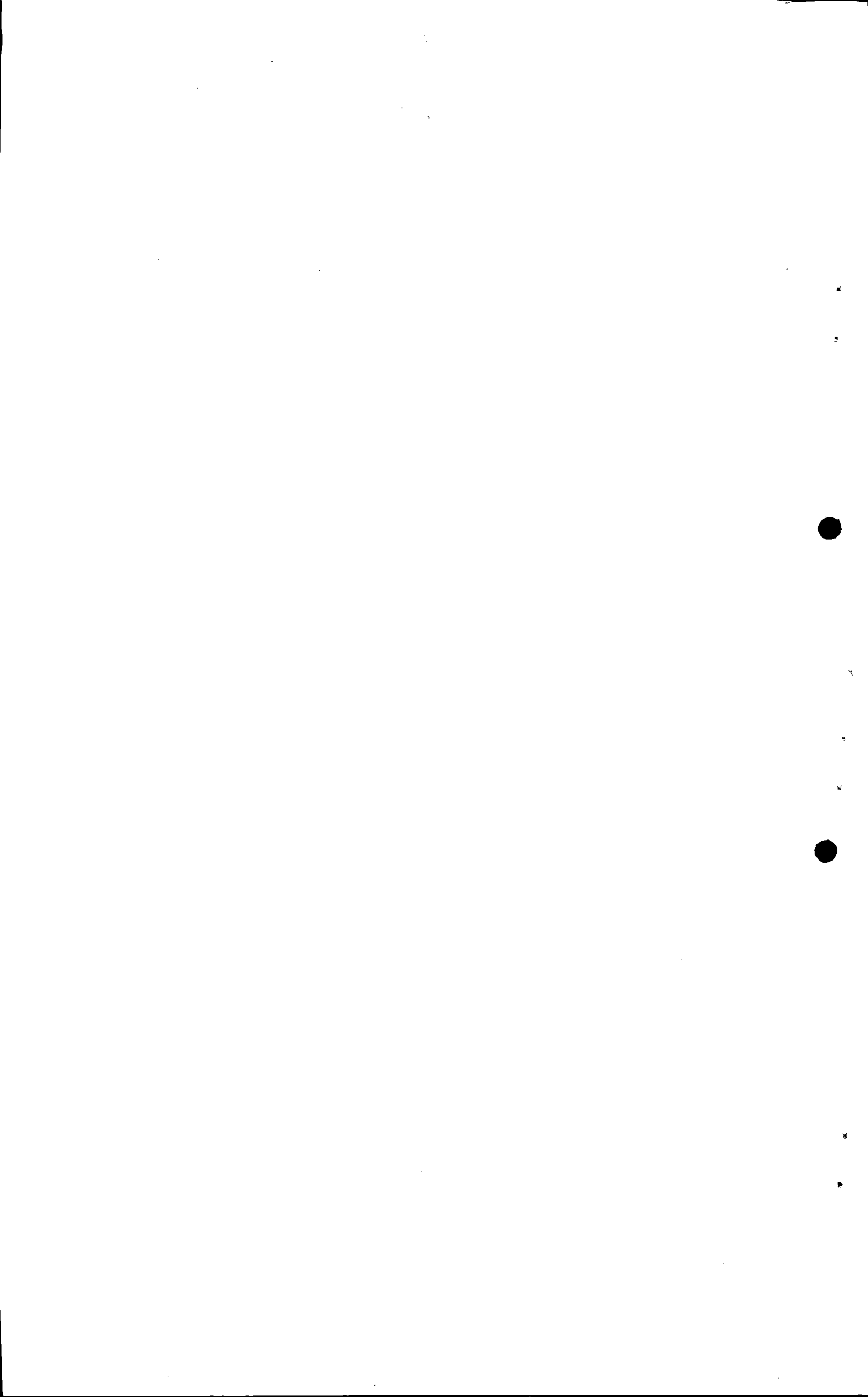


Harish

Rashamandan



Original/Duplicate
नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 975 दिनांक: 21/02/2023

₹. 30000.00
₹. 1600.00

₹. 31600.00

Sub Registrar Shahapur
शहपूर नोंदणी

शहपूर नोंदणी

पावती

408/730
Tuesday, February 21, 2023
1:54 PM

भावाचे नाव: बासिंद
दस्तावेजनामा अगुकरांक: महंम-730-2023
दस्तावेजनामा प्रकार: खोलीदंड सेल ऑफ फ्लॉट
भादर करणाऱ्याचे नाव: इरिबंद बुधवार्ली फंड

नोंदणी फी
दस्त देवाळाणी फी
पुढाची सख्या: 80

आपणान मूळ दस्त, धनान पिट, सौदा-२, अंदाजे
2:10 PM रोज़ा वेळम मिळेल.

बाजार मूल्य: ₹. 2688800/-

मावदना ₹. 3667000/-

मरलेले मुद्रांक शुल्क : ₹. 220050/-

1) दयकाया प्रकार: DHC रकम: ₹. 1600/-

दीर्घा/धनादेश/प ऑर्डर क्रमांक: 2002202310664 दिनांक: 21/02/2023

वूकचे नाव व पता:

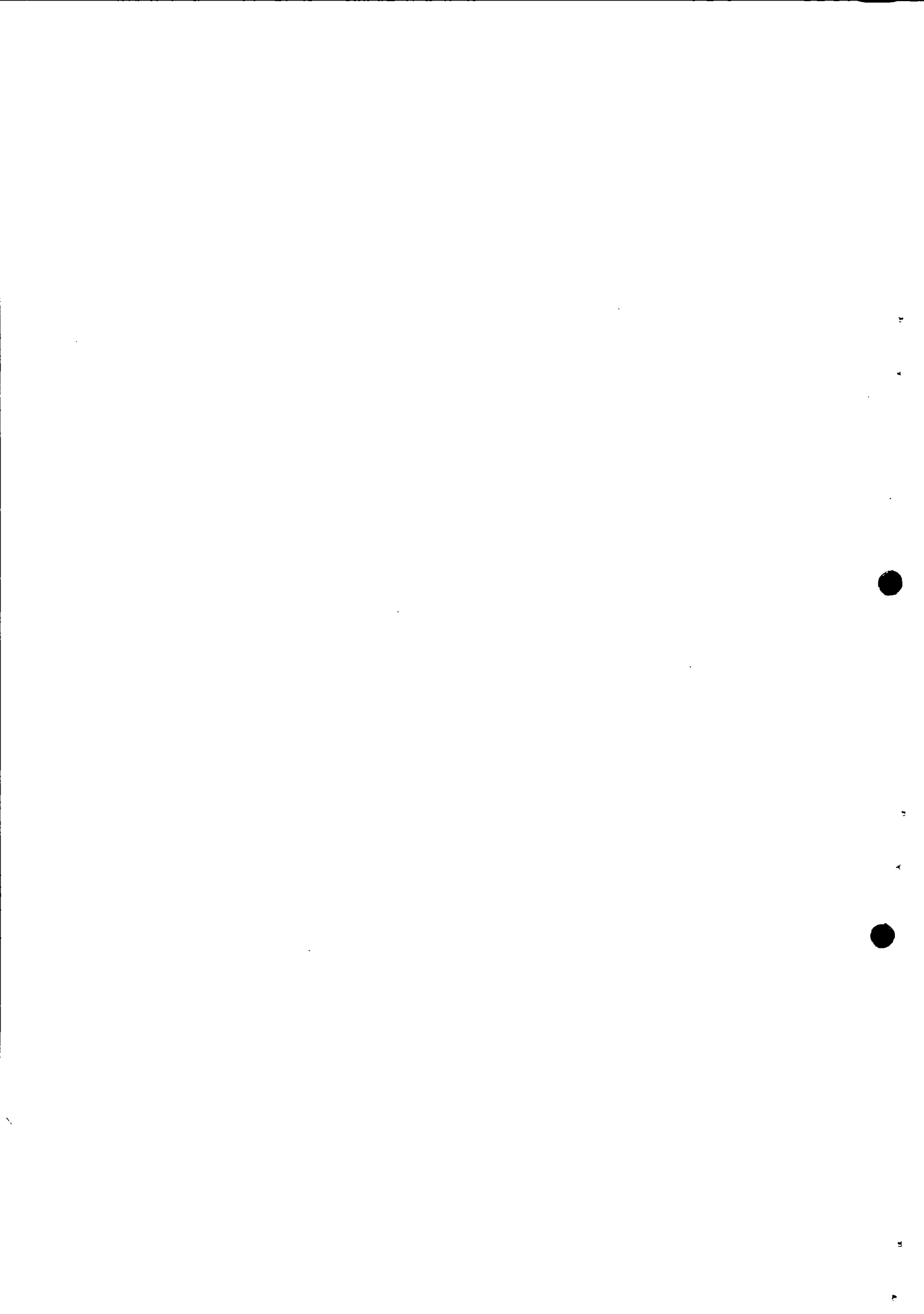
2) दयकाया प्रकार: eChallan रकम: ₹. 30000/-

दीर्घा/धनादेश/प ऑर्डर क्रमांक: MH015428114202223M दिनांक: 21/02/2023

वूकचे नाव व पता:

Basind

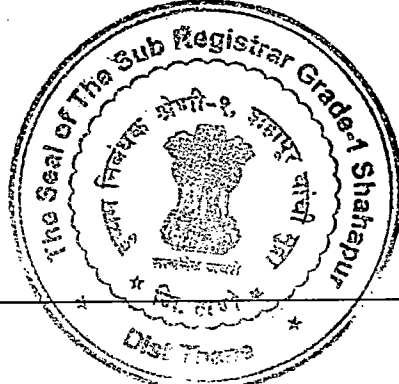
दिनांक
पत्रांक



02/2023

गावाचे नाव : वासिंद

विलेखाचा प्रकार	अॅग्रीमेंट टू सेल ऑफ प्लॉट
मोवदला	3667000
वाजारभाव(भाडेपट्ट्याच्या मूल्यपट्ट्याकार आकारणी देतो की पट्टेदार ते करावे)	2688800
1) मूल्यापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: विभाग-प्रभावक्षेत्र,मौजे वासिंद,ता.शहापुर,जि.ठाणे येथील विनशेती सर्वे नं.191/1,क्षेत्र 430.00(चौ.मी),व सर्वे नं.191/2/1पै,क्षेत्र 6177.00(चौ.मी),एकुण क्षेत्र 6607.00(चौ.मी)या मिळकती वरील नियोजित इमारत रघुनंदन संकुल मधिल विन्डींग नं.02,बी-विंग,सहावा मजला,निवासी सदनिका नं.601,कारपेट क्षेत्र- 55.1100(चौ.मी)व बालकनी क्षेत्र- 11.0800(चौ.मी)((Survey Number : 191/1 व 191/2/1पै ; Block Number : सदनिका नं.601 ;))
2) क्षेत्रफळ	1) 66.1900 चौ.मीटर
3) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
दस्तऐवज करून देणा-या/लिहून ठेवणा-या काराचे नाव किंवा दिवाणी न्यायालयाचा मनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे.जय माता दी विल्डर्स अॅण्ड डेव्हलपर्स तर्फे भागीदार रविंद्र विठ्ठल भेरे वय:-54; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ऑफिस पत्ता- श्रमसाफल्य निवास, वार्ड क्र.1, मारुती मंदीराजवळ, वासिंद,ता.शहापुर,जि.ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं:-AAJFJ8535C 2): नाव:-मे.जय माता दी विल्डर्स अॅण्ड डेव्हलपर्स तर्फे भागीदार गोपाळसिंग दत्तुसिंग रजपुत वय:-46; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ऑफिस पत्ता- श्रमसाफल्य निवास, वार्ड क्र.1, मारुती मंदीराजवळ, वासिंद,ता.शहापुर,जि.ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं:-AAJFJ8535C
दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा हाणी न्यायालयाचा हुकुमनामा किंवा आदेश ल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हरिचंद्र वृधाजी फर्डे वय:-43; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रा.मु.बी-204,गिरी रेसिडन्सी,वॉटर टँक जवळ,भातसई रोड,वासिंद पु.,ता.शहापुर,जि.ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AATPF1530H 2): नाव:-सुरेखा हरिचंद्र फर्डे वय:-37; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रा.मु.बी-204,गिरी रेसिडन्सी,वॉटर टँक जवळ,भातसई रोड,वासिंद पु.,ता.शहापुर,जि.ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं:-ACQPF0390J
दस्तऐवज करून दिल्याचा दिनांक	21/02/2023
दस्त नोंदणी केल्याचा दिनांक	21/02/2023
1) अनुक्रमांक,खंड व पृष्ठ	730/2023
2) वाजारभावाप्रमाणे मुद्रांक शुल्क	220050
3) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
1) शेरत	

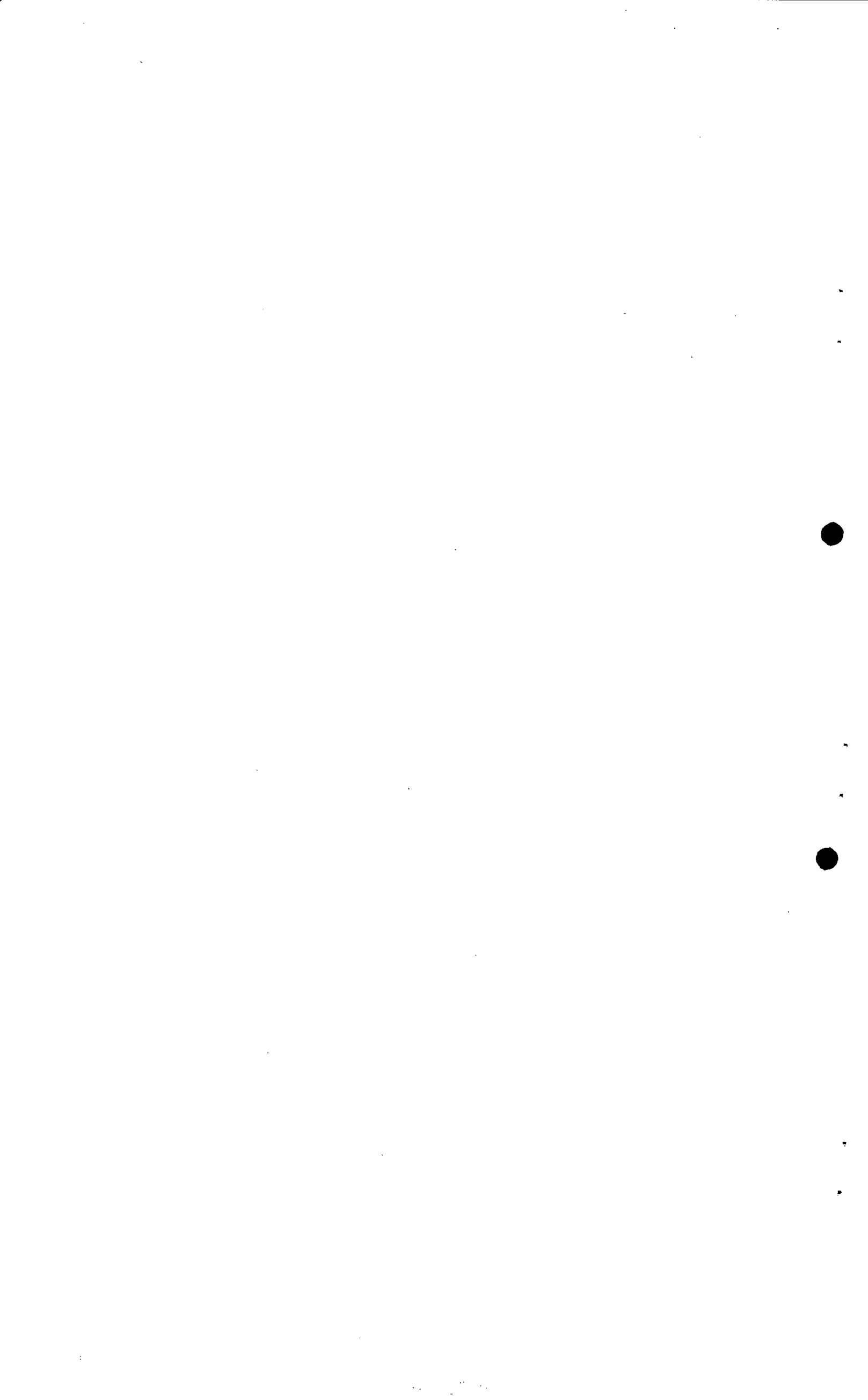


मुद्रांक विभाग

५ सुरेखा निबंधक
अॅग्री-१) शहापुर

यांकनासाठी विचारात घेतलेला तपशील:-

शुल्क आकारताना निवडलेला अनुच्छेद :- (ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



Valuation ID 202302213330

सहप

मूल्यांकनाचे वर्ष 2022
जिल्हा ठाणे
तालुक्याचे नांव : शहापूर
गांवाचे नांव : वासिद (177)
प्रमुख मूल्य विभाग : 27
उप मूल्य विभाग : 27.1
क्षेत्राचे नांव Influence Area

सर्व्हे नंबर /न. भू. क्रमांक

वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.
मूल्यदर 37500

मोजमापनाचे एकक
चौ. मीटर

बांधीव क्षेत्राची माहिती

मिळकतीचे क्षेत्र	60.621 चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार	बांधीव
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय	0 TO 2 वर्ष	मूल्यदर/बांधकामाचा दर-	Rs.37500/-
उद्ववाहन सुविधा	आहे	मजला -	Stilt floor Or Ground floor		

Sale Type -
First Sale

Sale/Resale of built up Property constructed after circular dt.02/01/2018

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी)
= (37500 * (100 / 100))
= Rs.37500/-

मजला निहाय घट/वाढ = 100% of 37500 = Rs.37500/-

Rules Applicable 3, 19, 18

A)	मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 37500 * 60.621 = Rs.2273287.5/-
B)	बंदिस्त बाल्कनी जागेचे क्षेत्र	11.08 चौ. मीटर
	बंदिस्त बाल्कनी जागेचे मूल्य	= 11.08 * 37500 = Rs.415500/-

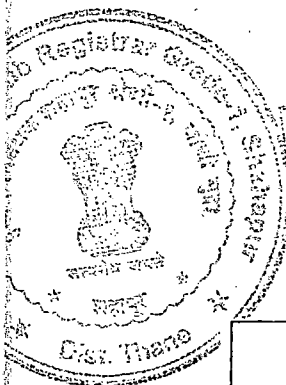
एकत्रित अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे
मूल्य/खुली बाल्कनी + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेडॉनार्डन मजला क्षेत्र
मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
= A + B + C + D + E + F + G + H + I + J
= 2273287.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 415500 + 0
= Rs.2688788/-
= □ सव्वीस लाख अठ्ठ्याऐंशी हजार सात शे अठ्ठ्याऐंशी /-

Home

Print

५ दुय्यम निबंधक श्रेणी-२
शहापूर



स ह प
स.क्र. 620 २०२३
पमे 91 20

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 2002202310664 Date 20/02/2023

Received from HARICHANDRA BUDHAJI FARDE, Mobile number 7558429134, an amount of Rs.1600/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office S.R. Shahapur of the District Thane Grm.

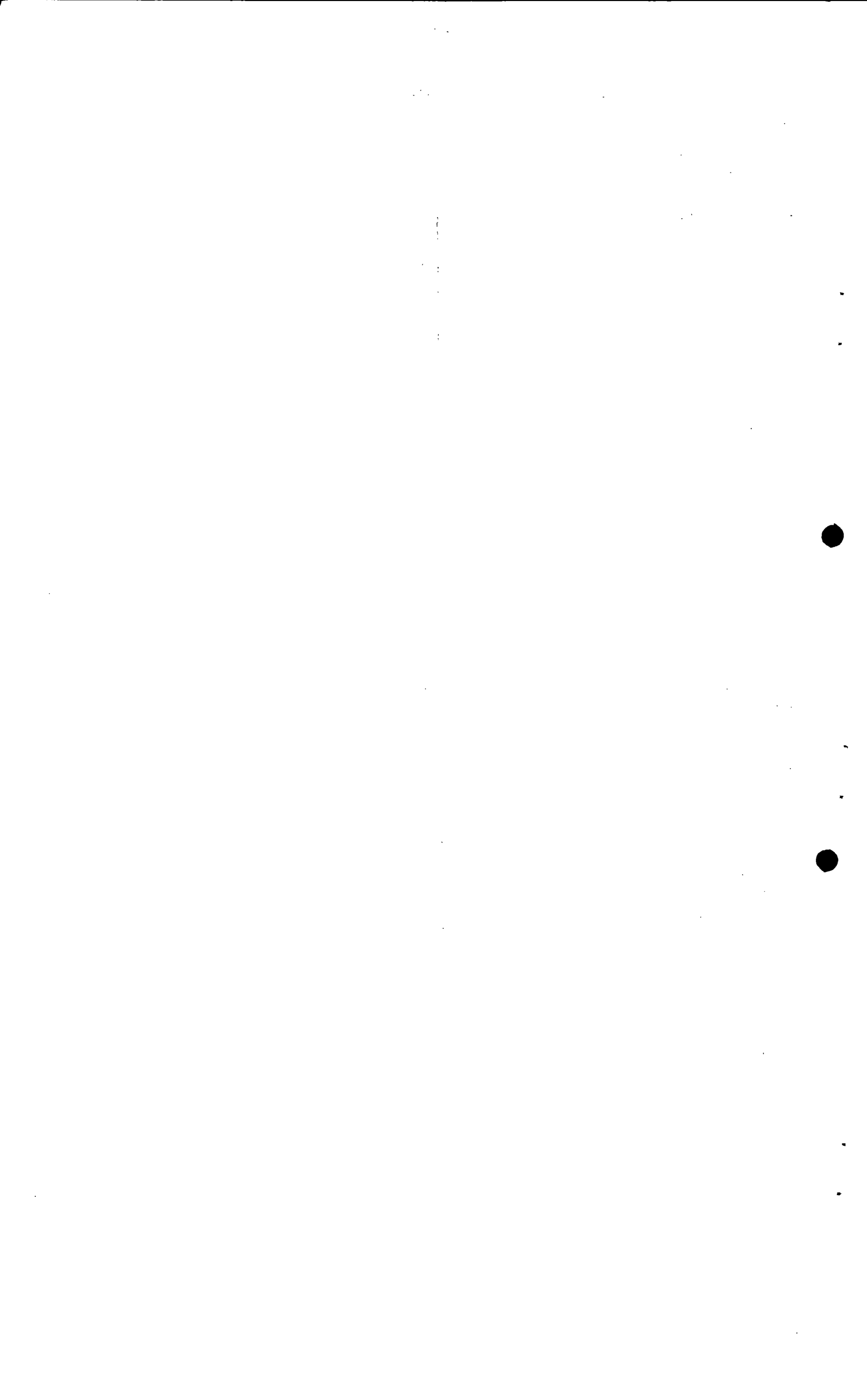
Payment Details

Bank Name MAHB Date 20/02/2023

Bank CIN 10004152023022009843 REF No. 011402463

iSarita V1

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



CHALLAN
MTR Form Number-6



MH015428114202223M	BARCODE	Date	16/02/2023-14:28:56	Form ID	25.2
Department Inspector General Of Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)			
of Payment Registration Fee		PAN No.(If Applicable)	AATPF1530H		
Name SHP_SHAHAPUR SUB REGISTRAR		Full Name	HARICHANDRA BUDHAJI FARDE		
Location THANE		Flat/Block No.	FLAT NO.601 IN RAGHUNANDAN SANKUL		
2022-2023 One Time		Premises/Building	VASIND		
Account Head Details		Amount In Rs.	Road/Street		
046401 Stamp Duty		220050.00	Area/Locality		
063301 Registration Fee		30000.00	Town/City/District		
			PIN		
			4 2 1 6 0 1		
		Remarks (If Any)			
		SecondPartyName=MS JAI MATA DI BUILDERS AND DEVELOPERS			
		THROUGH PARTNER RAVINDRA V BHERE-			
50050.00		Amount In			
		Two Lakh Fifty Thousand Fifty Rupees Only			
		Words			
		2,50,050.00			
Bank Details		FOR USE IN RECEIVING BANK			
BANK OF MAHARASHTRA		Bank CIN	Ref. No.	02300042023021669631	230474700874
Cheque-DD Details		Bank Date	RBI Date	16/02/2023-16:19:36	17/02/2023
Cheque/DD No.		Bank-Branch		BANK OF MAHARASHTRA	
Name of Bank		Scroll No. , Date		30217 , 17/02/2023	
Address of Branch					

Department ID : Mobile No. : 7558429134

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

चलान केवल दायम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलान लागू

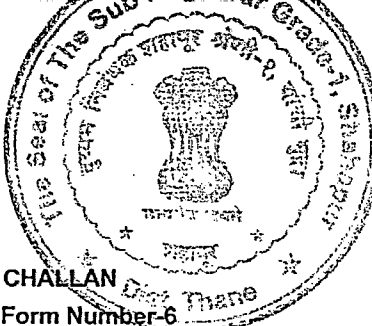
Signature Not Verified

Digitally signed by DS
DIRECTORATE OF
ACCOUNTS AND
TREASURIES MUMBAI 02
Date: 2023.02.17 13:58:40
IST
Reason: GRAS Secure

Challan Defaced Reason

No.	Defacement No.	Defacement Date	Userld	Defacement Amount
(IS)-408-730	0007786967202223	21/02/2023-13:54:05	IGR139	30000.00
(IS)-408-730	0007786967202223	21/02/2023-13:54:05	IGR139	220050.00
Total Defacement Amount				2,50,050.00





