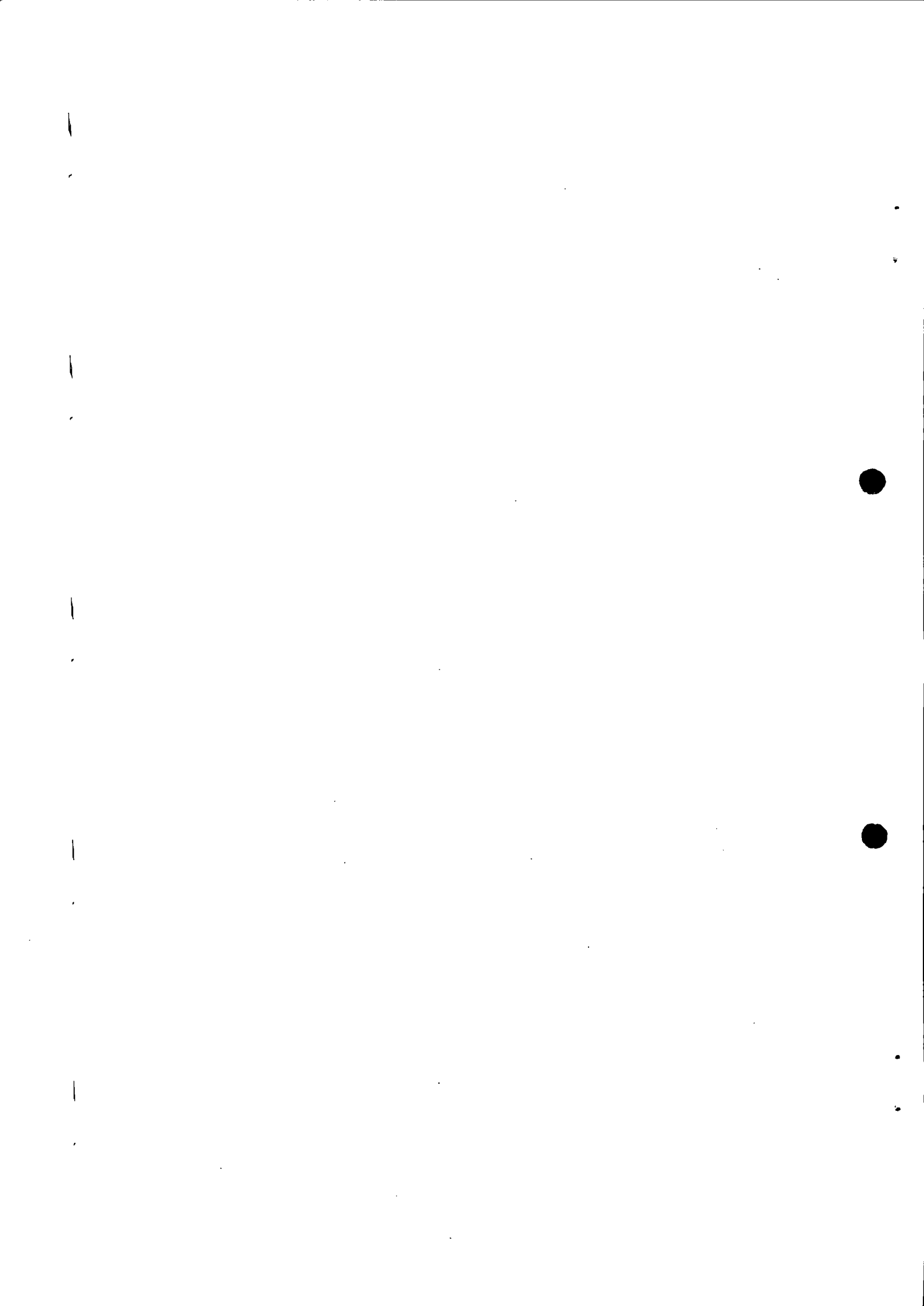
## प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तामधील संपुर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेले कागदपत्रे दस्तांची सत्यता, वैधता कायदेशीर बाबीसाठी खालील निष्पादक व्यक्ती संपुर्णपणे जबाबदार आहेत. तसेच सदर हस्तांतरण दस्तांमुळे राजशासन/केंद्रशासन यांच्या कोणताही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

*S. Sillai*  
 लिहून घेणार मही

*S. Sillai*  
 लिहून देणार मही







1. Verify Scanned Document for correctness through thumbnaill (4 pages) or print immediately after registration.  
2. Get print immediately after registration.

5124 /2023

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

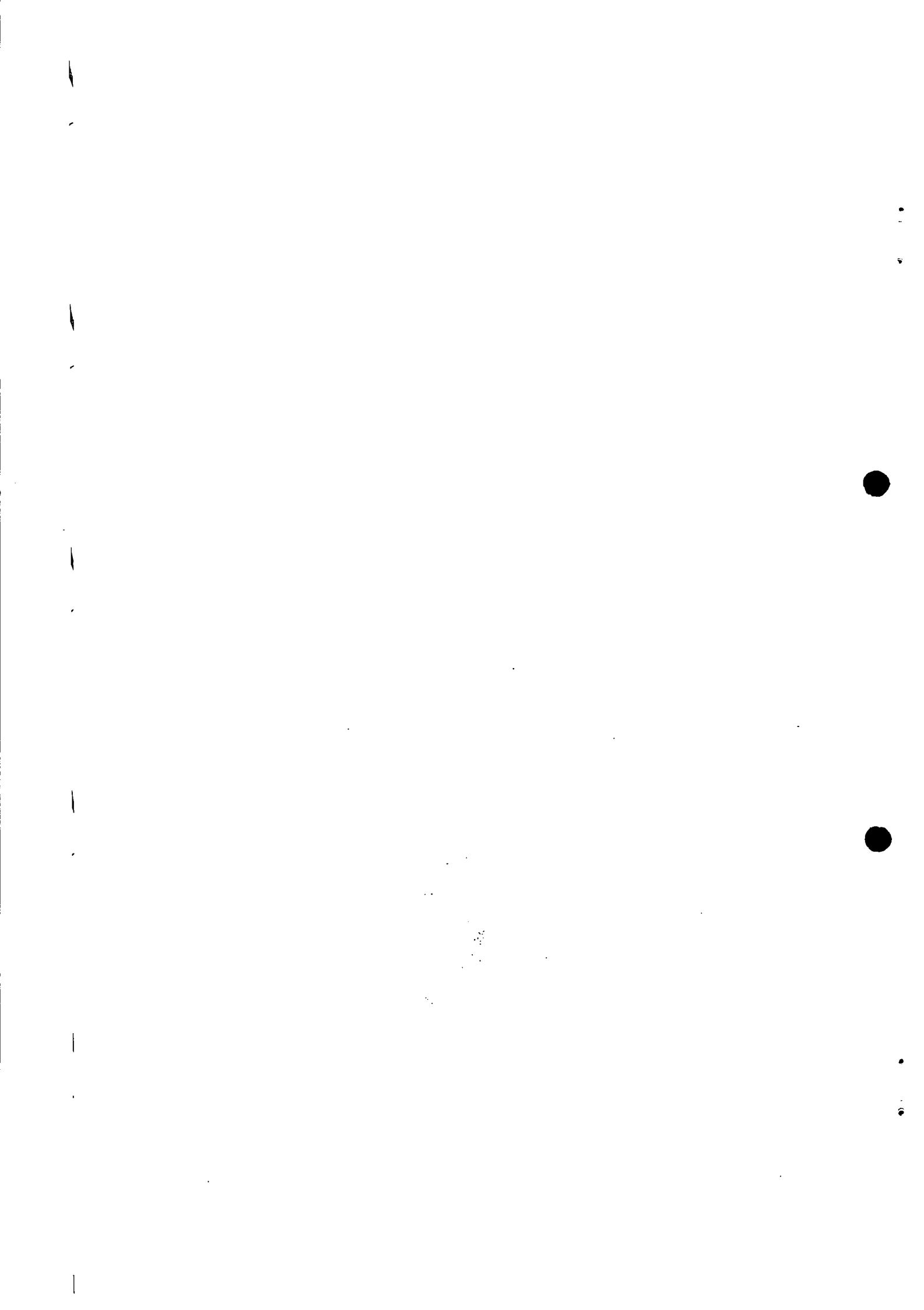
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2		eChallan		MH002299288202324E	29700	0001225875202324	19/05/2023
3		DHC		1905202314396	800	1905202314396D	19/05/2023
4	SHYLA BHASKARAN PILLAI	eChallan		MH002298426202324E	300	0001225870202324	19/05/2023

कॉम्प्लायन्स क्र. 8  
 दिनांक 4 वी बंधू वेळ: 19 / 05 / 2023 08 : 37 : 25 PM  
 दिनांक 5 वी बंधू वेळ: 19 / 05 / 2023 08 : 37 : 51 PM  
 दिनांक 6 वी बंधू वेळ: 19 / 05 / 2023 08 : 37 : 51 PM

1. दिनांक: 19/05/2023 08:37:51 PM  
 दिनांक: 19/05/2023 08:37:51 PM  
 दिनांक: 19/05/2023 08:37:51 PM  
 दिनांक: 19/05/2023 08:37:51 PM

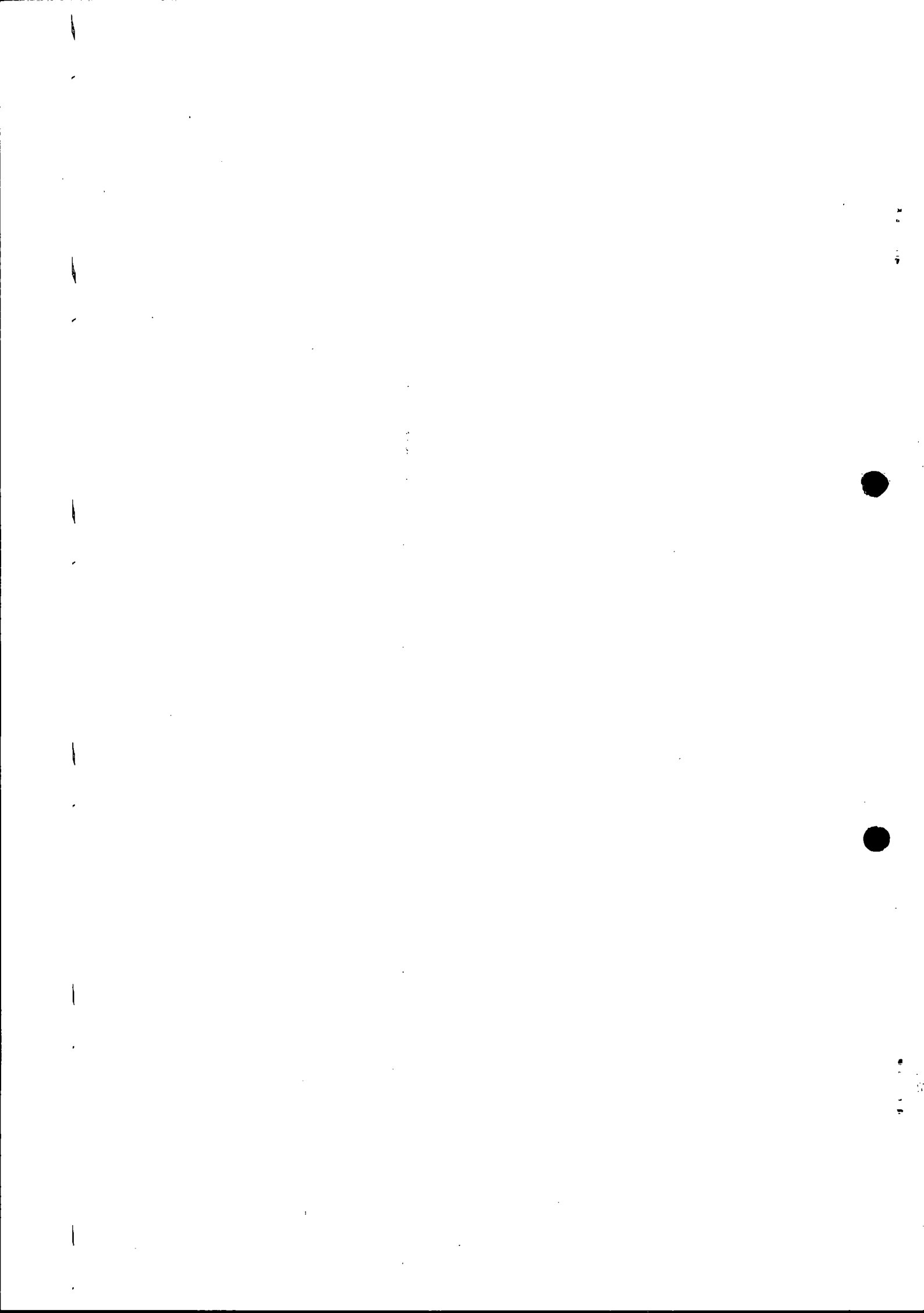
2. दिनांक: 19/05/2023 08:35:58 PM  
 दिनांक: 19/05/2023 08:35:58 PM  
 दिनांक: 19/05/2023 08:35:58 PM  
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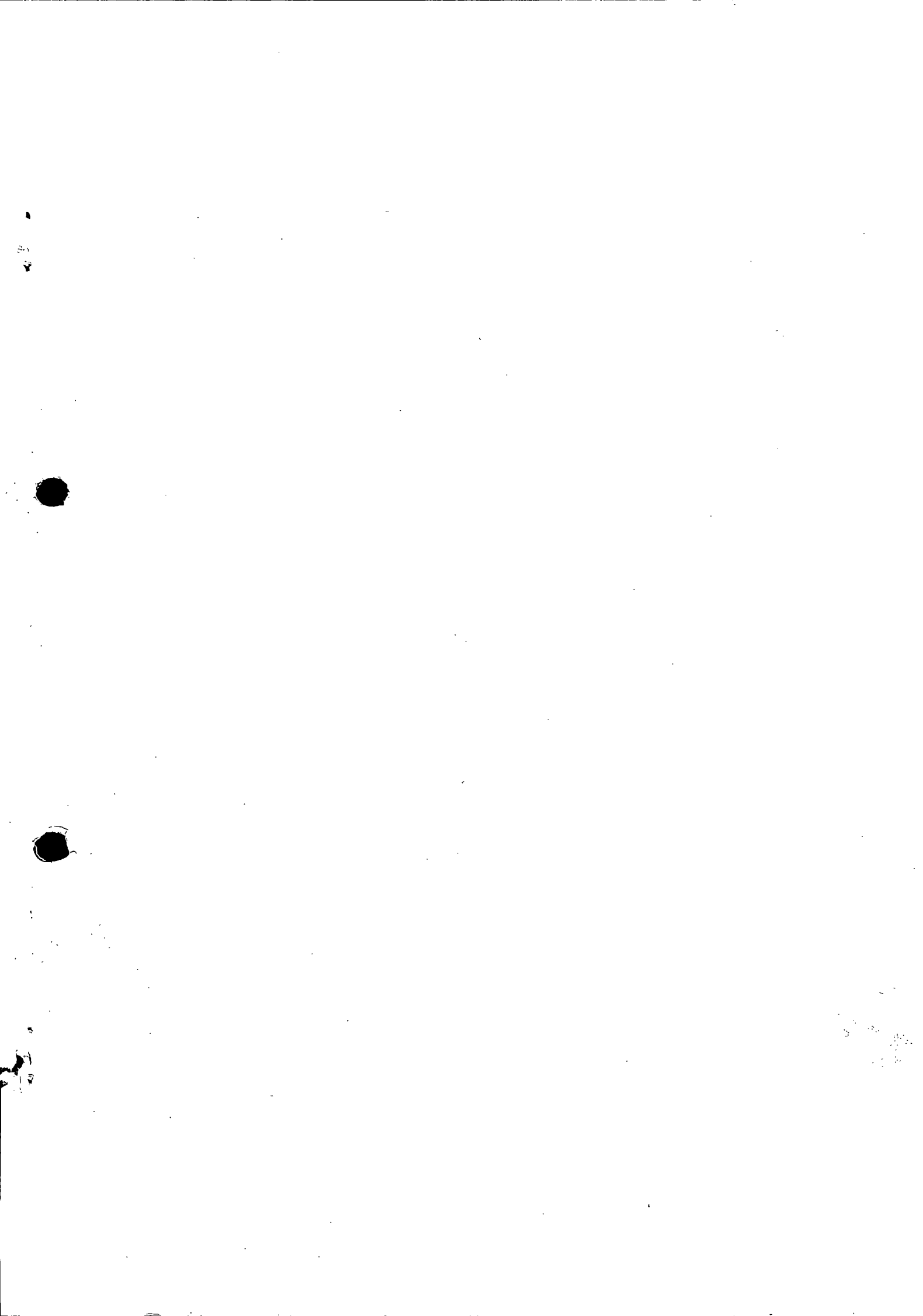
19/05/2023 8 40:06 PM  
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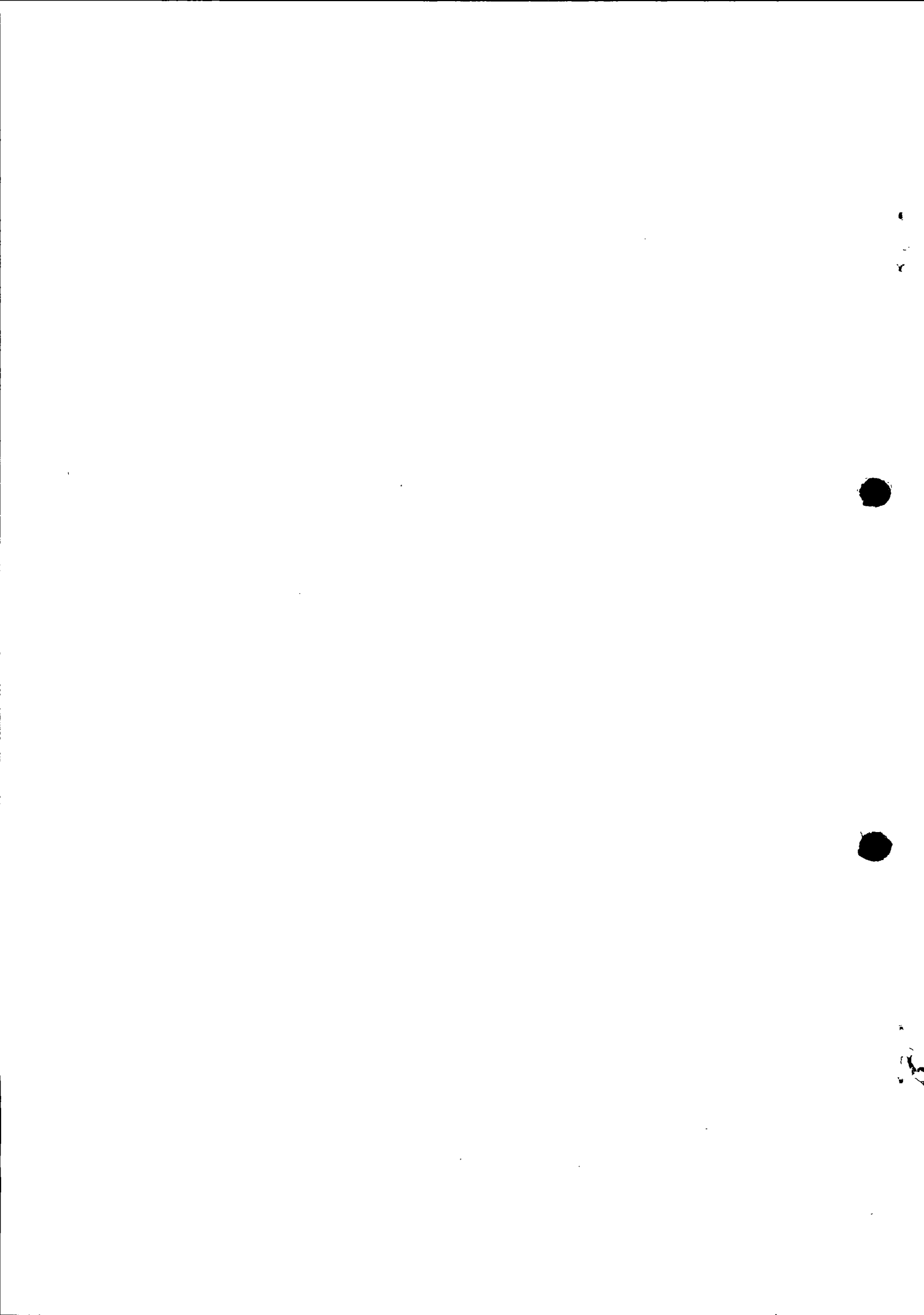












70/7153

पावती

Original/Duplicate

Thursday, October 24, 2013

नोंदणी क्र. :39म

4:13 PM

Regn.:39M

पावती क्र.: 7729 दिनांक: 24/10/2013

गावाचे नाव: गंधारे  
दस्तावेजाचा अनुक्रमांक: कलन1-7153-2013  
दस्तावेजाचा प्रकार : करारनामा  
सादर करणाऱ्याचे नाव: चेतन वाय. पाठक

नोंदणी फी रु. 30000.00  
दस्त हाताळणी फी रु. 1460.00  
पृष्ठांची संख्या: 73

एकूण: रु. 31460.00

आपणास मूळ दस्त थंबनेल प्रिंट व सीडी अंदाजे 4:30 PM ह्या वेळेस मिळेल.

Sub Registrar Kalyan 1

बाजार मूल्य: रु.4008000/-

भरलेले मुद्रांक शुल्क : रु. 240500/-

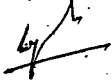
सह. दुय्यम निबंधक कल्याण क्र. 9  
मोबदल क्र. 2921490

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000568418201314M दिनांक: 16/10/2013

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रकम: रु 1460/-

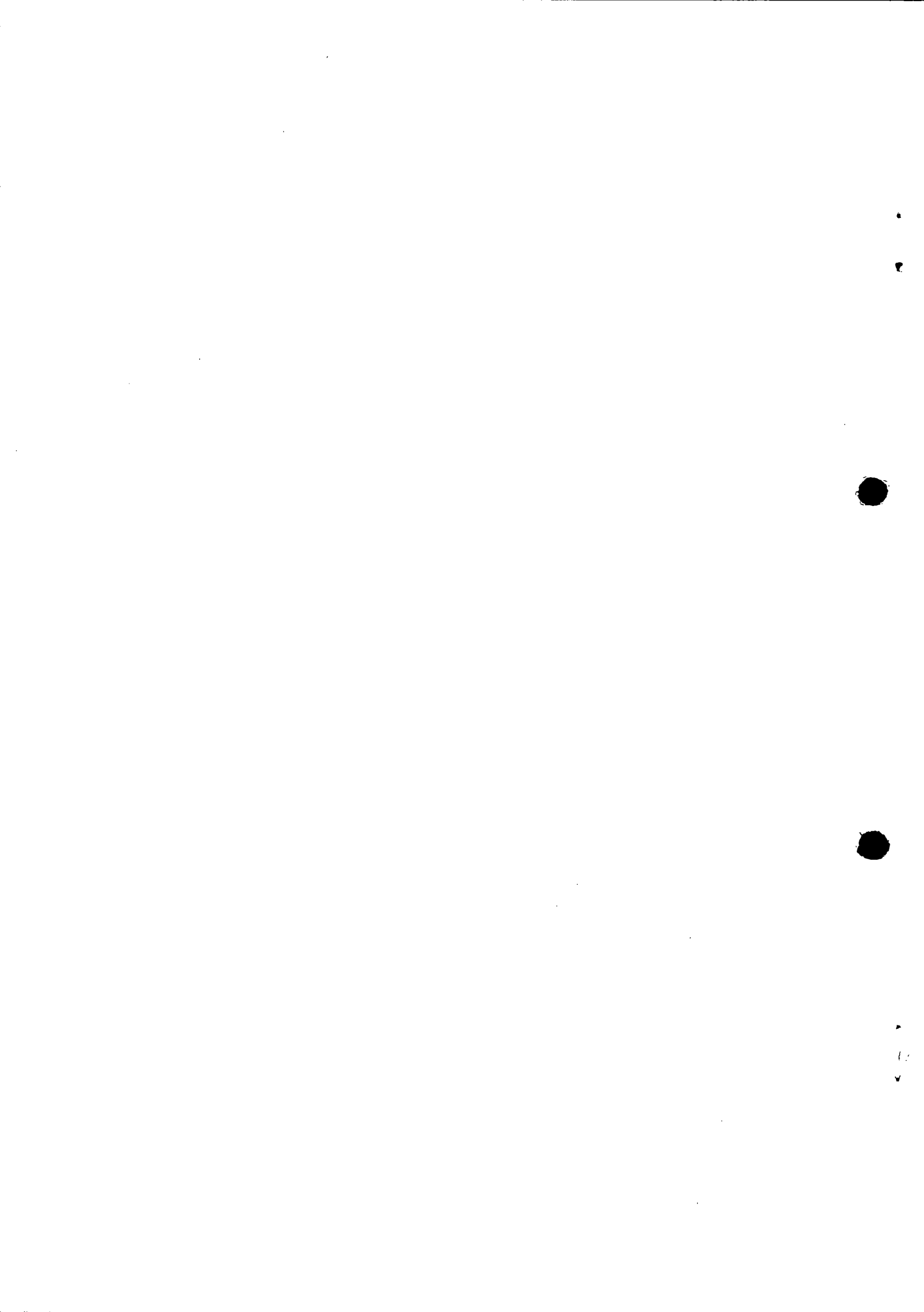


मुळ दस्तावेज परत मिळाल्या

पक्षकासची सही



सह. दुय्यम निबंधक कल्याण-१.



Original/Duplicate

दिनांक: 25/10/2013

Regn.:39M

द्वार प्राप्ति

70/7153 Friday, 25 October 2013 9:15 PM

प्राप्ति क्र.: 7831 दिनांक: 25/10/2013

ग्राहक नाम: गंधार

दस्तावेजवाला अनुक्रमांक: कलन-7153-2013

दस्तावेजवाला प्रकार: करारनामा

सादर करवावयाचे नाव: वेदन बापू पाठक

वर्ण

नकल व साधने

प्राप्ती संख्या: 2

₹. 40.00

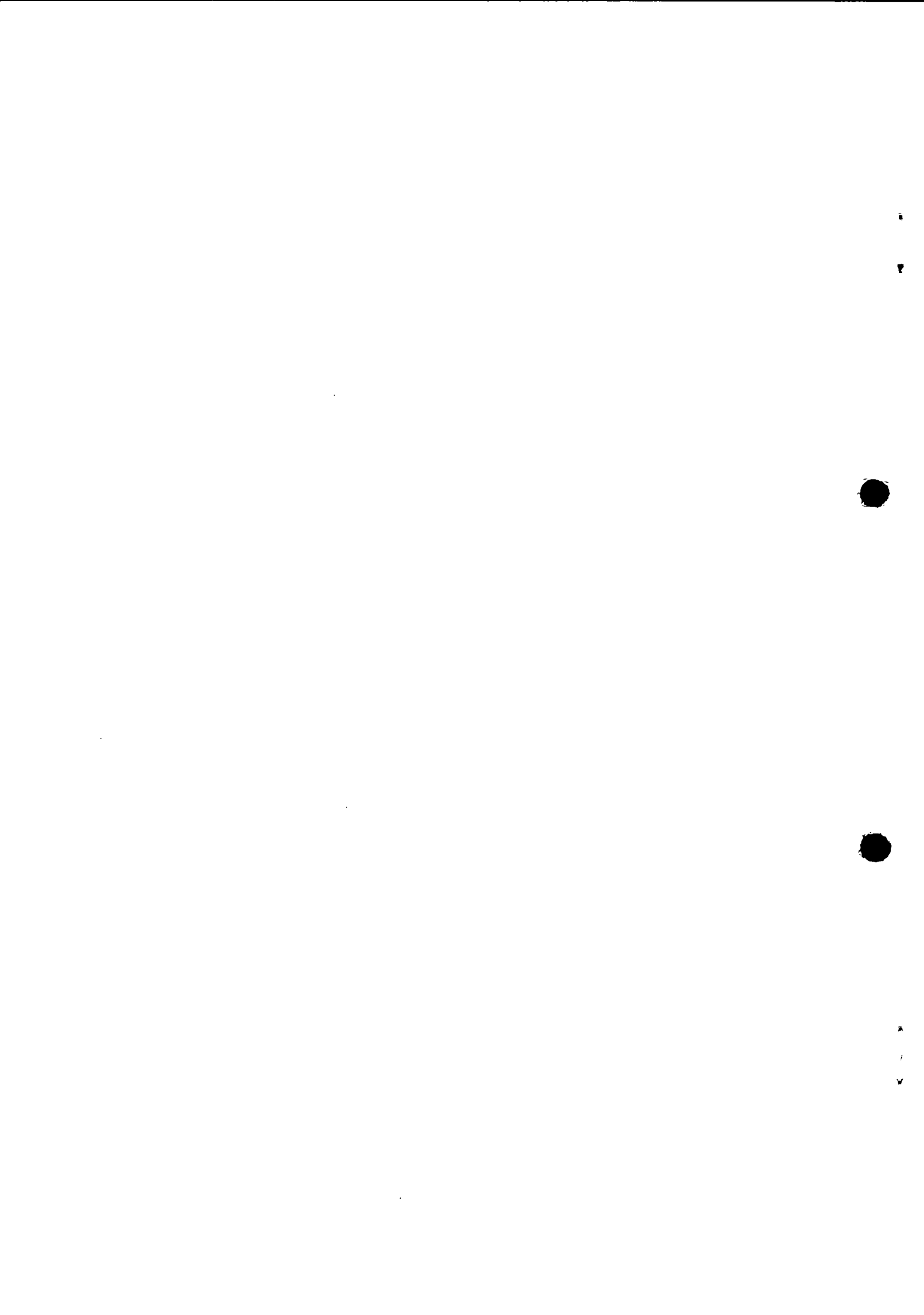
रकम:

₹. 40.00

Sub Registrar, Kalyan 1

Sub Registrar, Kalyan 1

1); देयकाचा प्रकार: By Cash रकम: ₹ 40/-





Other Receipt ( इतर पावती )

70/7153 ,

इतर पावती

Office Copy

Friday, 25 October 2013 9:15 PM

नोंदणी क्रं. :39म

Regn.: 39M

पावती क्र.: 7831 दिनांक: 25/10/2013

गावाचे नाव: -गंधारे

दस्तऐवजाचा अनुक्रमांक: कलन1-7153-2013

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: चेतन बाय. पाठक

वर्णन

नकला व ज्ञापने

रु. 40.00

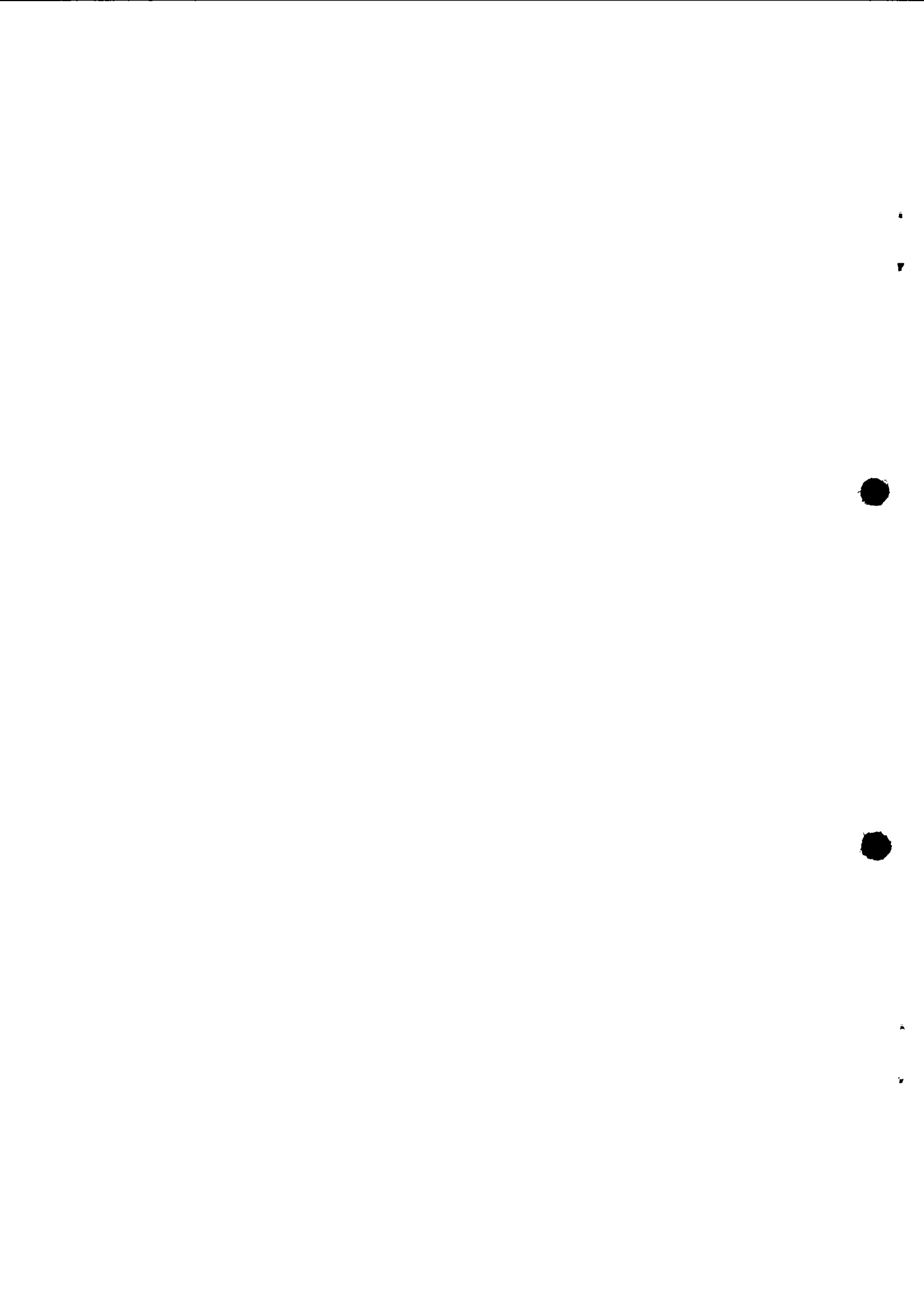
पृष्ठांची संख्या: 2

एकूण:

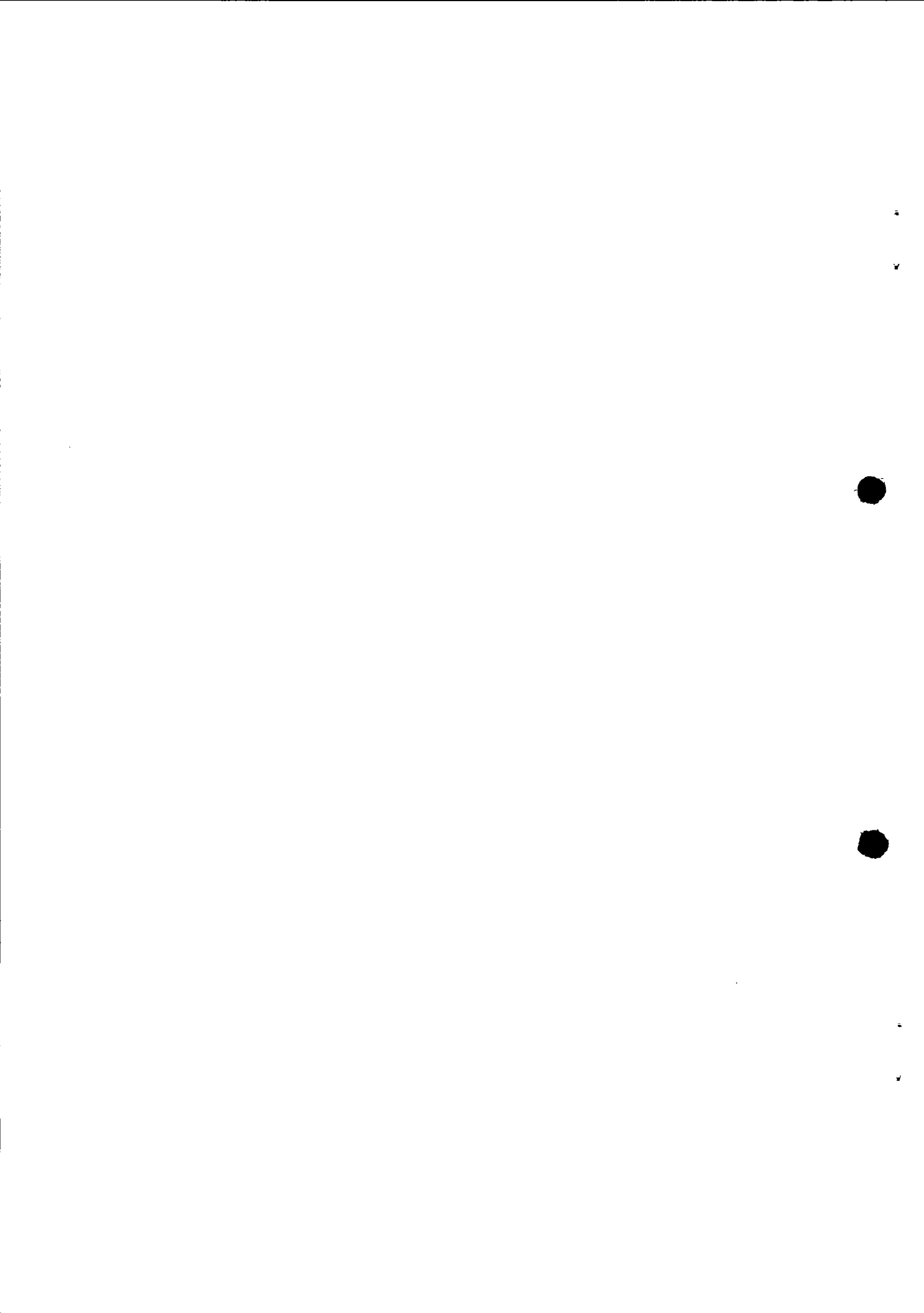
रु. 40.00

Sub Registrar, Kalyan 1

1); देयकाचा प्रकार: By Cash रकम: रु 40/-







787405

खातेदाराची प्रत / Party Copy



ठाणे भारत सहकारी बँक लि.  
शेड्यूल्ड बँक

Thane Bharat Sahakari Bank Ltd.  
Scheduled Bank

शाखा / Br.

दिनांक / Date 16/9/13

मुद्रांक शुल्क / Stamp Duty

रु./Rs. 2,40,500

सेवा आकारणी शुल्क / Service Charges

रु./Rs. 10

No. of Documents

एकूण / Total

रु./Rs. 2,40,510

अक्षरी रूपये / Amount in Words

Two Lac forty thousand five hundred and only

मुद्रांक शुल्क भरणान्याचे नाव

chetan y padhak

Name of stamp duty paying party

पत्ता / Address

B-02 Bldg no 1

Complex virar west

समोरच्या पक्षकाराचे नाव / Name of counter party

Royce Dey

व्यवहाराच्या उद्देशाचे कारण / Purpose of transaction

Agreement for sale

धनादेश / पे ऑर्डर ज्या बँकेचा काढला आहे त्या बँकेचे नाव / Name of the Drawee Bank

Bank of Baroda

रोखपाल / Cashier

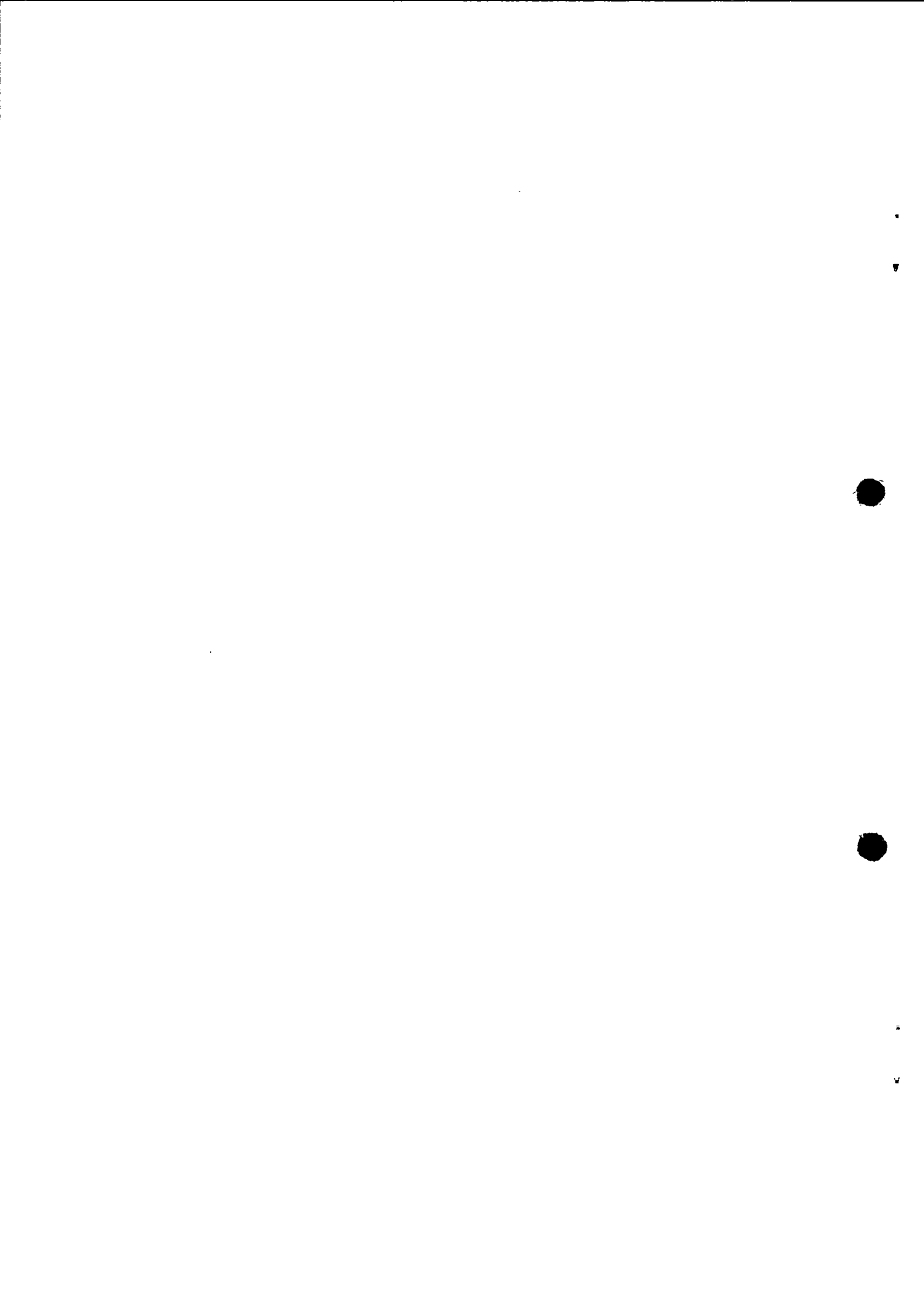
अधिकार्याची सही

Authorised signatory

मुद्रांक केलेले दस्तऐवज घेण्यास येताना ही पावती आणणे आवश्यक आहे. / This counterfoil has to be presented at the time of delivery of stamps.



क.ल.न.-१	
दस्त क्र. 6943	२०१३
3	69

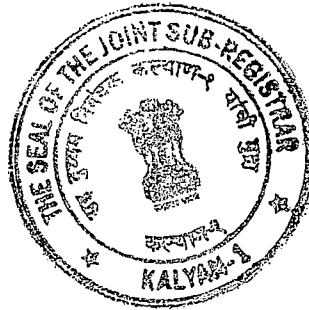




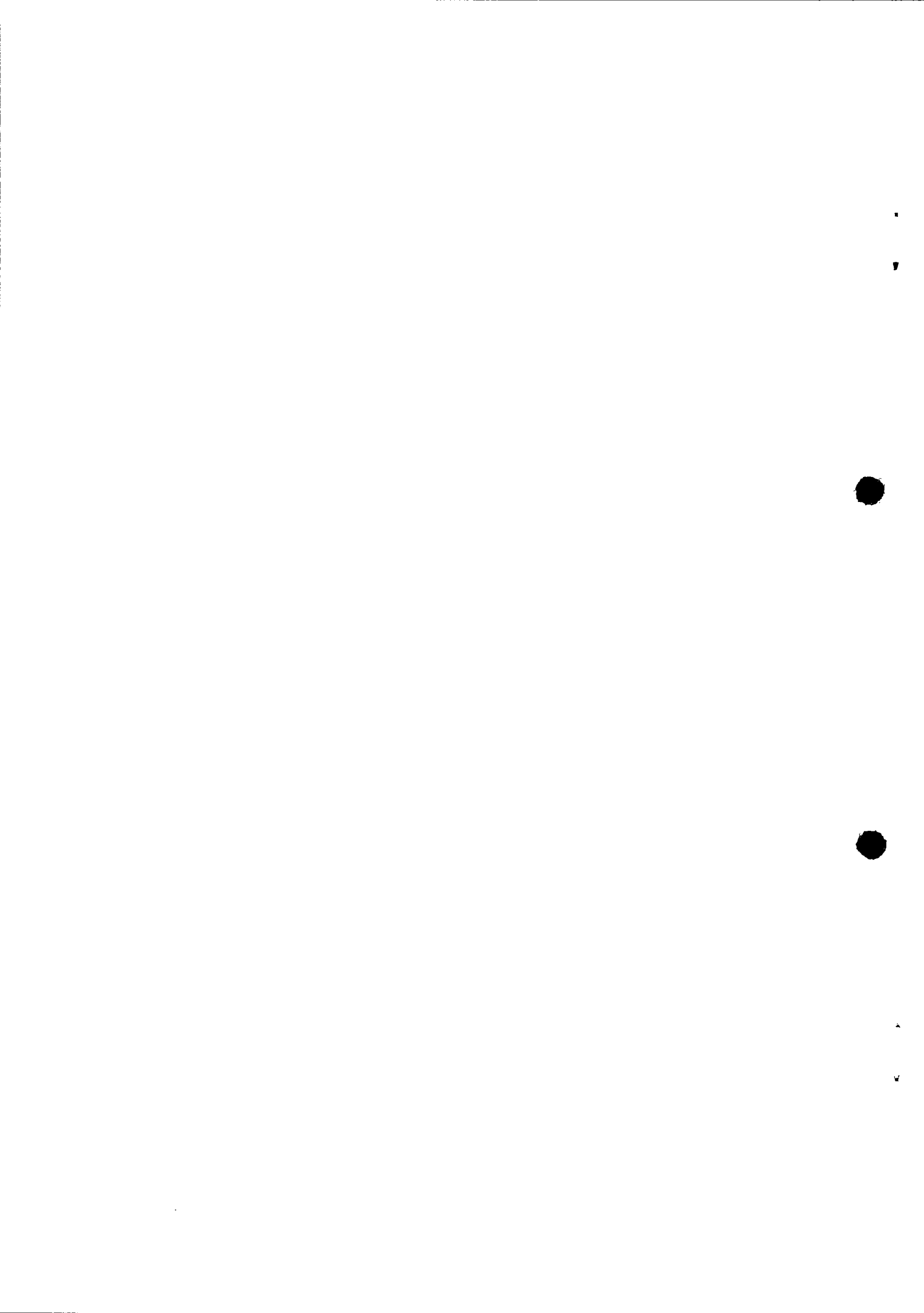
CHALLAN  
MTR Form Number-6

GRN	MH000568418201314M	BARCODE					Date	16/10/2013-12:36:19	Form ID	
Department	Inspector General Of Registration				Payer Details					
Type of Payment	Registration Fees Ordinary Collections IGR				TAX ID (If Any)					
					PAN No. (If Applicable)					
Office Name	KLN1_KALYAN NO 1 SUB REGISTRAR				Full Name	Chetan Fathak				
Location	THANE									
Year	2013-2014 One Time				Flat/Block No.	10				
Account Head Details		Amount In Rs.		Premises/Building						
0030063301	Amount of Tax	30000.00		Road/Street	78.51					
				Area/Locallty	kalyan					
				Town/City/District						
				PIN	4	2	1	3	0	1
				Remarks (If Any)	PAN2=AAMFR5354E-PN=Royce Developers -CA=					
				Amount In	Thirty Thousand Rupees Only					
Total		30000.00		Words						
Payment Details		IDBI BANK			FOR USE IN RECEIVING BANK					
Cheque-DD Details		Bank CIN	REF No.	69103332013102210144		32373585				
Cheque/DD No		Date	22/10/2013-11:03:22							
Name of Bank		Bank-Branch	IDBI BANK							
Name of Branch		Scroll No. , Date	Not Verified with Scroll							

Mobile No. : 9209627301



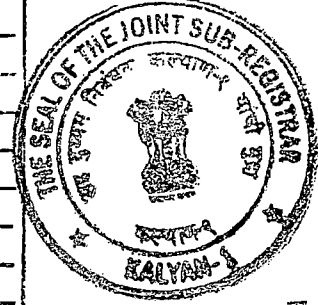
क. ल. न. - १	
दस्ता क्र. ७९५३	२०१३
२	७९





फ्रेकिंग / उमट मुद्राकाचा तपशिल

- १ ठसाचा युनिक नंबर 77460
- २ दस्तऐवजाचा तपशिल
- ३ मिळकतीचा तपशिल
- ४ मोबदला रकम
- ५ मालमत्ता घेण्याचे नाव
- ६ मालमत्ता घेण्याचे नाव
- ७ मुद्रांक शुल्क घेण्याचे नाव
- ८ मुद्रांक शुल्क रकम
- ९ मॉडेली करण्याचे सह/दु.नि. कार्यालय
- १० प्राधिकृत अधिकार्याची स्वाक्षरी व वॉकेचा/हॅंडलाईट शिक्का



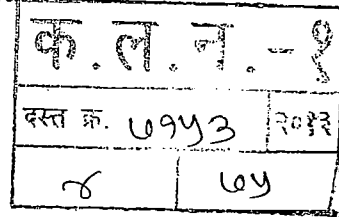
Authorized Signatory  
For Thane Bharat Sahakari Bank Ltd.

For Thane Bharat Sahakari Bank Ltd.  
Authorized Signatory

उमट मुद्रांक प्रथिम आरतु वसवलेह लंम खाली तपासले व एस.एम.एस./संबंधित प्राधिकृत अधिकार्याची सुट्टीवरील संपर्क साधून, मेळ करीकर आढळून आला

सह. दूर्यम निरीक्षक, वॉके-२  
कल्याण-२

Ground Plus (G+9)  
Ward No. \_\_\_\_\_  
Village Gandhare  
Flat/Shop area \_\_\_\_\_ sq.ft. (carpet)  
\_\_\_\_\_ sq.ft. (carpet) Open Terrace  
Market Value 40,08,000/-  
Actual Value 29,21,490/-  
Stamp Duty \_\_\_\_\_  
Pages \_\_\_\_\_



Thane Bharat Sahakari Bank Ltd.  
Main Branch, Naupada, Thane.  
D-5/STP(V)/C.R. 1005/104/1905-0  
7/02

AGREEMENT FOR SALE

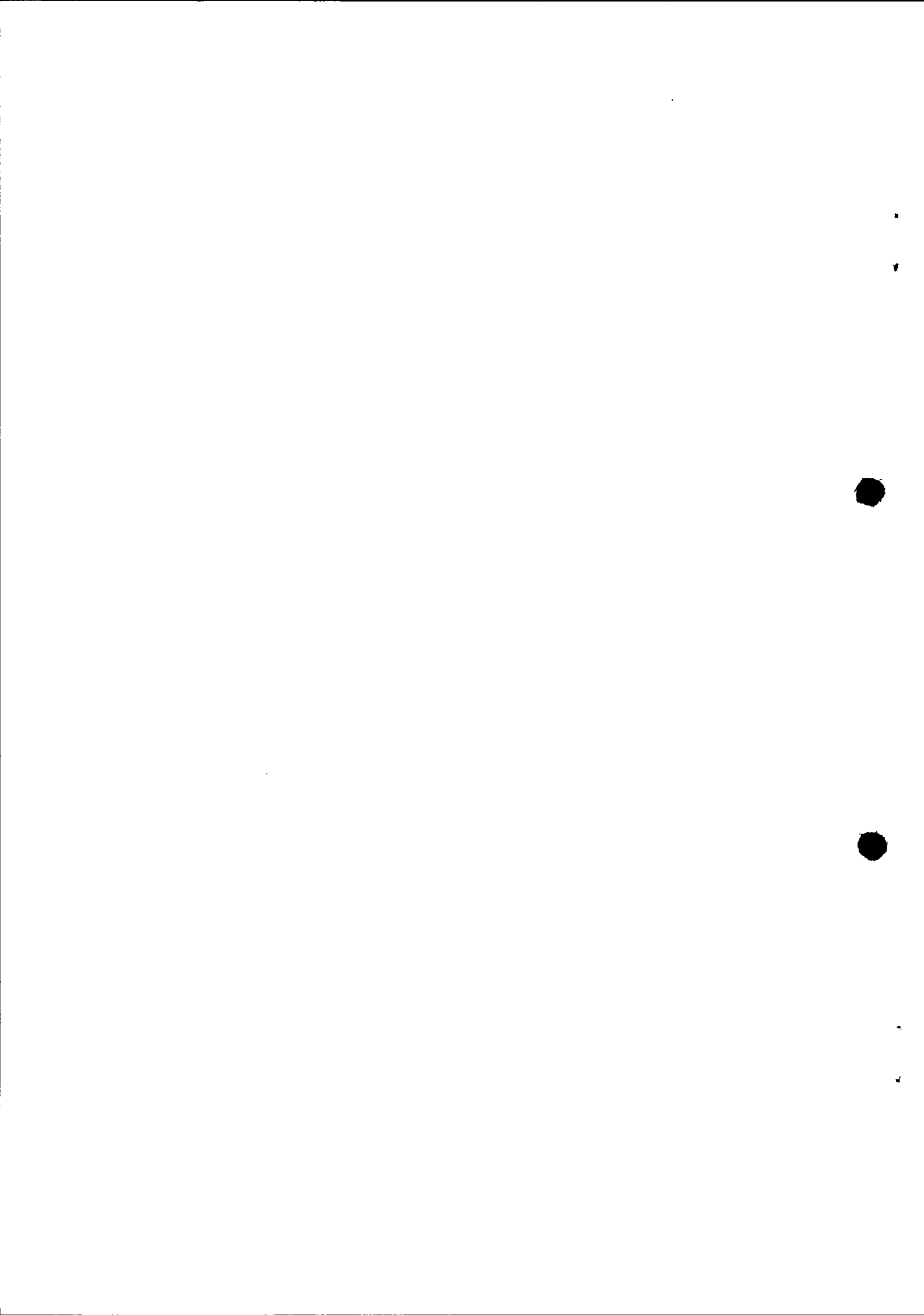
THIS Agreement made at **KALYAN**  
on this 21<sup>st</sup> day of Oct. 2013.

BETWEEN

R & Packer

*[Handwritten signature]*

INDIA  
STAMP DUTY MAHARASHTRA  
77460  
137209  
Special Adhesive  
SEP 16 2013  
R. 02405001-P85151  
200 two four two five two zero 11:16



M/s. **Royce Developers**, a partnership firm, having its office at Royce Galaxy, Opp. Agarwal College, Gandhare, Near Gandhare Bridge, Kalyan Padgha Road, Kalyan (West), 421 301 through its Partner - **Rakesh K. Patel** hereinafter called and referred to as the **Promoters** (which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners constituting the said firm for the time being, the survivors of them/their/his/her heirs, executors, administrators and assigns) being the party of the First Part.

(PAN : AAMFR5354E)

**A N D**

**CHETAN Y PATHAK**

Age : 39

Occupation : Service

**NANKI DOULAT GIDWANI**

Age : 67

Occupation : Housewife

Residing at : B-02, Bldg.No.1, Arihant Complex, Virar West, 401303.

hereinafter called and referred to as the **Purchaser** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her / their successors, heirs, legal representative, executors, administrators and assigns) being the Party of the Second Part. ( PAN :- AGUPP8777F, AAFPG6486P )

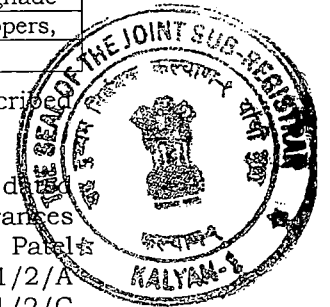
**WHEREAS** all those pieces and parcels of land lying, being and situate at village Gandhare Taluka Kalyan, District Thane, within the limits of Kalyan Dombivali Municipal Corporation are owned by the persons herein below :

No.	Survey No.	H. No.	Area (Sq.Mtrs)	Name of Owners
1	10	1/2/A	1510 sq.mtrs	M/s. Royce Developers,
2	10	1/2/B	1340 sq.mtrs	Suresh Bhagaji Ughade
3	10	1/2/C	1360 sq.mtrs	M/s. Royce Developers,
<b>Total →</b>			<b>4210 sq.mtrs</b>	

hereinafter called and referred to as the "said property" described in the Schedule hereunder written.

**AND WHEREAS** by and under the Deed of Conveyance dated 26/04/2011 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 4265/2011 the Shri. Rakesh K. Patel sell and conveyed the land bearing Survey No. 10 Hissa No. 1/2/A admeasuring 1510 sq. metres and Survey No. 10 Hissa No.1/2/C admeasuring 1360 sq.metres in favour of M/s. **Royce Developers**, a partnership firm viz. the Promoters herein;

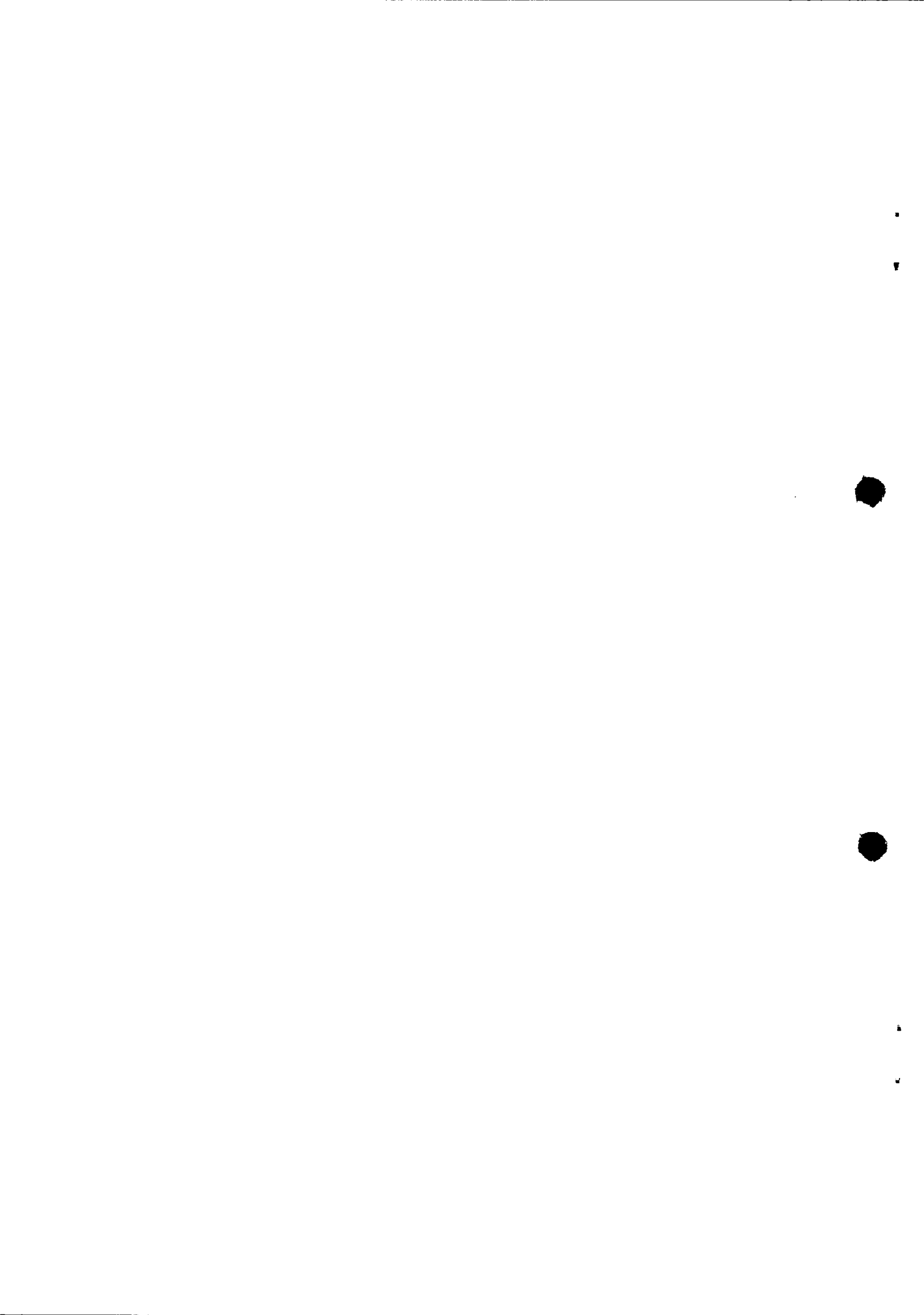
**AND WHEREAS** by and under the agreement dated 16/12/2010 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 12038/2010 the owners Shri. Suresh Bhagaji Ughade granted the development rights in respect of the land bearing Survey No. 10 Hissa No. 1/2/B area admeasuring 1340 sq. mtrs to the Promoters herein at and for the price/consideration



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RK Patel

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and on the terms and conditions therein contained and in pursuance to the said agreement the said owners also granted the Power of Attorney in favour of the Promoters herein and the same is registered at the office of Sub-Registrar of Assurances at Kalyan under serial No. 357/2010;

**AND WHEREAS** the Promoters by and under the powers and authorities vested in them have amalgamated said properties and submitted the plans for sanction and approval and the Kalyan Dombivli Municipal Corporation granted the interim approval i.e. IOD under No. KDMP/NRV/BP/KV/430-205 dated 27/09/2010 and further obtained the Non-Agricultural order from the Collector Thane under No. Mahasul/K-1/T-7/NAP/SR-07/2010 dated 16/03/2011 and after compliance with the terms and conditions of the IOD, the Kalyan Dombivli Municipal Corporation granted the building commencement certificate No. KDMP / NRV /BP /KV /797-390 dated 29/03/2011 and the same is shown on the layout plan annexed hereto hereinafter called and referred to as the Entire Property and more particularly in the First Schedule hereunder written.

**AND WHEREAS** as recited hereinabove and in terms of the sanctioned plans and permissions, the Promoter is entitled to develop the said property and carry out the construction of the proposed buildings and to dispose of the residential flats, garage, stilt, parking, open spaces, commercial units constructed in the buildings on ownership basis and to enter into agreements with the Purchaser and to receive the sale price in respect thereof and upon such disposal of the residential flats and commercial units to convey the said land together with the building constructed thereon in favour of the co-operative housing society or condominium of apartment owners of all those several persons acquiring the respective flats, garage, stilt, parking, open spaces, shops and other units.

**AND WHEREAS** the Promoters have further intended to get the said plans and specification revised, renewed and altered for consumption of remaining floor-space index, transfer of development rights, staircase F.S.I. and all other permissible to be used and utilized on the entire property as may be granted by the Kalyan Dombivli Municipal Corporation from time to time and further the Promoters have given the clear inspection of the plans and specifications to the Purchasers herein as regards the existing sanctioned buildings and the further proposed buildings and / or additional floors to be constructed on the said property by using, utilizing and consuming the transferable development rights, staircase floor space index and / or permitted increases therein.

**AND WHEREAS** the Promoter declares that the above referred agreements permissions and sanctions are still, subsisting and completely in force;



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दस्तावेज नं. ७९५३	२०१३
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R K Patel

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AND WHEREAS as per the above recited agreements and permissions, the Promoter is entitled to develop the said property and carry out the construction of the proposed building at their own costs and expenses and to dispose of the residential flats/units constructed in the building on ownership basis and to enter into agreements with the purchaser and to receive the sale price in respect thereof and upon such disposal of the flats/shops/office/units to convey the said land together with the building constructed thereon in favour of the co-operative housing society of all those several persons acquiring the respective flats/shops/office/units.

AND WHEREAS the Purchaser has agreed to pay the sale price / consideration in respect of the flat/shop/office/unit in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and in accordance with the progress of the construction work of the said scheme.

AND WHEREAS this agreement is made in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules framed thereunder including the model form of Agreement prescribed therein.

AND WHEREAS by executing this agreement the Purchaser has accorded his/her/ their consent as required under section 9 of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 whereby the Promoters are entitled to sell, mortgage or create charge on any flats / shops / office/ units etc., which is not hereby agreed to be sold.

AND WHEREAS by executing this agreement the Purchaser has accorded his/her/their consent as required under section 7 of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 whereby the Promoters are entitled to make such modifications, alterations in the buildings and structures as well as the flats/shops/tenements/galas and garages etc., agreed purchased by the Purchaser and/or such other revisions, alterations or additions in the structure of the building as may be necessary and expedient and accordingly the Purchaser herein has granted his express and irrevocable consent for the same.

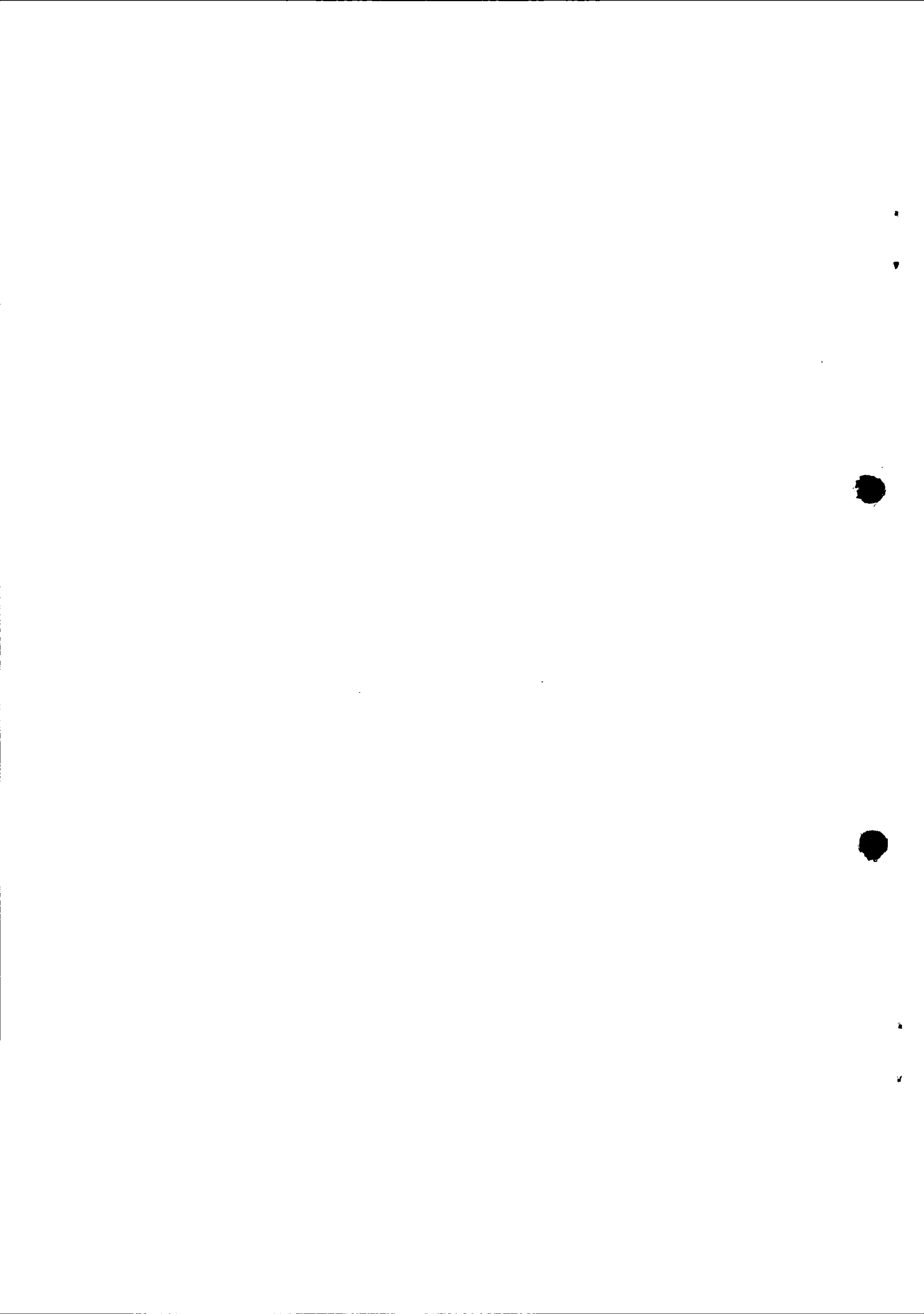
AND WHEREAS the Purchaser has accepted the title of the owner to the said property as shown in the records of right in respect thereof as well as the scheme of construction and the Promoter has brought to the knowledge of the purchaser herein and the Purchaser is aware that the Promoter during the course of completion of the entire scheme of construction will acquire additional F.S.I. / T.D.R. as per the rules and regulations of the Municipal Corporation and will further avail, use and consume



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AKP/td

*[Handwritten signature]*





additional floor space index thereby constructing additional floors, flats and units in the said scheme of construction and will get the plans, amended, revised, modified as the Promoter may deem fit and proper and further shall also acquire additional adjacent land and carry out the development on such amalgamated property as the Promoters may deem fit and proper and the Purchaser has accorded his / her / their express and irrevocable consent for the same.

AND WHEREAS the Promoter has provided to the Purchaser the copy of exemption order, sanctioned plans, permissions, approvals, documents of title and have clearly brought to the knowledge of the Purchaser and the Purchaser is fully aware of the covenants, common rights as appearing on the sanctioned plans and after being fully satisfied about the same has granted his / her / their express and irrevocable consent for the same.

The Promoter have furnished to the Purchaser/s copies of such of the documents as mentioned in the Rule of the Maharashtra Ownership flats (Regulation of the Promotion of construction Sale, Management and Transfer (Amendment) Act, 1986 and as demanded by the Purchaser/s. The Promoters have also annexed to this agreement the copies of the following documents as required by the provisions of the Act and the rules viz.

- (a) building commencement certificate
- (b) certificate of title
- (c) copies of VII/XII extract
- (d) copy of layout plan, floor plan

The Purchaser has taken inspection of all the documents mentioned hereinabove and has perused the certificate of title hereto marked as annexure herewith and has accepted the title of the said owners to the said property as clear and marketable. The Purchaser shall not be entitled to raise any objection whatsoever with regard to the title of the property.

AND WHEREAS the Promoters have appointed Architect registered with the council of architects as their Architect and the Promoters have also appointed R.C.C. Consultant for the preparation of the structural designs and drawings of the building and the Promoters accept the professional supervision of the Architects and the R.C.C. Engineer till the completion of the buildings.

AND WHEREAS while granting the permission and sanctioned plans the Municipal /Planning Authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said property and upon due observance and performance of which only completion and/or occupation certificate in respect of the new building shall be granted by the concerned local authority.

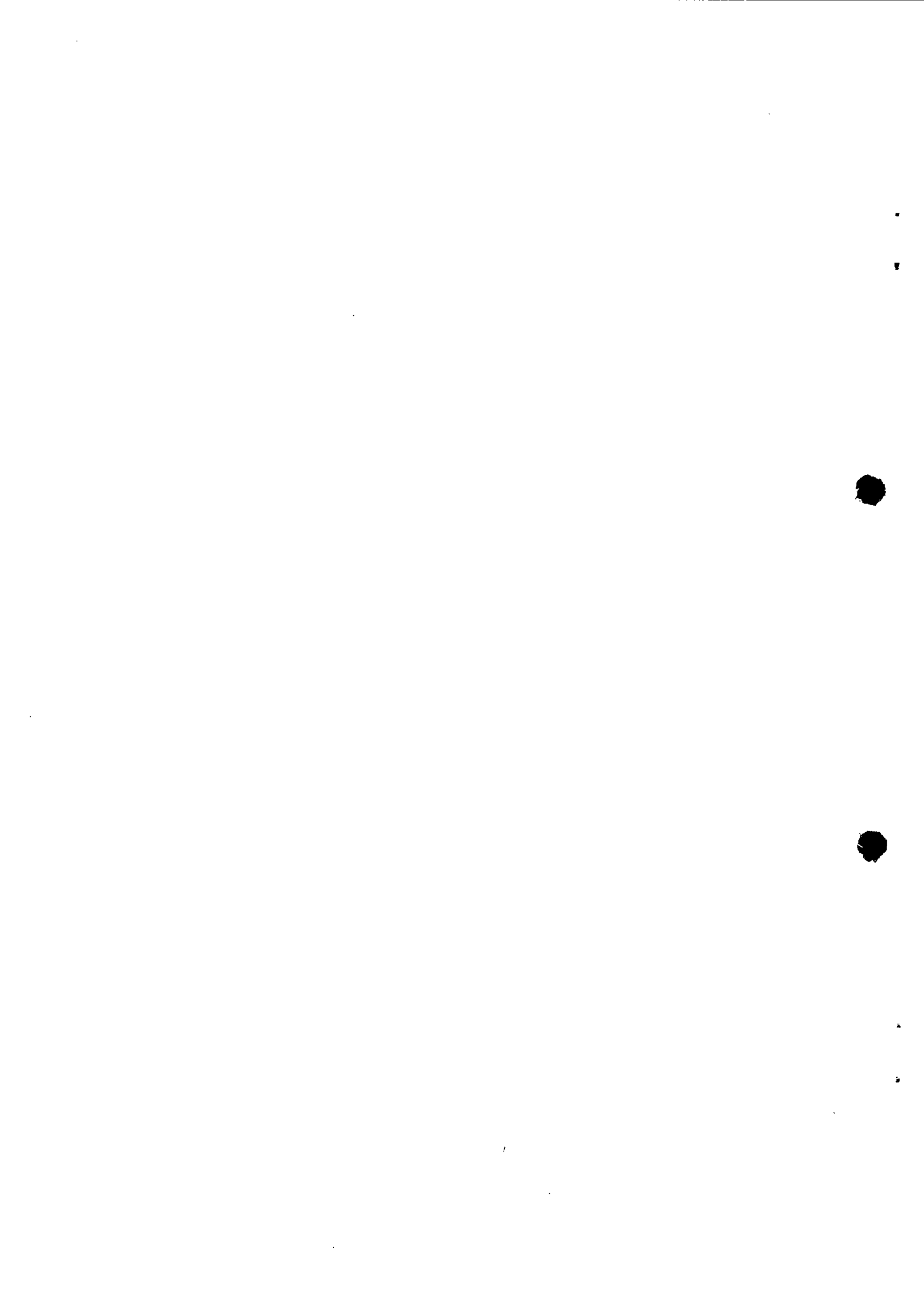


क. त. न. - १	
दस्त क्र. ७१५३	२०१३
C	WY

R K Patel

4/

Signature



AND WHEREAS the Promoters expressed their intention to dispose off the flats/shops/office/tenements/galas and garages etc., in the proposed scheme of construction known as "Royce Galaxy"

AND WHEREAS the Purchaser have accepted the said offer made by the Promoters.

AND WHEREAS the Purchaser has examined and approved of the building and floor plans the nature and quality of construction fittings, fixtures, facilities and amenities provided / to be provided thereto as per the general specifications as well as the restricted and common facilities and amenities.

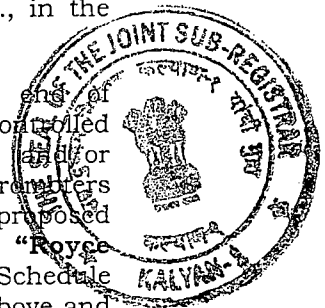
AND WHEREAS the Purchaser has seen the site of the building and the work of construction of the said building being in progress and is satisfied with the quality of the work and has approved the same.

AND WHEREAS relying upon the said aforesaid representations, the Promoters agreed to sell the Purchaser a Flat / Shop / Other Unit at the price and on the terms and conditions herein after appearing.

AND WHEREAS the list of amenities, copy 7/12, N.A. Order, Building Permission, Certificate of Title issued by the Advocate of the Promoter to the said property, and the floor plan approved by the Municipal authority have been annexed hereto and marked as Annexure.

AND WHEREAS upon completion of the proposed development of the said property as stated above the Promoter has agreed to complete sell and cause to convey the said property so developed in favour of the co-operative society of all those several persons (including the purchaser herein) purchasing/acquiring the respective flats/shops/tenements/galas and garages etc., in the said new buildings as the nominees of the Promoters.

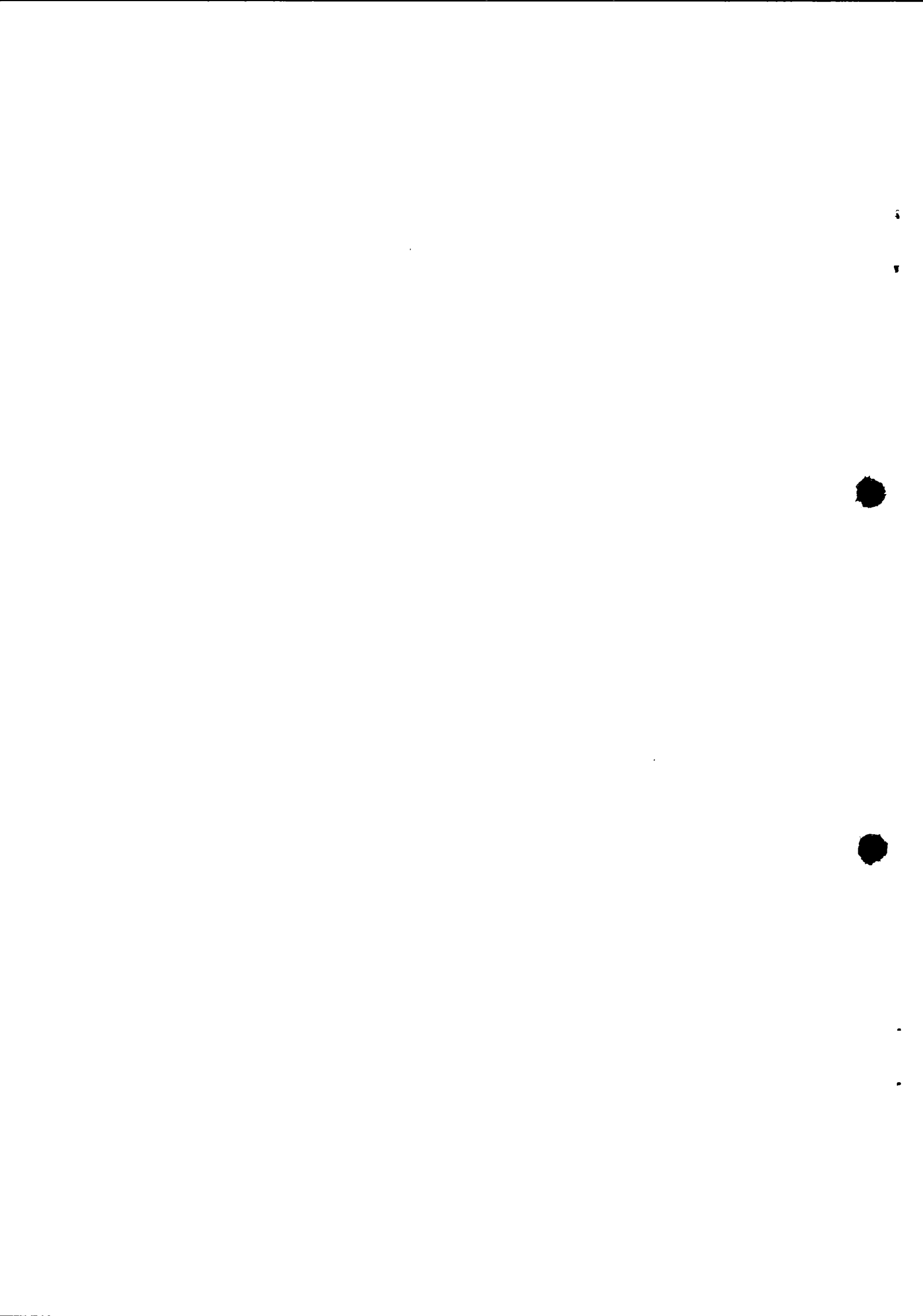
NOW THIS AGREEMENT WITNESSETH THAT by the end of 31<sup>ST</sup> March, 2013 but subject to the availability of the controlled building materials, government and other restrictions (and/or circumstances beyond the control of the Promoters, the Promoters agree to complete in all respect the construction of the proposed building/s in the Scheme of Construction known as "Royce Galaxy" on the said land particularly described in the Schedule hereunder written in accordance with the plans recited above and as per the general specifications hereto but subject to such additions, alterations, modifications if any that may be required by the government local planning authorities from time to time till the completion of the proposed development of the said property and the Promoters agree to sell and cause to convey the said buildings when completed in all respect absolutely freehold and free from encumbrances in favour of the cooperative housing society to be formed of the several persons (including the Purchaser herein)



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acquiring the respective flats/shops/offices/tenements/galas and garages etc., therein at and for an aggregate price/consideration to be contributed and paid by them according to their respective agreements (similar to these presents) with the Promoters.

AND WHEREAS the Promoter accordingly shall sell and the Purchaser shall purchase / acquire the said flats/shops/offices/tenements/ galas and garages etc., by becoming member/share holder/ constituent of the proposed co-operative society and the Purchaser shall pay to the promoter **Rs.29,21,490/- (Rupees Twenty Nine Lakh Twenty One Thousand Four Hundred Ninty only.)** as the agreed price/ consideration in respect of the said flat / shop / office being No. **604** on **6th** floor, in **A** wing admeasuring **704** sq.ft. Carpet area (which is inclusive of the area of Balconies) along with open terrace of \_\_\_\_\_ sq.ft. in building No. **1** of the housing scheme known as "**Royce Galaxy**" allotted to the Purchaser and shown and marked accordingly on the floor plan annexed hereto.

AND WHEREAS the Promoter has clearly brought to the knowledge and notice of the Purchaser, that there is no exclusive allotment of stilt and / or parking spaces to the Purchaser herein that it shall be the sole and absolute discretion of the Promoters to deal with the allotment of the stilt and parking spaces as they may deem fit and proper and the Purchaser herein has granted his/her/their free, express and irrevocable consent and confirmation thereto and in confirmation thereof has agreed to acquire the said flat and will not raise any objection and/or obstruction to the allotment of stilt/ parking spaces made by the Promoter to any intending purchaser.

**Now this presents witnesseth and it is hereby agreed by and between the parties hereto as follows:-**

1. THE recital contained above shall form an integral and operative part of this Agreement, as if the same were set out and incorporated in this Agreement and it is agreed that singular includes plural.
2. THE Promoter shall construct the buildings on the property in accordance with the plans, design specifications approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variation and modification as the Promoters may consider necessary or as may be required by the municipal authorities to be made in them or any of them for which the Purchaser herein has granted his express and irrevocable consent for the same.
3. THE Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser/s the flat/shop/office No. **604** on **6th** floor in **A** wing, admeasuring **704** sq.ft. carpet area (which is inclusive of the area of



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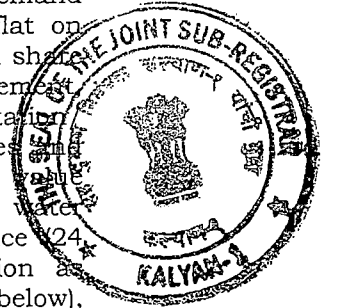
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Balconies) in building No. 1 of the housing scheme known as "Royce Galaxy" as shown on the floor plan thereof hereto annexed (hereinafter referred to as "the said premises") for the consideration of **Rs. 29,21,490/- (Rupees Twenty Nine Lakh Twenty One Thousand Four Hundred Ninty only)** which includes the proportionate price of common areas and facilities appurtenant to the said premises, the nature, extent and description of the common areas and facilities which are more particularly described in the in the annexure annexed being the list of amenities that will be provided in the flat. The Purchaser agrees to pay to the Promoter the above consideration in the following manner:

- (a) 10% paid at the time of execution of this agreement.
- (b) 20% to be paid on completion of plinth
- (c) 08% to be paid on completion of second slab
- (d) 08% to be paid on completion of fourth slab
- (e) 08% to be paid on completion of sixth slab
- (f) 08% to be paid on completion of eighth slab
- (g) 08% to be paid on completion of tenth slab
- (h) 10% to be paid on completion of masonry work of said flat
- (i) 05% to be paid on completion of plaster work (internal)
- (j) 05% to be paid on completion of plaster work (external)
- (k) 05% to be paid on completion of flooring work of the said flat.
- (l) 05% to be paid at the time of possession

The Purchaser agrees and assures to pay to the Promoter the amount of Rs. **47520/-** (other maintenance) on demand and/or prior to taking the possession of the said flat on account of or towards, legal charges, entrance fees and share capital, society formation charges, electric procurement meter security deposit/electric cable charges, sub-station Transformer charges, lift generator and its accessories, water connection Deposit and charges, service tax, added tax, provisional outgoings for municipal Taxes, water bill, common electric expenses and other maintenance 24 months contribution is to be Paid before possession as mentioned in clause No.15 as appearing herein below), Development Charges, balcony enclose Charges & other charges payable to Kalyan Dombivali Municipal Corporation.



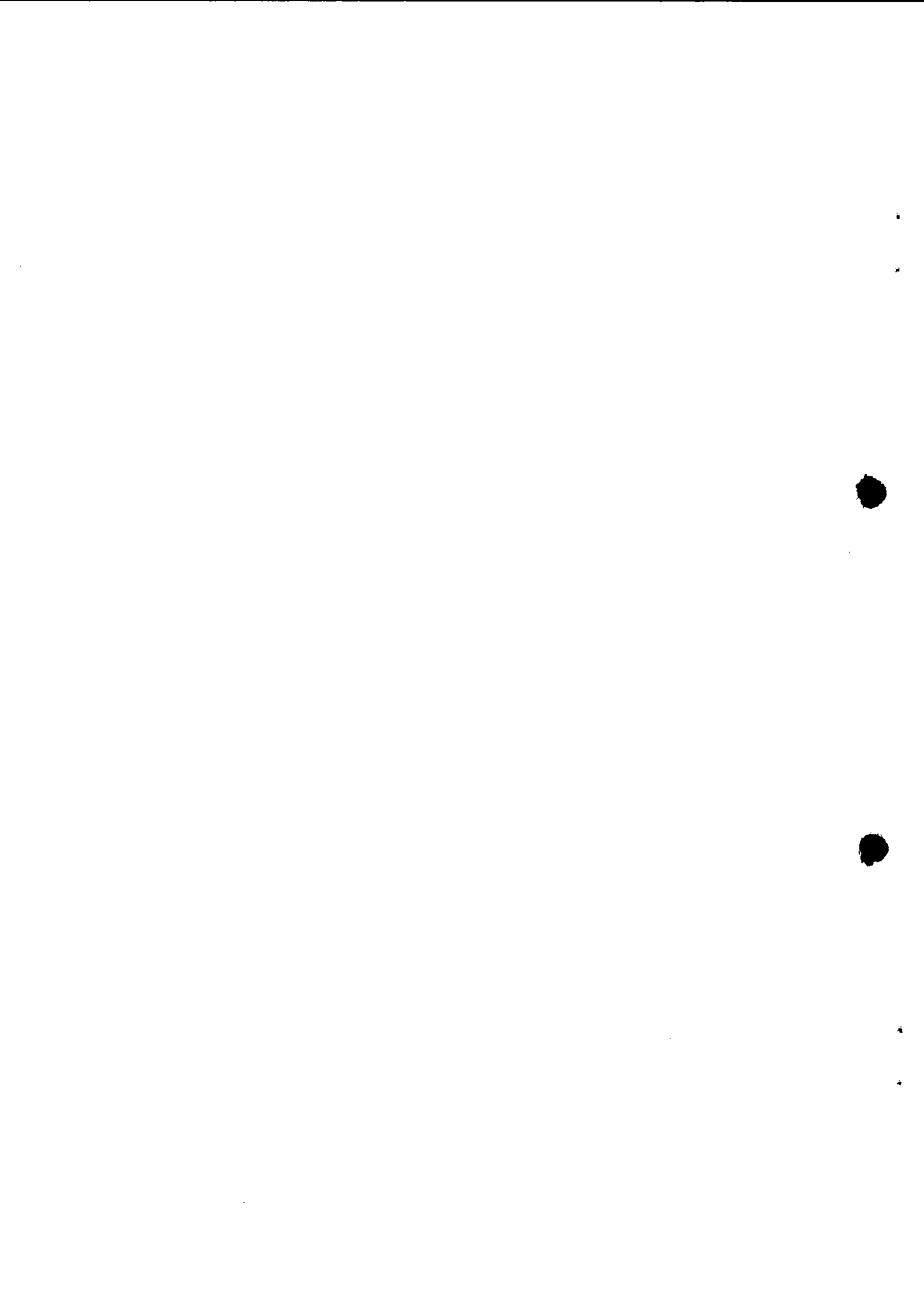
THE Purchaser herein along with the other Purchasers will be liable and responsible to maintain the lift provided to the said building from the date of possession and any expenses, day to day maintenance and repairs etc., will be borne and paid by the Purchaser herein along with other Purchasers.

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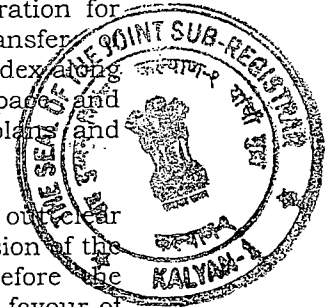




It is clearly agreed and understood between the parties that the entire sale proceeds of the consideration as well as the charges, deposits amount to be paid by the Purchaser as mentioned in this agreement will be paid in the name of Promoter only viz. **M/s. Royce Developers.**

It is hereby expressly agreed that the time for payment of each of the aforesaid installment of the consideration amount shall be the essence of this contract. All the above respective payments shall be made within 7 days of the Promoters sending notice to the Purchaser/s calling upon him/her/their to make payment of the same. Such notice is to be sent Under Certificate of Posting at the address of the Purchaser/s mentioned above and this posting will be sufficient discharge to the Promoters.

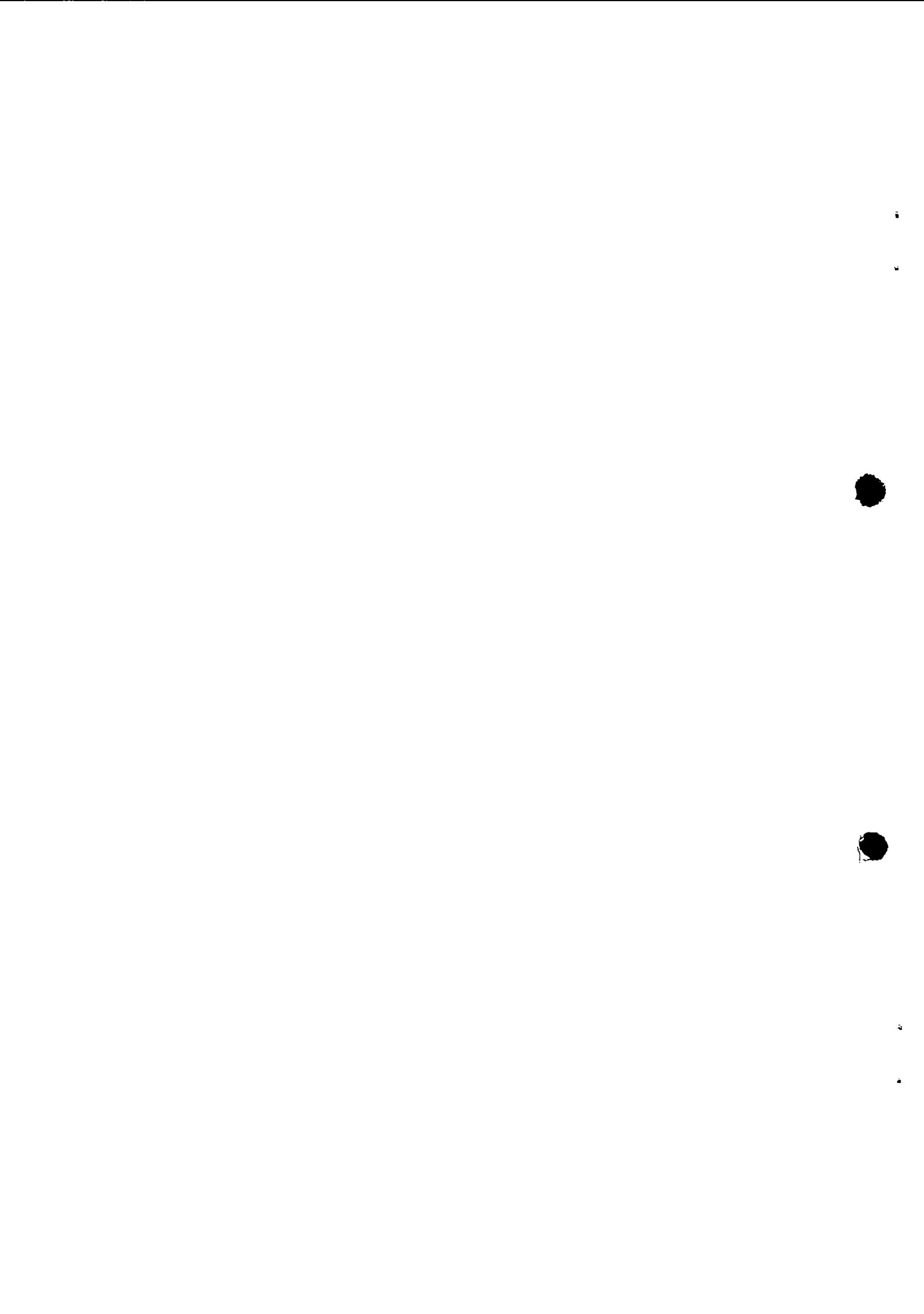
4. The Promoter hereby agree to observe perform and comply with all the terms, conditions, stipulations if any which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter.
5. The Promoter hereby declares that they have utilised the floor space index as mentioned in the approved plan and the Promoter has brought to the notice of the Purchaser herein and the Purchaser herein is fully aware that the Promoter intends to acquire the transfer of development rights to be used, availed and consumed on the said property and thereby construct additional floors, flats, units and the Purchaser herein has granted his/her/their express and irrevocable consent for the same and the Purchaser herein along with the other purchasers in personal capacity or in the capacity as the member of the cooperative housing society or any corporate body as the case may be will not raise any objection/hindrance and will render sincere cooperation for the Promoter to consume and avail the Transfer Development Rights and/or staircase Floor Space Index along with other increases and incentives in floor space and complete the additional construction as per the plans and permissions granted by the Municipal Corporation.
6. THE Promoter hereby agrees that they shall make out clear and marketable title before handing over the possession of the premises to the Purchaser and in any event before the execution of the Conveyance of the said property in favour of the Co-operative Society/Corporate Body to be formed by the purchasers of the Flats / Shops / Other Unit in the building to be constructed on the said entire property and ensure that the said entire property is free from all encumbrances and that the Promoter has absolute, clear and marketable title to the said entire property so as to enable him to convey to the said Society such absolute, clear and marketable title on the execution of a conveyance of the said property by the Promoters in favour of the said Society.



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7. THE Purchaser agrees to pay to the Promoters interest @ 24% per annum on all the amounts which becomes due and payable by the Purchaser to the Promoters under the terms and conditions of this agreement from the date the said amount is payable by the Purchaser to the Promoters.
8. On Committing default by the Purchaser in payment on due dates of any amount due and payable by the Purchasers to the Promoters under this agreement including his/her proportionate share of taxes levied by the local concerned Authority and other charges and expenses outgoings claimed by the Promoters and on the Purchaser/s committing breach of any of the terms and conditions herein contained the Promoters shall be entitled to at their option to terminate this Agreement.

PROVIDED always that the power of termination hereinbefore contained shall not be exercised by the Promoters unless and until the Promoters shall have given to the Purchaser/s 21 days prior notice in writing of the Promoters intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which they intend to terminate the agreement and default shall have been made by the Purchaser/s in remedying such breach or breaches within a reasonable time after giving of such notice (reasonable time is agreed by both the parties as 21 days from the day of notice).

PROVIDED further that upon the termination of this Agreement as aforesaid, the Promoters shall refund to the Purchaser/s the earnest money and all other amounts which may till then have been paid by the Purchaser/s to the Promoters but the Promoters shall not be liable to pay to the Purchaser/s any interest on the amount so refunded and upon termination of this agreement and refund of aforesaid amount by the Promoters by Bank Draft/Pay-slip to the address given herein under postal certificate post by Registered A.D. post or by courier service as the Promoters may deem fit. The Promoters shall be at liberty to dispose off and sell the flat/unit to such person and at such price as the Promoters may in their absolute discretion deem fit.



An amount equal to 20% of the amount paid by the Purchaser or 10% of the total cost price of the flat/shop whichever is higher, will be deducted while making the payment as liquidated damages.

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

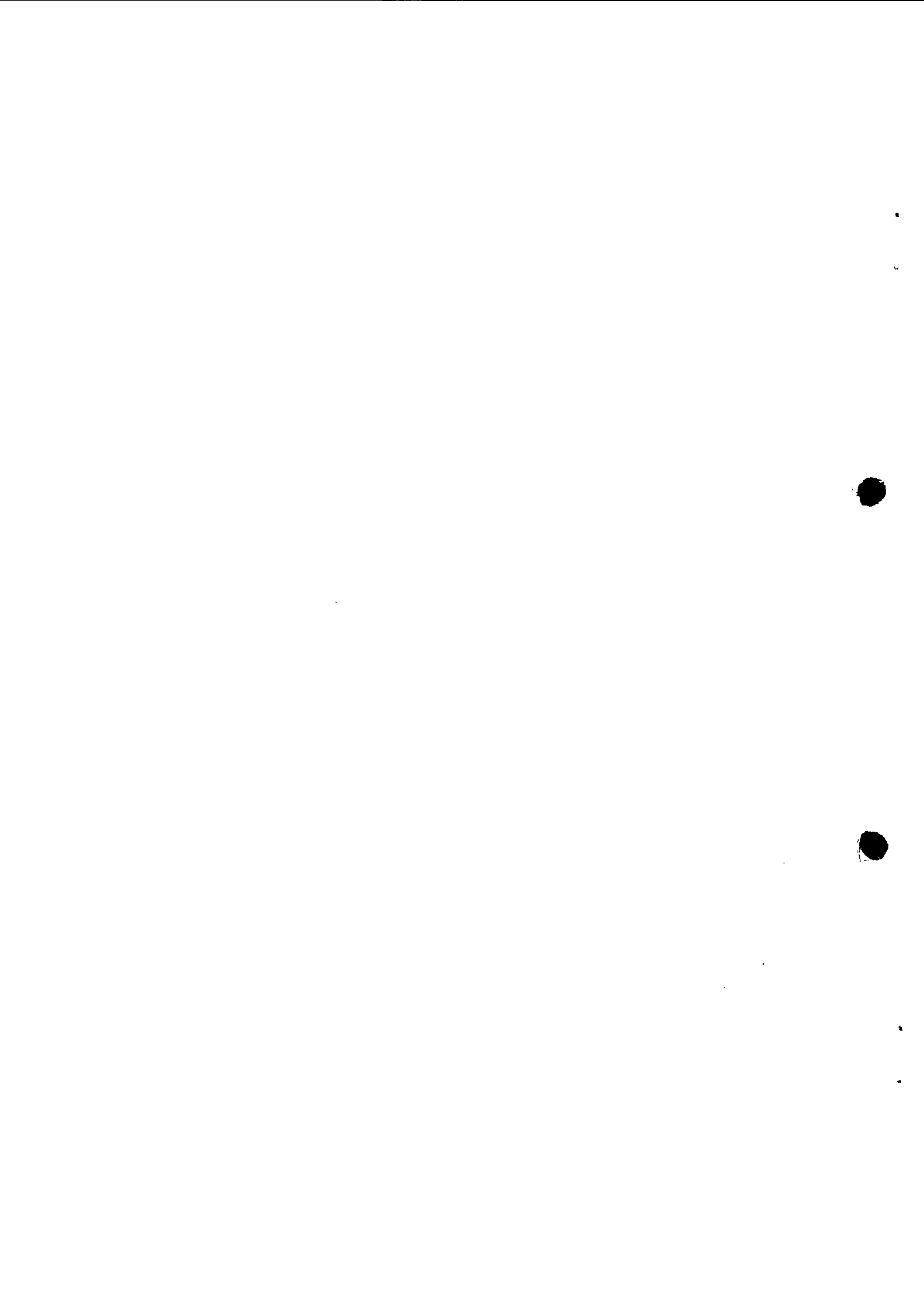
THE Promoters shall give possession of the said premises to the Purchaser or his / her nominee or nominees on or before 31<sup>st</sup> March, 2013 If the Promoters fails or neglect to give

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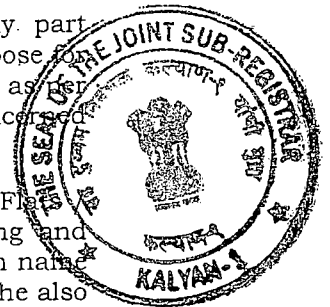
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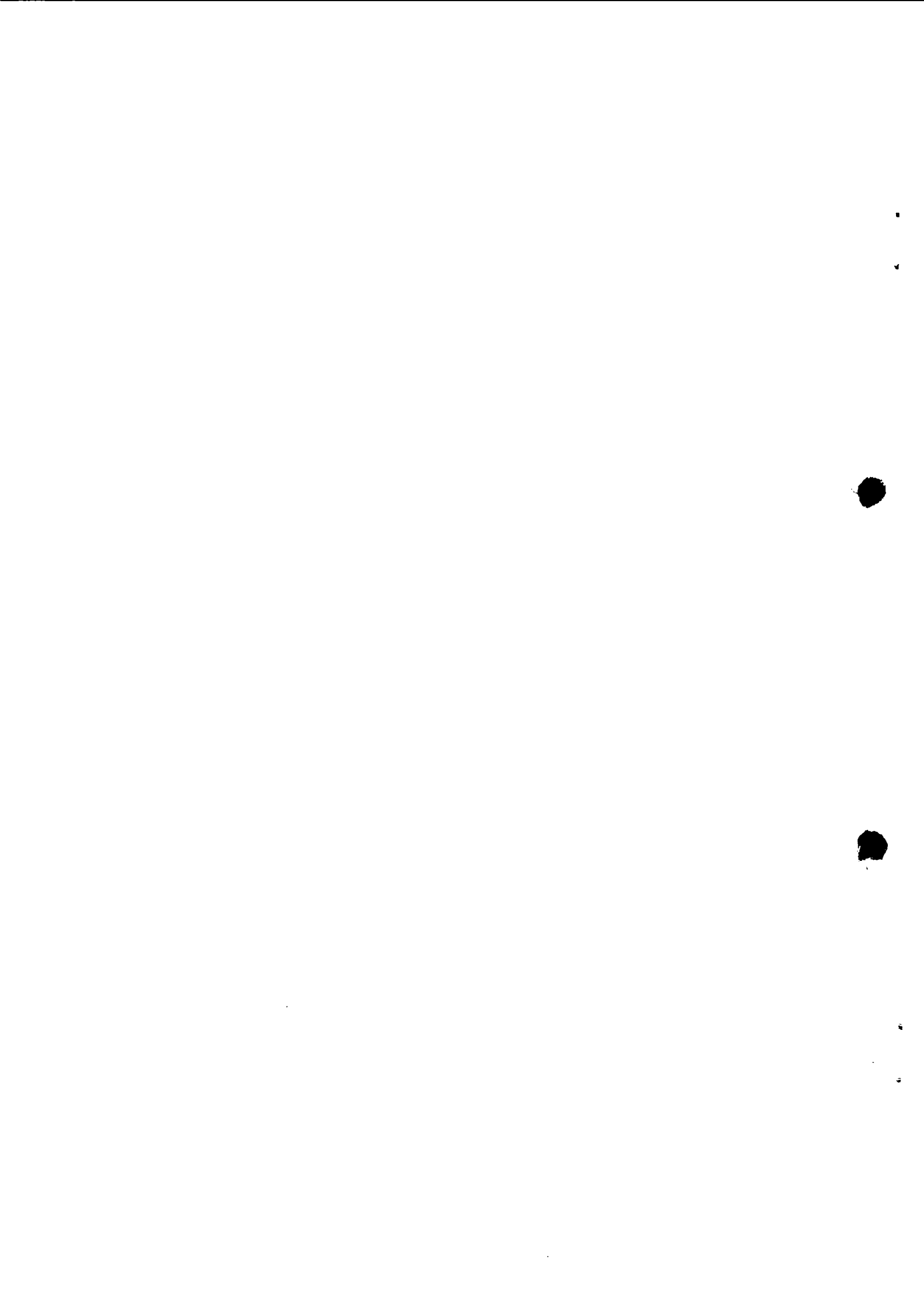
possession of the premises to the Purchaser or his / her nominee or nominees by the aforesaid date or dates prescribed in clause (B) of the section 8 of the said Act then the Promoters shall forthwith refund to the Purchaser the amount already received by him in respect of the premises with simple interest @ 9% p.a. from the date of Promoters received the sum till the date the entire amount and interest thereon is refunded by the Promoters to the Purchaser. They shall, subject to prior encumbrances, if any, be a charge of the said land as well as the construction or building in which the premises are situated or were to be situated. THE Promoters shall be entitled to reasonable extension of time for giving delivery of the said flat / shop / tenement / other unit on the aforesaid date, if the completion of building in which the said flat/shop/other unit is situated is delayed on account of :-

- i) Non-availability of steel, cement other building materials, water or electric supply;
  - ii) war, civil commotion or Act of God;
  - iii) any 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 7 days of the Promoters giving written notice to the Purchaser intimating that the said premises are ready for use and occupation. The Purchaser shall make full payment of consideration amounts as mentioned in this agreement before taking or demanding possession of the said flat. Interest of late payment of installment and other payments as provided for in this agreement shall be paid in full before taking or demanding possession. Any unpaid amount shall be a charge on the said flat in favour of the Promoters.
10. THE Purchaser shall use the said premises or any part thereof or permit the same to be used only for the purpose for which it allotted to the Purchaser by the Promoter only as per the prevailing rules, regulations, and bylaws of the concerned authorities.
11. THE Purchaser along with the other Purchasers of the Flats / Shops / Offices in the building shall join in forming and registering the cooperative society to be known by such name as the Promoters may decide and for this purpose he/she also from time to time sign and execute the necessary applications and/or other papers and documents necessary for the formation and registration of the co-operative society including the bye laws of the proposed society and duly sign and hand over to the Promoters. No objection shall be taken by the Purchaser if any changes or modification are made in the draft bye laws or the Memorandum and/or



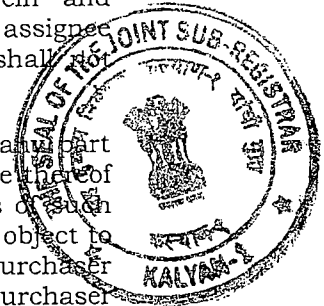
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Article of Association, as may be required by the Registrar of Co-operative Societies or any other competent authority.

12. ON the completion of all the buildings (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/premises in the said building, the purchasers shall co-operate with the Promoters in forming and registering or incorporating a society / 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 shall cause to be transferred to the society all the rights title and interest of the Promoters in the aliquot part of the said property together with building by executing the necessary Conveyance of the said property and the said premises in favour of the society, such conveyance shall be in keeping with the terms and conditions and provisions of this agreement. It is clearly brought to the notice of the Purchasers that there are number of buildings in the said property undertaken by Promoters, the execution of the conveyance may be delayed and the Purchasers shall not raise any objection till all the buildings in the said scheme know as "**Royce Galaxy**" are constructed and the flats / units therein are sold out to the prospective buyers.
13. THE Promoters shall if necessary become a member of the society in respect of the Promoters' rights and benefits conferred herewith or otherwise. If the Promoters transfer, assign and/or dispose off such rights and benefits at any time to anybody, such assignee, transferee and/or purchasers thereof shall become the members of the society in respect of the said rights and benefits. The Purchaser/s herein and the society will not have any objection to admit such assignee or transferee as the members of the society and shall charge any fees or other amounts therefore.
14. THE Promoters may complete the said building or any part thereof or floor and obtain part occupation certificate thereof and give possession of Flat therein to the acquirers of such Flat and the Purchaser herein shall have no right to object to the same and will not object to the same and the Purchaser hereby gives his specific consent to the same. If the Purchaser takes possession of premises in such part completed and or floor or otherwise the Promoters and/or its Agents or Contractors shall be entitled to carry on the remaining work including further and additional construction work of building in which the said premises are, the said building or any part thereof the Purchaser is aware that such construction will cause inconvenience to the Purchaser, and agrees and assures to the Promoters that the Purchaser shall not protest, object to or obstruct the execution of such work nor the

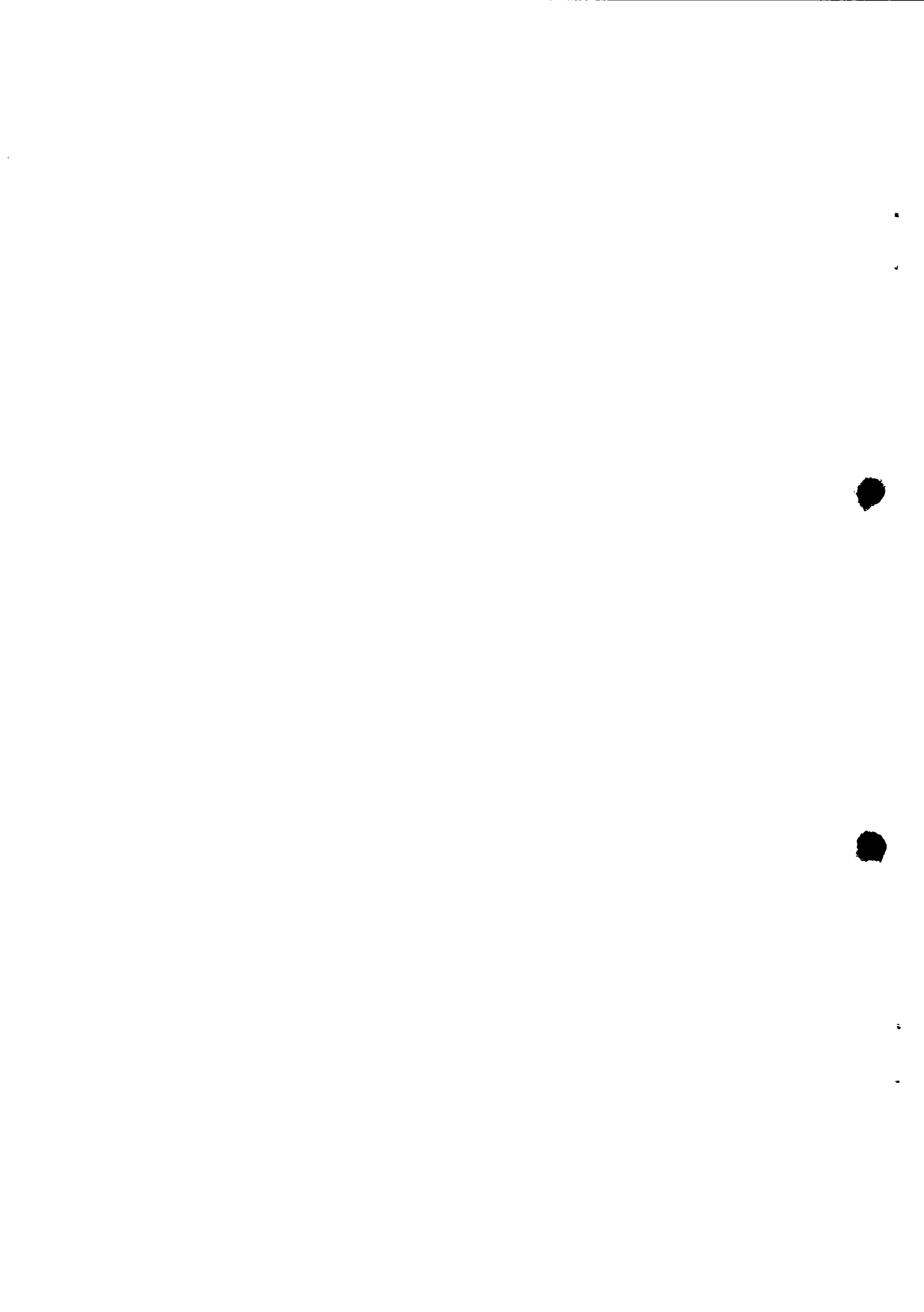


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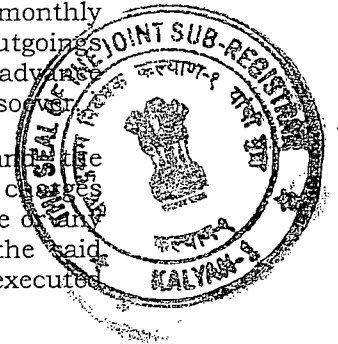


Purchaser shall be entitled to any compensation and/or damage and/or claim and/or to complain for any inconvenience and/or nuisance which may be caused to him/her or any other person/s.

15. 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 building and land from the date of grant of occupation certificate as well as the proportionate share of municipal tax, outgoings in respect of the said land, flat / shop / unit 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 building. The Purchaser shall pay to the Promoters such proportionate share of outgoings as may be determined by the Promoters. The Purchaser further agrees that till the Purchaser's share so determined by the Promoters shall pay to the Promoters provisional monthly contribution of Rs. 2/- per sq.ft. per month towards the outgoings from the date of notice as aforesaid. The amount so paid by the Purchaser to the Promoters shall not carry any interest and shall remain with the Promoters until a conveyance is executed in favour of co-operative society as aforesaid. Subject to the provisions of section 6 of the Maharashtra Co-operative Societies Act, on such conveyance being executed the aforesaid deposits (less deductions therefrom for the actual expenses incurred in various account) shall be paid over by the Promoters to the Co-operative Society or as the case may be.

The Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5<sup>th</sup> day of each and every month in advance and shall not withhold the same for any reasons whatsoever.

16. 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 document or instrument of transfer in respect of the said property and the building or the said premises to be executed in favour of the society.
17. THE Promoters hereby declare that the said premises are not subject to any mortgage, charge, lien or any other encumbrances whatsoever.
18. THE Purchaser shall from the date of possession maintain the premises at Purchaser's own cost in good tenantable condition and shall not do or suffer to be done anything in or

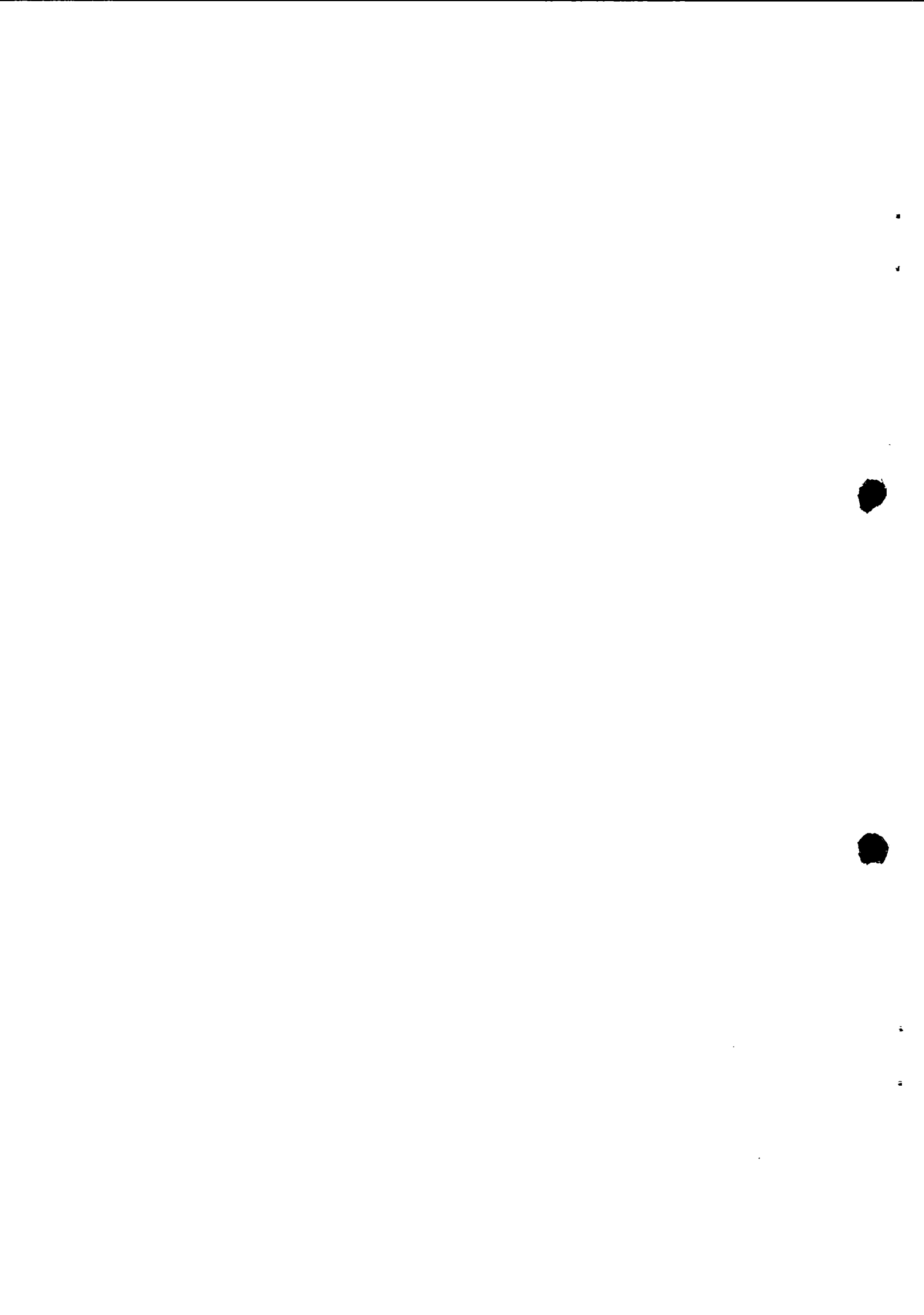


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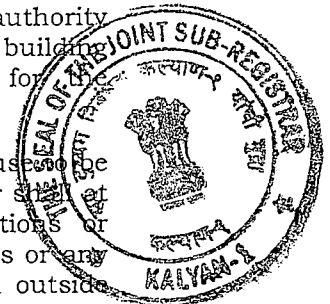
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to the building in which the said building or the premises, staircase or common passage which may be against the rules, regulations of the concerned local or any other authority and the Purchaser shall not change, alter or make additions in or to the said premises or the building or any part thereof.