स ह प
 क्र. ८९० २०२३
 दि. १६/०२/२०२३

CHALLAN Dist. Thane
 MTR Form Number-6

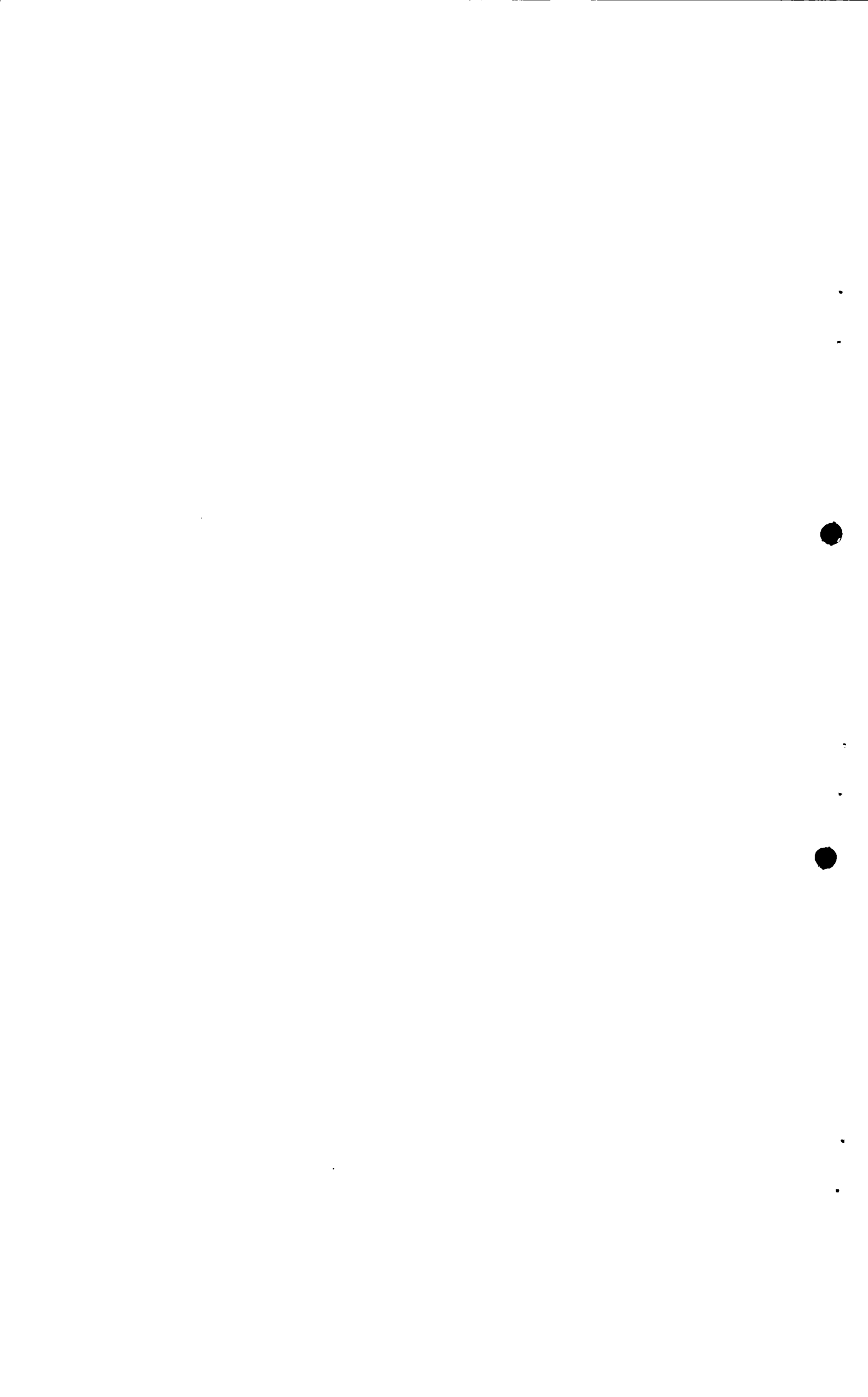


IN MH015428114202223M BARCODE [Barcode] Date 16/02/2023-14:28:56 Form ID 25.2

Department Inspector General Of Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)			
Type of Payment Registration Fee		PAN No.(If Applicable)		AATPF1530H	
Office Name SHP_SHAHAPUR SUB REGISTRAR		Full Name		HARICHANDRA BUDHAJI FARDE	
Location THANE		Flat/Block No.		FLAT NO.601 IN RAGHUNANDAN SANKUL	
Year 2022-2023 One Time		Premises/Building			
Account Head Details		Amount In Rs.			
30046401 Stamp Duty		220050.00		Road/Street VASIND	
30063301 Registration Fee		30000.00		Area/Locality SHAHAPUR	
				Town/City/District	
				PIN 4 2 1 6 0 1	
		Remarks (If Any)			
		SecondPartyName=MS JAI MATA DI BUILDERS AND DEVELOPERS			
		THROUGH PARTNER RAVINDRA V BHERE~			
		Amount In		Two Lakh Fifty Thousand Fifty Rupees Only	
Total		2,50,050.00		Words	

Payment Details BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042023021669631	011537665
Cheque/DD No.		Bank Date	RBI Date	16/02/2023-16:19:36	Not Verified with RBI
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA	
Name of Branch		Scroll No. , Date		Not Verified with Scroll	

Department ID : Mobile No. : 7558429134
 OTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 हेर चालन केवल दुय्यम निबधक कार्यालयात नोदणी करावयाच्या दस्तांसाठी लागू आहे. नोदणी न करावयाच्या दस्तांसाठी खदर चालन लागू ही.



AGREEMENT FOR SALE

र	ह	प
७३०		२०२३
७	२०	

Village - VASIND
 Building Name "RAGHUNANDAN SANKUL"
 Flat No-601,
 Carpet area- 55.1100 sq.Meters
 Balcony area- 11.0800 sq.Meters
 Floor-Sixth Floor,
 Building No.02
 Wing-"B"
 Consideration Cost-Rs.36,67,000/-
 Stamp Duty-Rs.2,20,050/-
 Reg.Fee-Rs.30,000/-

THIS ARTICLE OF AGREEMENT MADE AT SHAHAPUR ON
 THIS 21st DAY OF February, 2023.

B E T W E E N

M/s. JAI MATA DI BUILDERS & DEVELOPERS, (Pan No-AAJFJ8535C) through its Partners 1. Mr. RAVINDRA VITTHAL BHERE, age-54 years, 2. Mr. GOPALSINGH DATTUSINGH RAJPUT, age-46 years, having office address-Sharmsaflya Niwas, Ward no-1, Near Maruti Mandir, Vasind, Tal-Shahapur, Dist- Thane. hereinafter called and referred to as the "PROMOTERS /BUILDERS /DEVELOPERS" (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.

A N D

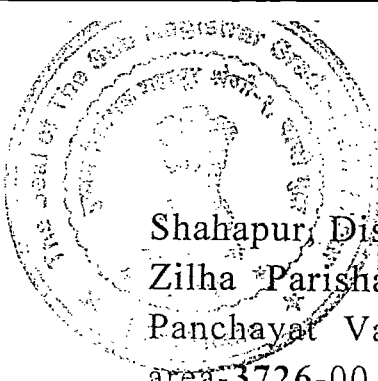
1. Mr. HARICHANDRA BUDHAJI FARDE, aged about-43 years, PAN No. AATPF1530H, 2. Mrs. SUREKHA HARICHANDRA FARDE, aged about-37 years, PAN No. ACQPF0390J, Both Residing At. B-204, Giri Residency, Near Water Tank, Bhatsai Road, Vasind, Tal.Shahapur, Dist.Thane-421604. hereinafter collectively called and referred to as the "PURCHASER/S/ALLOTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) being the Party of the Second Part.

AND WHEREAS Mr. Raghunath Chahu Shelar is the owner & absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece or parcel of land described in schedule hereunder which is situate, at village Vasind, Taluka.

(Signature)

(Signature)

(Signature)



स	उ	प	2
क्र. 030	२०२२		

Shahapur, Dist Thane, and within the limits of Tahasildar Shahapur, Zilha Parishad Thane, Panchayat Samiti Shahapur, and Gram Panchayat Vasind bearing Revenue Survey No.191/2/1 pt. total area-3726-00 Sq.Meters, and more particularly described in the First Schedule written hereunder. Hereinafter for brevity's sake referred to as the said 'Said Property.'

AND WHEREAS Mr.Mahadu Shankar Shelar is the owner & absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece or parcel of land described in schedule hereunder which is situate, at village Vasind, Taluka. Shahapur, Dist Thane, and within the limits of Tahasildar Shahapur, Zilha Parishad Thane, Panchayat Samiti Shahapur, and Gram Panchayat Vasind bearing Revenue Survey No.191/1 total area-430-00 Sq.Meters, and more particularly described in the First Schedule written hereunder. Hereinafter for brevity's sake referred to as the said 'Said Property.'

AND WHEREAS Mr. Vishal Tukaram Shelar & Jijabai Tukaram Shelar is the owner & absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece or parcel of land described in schedule hereunder which is situate, at village Vasind, Taluka. Shahapur, Dist Thane, and within the limits of Tahasildar Shahapur, Zilha Parishad Thane, Panchayat Samiti Shahapur, and Gram Panchayat Vasind bearing Revenue Survey No.191/2/1 pt. total area-1138-00 Sq.Meters, and more particularly described in the First Schedule written hereunder. Hereinafter for brevity's sake referred to as the said 'Said Property.'

AND WHEREAS Mr. Vijay Dattu Shelar is the owner & absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece or parcel of land described in schedule hereunder which is situate, at village Vasind, Taluka. Shahapur, Dist Thane, and within the limits of Tahasildar Shahapur, Zilha Parishad Thane, Panchayat Samiti Shahapur, and Gram Panchayat Vasind bearing Revenue Survey No.191/2/1 pt. total area-1138-00 Sq.Meters, and more particularly described in the First Schedule written hereunder. Hereinafter for brevity's sake referred to as the said 'Said Property.'

AND WHEREAS Meena Dattu Shelar is the owner & absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece or parcel of land described in schedule hereunder which is situate, at village Vasind, Taluka. Shahapur,

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Dist Thane, and within the limits of Tahasildar Shahapur, Zilha Parishad Thane, Panchayat Samiti Shahapur, and Gram Panchayat Vasind bearing Revenue Survey No.191/2/1-pt total area-525-00 Sq.Meters, and more particularly described in the First Schedule written hereunder. Hereinafter for brevity's sake, referred to as the said 'Said Property.'

AND WHEREAS by the Registered Development Agreement vide it's No.4471/2014,dt.04/08/2014 which is executed between the owners of said property i.e Mr.Raghunath Chahu Shelar and Developers M/s.Jai Mata Di Builders & Developers through its partners Mr. Ravindra Vitthal Bhare & others for property bearing Survey no.191/2/1pt., area-0-37-26(HRP) i.e.3726 Sq meters. As such by way of said development agreement the original owner handed over the development rights to Developers M/s.Jai Mata Di Builders & Developers partnership firm. A copy of the said agreement is handed over to the Purchasers and the contents thereof and obligations therein are known to the Purchasers.

AND WHEREAS Pursuant to the said Development Agreement the original owners Mr.Raghunath Chahu Shelar has also executed an irrevocable General Power of Attorney in favour of developers M/s.Jai Mata Di Builders & Developers through its partners Mr. Ravindra Vitthal Bhare & others vide registration no.4472/2014,dt.04/08/2014 there by empower them to develop the said property as well as to sell & execute Agreement for Sale in favour of the bonafied purchasers in respect of the said constructed area mention in schedule hereunder & received the consideration cost from the purchasers.

AND WHEREAS by the Registered Development Agreement vide it's No.3640/2016,dt.14/07/2016 which is executed between the owner of said property i.e Mr.Mahadu Shankar Shelar and Developers M/s.Jai Mata Di Builders & Developers through its partners Mr. Ravindra Vitthal Bhare & others for property bearing Survey no.191/1, area-0-04-30(HRP) i.e. 430 Sq meters . As such by way of said development agreement the original owner handed over the development rights to Developers M/s.Jai Mata Di Builders & Developers partnership firm. A copy of the said agreement is handed over to the Purchasers and the contents thereof and obligations therein are known to the Purchasers.

AND WHEREAS Pursuant to the said Development Agreement the original owners Mr.Mahadu Shankar Shelar has also executed an irrevocable General Power of Attorney in favour of developers M/s.Jai Mata Di Builders & Developers through its partners Mr. Ravindra

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Vitthal Bhare & others vide registration no.3641/2016,dt.14/07/2016 there by empower them to develop the said property as well as to sell & execute Agreement for Sale in favour of the bonafied purchasers in respect of the said constructed area mention in schedule hereunder & received the consideration cost from the purchasers.

AND WHEREAS by the Registered Development Agreement vide it's No.1736/2021,dt.25/03/2021 which is executed between the owners of said property i.e Mr.Vishal Tukaram Shelar & Jijabai Tukaram Shelar and Developers M/s.Jai Mata Di Builders & Developers through its partners Mr. Rajendra Vitthal Bhare & others for property bearing Survey no.191/2/1, area-0-07-87(HRP) i.e.787 Sq meters . As such by way of said development agreement the original owner handed over the development rights to Developers M/s.Jai Mata Di Builders & Developers partnership firm. A copy of the said agreement is handed over to the Purchasers and the contents thereof and obligations therein are known to the Purchasers.

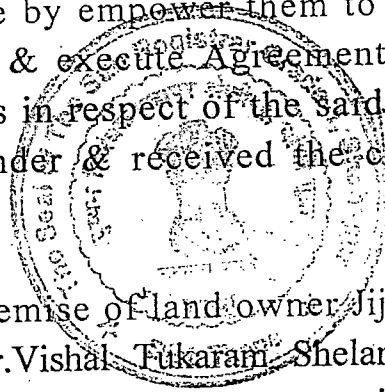
AND WHEREAS Pursuant to the said Development Agreement the original owners Mr.Vishal Tukaram Shelar & Jijabai Tukaram Shelar has also executed an irrevocable General Power of Attorney in favour of developers M/s.Jai Mata Di Builders & Developers through its partners Mr. Rajendra Vitthal Bhare & others vide registration no.1740/2021,dt.25/03/2021 there by empower them to develop the said property as well as to sell & execute Agreement for Sale in favour of the bonafied purchasers in respect of the said constructed area mention in schedule hereunder & received the consideration cost from the purchasers.

AND WHEREAS by the Registered Development Agreement vide it's No.3683/2021,dt.13/08/2021 which is executed between the owners of said property i.e Mr.Vijay Dattu Shelar & Meena Dattu Shelar and Developers M/s.Jai Mata Di Builders & Developers through its partners Mr. Rajendra Vitthal Bhare & others for property bearing Survey no.191/2/1, area-0-16-63(HRP) i.e.1663 Sq meters. As such by way of said development agreement the original owner handed over the development rights to Developers M/s.Jai Mata Di Builders & Developers partnership firm. A copy of the said agreement is handed over to the Purchasers and the contents thereof and obligations therein are known to the Purchasers.

AND WHEREAS Pursuant to the said Development Agreement the original owners Mr.Vijay Dattu Shelar & Meena Dattu Shelar has also executed an irrevocable General Power of Attorney in favour of developers M/s.Jai Mata Di Builders & Developers through its partners Mr.

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Rajendra Vitthal Bhare & others vide registration no.3684/2021,dt.13/08/2021 there by empower them to develop the said property as well as to sell & execute Agreement for Sale in favour of the bonafied purchasers in respect of the said constructed area mention in schedule hereunder & received the consideration cost from the purchasers.



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AND WHEREAS after the sad demise of land owner Jijabai Tukaram Shelar, his legal heir/owner Mr.Vishal Tukaram Shelar has newly executed an irrevocable General Power of Attorney in favour of developers M/s. Jai Mata Di Builders & Developers through its partners Mr. Rajendra Vitthal Bhare & others vide registration no.3099/2022,dt.30/06/2022 there by empower them to develop the said property as well as to sell & execute Agreement for Sale in favour of the bonafied purchasers in respect of the said constructed area mention in schedule hereunder & received the consideration cost from the purchasers.

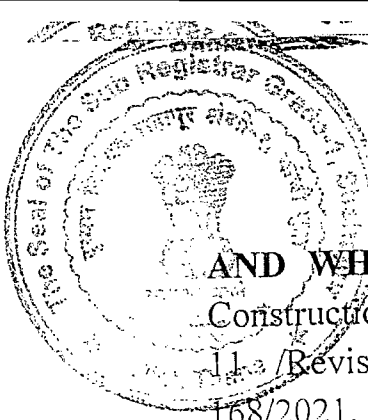
AND WHEREAS the PROMOTERS/BUILDERS/OWNERS herein have proposed to construct a multi storied building consisting of various commercial and residential units.

AND WHEREAS the BUILDERS/DEVELOPERS/OWNERS herein have got the necessary building plans prepared and had got the same duly approved from Assistant Director, Town Planning Thane under outward No. Nap/ Construction Permission/ Mouje-Vasind/Tal. Shahapur/ Ass-Dir Thane/703, dated 12/04/2018. The authenticated copies of the plans of the Building of the said project as approved by the concerned Authority.

AND WHEREAS the BUILDERS/DEVELOPERS/OWNERS herein have got revised building plans approved from Assistant Director, Town Planning Thane under outward no.Nap/ construction permission/ Mouje Vasind/ S.No.191/1 & 191/2/1/ S.S.Thane/ 1604, dt.13/06/2022. The authenticated copies of the plans of the Building of the said project as approved by the concerned Authority have been annexed hereto and marked as **Annexure C1**.

AND WHEREAS the District Collector of thane Vide it's Order No.MAHASUL/K-1/T-11/NAP/VASHIND/SHAHAPUR/SR/(33/17), 85/18, dt.07/07/2018 has granted Construction and N.A. permission in respect of the said land. **AND WHEREAS** the necessary permission for change of user of the said property owned by the owner herein, to Non-Agriculture use is obtained.

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AND WHEREAS the District Collector of thane has granted Revised Construction and N.A. permission vide its Order No. MAHASUL/ K-1/ T-11-2/Revised Constuction Permission/VASHIND/Tal. SHAHAPUR/SR-168/2021, dt.12/09/2022 in respect of the said land. **AND WHEREAS** the necessary permission for change of user of the said property owned by the owner herein, to Non-Agriculture use is obtained have been annexed and marked as **Annexure D1**.

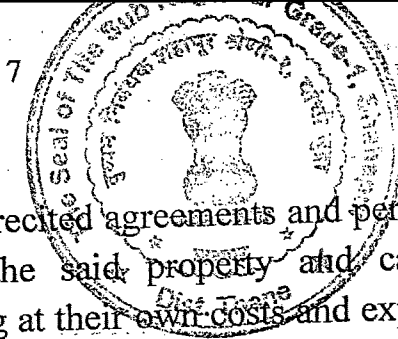
AND WHEREAS the copy of the proposed building/phase/wing plan showing future proposed development as disclosed by the Builder/developer in his registration before the RERA authority and further disclosures on the website as mandated by the developer have been annexed hereto and marked as **Annexure D3**.

AND WHEREAS the clear plan showing the project (phase/ wing) which is intended to be constructed and to be sold and the said unit which is intended to be bought by the allottee is in this said project (phase/wing) which is clearly demarcated and marked and which is for the purposes of this agreement the project in which the unit stated that the allottee intends to purchase and the allottee shall have the right to claim the same for is marked as **Annexure C2**.

AND WHEREAS the Promoters herein in pursuance to the above referred permissions have intention to commence, carry out building known as "RAGHUNANDAN SANKUL" on the property Survey No.191/2/1 pt., area-6177.00 Sq.Meters & Survey No.191/1, area-430.00 Sq.Meters total admeasuring area 6607-00 sq.Meters at village Vasind. And the said property is more particularly described in the **SCHEDULE "A"** hereunder written. Hereinafter for the sake of brevity and always called and referred to as the said "PROPERTY UNDER DEVELOPMENT".

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 FSI and all other permissible FSI to be used and utilized on the said property as may be granted by the Town planning authority from time to time and further the Promoter have given the clear inspection of the plans and specifications to the Purchasers herein as regards the existing sanctioned building/s and the further proposed building/s to be constructed on the said property.

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



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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 /commercial 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 favor of the cooperative housing society of all those several persons acquiring the respective flats / shops / units.

AND WHEREAS, the Promoter/Developer has registered the said project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Maharashtra On 20/02/2019 under registration no.P51700019656 have been annexed and marked as **Annexure F**.

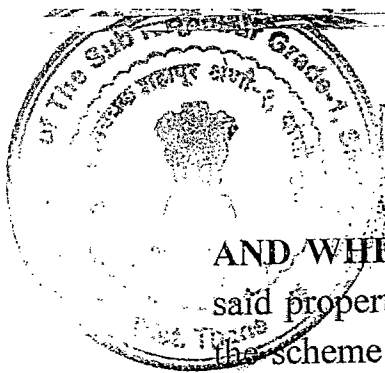
AND WHEREAS the Purchaser has agreed to pay the sale price / consideration in respect of the flat / shop / unit in accordance with the provisions of under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "**The Said Act**") and rules and regulations made under and in 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 Real Estate (Regulation and Development) Act, 2016 and the rules framed there under including the model form of Agreement prescribed therein.

AND WHEREAS by executing this agreement the Purchaser has accorded his / her consent as required under the Real Estate (Regulation and Development) Act, 2016, whereby the Promoters are entitled to sell, mortgage or create charge on any flats / shops / units etc., which is not hereby agreed to be sold.

AND WHEREAS by executing this agreement the Purchaser has accorded his / her consent as required the Real Estate (Regulation and Development) Act, 2016, whereby the Promoters are entitled to make such modifications, alterations in the buildings and structures as well as the said flats / shops / tenements / galas and garages etc., agreed to be 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.

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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 FSI / TDR as per the rules and regulations of the Town Planning Authority and will further avail, use and consume 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 express and irrevocable consent for the same.

AND WHEREAS the Promoter has provided to the Purchaser the copy of orders, 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 express and irrevocable consent for the same.

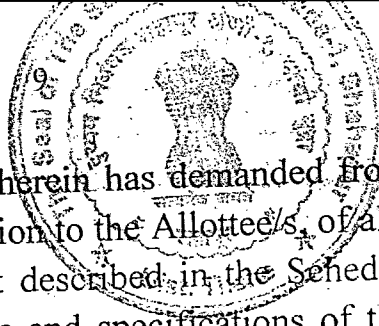
AND WHEREAS the Promoters have appointed M/s. S M Architects, having its office at-003, Tara Niwas, Baji Prabhu Deshpande Marg, Near Three Petrol Pump, Naupada, Thane (w)-400601, for the preparation of the structural designs and drawings of the building and the Promoters accept the professional supervision of the Architects and the R.C.C. Engineer till the completion of the buildings.

AND WHEREAS the Promoters have newly appointed Mr.Prashant Chavhan, Kala Vastu Architects, having its office at102, Janki Niwas, Ghantali Mandir Road, Thane(W) for the preparation of the structural designs and drawings of newly sanctioned 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 the Promoter has proposed to construct building known as "RAGHUNANDAN SANKUL", Comprises Total 182 Units, in the said building, and particularly on the landed property.

AND WHEREAS the Promoter has decided to form an Association of Apartments / Co-operative Housing society of all Premises purchasers of the buildings/project.

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AND WHEREAS The Allottee/s herein has demanded from the Promoter and the Promoter has given inspection to the Allottee/s, of all the documents of title relating to the said project described in the Schedule-II hereunder written and also the plans, designs and specifications of the said building prepared by the Architect and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "The Said Act") and rules and regulations made by State of Maharashtra there under. After the Allottee/s enquiry, the Promoter herein has requested to the Allottee/s to carry out independent search by appointing his/her/their own attorney/advocate and to ask any queries, he/she/they have regarding the marketable title and rights and authorities of the Promoter. The Allottee/s has/have satisfied himself/herself/themselves in respect of marketable title and rights and authorities of the Promoter herein. That the allottee has given his specific confirmation herein that the responsibility of title of the said land be on the Developer up and until the conveyance of the said building/phase/ wing and the said land there under.

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are to be constructed have been annexed hereto and marked as **Annexure 'A' and 'B'**, respectively.

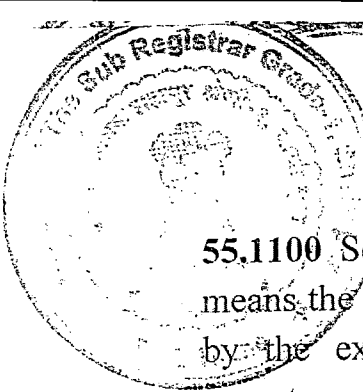
AND WHEREAS the copy of the proposed layout plan and the proposed building/phase/wing plan showing future proposed development as disclosed by the developer in his registration before the RERA authority and further disclosures on the website as mandated by the developer have been annexed hereto and marked as **Annexure C2**

AND WHEREAS while granting the permission and sanctioned plans the Town 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.

AND WHEREAS the Promoters expressed their intention to dispose off the flats/shops in the proposed building known as "RAGHUNANDAN SANKUL".

AND WHEREAS after inspection of the documents and plans and permissions, the PURCHASER herein offered to purchase **Flat No.601 on Sixth Floor, Building No.02, Wing-B, Carpet area admeasuring about-**

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55.1100 Sq. Meters 4 Balcony Area- 11.0800 Sq. Meters "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive top floor open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment. in the building known as **"RAGHUNANDAN SANKUL"** at and for price / consideration of **Rs.36,67,000/- (Rupees Thirty Six Lacs Sixty Seven Thousand Only).**

AND WHEREAS the Promoter has accepted the said offer made by the Purchaser.

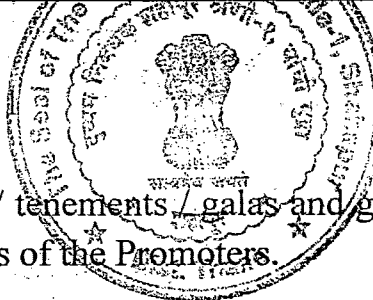
AND WHEREAS the Purchaser has examined and approved of the building and floor plans the nature and quality of construction fittings, fixtures, facilities and amenities provided / to be provided thereto as per the general specifications as well as the restricted and common facilities and amenities.

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 is further aware that there are several buildings to be constructed on the said property and that the Promoters will be carrying on the construction and completing the buildings in phase-wise manner and that as and when the buildings are completed, the entire flats there in are sold out, the cooperative housing societies of such buildings from time to time and accordingly the conveyances of the portions of land on which the buildings are constructed will be conveyed to such respective cooperative societies and it shall be at the sole discretion of the Promoter to form such societies and to execute the conveyance/s thereof and such fact is being brought to the clear knowledge and notice of the Purchaser herein and the Purchaser has granted his/her express and irrevocable consent for the same and agree and assure to grant his/her sincere and utmost cooperation in formation such cooperative housing societies and its conveyances thereof and shall not raise objection, hindrances and claims of any nature whatsoever.