19. THE Purchaser shall not store in the said premises any goods which are hazardous, combustible and/or dangerous in nature or are so heavy as to damage the construction or structure of the building or are rejected to by the concerned local or other authority or authorities shall not carry out or cause to be carried heavy packaged to upper floors which may damage or likely to damage the staircase, common passages or any other structure of the building including the entrance of the premises and the Purchaser shall be liable for the consequences of breach of this clause. The Purchaser hereby agrees that he/she will not keep any things including pots of plants, gas cylinders, weather sheds, etc. at the outer surface or the exterior side of the building so that the building elevation, ambience, aesthetic, and dignity of the building doesn't spoil and further, will not do such acts which will damage/ harm the building, elevations and paint of the building.
20. THE Purchaser shall at their costs carry out all internal repairs to the said premises and maintain the same in good condition, state and order in which the same was delivered by the Promoters and shall not do or suffer to be done anything in or to the building in which the said building or to the said premises, which may be against the rules, regulations and bye laws of the concerned local authority and/or public authorities and the Purchaser shall be responsible to the concerned local authorities and or the other public authority for any thing so done in connection with the said building and/or the said premises and shall be liable for the consequences thereof.
21. THE Purchaser shall not at any time demolish or cause to be demolished the said premises or any part thereof nor shall at any time made or cause to be made any additions or alterations of whatsoever nature to the said premises or any part thereof or any alterations in the elevation and outside colour scheme of the said premises. The Purchaser shall keep the partition walls, sewer, drains, pipes in the said premises and appurtenances thereto in good tenantable repairs and condition of and in particular so as to support shelter and protect the other parts of the building and shall not chisel or hammer or break or cause damage to any columns, R.C.C. pardis or other structure or structural members in the said building without prior written permission of the Promoters and/or Society.

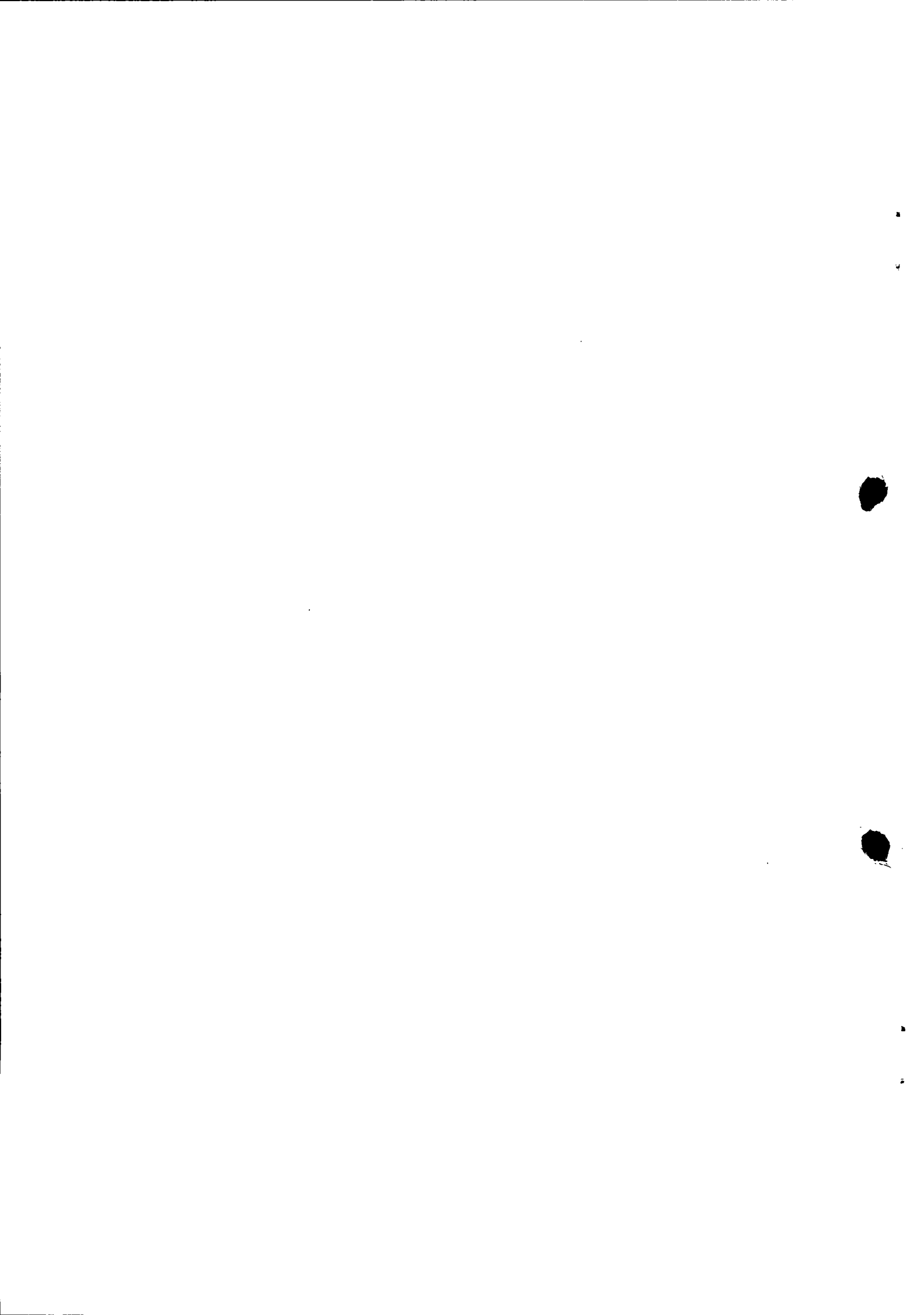


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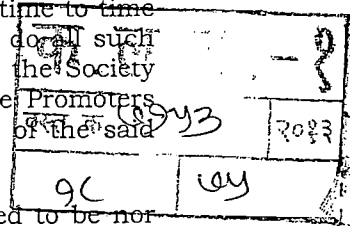
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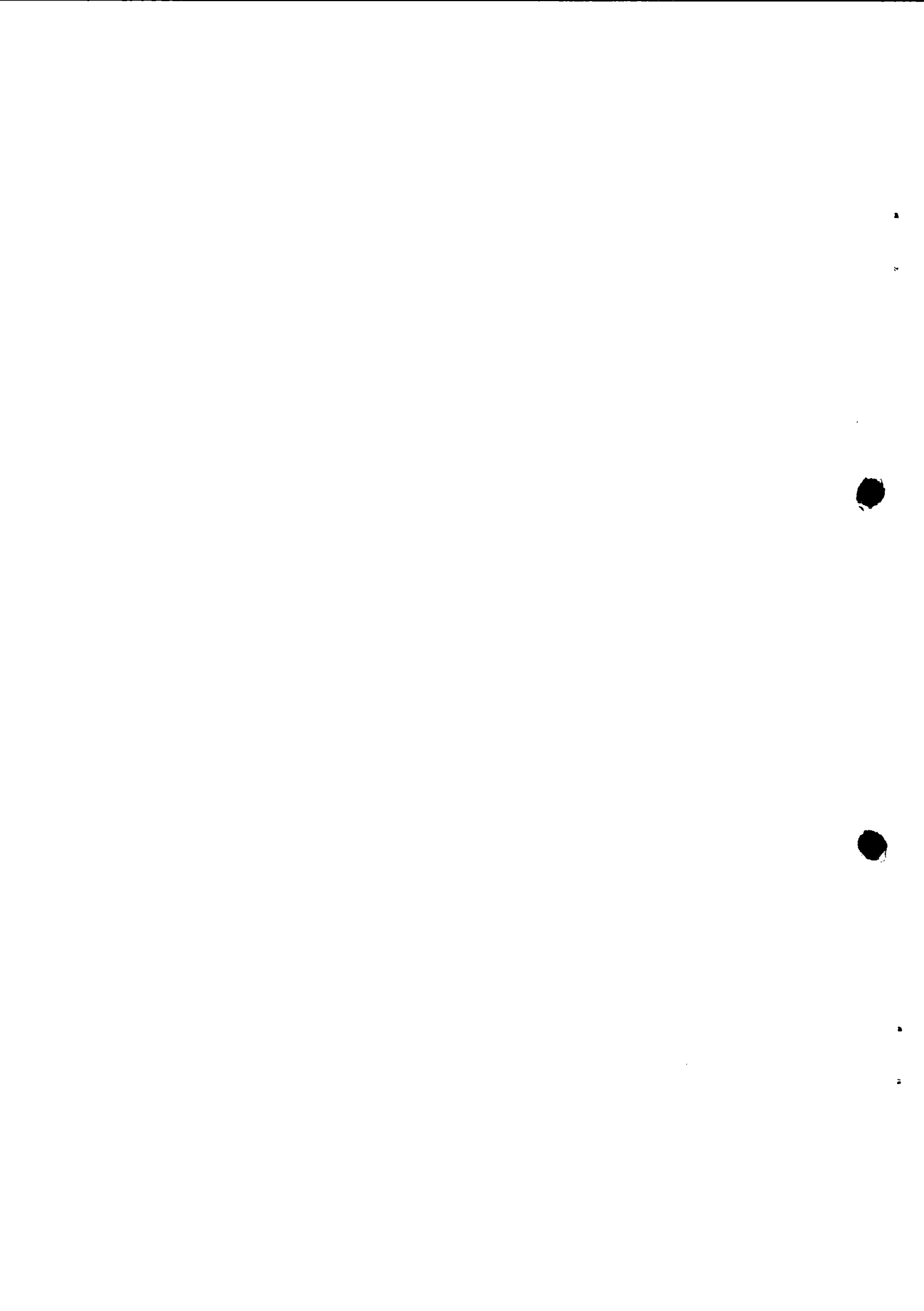


The Promoters may make alterations in structure of the said premises as described in the said plans or any other alterations or additions in the structure of the said building after the said plans are disclosed or furnished to the Purchaser and the Purchasers shall not object for such alterations or additions, provided that such alterations / additions should not affect the flat/shop/premises agreed to be purchased by the Purchaser.

22. 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.
23. 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.
24. IN case any security deposit is demanded by the concerned local authorities or government for the purpose of giving water connection to the said building, such deposit shall be payable by the Purchaser along with the other Purchasers of the said building. The Purchaser agrees to pay to the Promoters within seven days of demand the Purchaser's share of such amount of deposit. The Purchaser also agrees to contribute proportionate expenses for transformer etc., if insisted by M.S.E.B. charges and penalties leviable by the concerned planning authority in connection with the enclosing of balconies or otlas.
25. THE development and/or betterment charges, N.A. open land taxes 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.
26. THE Purchaser and/or the Promoters shall from time to time sign all applications, papers and documents and do all such acts, deeds and things as the Promoters and/or the Society may require for safe-guarding the interest of the Promoters and/or the Purchaser and the other Purchasers of the said premises in the said building.
27. NOTHING contained in this agreement is intended to be nor shall the same be construed as a grant, demise or assignment in law of the said premises or of the said land and building or any part thereof. The Purchaser shall have no claim and right, save except in respect of the said premises hereby agreed to be sold to him/her and all open spaces, parking



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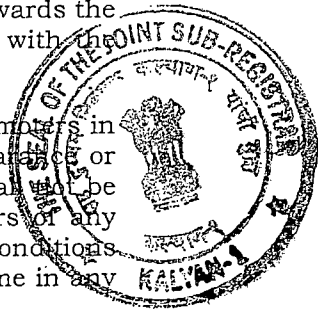
spaces (open or closed), stilts, lobbies, staircases, terraces, recreation space, society office, club house etc., shall belong to and will remain the property of the Promoters only who are entitled to sell the same until the said land and the said building is transferred to the co-operative society as herein before mentioned with liberty to reserves from amongst them as per requirement but subject to the rights of the Promoters under this agreement. The Promoters have all rights, powers and authorities to retain any premises, units, terraces, parking paces except the flats/unit allotted to the Purchasers under this agreement and the Purchaser has no objection for the same and will not raise any objection thereto.

28. 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 conditions of this agreement and unless & until prior permission in writing is obtained from the Promoters.

29. THE Purchaser shall observe and perform all the rules and regulations which the society may adopt at its inception and additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the premises there in and for the observance and performance of the building rules, regulations and bye laws for the time being of the concerned local authority and of government and other public bodies. The Purchaser shall also observe and perform all stipulations and conditions laid down by the co-operative society regarding the occupation and use of the said premises in the building and shall pay and contribute regularly and punctually towards the taxes, expenses and other outgoings in accordance with the terms and conditions of this agreement.

30. ANY delay tolerated or indulgence shown by the Promoters in enforcing the terms of this agreement or any forbearance or giving of time to the Purchaser by the Promoters shall not be construed as a waiver on the part of the Promoters of any breach or non-compliance of any of the terms and conditions of this agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Promoters.

31. ALL costs, charges and expenses, penalties, Sales-Tax, Service-Tax if any, including stamp duty, registration charges and expenses in connection with the preparation and execution of this Agreement as well as the Conveyance or instrument of transfer, lease assignment deed and other documents and the formation, registration or incorporation of the Co-operative Society, shall be borne, shared and paid by all the Purchasers of the flats, shops or other units or other

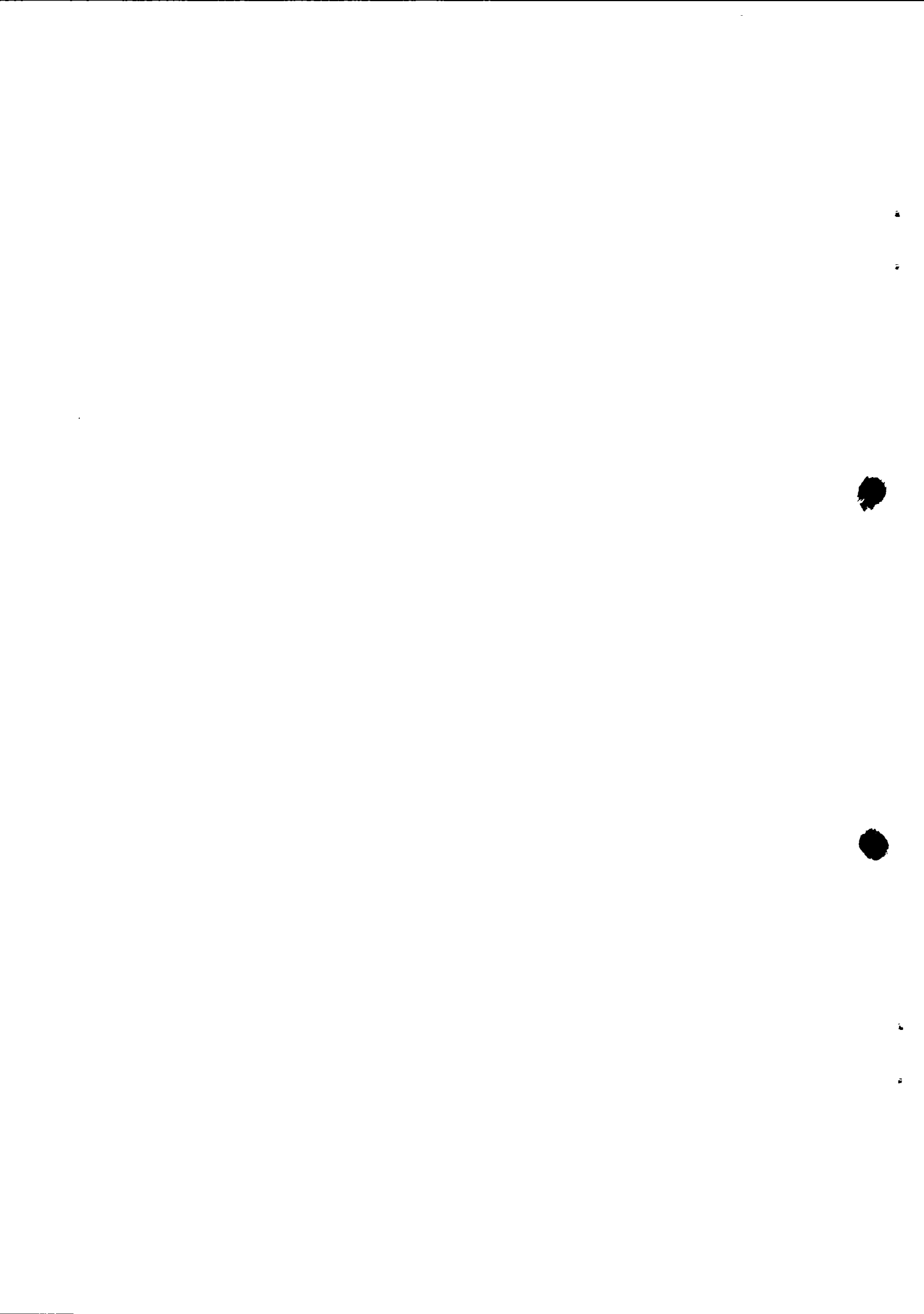


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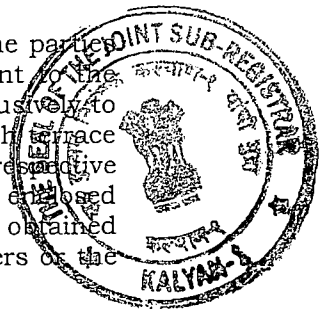




spaces and/or paid by such co-operative society or as the case may be. The Purchaser shall present this Agreement as well as the Conveyance or instrument of transfer, lease assignment deed and other documents at the proper registration office for registration within the time limits prescribed by the Registration Act and the Promoters shall attend such office and admit the execution thereof. The Purchaser shall deposit with the Promoters a sum of which will be worked out at the prevailing rates being proportionate share of stamp duty that would be needed for execution of final Deed of Conveyance or instrument of transfer, lease, assignment deed and other documents in favour 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 or instrument of transfer, lease assignment deed and other documents in favour of the Co-operative Housing Society/Condominium of Apartments.

32. ALL notices to be served on the Purchaser as contemplated by this agreement shall be deemed to have been duly served if sent by the Registered A.D. Post or Under Certificate of Posting to the Purchaser at his / her / their address as specified hereinabove.
33. THE Purchaser shall permit the Promoters and his / her Surveyors and agents, with or without workmen and others at all reasonable time, to enter upon, into the said property and premises or any part thereof to view and examine the state and condition thereof.
34. IT is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace flat in the said building, if any, shall be exclusively to the respective Purchasers of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace Flat Purchaser. The said terrace shall not be enclosed by the Purchaser till the permission in writing is obtained from the concerned local authority and the Promoters of the society.

- a) The Promoters shall be entitled to transfer, assign, dispose off and/or sell in any manner he / she deem proper the said terraces, stilt, garage etc., to anybody. The Purchaser along with the other Purchasers shall not raise any objection of whatsoever nature. The stilt, terraces on any floor and 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

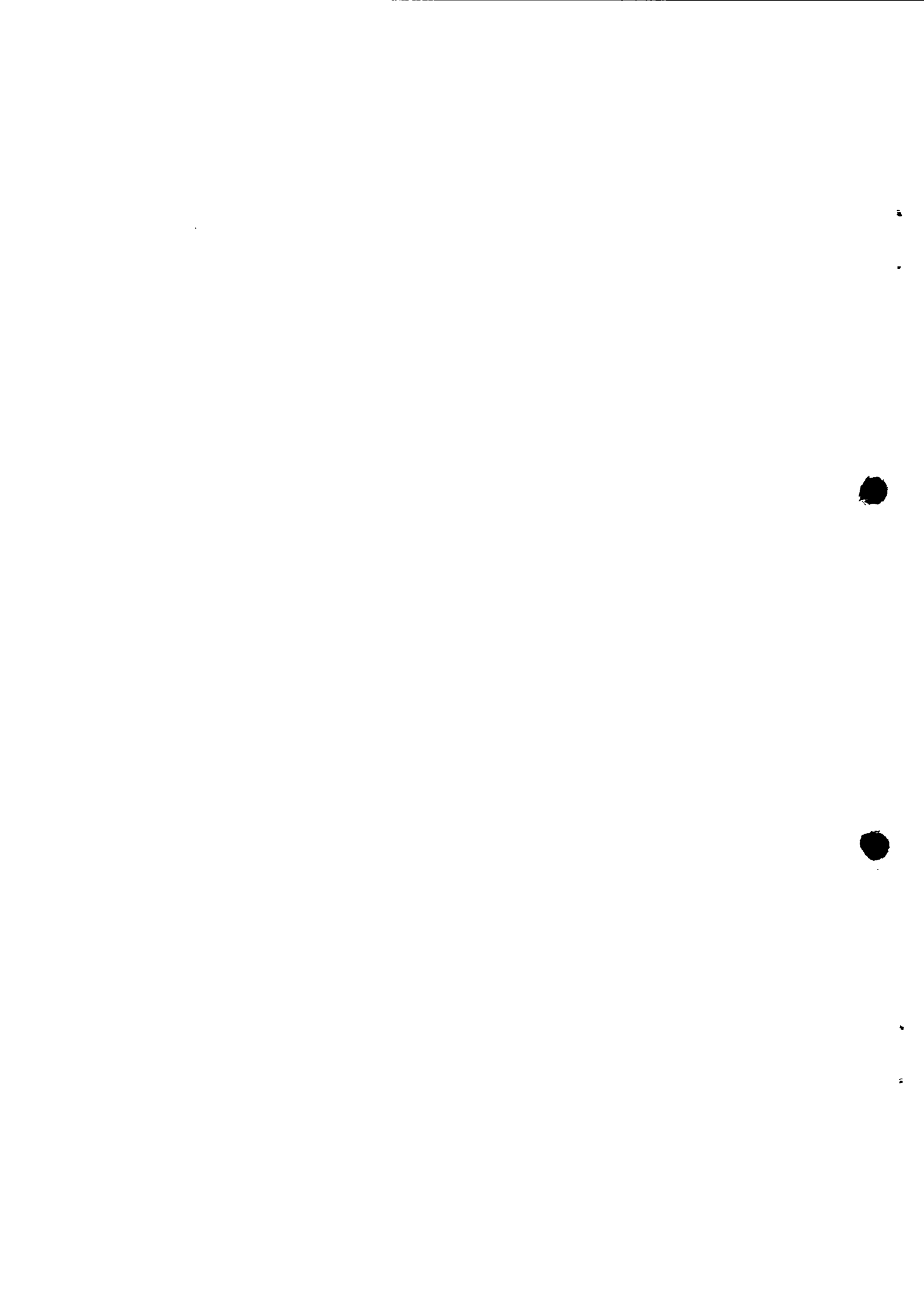


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area of the building and further shall have the right to sell the same to any prospective purchaser.

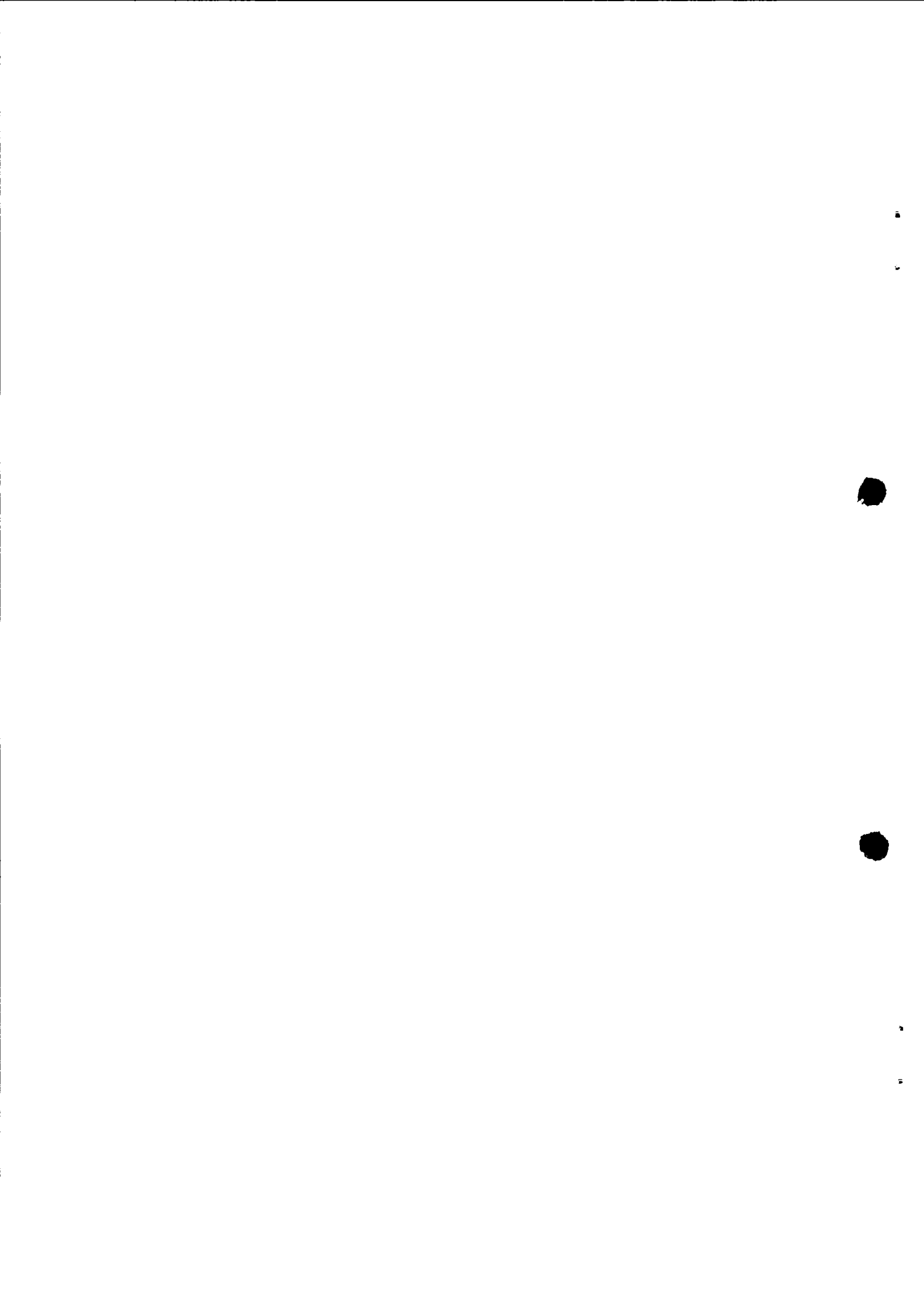
- b) The Promoters shall become the member of the society in respect of its rights and benefits concerned above. If the Promoters transfers, assigns and disposes of such rights and benefits at any time to anybody the assignee / transferee shall become the member of the society and/or the Apartment Owner's 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.
  - c) The Purchaser agrees that they along with the other Purchasers 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 or outgoings for the use of such terrace, compound walls, display of advertisement or hoardings etc., for the purpose mentioned hereinabove.
35. IT is specifically agreed and understood by and between the Promoters and the Purchaser/s of the premises (the other premises buyers having signed and executed an agreement similar and incidental to this one) if for any reason the Municipal Corporation on the basis of its policy do not give regular water supply to the building though ready for occupation for certain time as per Municipal Corporation's time schedule and if on humanitarian ground the Promoters allow the Purchaser/s and/or any other premises, buyers (at the sole discretion of Promoters alone) to obtain a temporary water connection from Municipal Corporation. On humanitarian ground on their own name at their own risk, cost and expenses then and in that event all costs, charges and expenses in respect of obtaining and maintaining or renewal of such temporary water supply shall be borne and paid by the Purchaser/s and the other premises buyers proportionately from time to time till proper authorized regular water supply is made available to the said building by the Municipal Corporation. In the event for the purpose of furnishing, the Promoters on the request of the Purchaser/s gives temporary possession before obtaining occupation and water supply, the Purchaser so taking possession shall pay and contribute such charges, outgoing as the Promoters deem fit.



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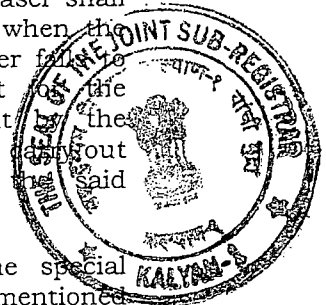
36. THE Purchaser do hereby agrees and confirm that he/she has purchased the flat/shop/space/premises only after seeing the place and noticing the situation of surroundings and satisfied himself/ herself with it. Any noise problem is arising in future because of the commercial upcoming or change in aviation route or due to any other reasons, the Purchaser will not raise any objection against the Promoters or do anything

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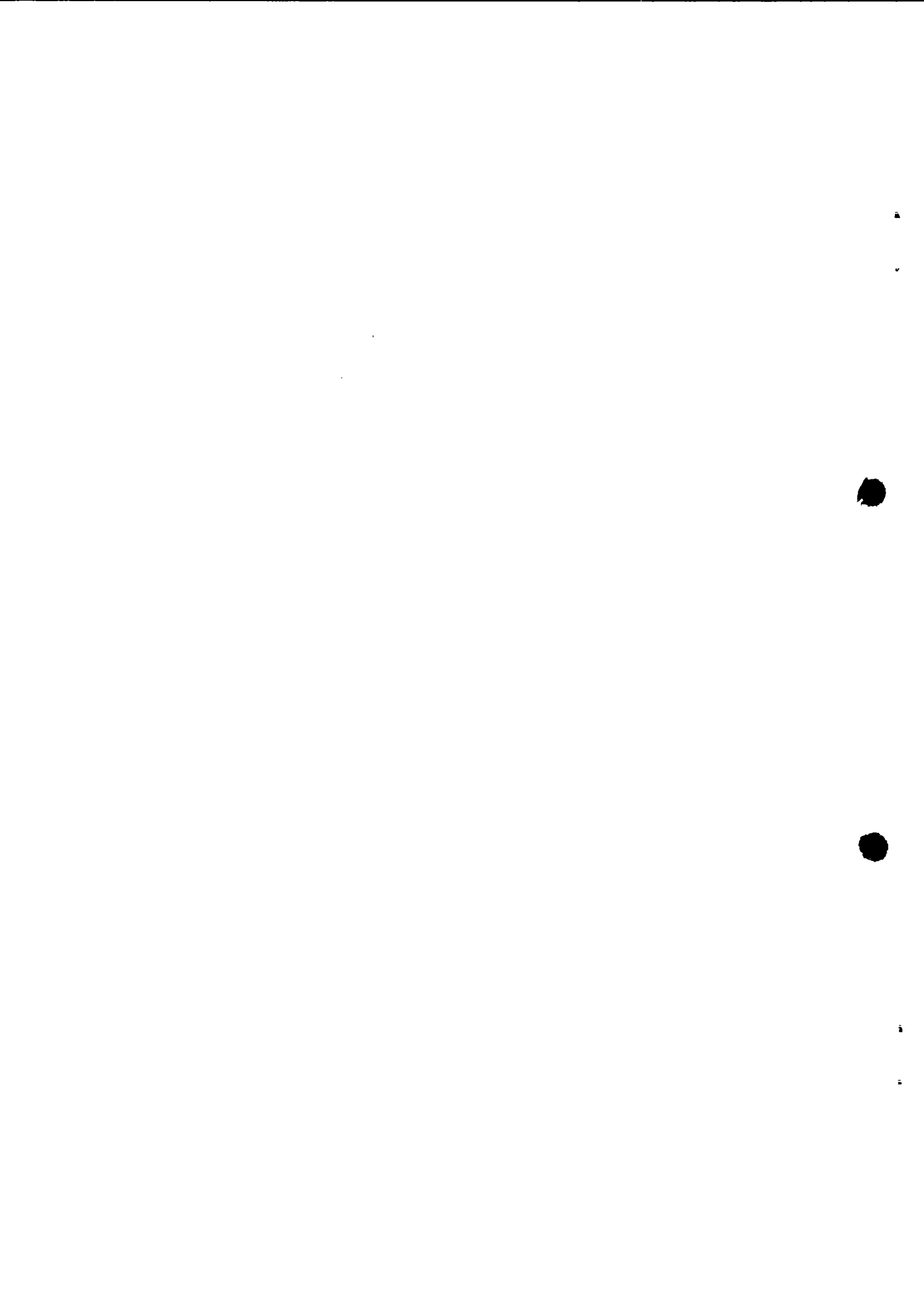
against the Promoters nor do anything to held the Promoters responsible for it.

37. THE Purchaser shall not claim any deduction in the cost of his / her flat on account of deletion of any item of construction as per his / her requirements, of the Purchaser in his / her flat.
38. If additional amenities are required by the Purchaser, then in that event the Purchaser agrees to pay in advance the cost of such additional amenities as per the estimate prepared by the Promoters or the Architect of the Promoters and his decision shall be final and binding.
39. THE Purchaser covenant with the Promoters that if at the request of the Purchasers the Promoters makes any change in the flats/shops/other units 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 make the payment within 7 days from the date when the Promoters give the estimated cost. If the Purchaser fails to deposit with the Promoters the estimated cost of 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.
40. THE Purchaser herein has desired to avail the special amenities over and above the general amenities as mentioned in the Annexure hereto and the Purchaser has agreed to pay the extra consideration as mentioned in the supplemental agreement for providing amenities. It is further agreed and understood by and between the parties that the said amenities shall be provided only on payment of instalment as mentioned in the supplemental agreement and that such agreement shall form a part and parcel of this agreement.
41. THE Promoters shall have the right to make additions and/or alterations and raise or put up additional structures, as may be permitted by concerned authorities on the terrace or the said land and/or grant right of way from the said land for development of any property adjacent to this property. In the event of any land of the said entire land being notified for setback, D.P. Road, the Promoters alone shall be entitled to receive the compensation or such other benefit that may be



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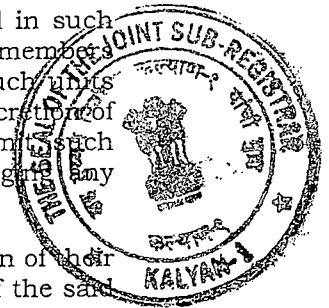


given by the authorities concerned for the same and the Purchaser and/or the Society shall not be entitled to the same or any part or portion thereof.

42. 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, service or value added tax or otherwise either as a whole or in part, in connection with this transaction are liable to be tax, or Service Tax or Value added tax is liable for such transaction the same shall be payable by the Purchaser along with the other purchasers of the building on demand at any time.

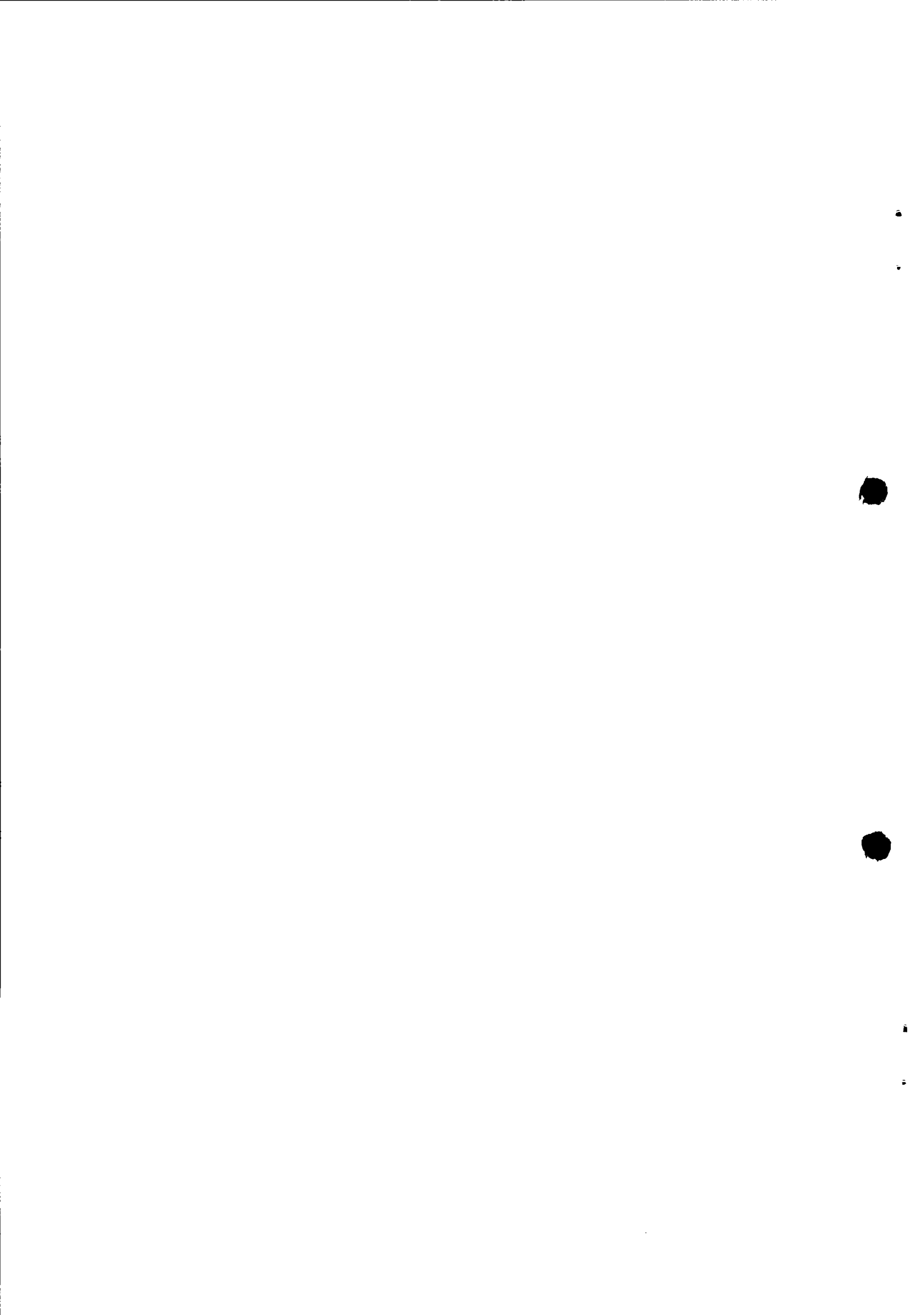
43. IN the event of the Society is being formed and registered before the sale and disposal by the Promoters of all the Flats, stilt and other spaces, garages, gardens, terraces, compounds and car parking spaces in the said building and in the compound, the power and authority of the Society so formed or of the Flat/Shop/office holders and the Purchasers of flats/units and other spaces and car parking spaces shall be subject to the over all authority and control of the Promoters. In respect of any of the matters concerning the said building the construction and completion thereof and all amenities pertaining to the same and in particular the Promoters shall have absolute authority and control as regards the unsold Flats, stilt, terraces, compounds and other spaces, hoardings and car parking spaces and the disposal thereof. The Promoters shall be liable to pay only the Municipal taxes at actual in respect of the unsold units, hoarding spaces and/or car parking spaces, terraces. In case of the conveyance is executed in favour of the Co-operative Society before the disposal by the Promoters of all the Flats, then and in such event the Promoters shall join in as the Promoters/ members in respect of such unsold units and as and when such units are sold to the persons of their choice and at the discretion of the Promoters, the Co-operative Society shall admit each Purchaser/s of unit/s as members/s without charge of any premium or any other extra payment.

44. 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 and land is impartible and it is further agreed that the Promoters shall not be liable to execute a transfer deed in favour of the Purchaser unless the Promoters decided to submit the entire building to the provisions of the Maharashtra Apartment Ownership Act, 1970, Maharashtra Co-operative Societies Act, 1960. Notwithstanding any other provisions of this agreement the



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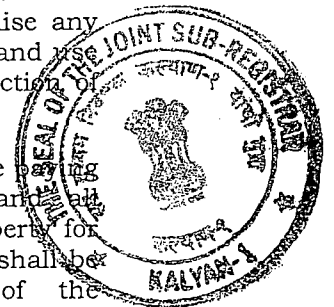
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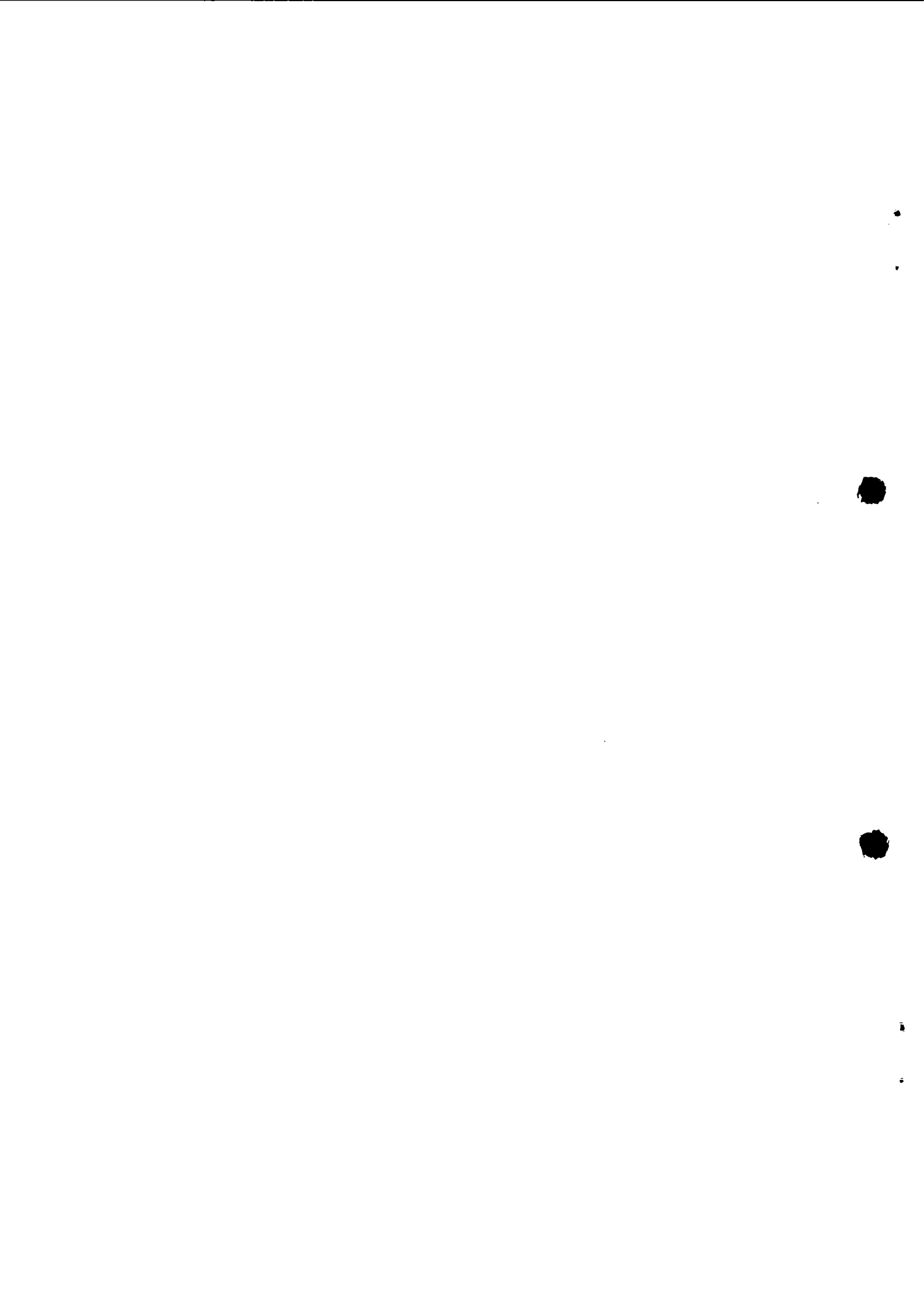
Promoters shall be entitled at their sole and absolute discretion:

- a) To form a separate/combined co-operative housing society or limited company or condominium of apartment or any other body or bodies of Purchasers to be formed and constituted.
  - b) To decide and determine how and in what manner the infrastructure including the common areas and amenity space, recreation garden, all other open spaces, layout or internal roads if any may be transferred and/or conveyed/ assigned/ leased.
  - c) To provide for and incorporate covenant and restriction and obligations with regard to the provision of maintaining the infrastructure and common amenities including garden and roads, if any.
  - d) To decide from time to time to what extent the building/s along with land appurtenant to its transferred to the respective body formed.
  - e) To decide from time to time when and what sort of document of transfer should be executed.
  - f) To grant of right of access/way from and through the said property to the adjacent buildings and plots as well as the easement rights of the said property.
45. It is specifically declared that the if the Promoters provides the facility of bore well then the Promoter shall have full right and absolute authority to grant the water connection / supply to any adjoining buildings / societies and the 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 Promoter for construction of other buildings in the adjoining properties.
46. THE Purchaser/s is aware that the Promoters shall be bearing the maintenance, municipal taxes, local taxes and all outgoing as aforesaid in respect of whole of the property for and on behalf of the Purchaser/s of the flats and it shall be the paramount responsibility and obligation of the Purchaser/s to pay all the outgoing regularly. In the event of the default being committed by the Purchaser/s herein or any of the Purchaser/s of any other units and in such event the Promoters shall not be bound to pay the outgoings for and on behalf of such defaulting persons and in the event of any essential supply being disconnected, it shall be the responsibility of the Purchaser/s together in respect of the flats in respect of which possession has been given by the Promoters.

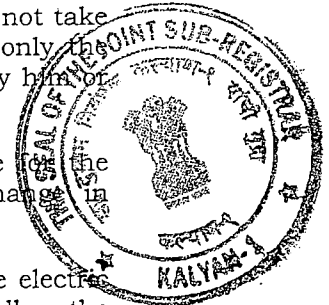


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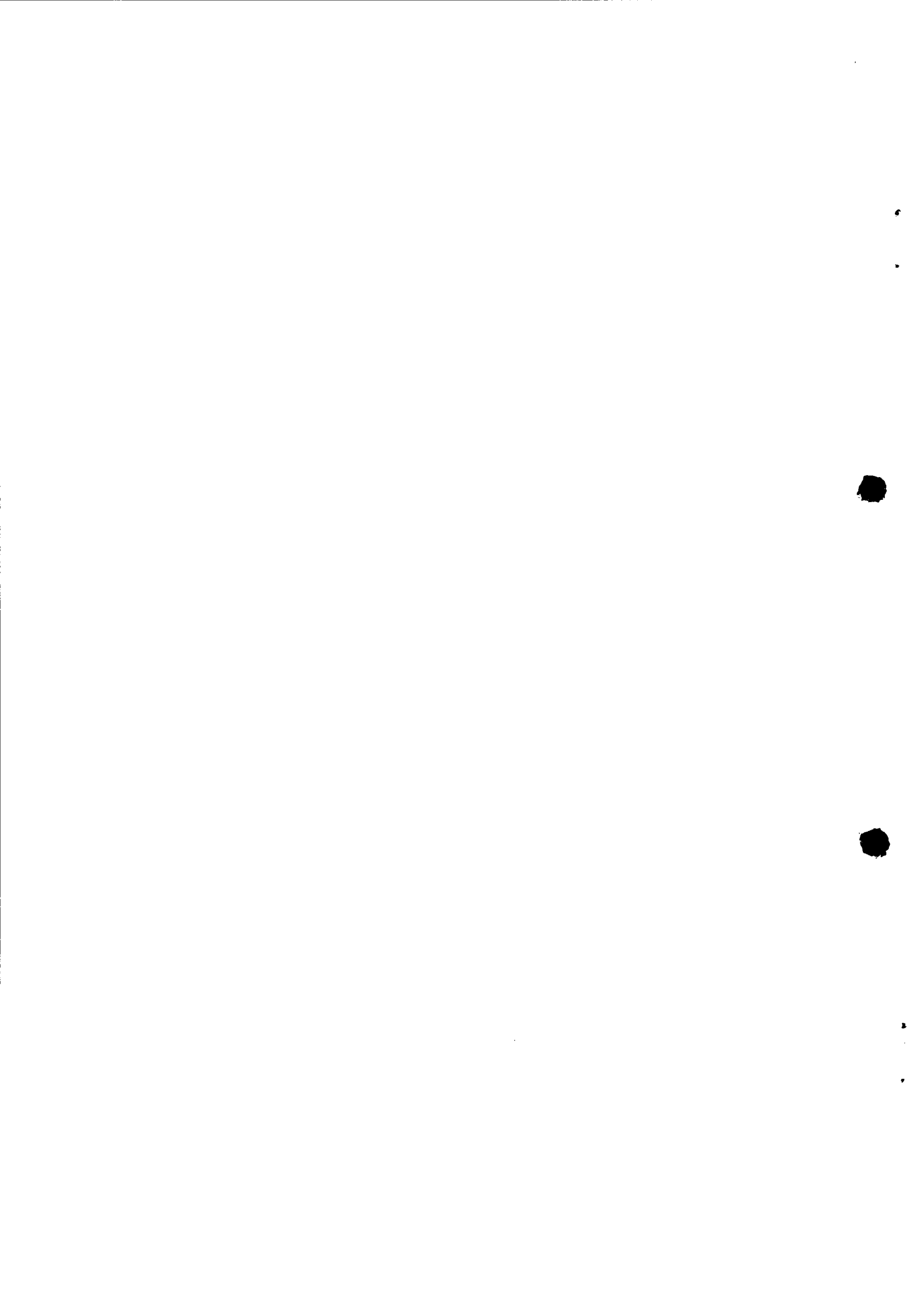


47. IN the event of the society or corporate body being registered before the sale and disposal by the Promoters / Builders of all the persons in the said building, the power and authority of the society or the corporate body so formed or of the Purchaser herein and other Purchasers of the flat shall be subject to the overall powers of the Promoters / Builders in any matter concerning the building construction and completion thereof and the Promoter shall have absolute authority and control as regards the unsold flats, the balance floor space and its disposal thereof.
48. THE Promoters shall be entitled to sell the premises in the said building for the purpose of using the same as bank, dispensaries, nursing homes, maternity homes, coaching classes and for other non-residential purpose and the Purchaser herein along with the other Purchasers shall not raise any objection for such non-residential use of the premises sold by the Promoters to the intending Purchasers.
49. THE Purchaser shall lodge at his own costs as to the registration charges for registration within seven days of the date of this agreement and shall intimate the Promoters / Builders within 7 days from the date of lodging the said document and serial number under which the same is lodge for registration with photo copy of receipt in order to enable the Promoters / Builders to admit the execution of the same.
50. THE terraces on any floor, stilt, basement and garage if any, shall always be the property of the Promoters / Builders and the Promoters / Builders have full right and authority to enclose the said stilt area of the building and further right to sell the same to any prospective purchaser/s and the Purchaser/s herein along with other purchasers will not take any objection for the same and the Purchaser has only the right in respect of the flat agreed to be purchased by him or her.
51. THE Promoters / Builders shall not be responsible for the consequences arising out of change in law or change in municipal and other laws, rules, regulations etc.,
52. IT is brought to the notice of the Purchaser that the electric meters of all the flats / shops / office premises as well as the water meters will be in the name of the Promoters herein and the Purchasers and / or their society shall get the same transferred in their favour and the Promoters herein will grant the no objection as and when required.
53. The Promoters have clearly brought to the knowledge and notice of the Purchaser herein that in pursuance to the sanctioned plans and permissions, the Promoter is entitled to commence, carry out the construction work on the said property and the Promoters have further brought to the



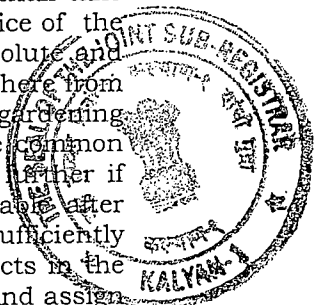
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notice and knowledge of the purchaser herein that during the course of the scheme of construction, the Promoters will acquire, use, utilise the transferable development rights and increases in the Floor Space Index from time to time and the purchasers will not raise any objection, hindrance and/or obstruction for such use of the above facilities by the other intending purchasers and the purchaser herein has granted his/her express and irrevocable consent for the same and agree and assure that such above covenant shall always remain binding upon him. The Purchaser has gone through the said plans as well as the proposed plans including provision of annexed buildings, touching the existing constructed buildings further expansions and do hereby admit, acknowledge and confirm the said fact of construction of additional buildings, annexed buildings, expansion of buildings on the said property by revision and modification in the plans and designs and have accordingly granted his / her express and irrevocable consent to the Promoters for the same and shall not raise any objection and/or hindrance for construction of such buildings by the promoter.

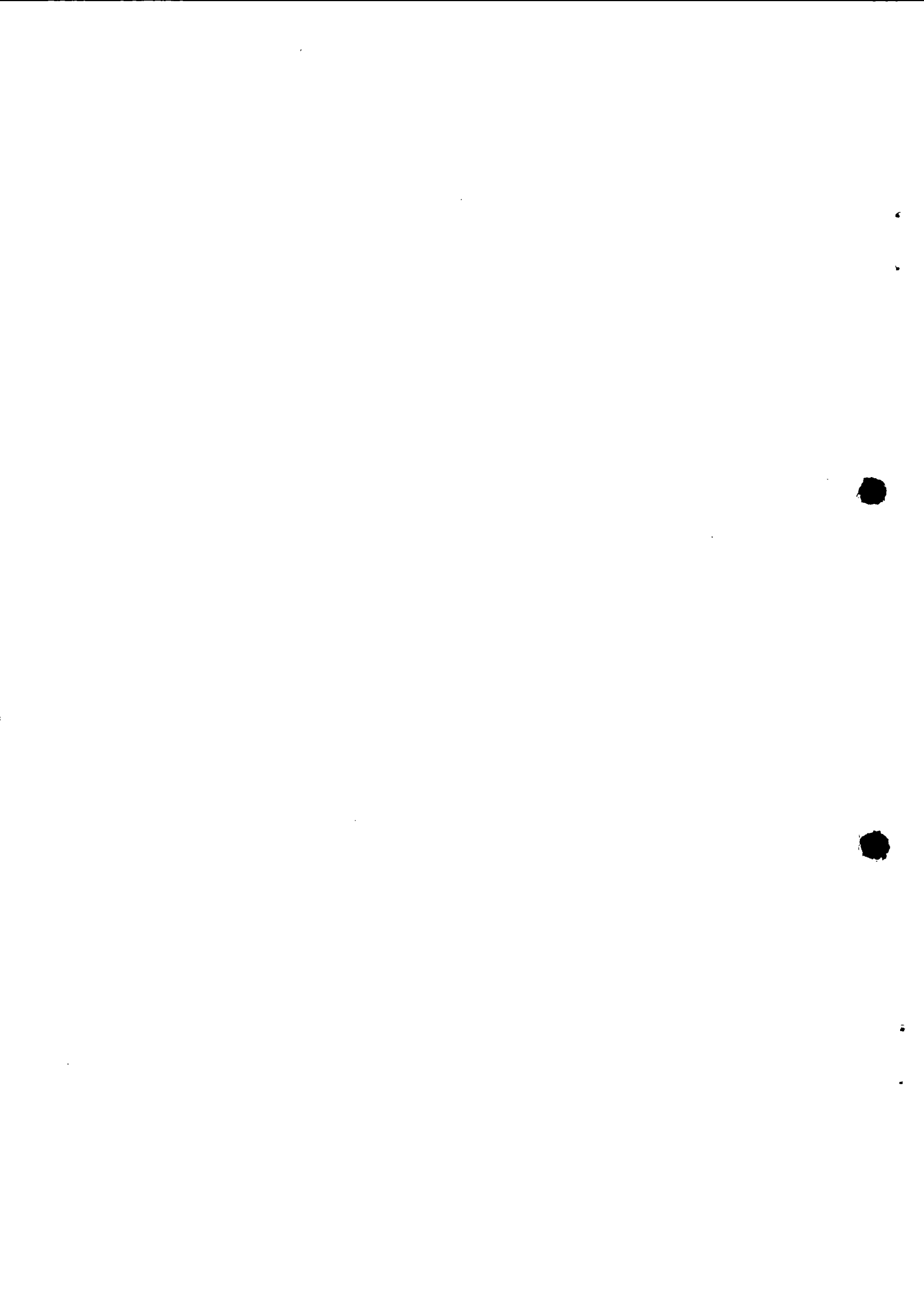
54. The Promoter has clearly brought to the notice of the Purchaser that for the entire scheme of construction the Promoter has at its own cost and expenses constructed a sewerage treatment plant for drainage and sewerage water and the same shall be maintained by all the flat purchasers, building occupants, co-operative housing societies and the purchaser herein along with the other purchasers shall contribute the proportionate share of charges of maintenance, administration and upkeepment thereof and accordingly the said sewerage treatment plant and its functioning shall take place. It is clearly brought to the knowledge and notice of the purchaser herein that the Promoter shall have absolute and sole right and authority to use the water generated there from for availing construction in the said project, gardening activities and other allied utilization thereof for the common facilities of the entire scheme of construction and further if there is surplus quantity of water resources available after making provision then the Promoter is well and sufficiently entitled to use such water for their upcoming projects in the near vicinity of the said property and also to grant and assign the benefits of fetching and utilizing such water resources to any sister concerns, company or new intending person, firm or company as the Promoter may deem fit and proper without any recourse to the purchaser and without any rebate in the price/consideration of the said flat. The Purchaser has understood the said covenant and in confirmation thereof has granted his express and irrevocable consent thereto.



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55. The Promoters have also shown to the Purchaser the entire layout of the said property, the nature and extent of the land to be handed over to the concerned authorities on account of

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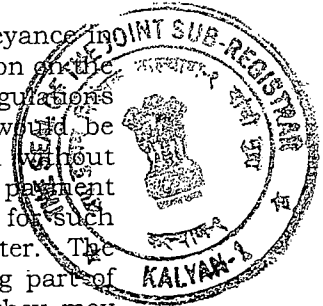


set back, reservations etc., and in such eventuality the transfer of the land shall not be equivalent to the floor space index used, utilized and consume in the buildings to be constructed / constructed on the said property and the Purchaser is fully aware of the same and have accordingly granted his / her express and irrevocable consent for the same.

56. THE Promoters have explained to the Purchaser that if any difficulty arises in registration of Societies due to more than one building in the said complex then some common organisation or Society will be formed by the Promoters which may be found feasible and suitable in the circumstances. After the sale of all the premises and completion of development of the said property in all respect and if feasible, the Promoters will convey, transfer and assign the lease of the said property with the building in favour of the co-operative housing society formed by the Purchasers of all the buildings and if not possible then conveyance and assignment of lease of the said property with the building will be executed in favour of the society.

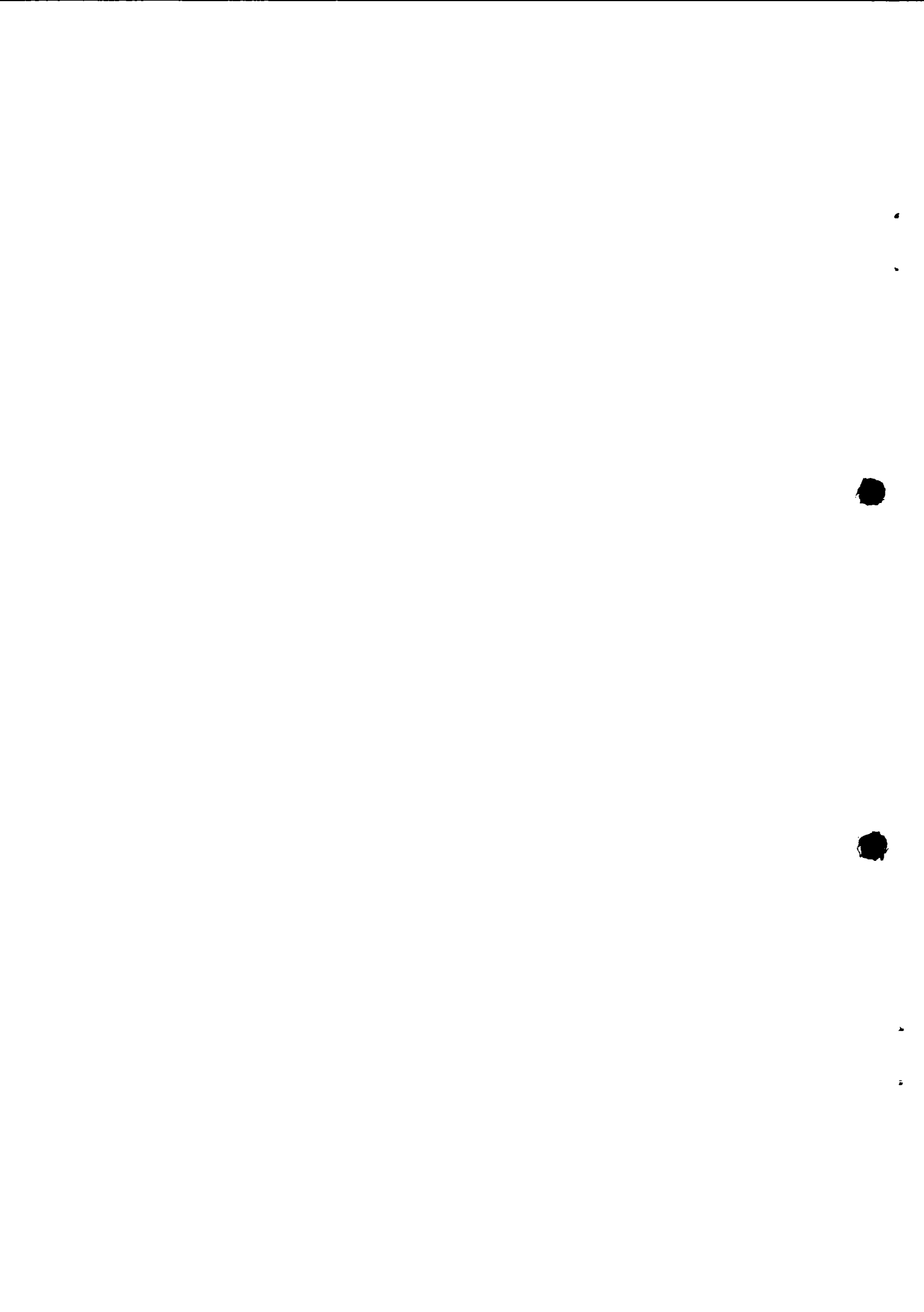
57. The Purchaser has seen the layout of the proposed building complex, provisions for annexed buildings, further expansion etc. and has agreed and understood the common amenities like common roads, drainage, sewers, water pipe lines, street lights etc., shall be the common property and shall be available for common use by all the buyers of the premises in the said complex and accordingly the Purchasers of the premises in the said complex and the different common organisation will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.,

58. It is agreed that if before the execution of the conveyance in favour of the proposed society and further construction on the land is allowed in accordance with the rules and regulations of the municipal corporation then the Promoters would be entitled to put up additional or other construction without any hindrance by the Purchaser. Provided that any payment may, have to be made to the municipal corporation for such additional construction shall be paid by the Promoter. The Promoters shall be entitled to sell premises forming part of such additional construction in such manner as they may think fit and proper to any person or persons for such consideration as the Promoter may in his absolute discretion deem fit and proper. The Promoter will in those events be entitled to connect the electric meter, sanitary and drainage connections provided however that all costs of construction of such additional floors and the connection to be made thereto shall be borne by the Promoters. The Promoter and their transferees shall have the right to use all the staircases, lifts and other common amenities of the building. In the event of



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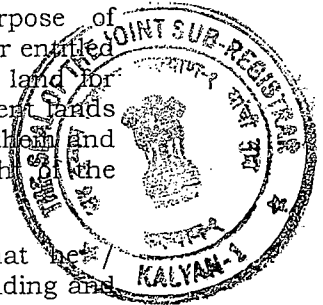
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additional floors being constructed as aforesaid, the water tank shall be shifted to the top of such structures at the cost of the Promoter.

59. In the event of any portion of the said property being required for putting up an electric sub-station, the Promoters shall be entitled to give such portion to the concerned body for such purpose on such terms and conditions as the Promoters shall think fit.
60. THE Purchaser shall be responsible for additional municipal taxes that may be levied by reason of the user of any permitted tenancy or leave and license agreement in respect of the premises allotted to the purchaser.
61. After the possession of the premises is handed over to the Purchaser if any additions or alterations in or about or relating to the said building are thereafter required to be carried out by the Government, municipality or any statutory authority the same shall be carried out by the Purchaser in co-operation with the Purchaser of the other premises in the said building at his own costs and the Promoter shall not be in any manner be liable or responsible for the same and for any damage caused to the building.
62. IT is hereby agreed that the Promoters shall be at liberty to amalgamate and / or combine one or more plots of land adjacent to the said land and get the plan of the proposed building/s to be constructed on the land so amalgamated / combined sanctioned from the planning authority and in such event form and get registered cooperative housing society of all the flats / shops purchasers in the said buildings and the Purchaser herein shall not, in any manner object the said right of the promoters. It is further agreed that in such event (purchasers of the adjacent land for the purpose of development) the Promoter shall be at liberty and / or entitled to grant a right of way from or through the said land for approaching (or of the better approach) to the adjacent lands those would be acquired with a view to developing them and the Purchaser herein shall not object the said right of the Promoter in any manner.
63. The Purchaser/s hereby declare and confirm that he/she/they have entered into this agreement, after reading and having understood the contents of all the aforesaid exemption order, building permissions, deeds, documents, writings and papers and all disclosures made by the Promoters to the Purchaser/s as regards the amalgamation of the said property with the other adjacent and abutting lands and with the full clear knowledge and information thereof and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the Municipal Corporation and all other concerned government bodies and authorities and also

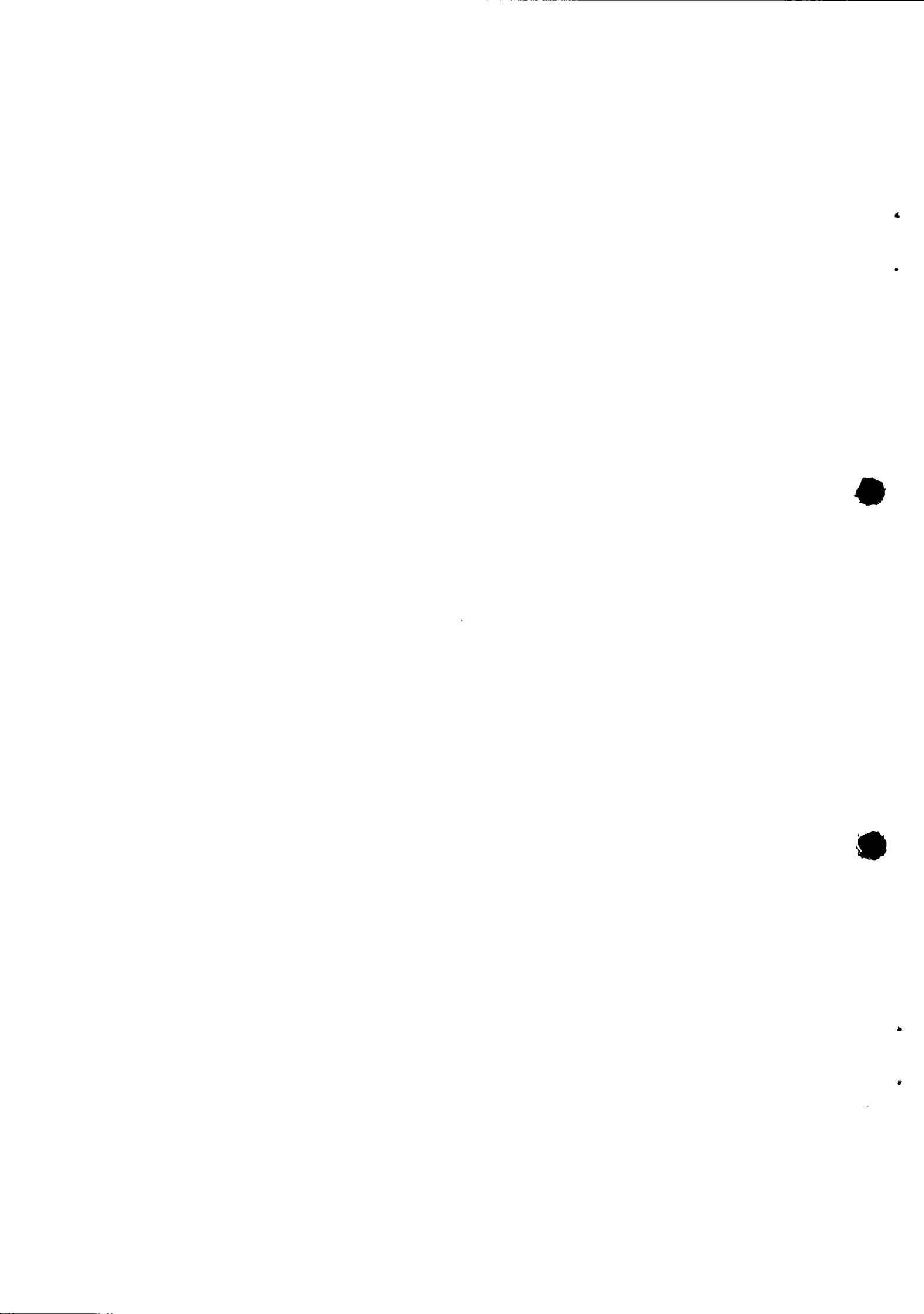


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subject to the Promoter's right to make the necessary amendments, variations, modifications and / or changes therein and their right to avail, use, utilise, consume and exploit the entire balance and additional floor space index available on the said property as well as the transferable development rights as may be permissible by law and other benefits in floor space index on the said land.

64. The Purchaser/s agree and undertake to observe, abide by and comply with all the terms, conditions and stipulations of all exemptions orders, scheme, building permission, sanctions, approvals, NOCs etc., that have been granted or sanctions and which may hereafter be granted or sanctioned or imposed by any authority, statutory or otherwise, including making payment of all amounts, charges, expenses, deposits etc., whether refundable or not.
65. All terms, conditions and covenants of this agreement, including the powers, authorities, permission and covenant given by the Purchaser/s to the Builders/Promoters herein shall remain valid, operative, binding, continuous, subsisting, irrevocable and in full force and effect even after the occupation / possession of the said premises is handed over to the Purchaser/s under the possession of the said building is handed over to the said organization and the deed of conveyance / assignment / lease or any other transfer document is executed.
66. THE Promoters shall have full right, absolute authority and shall be entitled to sell, assign, mortgage, charge, encumber or otherwise deal with all or any of their rights, title, benefits and interest in respect of the said property and/or the said building or any part thereof including for the purpose of raising finance, monies, construction loans and advances, cash credit facilities for the development of the said property or otherwise by mortgaging the said property and / or any part thereof, subject to the rights of the Purchaser/s under this agreement.
67. IT is also hereby expressly agreed that so long as it does not in any way affect or prejudice the rights created in favour of the Purchaser/s in respect of the flat, the Promoters shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose off their rights, title and interest in the said building and/or in the said property or any part thereof or open land surrounding the said building and give them as open parking space or in any other manner they deem fit including to assign and/or give on lease or sub-lease or including any portion or portions of the said property and the same shall be binding on the Purchaser/s.
68. It is expressly agreed that the Promoters shall be entitled to put hoardings and / or cable network station mobile phone

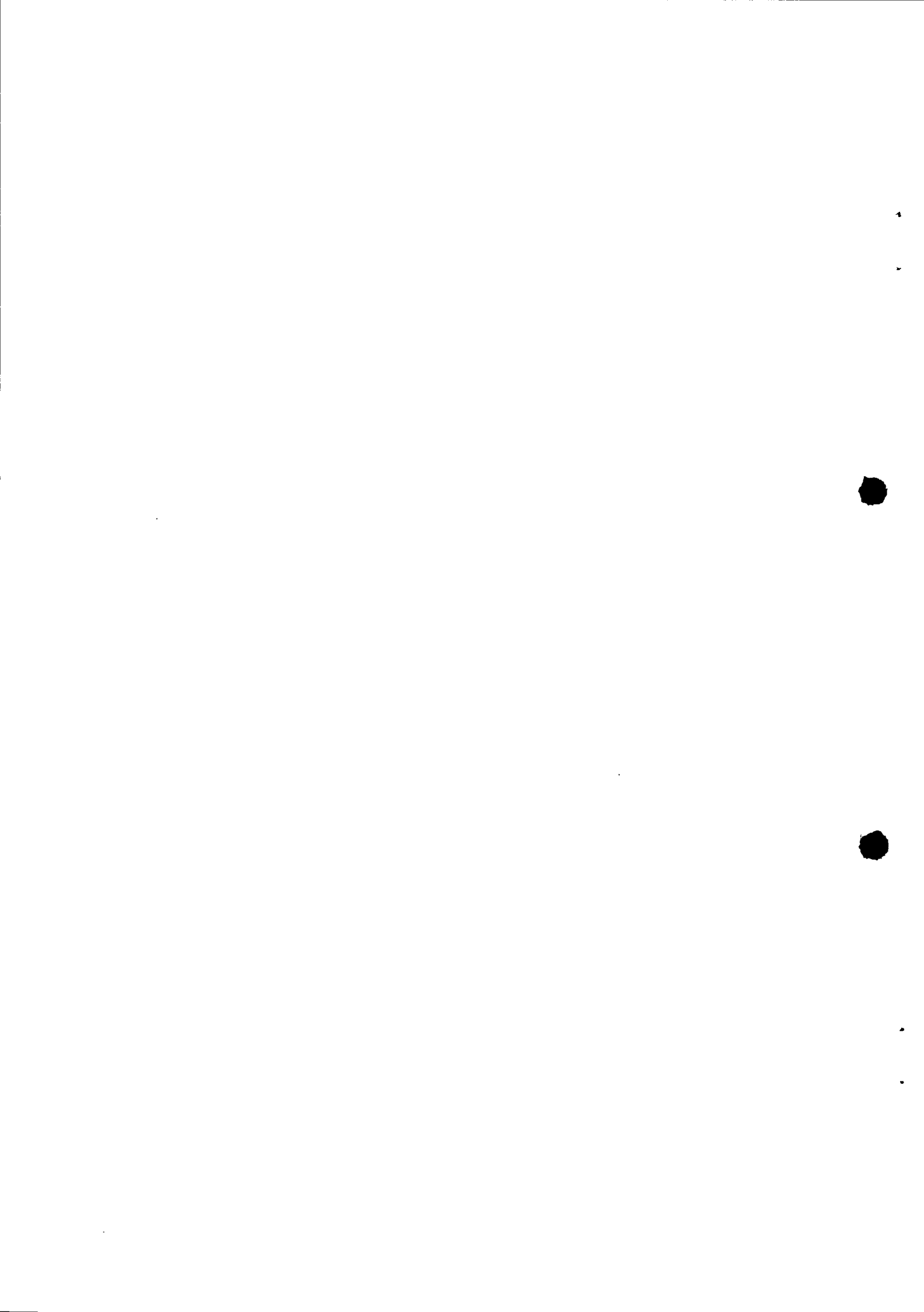


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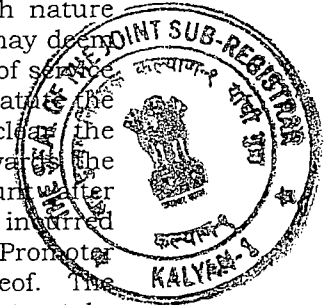
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set up or station on the said property or on the building to be constructed on the said property and the said hoardings may be illuminated or comprising of neon sign or such other type or mode as may be designed by the Promoter and for the purpose Promoter is fully authorized to allow temporary or permanent construction or erection in installation either on the exterior or the said building or on the property as the case may be and the Purchaser agrees not to object or dispute the same. Necessary covenants, reservations in respect thereto shall be incorporated in the proposed conveyance. The Promoter or his nominees shall be exclusively entitled to the income that may be derived by display of such advertisement or installation of cable network or mobile phone station, at any time hereafter. The Purchaser shall not be entitled to any abatement in the price of the said premises or to object to the same for any reason and shall allow the Promoter, his agents, servants etc., to enter into the said property including the terraces and other open spaces in the building for the purpose of putting and / or preserving and / or maintaining and / or removing the advertisements and / or hoardings, neon lights or such installations etc., The Promoter shall be entitled to transfer or assign such right to any person or persons whom they deem fit and the Purchaser shall not raise any objection thereto.

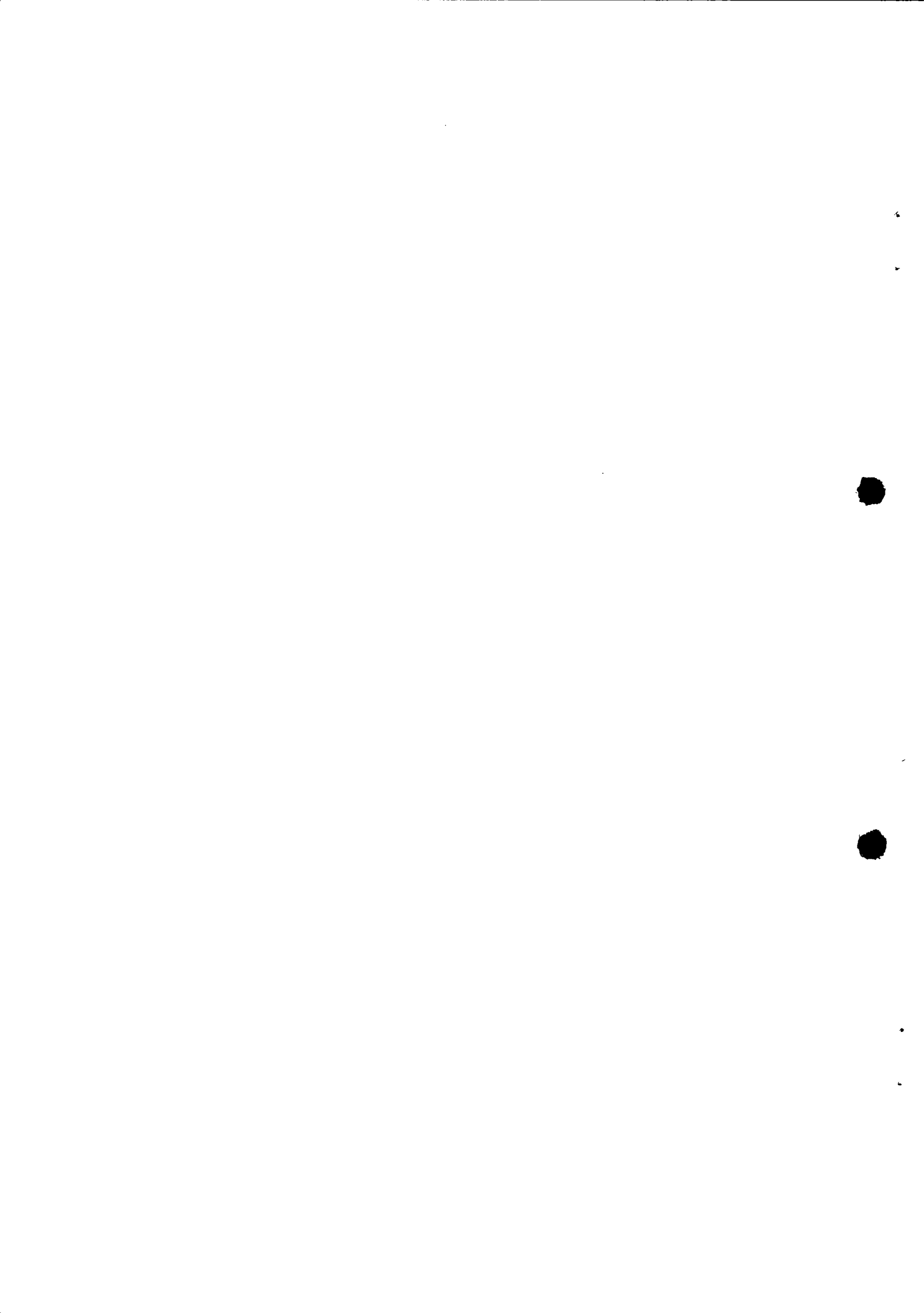
69. The Purchaser / s shall at the time of taking delivery of the said flat without any dispute or protest pay and deposit with the Developers in an escrow account to be maintained for the said purpose a sum being the estimated amount of service tax / vat payable by the Developers in respect of the transaction contemplated herein as may be qualified under the prevalent statute. This amount shall be invested by the Escrow Agent in an income / interest bearing investment of such nature and on such terms and conditions as the Promoter may deem fit. On determination of the final liability in respect of service tax / vat as may be quantified under the prevalent statute the Developers shall instruct the Escrow Agent to clear the amount to be concerned authority as payment towards the aforesaid statutory liabilities. Any balance amount after making such payment and meeting expenses incurred thereon shall be returned to the Purchaser and the Promoter shall furnish proper accounts in respect thereof. The Promoter alone is authorized and empowered to take decisions in respect of all matters including nature of investment, fees of Escrow Agent, auditors, appointment of auditors etc., and such decision shall be binding on the Purchaser.



70. THE Promoters have reserved its right to allot the terrace area of the premises above lift well for the purpose of installation of mobile link towers or B.T.S. equipments and the Purchaser is aware of the same and has granted express and irrevocable

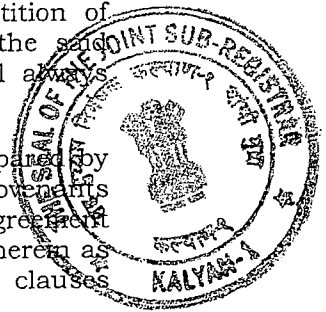
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R K Patel



consent for the same and has granted express and irrevocable consent for the same. The Purchaser or his/her/their nominees shall not be entitled to claim any compensation or any part of the revenue accrued from the same nor be entitled to levy any maintenance charges for using the said facility. The Purchaser herein has granted his/her/their express and irrevocable consent to the Promoters and their agents, representatives' activities for setting up, maintaining and up-keeping of such mobile installations, equipment and for that purpose have allowed and permitted them to carry out the cabling, wiring and fixing up of wires, installations, equipment in and through the said building/land and every part thereof.

71. IN the event of any land of the said entire land being notified for setback, D.P. Road, the Promoters alone shall be entitled to receive the compensation or such other benefit that may be given by the authorities concerned for the same and the Purchaser and/or the Society shall not be entitled to the same or any part or portion thereof.
72. THE Purchaser will immediately on receipt of possession of said Flat at his own costs and expenses get the said Flat property insured including for theft, earthquake, storm and fire.
73. THE Promoters will provide pipeline, overhead water tank underground water tank and water connection to each flat as per the norms rules and regulations of Municipal Corporation and will obtain occupation and water connection. Thereafter if there is any shortage in water supply for any reason whatsoever the Promoters shall not be responsible for the same.
74. THE Purchaser shall not be entitled to claim partition of his/her/their share in the said property and/or the said Building and/or the said Flat and the same shall always remain undivided and impartable.
75. THE Transfer Deed and all documents shall be prepared by the Advocates of the Promoters and shall contain covenants and conditions including those contained in this Agreement with such modifications, alterations, and additions therein as the Promoters may deem fit and proper and other clauses which they think necessary and desirable.
76. It is clearly brought to the notice of the Purchaser and the Purchaser is made aware that Government has imposed service tax and value added tax and therefore the Purchaser herein is entirely liable and responsible to bear and pay the such taxes and other levies as imposed by the government authorities, competent authorities in respect of this agreement as and when called upon by the Promoters and



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the Purchaser agree and assure to pay the same without any delay.

77. It is clearly brought to the notice of the Purchaser and the Purchaser agree and undertake that at the time of the Purchaser transferring his flat to any intending purchaser and on grant of no objection certificate by the Promoter, the Promoter will incorporate a clause stating that all the covenants, terms and conditions as mentioned in this agreement shall always be binding upon the intending purchaser / transferee.
78. PROVIDED and ALWAYS that if any dispute, difference or question at any time hereafter arises between the parties hereto or their respective representatives or between Purchasers of other premises in the said building, and the Promoter in respect of the construction of these presents or concerning anything hereto contained or arising out of the premises or as the rights liabilities or the duties of the said parties hereunder the same shall be referred to Arbitrators of two persons one to be appointed by the Purchaser or all other Purchasers together and one by the Promoter. The Arbitrator so appointed shall appoint before entering upon the reference, appoint Chairman. The provisions of the Arbitration and Conciliation Act, 1996 shall apply to such reference.
79. This agreement shall, to the extent they are statutory, always be subject to the provisions contained in the Maharashtra Ownership Flat (Regulation of Promotion, Construction, Sale, Management and Transfer) Act, 1963, (Maharashtra Act No. XV of 1997) and Rules made there under and any other provisions of Law Applicable thereto.

#### Schedule

All those pieces and parcels of land lying, being and situate at village Gandhare Taluka Kalyan, District Thane, within the limits of Kalyan Dombivali Municipal Corporation are owned by the persons hereinbelow :

Survey No.	Hissa No.	Area (Sq.Mtrs)
10	1/2/A	1510
10	1/2/B	1340
10	1/2/C	1360
Total →		4210

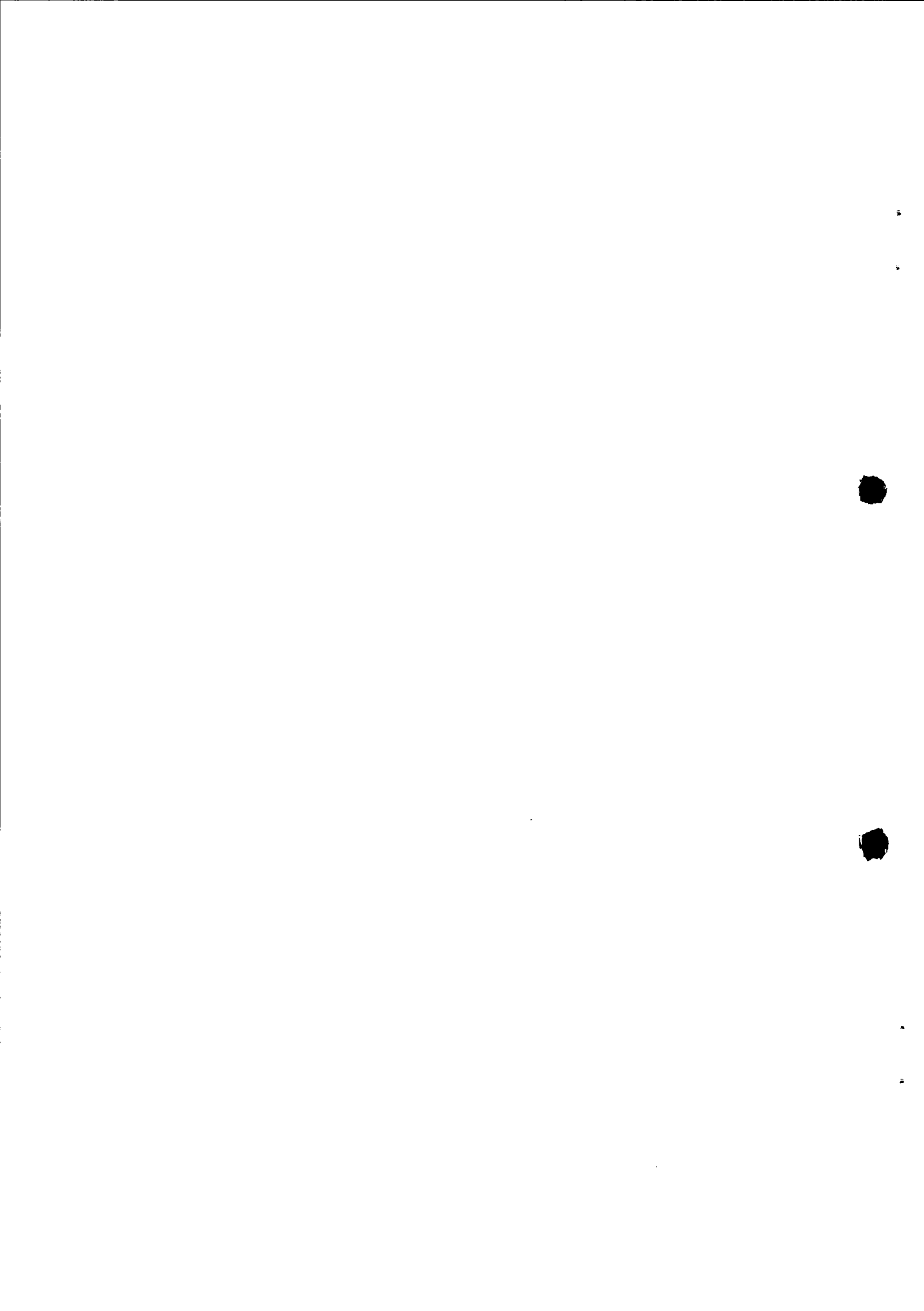


and bounded as follows :

- on or towards East : 30 Meters wide D.P. Road  
on or towards West : Survey No. 9 (Part)  
on or towards North : 18 Meters wide D.P. Road  
on or towards South : Survey No. 9 (Part)  
together with all easement rights etc.,

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R K Patel



IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals to this writing on the day and the year first hereinabove mentioned.

SIGNED & DELIVERED  
by the within named  
**Promoters**  
M/s. **Royce Developers**  
a partnership firm,  
Through its partner  
**Shri Rakesh K. Patel**

R.K. Patel



SIGNED & DELIVERED  
by the within named  
**Purchaser/s**

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**CHETAN Y PATHAK**



**NANKI DOULAT GIDWANI**

Handwritten signature/initials



WITNESS:

1 **Meghraj A. Bhabha**

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2 **Chandrasekhar Kamkote**

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**RECEIPT**

RECEIVED WITH THANKS FROM  
THE WITHINNAMED PURCHASER  
THE SUM OF **Rs. 28,31,000/-**  
(Rupees **Twenty Eight Lakh Thirty  
One Thousand Only**) ]

] we say received

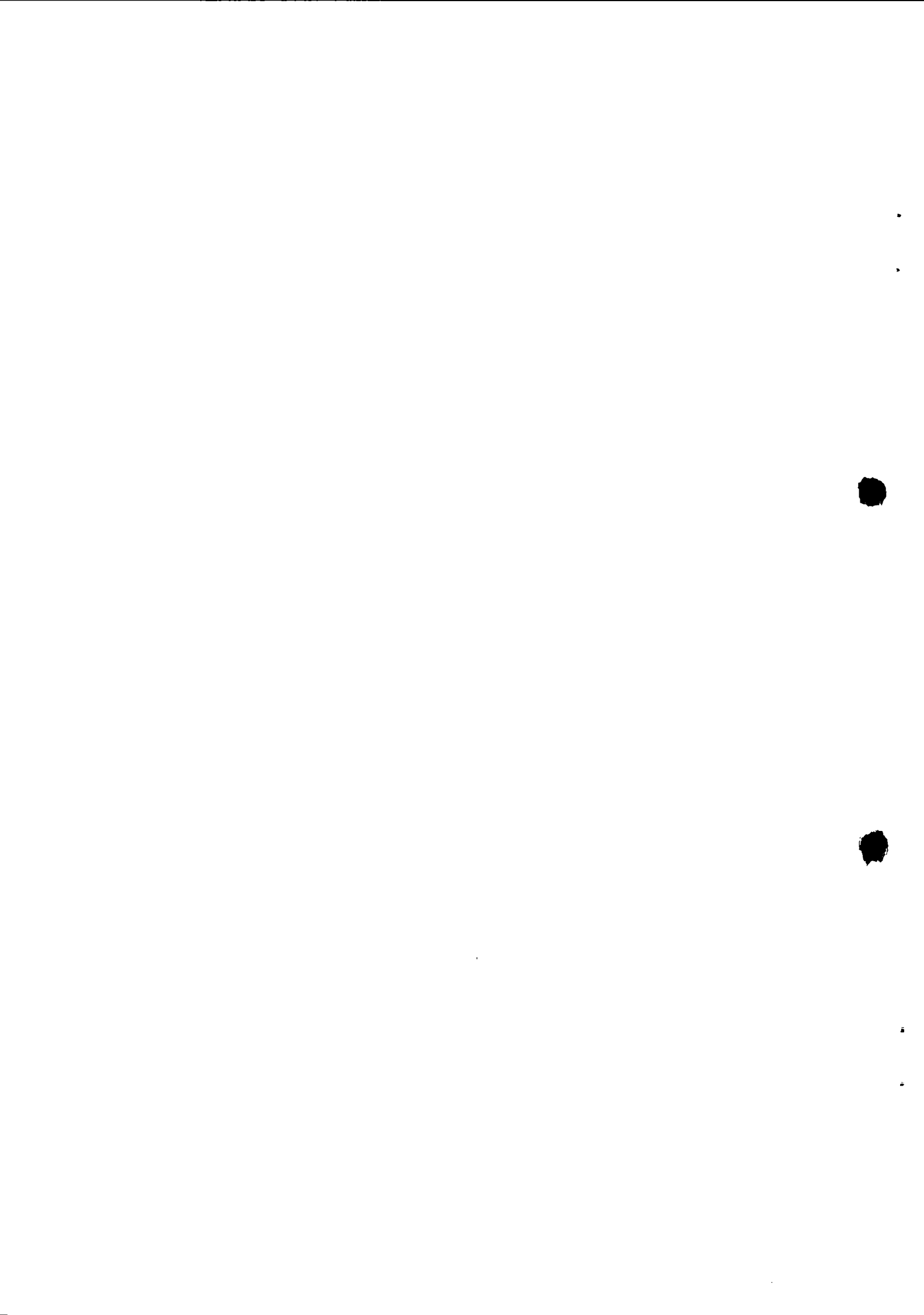
R.K. Patel

being the part price / consideration in respect ]  
of sale of the flat hereinabove mentioned ]

] Promoters

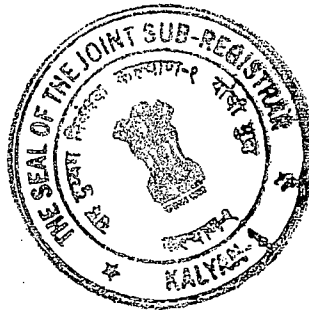


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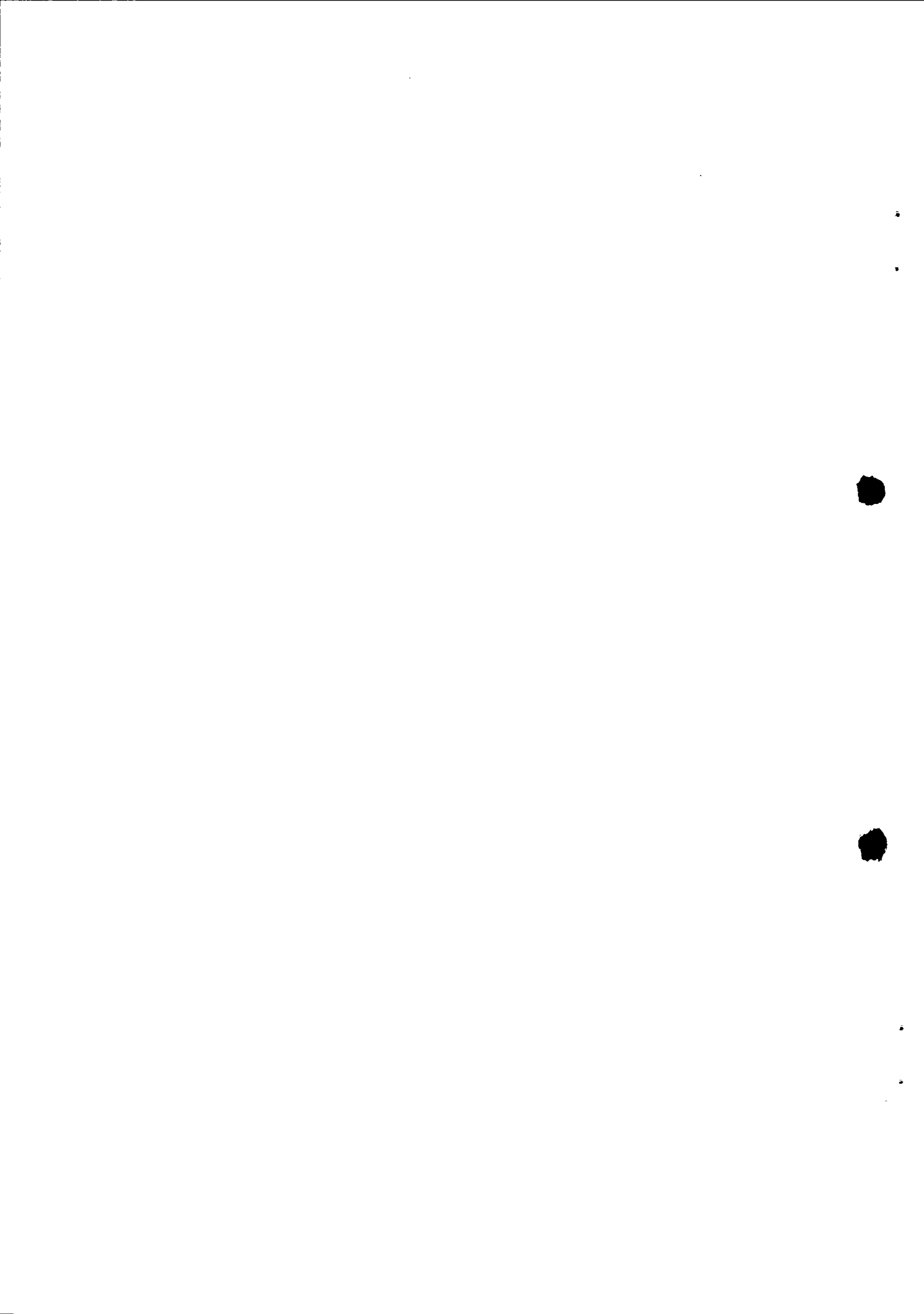


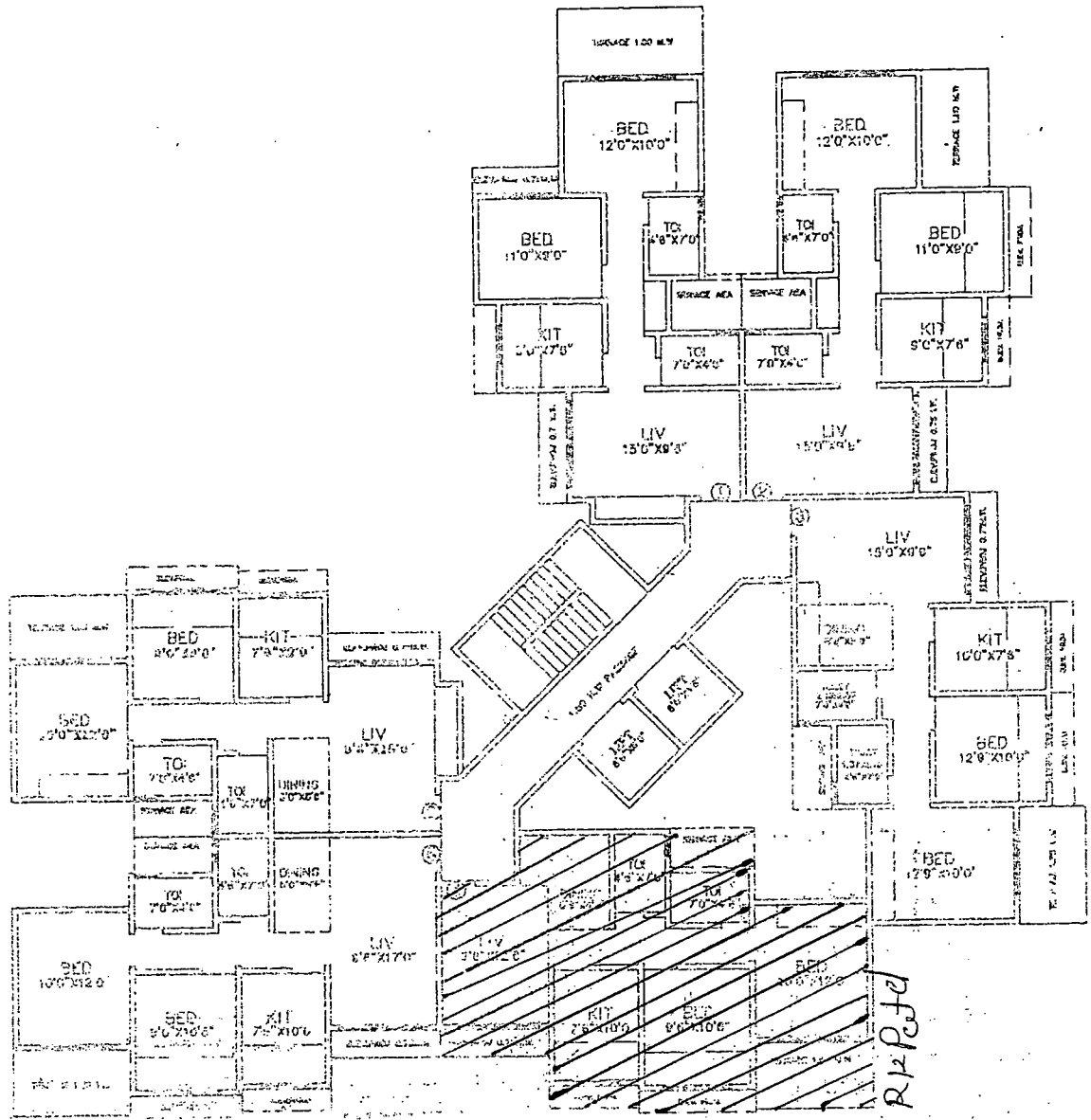
## AMENITIES

- Doors :- Both side designed main doors with malament polish & paneled flush doors having satin paint & branded fancy handles & locks. powder coating glass terrace doors with sliding shutters. Backlight WC & Bathrooms doors with frame of granite.
- Windows :- Powder coating Aluminum French sliding windows with heavy section & sills on windows, provision of exhaust in kitchen & louvers in WC & bath.
- Flooring :- Premium quality 2 x 2 Vitrified designer flooring in entire flat, terrace, passage & dry balcony.
- Kitchen :- Granite - frame entrance & kitchen platform with S.S. Sink, Service platform & entire kitchen has designer tiles.
- Toilets :- Full height designed matching high lighters with premium quality, provision of sintex connection to WC & bath. Solar water system & branded quality mixture, shower & geyser point. Designed washbasin & Western commode with flush in master bath.
- Passage :- Passage having tiling lobby with fancy look wash basin, storage above the WC & bath in passage. Inverter space provision.
- Electrical Concealed copper wiring with sufficient points for
- Cabling :- maximum utility. Telephone, Washing Machine, TV cable, AC point, Computer, Aquaguard, Kitchen Appliances, Inverter wiring.
- Concealed Branded CPVC concealed fitting for entire flat for drinking
- Plumbing :-& borewell water with stylist sanitary fittings.
- Painting :- P.O.P. finish walls & molded ceiling to all rooms except kitchen. One highlight wall with texture paint, 100% Acrylic Distemper Internal & External Painting.



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TYPE 2 ONE FLOOR PLAN WING-A

FLAT NO. 604  
 FLOOR 6th  
 AREA Tole. (Carpet)

*[Signature]*  
 PURCHASER: 4/3

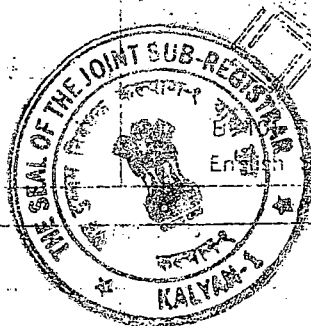
SECTION NO.  
 KDMC / TP / BP / KALYAN DIV /  
 747-390 DATED: 29/3/2011

PROPOSED BUILDING ON PLOT BEARING  
 ON S.NO. 10, H.NO. 1/2A, 1/2B, 1/2C  
 VILLAGE: CANDHARE, TAL. KALYAN  
 DIST. THANE

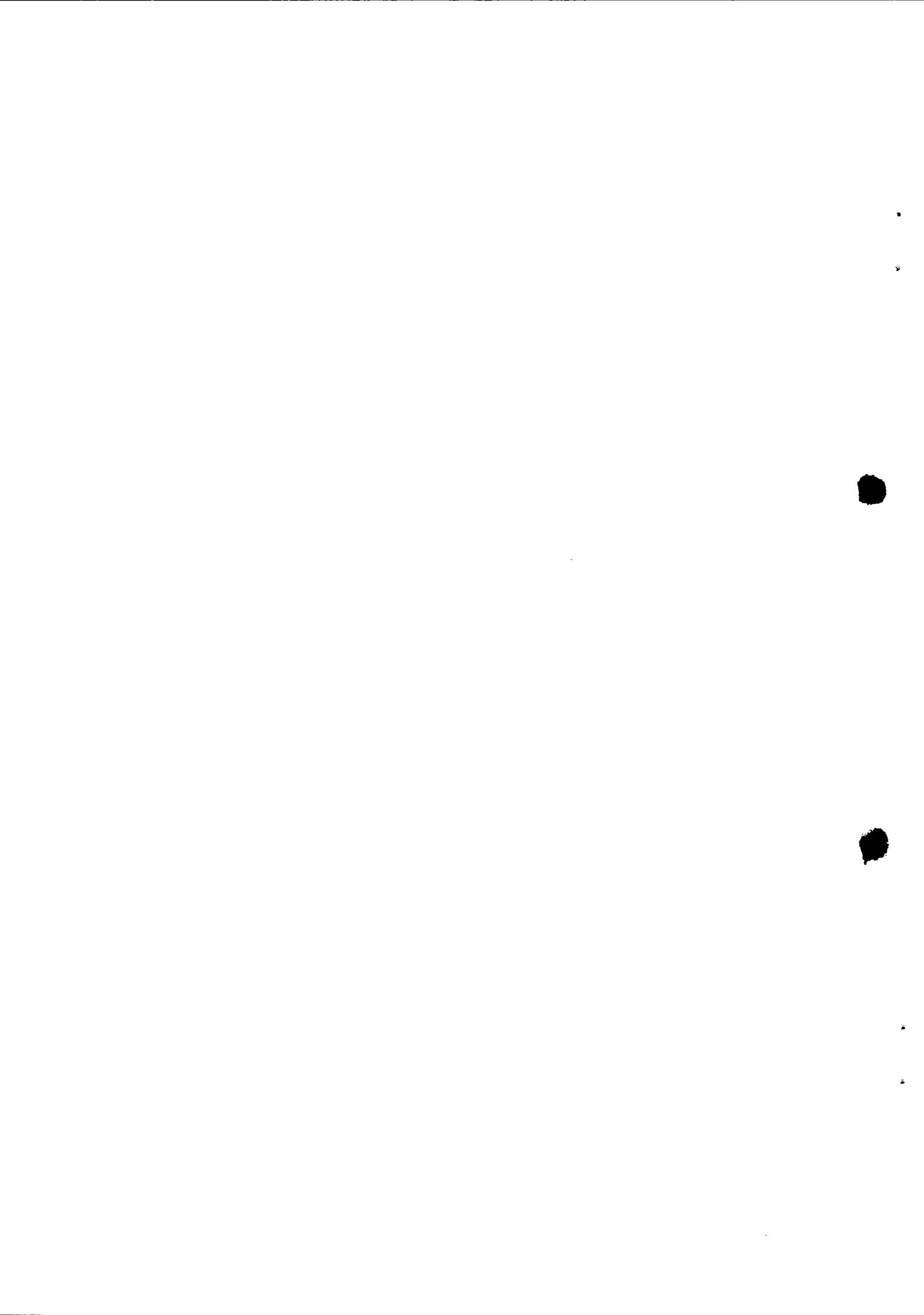
DEVELOPERS:  
**M/S. ROYCE**  
**DEVELOPERS**  
 KALYAN (W)

ARCHITECT: ANIL R. NIRGURE

**VIVAN**  
**CONSULTANTS**  
 ARCHITECTS & ENGINEERS



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V. C. DOLE  
Advocate  
High Court , Mumbai

1, Tapasi Pande Chawl,  
Near Old R.T.O.  
Dr. Patwardhan Road,  
Kalyan (W) 421 301  
Dist Thane (M.S)  
(Mob) 9224 381 706.  
(Mob) 9323 602 933.  
Vilas007dole@gmail.com

Date : 09/08/2011

**TITLE CERTIFICATE**

To,  
M/s. Royce Developers,  
Office at- 18, Vilasini,  
Shivaji Path, Thane (West), 400 601 .  
through its Partner-  
Shri. Rakesh Kantilal Patel

**Reg:** All those pieces and parcels of land lying, being and situate at village Gandhare Taluka Kalyan, District Thane, within the limits of Kalyan Dombivli Municipal Corporation are owned by the persons hereinbelow :

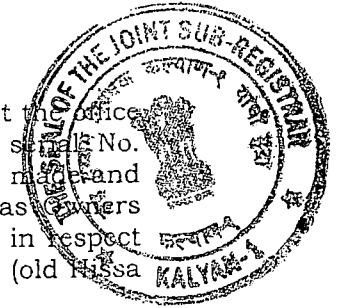
No.	Survey No.	H. No.	Area (Sq.Mtrs)	Name of Owners
1	10	1/2/A	1510 sq.mtrs	M/s. Royce Developers,
2	10	1/2/B	1340 sq.mtrs	Suresh Bhagaji Ughade
3	10	1/2/C	1350 sq.mtrs	M/s. Royce Developers,
Total →			4210 sq.mtrs	

Read :

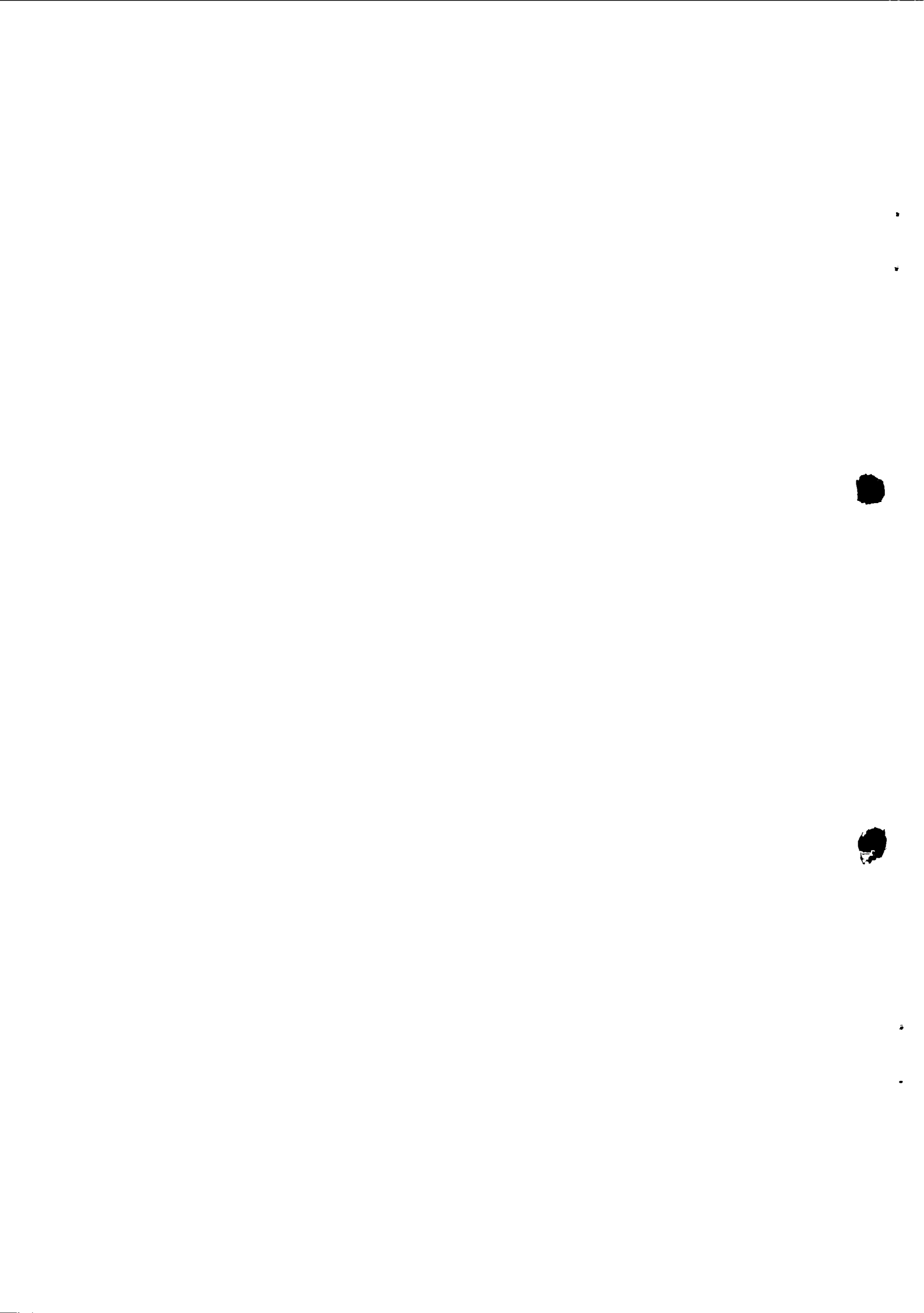
1. Extracts of 7/12
2. Relevant Mutation Entries.

**Property No. 1**

3. Deed of Conveyance dated 10/09/1993 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No. 1799/1993 which is regularize on 10/08/2006 and made and executed between Shri Narayan Ragho Lokhande as Owners Shri. Naraindas Shivandas Bharwani as Purchaser in respect of the land bearing Survey No. 10 Hissa No. 1/2/A (old Hissa No. 1/1(p)).
4. Deed of Conveyance dated 31/05/2007 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No. 4180/2007 made and executed between Shri. Naraindas Shivandas Bharwani as Owners Shri. Gopal Bachubhai Senjalia as Purchaser in respect of the land bearing Survey No. 10 Hissa No. 1/2/A (old Hissa No. 1/1(p)).
5. Deed of Conveyance dated 04/03/2010 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No. 1868/2010 made and executed between Shri. Gopal Bachubhai Senjalia as Owners and Shri. Rakesh Kantilal Patel as Purchaser in respect of the land bearing Survey No. 10 Hissa No. 1/2/A (old Hissa No. 1/1(p)).



Serial No.	4180
Year	2007
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**V. C. DOLE**  
Advocate  
High Court, Mumbai

1, Tapasi Pande Chawl,  
Near Old R.T.O.  
Dr. Patwardhan Road,  
Kalyan (W) 421 301  
Dist Thane (M.S)  
(Mob) 9224 381 706.  
(Mob) 9323 602 933.  
Vilas007dole@gmail.com

**Property No. 2**

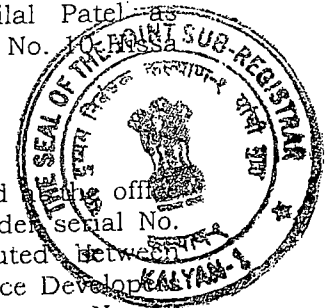
6. Development Agreement dated 16/12/2010 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 12039/2010 made and executed between Suresh Bhagaji Ughade as Owners and M/s. Royce Developers as Developers in respect of the land Survey No. 10 Hissa No. 1/2/B admeasuring 1340 sq. metres and subsequent Power of Attorney registered at the office of Sub-Registrar of Assurances at Kalyan under serial No. 357/2010;

**Property No. 3**

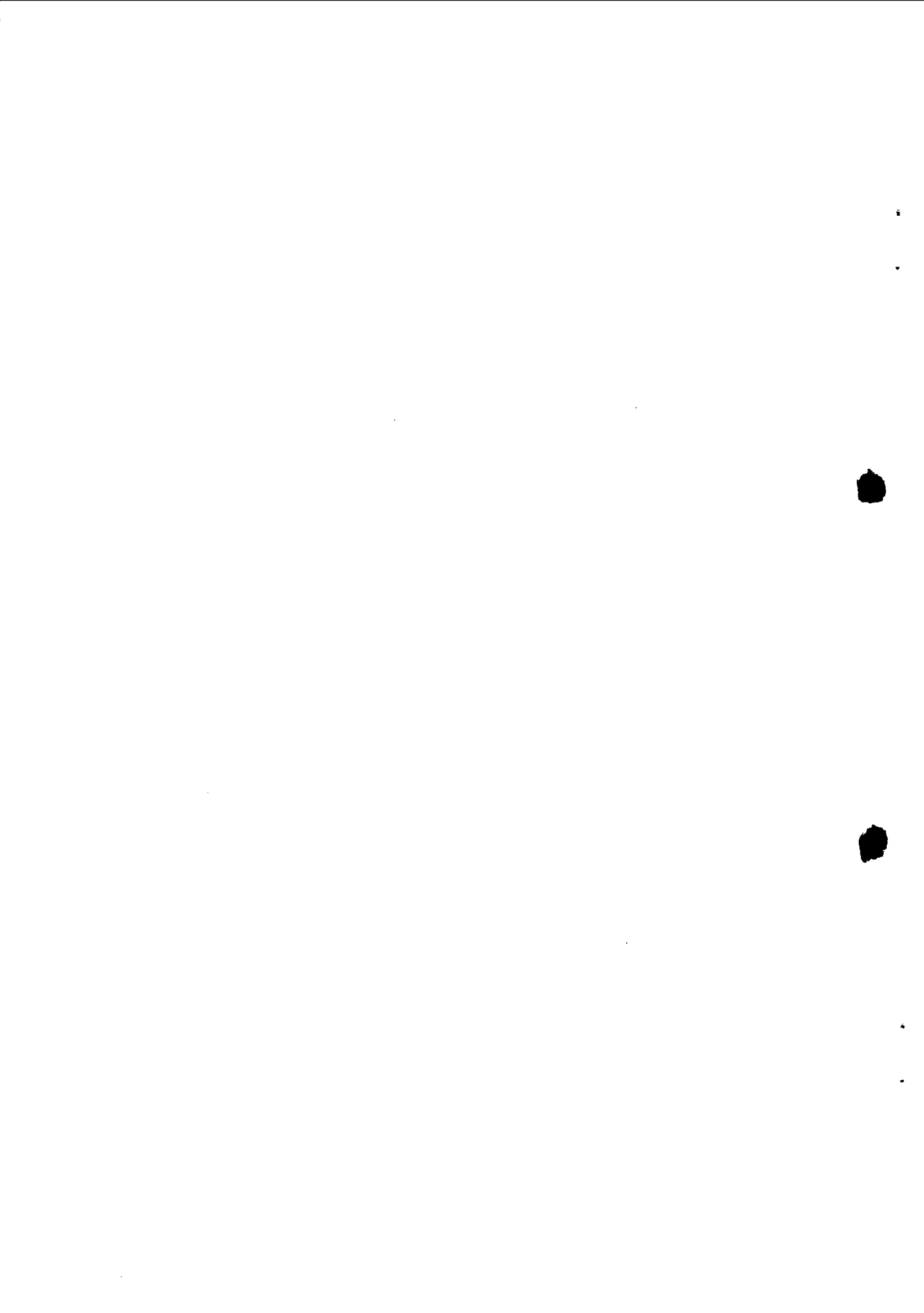
7. Deed of Conveyance dated 17/09/1993 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No. 1864/1993 made and executed between Shri. Sitaram Ragho Lokhande as Owners Shri. Naraindas Shivandas Bharwani as Purchaser in respect of the land bearing Survey No. 10, Hissa No. 1/2/C (old Hissa No. 1/1(p)).
8. Deed of Conveyance dated 12/07/2005 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No. 4703/2007 made and executed between Shri. Naraindas Shivandas Bharwani through his constituted attorney Harish Bhagwandas Gupta as Owners and Shri. Ashok G. Savliya as Purchaser in respect of the land bearing Survey No. 10 Hissa No. 1/2/C (old Hissa No. 1/1(p)).
9. Deed of Conveyance dated 04/03/2010 registered at the office of Sub-Registrar of Assurances at Kalyan under serial No. 1869/2010 made and executed between Shri. Ashok G. Savliya as Owners and Shri. Rakesh Kantilal Patel as Purchaser in respect of the land bearing Survey No. 10 Hissa No. 1/2/C (Old Hissa No. 1/1(p)).