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 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 cooperative society of all those several persons (including the purchaser herein) purchasing /

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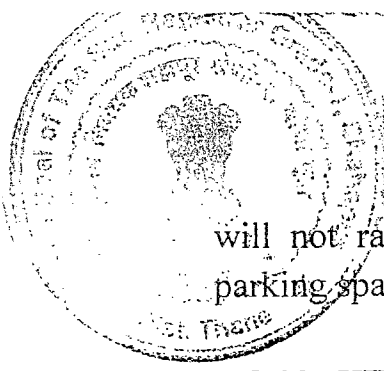
acquiring the respective flats / shops / tenements / galas and garages etc., in the said new buildings as the nominees of the Promoters.

NOW THIS AGREEMENT WITNESSETH THAT by the end of **31/12/2026** 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 known as **"RAGHUNANDAN SANKUL"** 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 co-operative housing society/ies to be formed of the several persons as provided and envisaged herein (including the Purchaser herein) acquiring the respective flats/shops/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 etc., by becoming member/share holder/ constituent of the proposed cooperative society and the Purchaser Shall pay to the promoter Lump sum consideration of **Rs.36,67,000/- (Rupees Thirty Six Lacs Sixty Seven Thousand Only)** as the agreed price/consideration in respect of the said flat, being **Flat No.601 on Sixth Floor, Building No.02, Wing-B, Carpet area** admeasuring about **55.1100 Sq. Meters + Balcony Area- 11.0800 Sq. Meters** "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allotted or verandah area and exclusive top floor open terrace area appurtenant to the said Apartment for exclusive use of the Allotted, but includes the area covered by the internal partition walls of the apartment.

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 free, express and irrevocable consent and confirmation thereto and in confirmation thereof has agreed to acquire the said flat and

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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:-

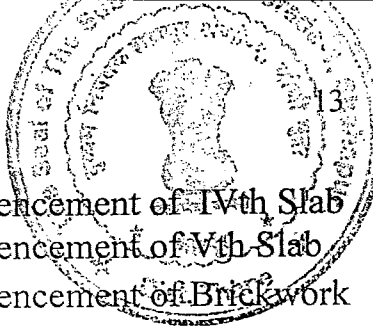
1. **THE** recital contained above shall form an integral and operative part of this Agreement, as if the same were set out and incorporated in this Agreement and it is agreed that singular includes plural.
2. **THE** Promoter shall construct the buildings on the said property in accordance with the plans, design specifications approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variation and modification as the Promoters may consider necessary or as may be required by the Town planning/Local authorities to be made in them or any of them for which the Purchaser herein has granted his/her/their express and irrevocable consent for the same.

THE Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser/s the **Flat No.601 on Sixth Floor, Building No.02, Wing-B, Carpet area** admeasuring about **55.1100 Sq. Meters + Balcony Area- 11.0800 Sq. Meters** "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive top floor open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment, as shown on the floor plan thereof hereto annexed and marked as Annexure "D" (hereinafter referred to as "the said premises") for the Lump sum consideration of **Rs.36,67,000/- (Rupees Thirty Six Lacs Sixty Seven Thousand Only)** and The Purchaser agrees to pay the above consideration in the following manner:

- a) Amount of **Rs.2,00,000/- (Rs. Two Lacs Only)** paid before execution of this Agreement as mentioned in the Receipt.

Balance payment to be made In the following manner:-

At the time of Agreement	10%
On commencement of Plinth	15%
On commencement of Ist slab	8%
On commencement of IInd Slab	8%
On commencement of IIIrd Slab	8%



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On commencement of IVth Slab	8%
On commencement of Vth Slab	8%
On commencement of Brickwork	10%
On commencement of Plaster Internal & external	10%
On commencement of Flooring and Plumbing	10%
At the time of possession	5%

	100%
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THE Purchaser agree and assures to pay a sum of **Rs.1,70,000/- (Rs. One Lac Seventy Thousand Only)** 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 and water connection Deposit and charges, provisional outgoings for municipal Taxes, water bill, common electric expenses, Development Charges, balcony enclose Charges & other charges payable to Municipal Council.

IT is hereby expressly agreed that the time for payment of each of the days of the Promoters sending notice to the Purchaser/s calling upon him/her 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.

- 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.
- THE** Promoter hereby declares that they have utilized 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 consume balance F.S.I. and further 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 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 of Development Rights and/or staircase Floor Space Index along with other increases and incentives in floor space and complete the additional

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construction as per the plans and permissions granted by the Municipal Council.

5. **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 a 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 property and ensure that the said property is free from all encumbrances and that the Promoter has absolute, clear and marketable title to the said property so as to enable him to convey to the said Society such absolute, clear and marketable title on the execution of a conveyance of the said property by the Promoters in favour of the said Society.

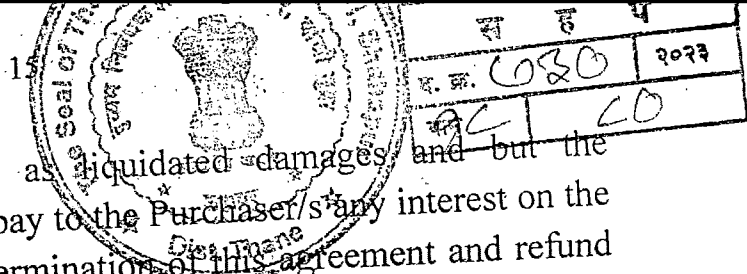
6. **THE** Purchaser agrees to pay to the Promoters interest @ 24% per annum on all the amounts which becomes due and payable by the Purchaser to the Promoters under the terms and conditions of this agreement from the date the said amount is payable by the Purchaser to the Promoters.

7. **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 15 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 15 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 after deducting an amount equal to 20% of the amount paid by the Purchaser or 10% of the total cost price of the

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flat/shop whichever is higher, as liquidated damages and 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 at the address given herein under postal certificate post or by Registered A.D. post or by courier service as the Promoters may deem fit. The Promoters herein shall refund the said amount only after the sell of the said flat and execution and registration of the Deed of Cancellation by the Purchaser herein. 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.

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

9. **THE** Promoters shall give possession of the said premises to the Purchaser or his / her nominee or nominees on or before **31 st December 2026**. If the Promoters fails or neglect to give possession of the premises to the Purchaser or his / her nominee or nominees by the aforesaid date or dates prescribed in clause (B) of the section 8 of the said Act then the Promoters shall forthwith refund to the Purchaser the amount already received by him in respect of the premises with simple interest @ 9% p.a. from the date of Promoters received the sum till the date the entire amount and interest thereon is refunded by the Promoters to the Purchaser. They shall, subject to prior encumbrances, if any, be a charge of the said land as well as the construction or building in which the premises are situated or were to be situated.

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 or labour;
- ii) War, civil commotion or Act of God;
- iii) Any notice order, rule, and notification of the Government and / or other public or competent authorities.

The Allotted agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the

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Promoter shall refund to the Allotted the entire amount received by the Promoter from the allotment within 30 days from that date.

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

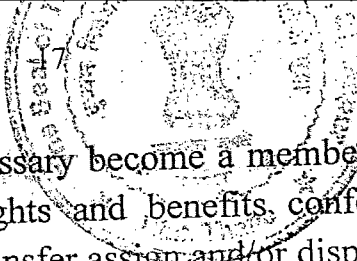
11. **THE Purchaser** shall use the said premises or any part thereof or permit the same to be used only for the purpose for which it allotted to the Purchaser by the Promoter only as per the prevailing rules, regulations, and bylaws of the concerned authorities.

15.

12. **THE Purchaser** along with the other Purchasers of the Flats / Shops 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 fill in, 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 Article of Association, as may be required by the Registrar of Co-operative Societies or any other competent authority.

13. **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 a registered body, when the society is registered and all the amounts due and payable to the Promoters in respect of the flats and other units and other portions in the said building, garages and car parking spaces are paid in full as aforesaid, the Promoters 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 favor of such 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 layout are constructed and the flats / units therein are sold out to the prospective buyers.

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14. **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 not charge any fees or other amounts therefore.

15. **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 Flat 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 Flat 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 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.

16. **COMMENCING** a week after notice in writing is given by the Promoters to the Purchaser that the said premises are ready for use and occupation. The Purchaser shall be liable to bear and pay the proportionate share of outgoings in respect of the said land 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.** _____ per flats 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

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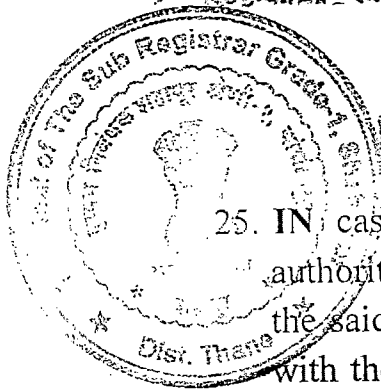
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any interest and shall remain with the Promoters until a conveyance is executed in favor of co-operative society as aforesaid. Subject to the provisions of section 6 of the Maharashtra Co-operative Societies Act, on such conveyance being executed the aforesaid deposits (less deductions there from for the actual expenses incurred in various account) shall be paid over by the Promoters to the Co- operative Society or as the case may be.

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

17. **THE** Purchaser hereby agrees to pay on demand the Purchaser's share of stamp duty and registration charges payable, if any, by the said society on the Conveyance or any document or instrument of transfer in respect of the said property and the building or the said premises to be executed in favor of the society.
18. **THE** Promoters hereby declare that the said premises are not subject to any mortgage, charge, lien or any other encumbrances whatsoever.
19. **THE** Purchaser shall from the date of possession maintain the premises at Purchaser's own cost in good tenantable condition and shall not do or suffer to be done anything in or to the building in which the said building or the premises, staircase or common passage which may be against the rules, regulations of the concerned local or any other authority and the Purchaser shall not change, alter or make additions in or to the said premises or the building or any part thereof.
20. **THE** Purchaser shall not store in the said premises any goods which are hazardous, combustible and/or dangerous in nature or are so heavy as to damage the construction or structure of the building or are rejected to by the concerned local or other authority or authorities shall not carry out or cause to be carried heavy packaged to upper floors which may damage or likely to damage the staircase, common passages or any other structure of the building including the entrance of the premises and the Purchaser shall be liable for the consequences of breach of this clause. 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.

21. **THE** Purchaser shall at their costs carry out all internal repairs to the said premises and maintain the same in good condition, state and order in which the same was delivered by the Promoters and shall not do or suffer to be done anything in or to the building in which the said building or to the said premises, which may be against the rules, regulations and bye laws of the concerned local authority and/or public authorities and the Purchaser shall be responsible to the concerned local authorities and or the other public authority for anything so done in connection with the said building and/or the said premises and shall be liable for the consequences thereof.
22. **THE** Purchaser shall not at any time demolish or cause to be demolished the said premises or any part thereof nor shall at any time made or cause to be made any additions or alterations of whatsoever nature to the said premises or any part thereof or any alterations in the elevation and outside color scheme of the said premises. The Purchaser shall keep the partition walls, sewer, drains, pipes in the said premises and appurtenances thereto in good tenable 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.
- 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.
23. **THE** Purchaser shall not do or permit or be done any act or thing which render void or voidable any insurance of the said property and building or any part thereof or whereby any increase in premium shall become payable in respect of the insurance.
24. **THE** Purchaser shall not throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in compound or any portion of the said property or building.



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25. IN case any security deposit is demanded by the concerned local authorities or government for the purpose of giving water connection to the said building, such deposit shall be payable by the Purchaser along with the other Purchasers of the said building. The Purchaser agrees to pay to the Promoters within seven days of demand the Purchaser's share of such amount of deposit. The Purchaser also agrees to contribute proportionate expenses for transformer etc., if insisted by M.S.E.B. charges and penalties leviable by the concerned planning authority in connection with the enclosing of balconies or otlas.

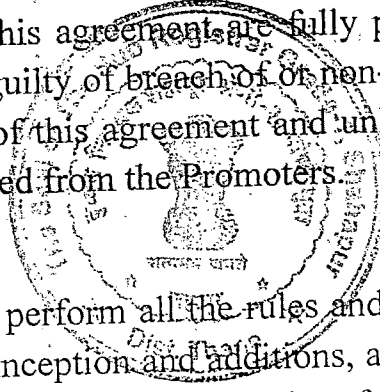
26. **THE** development and/or betterment charges, N.A. taxes, open land taxes, GST Tax or other taxes levied by the concerned local authority, Government and/or any other public authority in respect of the said property and/or building, shall be borne and paid by the Purchaser along with all the Purchasers of flats in the building in proportion to the floor area of their respective premises.

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

28. **NOTHING** contained in this agreement is intended to be nor shall the same be construed as a grant, demise or assignment in law of the said premises or of the said land and building or any part thereof. The Purchaser shall have no claim and right, save except in respect of the said premises hereby agreed to be sold to him/her and all open spaces, parking 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 sell any premises, units, terraces, parking spaces 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.

29. **THE** Purchaser shall not let, sub-let, transfer, assign or part with his / her interest or benefit factors under this agreement or part with the possession of the said premises until all the dues payable by the

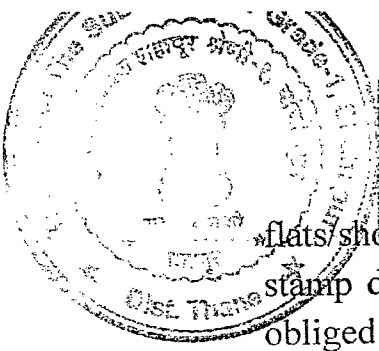
Purchaser to the Promoters under this agreement are fully paid up and only if the Purchaser had not been guilty of breach of or non-observance of any of the term and conditions of this agreement and unless & until prior permission in writing is obtained from the Promoters.



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- 30. **THE** Purchaser shall observe and perform all the rules and regulations which the society may adopt at its inception and additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the flats there in and for the observance and performance of the building rules, regulations and bye laws for the time being of the concerned local authority and of government and other public bodies. The Purchaser shall also observe and perform all stipulations and conditions lay down by the co-operative society regarding the occupation and use of the said premises in the building and shall pay and contribute regularly and punctually towards the taxes, expenses and other outgoings in accordance with the terms and conditions of this agreement.
- 31. **ANY** delay tolerated or indulgence shown by the Promoters in enforcing the terms of this agreement or any forbearance or giving of time to the Purchaser by the Promoters shall not be 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.
- 32. **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 in Council of the Co-operative Society, shall be borne, shared and paid by all the Purchasers of the flats, shops or other units or other spaces and/or paid by such co-operative society or as the case may be. The Purchaser shall present this Agreement as well as the Conveyance 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 favor of the Co-operative Housing Society or Condominium of Apartments. It is agreed that unless and until the Purchaser of various

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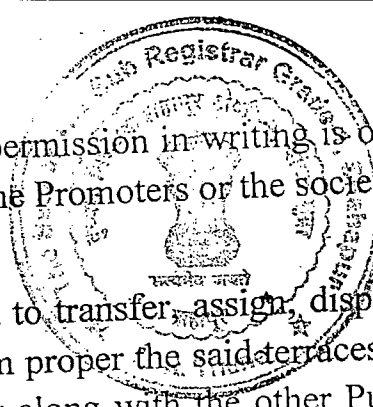


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flats/shops/units in the said building pay the proportionate amount of stamp duty and registration charges, if any, the Promoters shall not be obliged to execute or cause to be executed the final deed of conveyance or instrument of transfer, lease assignment deed and other documents in favor of the Co-operative Housing Society/Condominium of Apartments.

- a. That the allotted shall indemnify and keep indemnifying the promoter towards against any actions, proceedings, cost, claims and demands in respect of any breach, non-observance or non-performance of such obligations given specifically herein to the allotted.
 - b. That any nominated surveyor/ architect appointed for specific purposes stated in this covenant the fees of which shall be mutually decided by and between the promoter and the allotted and the same shall be paid by the as agreed mutually.
 - c. That nothing herein contained shall construe as entitling the allotted any right on any of the adjoining, neighboring or the remaining building/s common areas etc of the remaining portion of the proposed project layout unless specifically agreed and consideration dispensed by the allotted to the developer in this regards.
 - d. That the parking spaces sold to the allotted shall be used only for the purposes of parking and that the said space is designed and made for use of parking a vehicle of not more than 2 tones and not more than 45 inch eight. That this has been clearly made aware to the allotted and the same has been agreed by the allotted to follow.
33. **ALL** notices to be served on the Purchaser as contemplated by this agreement shall be deemed to have been duly served if sent by the Registered A.D. Post or Under Certificate of Posting to the Purchaser at his / her / their address as specified hereinabove.
34. **THE** Purchaser shall permit the Promoters and his / her Surveyors and agents, with or without workmen and others at all reasonable time, to enter upon, into the said property and premises or any part thereof to view and examine the state and condition thereof.
35. **IT** is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace flat in the said building, if any, shall be exclusively to the respective Purchasers of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace 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 or the society.



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- a) **The Promoters shall be entitled to transfer, assign, dispose of 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 will notarize 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 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.**
36. **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 Council 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 Council's time schedule and if on humanitarian ground the Promoters allow the Purchaser/s and/or any other premises, buyer (at the sole discretion of Promoters alone) to obtain a temporary water connection from Municipal Council 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 Council, In the event for the purpose of furnishing, the Promoters on the request**

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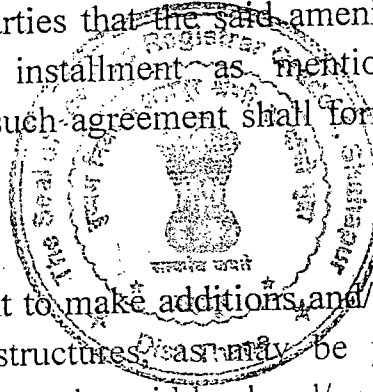


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of the Purchasers gives temporary possession before obtaining occupation and water supply, the Purchaser so taking possession shall pay and contribute such charges, outgoing as the Promoters deem fit.

37. **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 against the Promoters nor do anything to held the Promoters responsible for it.
38. **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.
39. **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.
40. **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 for the additional extra work agreed to be carried out by the Promoters, then the Promoters shall not be liable to carry out the said additional work in the premises of the said Purchaser.
41. **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 installment as mentioned in the supplemental agreement and that such agreement shall form a part and parcel of this agreement.



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42. **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 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.

43. **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.

44. **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 holders and the Purchasers of flats and other spaces and car parking spaces shall be subject to the overall 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 Flats, hoarding spaces and/or car parking spaces, terraces. In case of the conveyance is executed in favor 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 Flats and as and when such Flats are sold to the persons of their choice and at the discretion of the Promoters, the Co-operative Society shall admit such

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Purchaser/s of Flats as members/s without charging any premium or any other extra payment.

45. **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 impartial and it is further agreed that the Promoters shall not be liable to execute a transfer deed in favor of the Purchaser unless the Promoters decided to submit the entire building to the provisions of the Real Estate (Regulation and Development) Act, 2016

46. **IT** is agreed and understood between the parties that and the Purchaser aware that there are several buildings to be constructed on the said property and that the Promoters will be carrying on the construction and completing the buildings in phase-wise manner and that as and when the buildings are completed, the entire flats there in are sold out, the cooperative housing societies of such buildings from time to time and accordingly the conveyances of the portions of land on which the buildings are constructed will be conveyed to such respective cooperative societies and it shall be at the sole discretion of the Promoter to form such societies and to execute the conveyance/s thereof and such fact is being brought to the clear knowledge and notice of the Purchaser herein and the Purchaser has granted his/her express and irrevocable consent for the same and agree and assure to grant his/her sincere and utmost cooperation in formation such cooperative housing societies and its conveyances thereof and shall not raise objection, hindrances and claims of any nature whatsoever.

47. **NOTWITHSTANDING** any other provisions of this agreement the 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

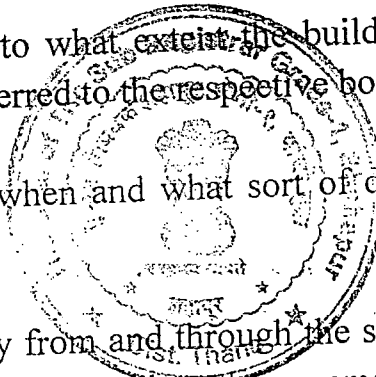
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infrastructure and common amenities including garden and roads, if any.

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.



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48. **THE** Purchaser/s is aware that the Promoters shall be paying the maintenance, municipal /Grampanchayat 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.

49. **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.

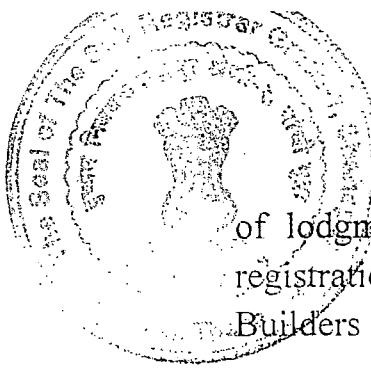
50. **THE** Promoters shall be entitled to sell the premises in the said building for the purpose of using the same as bank, dispensaries, nursing homes, maternity homes, coaching classes, hotels and for other non-residential purpose and the Purchaser herein along with the other Purchasers shall not raise any objection for such non-residential use of the premises sold by the Promoters to the intending Purchasers.

51. **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

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of lodgment and serial number under which the same is lodge for registration with Xerox copy of receipt in order to enable the Promoters / Builders to admit the execution of the same.

- 52. **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.
- 53. **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.,
- 54. **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 favor and the Promoters herein will grant the no objection as and when required.
- 55. **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 notice and knowledge of the purchaser herein that during the course of the scheme of construction, the Promoters will acquire, use, utilize 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.

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56. **THE** Purchaser herein is aware that the property under this Agreement has described in the SCHEDULE "A" hereunder written and therefore the said property shall always be the subject matter of this Agreement and except this property the Promoters herein shall always entitle to deal with the remaining property and the Promoters herein shall deal with and /or dispose of and/or develop the said property either in their own name and/or in Joint venture and/or in any such manner as they deem, think, fit and the Purchaser herein has given his/her/their irrevocable consent for the same.

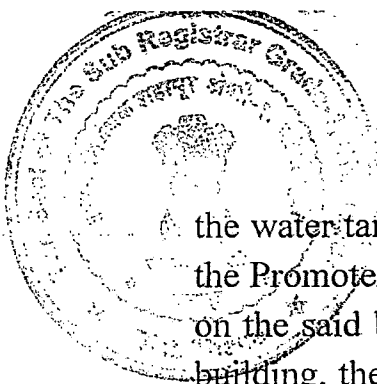
57. **THE** Promoters have also shown to the Purchaser the entire layout of the said property, the nature and extent of the land to be handed over to the concerned authorities on account of setback, reservations etc., and in such eventuality the transfer of the land shall not be equivalent to the floor 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.

58. **THE** Purchaser has seen the layout of the proposed building, provisions for annexed building, 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 in the said building.

59. **IT** is agreed that if before the execution of the conveyance in favor of the proposed society and further construction on the land is allowed in accordance with the rules and regulations of the municipal Council 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 Council 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 / or their transferees shall have the right to use all the staircases, lifts and other common amenities of the building. In the event of additional floors being constructed as aforesaid,

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the water tank shall be shifted to the top of such structures at the cost of the Promoter. Even if any additional construction becoming permissible on the said building after the completion of the construction of the said building, the Promoter shall be entitled to construct the same and to sell the additional tenements. The Purchaser herein and the members of the society shall admit such new intending purchasers at its members.

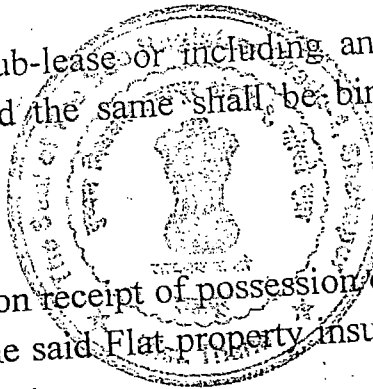
60. **THE** Purchaser shall be responsible for additional municipal taxes that may be levied by reason of the user of any permitted tenancy or leave and license agreement in respect of the premises allotted to the purchaser.
61. **AFTER** the possession of the premises is handed over to the Purchaser if any additions or alterations in or about or relating to the said building are thereafter required to be carried out by the Government, Grampanchayat/ 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. **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.
63. **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.
64. IT is also hereby expressly agreed that so long as it does not in any way affect or prejudice the rights created in favor 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

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assign and/or give on lease or sub-lease or including any portion or portions or the said property and the same shall be binding on the Purchaser/s.



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65. **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.

66. **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 Grampanchayat /Local Authority 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.

67. **THE** Purchaser shall not be entitled to claim partition on of his/her Share in the said property and/or the said Building and/or the said Flat and the same shall always remain undivided and importable.

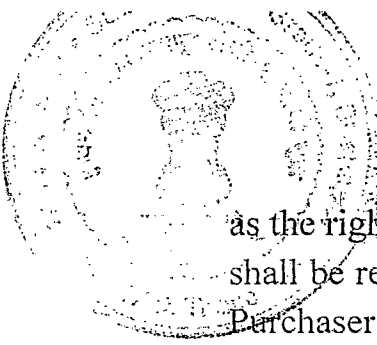
68. **THE** Transfer Deed and all documents shall be prepared by the Advocates of the Promoters and shall contain covenants and conditions including those contained in this Agreement with such modifications, alterations, and additions therein as the Promoters may deem fit and proper and other clauses which they think necessary and desirable.

69. **IT** is clearly brought to the notice of the Purchaser and the Purchaser is made aware that Government has imposed G.S.T. and therefore the Purchaser herein is entirely liable and responsible to bear and pay the such taxes and other levies, any other tax like GST as imposed by the government authorities as and when called upon by the Promoters and the Purchaser agree and assure to pay the same without any delay.

70. **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.

71. **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

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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.

72. **THE** expenses in connection with this Agreement, i.e. Stamp Duty And Registration Fees are born and paid by the PURCHASER/S/ **ALLOTTEE** herein.
73. **THIS** agreement shall, to the extent they are statutory, always be subject to the provisions contained the Real Estate (Regulation and Development) Act, 2016 and Rules made there under and any other provisions of Law Applicable thereto.

FIRST SCHEDULE
(Entire Property)

ALL THAT PIECE AND PARCEL OF N.A. LAND lying, being and situate at Village Vasind, Taluka Shahapur, District Thane, bearing bearing Survey No.191/2/1 pt., area-6177.00 Sq.Meters & Survey No.191/1, area-430.00 Sq.Meters total admeasuring area 6607-00 sq.Meters within the limits of the Vasind Grampanchyat, within the Sub registration Shahapur, Registration district Thane.