**Property No. 1 and 2**

10. Agreement for sale dated 29/12/2010 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 1420/2011 on 08.02.2011 made and executed between Rakesh Kantilal Patel as Owners and M/s. Royce Developers as Developers in respect of the land bearing Survey No. 10 Hissa No. 1/2/A admeasuring 1510 sq. metres and Survey No. 10 Hissa No.1/2/C admeasuring 1360 sq. metres and subsequent Power of Attorney registered at the office of Sub-Registrar of Assurances at Kalyan under serial No. 1421/2011;



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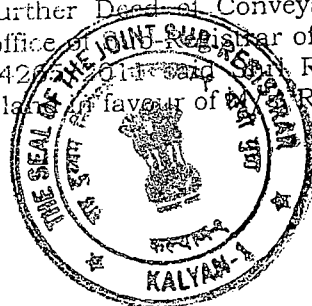
**V. C. DOLE**  
Advocate  
High Court, Mumbai

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Vilas007dole@gmail.com

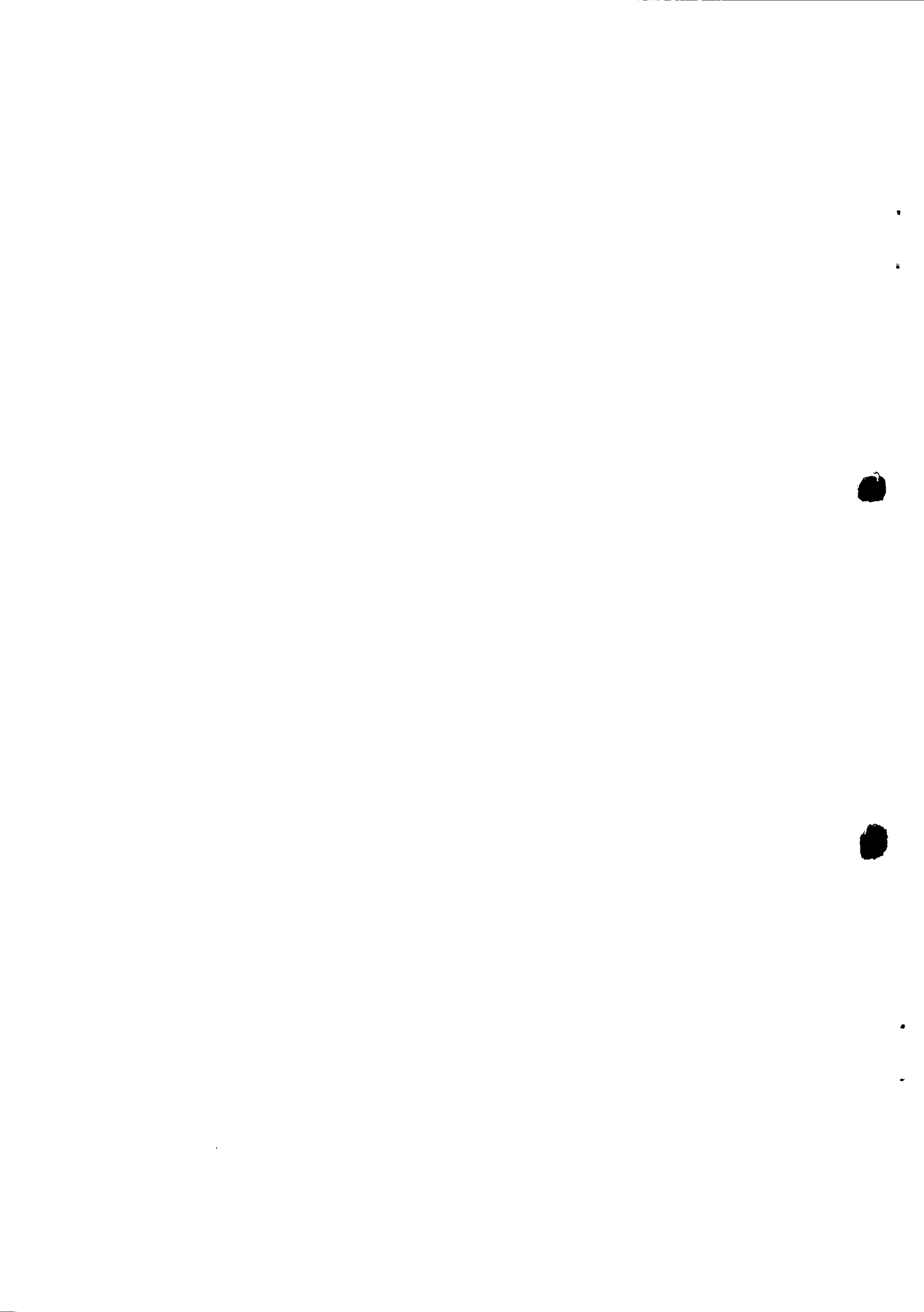
11. Deed of Conveyance dated 26/04/2011 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 4265/2011 made and executed between Rakesh K. Patel as Owners and M/s. Royce Developers as the Purchaser in respect of the land bearing Survey No. 10 Hissa No. 1/2/A admeasuring 1510 sq. metres and Survey No. 10 Hissa No. 1/2/C admeasuring 1360 sq. metres;
12. Confirmation Deed dated 21/07/2011 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 7878/2011 on 21/07/2011 made and executed between Shri. Pralhad Ramesh Mhatre and 2 others and M/s. Royce Developers as Developers in respect of the land bearing New Survey No. 10/1/2/A (Old Survey No. 10 Hissa No. 1/1/1 Part) area admeasuring 1510 sq. metres and subsequent Power of Attorney registered at the office of Sub-Registrar of Assurances at Kalyan under serial No. 247/2011;
13. Intimation of Disapproval issued by Kalyan Dombivli Municipal Corporation bearing No. KDMP / NRV / BP / KV / 430-205 dated 27/09/2010.
14. Non agricultural order granted by the Collector of Thane, bearing No. Mahsul/Kaksha-1/T-7/NAP/SR-07/2010 dated 16/03/2011.
15. Building Commencement Certificate issued by Kalyan Dombivli Municipal Corporation bearing No. KDMP/NRV/BP/KV/797-390 dated 29/03/2011.
16. Search Report.

I have investigated the title of owners **M/s. Royce Developers and Shri Suresh Bhagaji Ughade** to their respective properties and I am of the opinion that and I certify that the title of the owners to the said properties area clear, marketable & free from reasonable doubts and encumbrances.

It appears that by and under the Agreement for sale and Power of Attorney both dated 29/12/2010 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial Nos. 1420/2011 & 1421/2011 on 08/02/2011, the owner Shri Rakesh K. Patel granted the development rights in respect of the land bearing Survey No. 10/1/2/A and Survey No. 10/1/2/C to M/s. Royce Developers and further Deed of Conveyance dated 26/04/2011 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 4265/2011 made and executed between Rakesh K. Patel as Owners and M/s. Royce Developers as the Purchaser in respect of the land bearing Survey No. 10 Hissa No. 1/2/A admeasuring 1510 sq. metres and Survey No. 10 Hissa No. 1/2/C admeasuring 1360 sq. metres; conveyed the said land in favour of M/s. Royce Developers;



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V. C. DOLE  
Advocate  
High Court, Mumbai

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Near Old R.T.O.  
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(Mob) 9224 381 706.  
(Mob) 9323 602 933.  
Vilas007dole@gmail.com

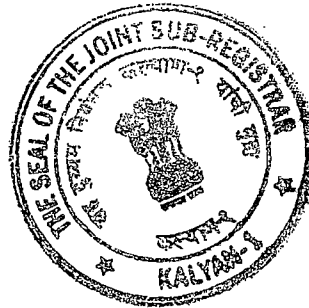
It appears that by and under the Development Agreement dated 16/12/2010 registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 12039/2010 the owners Shri. Suresh Bhagaji Ughade granted the development rights in respect of the land bearing Survey No. 10 Hissa No. 1/2/B area admeasuring 1340 sq. mtrs to M/s. Royce Developers and in pursuance to the said development agreement the said owners also granted the Power of Attorney dated 16/12/2010 in favour of M/s. Royce Developers and the same is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No. 357/2010;

It further appears the said **M/s. Royce Developers** by and under the powers and authorities vested in them have amalgamated said properties and submitted the plans for sanction and approval and the Kalyan Dombivli Municipal Corporation granted the interim approval i.e. IOD under No. KDMP / NRV / BP / KV / 430-205 dated 27/09/2010 and further obtained the Non-Agricultural order from the Collector Thane under No. Mahasul / K-1 / T-7 / NAP / SR-07 / 2010 dated 16/03/2011 and further obtained building commencement certificate No. KDMP / NRV / BP / KV / 797-390 dated 29/03/2011.

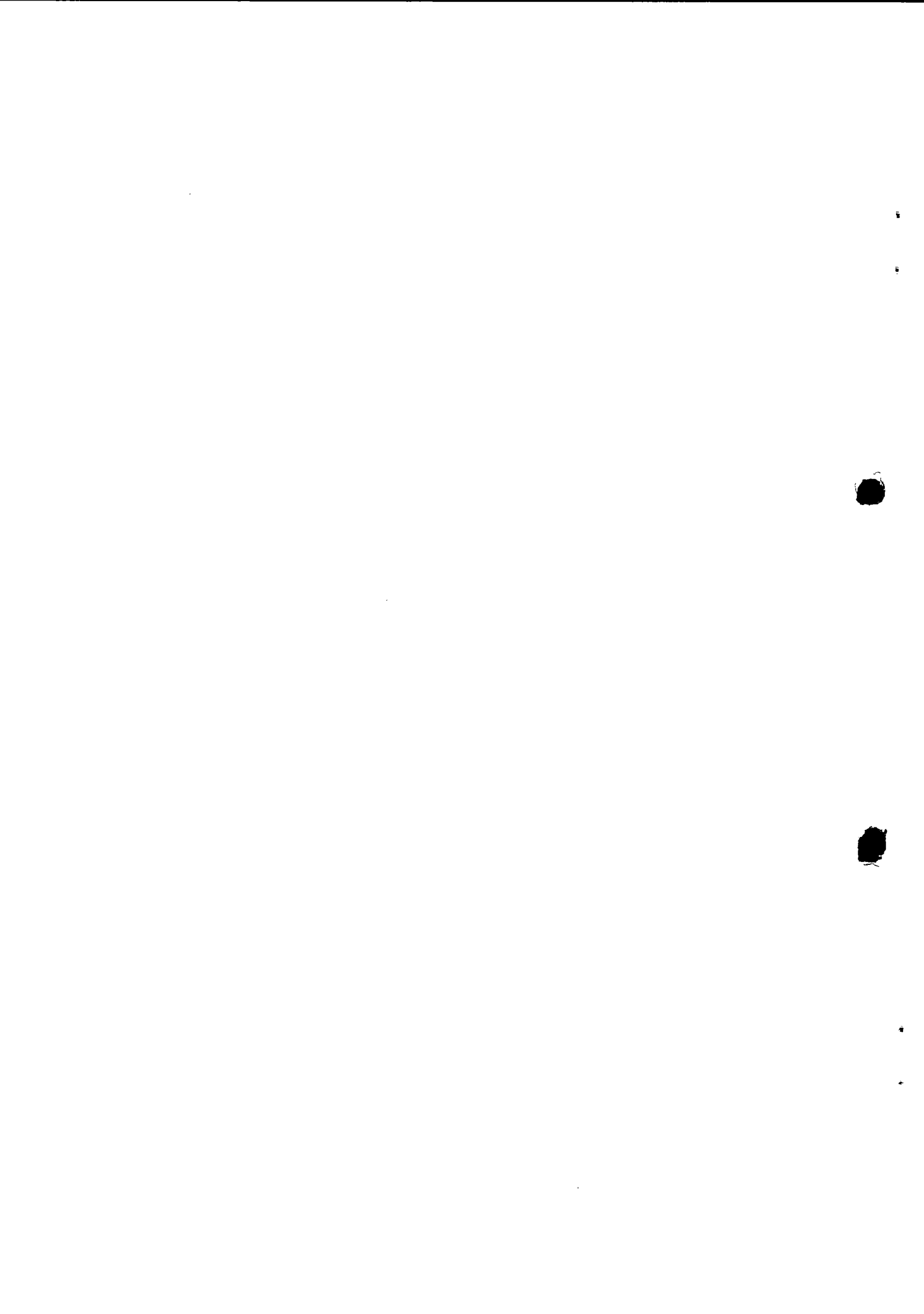
It further appears that said **M/s. Royce Developers** has obtained the various permissions, sanctions and approvals for construction of buildings on the said properties and in pursuance the powers and authorities vested in the said **M/s. Royce Developers** and also in terms of the Development Agreements dated 16/12/2010 and Deed of Conveyance dated 26/04/2011 the said **M/s. Royce Developers** is well and sufficiently entitled to develop the said property and sell the flats/shop/units therein constructed to any intending Purchaser.

I have gone through the search report taken at the office of Sub-Registrar of Assurances at Kalyan in respect of the said properties and the search report does not reveal any entry, which may fall in the category of encumbrances over the said property.

*V.C.*  
9/8/2011  
Vilas C. Dole  
(Advocate)



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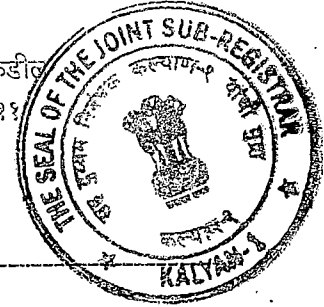
वाचले :-

१. श्री राकेश कांतीलाल पटेल स्वतः करिता व इतर यांचे कु.मू. रॉईस डेव्हलपर्स संस्थेतर्फे भागीदार श्री राकेश कांतीलाल पटेल रा. शॉप नं. १, देवर्षी गार्डन, माजीवडे, ठाणे (प) यांचा दि. २९/१२/२०१० रोजीचा अर्ज.
२. उपजिल्हाधिकारी व सक्षम प्राधिकारी उल्हासनगर नागरी सकुलन ठाणे यांचेकडील दाखला क्र. युएलसी/ युएलएन/ ६(१) / एसआर २६(१)/एसआर-०८/०६ दि. ०१/०२/२००६  
क्र युएलसी/ युएलएन/ वशी-९५४/ एसआर दिनांक ११/०६/१९९२
३. उपविभागीय अधिकारी ठाणे विभाग ठाणे यांचेकडील आदेश क्र. टिडी/टे-६/कुव/टिएनसी/एसआर-६९३अ, ६९३ दि. ७/१०/१९९२, दि. ५/७/९६
४. तहसिलदार कल्याण यांचेकडील चौकशी अहवाल क्र.जमिनबाब/टे-२/कावि/एसआर-०७/२०११, दि. २९/१/२०११
५. नगररचनाकार कल्याण डोंबिवली महानगरपालिका कल्याण यांचेकडील यांचेकडील अंतरिम स्वरूपाची मंजूरी (I.O.D.) क्र. कडॉमपा/नरवि/बाप/कवि-४३३-२०५ दिनांक २७/१/२०१०  
द्विदिनिक "महाराष्ट्र जनमुद्रा" या जिल्हास्तरीय व "जनमत" या तालुकास्तरीय वृत्तपत्रामध्ये दि. ०८/१/२०११ रोजी प्रसिध्द केलेला जाहीरनामा.
७. भूसंपादन विभागाकडील अनौपचारिक संदर्भ
- १) विशेष भूसंपादन अधिकारी लघु पाटबंधारे, ठाणे यांचेकडील  
क्र. भूसं./ल.पा./एसआर/५३४८, दि. १९/०१/२०११,
- २) भूमि संपादन विशेष अधिकारी (विशेष घटक), ठाणे यांचेकडील  
क्र.भूसंविअ/नाहदा/१०२, दि. १८/१/२०११,
- ३) विशेष भूसंपादन अधिकारी मेट्रो सेंटर-३, ठाणे यांचेकडील  
क्र. भूसं./मे.सं.३/टे-५/कावि-०९, दि. १४/१/२०११,
- ४) उपविभागीय अधिकारी ठाणे विभाग ठाणे यांचेकडील  
क्र.टिडी/टे-५/भू.सं.दा./कावि-६८०/ २०१०/एसआर-२८/२०११, दि. २८/०१/२०११,
- ५) विशेष भू-संपादन अधिकारी उल्हास खोरे प्रकल्प ठाणे यांचेकडील  
क्र.भूसंपादन/टे.नं.४/सी-२७३६, दि. १५/१/२०११
- ६) विशेष भूसंपादन अधिकारी, लघु पाटबंधारे ठाणे ५वा माला यांचेकडील  
क्र.भूसंपादन/टे-१/ २०१०/वशी-३२/जा.क्र.-११७७, दि. ३८/१/२०११
८. अर्जदार यांनी सादर केलेले हमीकम प्रतिज्ञापत्र दि. १४/२/२०११.
९. अर्जदार यांनी सादर केलेले शपथपत्र व बंधपत्र दि. २९/१२/२०१०

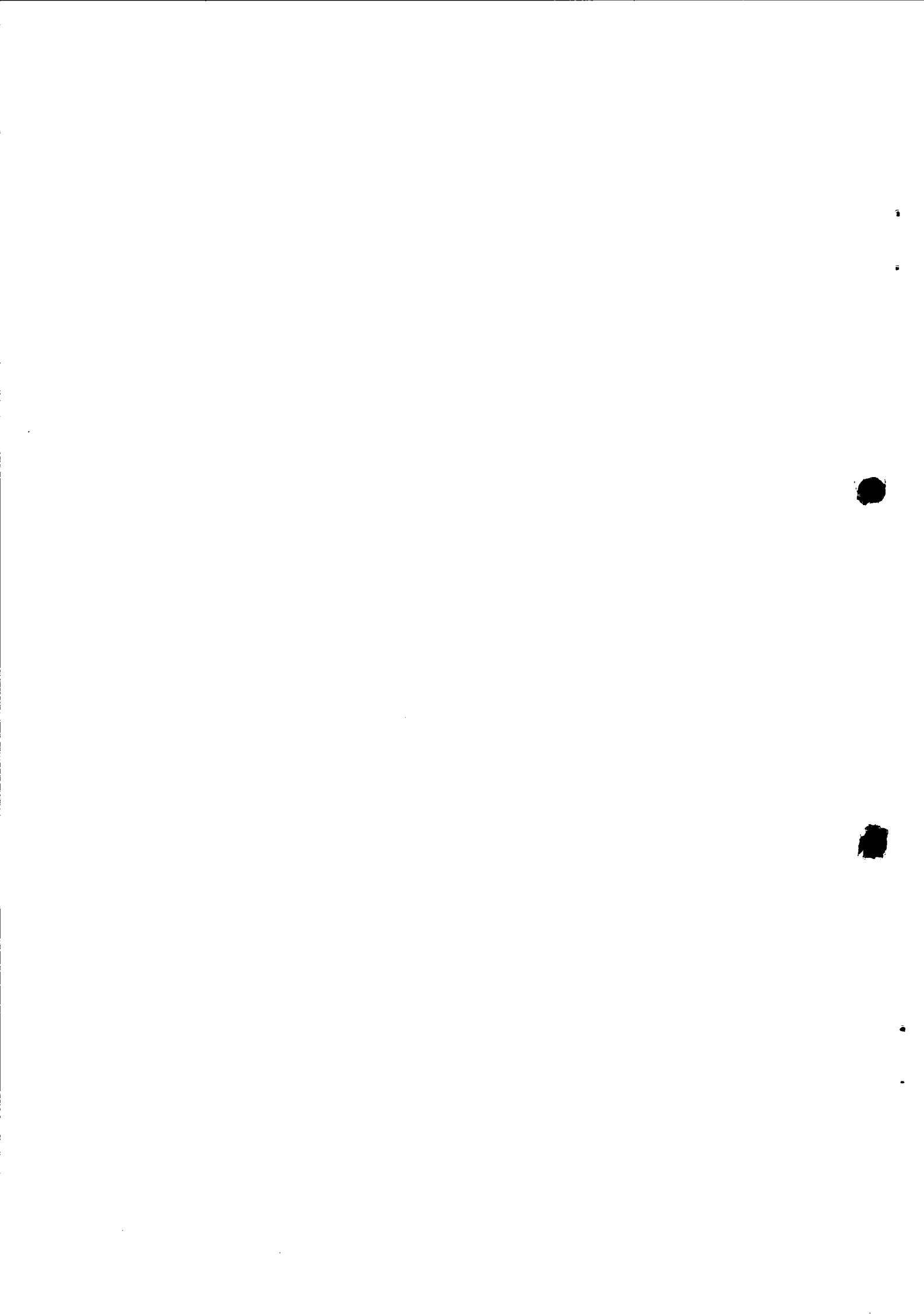
आदेश :-

ज्या अर्थी श्री राकेश कांतीलाल पटेल स्वतः करिता व इतर यांचे कु.मू. रॉईस डेव्हलपर्स संस्थेतर्फे भागीदार श्री राकेश कांतीलाल पटेल रा. शॉप नं. १, देवर्षी गार्डन, माजीवडे, ठाणे (प) यांनी ठाणे जिल्ह्यातील कल्याण तालुक्यातील मौजे- गंधारे, ता.कल्याण येथील स.नं. १०/१/२अ, १०/१/२ब, १०/१/२क एकूण क्षेत्र- ४२२०.०० चौ.मी. जास्तीस क्रिष्ण व गाणिस प्रयोजनार्थ वापर करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे.

आणि ज्याअर्थी अर्जदार यांनी सादर केलेले हक्काबाबत दि. ०८/०१/२०११ रोजीचे "महाराष्ट्र जनमुद्रा" या जिल्हास्तरीय व दि. ८/१/२०११ रोजीचे "जनमत" या तालुका स्तरीय वृत्तपत्रात जाहीरनामा प्रसिध्द करण्यात आला आहे. मुदतीत इकडील कार्यालयाकडे तक्रार अथवा हरकत प्राप्त झालेली



क्र.महसुल/क-१/टे-७/एनएपी/एसआर-०७/२०१०	१
जिल्हाधिकारी कार्यालय ठाणे	१
दिनांक : 16 MAR 2011	१
२०	२५



ज्याअर्थी कल्याण-डोंबिवली महानगरपालिका कल्याण यांनी त्यांचेकडील क्र. ४४०मपा/नरवि/बाप/कवि-४३०-२०५ दिनांक २७/९/२०१० अन्वये मौजे-गंधारे, ता.कल्याण येथील स.नं. १०/१/२अ, १०/१/२ब, १०/१/२क क्षेत्र- ४१९०.०० चौ.मी. जमिनीस अंतरिम स्वरूपाचे मंजूरीपत्र (I.O.D.) दिलेली असून बांधकाम नकाशे मंजूर केलेले आहेत.

त्याअर्थी आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी या आदेशाद्वारे श्री राकेश कांतीलाल पटेल, श्री सुरेश भागाजी उघडे यांना ठाणे जिल्हयातील कल्याण तालुक्यामधील मौजे गंधारे स.नं. १०/१/२अ, १०/१/२ब, १०/१/२क क्षेत्र ४२१०.०० चौ.मी. (कल्याण डोंबिवली महानगरपालिका यांचेकडील प्रत्यक्ष मोजणी नुसार क्षेत्र ४१९०.००) मध्येल क्षेत्र १२४८.२६ चौ.मी. रहिवास व क्षेत्र ७२१.७४ चौ.मि. वाणिज्य या बिगरशेतकी प्रयोजनार्थ वापर करण्याबाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यांत येत असून कल्याण डोंबिवली महानगरपालिका यांचेकडील मंजूर बांधकाम नकाशाप्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञेय राहणार नाही.

१) रोड सेट बॅक एरिया

२२२०.०० चौ.मि.

त्या शर्ती अशा:-

१. ही परवानगी अधिनियम त्याखालील केलेले नियम यांना अधिन ठेवून देण्यांत आलेली आहे.

अनुज्ञाग्राही व्यक्तीने (ग्रॅंटीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यांस परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ केवळ केला पाहिजे आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या वापरावरून जमिनीचा वापर ठरविण्यांत येईल.

३. अशी परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्यांचे जे कोणतेही उपभूखंड करण्याबाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पोटविभागणी करता कामा नये.

४. अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान होईल अशा रीतीने अशा जमीनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभागाकडून अशा भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासून एक वर्षाच्या आंत मंजूर आराखडयाप्रमाणेच काटेकोरपणे विकसित केली पाहिजे आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.

५. अनुज्ञाग्राही व्यक्तीस असा भूखंड विकवयाचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणि त्याच्या अन्वये केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विकणे किंवा त्याचे निष्कादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.

६. या सोबत जोडलेल्या स्थळ आराखडयात आणि किंवा इमारतीच्या नकाशात दर्शविल्याप्रमाणेच उर्वरित क्षेत्र किंवा बांधकाम मोकळे सोडले पाहिजे.

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

७. प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापूर्वी अनुज्ञाग्राही व्यक्तीने (ग्रॅंटीने) कल्याण-डोंबिवली महानगरपालिका यांची आवश्यकता करणारी विषयीची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.

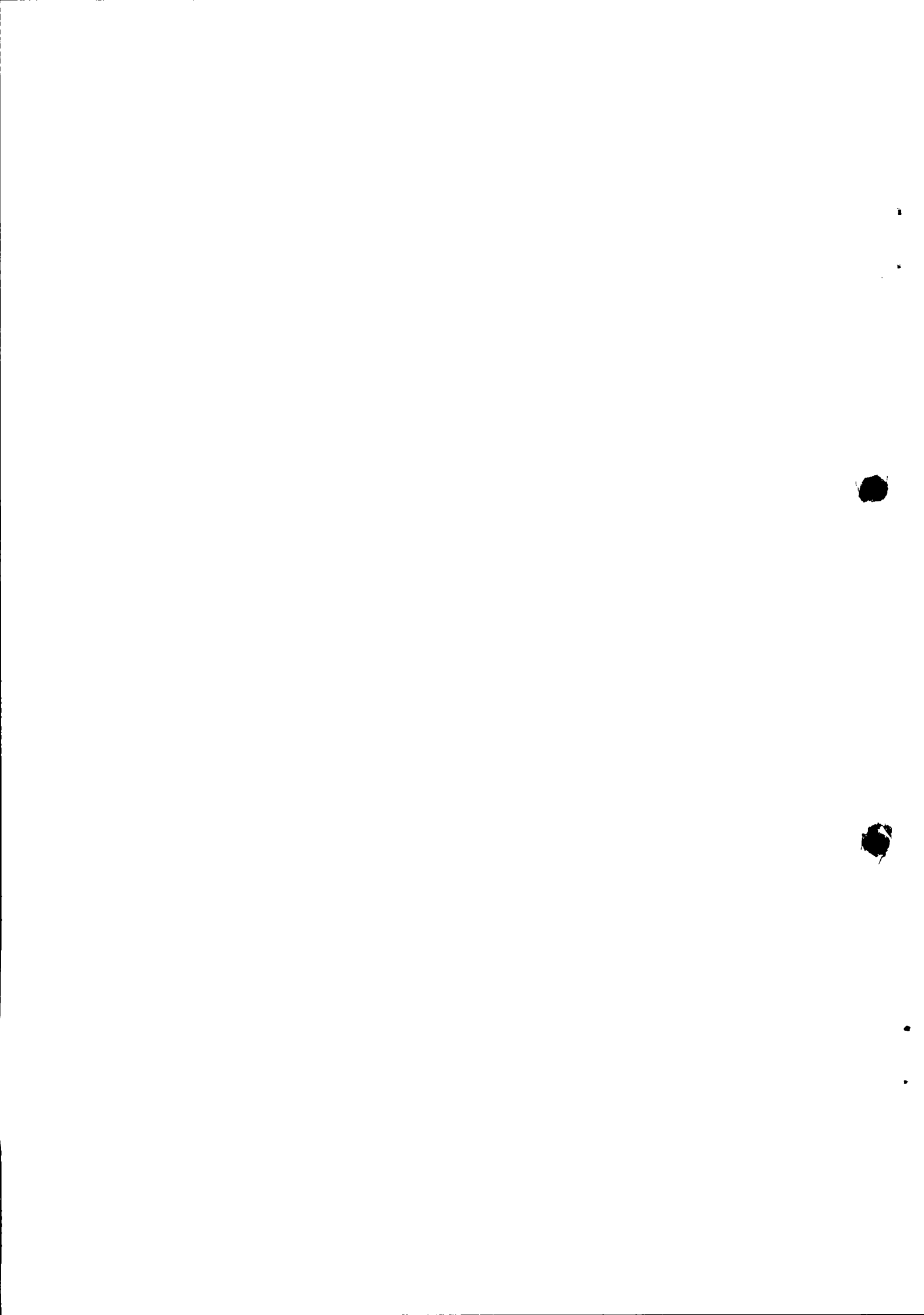
८. अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या नकाशात दर्शविल्याप्रमाणे सीमांतिक मोकळे अंतर (ओपन

अंतर) ठरविलेले पाहिजे.

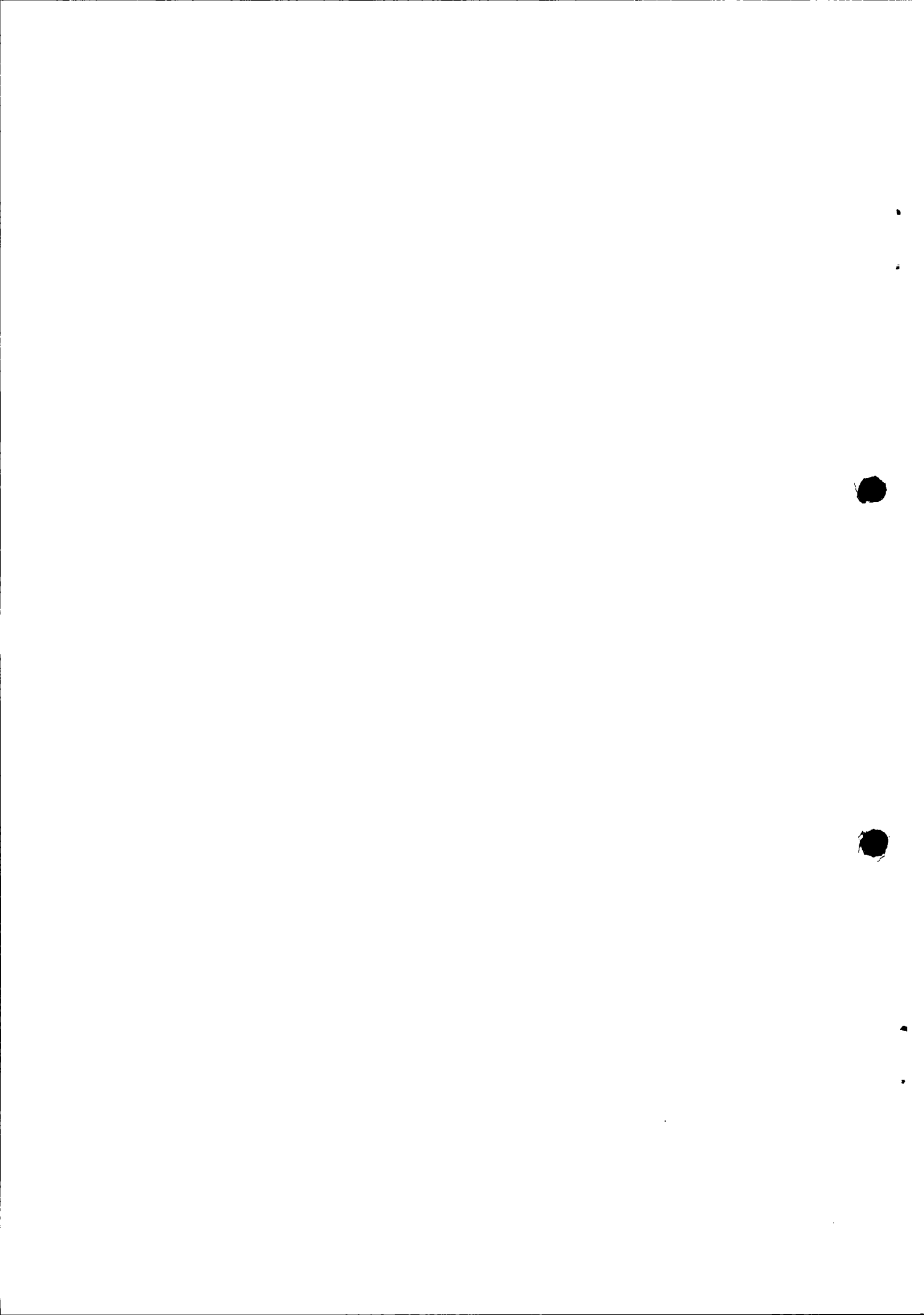
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४९	७५







किंवा तीत फेरबदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रीत्यर्थ आलेला खर्च अनुज्ञाग्राही व्यक्तीकडून जमीन महसुलाची थकशक्ती म्हणून वसूल करून घेण्याचा अधिकार असेल.

१९. दिलेली ही परवानगी मुंबई कुळवहिवाट व शेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ. सारख्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील त्या उपबंधाच्या अधिन असेल.

२०. अनुज्ञाग्राही यांनी बिगरशेतकी आकारणीच्या पाचपट रक्कम रु. १६९७/- (अक्षरी रु. एक हजार सहाशे सत्तात्रव मात्र.) रूपांतरीत कर (कन्व्हर्शन टॅक्स) इकडील चलन क्र. १४०/२०११ दिनांक १५/३/२०११ व भारतीय स्टेट बँक, शाखा ठाणे यांचेकडील चलन क्र.१५८६, दिनांक १५/३/२०११ अन्वये सरकारजमा केली आहे.

२१-अ. अनुज्ञाग्राही यांनी कल्याण-डोंबिवली महानगरपालिका यांचेकडील मंजूर बांधकाम नकाशात दर्शविलेले जमीन क्षेत्रावर पावा खोदण्यासाठी होणारी ४७९ ब्रास गौणखनिज उत्खनन स्वामीत्वघनाची र.रुपये १५,८००/- व अर्ज फी रु. २५/- अशी एकूण रु.रुपये १५,८२५/- (अक्षरी रुपये पंच्यात्रव हजार आठशे पचविस मात्र) रतीगट शाखा,जिल्हाधिकारी कार्यालय,ठाणे यांचेकडील चलन क्र. ५९९/२०११ व भारतीय स्टेट बँक, शाखा ठाणे यांचेकडील चलन क्र. १५१२ दि. १५/३/२०११ अन्वये शासनजमा केलेली आहे. सदर जागेमध्ये वरील उत्खननाव्यतीरीक्त केलेल्या जादा उत्खनन व भरावाबाबत अर्जदार यांनी शासनास रॉयल्टी फी जमा करून सक्षम अधिका-यांकडून परवानगी घेणे बंधनकारक राहिल.

२१. अनुज्ञाग्राही यांनी कल्याण-डोंबिवली महानगरपालिका यांचेकडील मंजूर नकाशावरहुकुमच बांधकाम केले पाहिजे. तसेच कल्याण डोंबिवली महानगरपालिका यांचेकडील अंतरिम स्वरुपाचे मंजूरीपत्र (I.O.D.) क्र. कडोमपा/नरवि/बाप/कवि-४३०-२०५ दिनांक २७/९/२०१० मधील अटी व शर्ती अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.

२२. अनुज्ञाग्राही यांनी कल्याण-डोंबिवली महानगरपालिका यांचेकडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामामध्ये बदल करून जादा चटईक्षेत्र निर्देशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्वये फौजदारी स्वरुपाचा गुन्हा दाखल करण्यास पात्र रहातील व असे जादा बांधकाम दूर करण्यास पात्र राहिल.

२३. कल्याण-डोंबिवली महानगरपालिकेने उपोघातील अ.क्र. ४ च्या आदेशान्वये अंतरीम मंजूरी दिलेली असून तदनंतर अंतीम मंजूरी प्रमाणपत्र मिळणार आहे. तथापि, अंतरीम मंजूरी प्रमाणपत्र व नंतर प्राप्त होणा-या अंतीम प्रमाणपत्रामध्ये कोणत्याही स्वरुपात बदल झाल्यास त्यानुसार सुधारीत अकृषिक परवानगी घेणे अर्जदारावर बंधनकारक राहिल.

२४. प्रस्तुतच्या जमीनीच्या मालकी हक्कासंदर्भात भविष्यात कोणत्याही प्रकारचा वाद उदभवल्यास त्याची सर्वस्वी जबाबदारी अनुज्ञाग्राही यांची राहिल.

२५. अर्जदार यांनी सादर केलेली कागदपत्रे सौदी अगुवा बनावट असलेचे आढळून आल्यास सादरची विनशेती परवानगी आपोआप रद्द झाले. जिल्हाधिकारी कार्यालय, ठाणे

प्रति,

श्री राकेश कांतीभाई पटेल

रा. गाळा नं.०५, तळमजला, अजनेय को.ऑप.हा.सासा.

कोलीवली, नाशिक हायवे रोड, ता कल्याण जि ठाणे

✓



सही/-

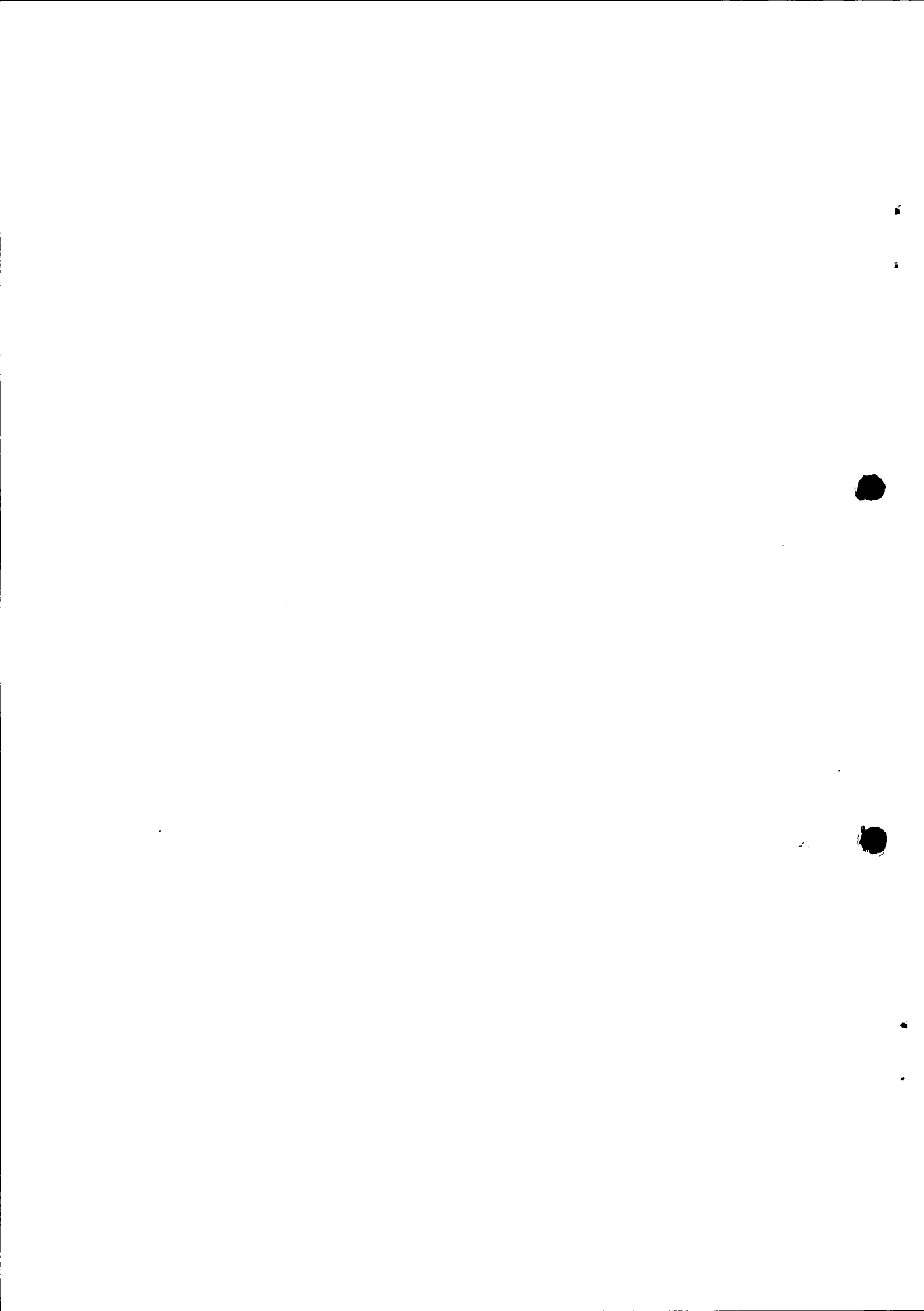
( ए. एल.ज-हाड )

जिल्हाधिकारी ठाणे

क. ल. न. - १	
वस्त क्र. ७९५३	२०१३
४३	७५

आदेश निर्गमित केले

*[Signature]*  
जिल्हाधिकारी ठाणे करिता 16/3











श्री./श्रीमती:- रजना शिरोधरे  
 कुलमुखत्यारपत्रक :- श्री. शशिभूषण शिरोधरे  
 वास्तुशिल्पकार:- श्री. अनिल निरुडे, कल्याण

विषय:- सि.स.नं. स.नं. १०/१/२३ दि. २६, २७ फ्लॉट नं.  
 मौजे- गंधार येथे बांधकाम करण्याच्या मंजूरीबाबत.  
 संदर्भ:- १) आपला दि. २५/५/१२ रोजीचा श्री. अनिल निरुडे वास्तु.

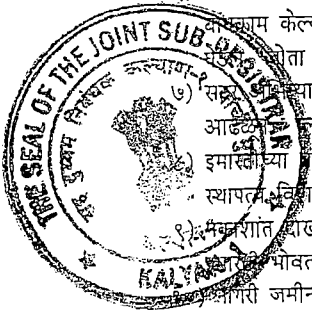
यांचे मार्फत सादर केलेला अर्ज क्र.  
 २) अंतर्गत मंजूरी आदेश क्र. कडोमपा/नरवि/बांप/कवि/

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार सि.स.नं. स.नं. १०/१/२३ दि. २६, २७ फ्लॉट नं. मौजे- गंधार मध्ये ४९००.०० चौ.मी. क्षेत्राच्या भूखंडावर, ३५२८.०४ चौ.मी.चटई क्षेत्राच्या भूखंडाचा विकास करावयास मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९चे कलम २५३ अन्वये बांधकाम करण्यासाठी केलेल्या दिनांक २५/५/१२ च्या अर्जास अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे तळवरा, स्टील, तळमजला, पुढिला मजला, दुसरा मजला, तिसरा मजला, चौथा मजला, पाचवा मजला, सहावा मजला, सातवा मजला, आठवा मजला, नववा मजला, दहावा मजला, अकरावा मजला, बारावा मजला, तेरावा मजला, रद्दिवासी, दुकाने, ऑफिस, वाडे-भिंतीच्या इमारतीच्या बांधकामाबाबत, बांधकाम प्रारंभ प्रमाणपत्र देण्यात येत आहे. इमारतीच्या न जागेच्या मालकी हक्कासंदर्भात कुठलाही वाद निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार राहाल या अटीवर हे संमत देण्यात येत आहे.

*(Signature)*  
 नगर रचनायंत्र.  
 कल्याण डोंबिवली महानगरपालिका

- १) हे बांधकाम प्रारंभ प्रमाणपत्र दिल्याचे तारखेपासून एक वर्षापर्यंत वैध असेल, नंतर पुढील वर्षासाठी मंजूरीपत्राचे नूतनीकरण मुदत संपण्याआधी करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास योजने अनुषंगाने छाननी करण्यात येईल.
- २) नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ४) ही परवानगी आपल्या मालकीच्या कब्जातील जमीनीव्यतिरिक्त अन्य जमीनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.
- ५) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करता येईल.
- ६) वाडेभित व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे, मंजूर नकाशाप्रमाणे वाडेभितेचे व जोत्याचे बांधकाम केल्याबाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे, व ते या कार्यालयाकडून तपासून घेता पूर्णत्वाचा दाखला घेण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- ७) सहाय्यासाठी कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आदेशित करण्यास सादरचे बांधकाम प्रारंभ प्रमाणपत्र रद्द झाले असे समजण्यात येईल.
- ८) इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी आपले वास्तुशिल्पकार व स्थापत्य विभागाद यांचेवर राहिल.
- ९) नकाशात दाखविलेल्या गाळ्यांच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये. तसेच फ्लॉटच्या हद्दीत बांधकाम भोवती मोकळ्या सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- १०) जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतूदी प्रमाणे जागा बाधित होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.

- ११) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे जाणाऱ्या मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- १२) जागेत जने भाडेकरू असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरू मध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल.
- १३) सादर जमिनी विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.



क. ल. नं.	७९५३
वस्तु क्र.	७५

गिहारे

गां.न.क्र. ७ व १२

तालुका कळ्याण

भूमापन क्रमांक	भूमा.क.चा. उपविभाग	भू-धारण प्रकार	भोगवटदाराचे नांव	खाते क्रमांक
१०/१२३१	NA		१०२	
शेताचे स्थानिक नांव	लागवडी	हेक्टर आर	कुळाचे नांव - र. पैसे	
लागवडी एकर गुटे	प्रती		खद	
योग्य क्षेत्र	चौ.मिटर		इतर अधिकार -	
	०-१२-५			
	०-१२-५			
	०-०२-६			
	०-०२-६			
आकारणी	र. पैसे			
जडी अथवा विशेष आकारणी	१-३२			
एकर	१-३२			

गां.न.क्र. १२ (पिकाची नोंदवही)

वर्ष	पिकाखालील क्षेत्र										पडीत व पिकास निरूपयोगी अशाजमिनी चा तपशिल	पानी पुरवठ्यांचे साधन	जमीन करणाराचे नांव	शेरा	
	हंगाम	मिश्रपिकांचे एकूण क्षेत्र				घटक पिके व प्रत्येक पिकाचे क्षेत्र				निर्भळपिकाचे क्षेत्र					
		मिश्रपिकांचे संकेतांक	जतासिंचन	जतासिंचन	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	Ob	MZ					अजल सिंचित
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
			हे.आ	हे.आ		हे.आ	हे.आ		हे.आ	हे.आ		हे.आ			
									०-१२-५						

१६९८  
२०११

अस्सल बरहुकुम खरी नवकल रुजू असे.

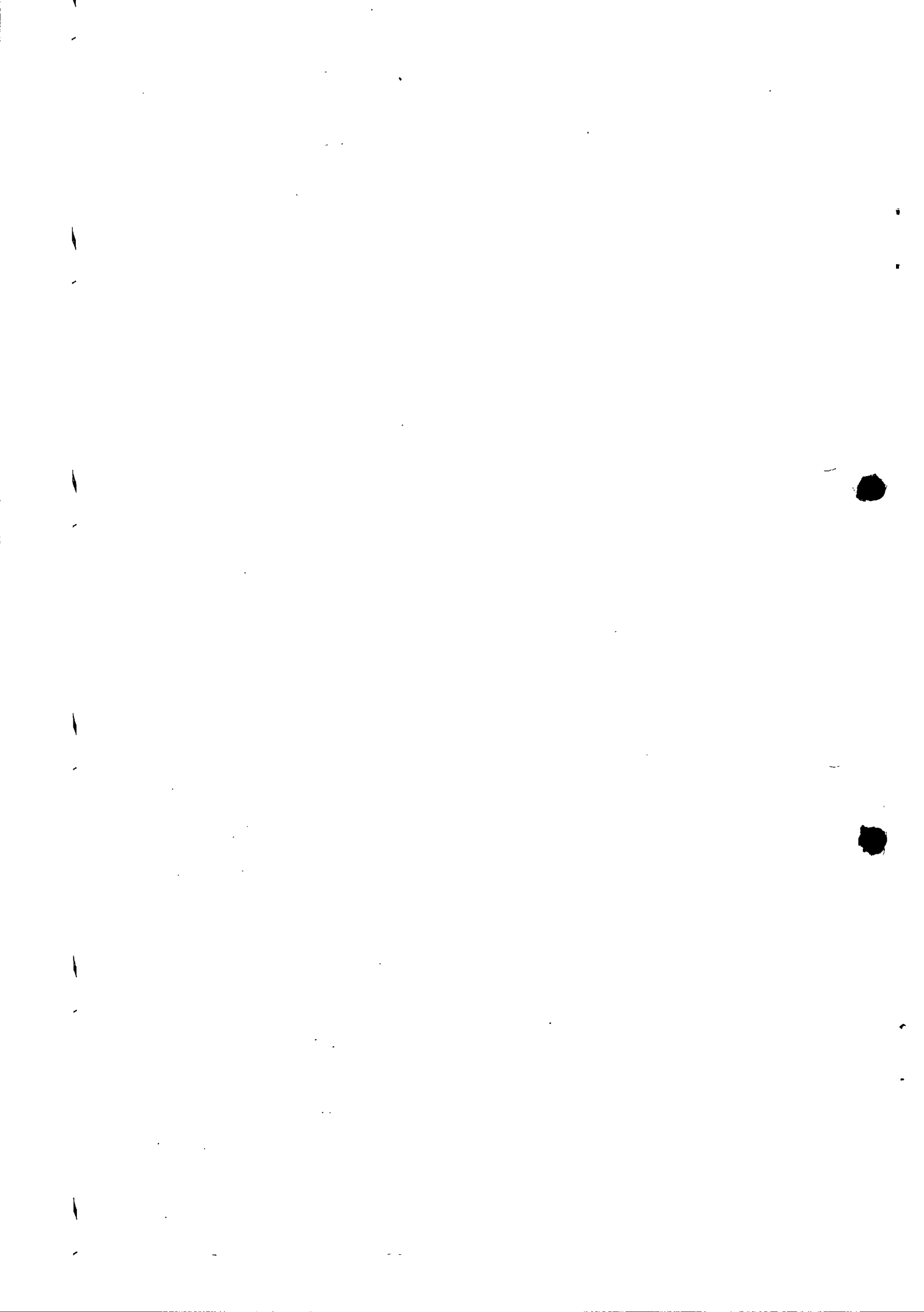
तारीख

१० JUN २०११

तलाठी सजा  
तलाठी सजा  
स. सजा, जि. हावे



क.ल.स. - १	
दस्त क्र. ७१५३	२०११
४८	७५



गाव चौहाने -

गां.न.क्र. ७ व १२

तालुका कल्याण

भूमापन क्रमांक १०/११२	भूमा.क.चा. उपविभाग N/A	भू-धारण प्रकार N/A	भूमिपट्टाचे नांव १००/१०१	खाते क्रमांक
शेताचे स्थानिक नांव - (१०१) १०३	लागवडी एकर गुठे १६६	हक्टर आर प्रती ०-११-१	कुळाचे नांव - रु. पैसे ६६६	खं
लागवडी एकर गुठे १६६	हक्टर आर प्रती ०-११-१	चौ.वर ०-११-१	इतर अधिकार १००/१०१	
पो.ख. लागवडी योग्य नसलेली	वर्ग (अ) ०-०२-३	वर्ग (ब) ०-०२-३	म.ली.व्हा. डेव्हलपर्स सर्जे आर्गिटेक्ट्स शुक्रा कॉन्सल्टिंग पटल यांची स्वामित्व रु. ३०,००,०००/- जावडी नियमावली अपघोषा विकास व्यवस्था. बोर्डा १०००	
आकारणी	रु. पैसे १-२५	एकूण १-२५		

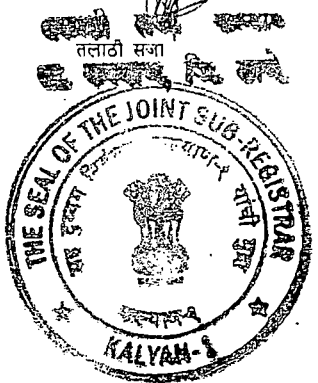
गां.न.क्र. १२ (पिकाची नोंदवही)

वर्ष	पिकाखानील क्षेत्र										पडीत व पिकास निरुपयोगी अशा जमिनी चा तपशिल	जमीन करणाराचे नांव	शेरा		
	हंगाम	मिश्रपिकाचे एकूण क्षेत्र		घटक पिके व प्रत्येक पिकाचे क्षेत्र				निर्भळपिकाचे क्षेत्र							
		मिश्रपिकाचे संकेतांक	जलसिंचन	जलसिंचन	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	Ob	अजल सिंचित				स्वरूप	क्षेत्र
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
			हे.आ	हे.आ		हे.आ	हे.आ		हे.आ	हे.आ		हे.आ			
									०-११-१						

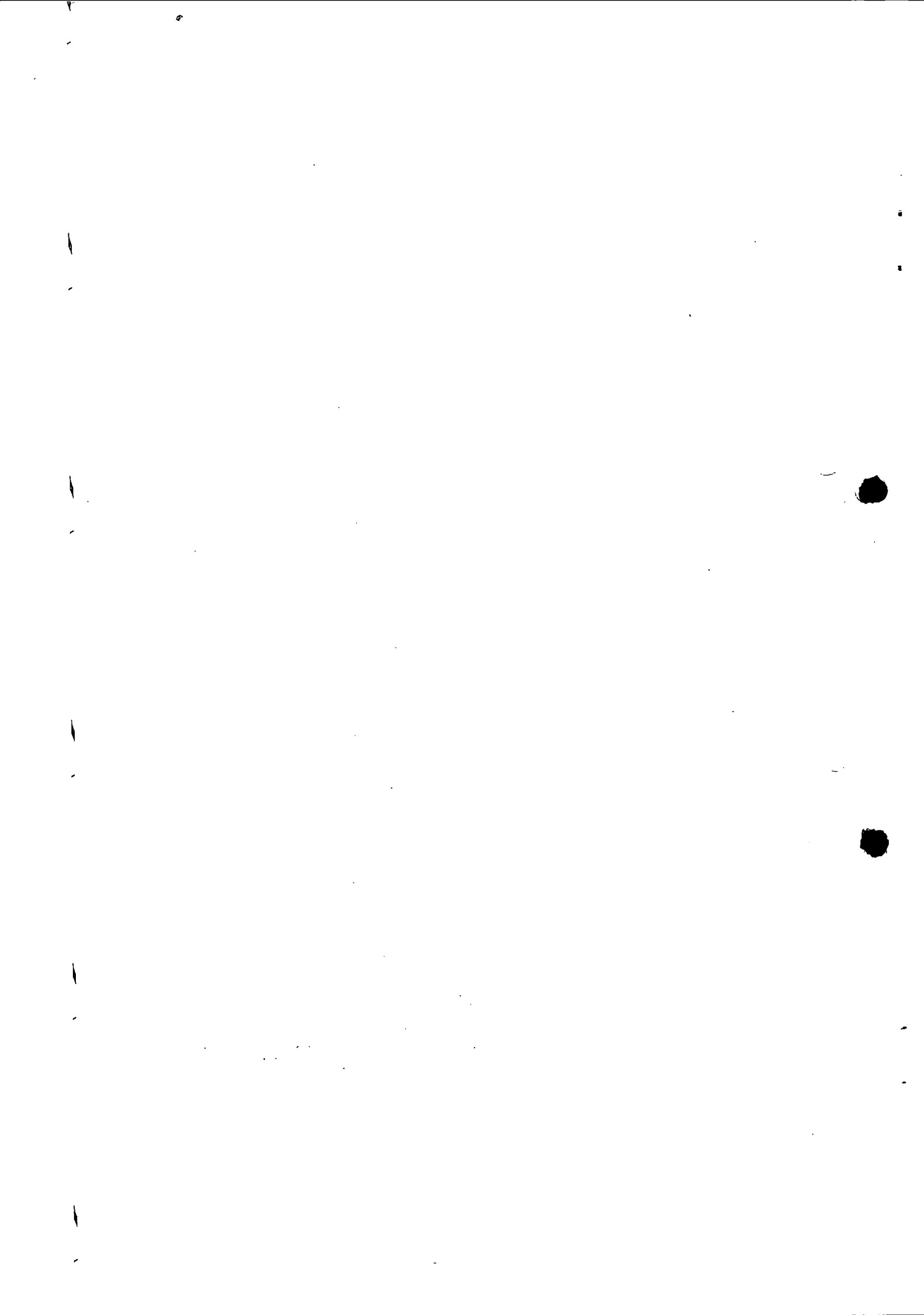
असल बराहकुम खरी नक्कल रुजू असे.

तारीख

17/0 JUN 2011

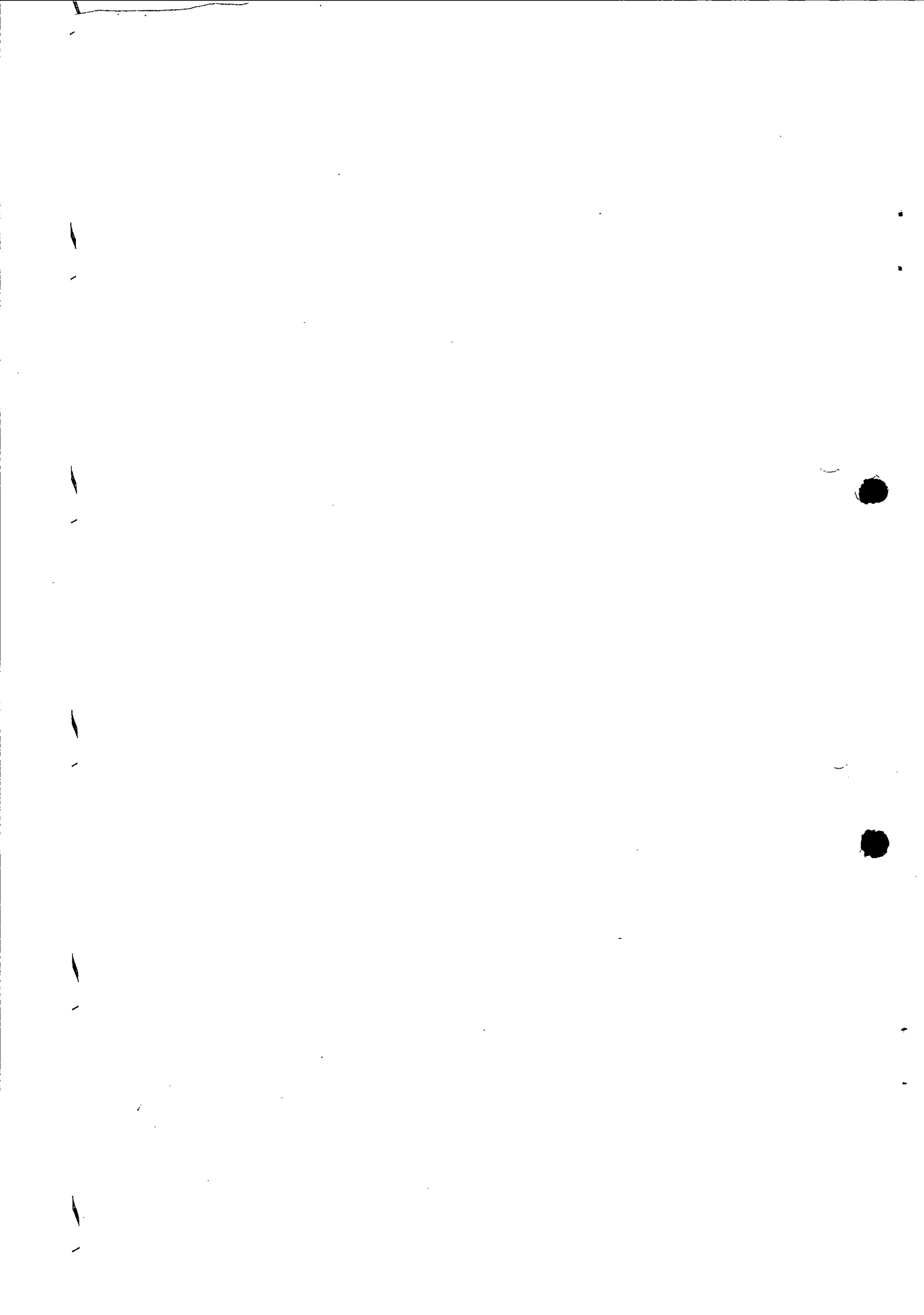


क.ल.न.-१	
दस्त क. ७१५३	२०११
२८	७५









**BUILD-UP AREA**

21.007 x 2.051 = 43.16 SQ.M.

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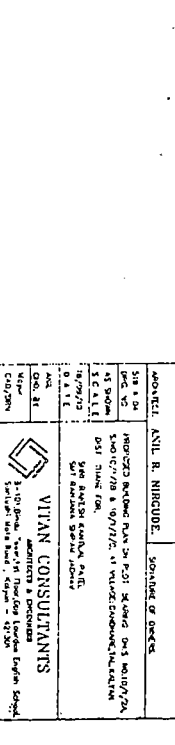
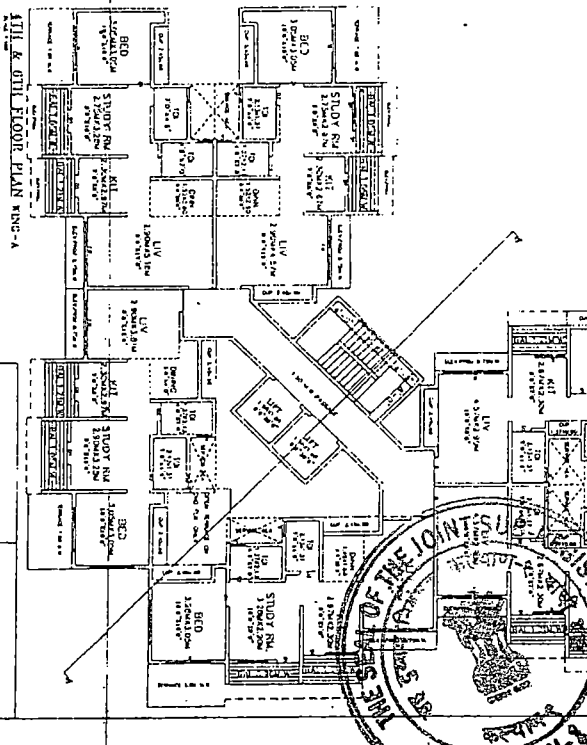
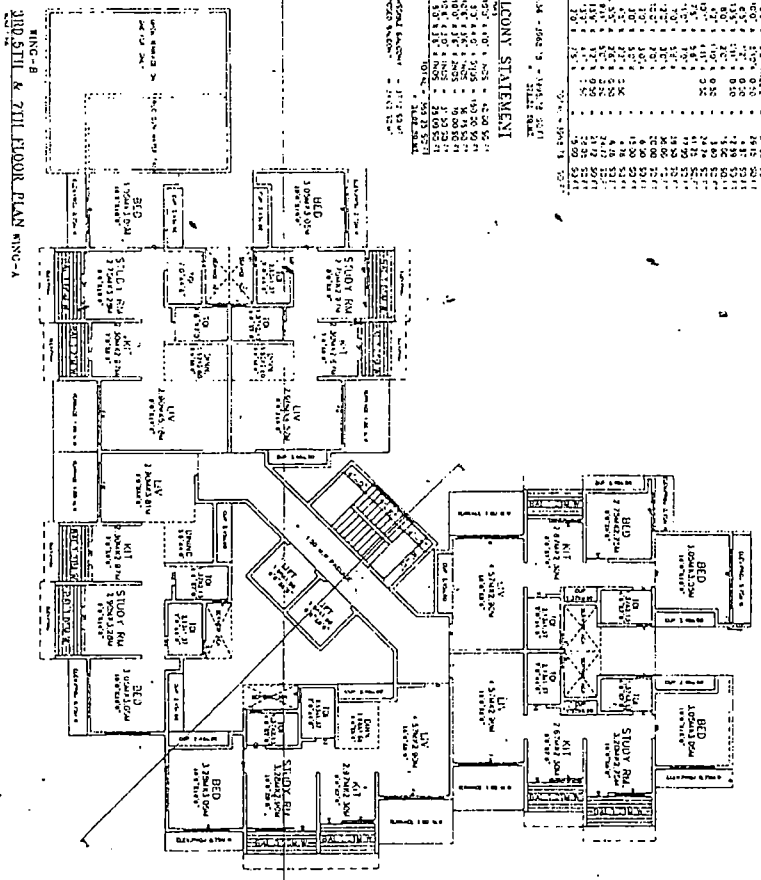
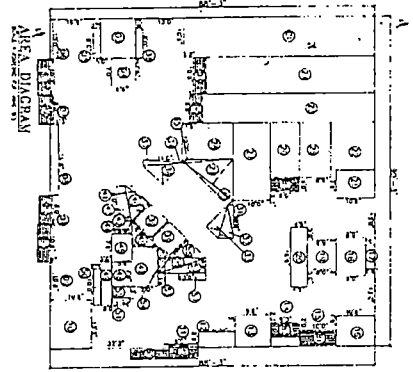
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21.007 x 2.051 = 43.16 SQ.M.

21.007 x 2.051 = 43.16 SQ.M.

21.007 x 2.051 = 43.16 SQ.M.

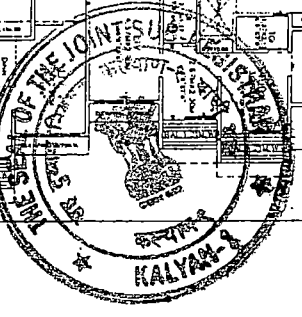
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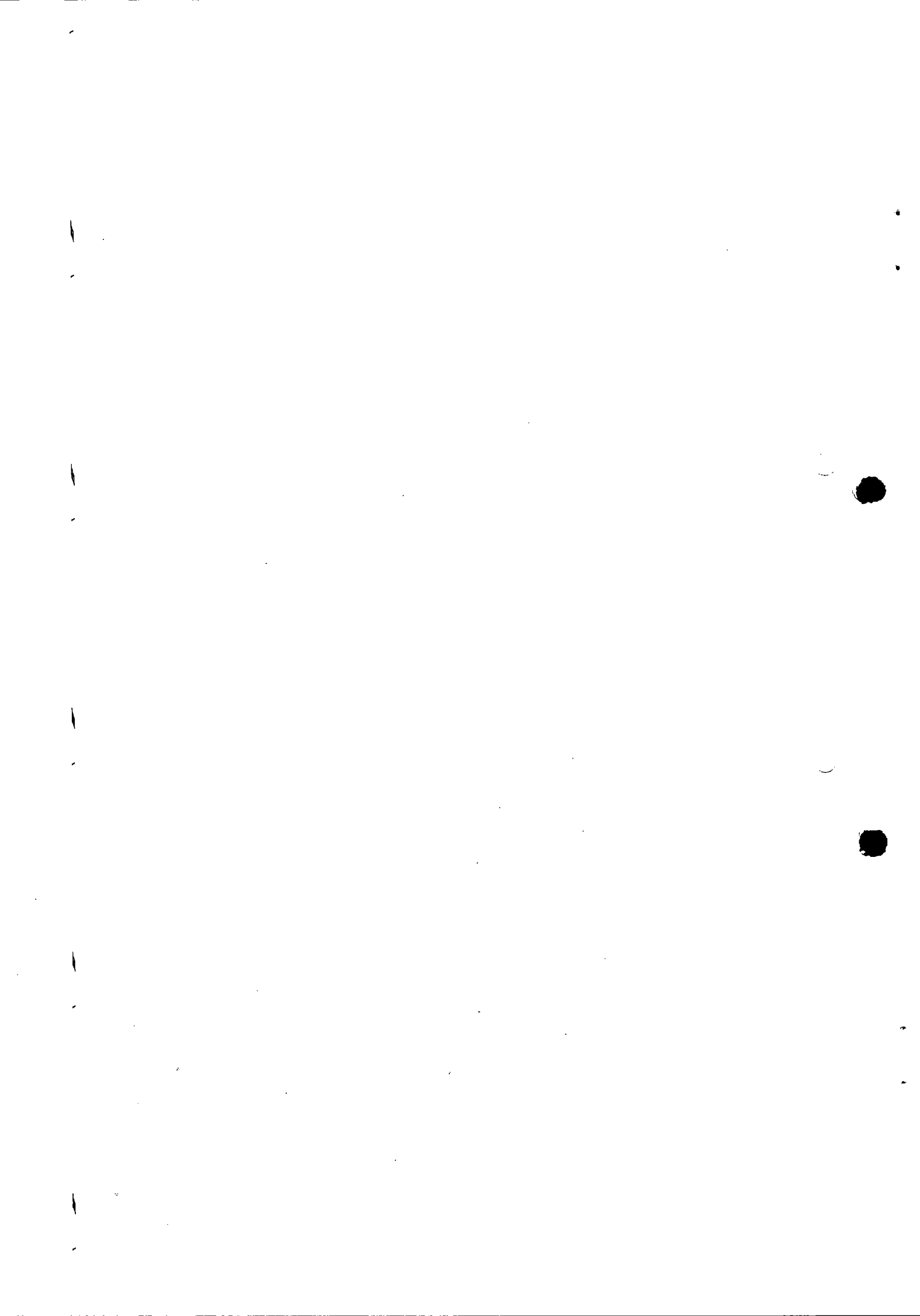
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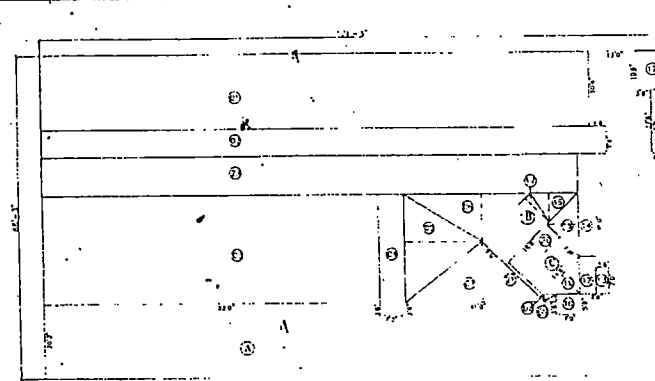
TRUE COPY  
THIS IS TO CERTIFY THAT  
THE DRAWING IS A TRUE COPY  
OF THE ORIGINAL DRAWING  
AS SUBMITTED TO THE  
PLANNING AUTHORITY  
ON 18/07/2018  
DATE: 18/07/2018  
FOR VISION CONSULTANTS

VISION CONSULTANTS  
PVT. LTD.



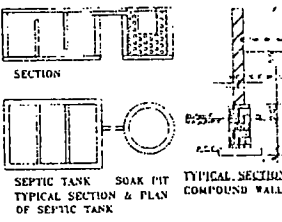
APPROVED: ANIL B. NINCHODE, Signature of Engineer  
DATE: 18/07/2018  
VISION CONSULTANTS  
PVT. LTD.  
110/110, 1st Floor, New Road, Kalyana-2, Dist. Bidar - 585401





**BUILT UP AREA**

DESCRIPTION	AREA	NO. OF FLOORS
1) 130' x 30' x 30'	1170.00	50.00
2) 145' x 30' x 30'	1305.00	50.00
3) 145' x 30' x 30'	1305.00	50.00
4) 145' x 30' x 30'	1305.00	50.00
5) 24' x 2'8" x 0.50	317.12	50.00
6) 24' x 13' x 2.50	256.80	50.00
7) 31' x 18' x 0.50	309.78	50.00
8) 20' x 0'10" x 0.50	1.00	50.00
9) 3' x 1'11" x 0.50	16.50	50.00
10) 10' x 5' x 0.50	50.00	50.00
11) 14' x 1' x 0.50	44.40	50.00
12) 3' x 1' x 0.50	16.50	50.00
13) 15' x 3' x 0.50	22.50	50.00
14) 15' x 3' x 0.50	22.50	50.00
15) 15' x 3' x 0.50	22.50	50.00
16) 15' x 3' x 0.50	22.50	50.00
17) 15' x 3' x 0.50	22.50	50.00
18) 15' x 3' x 0.50	22.50	50.00
19) 15' x 3' x 0.50	22.50	50.00
20) 15' x 3' x 0.50	22.50	50.00
21) 15' x 3' x 0.50	22.50	50.00
22) 15' x 3' x 0.50	22.50	50.00
23) 15' x 3' x 0.50	22.50	50.00
24) 15' x 3' x 0.50	22.50	50.00
25) 15' x 3' x 0.50	22.50	50.00
26) 15' x 3' x 0.50	22.50	50.00
27) 15' x 3' x 0.50	22.50	50.00
28) 15' x 3' x 0.50	22.50	50.00
29) 15' x 3' x 0.50	22.50	50.00
30) 15' x 3' x 0.50	22.50	50.00
<b>TOTAL</b>	<b>10245.81</b>	<b>50.00</b>



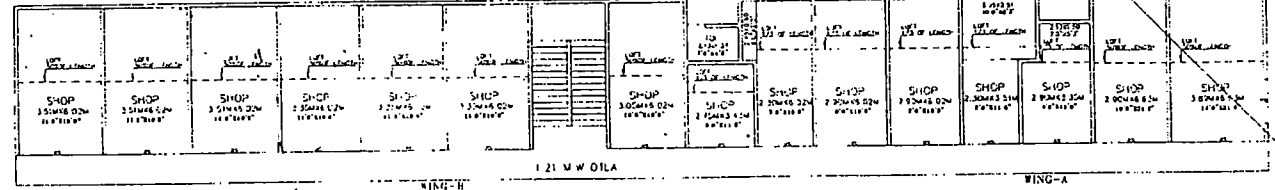
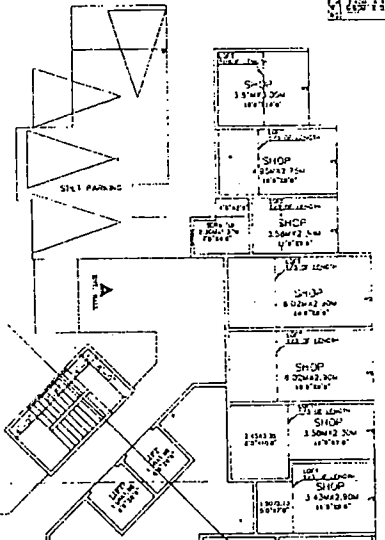
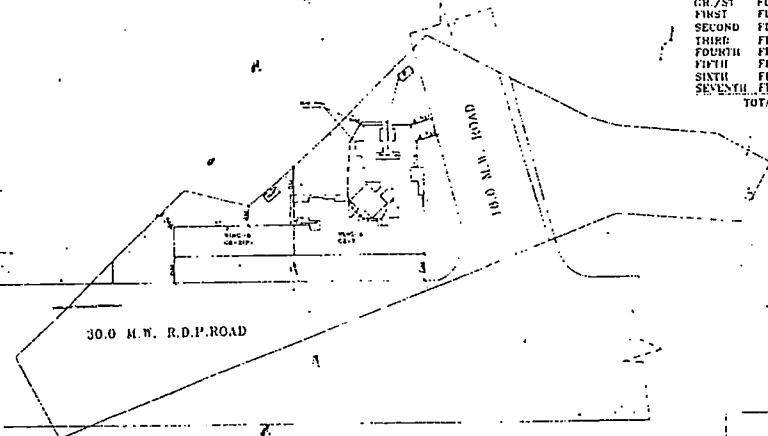
**BOOKS & MEMBERS REQUIREMENTS**

NO.	DESCRIPTION	REMARKS
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
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AREA DIAGRAM

**TOTAL BUILT UP AREA:-**

FLOOR	AREA (SQ.MT)
GROUND FLOOR	452.14
FIRST FLOOR	638.49
SECOND FLOOR	412.81
THIRD FLOOR	371.21
FOURTH FLOOR	371.21
FIFTH FLOOR	371.21
SIXTH FLOOR	371.21
SEVENTH FLOOR	371.21
<b>TOTAL</b>	<b>3357.49</b>



GROUND FLOOR PLAN

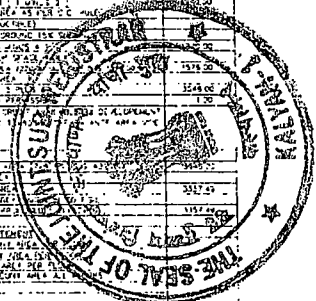
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THIS IS TO CERTIFY THAT  
PLANS SANCTIONED BY  
MUMBAI MUNICIPAL CORP.  
LETTER NO. 2027/2011/11/11  
DATE: 20/11/2011  
FOR VITAN CONSULTANTS

*(Signature)*  
ARCHITECT  
ANIL R. NIRGUDE  
CALCUTTA

PROFORMA - I

**A. AREA STATEMENT**

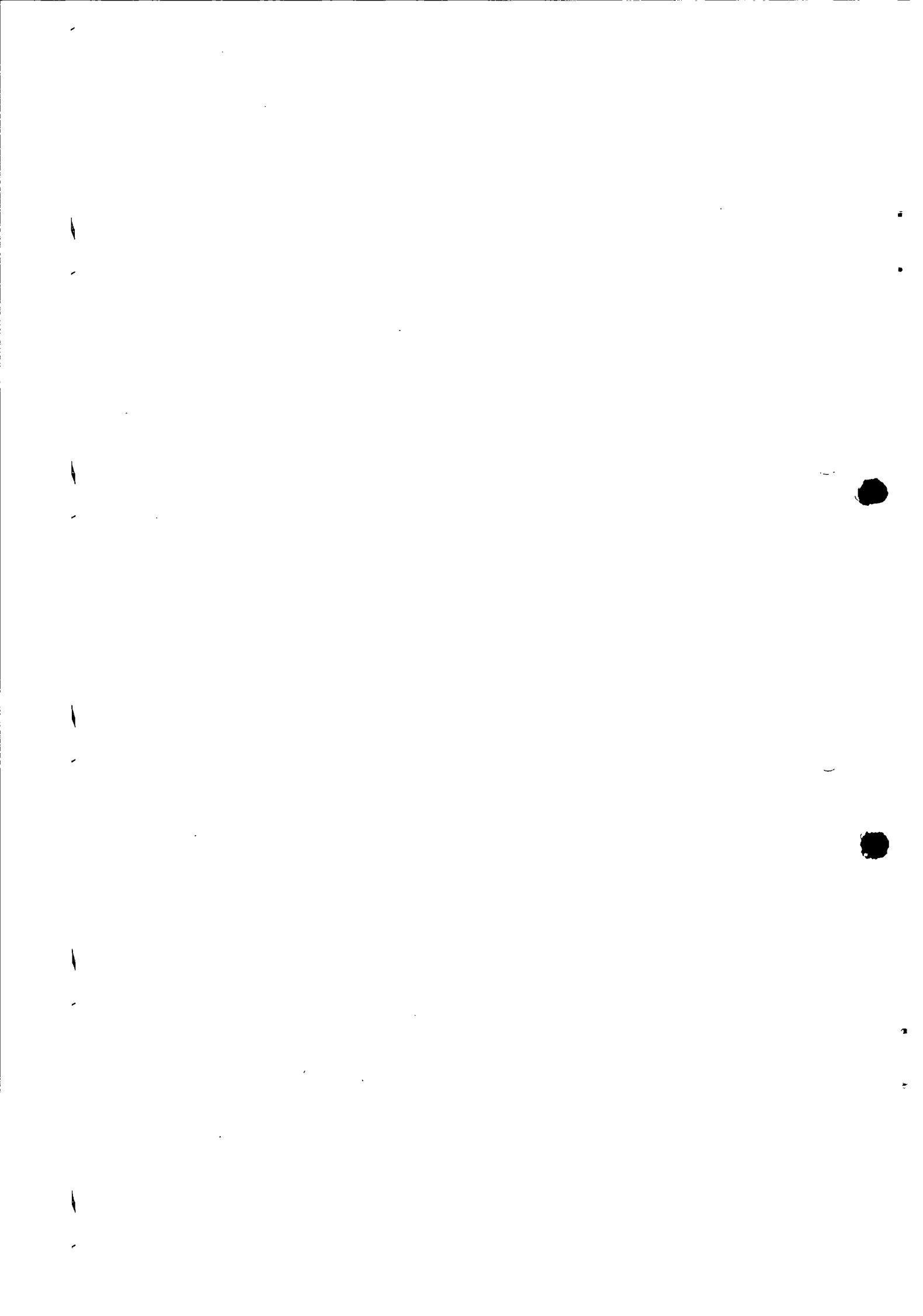
NO.	DESCRIPTION	AREA (SQ.MT)
1	AREA OF PLOT	4190.00
2	ROAD SET BACK AREA	2720.00
3	ROAD FRONT SETBACK AREA	2720.00
4	ROAD SIDE SETBACK AREA	2720.00
5	ROAD REAR SETBACK AREA	2720.00
6	ROAD CORNER SETBACK AREA	2720.00
7	ROAD INTERSECTION SETBACK AREA	2720.00
8	ROAD MEDIAN SETBACK AREA	2720.00
9	ROAD VERGE SETBACK AREA	2720.00
10	ROAD SHOULDER SETBACK AREA	2720.00
11	ROAD DRAINAGE SETBACK AREA	2720.00
12	ROAD UTILITIES SETBACK AREA	2720.00
13	ROAD LIGHTING SETBACK AREA	2720.00
14	ROAD SIGNAGE SETBACK AREA	2720.00
15	ROAD FENCE SETBACK AREA	2720.00
16	ROAD BARRIERS SETBACK AREA	2720.00
17	ROAD SAFETY SETBACK AREA	2720.00
18	ROAD SECURITY SETBACK AREA	2720.00
19	ROAD PROTECTION SETBACK AREA	2720.00
20	ROAD MAINTENANCE SETBACK AREA	2720.00
21	ROAD REPAIR SETBACK AREA	2720.00
22	ROAD RESURFACING SETBACK AREA	2720.00
23	ROAD GRADING SETBACK AREA	2720.00
24	ROAD DRAINAGE SETBACK AREA	2720.00
25	ROAD UTILITIES SETBACK AREA	2720.00
26	ROAD LIGHTING SETBACK AREA	2720.00
27	ROAD SIGNAGE SETBACK AREA	2720.00
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35	ROAD RESURFACING SETBACK AREA	2720.00
36	ROAD GRADING SETBACK AREA	2720.00
37	ROAD DRAINAGE SETBACK AREA	2720.00
38	ROAD UTILITIES SETBACK AREA	2720.00
39	ROAD LIGHTING SETBACK AREA	2720.00
40	ROAD SIGNAGE SETBACK AREA	2720.00
41	ROAD FENCE SETBACK AREA	2720.00
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43	ROAD SAFETY SETBACK AREA	2720.00
44	ROAD SECURITY SETBACK AREA	2720.00
45	ROAD PROTECTION SETBACK AREA	2720.00
46	ROAD MAINTENANCE SETBACK AREA	2720.00
47	ROAD REPAIR SETBACK AREA	2720.00
48	ROAD RESURFACING SETBACK AREA	2720.00
49	ROAD GRADING SETBACK AREA	2720.00
50	ROAD DRAINAGE SETBACK AREA	2720.00
51	ROAD UTILITIES SETBACK AREA	2720.00
52	ROAD LIGHTING SETBACK AREA	2720.00
53	ROAD SIGNAGE SETBACK AREA	2720.00
54	ROAD FENCE SETBACK AREA	2720.00
55	ROAD BARRIERS SETBACK AREA	2720.00
56	ROAD SAFETY SETBACK AREA	2720.00
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61	ROAD RESURFACING SETBACK AREA	2720.00
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64	ROAD UTILITIES SETBACK AREA	2720.00
65	ROAD LIGHTING SETBACK AREA	2720.00
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74	ROAD RESURFACING SETBACK AREA	2720.00
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76	ROAD DRAINAGE SETBACK AREA	2720.00
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ARCHT: ANIL R. NIRGUDE

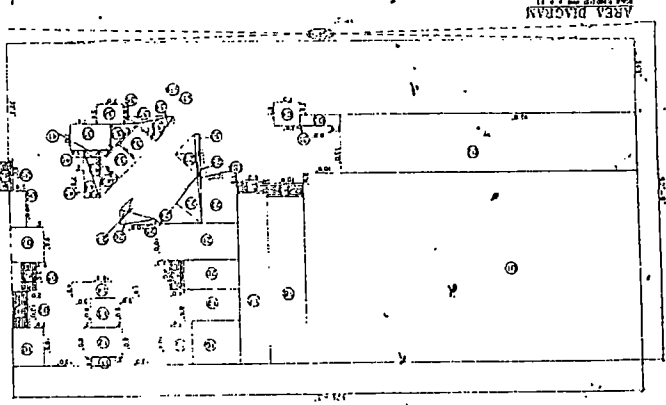
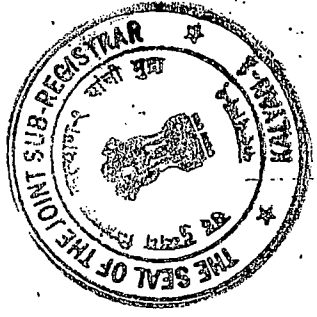
PROPOSED BUILDING PLAN IN 1/20 SCALE ON 5 NO. 11/20  
DATE: 20/11/2011 AT 10:11/2011 AT 10:11/2011  
SCALE: 1/20  
DATE: 20/11/2011  
SCALE: 1/20  
DATE: 20/11/2011  
SCALE: 1/20

VITAN CONSULTANTS  
ARCHITECTS & ENGINEERS  
B-101, Block, Phase I, Plot No. 10, Lower Ground Floor, Sector  
14, Gurgaon, Haryana - 122002



1st Floor Plan  
 2800  
 43

1ST FLOOR PLAN

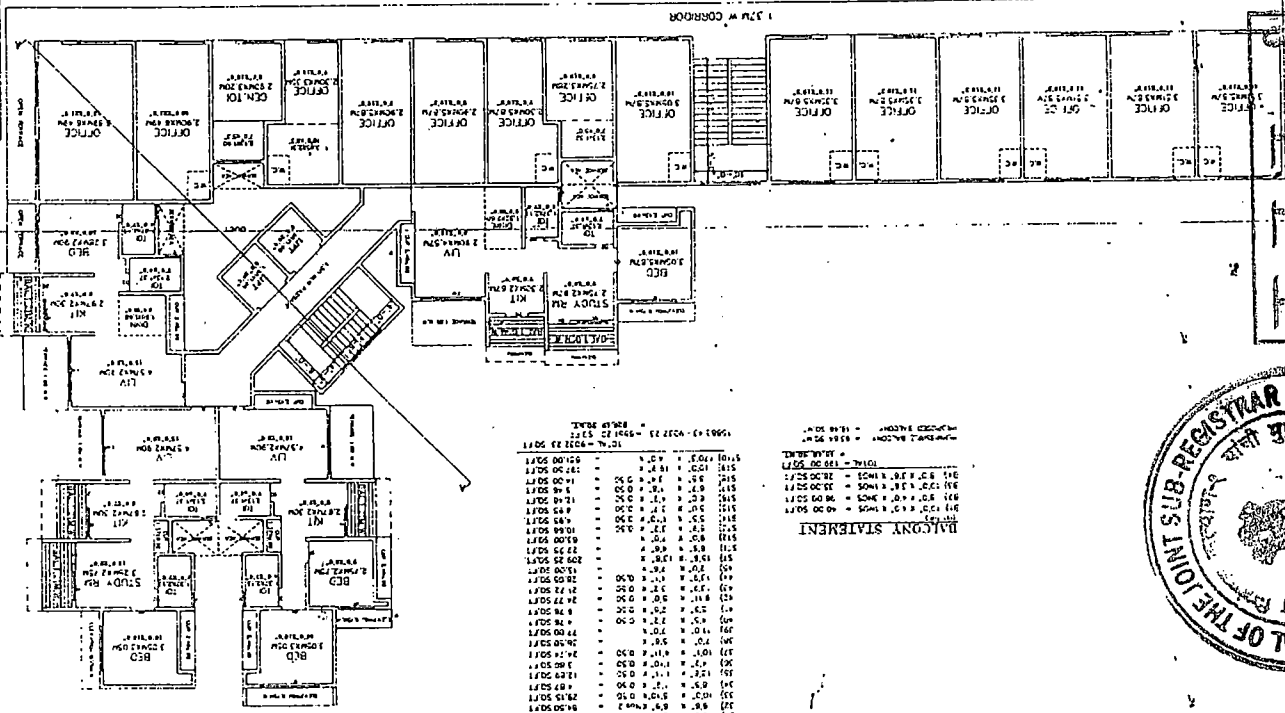


BALCONY STATEMENT

NO.	DESCRIPTION	AREA
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4	BALCONY	1.00
5	BALCONY	1.00
6	BALCONY	1.00
7	BALCONY	1.00
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100	BALCONY	1.00

BUILT UP AREA

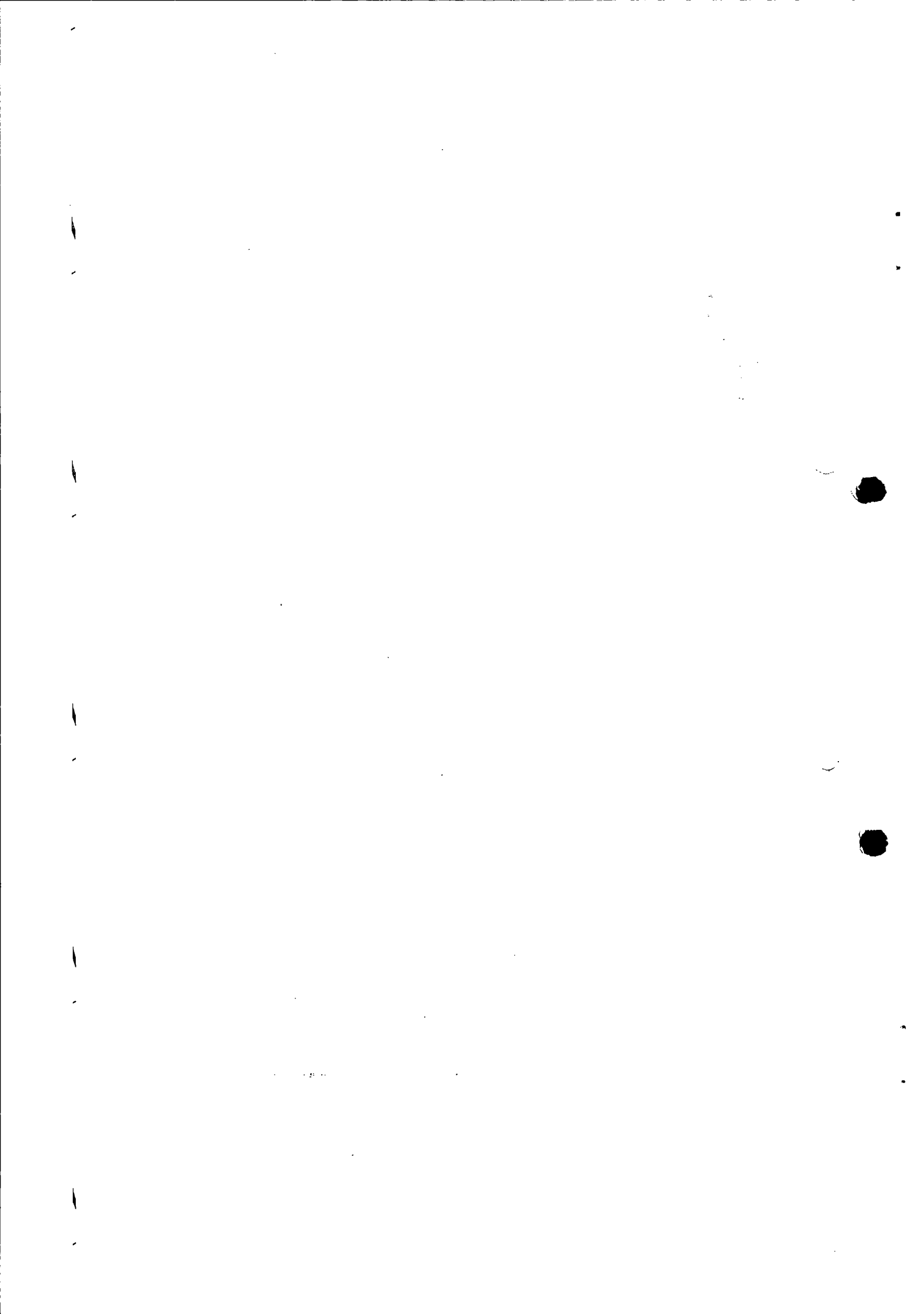
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2	BED ROOM	10.00
3	BED ROOM	10.00
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98	BED ROOM	10.00
99	BED ROOM	10.00
100	BED ROOM	10.00



VITAN CONSULTANTS  
 PROJECT: ANIL R. NINGUDE  
 DATE: 18/07/2018  
 SHEET NO: 2/2

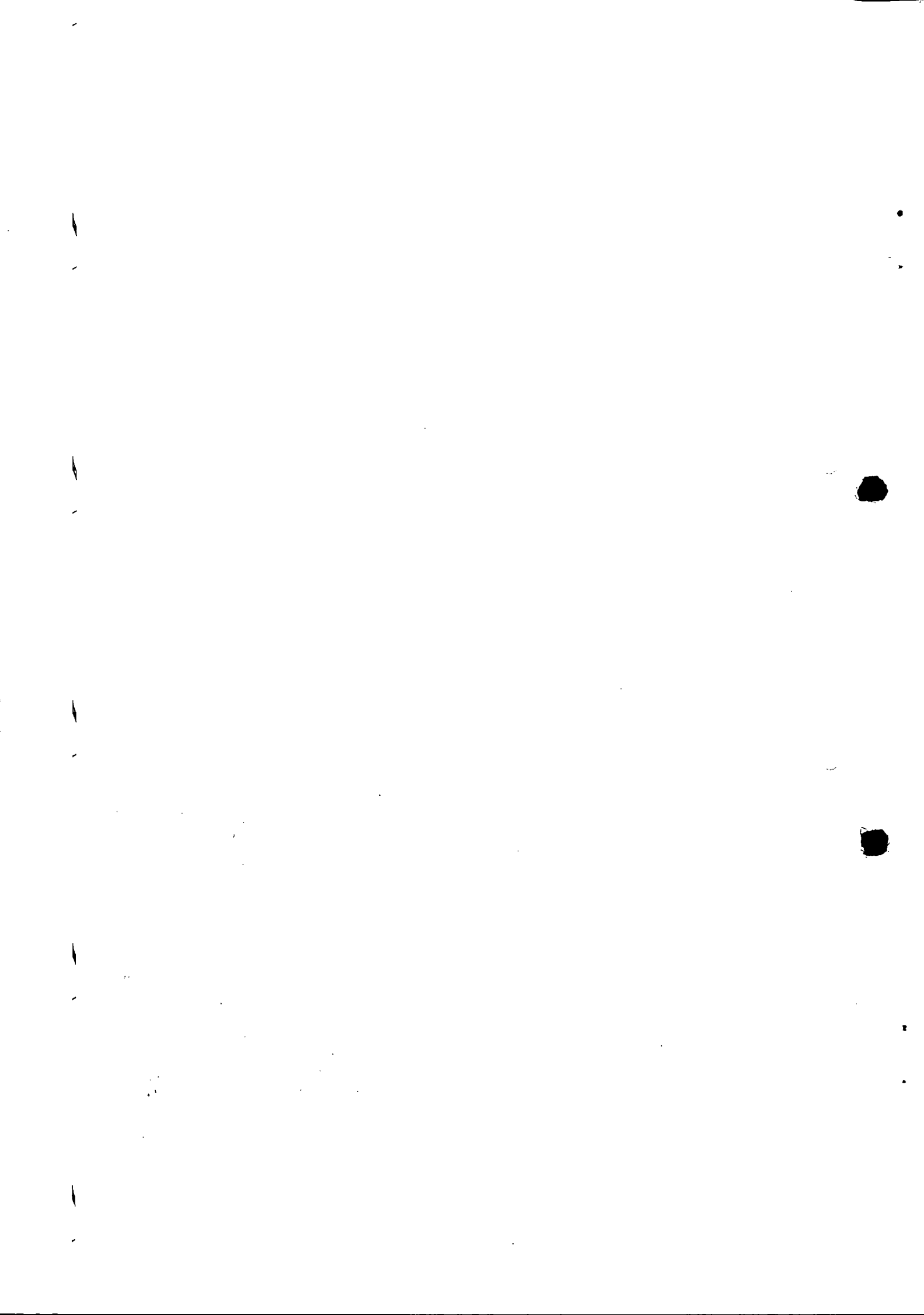
STAMP OF APPROVAL OF PLAN SHEET NO. 2/2  
 TRUE COPY  
 THIS IS TO CERTIFY THAT  
 PLANS TRANSMITTED BY:  
 DATA FORMERLY SUBMITTED  
 LETTER NO. 100/2017  
 DATE: 18/07/2018  
 FOR VITAN CONSULTANTS  
 ARCHITECT  
 ANIL R. NINGUDE  
 CAREER/17

51









आयकर विभाग  
INCOME TAX DEPARTMENT  
ROYCE DEVELOPERS



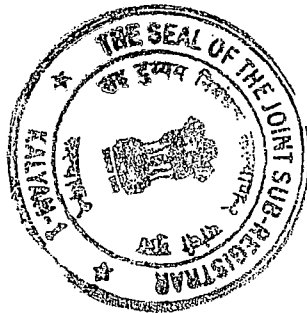
भारत सरकार  
GOVT. OF INDIA

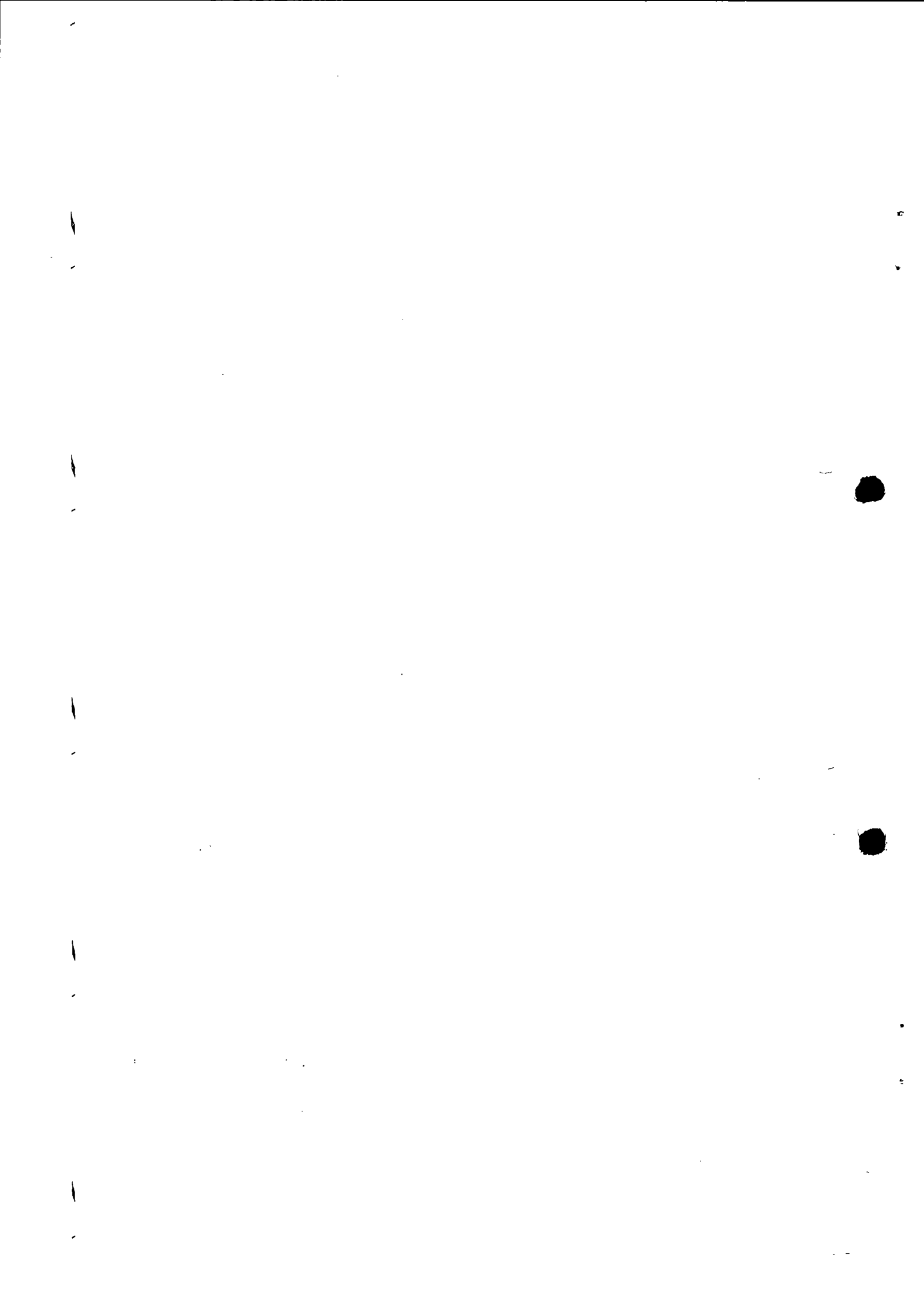


28/08/2010  
Permanent Account Number  
AAMFR5354E

02112010

क. व. न. - १
वस्तु क्र. ७९५३
५५
७५
२०१३





RECEIPT



Vruddhi Typing & Computer Center  
Shop No. 16, Court Naka,  
Opp. Collector Office, Thane.

Particular ..... Date 23-11-2011  
Stamp Paper to the Name M/S. Poyle  
Developers  
By hand SURAJ

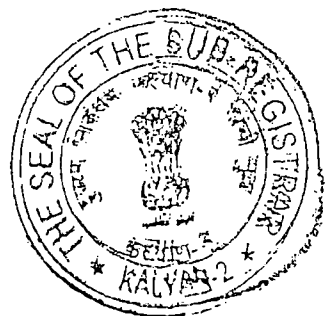
100 X ..... = Total Rs. ....  
500 X ..... = Total Rs. 5000  
1000 X ..... = Total Rs. ....  
5000 X ..... = Total Rs. ....

Vide Sr. No/s ..... A 114739  
Regd. No. .... 123496001

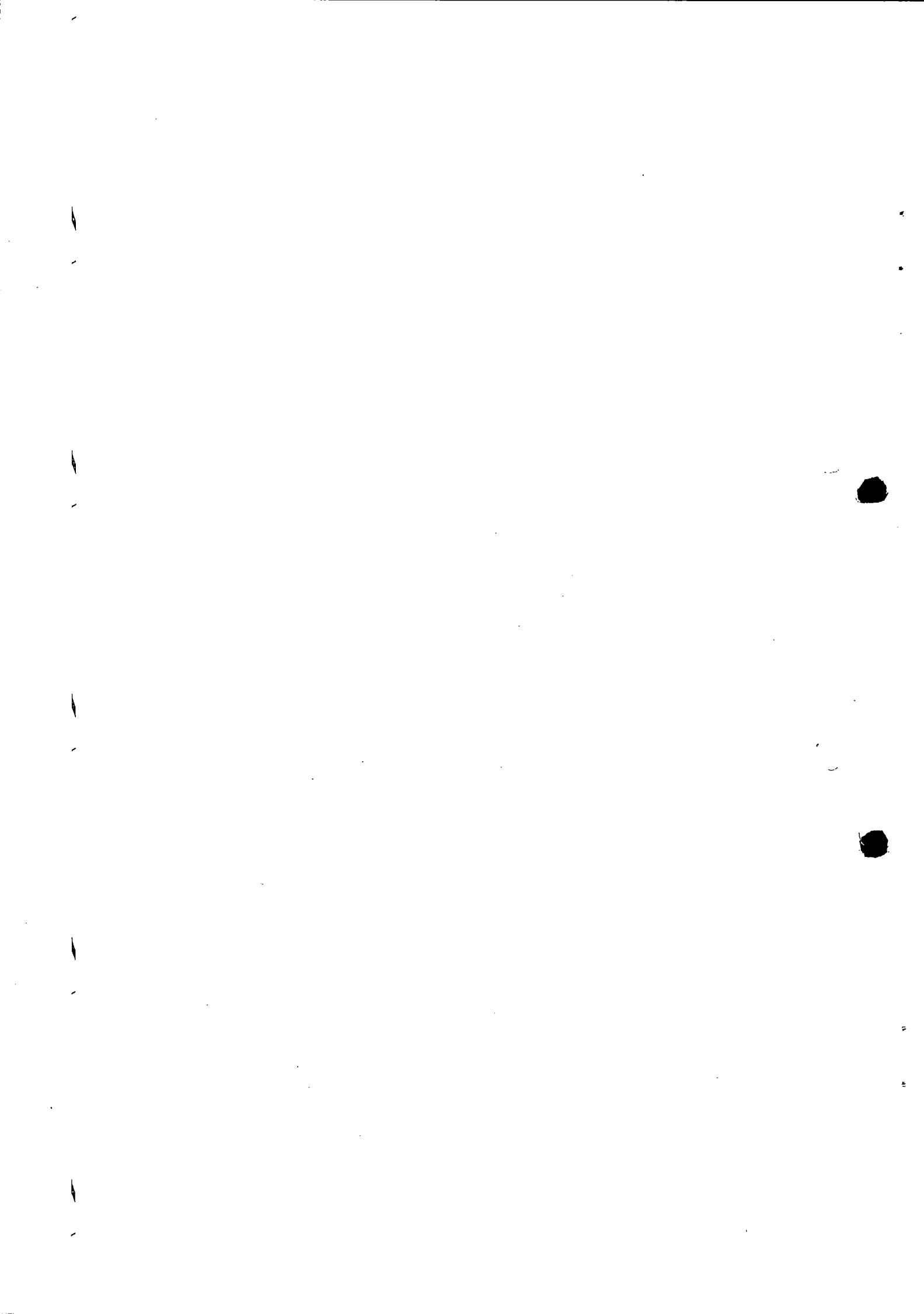
**P. D. PATIL**  
Mrs. Vruddhi  
18, Chawani Naka  
Near Collector Office, Thane-1.

Sd/-  
(Mrs. H. D. PATIL)

क.ल.न. - १  
दस्ता - १२०  
१ १५



क.ल.न. - १  
दस्ता क. ७५५३ २०१३  
५६ ७५





January 11, 2012

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 319

दिनांक 11/01/2012

पत्राचे नंबर नं. २४२

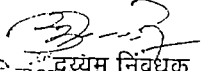
संनयेवनाचा अनुक्रमांक कलन2 - 00320 - 2012

संनयेवनाचे प्रकार मुखत्यारनामा

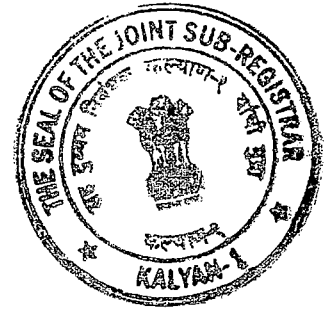
संनयेवनाचे नाव: लंकत सुधाकर पाटील - -

संनयेवनाचे शुल्क :-	100.00
संनयेवनाचे (अ. 11(1)), पृष्ठांकनाची नकल (आ. 11(2)), :-	300.00
संनयेवनाचे (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ्री (15) एकाच	400.00

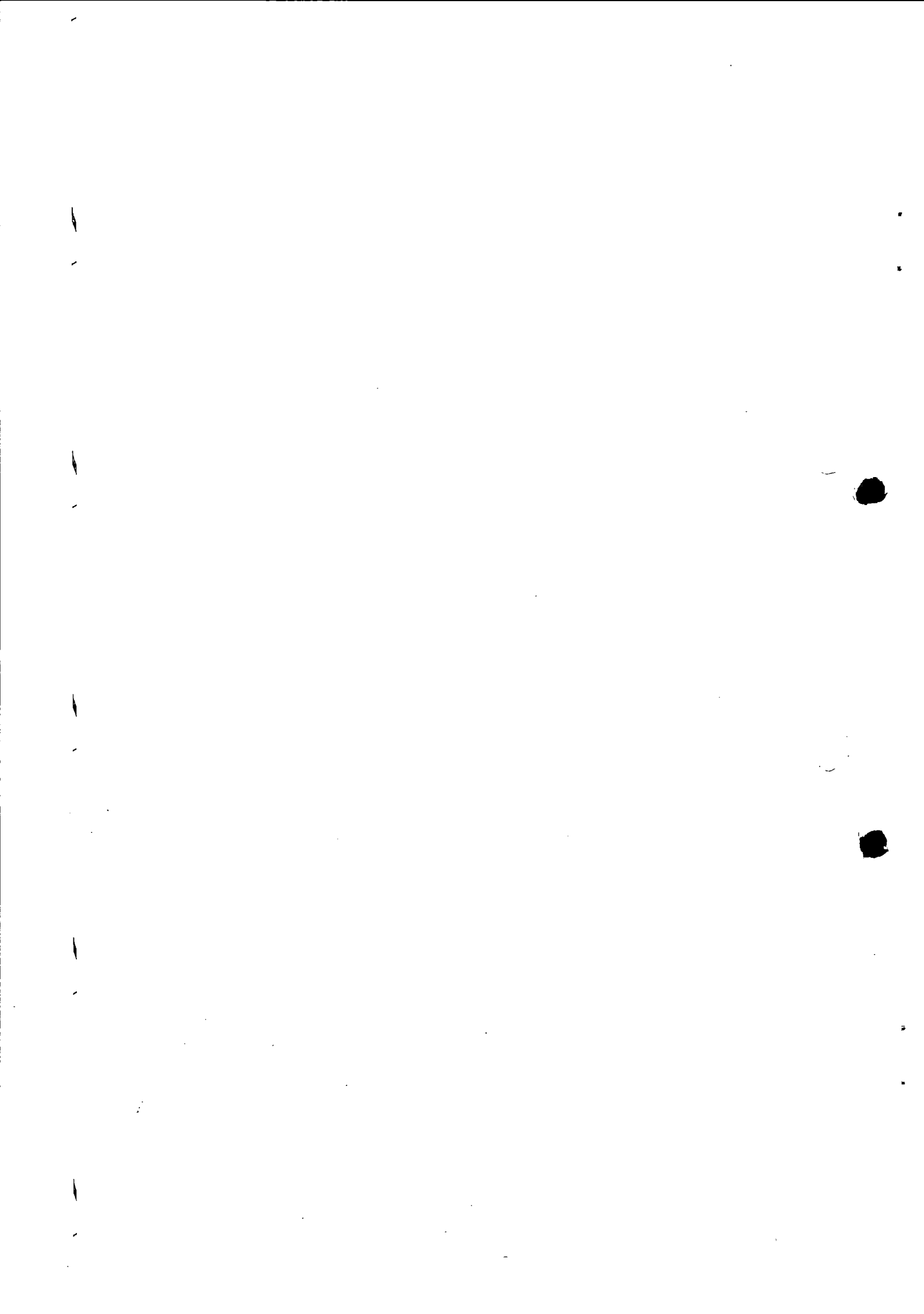
संनयेवनाचे हा दस्त अंदाजे 3:17PM ह्या वेळेस मिळेल

  
 स. पु. सुधाम निबंधक  
 कल्याण - २  
 वर्ग - २

संनयेवनाचे शुल्क 0 रु. मोबदला: 0 रु.  
 संनयेवनाचे शुल्क: 500 रु



क. ल. न. - १	
दस्त क्र. 6943	२०१२
yu	uy

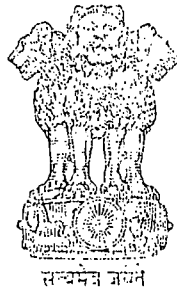




भारतीय गैर न्यायिक

भारत INDIA

₹. 500



FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

MAHARASHTRA

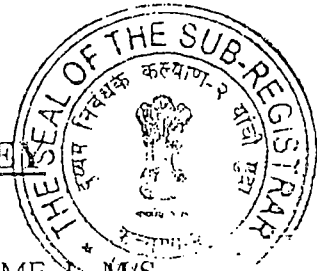
A 114739

123496
23 NOV 2011
पंजीय नं./दिनांक

123496 500/-  
 M/S Royce Developers,  
 Chondre Village,  
 Kalyan 23 NOV 2011  
 Sumit

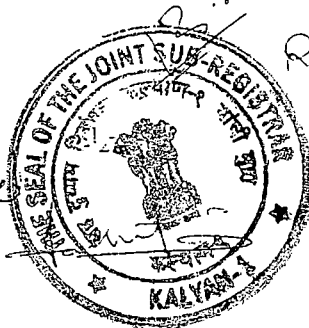
23 NOV 2011

क ल न र	
वस्तु क्र. 320	2088
2	99



GENERAL POWER OF ATTORNEY

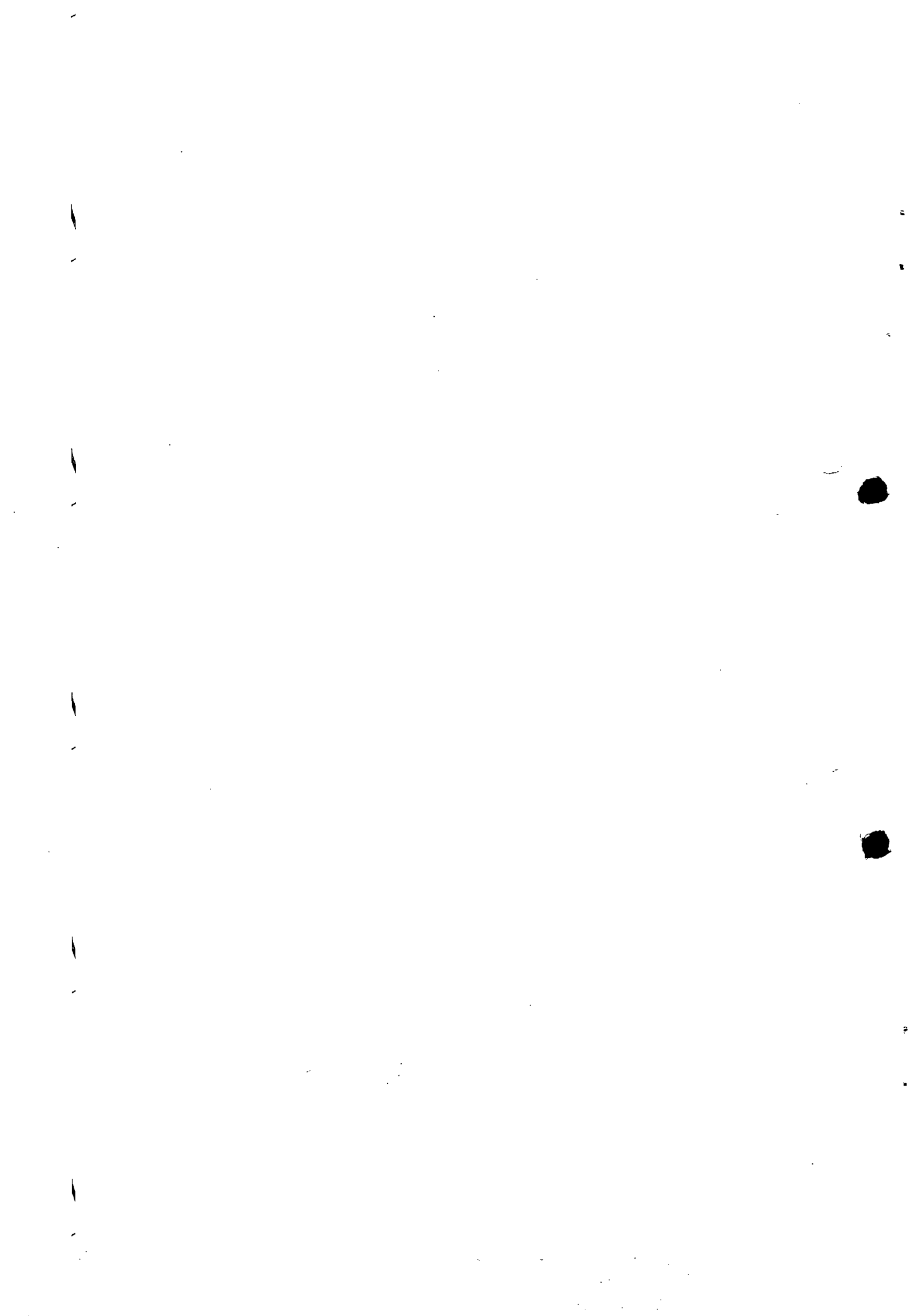
TO ALL TO WHOM THESE PRESENTS SHALL COME I, M/S.  
**ROYCE DEVELOPERS** through its Partner of **MR. RAKESH K.  
 PATEL** having its office at Village Gandhare, Kalyan (W), Dist. Thane,  
 do hereby SEND GREETINGS.