ON OR ABOUT NORTH:--

ON OR ABOUT SOUTH: --

ON OR ABOUT EAST :--

ON OR ABOUT WEST :--

} As per Plan

SECOND SCHEDULE

(Flat details)

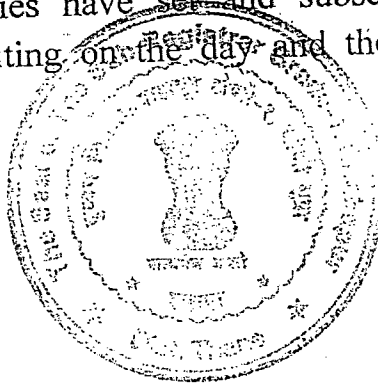
The **Flat No.601** on Sixth Floor, Building No.02, Wing-B, Carpet area admeasuring about 55.1100 Sq. Meters + Balcony Area- 11.0800 Sq. Meters in newly constructed building called "RAGHUNANDAN SANKUL" which is situated on the property Mention in first Schedule herein above.

Together with all easement rights and benefits etc.

(Handwritten signatures and stamps)

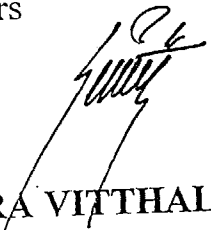
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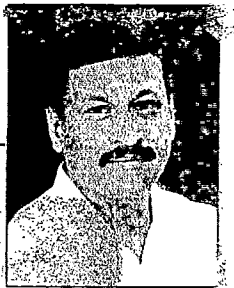
IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals to this writing on the day and the year first hereinabove mentioned.

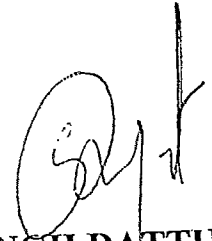


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SIGNED & DELIVERED
by the within named
PROMOTERS / DEVELOPERS
M/s. JAI MATA DI BUILDERS & DEVELOPERS,
Through its Partners



1. Mr. RAVINDRA VITTHAL BHERE,



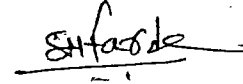

2. Mr. GOPALSINGH DATTUSINGH RAJPUT,



SIGNED & DELIVERED
By the within named Purchaser/s


1. Mr. HARICHANDRA BUDHAJI FARDE,






2. Mrs. SUREKHA HARICHANDRA FARDE,



WITNESS:



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श्री. गजानन दुंडा वाख
Gajanan Dunda Wakh


2. श्री. राजेश गणपत देसले
Rakesh Ganpat
Desale



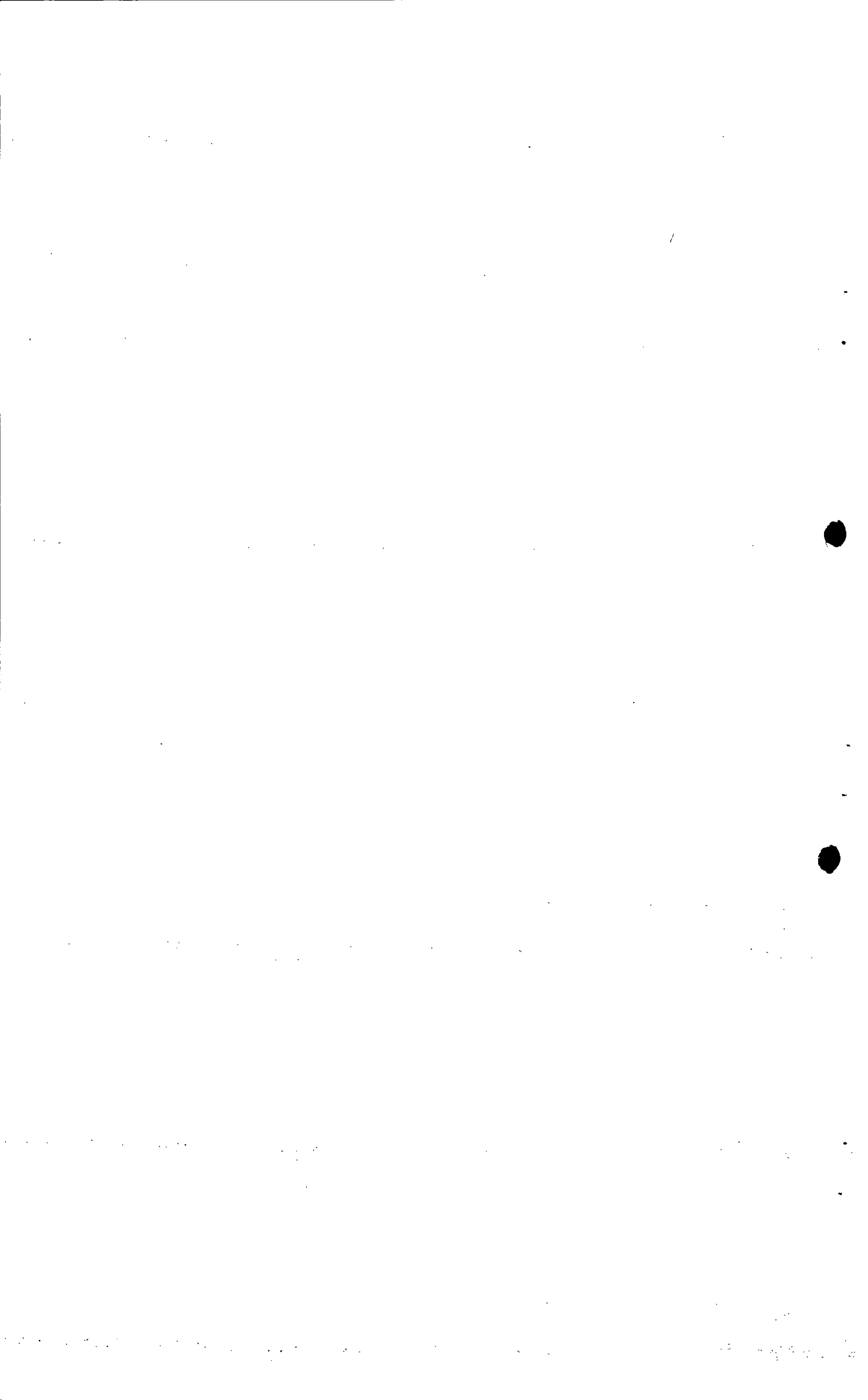
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RECEIVED of from the flat Purchaser above named the sum of **Rs.2,00,000/- (Rs. Two Lacs Only)** by cheque mode.

Date	Amount	Cheque No.	Bank Name
28/05/2022	Rs.1,00,000/-	000016	Bank Of Baroda, Vasind
25/11/2022	Rs.1,00,000/-	000024	Bank Of Baroda, Vasind
Total	Rs.2,00,000/-		

In Regarding **Flat No.601** on **Sixth Floor, Building No.02, Wing-B, Carpet area** admeasuring about **55.1100 Sq. Meters + Balcony Area-11.0800 Sq. Meters** in the building known as "**RAGHUNANDAN SANKUL**" as mentioned herein above.

Rs.2,00,000/-

We say Received

M/s. JAI MATA DI BUILDERS & DEVELOPERS,

Through its Partners
The Builders/Developers

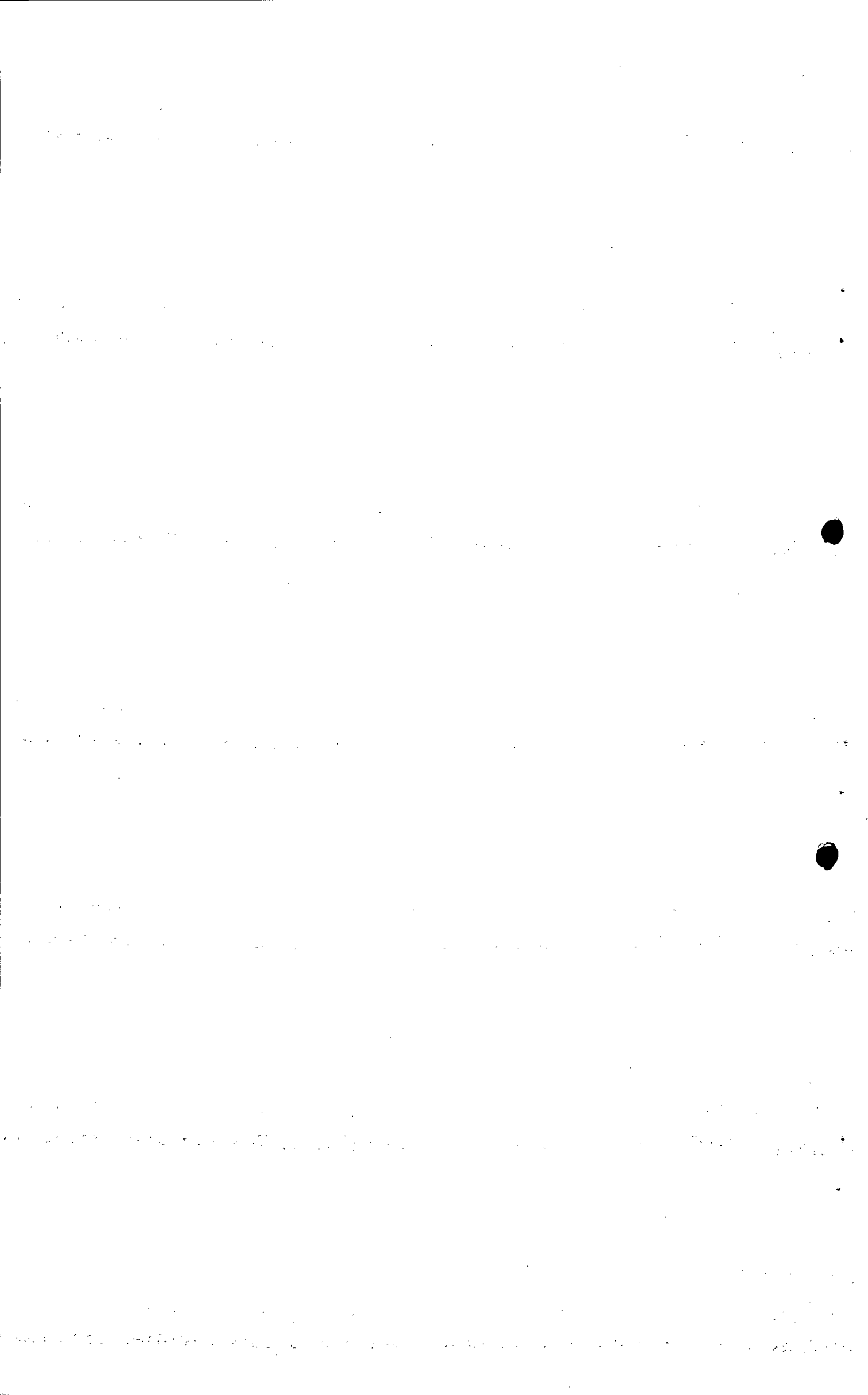
1. **Mr. RAVINDRA VITTHAL BHERE,**

2. **Mr. GOPALSINGH DATTUSINGH RAJPUT,**

In the presence of

1.

2.





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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700019656

Project: **RAGHU NANDAN SANKUL**, Plot Bearing / CTS / Survey / Final Plot No.: 191/2/1, 191/1 at Washind (CT), Shahapur, Thane, 421601;

1. **Jai Mata Di Builders & Developers** having its registered office / principal place of business at Tehsil: **Shahapur**, District: **Thane**, Pin: **421601**.

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees;
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

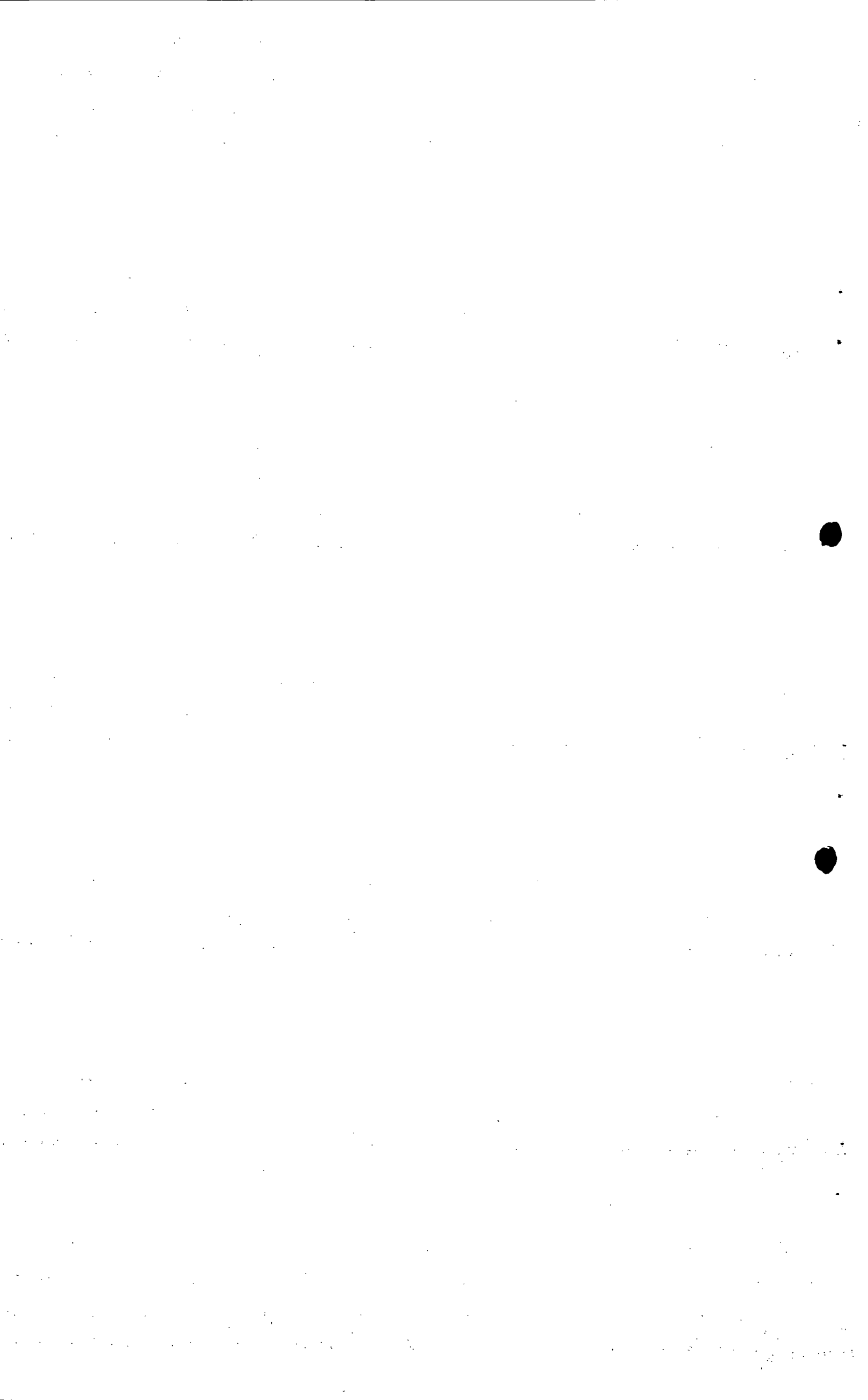
- The Registration shall be valid for a period commencing from **20/02/2019** and ending with **30/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

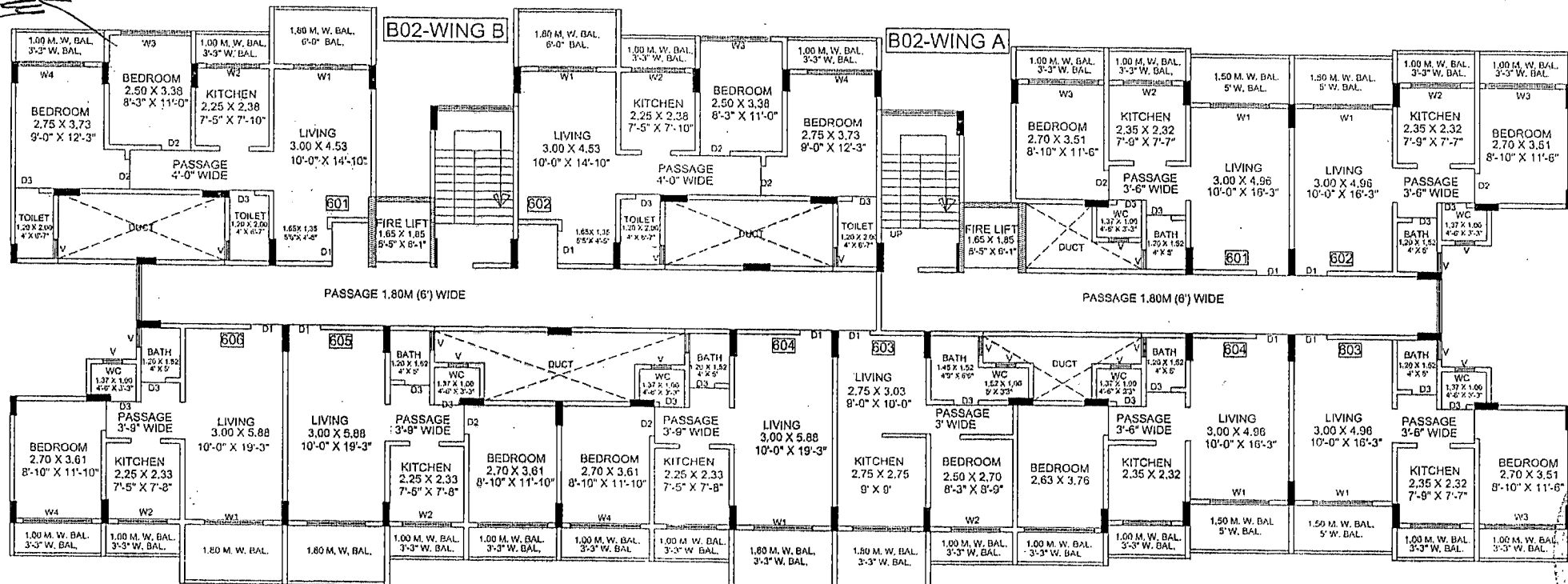
Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date: 09-09-2021 13:47:46

Dated: 09/09/2021
Place: Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



RAGHUNANDAN SANKUL

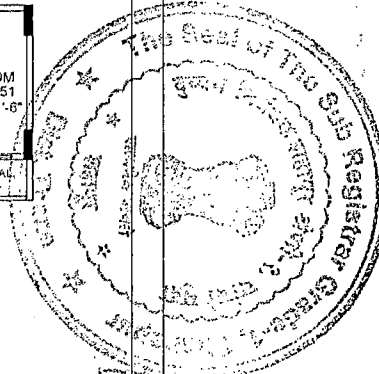


SIXTH FLOOR

FLAT NO. :- 601
 FLOOR :- 6th
 WING :- B

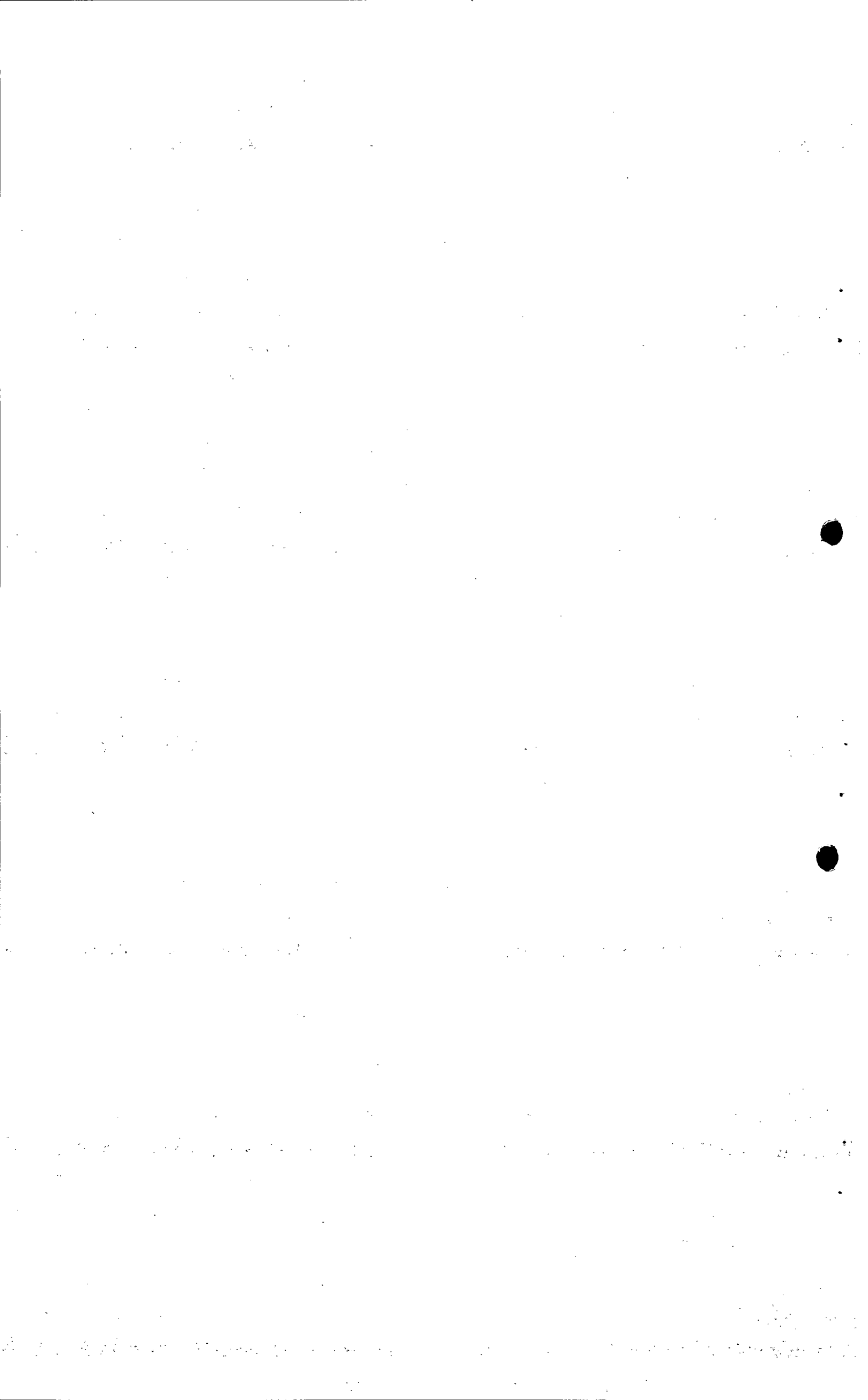
	CARPET AREA	BALCONY
SQ.MT	55.11	11.08
SQ.FT.		

SIGN OF DEVELOPER :- _____
 SIGN OF PURCHASER :- _____



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Handwritten notes and signatures on the left margin, including a large signature and the word 'Sankul' written vertically.



THE REAL ESTATE REGULATOR ACT, 1947

1. The Real Estate Regulator Act, 1947 (Act No. 16 of 1947) is hereby notified to the public for their information and to take effect from the date of publication of this notification.

2. The Real Estate Regulator Act, 1947 (Act No. 16 of 1947) is hereby notified to the public for their information and to take effect from the date of publication of this notification.

3. The Real Estate Regulator Act, 1947 (Act No. 16 of 1947) is hereby notified to the public for their information and to take effect from the date of publication of this notification.

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11. The Real Estate Regulator Act, 1947 (Act No. 16 of 1947) is hereby notified to the public for their information and to take effect from the date of publication of this notification.

12. The Real Estate Regulator Act, 1947 (Act No. 16 of 1947) is hereby notified to the public for their information and to take effect from the date of publication of this notification.

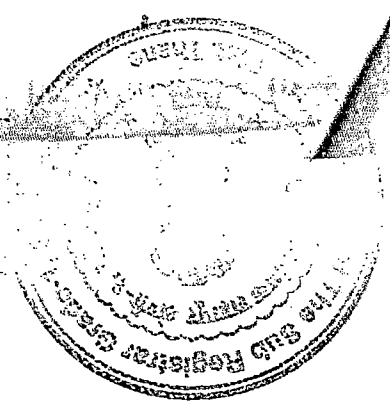
13. The Real Estate Regulator Act, 1947 (Act No. 16 of 1947) is hereby notified to the public for their information and to take effect from the date of publication of this notification.

14. The Real Estate Regulator Act, 1947 (Act No. 16 of 1947) is hereby notified to the public for their information and to take effect from the date of publication of this notification.

15. The Real Estate Regulator Act, 1947 (Act No. 16 of 1947) is hereby notified to the public for their information and to take effect from the date of publication of this notification.