RK Patel

क.ल.न.-8	
वस्तु क्र. 0943	2088
4C	604

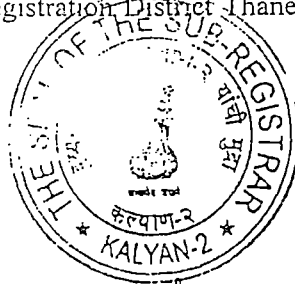
RK Patel  
13/11



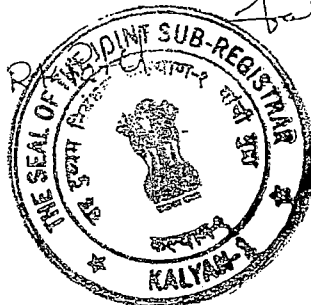
To do all acts, deeds and things for me and on my behalf to cause to ~~attendance~~ of my executing parties to any documents before the Sub-Registrar of Assurances, to make any application or ~~submissions~~ in writing for the purpose of effectively registering any documents as my said attorneys may deem fit and proper. And I myself agree to ratify and confirm all and whatsoever my said Attorney shall purpose to do or cause to be done by virtue of these presents.

SCHEDULE OF THE PROPERTY

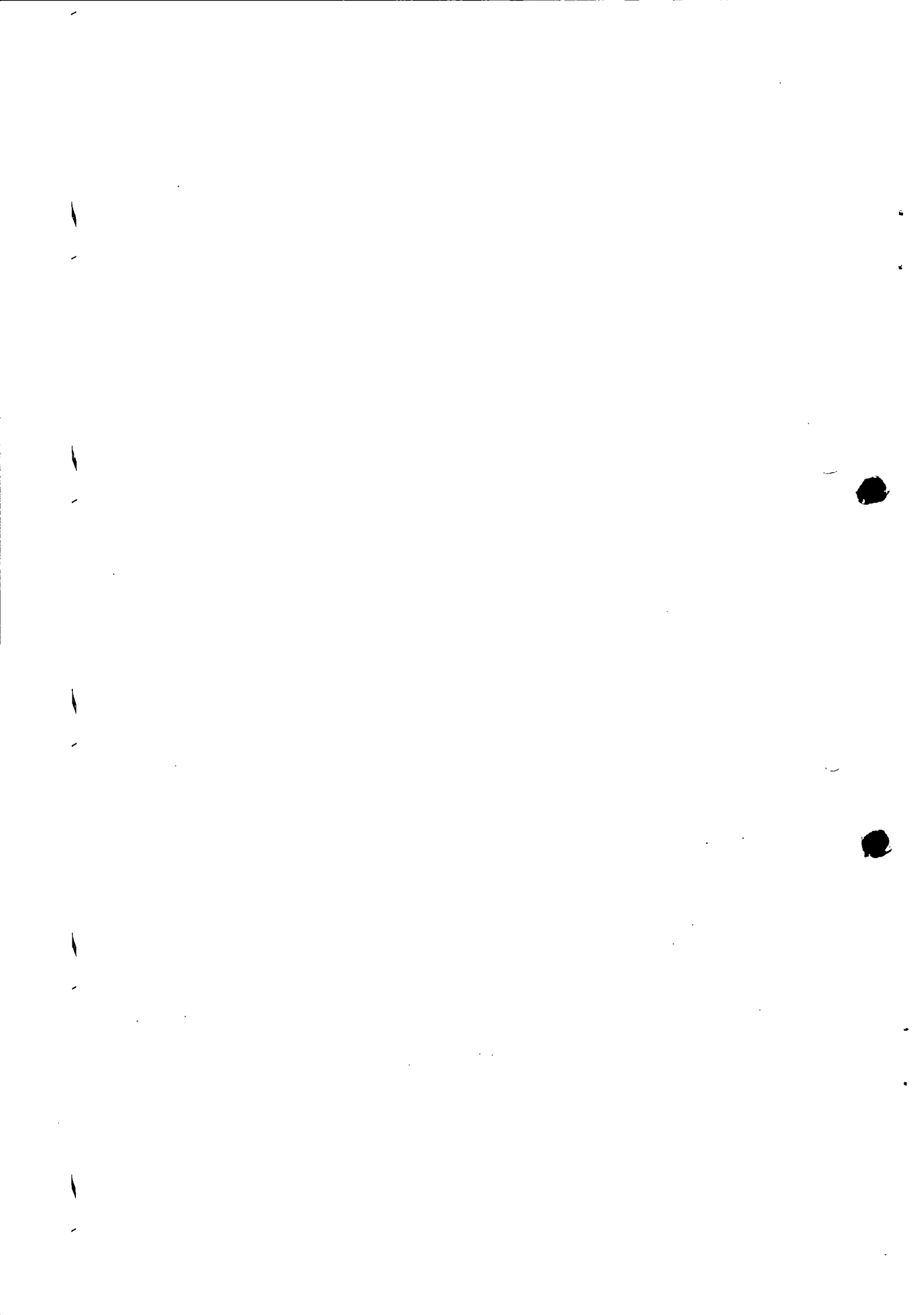
~~ALL THAT~~ piece and parcel of the land bearing Survey No. 10/1/2A, ~~admeasuring~~ area H-R-P 0-12-5, Pot Kharaba 0-02-6, assessment 1-42, ~~10/1/2B~~, admeasuring area H-R-P 0-11-1, Pot Kharaba 0-02-3, ~~assessment~~ 1-25, 10/1/2C admeasuring area H-R-P 0-11-2, Pot Kharaba ~~0-02-4~~, assessment 1-27, and 10/1/2D admeasuring area H-R-P 0-08-6, ~~Pot Kharaba~~ 0-01-9, assessment 0-06, Village Gandhare, of Project ~~known as~~ "Royce Galaxy" lying, being and situated at Gandhare, Kalyan, ~~the~~ Thane, within the limits of Kalyan Dombivli Municipal Corporation, and within the Registration District Thane and Sub-District ~~Kalyan~~



क. ल. ग. - १	१२
दस्ता क्र. ३२०	१२
११	१५



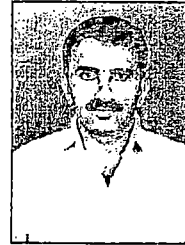
क. ल. ग. - १	१०१३
दस्ता क्र. ७९५३	१०१३
५९	७५



IN WITNESS WHEREOF we have hereunder set and subscribed our  
hand this 6<sup>th</sup> day of December 2011 at Kalyan, Dist. Thane.

SIGNED, SEALED AND DELIVERED by

~~Me~~ ~~with~~ named - "EXECUTANT"



~~M/S~~ ROYCE DEVELOPERS

~~through~~ its Partner of

~~MR~~ RAKESH K. PATEL

RK Patel

In the presence of .....

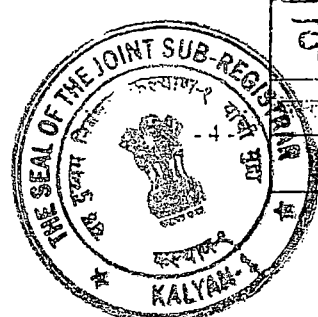
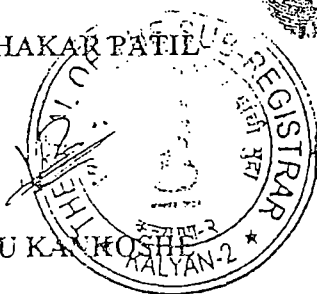
~~We~~ Accept the same

~~Signature~~ signature of power of attorney holders

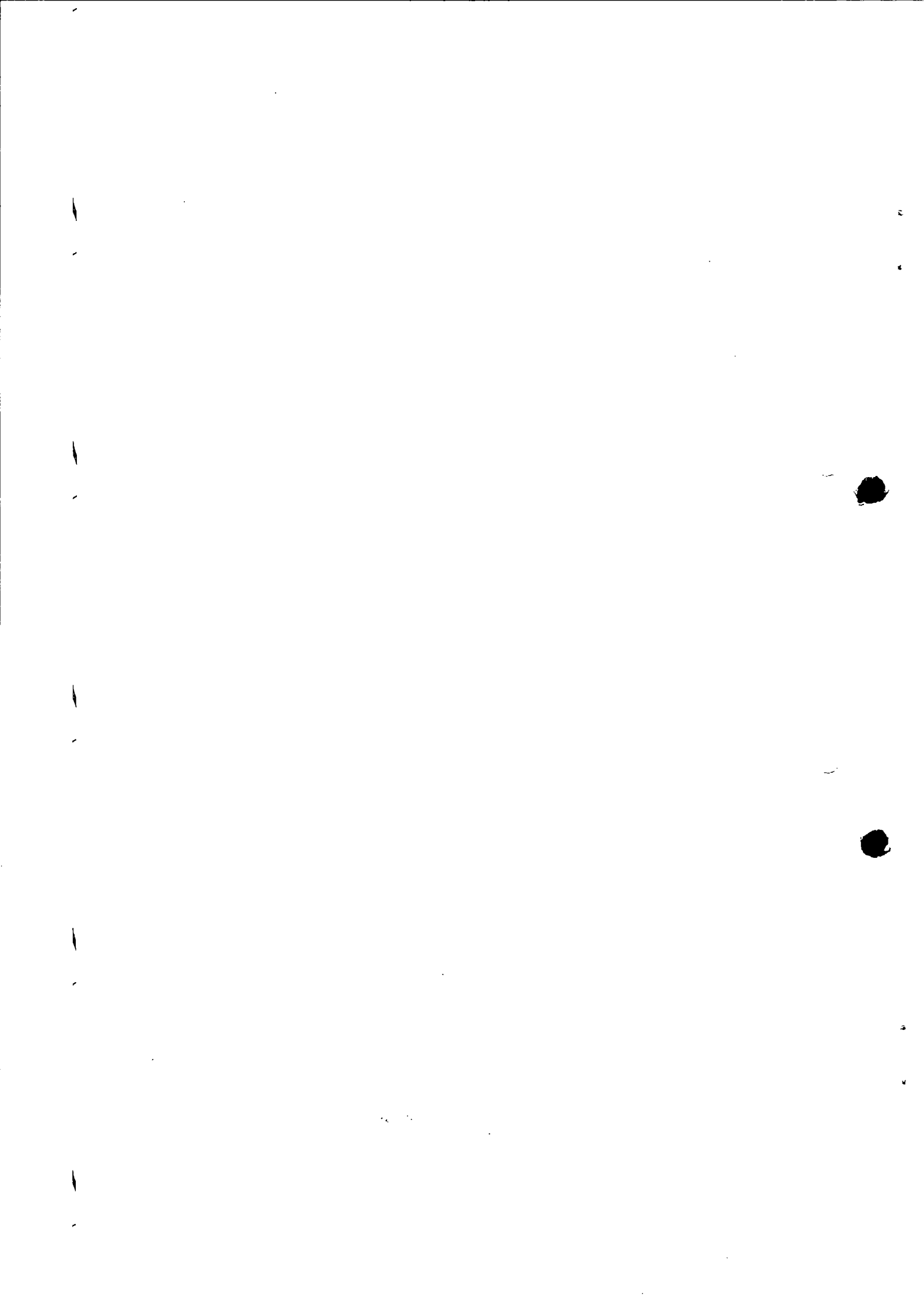
~~MR~~ SANKET SUDHAKAR PATIL



~~MR~~ VINOD BARKU KAWHOSHE



कल नं. २	
५	९५
कल नं. - १	
दस्ता क्र. ७९५३	२०११
६०	७५



104	53
2083	2083
8-1-104	



170 JUN 2017

पंजीन सं.	पंजीन सं.	पंजीन सं.	पंजीन सं.	पंजीन सं.	पंजीन सं.	पंजीन सं.	पंजीन सं.	पंजीन सं.	पंजीन सं.	पंजीन सं.	पंजीन सं.	पंजीन सं.	पंजीन सं.	पंजीन सं.	पंजीन सं.	पंजीन सं.	पंजीन सं.	पंजीन सं.	पंजीन सं.	पंजीन सं.																																																																															
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104	53
2083	2083
8-1-104	

170 JUN 2017

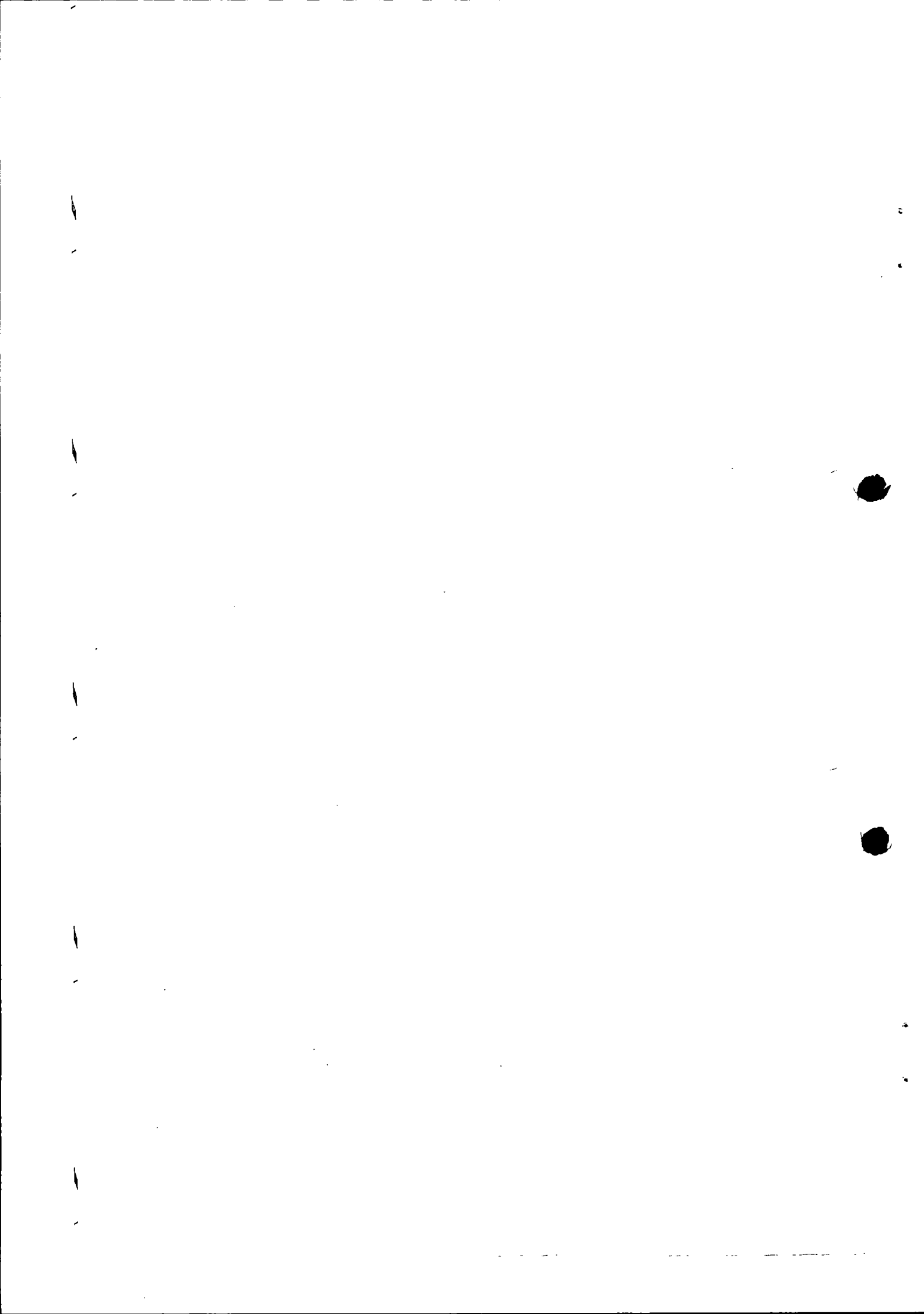
Handwritten notes in Hindi, including a large circled number '5000' and various illegible scribbles.

Handwritten text: 'पंजीन सं. 104/53', 'पंजीन सं. 2083', 'पंजीन सं. 8-1-104'.

Handwritten signatures and dates: '170 JUN 2017', '170 JUN 2017'.

पंजीन सं. 104/53

पंजीन सं. 170 JUN 2017





१२५-१  
 अका. नं. ७१५३  
 ६२ / ७५



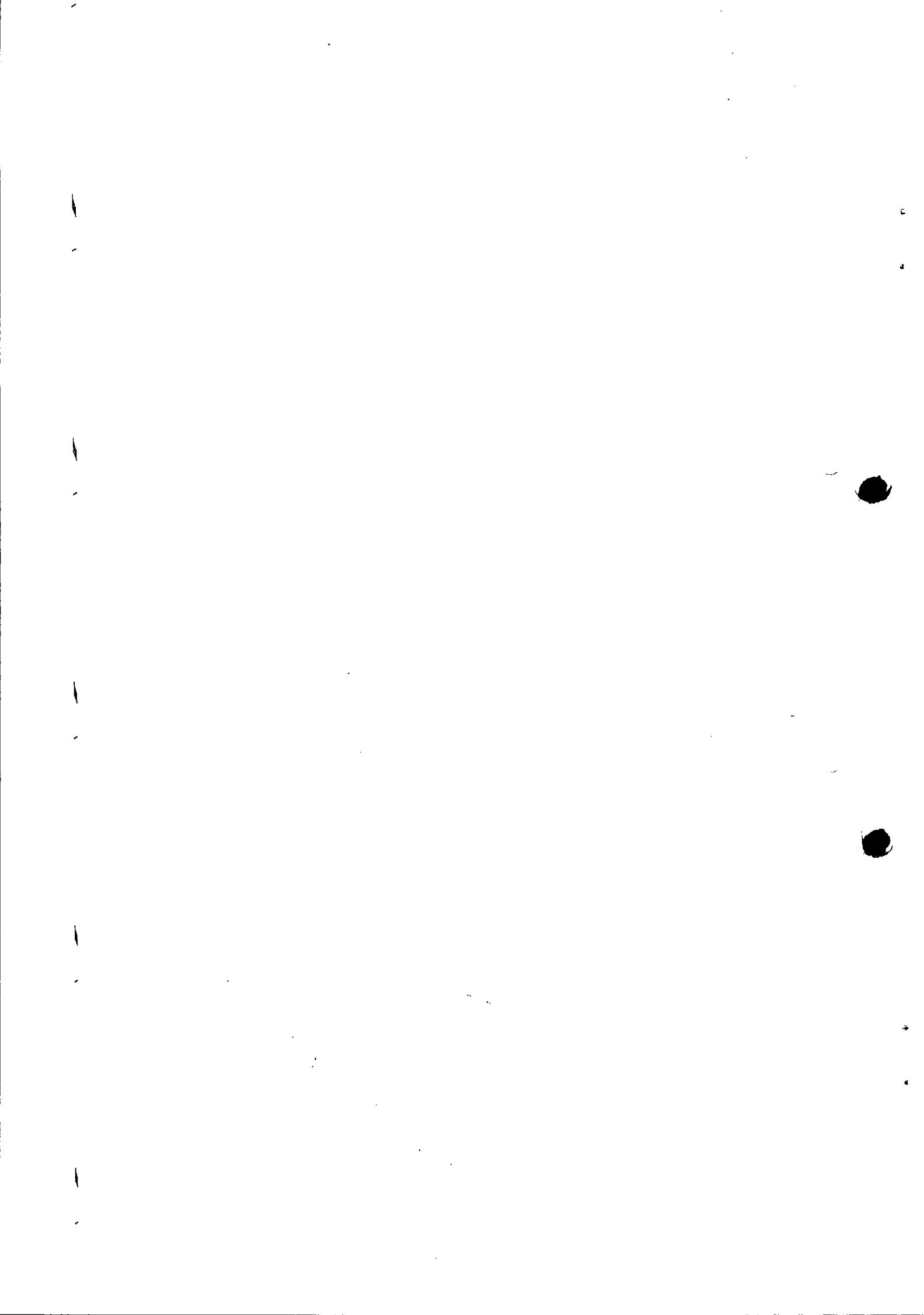
काली राज  
 १२५-१  
 अका. नं. ७१५३

०१ जून २०११

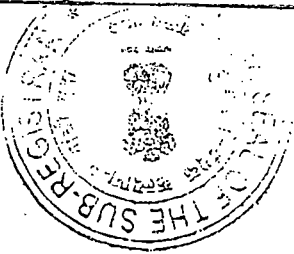
क्र.सं.	विवरण	दिनांक	प्रमाण
१	प्रीति व विनाय	२२	२०११
२	प्रीति व विनाय	२२	२०११
३	प्रीति व विनाय	२२	२०११
४	प्रीति व विनाय	२२	२०११
५	प्रीति व विनाय	२२	२०११
६	प्रीति व विनाय	२२	२०११
७	प्रीति व विनाय	२२	२०११
८	प्रीति व विनाय	२२	२०११
९	प्रीति व विनाय	२२	२०११
१०	प्रीति व विनाय	२२	२०११

क्र.सं.	विवरण	दिनांक	प्रमाण
१	प्रीति व विनाय	२२	२०११
२	प्रीति व विनाय	२२	२०११
३	प्रीति व विनाय	२२	२०११
४	प्रीति व विनाय	२२	२०११
५	प्रीति व विनाय	२२	२०११
६	प्रीति व विनाय	२२	२०११
७	प्रीति व विनाय	२२	२०११
८	प्रीति व विनाय	२२	२०११
९	प्रीति व विनाय	२२	२०११
१०	प्रीति व विनाय	२२	२०११

दिनांक २२/०६/२०११  
 ११.५.७ व १२



104	33
2003	1993
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दि. 9 Aug 2012  
 दि. 09/08/2012  
 दि. 09/08/2012

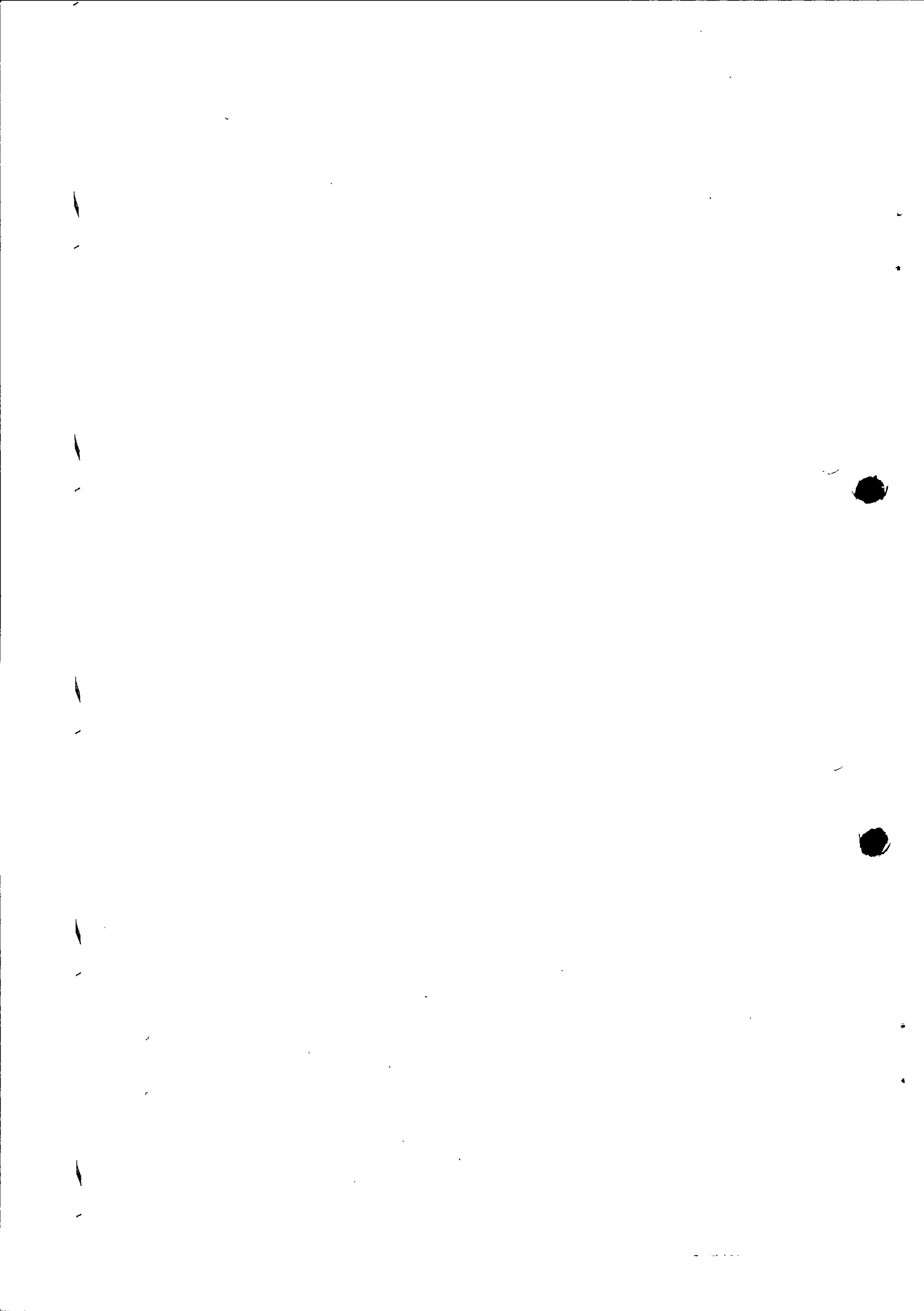
क्र.सं.	विवरण	दिनांक	प्रमाण
1	...	...	...
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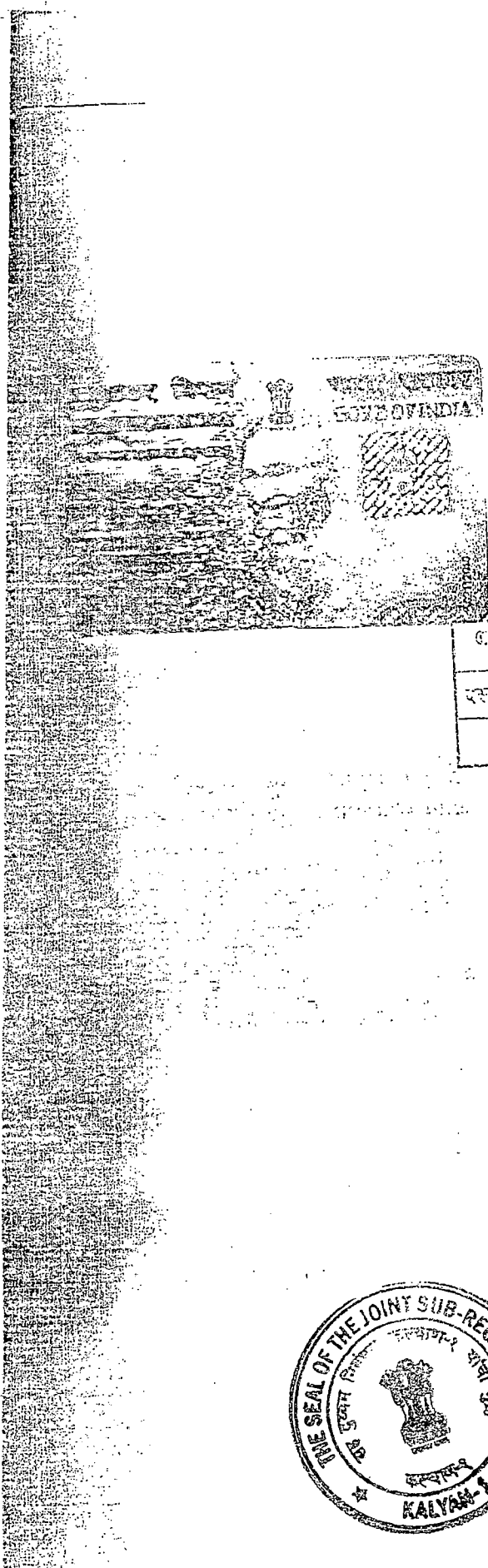
Handwritten notes and stamps in the left margin of the table, including a date stamp '2012' and some illegible text.

Handwritten notes and signatures in the bottom section of the document. Includes a large signature, several circular stamps with numbers (e.g., 5090, 203, 207, 205, 204), and other illegible text.

दि. 9. 8. 12

दि. 9/8/12



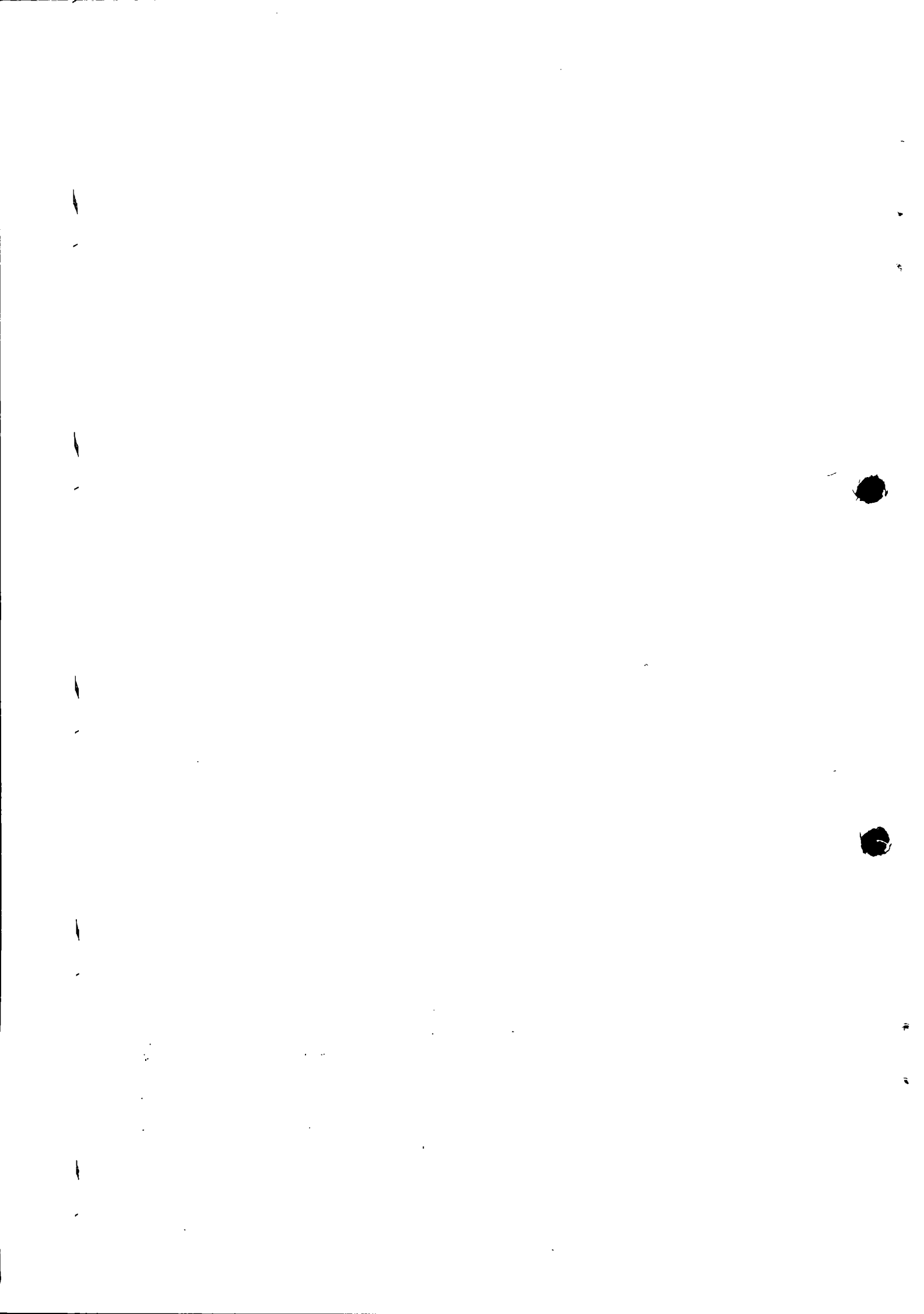


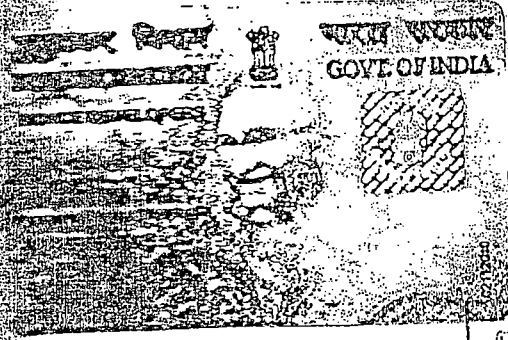
GOVERNMENT OF INDIA

क. ल.	१
वस्तु क्र. ७९५३	२०१३
१०	१५

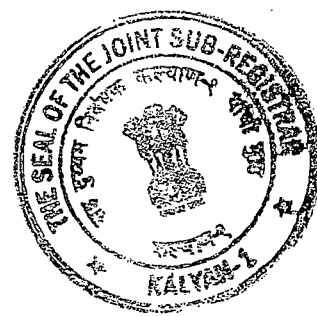
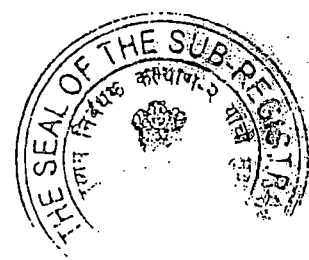


क. ल.	१
वस्तु क्र. ७९५३	२०१३
१०	१५

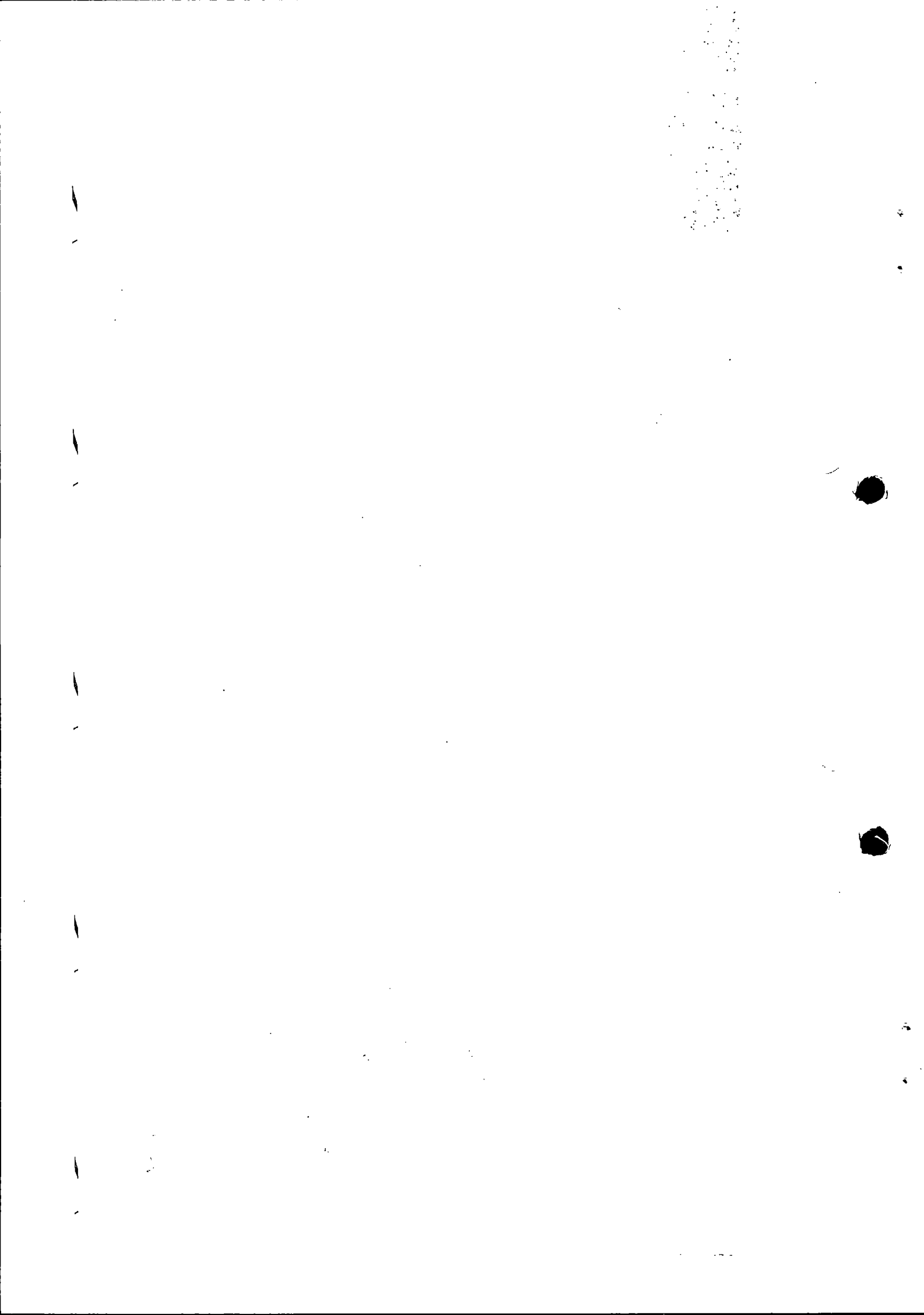




क. ल.	२
३०	१५



क. ल.	१
दस्त क्र. ७१५३	२०१३
६५	७५







फ. नं. ११-१	
वर्क नं. ७९५३	२०१३
३३	१०५



११	११
११	११
११	११

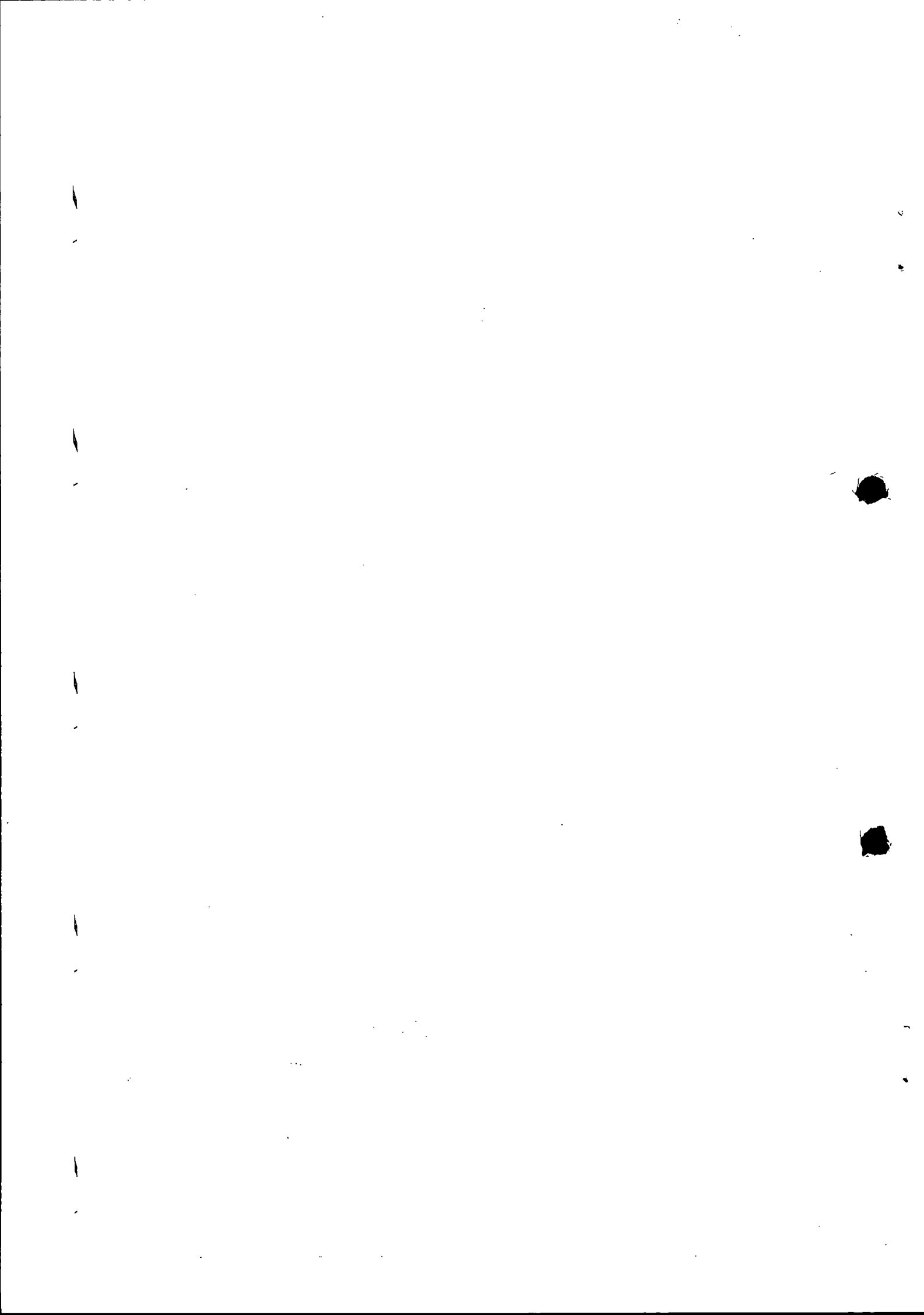
FROM: KALYAN PATH  
 CODE OF BLDG. IN PATH  
 THE DIST. OFFICE, KALYAN, DIST. KALYAN  
 DIST. KALYAN, DIST. KALYAN

TO: JCC (KALYAN) US. B.  
 DIST. OFFICE, KALYAN, DIST. KALYAN

DATE: 07.02.2013 (PT)  
 ASB 27.12.2012  
 FOR: 08.02.2013  
 C/O: 10/12/13  
 L/M: 02/12/13

RECEIVED  
 10/12/13

Signature: [Signature]  
 Impression of Holder



बैंकिंग विभाग  
 BANKING DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA  
 SHROD BARKU KANKOSHE  
 BARKU JACO KANKOSHE  
 1970  
 ACCOUNT Number  
 K4778L

₹ 320  
 9/2 1988



क.ल.न.-१  
 दस्त क. ७१५३ २०१३  
 ए७ ७५

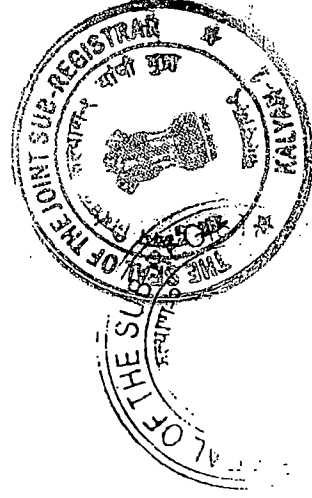
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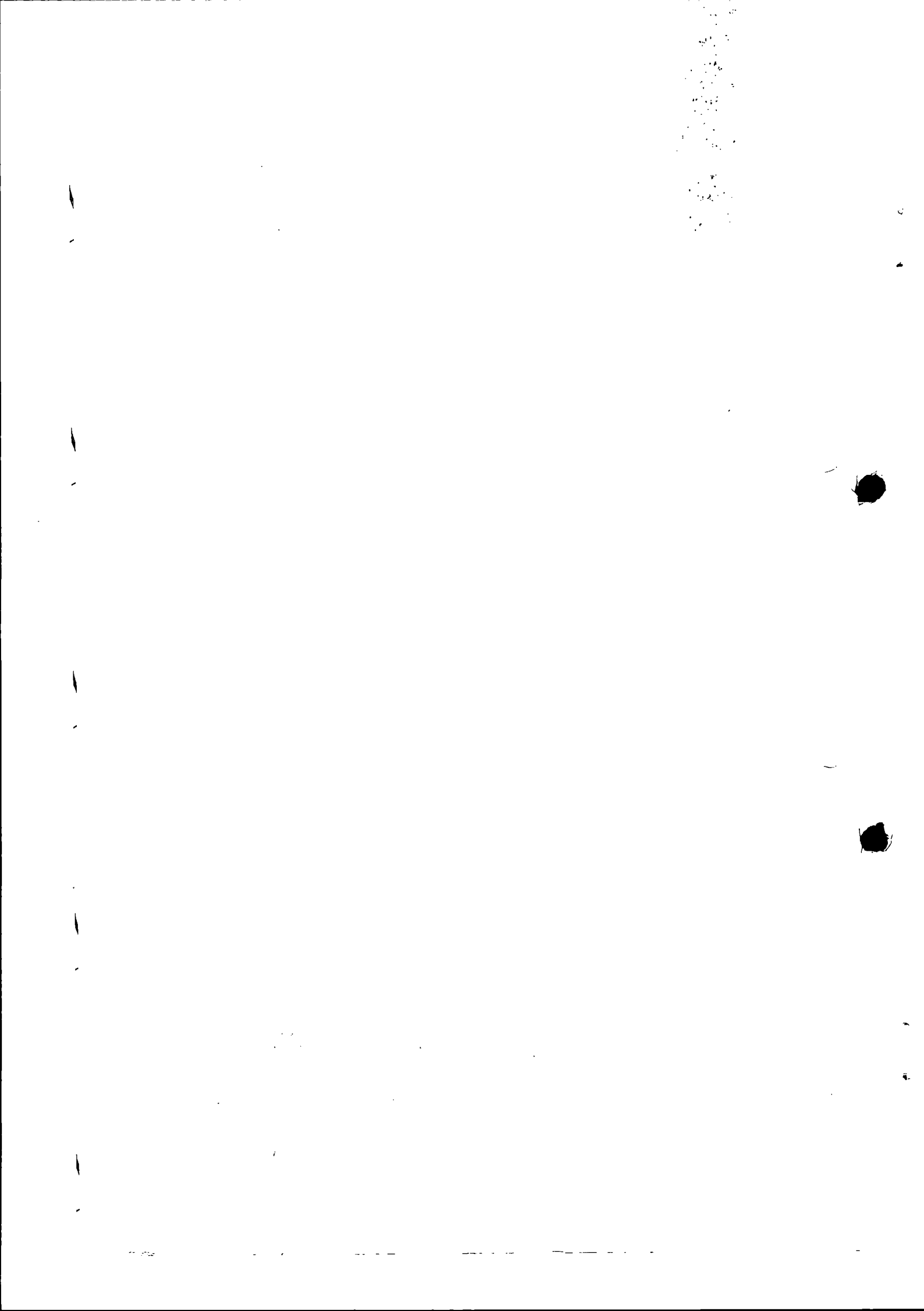
... ..

INCOME TAX DEPARTMENT  
 GOVT. OF INDIA  
 BACHIN BABAJI JADHAV  
 BABAJI BHIKU JADHAV  
 12/05/1988  
 Permanent Account Number  
 AMUPJ7558P  
 Signature

क. म. नं. १	२०१३
अ. ३२०	२०१३
१३	१५



क. म. नं. - १	२०१३
अ. क्र. ७९५३	२०१३
३८	१०५



८३	५५
२०१३	५५३
४.५.१०	



15.09/09/12  
 15.09/09/12  
 15.09/09/12  
 15.09/09/12



४००: ५००

५. निदेशिकाची प्रती, कल्याण २

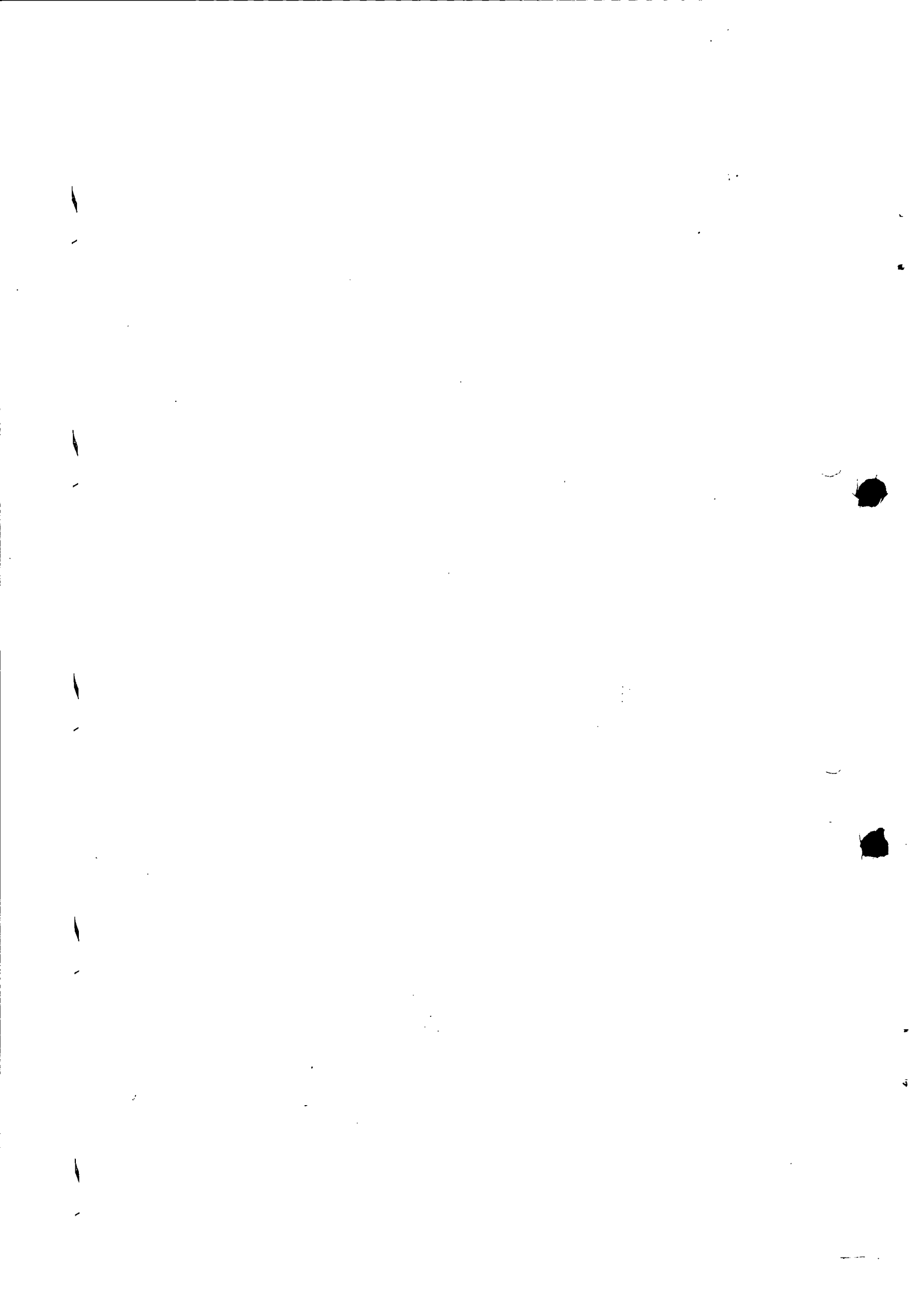
४००: ५००  
 ३००: नकल (अ. ११(१)), प्रत्येकासाठी नकल  
 १००: निदेशिकाची प्रती

भाषी क्र: ३१९ दिनांक: ११/०१/२०१२

९५१६  
 ३२०/२०१२





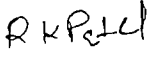

३००: ५००  
 ३००: ५००  
 ३००: ५००

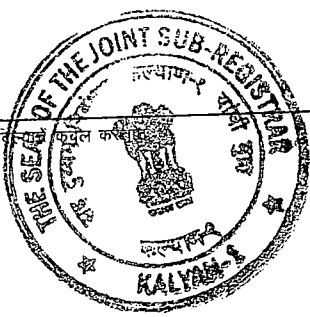
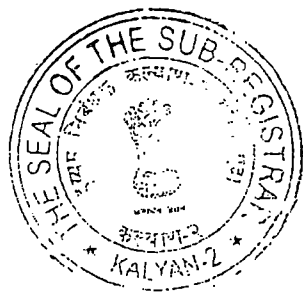
५००





१४१५

पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
लिहून घेणार वय 30 सही 		उपलब्ध नाही
लिहून घेणार वय 41 सही 		उपलब्ध नाही
लिहून घेणार वय 38 सही 	 2343-257668	उपलब्ध नाही

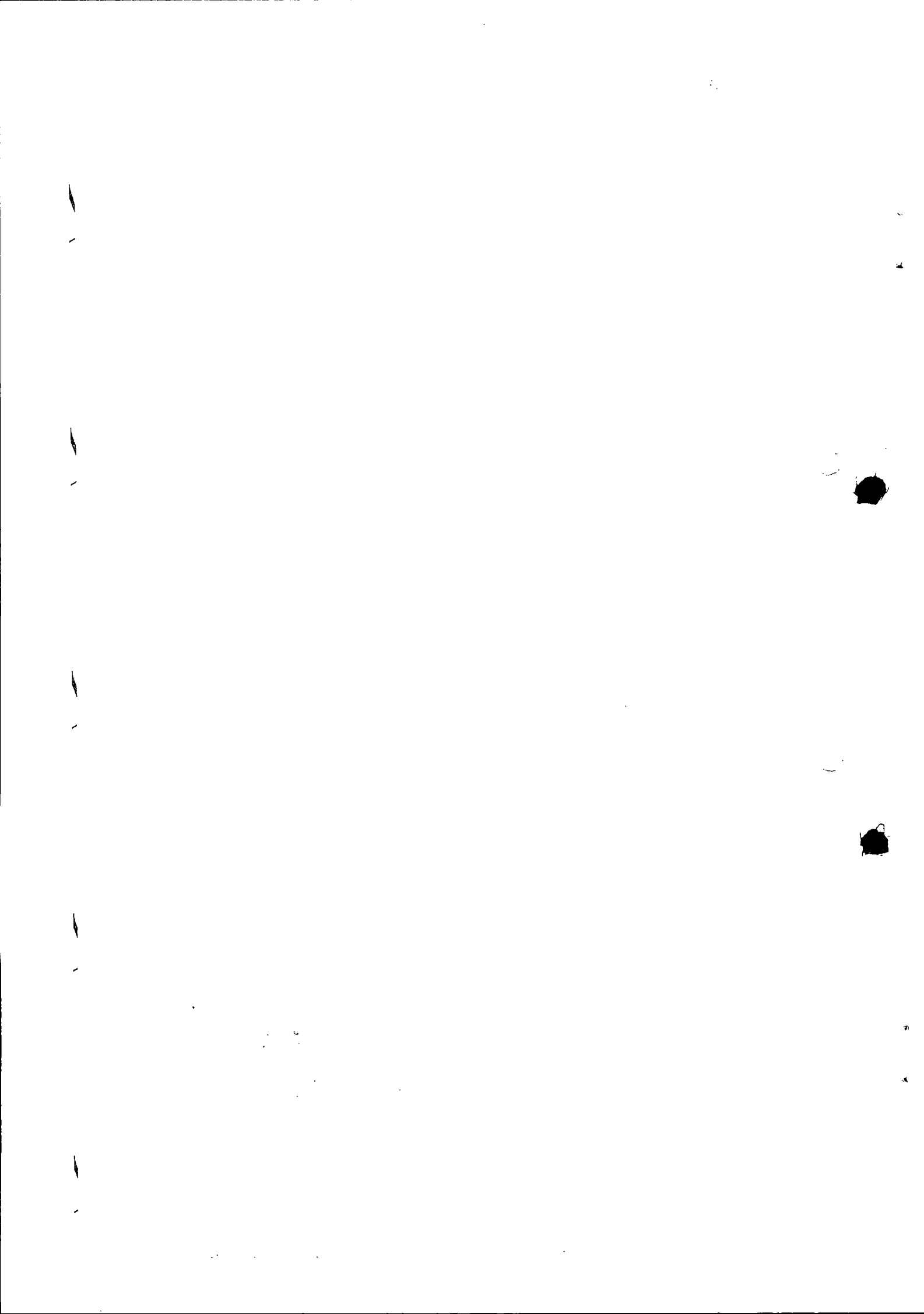


1 OF 1

क.ल.ग.-१

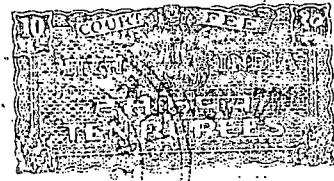
बल.क्र. ७१५३ २०१३

७० ७५



गावाचे नाव : गंधारे

- (1) देणेदाया प्रकार, मोबदल्याचे स्वरूप मुखत्यारनामा  
 व बळारभाव (भाडेपट्ट्याच्या  
 बळारभाव पट्टाकार आकारणी देतो  
 की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00  
 वा.भा. रु. 0.00
- (2) नमूदपत्र, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 10 वर्णना विभाग क्र.8क \*\*\*\*मौजे,गंधारे येथील स नं./हि नं.10/1/2अ,10/1/2ब,10/1/2क,10/1/2ड,एकुण क्षेत्र 4340 चौ मी
- (3) अकारणी किंवा जुडी देण्यात आलेले देणे (1)
- (4) दस्तऐवज करून देण्या-या अकारणीचे व संपूर्ण पत्ता नाव किंवा देणेदाया न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे.राईस.डेव्हलपर्स,तर्फे,भागीदार राकेश के.पटेल -; घर/प्लॉट नं.: कल्याण पडद्या रोड,राईस गॅलेक्सी,कल्याण प. गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं.: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पत्र नम्बर: -
- (5) दस्तऐवज करून देण्या-या अकारणीचे नाव व संपूर्ण पत्ता किंवा देणेदाया न्यायालयाचा हुकुमनामा किंवा अदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) संकेत: सुधाकर पाटील -; घर/प्लॉट नं.: 1203; गल्ली/रस्ता: -; इमारतीचे नाव: देवप्रिया कोरस टॉवर; इमारत नं.: -; पेट/वसाहत: वतकनगर; शहर/गाव: ठाणे प; तालुका: -; पिन: -; पत्र नम्बर: -  
 (2) विनोद, बारकु कनकोरी -; घर/प्लॉट नं.: 805; गल्ली/रस्ता: -; इमारतीचे नाव: यशानंद सो; इमारत नं.: -; पेट/वसाहत: विष्णुनगर; शहर/गाव: ठाणे प; तालुका: -; पिन: -; पत्र नम्बर: -
- (6) दिनांक करून दिल्याचा 26/12/2011
- (7) नोंदणीचा 11/01/2012
- (8) मजुरी, खंड व पृष्ठ 320 /2012
- (9) अकारणीबाबतचे मुद्रांक शुल्क रु 100.00
- (10) अकारणीबाबतचे नोंदणी रु 100.00