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क्र.महसूल/फ.१/ट.११/मु.यां.प./वार्सिद (ता.राहापूर)
एसआर-१६८/२०२१

११. सदर आदेशानुसार वापूवोचे या कार्यालयाकडील आदेश क्र.महसूल/फ.१/ट.११/एनपी वार्सिद(राहापूर)/एसआर-(३३/१७)८५/१८ दि.०७/०७/२०१८ निष्प्रभावित करणेत येत आहे.
१२. रेखांकनातील खुली जागा (OPEN SPACE) क्षेत्र मदनिकाधारकांना कायमस्वरूपी उपलब्ध करून देण्याची जबाबदारी अजंदा/विकासक/जमिनमालक यांच्यावर बंधनकारक राहिल.
१३. प्रस्तावित इमारतीची उंची १५ ते २४ मी. दरम्यान असल्याने FIRE LIFT व Sprinkler System च्या अनुषंगाने प्रस्तावित इमारतीकरिता गजालक, महाराष्ट्र अग्निजमन रव सांताक्रुझ, मुंबई यांचेकडील आग प्रतिबंध उपाययोजनेबाबतचे न-हरकत प्रमाणपत्र प्राप्त करून घेणे अजंदा/अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
१४. नियोजित इमारतीच्या वापरासाठी पाण्याची सोय तसेच सांडपाण्याची व मेला निमंननाची व्यवस्था प्रत्यक्ष वापरापूर्वी तशी पर्यायी व्यवस्था उपलब्ध नसल्यास इमारतीच्या वापरापूर्वी अजंदाराने स्वखर्चाने करणे आवश्यक आहे.
१५. प्रस्तावित भूखंडावरील इमारतीचा रहिवास व वाणिज्य वापर, इमारतीची उंची व मजले बांधकाम नकाशात दर्शाविल्याप्रमाणे असणे आवश्यक आहे.
१६. स्टिल्टचा वापर फक्त वाहनतळासाठी करण्यात यावा, स्टिल्ट दोन बाजूने खुले ठेवणे जमिनमालक/विकासक/अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
१७. मंजूर एकाधिकृत प्रमाणित विकास नियंत्रण आणि प्रोत्साहन नियमावली-२०२० मधील तरतूद क्र.३.३.१ नुसार प्रस्तावित प्रवेश मार्ग, अंतर्गत रस्ते व पाथवे किमान ४५ टन वजनाचे फायर इंजिनचा भार पेलू शकेल याप्रमाणे डिझाईन करून विकसित करणे विकासक/जमिनमालक/अनुज्ञाग्राही यांचेवर बंधनकारक आहे.
१८. पर्यावरण विभागाच्या धोरणानुसार पर्यावरण अनुज्ञेयता (ENVIRONMENT CLEARANCE) आवश्यकतेनुसार प्राप्त करून घेणे जमिनमालक/विकासक/अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
१९. इमारतीतील नळ फिटिंगचे काम, सांडपाणी/पावसाचे पाणी यांचे निर्गतीकरणाचे काम कोणत्याही महानगरपालिका किंवा नगरपालिका यांच्या नोंदणीकृत प्लंबरकडून करून घेणे आवश्यक आहे. सेप्टीक टँकचे साईज स्टँडर्डप्रमाणे असावेत. पिण्याच्या पाण्याच्या सांडपासून सेप्टीक टँकचे अंतर १२.० मी. राहणे आवश्यक आहे.
२०. मंजूर एकाधिकृत विकास नियंत्रण व प्रोत्साहन नियमावली, २०२० मधील नियम क्र.१३.२ नुसार इमारतीवर सोलर वॉटर हीटिंग सिस्टिम SOLAR ASSISTED WATER HEATING (SWH) SYSTEM/ROOF TOP PHOTOVOLTAIC (RTPV) SYSTEM बसविणे आवश्यक राहिल.
२१. मंजूर एकाधिकृत विकास नियंत्रण व प्रोत्साहन नियमावली, २०२० मधील नियम क्र.१३.१ नुसार इमारती व भूखंडावर रॅन वॉटर हार्वेस्टिंग सिस्टिम कायान्वित करणे अजंदा/विकासक/अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
२२. जागेवर परवानगी व्यतिरिक्त वाढीव बांधकाम केल्यास महसूल अधिनियम तसेच महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ कलम ५२ ते ५५ नुसार कार्यवाही करण्यात येईल.
२३. मंजूर एकाधिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील विनियम क्र.२.८ ते २.११ मधील तरतूदीनुसार बांधकाम जोते तपासणी, अंतिम परवानगी, भोगवटा प्रमाणपत्र, भागशः भोगवटा प्रमाणपत्र व इतर बाबी संदर्भात परवानगी या कार्यालयाकडून प्राप्त करून घेणे अजंदा/विकासक/वास्तुविशारद यांचेवर बंधनकारक राहिल.



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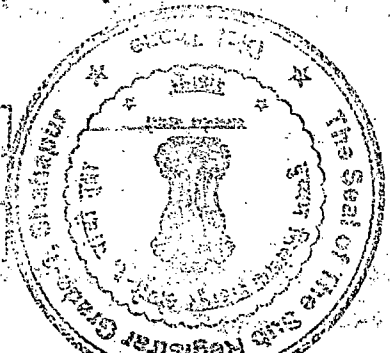
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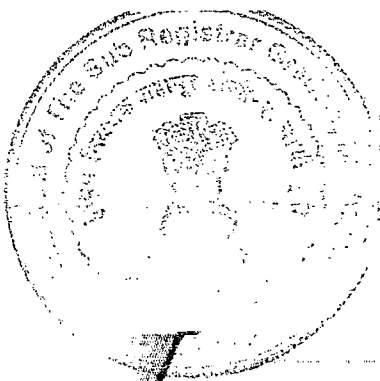
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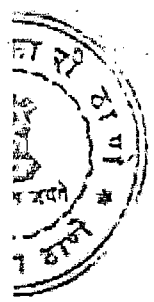


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क्र.माहसूलक्र.१/८-२१/१५/१५/२१ (ता.राहापूर)
एसआर-१६८/२०२२

३५. बांधकामासाठी पोतोज रस्ता तसेच अंतर्गत रस्ता व इतर रांगोची सुविधा जरी जलनिस्सरण, प्रस्तावित जलनिस्सरण व पाणी पुरवठा व. रांगे बांधणीचा विकास अर्जदार यांनी स्वखर्चाने पूर्ण करणे बांधनकारक राहिले. त्याशिवाय नियोजित बापर सुरु करता येणार नाही.
३६. नियोजित रेखांकनाप्रमाणे जागतिक सोडपाणी अथवा भूपृष्ठील पाणी वाहून नेण्यासाठी ने मार्ग असतील ते अर्जात ठेवाचे लागतील अथवा त्यांचा इतरांना धार होणार नाही अशा स्थितीने बांधकाम करणे अर्जदारांवर बांधनकारक राहिले.
३७. नियोजित रेखांकन/बांधकामात मंजुरीपेक्षा वेगळे बदल करावयाचे असल्यास किंवा बापर बदलानुसार असल्यास पूर्वपरवानगी घेणे आवश्यक आहे.
३८. प्रकरणी शासन निर्णय क्र.बोसोर-२००९/प्र.क्र.१०८/फासगार-७अ दि.१७/६/२०१० व शासन निर्णय क्र.बोसोर-२००९/प्र.क्र.१०८/फासगार ७अ दि.२१ जून २०११ अन्वये फासगार उपकर र.रु.१५,४१,२००/- (अक्षरी रक्कम रुपये पंधरा लाख एकेचाळीस हजार दोनशे मात्र) चा भरणा अनुज्ञाप्राप्ती यांनी बँक ऑफ चंडोरा, वारिंद शाखा, ता.राहापूर, ठाणे यांचेकडून डिमांड ड्राफ्ट क्र.(DEMAND DRAFT NO.) ०५२०९० दि.०८/०८/२०२२ अन्वये MAHARASHTRA BUILDING & OTHER CONSTRUCTION WORKERS WELFARE BOARD या नावाने सेंट्रल बँक ऑफ इंडिया, ठाणे शाखा, ता.नि.ठाणे येथे दि.२२/०८/२०२२ अन्वये भरणा केलेला आहे.
३९. महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम १२४ व सध्या शासनाने नमुद केल्यानुसार प्रादेशिक योजना क्षेत्रासाठी लागू केलेले विकास शुल्क (DEVELOPMENT CHARGES) रक्कम रुपये ८,८७,०००/- (अक्षरी रक्कम रुपये आठ लाख सव्याऐंशी हजार मात्र) चा भरणा अनुज्ञाप्राप्ती यांनी बँक ऑफ चंडोरा, वारिंद शाखा, ता.राहापूर, ठाणे यांचेकडून डिमांड ड्राफ्ट क्र. (DEMAND DRAFT NO.) ०५२०९१ दि.०८/०८/२०२२ अन्वये COLLECTOR THANE AND PLANNING AUTHORITY या नावाने भारतीय स्टेट बँक, टि.सी.सी. शाखा, कलेक्टर कॅम्पस, कोर्टनाका, ठाणे (प.), ता.नि.ठाणे शाखा येथे दि.१७/०८/२०२२ अन्वये शासन भरणा केलेला आहे.
४०. महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ४८ अन्वये सदरची बांधकाम परवानगी दिलेल्या नारखंडासून एक वर्षांपर्यंत वेध असेल. नंतर पुढील वर्षासाठी अर्जदार यांनी योग्य त्या कारणासहिल नियोजन प्राधिकरणाकडे विनंती अर्ज करून परवानगीचे नुतनीकरण नुदत संपणे आधी करणे आवश्यक राहिले. अशा प्रकारचे नुतनीकरण फक्त तीन वर्षे करता येईल. तसेच वेध मुदतीत बांधकाम पूर्ण केले नसतील तर नवीन परवानगी घ्यावी लागेल. नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांचा व नियोजित विकास आगाऊ उजागर अनुषंगाने छाननी करणाने येईल व तो वेध अर्जदार/जमिनमालक यांचेवर बांधनकारक राहिले.
४१. अनुज्ञाप्राप्ती व्यक्तीने (पार्टीने) अशा जमिनीचा बापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमिनीच्या ज्या प्रयोजनाचे उपयोग करण्यास परवानगी देण्यात आली असेल त्या प्रयोजनाचे केवळ केला पाहिजे आणि त्याने अशा जमिनी किंवा तिचा कोणताही भाग किंवा अशा इमारत यांचा इतर कोणत्याही प्रयोजनाचे गिळ्याधिकारी ठाणे यांच्याकडून तशा अर्थाची जागाऊ लेखी परवानगी मिळविल्याशिवाय बापर करता कामा नये. इमारतीच्या बापरवरून जमिनीचा बापर ठरविण्यात येईल.





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प्र. महाराष्ट्र/क. १४८-११/१५. यो. १/यांश (ता. शहापूर)
एच.आर. १६८/२०२३

४२. अनुज्ञाप्राप्त व्यक्तीने अशा जमिनीचे विगरशेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांकापासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमिनीच्या वापराला बदल केला असेल तर तां दिनांक त्याने एक महिन्याच्या आत तलाठ्यांमार्फत शहापूर तहसिलदारस कळविलेले पाहिजे जर तो असे करण्यास चुकले तर महाराष्ट्र जमीन महसूल जमिनीच्या वापराला बदल व विगरशेतकी आकारणी नियम १९६९, मधील नियम ६ अन्वये त्यांच्यावर कायदाही करण्यात असा अनुज्ञाप्राप्त पात्र ठरेल.
४३. अशा जमिनीचा त्या प्रयोजनार्थ वापर करण्यास अनुज्ञाप्राप्त परवानगी देण्यात आली असून त्या प्रयोजनार्थ वापर करण्यास प्रारंभ करण्याच्या दिनांकापासून सदर अनुज्ञाप्राप्त त्या जमिनीच्या संबंधात दर चौ. मी. मागे रु. ०.१० पैसे या दराने विगर शेतकी आकारणी दिली पाहिजे किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अमलदार याने विनशेती दराने विनशेती आकार देणे बंधनकारक राहिले अशा जमिनीच्या वापराला कोणत्याही प्रकारचा बदल करण्यात आला तर त्या प्रसंगी निराळ्या दराने विगर शेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हायची आहे ती गोष्ट विचाराला घेण्यात येणार नाही.
४४. या आदेशात नमूद केलेल्या शेतकी कोणत्याही शेतकी अनुज्ञाप्राप्त व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाप्राप्त ज्या कोणत्याही शास्त्रास पात्र ठरेल, त्या शास्त्रास याचा न येऊ देता जिल्हाधिकारी, ठाणे हे निर्दिष्ट करतील असा देड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा भूखंड अजंदाच्या ताब्यात राहू देण्याचा अधिकार असेल.
४५. सदरहू जमीन भविष्यात भूसंपादनात आढळून आल्यास किंवा संपादन केले गेल्यास सदर आदेश निर्गमित केलेल्या दिनांकापासून रद्द होतील.
४६. दिलेली ही परवानगी मुंबई कृष्यतिळाट व शेतकी जमीन अधिनियम, १९४८, महाराष्ट्र ग्रामांचावयत अधिनियम, १९५८ इ. सारख्या त्या वेळी अमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधित कायद्याच्या बाबतीत लागू होतील. त्या उपबंधांच्या अधीन असेल.
४७. वरील अटी व शर्तीमध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतुदी विरुद्ध जाऊन कोणताही इमारत किंवा बांधकाम उभे करण्यात आले असेल किंवा तरतुदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यात आला असेल तर विनिर्दिष्ट मुदतीच्या आत अशा रितीने उभारलेली इमारत काढून टाकण्याविषयी किंवा ती फेरबदल करण्याविषयी जिल्हाधिकारी ठाणे यांनी निर्देश देणे बंधी संपत असेल तसेच जिल्हाधिकारी, ठाणे यांना अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा त्यात फेरबदल करण्याचे काम करून घेण्याचा किंवा त्या प्रित्यय आलेला खर्च अनुज्ञाप्राप्त व्यक्तीकडून जमीन महसूलाची घक्याची म्हणून वसूल करून घेण्याचा अधिकार असेल.
४८. या बांधकाम आदेशान्वये जमिनीचे फक्त कृषिक प्रयोजनाकडून बांधकाम आराखड्यात दर्शविलेनुसार बांधकाम परवानगी देणेत येत असून मालकी हक्कामध्ये कोणताही बदल करण्यात येत नाही. सदरचे आदेश म्हणजे मालकी हक्काचे प्रमाणपत्र नाही. सदर जमिनीचे मालकी हक्काबाबत भविष्यात वाद उद्भवल्यास किंवा न्यायालयात जमिनीचे मालकी हक्काबाबत बदल झाल्यास बांधकाम परवानगी एकतराही रद्द होण्यास अजंदा हे पात्र राहतील.

(ता. शहापूर)

जलनिस्सरण, स्वच्छतेचे पूर्ण

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महाराष्ट्र शासन
नगर रचना आणि मूल्यनिर्धारण विभाग
ठाणे शाखा

जिल्हाधिकारी कार्यालय इमारत, ३ रा मजला, कोर्ट नाका, ठाणे (प) - ४०० ६०९

ईमेल- adtp@thane.maharashtra.gov.in/adtpthane@gmail.com दूरध्वनी क्रमांक ००२२-२५३४२७४४
जा. क्र. विशेष/मौ. वासिद/ता. शहापूर/स. नं. १९९/१ व १९९/२/१/ससंठाणे/ दि. १३/०६/२०२२
१६०४

मा. जिल्हाधिकारी,
ठाणे.

विषय :-

मौ. वासिद, ता. शहापूर, जि. ठाणे येथील स. नं. १९९/१, क्षेत्र

४३०.०० चौ. मी. स. नं. १९९/२/१ क्षेत्र १९४८०.०० चौ. मी. पैकी

६९७७ चौ. मी. एकूण क्षेत्र ६६०७.०० चौ. मी. या जागेत रहिवास

प्रयोजनासाठीच्या बांधकाम नकाशांना मंजूरीसाठी शिफारस

मिळणेबाबत.

१) ७/१२ धारक/जमीन मालक - श्री. रघुनाथ चाहु शैलार व इतर

यांचे कु. मु. पत्रधारक मे जय मातादी बिल्डर्स अँड डेव्हलपर्स

तर्फे श्री. राजेंद्र विठ्ठल भेरे व इतर

२) अर्जदार/वास्तुविशारद - श्री. प्रशांत ब्रह्मण, कला वास्तु

संदर्भ :- १) आपले कार्यालयाकडील पत्र क्र. महभूल/क-१/टे-११/वां.प/एसआर-

१६८/२०२१, दि. २१/१०/२०२१

२) उपअधीक्षक, भूनि अभिलेख, शहापूर, यांचेकडील मोजणी नकाशा

पत्र क्र. अतितातडी/पोटहिरसा/मौ. स. नं. २०१३, मोजणी

दि. ०७/०१/२०१४.

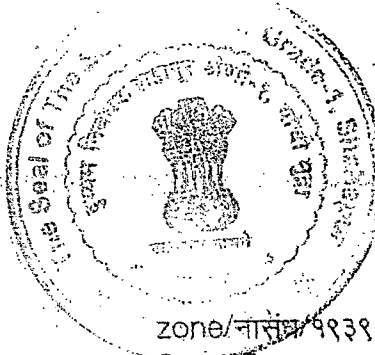
संदर्भित

संदर्भित पत्र क्र. १ अन्वये मौ. वासिद, ता. शहापूर, जि. ठाणे येथील स. नं. १९९/१, क्षेत्र ४३०.०० चौ. मी. स. नं. १९९/२/१ क्षेत्र १९४८०.०० चौ. मी. पैकी ६९७७ चौ. मी. एकूण क्षेत्र ६६०७.०० चौ. मी. जागेत रहिवास या प्रयोजनासाठीच्या बांधकाम नकाशांना मंजूरीसाठी प्रस्ताव या कार्यालयाकडे प्राप्त झालेला आहे. त्यानुषंगाने अर्जदार यांनी कागदपत्रे/बांधकाम नकाशा या कार्यालयास सादर केलेली आहेत. अर्जदार यांनी सादर केलेले कागदपत्रे/बांधकाम नकाशानुसार या कार्यालयाचे अभिप्राय सादर करण्यात येत आहेत.

मौ. वासिद, ता. शहापूर, जि. ठाणे येथील स. नं. १९९/१, क्षेत्र ४३०.०० चौ. मी. स. नं. १९९/२/१ क्षेत्र १९४८०.०० चौ. मी. पैकी ६९७७ चौ. मी. एकूण क्षेत्र ६६०७.०० चौ. मी. जागेत रहिवास या प्रयोजनासाठीच्या बांधकाम नकाशांना मंजूरीसाठी प्रस्ताव या कार्यालयाकडे प्राप्त झालेला आहे. त्यानुषंगाने अर्जदार यांनी कागदपत्रे/बांधकाम नकाशा या कार्यालयास सादर केलेली आहेत. अर्जदार यांनी सादर केलेले कागदपत्रे/बांधकाम नकाशानुसार या कार्यालयाचे अभिप्राय सादर करण्यात येत आहेत.

मौ. वासिद, ता. शहापूर, जि. ठाणे येथील स. नं. १९९/१, क्षेत्र ४३०.०० चौ. मी. स. नं. १९९/२/१ क्षेत्र १९४८०.०० चौ. मी. पैकी ६९७७ चौ. मी. एकूण क्षेत्र ६६०७.०० चौ. मी. जागेत रहिवास या प्रयोजनासाठीच्या बांधकाम नकाशांना मंजूरीसाठी प्रस्ताव या कार्यालयाकडे प्राप्त झालेला आहे. त्यानुषंगाने अर्जदार यांनी कागदपत्रे/बांधकाम नकाशा या कार्यालयास सादर केलेली आहेत. अर्जदार यांनी सादर केलेले कागदपत्रे/बांधकाम नकाशानुसार या कार्यालयाचे अभिप्राय सादर करण्यात येत आहेत.

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zone/नासं/१९३९, दि. ०७/०४/२०२२ अन्वये Command Area (सिंचन क्षेत्र) हा शेती विभागाशी समतुल्य केलेला आहे. तसेच सदर जागा "आसनगांव विकास केंद्र" मध्ये समाविष्ट होत असून प्रसिध्द प्रस्तावित भूवापर (PLU) नकाशानुसार विषयांकित जागा रहिवास विभागामध्ये (Residential Zone) समाविष्ट आहे. सदर जागा गावठाणापासून ५००.०० मी. परिघ क्षेत्रामध्ये अंतर्भूत होत आहे. तसेच विषयांकित जागा रेल्वे स्थानक हद्दीपासून ५०० मी. अंतराच्या बाहेर आहे. विषयांकित जागेस लागत स.नं.१८९ मध्ये या कार्यालयाचे पत्र क्र. ४०६०, दि. ०३/१०/२०१२ नुसार रहिवास व वाणिज्य वापरासाठी नकाशांना मंजूरीची शिफारस करण्यात आलेली आहे. सदर रेषांकनातील ९.०० मी. रुंदीचा अंतर्गत रस्ता विषयांकित जागेस पोहोच मार्ग म्हणून उपलब्ध आहे.

या कार्यालयाचे पत्र क्र. ७०३, दि. १२/०४/२०१८ अन्वये रहिवास या प्रयोजनार्थ आपल्या कार्यालयाकडे बांधकाम परवानगीची शिफारस करण्यात आलेली आहे. त्यावर आपल्या कार्यालयाकडील आदेश क्र. महसूल/क-१/ट-११/एनएपी/वाशिंद (शहापूर)/एसआर-(३३/१७) ८५/२०१८, दि. ०७/०७/२०१८ अन्वये पारित केलेले आहे.

या कार्यालयाने पत्र क्र. ७०३, दि. १२/०४/२०१८ अन्वये रहिवास या प्रयोजनार्थ शिफारस केलेल्या परवानगी प्रमाणे अर्जदार यांनी बिल्डींग १ च्या विंग A,B,C मधील सदनिका विकलेल्या आहेत. त्या सर्व सभासदांनी प्रस्ताव सुधारित करण्यासाठी हरकत नसल्याबाबतचे दि. ३१/०१/२०२२ रोजीचे संमतीपत्र या कार्यालयास सादर केलेले आहे.

मंजूर एकत्रीकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील विनियम क्र. ५.१.१ नुसार विषयांकित जागा गावठाण पासून ५०० मी. परिघस्त क्षेत्राच्या आत येत असल्याने कठोरतम झोनिंग विचारात घेता सदर जागेसाठी १५% अधिमुल्य आकारून अर्जदारांनी अपेक्षिलेला रहिवास वापर अनुज्ञेय होत आहे.

अर्जदाराने सादर केलेले बांधकाम नकाशे सर्वसाधारणपणे सदर क्षेत्रासाठी लागू असलेल्या एकत्रीकृत विकास नियंत्रण व प्रोत्साहन नियमावलीनुसार असल्याने रहिवास या प्रयोजनासाठीच्या बांधकाम नकाशास मंजूरीची शिफारस खालील अटी व शर्तीना अधीन राहून करण्यात येत आहे.

- १) महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम-४८ अनुसार महसूल विभागाने बांधकाम परवानगी दिलेल्या तारखेपासून एक वर्षापर्यंत वैध असेल. त्यानंतर पुढील वर्षासाठी अर्जदार यांनी योग्य त्या कारणासहीत नियोजन प्राधिकरणाकडे विनंती अर्ज करून परवानगीचे नूतनीकरण मुदत संपण्यापूर्वी करणे आवश्यक राहिल. अशा प्रकारचे नूतनीकरण फक्त तीन वर्षे करता येईल. उपरोक्त नमुद वैध मुदतीत बांधकामास सुरुवात केली नसल्यास अर्जदारास नव्याने परवानगी घ्यावी लागेल. नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांचा व नियोजित विकास आराखड्याच्या अनुषंगाने छाननी करण्यात येईल व ती बाब अर्जदार/जमीन मालक यांचेवर बंधनकारक राहिल.
- २) अर्जदार यांनी (Maharashtra Real Estate Regulatory Act-2016) चे अधिनियमातील तरतुदीचे पालन करणे बंधनकारक आहे.
- ३) नियोजित इमारतीच्या वापरासाठी आवश्यक असणा-या पाण्याची सोय तसेच सांडपाण्याची व मैला निर्मूलनाची व्यवस्था उपलब्ध नसल्यास इमारतीच्या वापरापूर्वी अर्जदाराने करणे आवश्यक आहे.
- ४) अर्जदार यांनी नियोजित बांधकामापासून पुढील, मागील व बाजूची अंतरे प्रत्यक्ष जागेवर मंजूर झालेल्या नकाशाप्रमाणे ठेवणे आवश्यक आहे.
- ५) अर्जदार यांनी शिफारस केलेल्या बांधकाम नकाशाप्रमाणे प्रस्तावित केलेल्या इमारतीची उंची व मजले ठेवणे आवश्यक आहे.

अर्जदार यांनी
रहिल्याप्रमा
दर प्रकरण

अ. क्र.	ज. ए. च.
१	६६०९

अ. क्र.	ज. ए. च.
१	४१५६

स्तावासोर्वत
लेले आहेत
कीची किव
त्यास सद
मीन धारक
यी नाव फ
कामाचा
सक जागेव
र्जदार यांनी
ना अधिनि
हिल.

कत्रीकृत वि
गावठा. प्र
र्जदार/विक

(२)



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७०	८०	

सादर यांनी विषयांकित भूखंडावरील प्रस्तावित इमारतीचा वापर हा बांधकाम नकाशात दिल्याप्रमाणे रहिवास वापरासाठीच करावा.
 प्रकरणी खालीलप्रमाणे बांधकामे प्रस्तावित करण्यात आलेले आहे.

क्र.	जमिनीचे एकूण क्षेत्र चौ. मी.	अनुज्ञेय बांधकाम क्षेत्र चौ. मी.	प्रस्तावित बांधकाम क्षेत्र		
			इमारत नंबर	मजले/प्रयोजन	एकूण क्षेत्र चौ. मी.
१	६६०७.००	१२५३८.७९	बिल्डींग नं. १	तळ + स्टिल्ट ५ मजले (रहिवास)	२०२५.१३
			बिल्डींग नं. २	तळ + स्टिल्ट ७ मजले (रहिवास)	४९००.५४
			बिल्डींग नं. ३	तळ + स्टिल्ट ७ मजले (रहिवास)	१७८६.१३
			हेल्थ क्लब	तळ + १ मजले	१३१.९७
				एकूण	८८४३.७७

क्र.	जमिनीचे एकूण क्षेत्र चौ. मी.	अनुज्ञेय बांधकाम क्षेत्र चौ. मी.	अस्तित्वातील बांधकाम क्षेत्र		
			इमारत नंबर	मजले/प्रयोजन	एकूण क्षेत्र चौ. मी.
१	४१५६.००	३७०२.९०	बिल्डींग नं. १	तळ + स्टिल्ट ४ मजले (रहिवास)	१११३.५६
			बिल्डींग नं. १	तळ + स्टिल्ट ४ मजले (रहिवास)	७१६.५३
				एकूण	१८३०.०९

सादर यांनी सादर केलेल्या कामदपत्राच्या आधारे या कार्यालयाने अभिप्राय देत आहेत. अर्जदाराने सादर प्रकरणी प्रस्तावासोबत सादर केलेली कागदपत्रे अथवा माहिती होती किंवा दिशाभूल करणारी आढळल्यास तसेच विधीग्राह्यता नसलेली कागदपत्रे आढळून आल्यास सादरची शिफारस रद्द समजली जाईल.
 सादर यांनी सादर केलेल्या कामदपत्रात, स्ट्रक्चरल इंजिनिअर, साईट सुपरवाईजर यांना फलकावर (Board) प्रसिध्द करणे बंधनकारक राहिल.
 कामाचा तपशील दर्शविणारा, जागेचे स.नं./ क्षेत्र, प्रस्तावित मजले/बांधकाम क्षेत्र दर्शविणारा फलकावर लावणे बंधनकारक अर्जदारावर राहिल.
 सादर यांनी परवानगी व्यतिरिक्त वाढीव बांधकाम केल्यास महाराष्ट्र प्रादेशिक नियोजन व नगर नियंत्रण अधिनियम, १९६६ कलम ५२ ते ५५ अनुसार संबंधित विभागाकडून कार्यवाहीस पात्र राहिल.
 नियंत्रित विकास नियंत्रण व प्रोत्साहन नियमावलीतील तरतुदीनुसार बांधकाम जोते तपासणी, प्रमाणपत्र, भागशः भोगवटा प्रमाणपत्र व इतर बाबींची कार्यवाही करणे अर्जदार/विकासक/वास्तुविशारद यांना बंधनकारक राहतील.