38-11-12

SARFAI PORTS VERSION 6.0.0

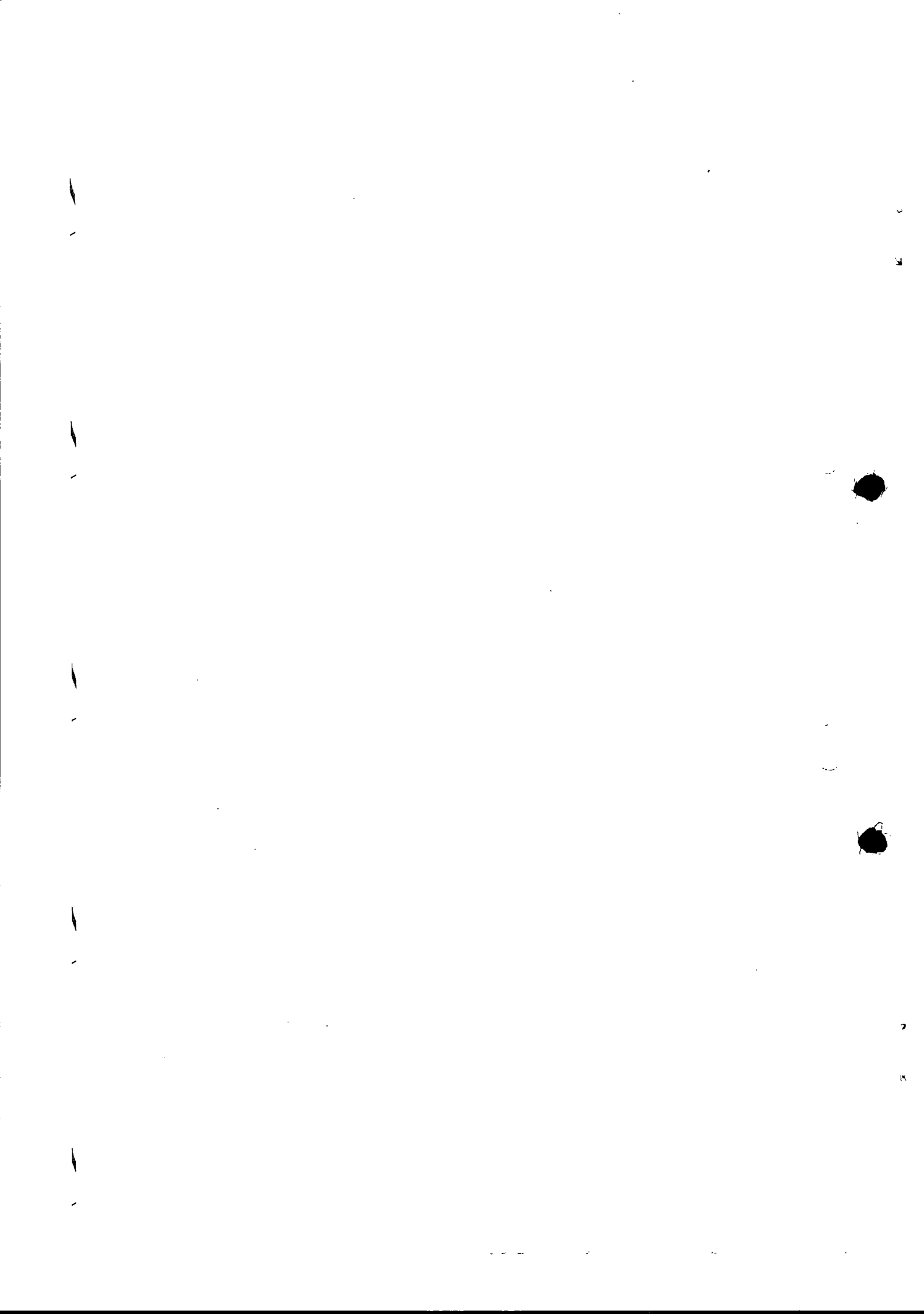
क. ल. न. - १

रस्त क्र. ७९४३ २०१३

७९ ७९

RK Patel

12



INCOME TAX DEPARTMENT  
CHETAN Y PATHAK  
YASHWANT KASHINATH PATHAK

GOVT. OF INDIA



03/10/1974  
Permanent Account Number  
AGUPP8777F

*Chetan Y Pathak*  
Signature

PERMANENT ACCOUNT NUMBER

AAFP6486P



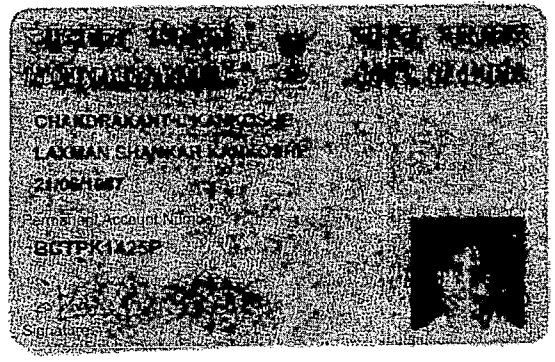
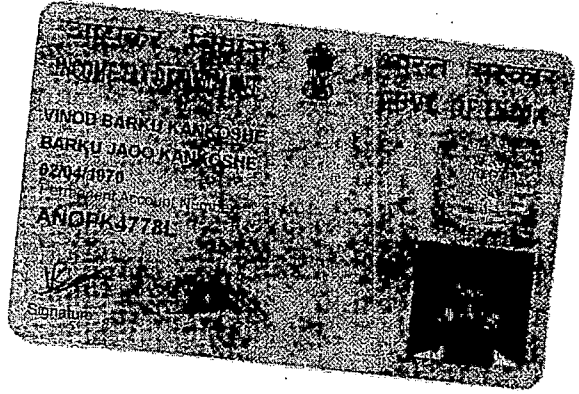
नाम / NAME  
NANKI DOULAT GIDWANI

पिता का नाम / FATHER'S NAME  
CHELLARAM MIRCHANDANI

जन्म तिथि / DATE OF BIRTH  
07-09-1946

हस्ताक्षर / SIGNATURE  
*Nanki Doulat Gidwani*

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



भारत सरकार  
Government of India

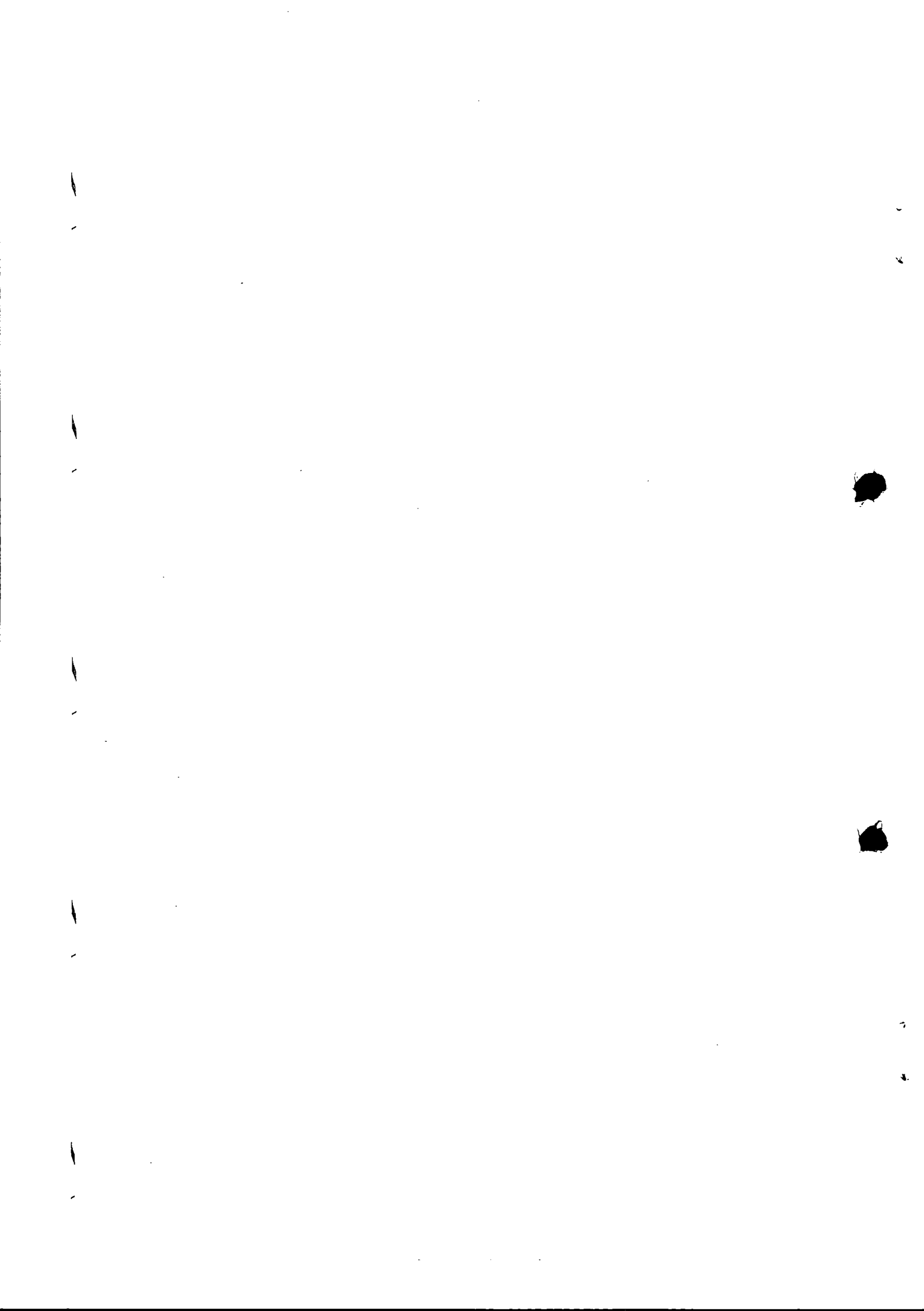
मेघराज आल्मराम भोईर  
Meghraj Almaram Bhoir  
जन्म वर्ष / Year of Birth : 1975  
पुरुष / Male

6730-4970 6367

आधार - सामान्य माणसाचा अधिकार



क.ल.न.-१	
वस्त क्र. ७१५३	२०११
७२	७५



70/7153

सुदवार, 24 अक्टोबर 2013 4:13 म.प.

दत्त गौडवारि भाग-1

कलम 1 03/04  
दत्त क्रमांक: 7153/2013

दत्त क्रमांक: कलम 1 / 7153/2013

बाजार मूल्य: रु. 40,08,000/-

सीवरका: रु. 29,21,490/-

मरलेले मुदतक शुल्क: रु. 2,40,500/-

डु. नि. सद्. डु. नि. कलम 1 यथे कायितयान

भाबती: 7729

भाबती दिनांक: 24/10/2013

रोजी 4:09 म.प. वा. हजर केला.

अ. क्र. 7153 वर दि. 24-10-2013

सादरकरणासाठीचे भाव: वेतन वाय. पाठक

गोदणी फी रु. 30000.00

दत्त दस्तावेजी फी

रु. 1460.00

मुद्राफी खर्चा: 73

एकूण: 31460.00

दत्त हजर करणा-याची सद्दी:

Sub Registrar (Kalyan 1)

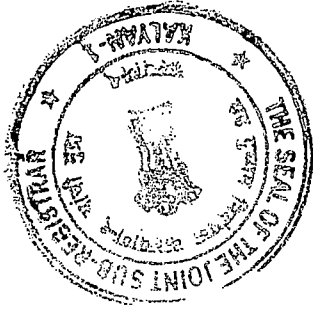
Sub Registrar (Kalyan 1)

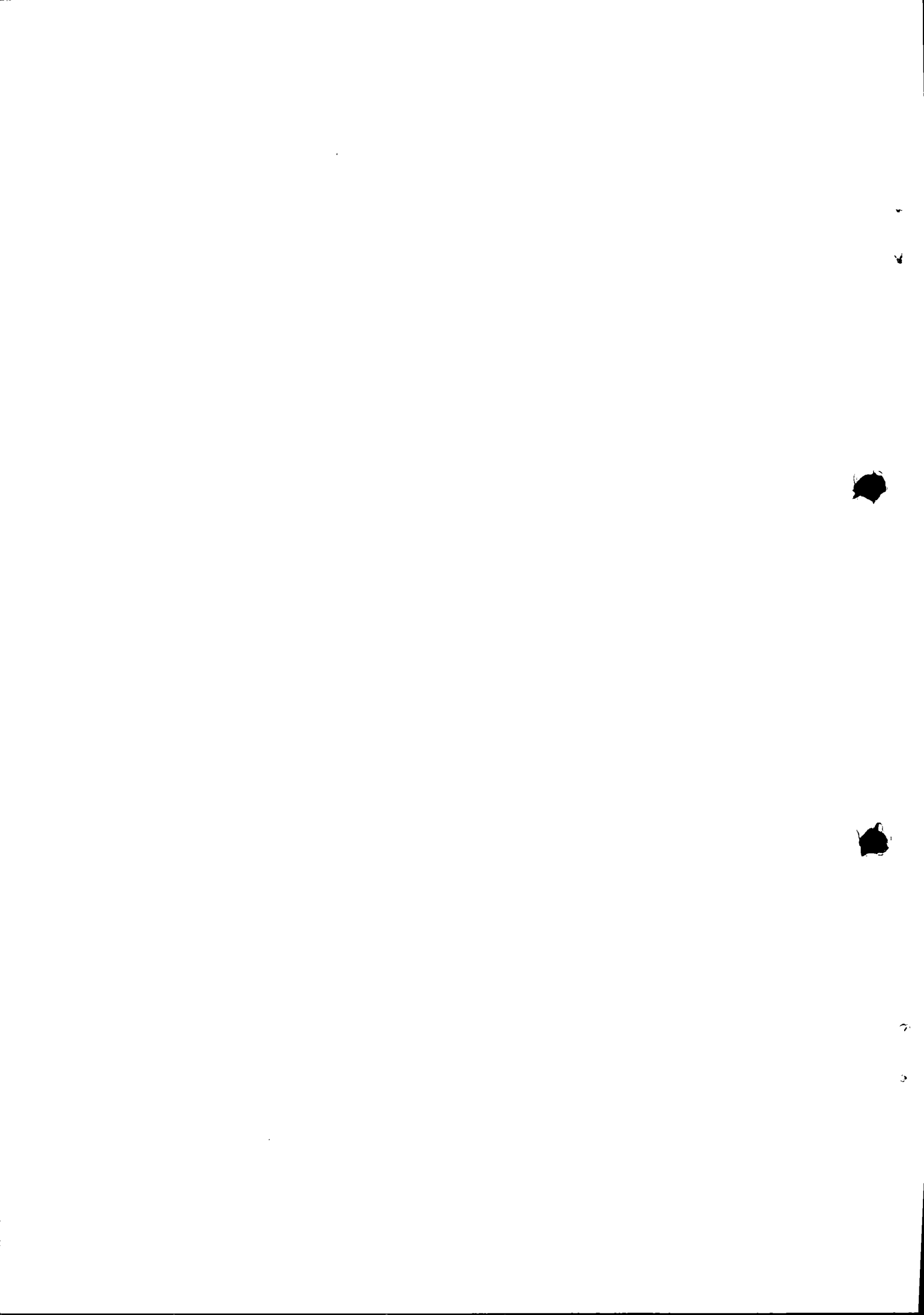
दस्तावेज प्रकार: करानामा

मुदतक शुल्क: (एक) कोणत्याही मुदतगारपत्रालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-व्हड (दोन) मध्ये मूद्र न केलेल्या कोणत्याही भागाची क्षेत्रात

शिक्का क्र. 124 / 10 / 2013 04 : 08 : 23 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 224 / 10 / 2013 04 : 10 : 12 PM ची वेळ: (फी)









## Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)

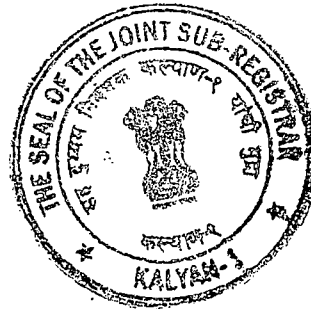
क.ल.न. - १	
दस्त क्र. ७१५३	२०१३
७५	७५

दस्त ऐपनासोवत जोडलेले यामदपत्रे, कुलमुखत्यार भन, व्यक्ती इत्यादी बसवट आढकून आल्यास याची संपुर्ण जबाबदारी निष्पादकांनी राहिल.

लि. देणार लि. देणार

प्रमाणित करण्यात येते की,  
द.क्र. ७१५३ /२०१३ मध्ये  
७५ पाले आहेत.  
पुस्तक..०१...दस्त क्र. ७१५३  
..२०१३. /२०१३ वर जोडला

सह. दुय्यम निबंधक कल्याण क्र. १  
दि. २४/१०/२०१३





24/10/2013

सूची क्र.2

दुय्यम निबंधक : दु.नि. कल्याण 1

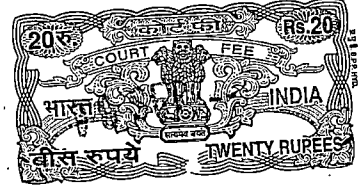
दस्त क्रमांक : 7153/2013

नोदंणी :

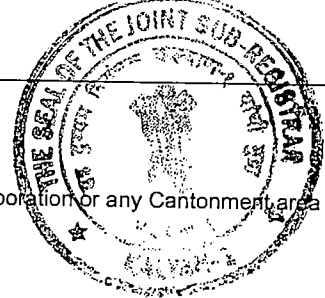
Regn:63m

गावाचे नाव : 1) गंधारे

(1) विलेखाचा प्रकार	करारनामा
(2) भोवदला	2921490
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4008000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंविवली इतर वर्णन ; इतर माहिती: विभाग क्र. २०/६७(४८६०० प्रती चौ.मी.) मौजे गंधारे येथील सव्हे. न. १०, हिस्सा न. १/२ ए, १/२ व, १/२ क, रॉईस गॅलेक्सी मधील सदनिका क्र. ६०४, सहावा मजला, 'ए' विंग, बिल्डींग क्र. १, क्षेत्र ७०४ चौ.फुट (६५.४२ चौ.मी.) कारपेट ( ( Survey Number : सव्हे. न. १०, ; HISSA NUMBER : हिस्सा न. १/२ ए, १/२ व, १/२ क, ; ) )
(5) क्षेत्रफळ	1) 704 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:-मे. रॉईस डेव्हलपर्स भागीदारी संस्था तर्फे भागीदार श्री. राकेश कांतीलाल पटेल यांचे कुलमुखत्यारी म्हणून क.ज. देणार श्री. विनोद वारकु कनकोसे वय:-34; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: रॉईस गलेक्सी ऑफिस नं. २ ते ६, अगरवाल कोलेज जवळ, ब्लॉक नं:-, रोड नं: गंधारे, . . . पिन कोड:-421301 पॅन नं:-AAMFR5354E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-चेतन बाय. पाठक वय:-39; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: अरीहंत कॉम्प्लेक्स, ब्लॉक नं: वी/02, वी.नं. 1., रोड नं: विरार प. मुंबई, . . . पिन कोड:-401303 पॅन नं:-AGUPP8777F 2): नाव:-नानकी दौलत गिडवानी वय:-67; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: अरीहंत कॉम्प्लेक्स, ब्लॉक नं: वी/02, वी.नं. 1., रोड नं: विरार प. मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-401303 पॅन नं:-AAFP6486P
(9) दस्तऐवज करून दिल्याचा दिनांक	21/10/2013
(10) दस्त नोदणी केल्याचा दिनांक	24/10/2013
(11) अनुक्रमांक, खंड व पृष्ठ	7153/2013
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	240500
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14) शेरार	



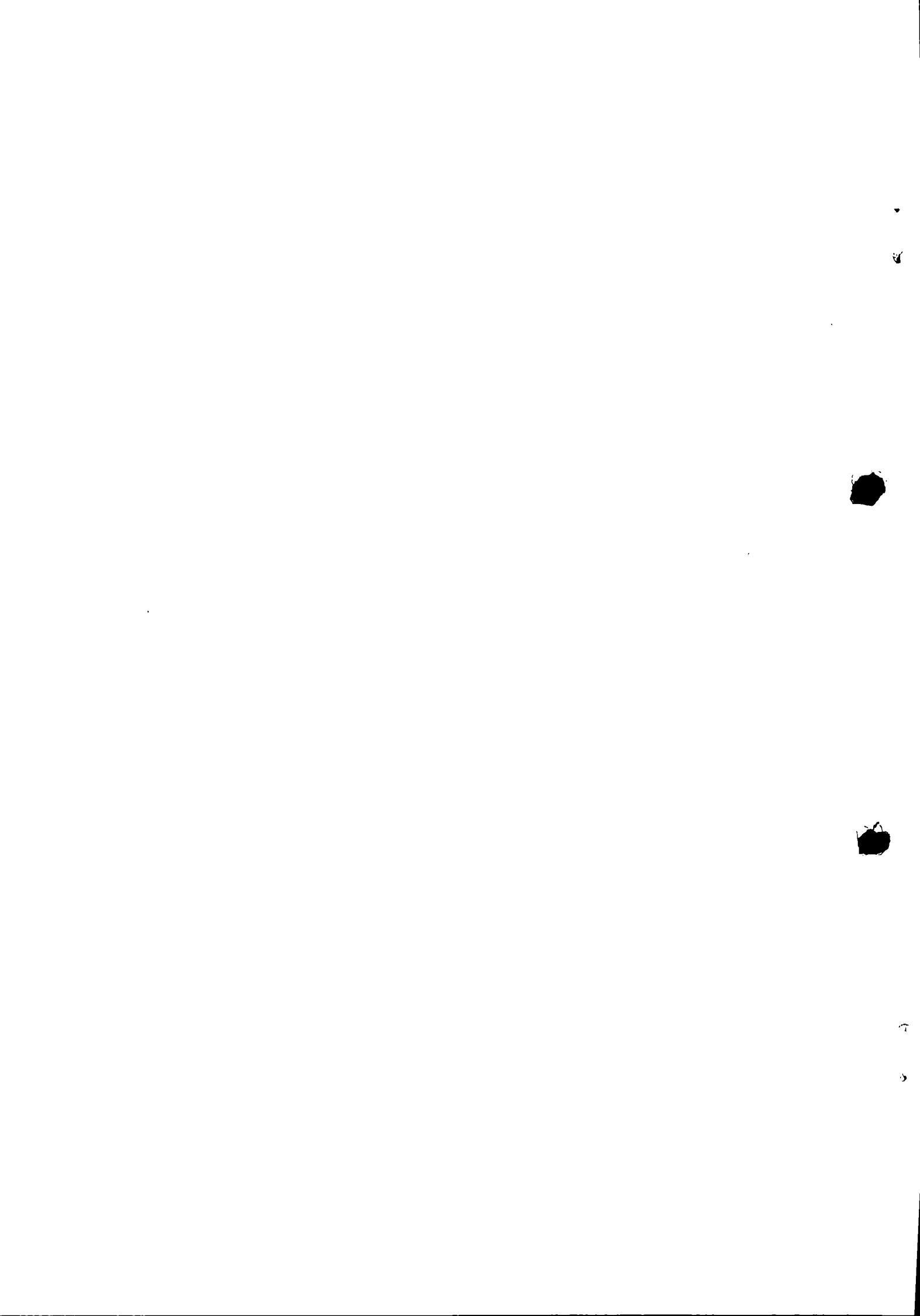
सह दुय्यम निबंधक कल्याण-१



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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



कल्याण डोंबिवली महानगरपालिका, कल्याण.

नगररचना विभाग

बांधकाम पूर्णत्वाची दाखला

जा.क.कडोमपा/नरवि/सीसी/कवि/ ३६३  
दिनांक:- ११/३/२०१४

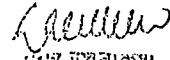
प्रति,  
श्रीमती.रंजना श्रीराम जाधव व इतर  
कु.मु.प.धारक श्री.राकेश कांतीलाल पटेल  
व्दारा-श्री.अनिल निरगुडे(वास्तू.), कल्याण.  
स्ट्रक्चरल इंजिनियर -मे.खासनीस अॅण्ड असो.

वास्तुशिल्पकार श्री.अनिल निरगुडे यांचे दि.०५/१२/२०१३ चे अर्जावरून दाखला देण्यात येतो की, त्यांनी कल्याण डोंबिवली महानगरपालिका हद्दीत स.नं.१०/१/२अ, २ब, २क, मौजे-गंधारे येथे महानगरपालिका यांचेकडील सुधारीत व वाढीव बांधकाम परवानगी जावक क.कडोमपा/नरवि/बांप/कवि/२०१२-१३/८३, दि.२८/०६/२०१२ अन्वये मंजूर केलेल्या नकाशे प्रमाणे राहणेसाठी/वाणिज्य बांधकाम पूर्ण केले आहे. सबब त्यांना सोबतच्या नकाशेमध्ये हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे नसलेल्या खालील अटींवर बांधकामाची वापर परवानगी देण्यांत येत आहे.

अ.क्र	मजले	सदनिका
१)	तळ (पै), स्टिच(पै.)	२२ दुकाने
२)	पहिला मजला	१४ ऑफिस, ०४ सदनिका
३)	दुसरा मजला ते सातवा मजला	०६ सदनिका (प्रत्येक मजल्यावर)
४)	आठवा मजला	०५ सदनिका
५)	नववा मजला(पैकी)	०५ सदनिका

अटी:-

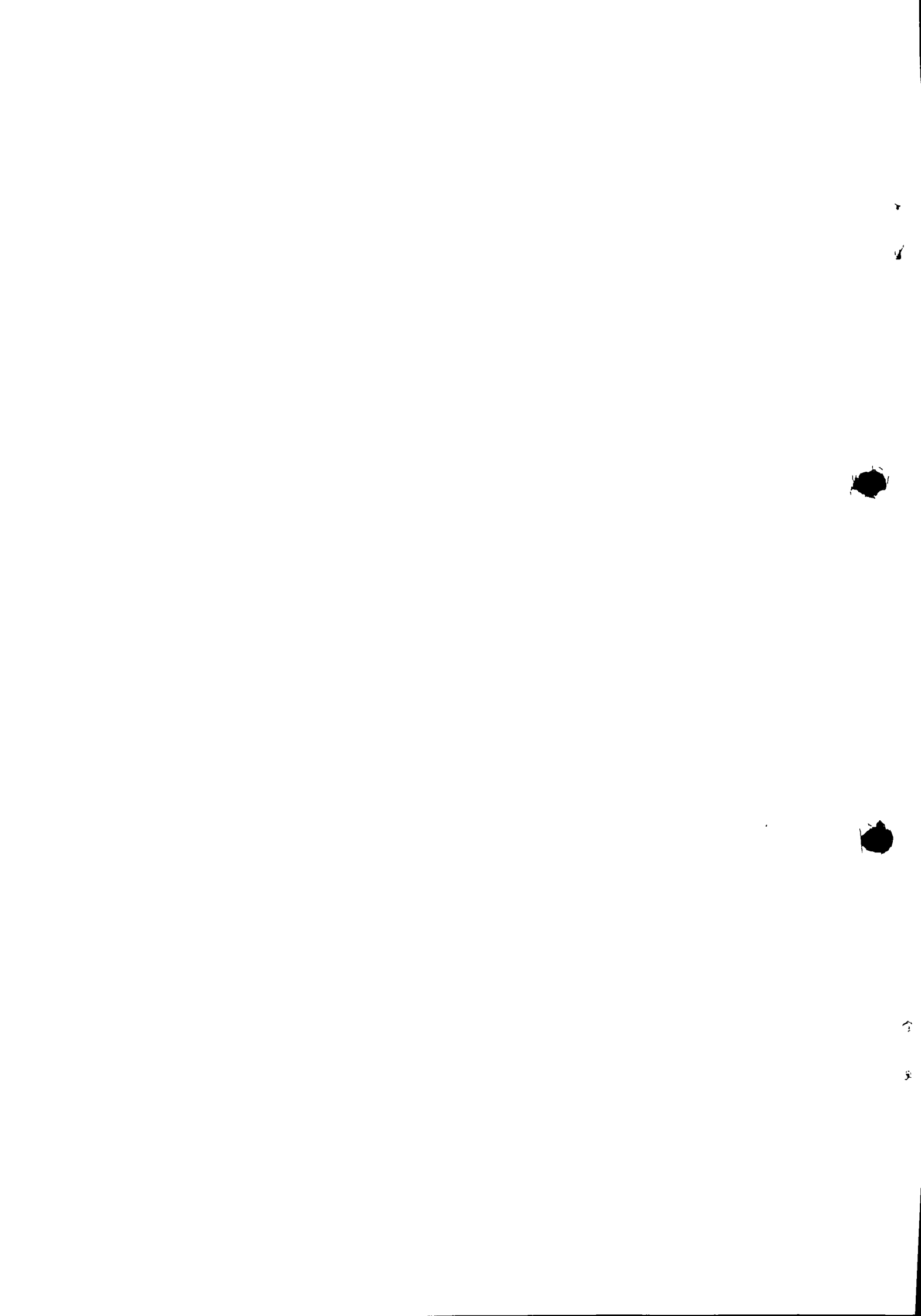
- १) भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतरातून क.डों.म.पा.स विनामुल्य हस्तांतरित करावी लागेल.
- २) मंजूरी व्यतिरीक्त जागेवर बांधकाम केल्याचे आढळल्यास ते पूर्व सूचना न देता तोडून टाकण्यांत येईल.
- ३) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नाही.
- ४) जावक क.कडोमपा/नरवि/बांप/कवि/२०१२-१३/८३, दि.२८/०६/२०१२ या बांधकाम परवानगीमधील सर्व अटी आपणांवर बंधनकारक राहतील.

  
नगर रचनाकार

कल्याण डोंबिवली महानगरपालिका, कल्याण

प्रति:-

- १) कर निर्धारक व संकलक, क.डों.म.पा., कल्याण
- २) प्रभाग क्षेत्र अधिकारी, 'ब' प्रभाग कार्यालय, क.डों.म.पा.,कल्याण.



कल्याण डोंबिवली महानगरपालिका, कल्याण.

नगररचना विभाग

बांधकाम पूर्णत्वाचा दाखला

जा.क्र.कडोमपा/नरवि/सीसी/कवि/ ३६७

दिनांक:- ११/३/२०१४

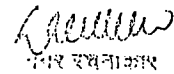
प्रति,  
श्रीमती.रंजना श्रीराम जाधव व इतर  
कु.मु.प.धारक श्री.राकेश कांतीलाल पटेल  
व्दारा-श्री.अनिल निरगुडे(वास्तू), कल्याण:  
स्ट्रक्चरल इंजिनिअर -मे.खासनीस अॅण्ड असो.

वास्तुशिल्पकार श्री.अनिल निरगुडे यांचे दि.०५/१२/२०१३ चे अर्जावरून दाखला देण्यांत येतो की, त्यांनी कल्याण डोंबिवली महानगरपालिका हद्दीत स.नं.१०/१/२अ, २ब, २क, मौजे-गंधारे येथे महानगरपालिका यांचेकडील सुधारीत व वाढीव बांधकाम परवानगी जावक क्र.कडोमपा/नरवि/बांप/कवि/२०१२-१३/८३, दि.२८/०६/२०१२ अन्वये मंजूर केलेल्या नकाशे प्रमाणे राहणेसाठी/वाणिज्य बांधकाम पूर्ण केले आहे. सबब त्यांना सोबतच्या नकाशेमध्ये हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे तसेच खालील अटींवर बांधकामाची वापर परवानगी देण्यांत येत आहे.

अ.क्र	मजले	सदनिका
१)	तळ (पै), स्ट्रिच(पै.)	२२ दुकाने
२)	पहिला मजला	१४ ऑफिस, ०४ सदनिका
३)	दुसरा मजला ते सातवा मजला	०६ सदनिका (प्रत्येक मजल्यावर)
४)	आठवा मजला	०५ सदनिका
५)	नववा मजला(पैकी)	०५ सदनिका

अटी:-

- १) भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतरातून क.डों.म.पा.स विनामुल्य हस्तांतरीत करावी लागेल.
- २) मंजूरी व्यतिरीक्त जागेवर बांधकाम केल्याचे आढळल्यास ते पूर्व सूचना न देता तोडून टाकण्यांत येईल.
- ३) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नाही.
- ४) जावक क्र.कडोमपा/नरवि/बांप/कवि/२०१२-१३/८३, दि.२८/०६/२०१२ या बांधकाम परवानगीमधील सर्व अटी आपणांवर बंधनकारक राहतील.

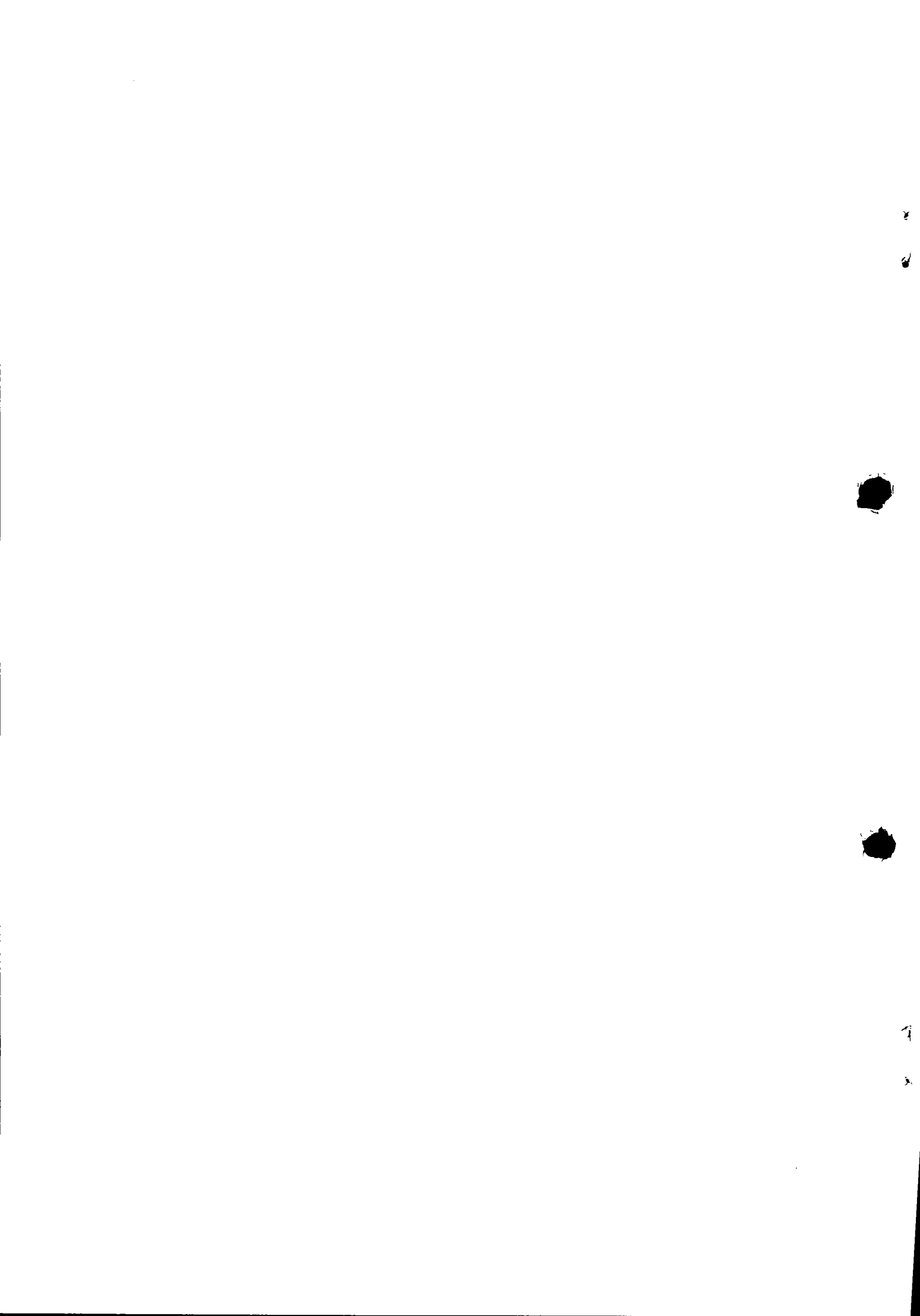


नगर रचनाकार

कल्याण डोंबिवली महानगरपालिका, कल्याण

प्रत:-

- १) कर निर्धारक व संकलक, क.डों.म.पा., कल्याण
- २) प्रभाग क्षेत्र अधिकारी, 'ब' प्रभाग कार्यालय, क.डों.म.पा., कल्याण.





POSSESSION TAKEN BY PURCHASER ALONG WITH KEYS.

FROM :- Mr.Chetan Y. Pathak

To,  
"Royce Developers";  
Opp-Agrawal College;  
Padgha Nasik Hi  
Gandhari, Kalyan [W].421301

Date:- 12/12/2013.

Ref: Agreement dated 24/10/2013 entered into between us in respect of Flat No. 604 In the building known as "Royce Galaxy BLDG NO 1 Wing - B situated -Opp-K.M.Agrawal College;Padga Nasik Highway; Gandhari, Kalyan[W].

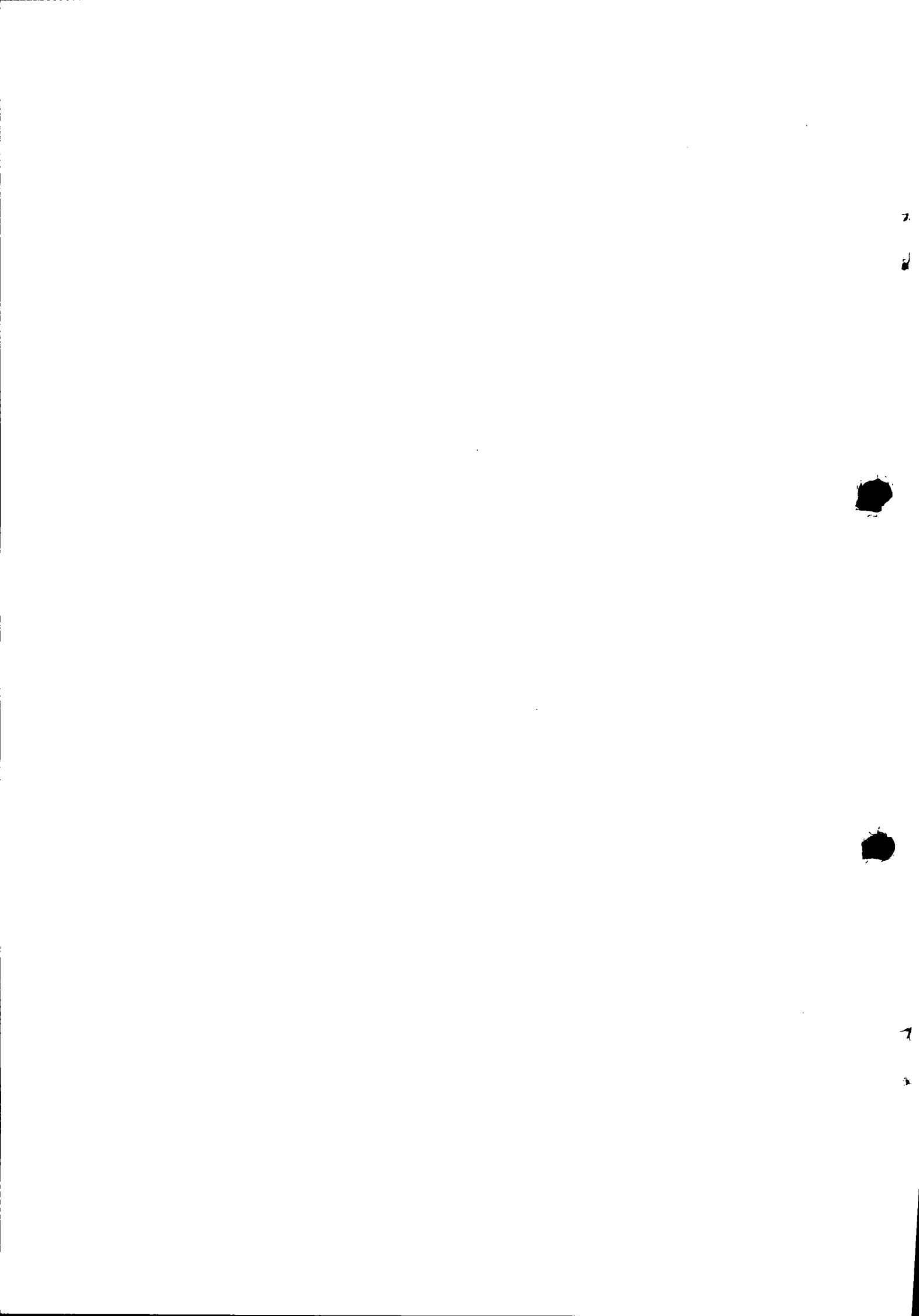
Dear Sir,

This is to put on records that pursuant to the aforesaid Agreement, I/We have Taken from you , quite, peaceful and vacant possession of Flat No. 604 On 6th Floor, of the aforesaid building. At the time of taking possession, I/We have verified and checked that you have provided all the amenities, fittings, fixtures and facilities in the said premises as agreed by you under the above said Agreement and all the above facilities are up to the entire satisfaction of the owner.

I/We state and declare that the aforesaid premises of which the possession is taken by me/us is quite in order and perfect in all respects and nothing remains to be done by us in the said premises.

As the flat/shop is in perfect habitable condition, you will not be responsible for any further expenses or any damage in building or flat/shop, and for any kind of maintenance of the same.

As decided between us, you will be looking after all the maintenance of the building till Dt. 12/12/2013, and for such maintenance the builder is not liable to give us any account.



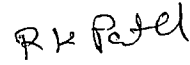
I/we will be liable to pay the Assessment Tax of the Flat/Shop when the 1<sup>st</sup> Flat/Shop Purchaser has taken the possession or the Levy of Tax has passed by the Kalyan Municipal Corporation, even then I/We have not taken the possession of the Flat/Shop.

As and when called upon by builder for registration of the society, I/We will sign all the documents of registration proposal.

We are very much thankful to you for extending best co-operation .

I am very much thankful to you for extending best co-operation and best of construction of my flat/shop.

Yours faithfully,

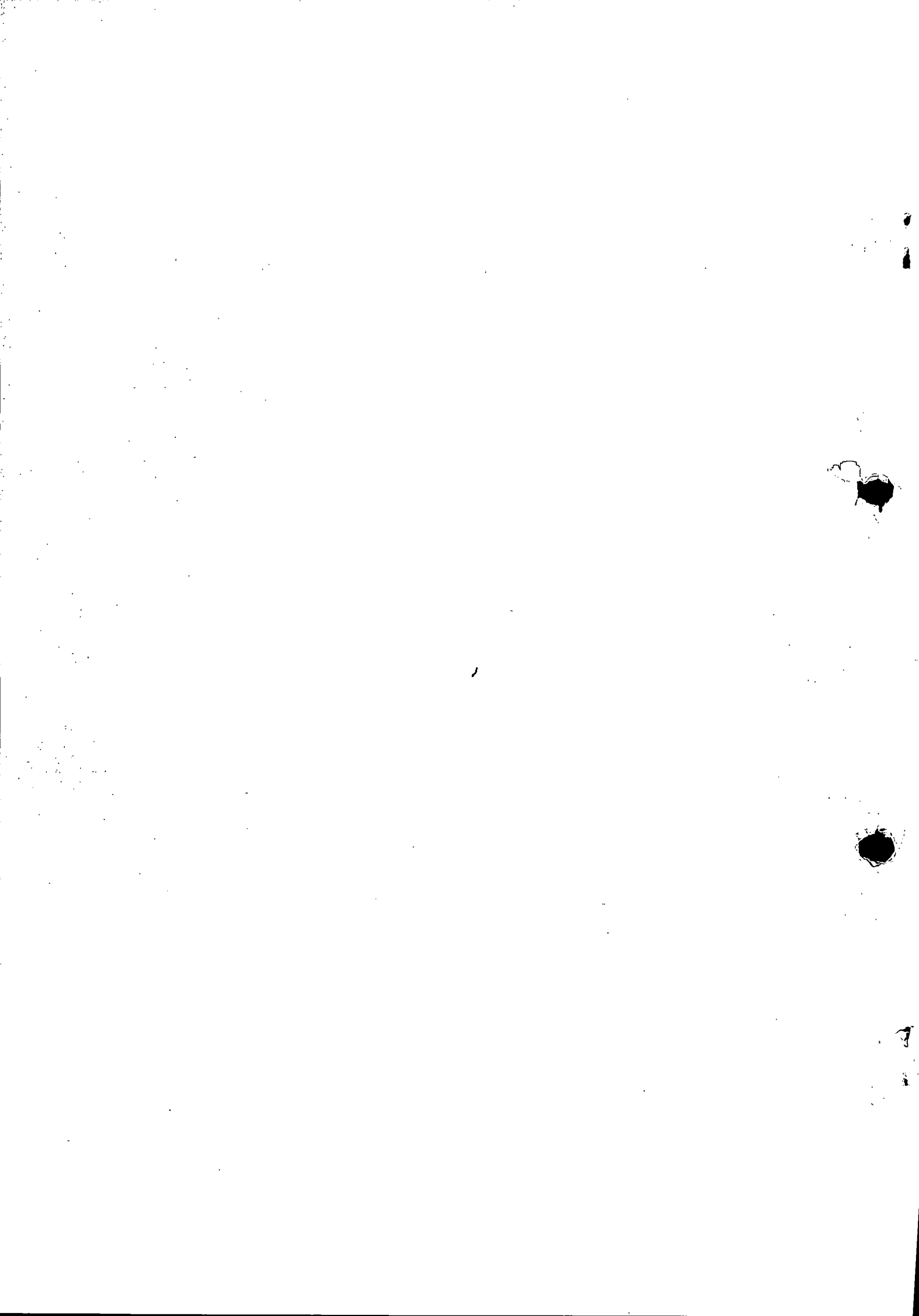


\_\_\_\_\_  
(Signature of the Flat /Shop Seller)

Flat/shop inspected & Satisfied.



\_\_\_\_\_  
(Signature of the Flat/Shop Buyer)



NO C

# डॉ. बाबासाहेब आंबेडकर भवन को-ऑप. होसिंग सोसायटी मर्या.

नोंदणी क्र.: टी.एन.ए./के.एल.एन./एच.एस.जी./ (टी.सी.) / २०६१६/२०१७-२०१८/सम २०१८

पत्ता :- गांधारी गांव, के.एम. अग्रवाल कॉलेज समोर, मानसी हॉटेल जवळ, कल्याण (प.), ता. कल्याण, जि. ठाणे ४२१ ३०१

जावक क्र. ०४/२०२३-२०२४

दिनांक: २२/०५/२०२३

To:  
The Assistant General Manager  
State Bank of India  
RACPC, Thane

Dear Sir,

I/We, Dr. Babasaheb Ambedkar bhavan CHS Ltd. and here by certify that:

1. I/We have transferable rights to the property described below, which has been allotted by me/us to Shri/Smt. Mr. Chetan yashwant Pathak And Mrs. Nanki Daulat Gidwani And Now Purchase By Ms. Shyla Bhaskaran Pillai herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated

Dt. 19 May 2023 (herein after referred to as the "Sale document")

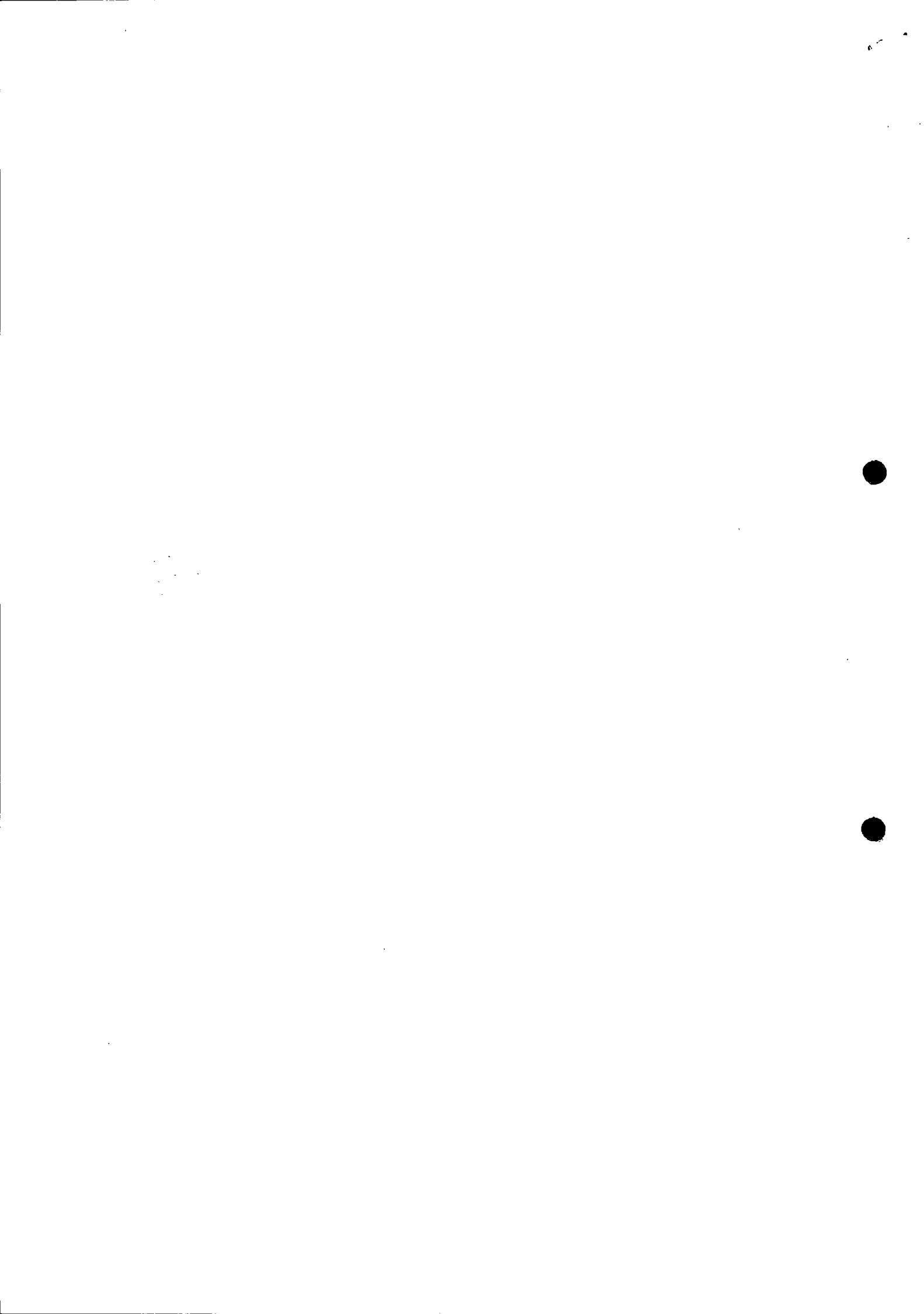
Description of the property	Royce Galaxy , Dr. Babasaheb Ambedkar CHS Ltd.
Flat No./ House No.	604
Building No./Name	Royce Galaxy , Dr. Babasaheb Ambedkar CHS Ltd.
Plot No	10 Hissa No. 1/2 ( A ) , 1/2 ( B ) , 1/2 ( K )
Street No./Name	Gandhare
Locality Name	In Front of Agrawal Collage
Area Name	Near Manasi Hotel
City Name	Kalyan ( West )
Pin Code	421301

2. That the total consideration for this transaction is Rs. Fifty Six lacs (Rs.in words) towards sale document and Rs. 5600000 (Rs.) towards \_\_\_\_\_.(name any other agreement, if any)

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.

5. 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



# डॉ. बाबासाहेब आंबेडकर भवन को-ऑप. हौसिंग सोसायटी मर्या.

नोंदणी क्र. टी.एन.ए./के.एल.एन./एच.एस.जी./टी.सी.) ३०६९६/२०१७-२०१८/सन २०१८

पत्ता :- गांधारी गांव, के.एम. अग्रवाल कॉलेज समोर, मानसी हॉटेल जवळ, कल्याण (प.), ता. कल्याण, जि. ठाणे - ४२१ ३०१.

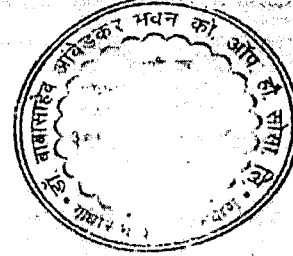
जावक क्र.

दिनांक : 22/05/2023

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.

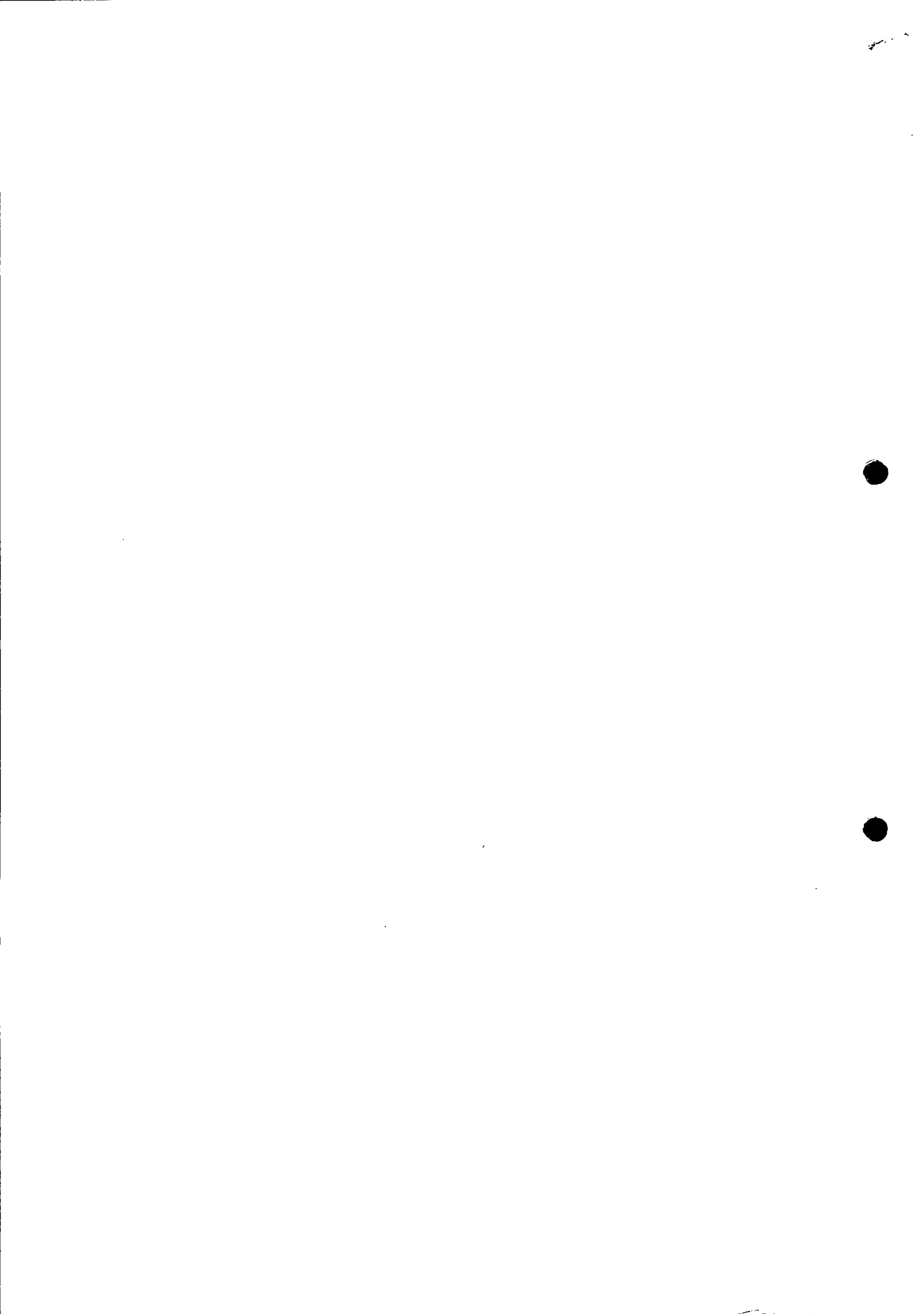
6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are Agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once 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.

Yours faithfully,



२३/०५/२०२३  
अध्यक्ष

डॉ. बाबासाहेब आंबेडकर भवन को-ऑप. हौसिंग सोसायटी मर्या.  
पत्ता :- गांधारी गांव, के.एम. अग्रवाल कॉलेज समोर,  
मानसी हॉटेल जवळ, कल्याण (प.),  
ता. कल्याण, जि. ठाणे - ४२१ ३०१





अनुक्रमांक

३२

सभासद नों.क्र.

३२

# डॉ. बाबासाहेब आंबेडकर भवन को.ऑप.हौसिंग सोसायटी लि.

नोंदणी क्रमांक:-टीएनए/केएलएन/एचएसजी/(टीसी)/३०६१६/२०१७-१८/सन २०१८ दि. ०४/०२/२०१८

प्लॉट नं.१०, हि.नं.१/२(अ), १/२(ब), १/२(क), व्हिलेज गांधारे, अग्रवाल कॉलेजसमोर, मानसी हॉटेलजवळ, गांधारे, कल्याण(प.)

## भाग प्रमाणपत्र

(महाराष्ट्र सहकारी सोसायटी कायदा १९६० मधील नोंदणीकृत (सन १९६१ चा महाराष्ट्र अधिनियम क्र. २४ अन्वये)

असे प्रमाणित करण्यात येते की,

श्री./श्रीमती/मेसर्स चेतन वाय. पाठक आणि

नांकी दौलत गिडवानी

हा/ही/हे ने १० पूर्ण भागांची रक्कम प्रत्येकी रु.५० प्रमाणे क्र. ३११ ते ३२० पर्यंत

भरलेली असून संस्थेचा नोंदणीकृत सदनिका धारक क्र. ६०४ असून संस्थेच्या उपविधीस

अधिन राहिल. **रु. ५००/-** या संस्थेच्या शिक्क्यानीशी अदा करण्यात आले.



ठिकाण : कल्याण (प.)

दिनांक १२

माहे १२

सन २०१८

अध्यक्ष

सचिव

खजिनदार

अध्यक्ष

सचिव

खजिनदार

Society Name Certificate



**डॉ. बाबासाहेब आंबेडकर भवन को-ऑप. हौसिंग सोसायटी मर्या.**

नोंदणी क्र.: टी.एन.ए./के.एल.एन./एच.एस.जी./ (टी.सी.) / ३०६९६/२०१७-२०१८/सन २०१८

पत्ता :- गांधारी गांव, के.एम. अग्रवाल कॉलेज समोर, मानसी हॉटेल जवळ, कल्याण (प.), ता. कल्याण, जि. ठाणे ४२१ ३०१

जावक क्र. 3/2023-24

दिनांक : 18/05/2023

Date: 18 May 2023

**TO WHOMSOEVER IT MAY CONCERN**

SUB : No Due Certificate for Flat Maintenance- Flat No.604

We state that as on date **Mr. Chetan Yashwant Pathak and Nanki D. Gidwani** has cleared all outstanding maintenance charges upto 31May 2023 in respect of the said Flat No. 604

Authorize Signatory

For Dr Babasaheb Ambedkar Bhavan CHS Ltd.



Hon. Secretary