(Signature)

(Signature)



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३२) शासन निर्देश क्र.टीपीएस-१८०८/१२५४/प्र.क्र.१२५७/०८/नवि-१३, दिनांक १०/०२/२०१० व मा. सहायक संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचे आदेश क्र.विविनि/टिपीव्ही-७/७००, दि. ३१/३/२०१६ अन्वये विहित केल्याप्रमाणे छाननी शुल्क रु. १९,६००/- (चलन क्र. MH008834033202122M, दि.17/11/2021 अन्वये सदरच्या रक्कमेचा भरणा भारतीय स्टेट बँकेत भरणा करण्यात आलेला आहे.

३३) मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीनुसार अतिरिक्त अधिभार अधिमुल्य @ ३५% शुल्क रु. २३,२४,५०० एवढे परिगणित होत आहे. त्यापैकी २१,६७,८००/- चलन क्र. MH002674028202223M, दि.03/06/2022 अन्वये डी.डी.द्वारे दि.03/06/2022 भारतीय स्टेट बँकेत भरणा केलेला आहे. तसेच यापूर्वी अर्जदार यांनी शुल्क रु. १,५६,७००/- चलन क्र. MH000395362201819M, दि.11/04/2018 अन्वये रक्कमेचा भरणा भारतीय स्टेट बँकेत केलेला आहे. असे एकूण रु. २३,२४,५००/- चा भरणा करण्यात आलेला आहे.

३४) मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील तरतूद क्र. ६.३ तक्ता ६ G टिप-१ नुसार Ancillary FSI अधिमुल्य @ १०% शुल्क रु. १३,४५,५००/- चलन क्र. MH002673789 202223M, दि. 03/06/2022 अन्वये डी.डी.द्वारे दि.03/06/2022 रोजी रक्कमेचा भारतीय स्टेट बँकेत भरणा केलेला आहे.

३५) मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील तरतूद क्र. ५.१.१ नुसार गावठाण विस्तार अधिमुल्य @ १५% शुल्क रु. ३,४५,५९९/- चलन क्र. MH002674606202223M, दि. 03/06/2022 अन्वये डी.डी.द्वारे दि.03/06/2022 रोजी रक्कमेचा भारतीय स्टेट बँकेत भरणा केलेला आहे.

३६) अर्जदाराने बांधकामाचे जोता प्रमाणपत्र घेण्यापूर्वी Command Area बाबत सक्षम अधिकार्यांचे ना-हरकत प्रमाणपत्र घेणे आवश्यक आहे.

मंजुरीची शिफारस केलेल्या बांधकाम नकाशांच्या तीन प्रती यासोबत सादर करण्यात येत आहेत.

सहपत्रे:- नकाशे- ३ संघ.

आपला,

(किशोर भि. पाटील)

सहायक संचालक, नगर रचना,
ठाणे.



र. नं.	७३०	२०१९
पृ. नं.	१०	



// Shree //

Shirish B. Patil

B.Com. L.L.B

Off. & Resi. - "Shanti Niketan" Opp. Police Line, Near Tahasildar Office,
 At Post & Tal. Shahapur, Dist - Thane 421 601
 Ph. No. 02527/ 271415, Mob.- 9421542401, 9273720218,
 Mail.- Shirishlegaladv @ yahoo.in

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Perused the original copy of following documents -:

1) Search Report dt.15/12/2018 vide application no.1674/2018 drawn by Advocate Shirish B.Patil for the year 1989 to 15 th December 2018.

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1) This is to certify that I have investigated the title in respect of the above property from the documents produce before me by M/S.Jai Mata Di Builders & Developers. And I found that the said property was originally belonging to Mr.Halo Nago Shelar.

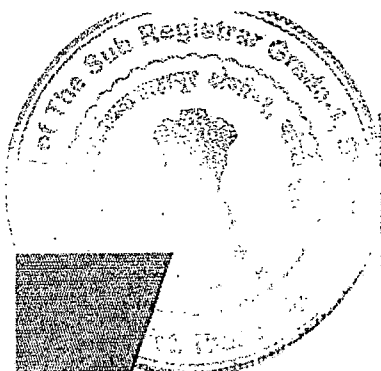
2) There after as per mutation entry No.496, after sad demises of Mr.Halo Nago Shelar the above said property had transferred to their legal heirs Mr.Budhya Halo Shelar & Mr.Shankar Halo Shelar by way of Succession on dated 15/12/1946.

3) There after as per mutation entry No.595 the said land has convert in to Tukada as per Government resolution dated 17/05/1950 .

4) There after as per mutation entry No.660, after sad demises of Mr.Budhya Halo Shelar the above said property has transferred to their legal heirs 1.Mr.Damu Budhya Shelar,2.Mr.Sakharam Budhya Shelar,3.Mr.Eknath Budhya Shelar by way of Succession on dated 22/12/1956.

5) There after as per mutation entry No.2577 , after sad demises of Mr.Damu Budhya Shelar the above said property has transferred to their legal heirs Son- Mr.Yashwant Damu Shelar,Mr.Nana Damu Shelar,Mr.Ashok Damu Shelar, Doughter-Sanjabai Damu Shelar & wife- Smt.Shevanti Damu Shelar by way of Succession on dt.21/09/1987.

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// Shree //

Shirish B. Patil

B.Com. LL.B

Off. & Resi. - "Shanti Niketan" Opp. Police Line, Near Tahasildar Office,
 At Post & Tal. Shahapur, Dist - Thane 421 601
 Ph. No. 02527/ 271415, Mob.- 9421542401, 9273720218,
 Mail.- Shirishlegaladv. @ yahoo.in

TITLE CERTIFICATE

That for the investigation of the title in respect of the property bearing Survey no.191/1,total area-0-04-30(H.R.P.),akar-0-52(Rs.Ps) is situated at Mouje-Vasind,Taluka- Shahapur, Dist- Thane which is own by-Mr.Mahadu Shankar Shelar.

Perused the certified copy of following documents :-

- I) Copy of 7/12 extract issued by Talathi Saja vasind connection with above said property.
- II) Mutation Entry no.496,595,660,2577,3429,4386,4496,4499,4500,4580 which is connected with above said property.
- III) Copy of Development Agreement & Index II which is held in between Owner Mr.Mahadu Shankar Shelar to Developers -M/S.Jai Mata Di Builders & Developers through it's Partners Mr.Ravindra Vitthal Bhare & others in connection with the property bearing Survey no.191/1,total area-0-04-30(H.R.P.),akar-0-52(Rs.Ps) is situated at Mouje-Vasind,Taluka-Shahapur,Dist- Thane vide registration no.3640/2016,dt.14/07/2016.
- IV) Copy of Power of Attorney vide its registered no.3641/2016,dt.14/07/2016 for the above said property issued by its original owner Mr.Mahadu Shankar Shelar in favor of M/S.Jai Mata Di Builders & Developers through it's Partners Mr.Ravindra Vitthal Bhare & others.
- V) Copy of N.A.Order & Construction permission vide No-Mahasul/K-1/T-11/NAP/Vasind(Shahapur)/SR-(33/2017),85/18,dt.07/07/2018 issued by District collector Office Thane,Tal-Dist-Thane.

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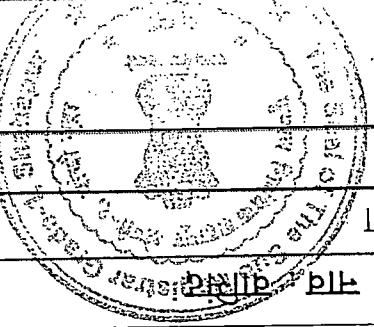


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 5)क्षेत्रफल
 6)आकारणी किं
 7)दस्तावेज कर
 8)पक्षकार
 9)पालयाचा हुकुम
 10)हत्यास प्रतिवादि
 11)दस्तावेज करून
 12)दिवानी न्याय
 13)आदेश असल
 14)दस्तावेज करून
 15)दस्त नोंदणी के
 16)अनुक्रमिक खंड
 17)बाजारभावाप्रमा
 18)बाजारभावाप्रमा
 19)कनासाठी विचा
 20)शुल्क आकार
 21)द

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विभागाप्रकार	विभागाप्रकार



गावाचे नाव: वासिंद

विकसनकरारनामा 32046000
 विकसनकरारनामा 5135000
 विकसनपोलिटिक्सा व
 (असल्यास)

1) पालिकेचे नाव: ठाणे इतर वर्णन: इतर माहिती: विभाग-प्रभावक्षेत्र,मौजे-
 वासिंद,ता.शहापुर,जि.ठाणे येथील शेतजमीन सर्वे नं.191/2/1 मधील लिटिन देणार
 क्र.1 विषय दृष्टी शेतार यांचे मालकीचे विकसीत करण्याकामी दिलेले क्षेत्र 0-11-
 38(हे.आर.प्र.),आकार 1.12(रू.पू.)व सर्वे नं.191/2/1,क्षेत्र 0-10-
 51(हे.आर.प्र.),आकार 1.03(रू.पू.)मधील लिटिन देणार क्र.2 मीना दृष्टी शेतार यांचे
 अतिमवत हिश्याचे विकसीत करण्याकामी दिलेले क्षेत्र 0-05-25(हे.आर.प्र.)बाबतचा
 विकसनकरारनामा(मा.सह लिखा निबंधक वर्ग-1 तथा मुद्रांक लिखाधिकारी ठाणे
 यामीण यांचेकडील अभिनियम प्र.क्र. 321/21/4625/2021 अन्वये मुद्रांक श्येक
 वसूल.)((Survey Number : 191/2/1 ;))

0.1663 हेक्टर . आर

कारणी किंवा जुडी देण्यात असेल

1): नाव:-विषय दृष्टी शेतार वय:-48 पत्ता:-लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. -,
 स.288/5,विदाळ कपनी जवळ,शानेश्वर नगर,वासिंद,ता.शहापुर,जि.ठाणे, सौड नं. -, महाराष्ट्र, ठाणे.
 पिन कोड:-421301 प्लॉट नं.:-DFFPS2300E
 2): नाव:-मीना दृष्टी शेतार वय:-43 पत्ता:-लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. स.1246/
 अ,माउली मदीसा जवळ,शेतार आळी वासिंद,ता.शहापुर,जि.ठाणे, सौड नं. -, महाराष्ट्र, ठाणे. पिन
 कोड:-421301 प्लॉट नं.:-CYHPS6318C
 3): नाव:-मा.दे. विशाल विकारम शेतार वय:-31 पत्ता:-लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक
 नं. स.शेतार आळी,वासिंद,ता.शहापुर,जि.ठाणे, सौड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421301 प्लॉट नं.:-
 DYPWS2463C
 4): नाव:-मा.दे. जिजाबाई विकारम शेतार वय:-69 पत्ता:-लॉट नं. -, माळा नं. -, इमारतीचे नाव:-,
 ब्लॉक नं. स.शेतार आळी,वासिंद,ता.शहापुर,जि.ठाणे, सौड नं. -, महाराष्ट्र, ठाणे. पिन
 कोड:-421301 प्लॉट नं.:-MZVPS8316R

1): नाव:-स.जय माला दी बिळई अंण्ड डेव्हलपर्स मनीदारी संस्थेतर्फे मनीदारी राजेंद्र
 विठ्ठल भुरे वय:-51; पत्ता:-लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. आर्कोस पत्ता-शमसाकस्य
 निवास,वाड नं.1,माउली मदीसा जवळ,वासिंद,ता.शहापुर,जि.ठाणे, सौड नं. -, महाराष्ट्र, ठाणे. पिन
 कोड:-421301 प्लॉट नं.:-AAJF18535C
 2): नाव:-स.जय माला दी बिळई अंण्ड डेव्हलपर्स मनीदारी संस्थेतर्फे मनीदारी छान
 कुंडलिक बनकरी वय:-32; पत्ता:-लॉट नं. -, माळा नं. -, इमारतीचे नाव:-, ब्लॉक नं. आर्कोस पत्ता-
 शमसाकस्य निवास,वाड नं.1,माउली मदीसा जवळ,वासिंद,ता.शहापुर,जि.ठाणे, सौड नं. -, महाराष्ट्र,
 ठाणे. पिन कोड:-421301 प्लॉट नं.:-AAJF18535C

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 अभिनियमित दस्त
 (ii) within the limits of any Municipal Council, Nagarpanchayat or
 Cantonment Area annexed to it, or any rural area within the limits of the
 Mumbai Metropolitan Region Development Authority or any other Urban
 area not mentioned in sub clause (i), or the Influence Areas as per the

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दुय्यम निबंधक : दु.नि. शहापुर

31-10-2022

दस्त क्रमांक : 1736/2021

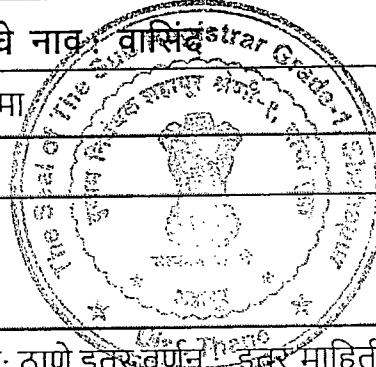
Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

नोंदणी :

Regn:63m

गावाचे नाव

वासिंद



(1) विलेखाचा प्रकार	विकसनकरारनामा
(2) मोबदला	11751500
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2540000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन: इतर माहिती: विभाग-प्रभावक्षेत्र,मौजे वासिंद,ता.शहापूर,जि.ठाणे येथील सर्वे नं. 191/2/1,एकुण क्षेत्र 0-11-38 हे.आर.प्र.,आकार 1.12 रू.पै.,पैकी लिहून देणार यांचे मालकीचे विकसीत करावयाचे क्षेत्र 0-07-87 हे.आर.प्र. बाबतचा विकसीत करारनामा((Survey Number : 191/2/1 ;))
(5) क्षेत्रफळ	0.0787 हेक्टर . आर
(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:-विशाल तुकाराम शेलार वय:-31 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- रा.मु.शेलार आळी,वासिंद ता.शहापूर,जि. ठाणे., रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-421601 पॅन नं:-DYWPS2463C 2): नाव:-जिजाबाई तुकाराम शेलार वय:-69 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- रा.मु.शेलार आळी,वासिंद ता.शहापूर,जि. ठाणे., रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-421601 पॅन नं:-MZVPS8316R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे.जय माता दी बिल्डर्स अॅण्ड डेव्हलपर्स नोंदणीकृत भागीदारी संस्था तर्फे भागीदारी विठ्ठल भैरे वय:-51; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: रा.मु.श्रम साफर निवास,वार्ड नं. 1,मारूती मंदीराजवळ,वासिंद ता.शहापूर,जि. ठाणे., रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-421601 पॅन नं:-AAJFJ8535C 2): नाव:-मे.जय माता दी बिल्डर्स अॅण्ड डेव्हलपर्स नोंदणीकृत भागीदारी संस्था तर्फे भागीदारी कुंडलिक बनकरी वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: रा.मु.श्रम निवास,वार्ड नं. 1,मारूती मंदीराजवळ,वासिंद ता.शहापूर,जि. ठाणे., रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-421601 पॅन नं:-AAJFJ8535C
(9) दस्तऐवज करून दिल्याचा दिनांक	25/03/2021
(10) दस्त नोंदणी केल्याचा दिनांक	25/03/2021
(11) अनुक्रमांक,खंड व पृष्ठ	1736/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	587600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of Mumbai Metropolitan Region Development Authority or any other area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.

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१०/१०
०८/२०१४

1) विलेखाचा प्रकार

2) मोबदला

3) बाजारभाव(भा

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4) भू-मापन,पोटा

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5) क्षेत्रफळ

6) आकारणी किं

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7) दस्तऐवज कर

ण-या पक्षकार

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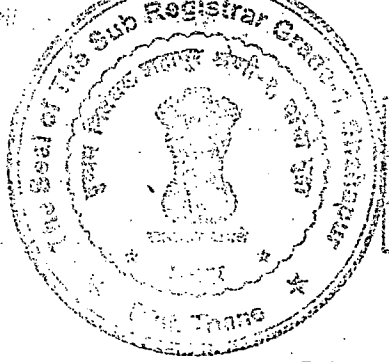
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10) दस्त नोंदणी

11) अनुक्रमांक

12) बाजारभाव

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सूची क्र.2

दुय्यम निबंधक : ड.नि. शहापुर

दस्त क्रमांक : 4471/2014

नोदणी :

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गावाचे नाव : 1) वासिंद

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1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: विभाग प्रभाव, मौजे वासिंद, ता.शहापुर, जि.ठाणे येथील सर्वे नं.191/2/1/प., एकूण क्षेत्र 0-37-26(हे.आ.प्र.),आ.12-25(र.प.)((Survey Number : 191/2/1पै ;))

1) 0.3726 हेक्टर . आर

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1): नाव:-रघुनाथ चाहु शेखार वय:-64; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- रा. वासिंद, ता.शहापुर, जि.ठाणे, रोड नं:-, . पिन कोड:-421601 पॅन नं:- DFJPS2303H

1): नाव:-मे. जय मातादी विल्डर्स व डेव्हलपर्स तर्फे भागीदार रविंद्र विठ्ठल भेरे वय:-45; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- रा.श्रमसाफल्य निवास, वार्ड नं.1, मारुती मंदिराजवळ, वासिंद, प., ता.शहापुर, जि.ठाणे, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:- 421601 पॅन नं:-APPPB0215C

2): नाव:-मे. जय मातादी विल्डर्स व डेव्हलपर्स तर्फे भागीदार राजेंद्र विठ्ठल भेरे वय:-43; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- रा.श्रमसाफल्य निवास, वार्ड नं.1, मारुती मंदिराजवळ, वासिंद, प., ता.शहापुर, जि.ठाणे, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:- 421601 पॅन नं:-AGXPB6793L

3): नाव:-मे. जय मातादी विल्डर्स व डेव्हलपर्स तर्फे भागीदार गोपाळसिंग दत्तसिंग रजपुत वय:- 38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- रा.श्रमसाफल्य निवास, वार्ड नं.1, मारुती मंदिराजवळ, वासिंद, प., ता.शहापुर, जि.ठाणे, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं:-AFQPR0937Q

4): नाव:-मे. जय मातादी विल्डर्स व डेव्हलपर्स तर्फे भागीदार भरत जयराम निमसे वय:- 45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- रा.श्रमसाफल्य निवास, वार्ड नं.1, मारुती मंदिराजवळ, वासिंद, प., ता.शहापुर, जि.ठाणे, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं:-AAAAPN8726C

प्रत्येक नाही कार

दस्तावेज करून दिल्याचा दिनांक

04/08/2014

(1)भस्त नोंदणी केल्याचा दिनांक

04/08/2014

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(1)अनुक्रमांक, खंड व पृष्ठ

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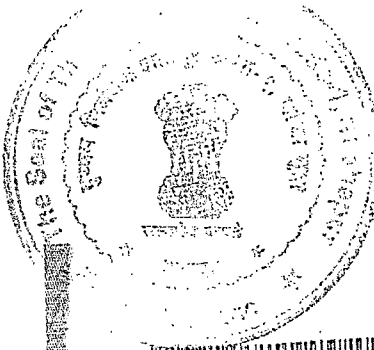
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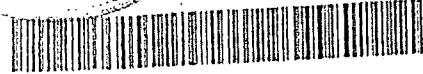
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14/07/2016

सूची क्र.2

दुय्यम निबंधक : दु.नि. शहापुर
दस्त क्रमांक : 3640/2016
नोंदणी :
Regn:63m

गावाचे नाव : 1) वासिंद

(1) विलेखाचा प्रकार विकसनकरारनामा
(2) मोवदला 3406000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 374500

(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) 1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: विभाग क्र. प्रभाव क्षेत्र सीजे- वासिंद, ता. शहापुर येथील स.नं.191/1 क्षेत्र 0:04.3 हे.आर.प्र. म्हणजेच 430 चौ.मी., आकार 0.52 पै. बाबतचे विकसन करारनामा ((Survey Number : 191/1 ;))

(5) क्षेत्रफळ 1) 430.00 NA

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. 1): नाव:-श्री. महादूशकर शेलार वय:-60; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, मु.पो. वासिंद, ता.शहापुर, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं:-

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. 1): नाव:-मे. जय मातादी विल्डर्स एंड डेव्हलपर्स तर्फे श्री. रविंद्र विठ्ठल भेरे वय:-47; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, मु.पो. वासिंद, ता.शहापुर, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं:-AAJFJ8535C

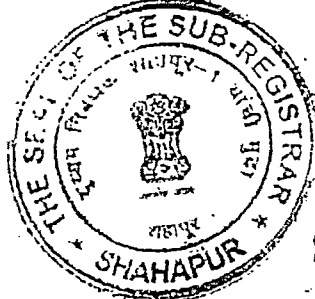
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. 2): नाव:-मे. जय मातादी विल्डर्स एंड डेव्हलपर्स तर्फे श्री. राजेंद्र विठ्ठल भेरे वय:-45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, मु.पो. वासिंद, ता.शहापुर, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं:-AAJFJ8535C

3): नाव:-मे. जय मातादी विल्डर्स एंड डेव्हलपर्स तर्फे श्री. गोपाळसिंग दत्तुसिंग रजपूत वय:-39; पत्ता:-, -, -, मु.पो. वासिंद, ता.शहापुर, -, आर्बांगणी, MAHARASHTRA, THANE, Non-Government. पिन कोड:-421601 पॅन नं:-AAJFJ8535C

4): नाव:-मे. जय मातादी विल्डर्स एंड डेव्हलपर्स तर्फे श्री. भरत जयराम निभते वय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, मु.पो. वासिंद, ता.शहापुर, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं:-AAJFJ8535C

5): नाव:-मे. जय मातादी विल्डर्स एंड डेव्हलपर्स तर्फे श्री. सुरेंद्र दत्तात्रय तेलवणे वय:-52; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, मु.पो. वासिंद, ता.शहापुर, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं:-AAJFJ8535C

(9) दस्तऐवज करून दिल्याचा दिनांक 14/07/2016
(10) दस्त नोंदणी केल्याचा दिनांक 14/07/2016
(11) अनुक्रमांक, खंड व पृष्ठ 3640/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क 136300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000
(14) शेरा

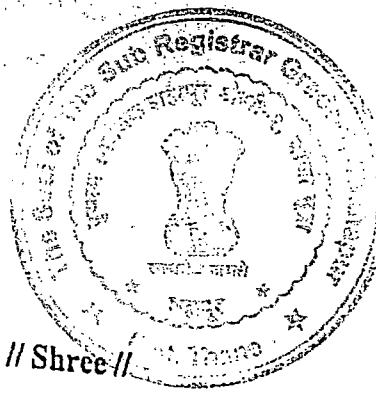


दुय्यम निबंधक शहापुर

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of Rates published under the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995.



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Shirish B. Patil

B.Com. L.L.B

Off. & Resi. - "Shanti Niketan" Opp. Police Line, Near Tahasildar Office,
At Post & Tal. Shahapur, Dist - Thane 421 601
Ph. No. 02527/ 271415, Mob.- 9421542401, 9273720218,
Mail.- Shirishlegalady @ yahoo.in

(3)

6) There after as per mutation entry No.3429, after sad demises of Mr.Shankar Halo Shelar the above said property has transferred to their legal heirs Mr.Krushna Shankar Shelar, Mr.Mahadu Shankar Shelar, Mrs.Bani vaman Patil(Patole), Mrs.Jani Ramu Patil by way of Succession on dt.-17/07/1997.

7) There after as per mutation entry No.4386, after sad demises of Mr.Eknath Budhaji Shelar the above said property has transferred to their legal heirs Kusum Eknath Shelar, Alka Eknath Shelar, Chhaya Eknath Shelar, Ravindra Eknath Shelar, Gita Eknath Shelar, Omkar Eknath Shelar by way of Succession on dt.10/10/2005.

8) There after as per mutation entry No.4496, after sad demises of Smt.Bani vaman Patole the above said property has transferred to their legal heirs Gurunath Vaman Patole, Manda Chandrakant Jadhav, Prakash Vaman Patole, Manju @ Surekha Suresh Jadhav, Dattu Vaman Patole, Kunda Bhaskar Pansare, Ravi Vaman Patole, Naresh Vaman Patole by way of Succession on 01/12/2006.

9) Mutations entry No.4499 & 4500 are not relevant to the above said property.

10) Mutations entry No.5832 is not available for verification hence not verified.

11) I have obtained the search in the year 1989 up to 15th December 2018 vide application no.1674/2018 drawn by myself dt15/12/2018. As per said Search report the year 1993, 1998 index -II registers are not available in the office of Sub-Registrar of Kalyan, Murbad & Shahapur.

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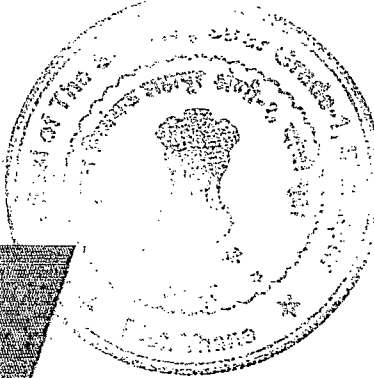
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Shirish B. Patil
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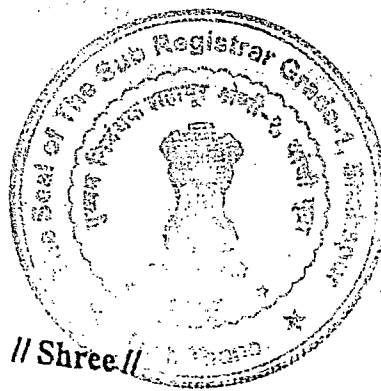
Off. & Resi. - "Shanti Niketan" Opp. Police Line, Near Tahasildar Office
At Post & Tal. Shahapur, Dist - Thane 421 601
Ph. No. 02527/ 271415, Mob. - 9421542401, 9273720218
Mail. - Shirishlegaladv @ yahoo.in

(4)

12) There after as per mutation entry no.4580 ,as per search report and other documents produce before me, I come to know that in the year 2007 the all co owners of said joint Hindu property has Registered Partition Deed in the office of Sub Registrar Shahapur on dated 14/05/2007,vide reg no-1320/2007. As per said partition deed property of Survey no.191/1,total area-0-04-3(H.R.P.),akar-0-52(Rs.Ps) has transfer in the name of co-owner Mr.Mahadu Shankar Shelar from all other co owners i.e.1)Mr.Sakharam Budha Shelar 2)Alka Eknath Shelar @ Alka Sanosh Vishe,3) Ashok Damu Shelar,4) Omkar Eknath Shelar,5) Kunda Bhaskar Pansare,6)Kusum Eknath Shelar,7) Krushna Shankar Shelar,8) Kondibai Tukaram Bhoir,9) Gurunath Vaman Patole,10)Chhaya Eknath Shelar,11) Jani ramu Patil,12) Dattu Vaman Patole,13) Naresh Vaman Patole,14) Nana Damu Shelar,15) Prakash Vaman Patole, 16) Manju @ Surekha Suresh Jadhav,17) Manda Chandrakant Jadhav,18) Yashwant Damu Shelar,19) Ravi Vaman Patole,20) Ravindra Eknath Shelar,21) Shevanti Damu Shelar,22) Geeta Eknath Shelar,23) Sanjabai Damu Shelar. As per said partition deed Mr.Mahadu Shankar Shelar is became a absolute owner of said property.

13) There after as per search report and other documents produce before me, I come to know that in the year 2016 the owner Mr.Mahadu Shankar Shelar had entered Register Development Agreement in favor of the Developers M/S.Jai Mata Di Builders & Developers through it's Partners 1) Mr.Ravindra Vitthal Bhere, 2)Mr.Rajendra Vitthal Bhere,3)Mr.Gopalsingh Dattusingh Rajput,4)Mr.Bharat Jayram Nimase & 5) Mr.Surendra Dattatray Telavane in connection with the property bearing Land having Survey no.191/1,total area-0-04-3(H.R.P.),akar-0-52(Rs.Ps) is situated at Mouje-Vasind,Taluka- Shahapur,Dist-Thane. vide registration no.3640/2016,dt.14/07/2016.

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Shirish B. Patil

B.Com. L.L.B

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Ph. No. 02527/ 271415, Mob.- 9421542401, 9273720218,
Mail.- Shirishlegaladv @ yahoo.in

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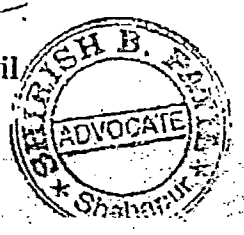
14) There after in support of said development Agreement Power of Attorney which is held in between owner of said property Mr.Mahadu Shankar Shelar and Developers M/S.Jai Mata Di Builders & Developers through it's Partners 1) Mr.Ravindra Vitthal Bhare, 2)Mr.Rajendra Vitthal Bhare,3)Mr.Gopalsingh Dattusingh Rajput,4)Mr.Bharat Jayram Nimase & 5) Mr.Surendra Dattatray Telavane in connection with the property bearing Land having Survey no.191/1, total area-0-04-3(H.R.P.),akar-0-52(Rs.Ps) is situated at Mouje-Vasind, Taluka-Shahapur, Dist-Thane. vide registration no.3641/2016,dt.14/07/2016 for develop the said land & sale the constructed units.

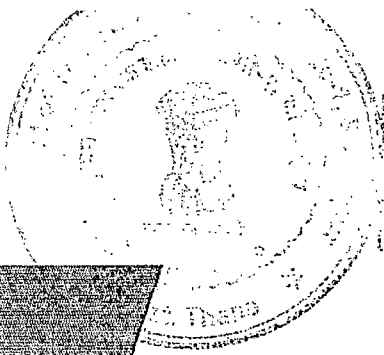
15) There after Developers has obtained Construction permission & N.A.order from District Colletor Office Thane vide its outward no.Mahasul/Kaksh-1/T-11/NAP/Vasind(Shahapur)/SR-(33/17) 85/18,dt.07/07/2018 for develop the said land Survey no.191/1,total area-430-00 (sq.Meters) is situated at Mouje-Vasind, Taluka-Shahapur,Dist-Thane.

I have seen all the documents obtained before me, I hereby certify that the Title of property bearing land having Survey no.191/1,total area-430-00 (sq.Meters) i.e. area-0-04-3(H.R.P.), akar-0-52(Rs.Ps) is situated at Mouje-Vasind,Taluka-Shahapur,Dist-Thane which is owned by Mr.Mahadu Shankar Shelar & developed by M/S.Jai Mata Di Builders & Developers is free, clear, marketable title and free from all encumbrance & reasonable doubts.

Place - Shahapur
Date -15/12/2018

Shirish B. Patil
Shirish B. Patil
(Advocate)





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ADVOCATE

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Shirish B. Patil
B.Com.LL.B

Off. & Resi. - "Shanti Niketan" Opp. Police Line, Near Tahasildar Office,
At Post & Tal. Shahapur, Dist - Thane 421 601
Ph. No. 02527/ 271415, Mob.- 9421542401, 9273720218.
Mail.- Shirishlegaladv @ yahoo.in

TITLE CERTIFICATE

That for the investigation of the title in respect of the property bearing Survey No.191/2/1, area-0-37-26(H.R.P), akar-3.65(Rs.Ps) situated at Vasind Tal.shahapur, Dist-Thane which is own by-MR.RAGHUNATH CHAHU SHELAR

Perused the certified copy of following documents :-

- I) Copy of 7/12 extract issued by Talathi Saja vasind connection with above said property.
- II) Mutation Entry no.741/A,2088,3213, 5236,5256, 5566, 5567, 5568, 5594, 5962 which is connected with above said property.
- III) Copy of Development Agreement & Index II which is held in between Owner Mr.Ragunath Chahu Shelar to Developers -M/S.Jai Mata Di Builders & Developers through it's Partners Mr.Ravindra Vitthal Bhare & others in connection with the property bearing Survey no.191/2/1,total area-0-37-26(H.R.P.) is situated at Mouje-Vasind,Taluka-Shahapur,Dist-Thane vide registration no.4471/2014,dt.04/08/2014.
- IV) Copy of Power of attorney vide its registered no.4472/2014,dt.04/08/2014 for the above said property issued by its original owner Mr.Ragunath Chahu Shelar in favor of M/S.Jai Mata Di Builders & Developers through it's Partners Mr.Ravindra Vitthal Bhare & others.
- V) Copy of N.A.Order & Construction permission vide No-Mahasul/K-1/T-11/NAP/Vasind(Shahapur)/SR-(33/2017),85/18,dt.07/07/2018 issued by District collector Office Thane,Tal-Dist-Thane.



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ADVOCATE

Shirish B. Patil

B.Com. L.L.B

Off. & Resi. - "Shanti Niketan" Opp. Police Line, Near Tahasildar Office,
At Post & Tal. Shahapur, Dist - Thane 421 601
Ph. No. 02527/ 271415, Mob.- 9421542401, 9273720218,
Mail.- Shirishlegaladv @ yahoo.in

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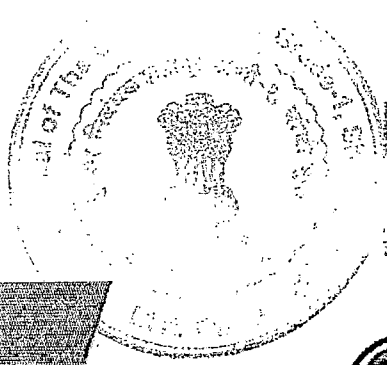
Mr.Narayan Dunda Shelar,Mr.Nandkumar Dunda Shelar,daughters-Bhagu Gurunath Bhere,Nalini Dunda Shelar & Grandson-Sunil Pandurang Raut by way of Succession in the dt.27/06/2011.

6) There after as per mutation entry No.5256, after sad demises of Mr.Dattu Chahu Shelar the above said property has transferred to their legal heirs Bhagirthi Dattu Shelar,Mr.Chandrakant Dattu Shelar,Mr.Vijay Dattu Shelar,Mr.Vishal Tukaram Shelar,Jijabai Tukaram Shelar,Meena Dattu Shelar by way of Succession on the dt.05/08/2011.

7) I have obtained the search in the year 1989 up to 15th Decembar 2018 vide application no.1674/2018 drawn by myself dt15/12/2018. As per said Search report the year 1993,1998 index -II registers are not available in the office of Sub-Registrar of Kalyan, Murbad & Shahapur.

8) There after as per mutation entry no.5566 ,as per search report and other documents produce before me, I come to know that in the year 2013 the all co-owners of said joint Hindu property has execute & Registered Partition Deed in the office of Sub Registrar Shahapur on dated 06/09/2013,vide reg no-5249/2013. As per said partition deed property of Survey no.191/2/1,area-0-37-26 (HRP) out of total area-1-28-3(H.R.P.) has transfer in the name of co-owner Mr.Raghunath Chahu Shelar from all other co owners i.e.1)Mr.Narayan Dunda Shelar,2)Mr.Nandkumar Dunda Shelar,3)Smt.Bhagirthi Dattu Shelar, 4)Mr. Chandrakant Dattu Shelar,5)Mr.Vijay Dattu Shelar ,6)Mr.Vishal Tukaram Shelar ,7)Smt.Jijabai Tukaram Shelar,8) Meena Dattu Shelar,9)Bhagu. Gurunath Bhere,10)Nalini Dunda shelar & 11) Sunil Pandurang Raut. As per said partition deed Mr.Raghunath Chahu Shelar has become a absolute owner of said property.

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Shirish B. Patil

B.Com. L.L.B

Off. & Resi. - "Shanti Niketan" Opp. Police Line, Near Tahasildar Office,
At Post & Tal. Shahapur, Dist - Thane 421 601
Ph. No. 02527/ 271415, Mob.- 9421542401, 9273720218,
Mail.- Shirishlegaladv @ yahoo.in

(2)

Perused the Original copy of following documents :-

D) Search Report dt.15/12/2018 vide application no.1674/2018 drawn by Advocate Shirish B.Patil for the year 1989 to December 2018.

----//----

1) This is to certify that I have investigated the title in respect of the above property from the documents produce before me by M/S.Jai Mata Di Builders & Developers. And I found that the said property was originally belonging to Mr.Chahu Padu Shelar.

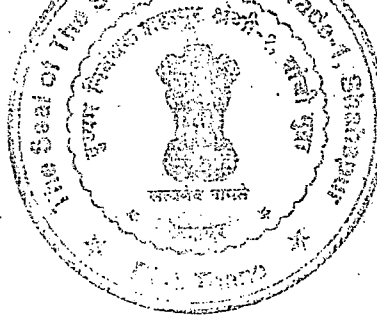
2) There after as per mutation entry No.741/A, after sad demises of Mr.Chahu Padu Shelar the above said property has transferred to their legal heirs Mr.Dunda Chahu Shelar,Mr.Dattu Chahu Shelar & Mr.Raghunath Chahu Shelar by way of Succession on dt.14/03/1958.

3) There after as per mutation entry no.2088, co-owenr of said property Mr.Dunda Chahu Shelar has obtained loan from Khativali Vasind Seva Society.

4) There after as per mutation entry No.3213, after sad demises of Mr.Dunda Chahu Shelar the above said property had transferred to their legal heirs Sons- Mr.Narayan Dunda Shelar,Mr.Nandkumar Dunda Shelar, daughters-Bhagu Gurunath Bhere,Nalini Dunda Shelar,Grandson Sunil Pandurang Raut & wife- Smt.Yashoda Dunda Shelar by way of Succession in the dt.10/02/1995.

5) There after as per mutation entry No.5236, after sad demises of Yashoda Dunda Shelar the above said property has transferred to their legal heirs sons-

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Patil
n. L.L.B
Office,
218,



// Shree //

Shirish B. Patil
B.Com. L.L.B

Off. & Resi. - "Shanti Niketan" Opp. Police Line, Near Tahasildar Office,
At Post & Tal. Shahapur, Dist - Thane 421 601
Ph. No. 02527/ 271415, Mob.- 9421542401, 9273720218,
Mail.- Shirishlegaladv @ yahoo.in

(4)

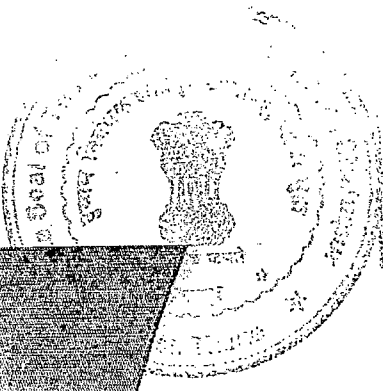
9) There after as per mutation entry no.5567, I come to know that Mr.Narayan Dunda Shelar has repay loan amount to Khativali Vasind Seva Society.

10) There after as per mutation entry no.5594, I come to know that land owner has repay mortgage loan amount of Bhaskar Sitaram as per order of Tahasildar Shahapur vide no-Mahasul/T-2,RTS/Kavi-1896A/2013,dated-11/02/2014.

11) There after as per search report and other documents produce before me, I come to know that in the year 2014 the owner Mr.Ragunath Chahu Shelar had entered Register Development Agreement in favor of the Developers M/S.Jai Mata Di Builders & Developers through it's Partners 1) Mr.Ravindra Vitthal Bhare, 2)Mr.Rajendra Vitthal Bhare,3)Mr.Gopalsingh Dattusingh Rajput & 4)Mr.Bharat Jayram Nimase in connection with the property bearing Land having Survey no.191/2/1,total area-0-37-26 (H.R.P.) is situated at Mouje-Vasind,Taluka-Shahapur,Dist-Thane. vide registration no.4471/2014,dt.04/08/2014.

12) There after in support of said development Agreement Power of Attorney which is held in between owner of said property Mr.Ragunath Chahu Shelar and Developers M/S.Jai Mata Di Builders & Developers through it's Partners 1) Mr.Ravindra Vitthal Bhare, 2)Mr.Rajendra Vitthal Bhare,3)Mr.Gopalsingh Dattusingh Rajput & 4)Mr.Bharat Jayram Nimase in connection with the property bearing Land having Survey no.191/2/1,total area-0-37-26 (H.R.P.) is situated at Mouje-Vasind, Taluka- Shahapur, Dist-Thane. vide registration no.4472/2014,dt.04/08/2014 for develop the said land & sale the constructed units.

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२०/२०	



ADVOCATE

// Shree //

Shirish B. Patil

B.Com. L.L.B

Off. & Resi. - "Shanti Niketan" Opp. Police Line, Near Tahasildar Office,
At Post & Tal. Shahapur, Dist - Thane 421 601
Ph. No. 02527/ 271415, Mob.- 9421542401, 9273720218,
Mail.- Shirishlegaladv @ yahoo.in

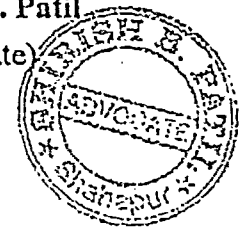
(5)

13) There after Developers has obtained Construction permission & N.A.order from District Colletor Office Thane vide its outward no.Mahasul/Kaksh-1/T-11/NAP/Vasind(Shahapur)/SR-(33/17) 85/18,dt.07/07/2018 for develop the said land Survey no.191/2/1,total area-3726-00 (sq.Meters) i.e.0-37-26 (HRP) is situated at Mouje-Vasind, Taluka-Shahapur,Dist-Thane.

I have seen all the documents obtained before me, I hereby certify that the Title of property bearing land having Survey no.191/2/1,total area-3726-00 (sq.Meters) i.e.0-37-26 (HRP), akar-3-65 (Rs.Ps) is situated at Mouje-Vasind,Taluka-Shahapur,Dist-Thane which is owned by Mr.Ragunath Chahu Shelar & developed by M/S.Jai Mata Di Builders & Developers is free, clear, marketable title and free from all encumbrance & reasonable doubts.

Place - Shahapur
Date -15/12/2018

Patil's
Shirish B. Patil
(Advocate)



गाव :- वा
दस्तावेज क्रमांक व उपविभाग
पद्धती भोग
जक व आकारणी
जक हे.आर.चौ.मी

जमीन योग्य क्षेत्र
१.११.५०
१.११.५०
जमीन क्षेत्र
जमीन उपयोग
०.०३.३०
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दस्तावेज क्र. (७४९) (२०८)



Vendor

आयकर विभाग
INCOME TAX DEPARTMENT
JAI MATA DI BUILDERS &
DEVELOPERS

भारत सरकार
GOVT. OF INDIA

01/01/2012
Permanent Account Number
AAJFJ8535C



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630		२०२३
621	CO	

आयकर विभाग
INCOME TAX DEPARTMENT
RAVINDRA VITTHAL BHERE

भारत सरकार
GOVT. OF INDIA

VITTHAL GOVIND BHERE
08/11/1968
Permanent Account Number
APPB0215C



[Handwritten signature]

व्यक्ति का पंजीयन / PERMANENT ACCOUNT NUMBER: AGXPB6790L

नाम / NAME: RAJENDRA VITHAL BHERE

पिता का नाम / FATHER'S NAME: VITHAL GOVIND BHERE

जन्म तिथि / DATE OF BIRTH: 08-10-1970

हस्ताक्षर / SIGNATURE: *[Signature]*

Commissioner of Income Tax

व्यक्ति का पंजीयन / PERMANENT ACCOUNT NUMBER: AFGPR0937Q

नाम / NAME: GOPALSINGH DATTUSINGH RAJPUT

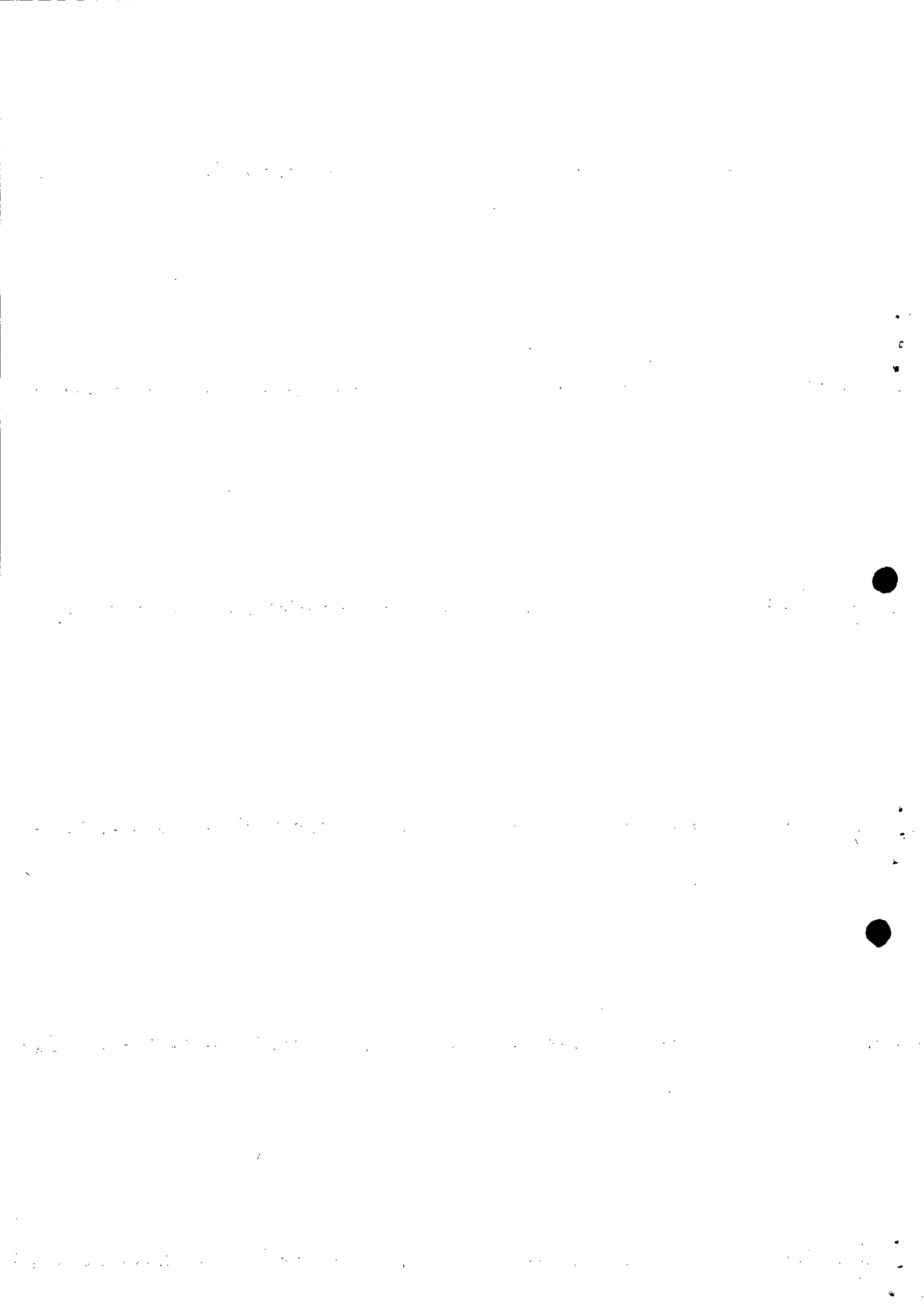
पिता का नाम / FATHER'S NAME: DATTUSINGH BALASINGH RAJPUT

जन्म तिथि / DATE OF BIRTH: 22-07-1975

हस्ताक्षर / SIGNATURE: *[Signature]*

Commissioner of Income Tax


[Handwritten signature]



भारत सरकार
GOVERNMENT OF INDIA

गोपालसिंग दत्तसिंग राजपूत
Gopalsingh Dattusingh Rajput

जन्म वर्ष / Year of Birth : 1976
पुरुष / Male



7016 4428 4736

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

1947
1822 182 1847

help@uidai.gov.in

www.uidai.gov.in


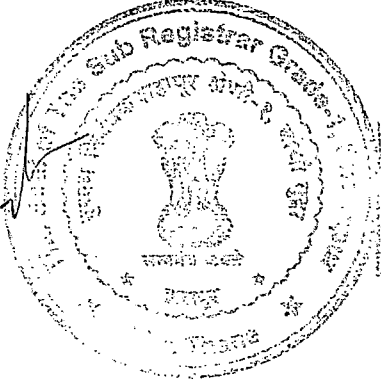
P.O. Box No 1947
Bangalore-560 001

पता: 204 स्वामी समर्थ अपार्टमेंट, न्यू
आदर्श विद्यालय के पास, अंबिका नगर
वाशिंग वेस्ट, दाहागांव, ठाणे, वामिंद,
महाराष्ट्र. 421301

Address: 204 swami SAMRTH
APARTMENT, near new ideal
school, ambika nagar vashind
west, Dahagaon, Thane, Vashind
E.d., Maharashtra, 421301

आधार - आम आदमी का अधिकार

Sub Registrar





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1030	2023	
20		

भारत सरकार
GOVERNMENT OF INDIA

रविंद्र विठ्ठल भेंरे
Ravindra Vitthal Bhare

जन्म वर्ष / Year of Birth : 1968
पुरुष / Male



6325 4824 6513

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

1947
1822 182 1847

help@uidai.gov.in

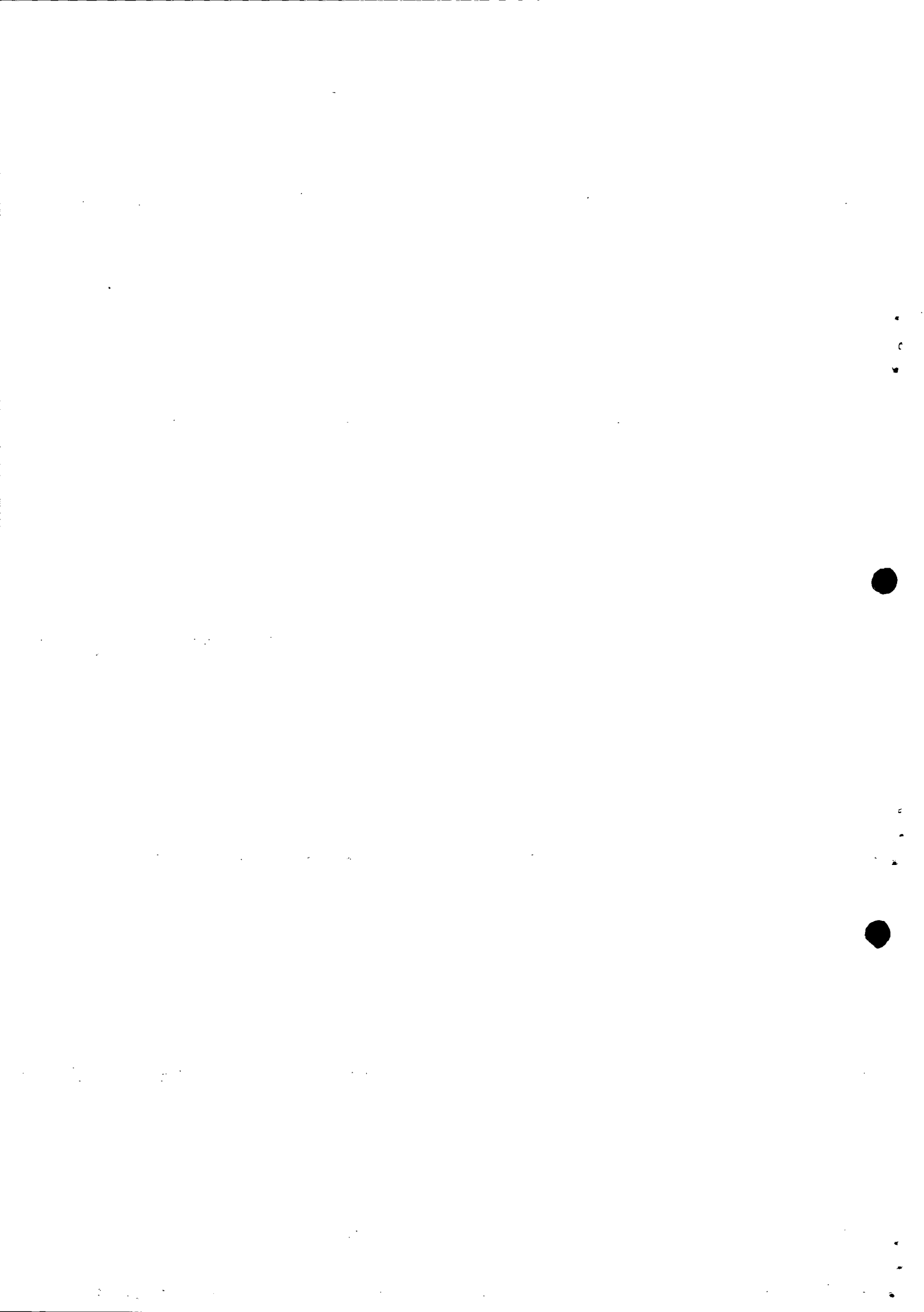
www.uidai.gov.in

P.O. Box No 1947
Bangalore-560 001

पता: 204 स्वामी समर्थ अपार्टमेंट, न्यू
आदर्श विद्यालय के पास, अंबिका नगर
वाशिंग वेस्ट, दाहागांव, ठाणे, वामिंद, महाराष्ट्र.
421301


Address: 204 swami SAMRTH
APARTMENT, near new ideal
school, ambika nagar vashind
west, Dahagaon, Thane, Vashind E.d.
Maharashtra, 421301

आधार - आम आदमी का अधिकार




Purchaser - 1

भारत सरकार
GOVERNMENT OF INDIA



हरिचंद्र बुधाजी फर्दे
Harichandra Budhaji Farde
जन्म वर्ष / Year of Birth : 1979
पुरुष / Male



3900 9471 1996

आधार - सामान्य माणसाचा अधिकार

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HARICHANDRA BUDHAJI FARDE
BUDHAJI SHANKAR FARDE

01/06/1979
Permanent Account Number

AATPF1530H

Signature


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क्र. 080	२०२३
०८/२०	

भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आधार

पत्ता बि-204, गिरी रेसीडेन्सी, वॉटर टँक
जवळ, भातसई रोड वासिंद(पूर्व), वासिंद,
वासिंद, ठाणे, शहापूर, महाराष्ट्र, 421604

Address: b-204, giri residency,
near water tank, bhatasi road
vasind(east), Vasind, Thane,
Shahapur, Maharashtra, 421604

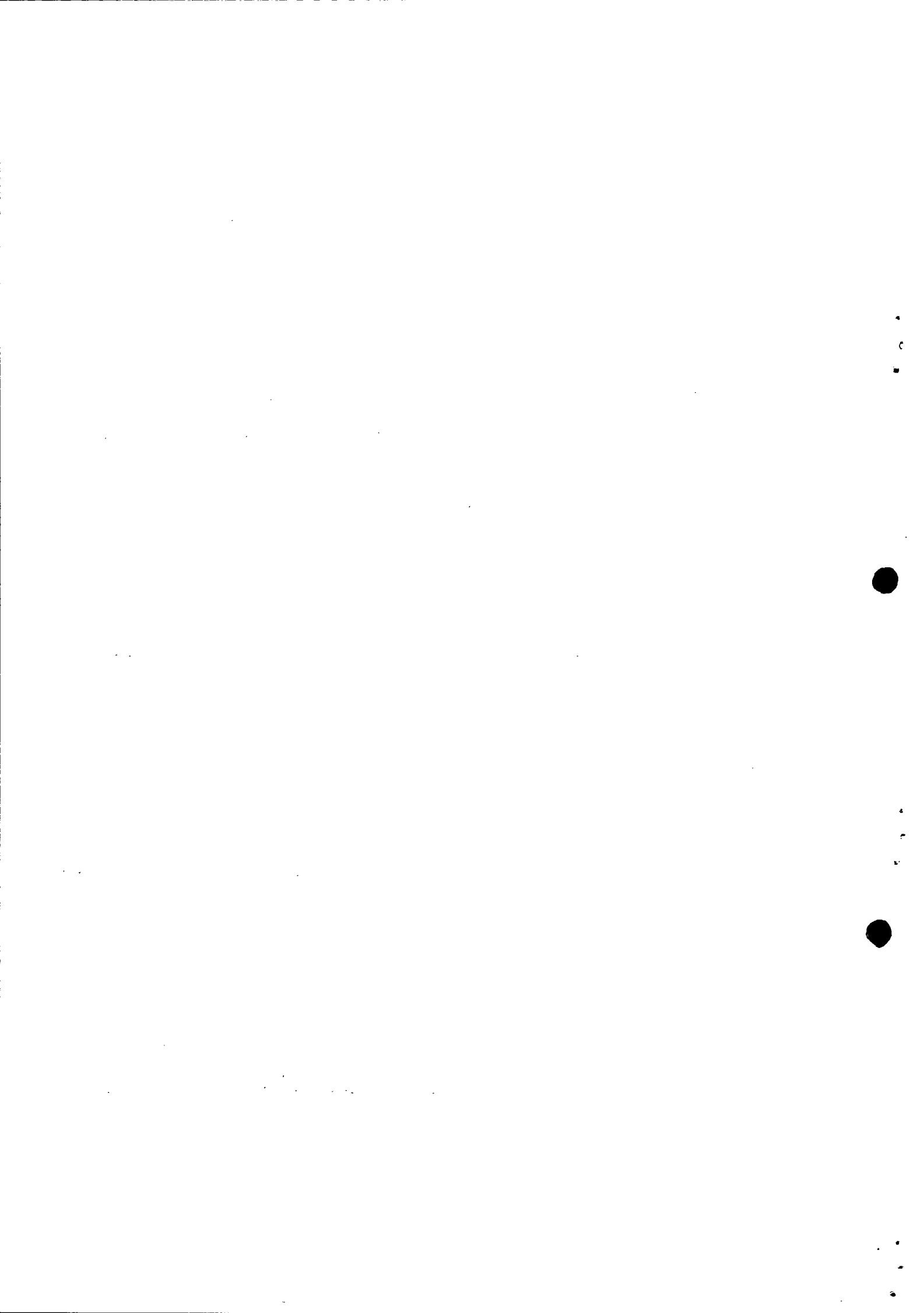
1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Myan...



Purchaser - 2

 भारत सरकार
GOVERNMENT OF INDIA

 सुरेखा हरिचंद्र फर्डे
Surekha Harichandra Farde
पती : हरिचंद्र बुधाजी फर्डे
Husband : Harichandra
Budhaji Farde
जन्म वर्ष / Year of Birth : 1985
स्त्री / Female



7594 5079 0608

आधार - सामान्य माणसाचा अधिकार





स ह प
दि. नं. 630 / 2023
01/06/20


आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA


FARDE SUREKHA HARICHANDRA
GANPAT DESALE
01/06/1985

Permanent Account Number
ACQPF0390J



Signature








 भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

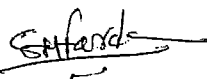
पत्ता बी-विंग-204, गिरी रेसीडेन्सी, वॉटर टँक जवळ, भातसई रोड वासिंद(पूर्व), वासिंद, वासिंद, ठाणे, शहापूर, महाराष्ट्र, 421604
Address: b-wing-204, giri resedeny, near water tank, bhatasi road vasind(east), Vasind, Thane, Shahapur, Maharashtra, 421604

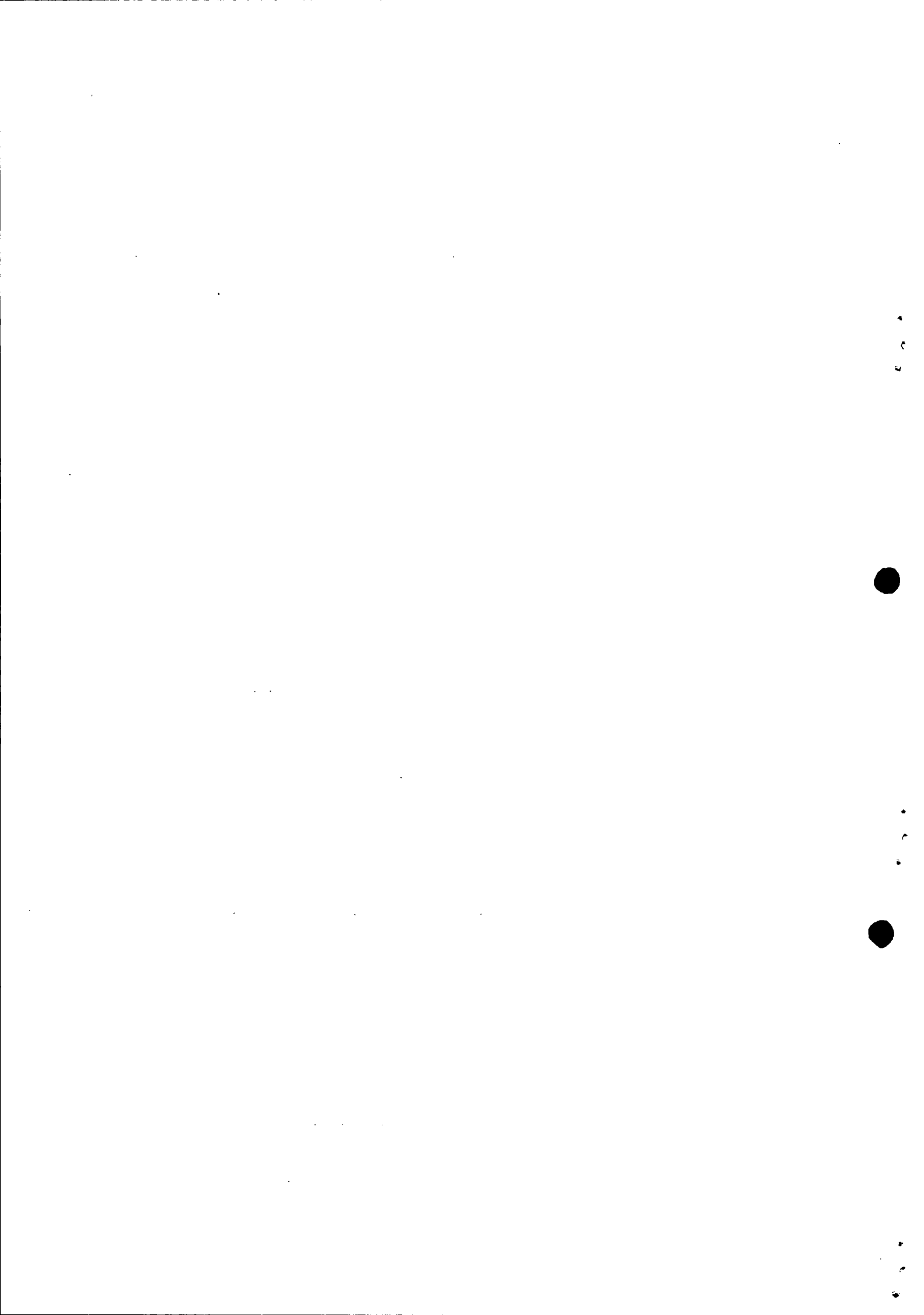
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1800 180 1947

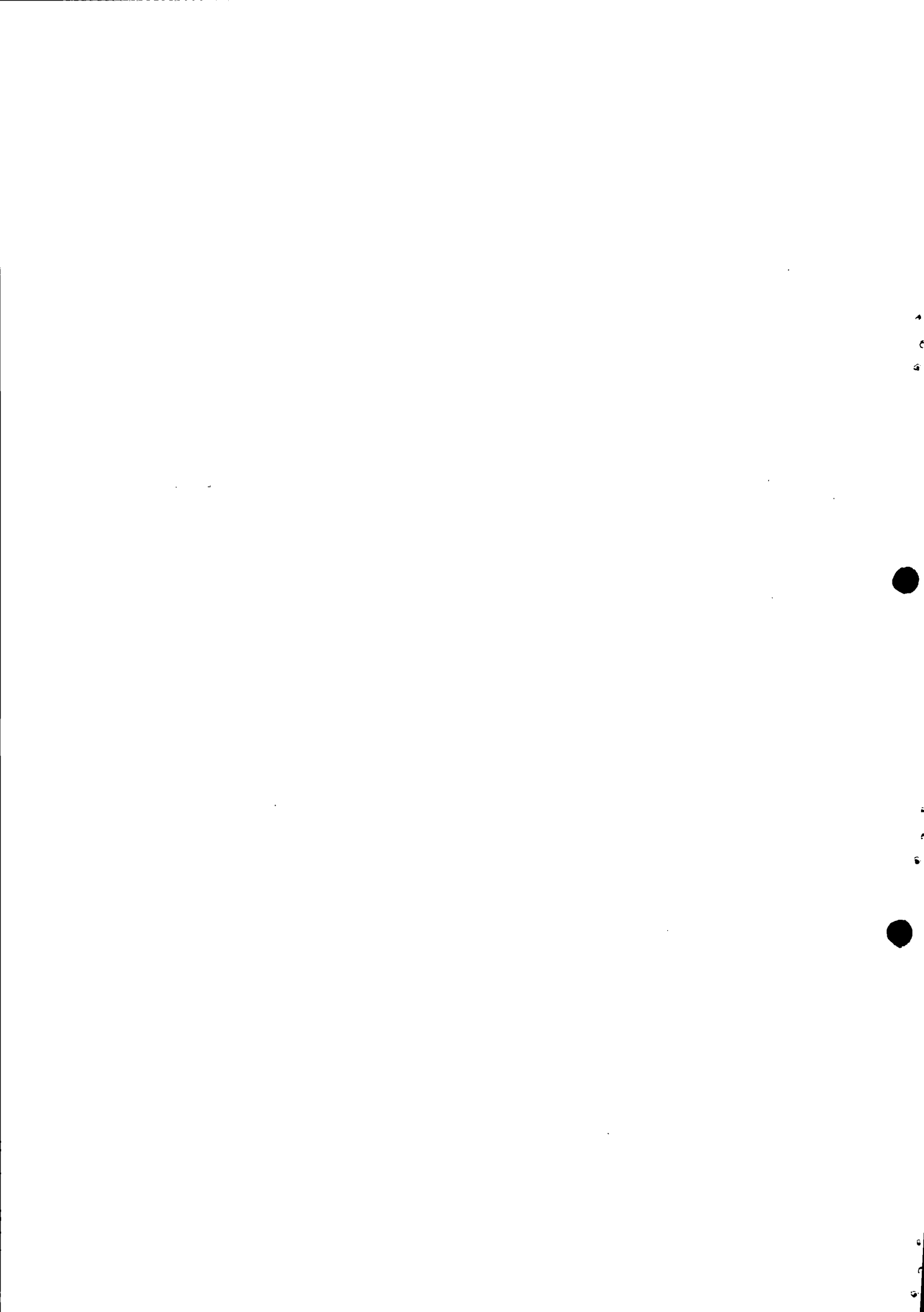
 help@uidai.gov.in

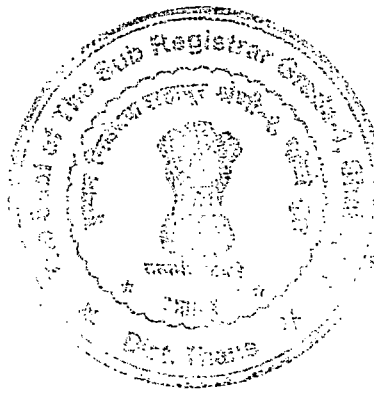
 www.uidai.gov.in

 P.O. Box No. 1947,
Bengaluru-560 001










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6030		2018
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भारत सरकार
Government of India

Issue Date: 28/11/2011




राजेश गणपत देसले
Rajesh Ganpat Desale
जन्म तारीख/DOB: 19/07/1985
पुरुष/ MALE

7654 8837 8011
VID : 9171 4540 3697 6311
आधार, माझी ओळख

कार विभाग
TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CFDPD4296M



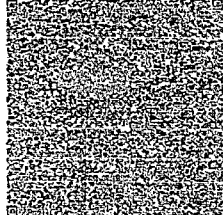
GANPAT DESALE
GANPAT
DESALE

PAN Application Directory Stamp Card No. Valid unless Physically Signed

भारत सरकार
Unique Identification Authority of India

पत्ता:
401 चौथा मजला, ए विंग, ए टाईप, तुलजाई सेरेंडिटी ग्रीन,
बँक ऑफ बरोड समोर, श्रीराम नगर,, मु पोस्ट-वशिंद,
(वेस्ट) ता-शाहापुर, जि-ठाणे, वशिंद, ठाणे,
महाराष्ट्र - 421601

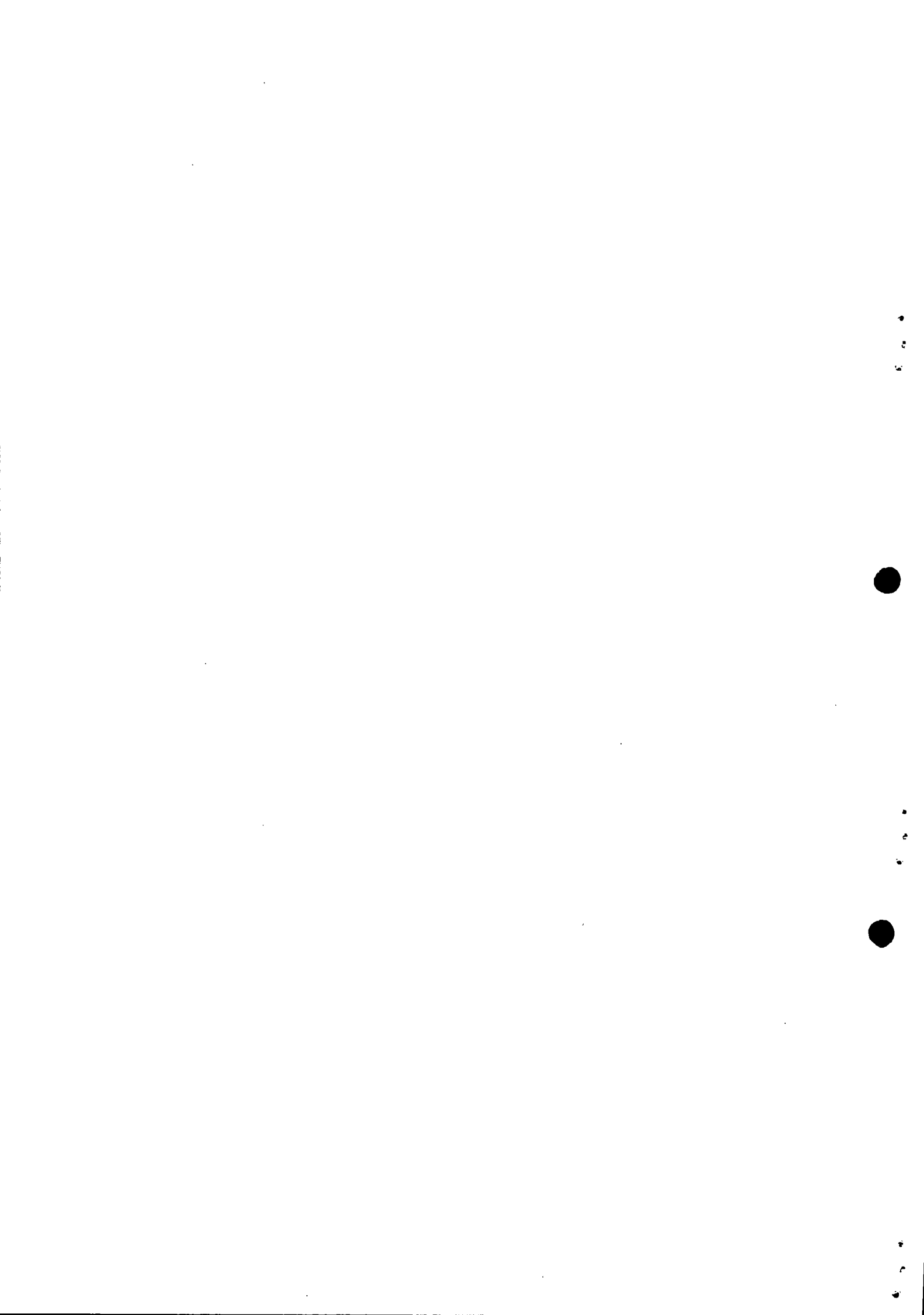
Address:
401 4th Floor , A Wing, AType, Tuljai Serenity
Greens, Opposite Bank Of Baroda, Shri Ram
Nagar, At Post-Vasind, (West)Tal-Shahapur,
Dist-Thane, Vashind, Thane,
Maharashtra - 421601

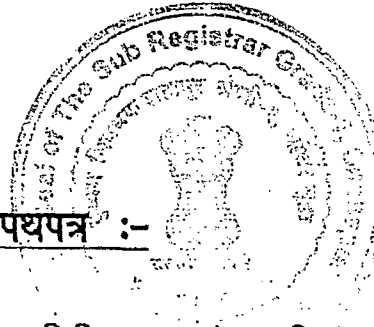


7654 8837 8011
VID : 9171 4540 3697 6311

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

राजेश देसले





-: घोषणापत्र/शपथपत्र :-

स	ह	प
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८८	२०	

मी/आम्ही खालील सही करणार मा.नोंदणी महानिरिक्षक व मुद्रांक नियंत्रक म.रा.पुणे यांचे ३०११२०१३ रोजीचे परिपत्र वाचुन असे घोषित करतो की नोंदणीसाठी सादर केलेल्या दस्तऐवजा मधील मिळकत ही फसवणुकीद्वारे अथवा दुबार विक्री होत नाही. दस्तातील लिहुन देणार/कुलमुखत्यार धारक हे खरे असुन याची आम्ही स्वतः खात्री करुन या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम खाक्षरीसाठी घेऊन आलो आहे.

सदर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीनी मी/आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार हितसंबंधित व्यक्ती याची मालकी तसेच मिळकती व मालकाने नेमुन दिलेल्या कुलमुखत्यारधारक लिहुन देणार हयात आहे व फक्त कुलमुखत्यार अद्यापही अस्तित्वात आहे व ते आजपावेतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक, बोजे, शासन बोजे व कुलमुखत्यार धारकांनी केलेल्या व्यवहाराचा अपोन राहुन आम्ही आमचा अर्थिक व्यवहार पुर्ण करुन दस्तऐवज साक्षीदारासमक्ष निष्पादित केलेला आहे.

या दस्तासोबत नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पुरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणाबाबत कोणत्याही मा. न्यायालय/शासकीय कार्यालयांची मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाने उच्चन्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक कुलमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासणे ही नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हास पुर्णपणे जाणीव आहे.

स्थावर मिळकती विषय सध्या होत असलेली फसवणुक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकती विषयी होऊ नये म्हणुन नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही व्यवहारात मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/बुडवली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत याची आम्हास पुर्ण कल्पना आहे.

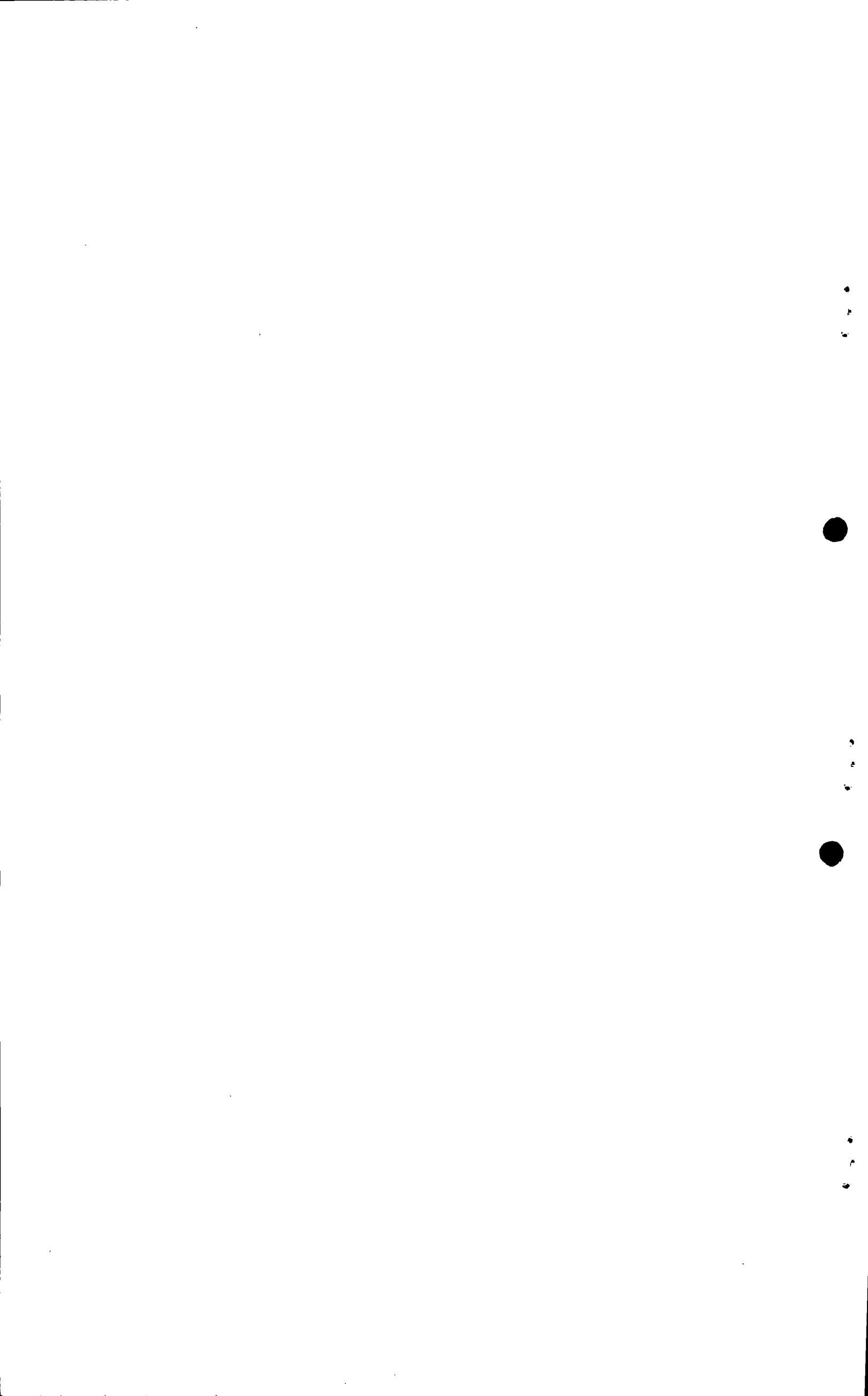
त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात कायदयानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १८६० मधील नमुद असलेल्या ७ वर्षांचा शिक्षेस आम्ही पात्र राहणार आहोत याची मला/आम्हाला पुर्णपणे जाणीव आहे त्यामुळे हे घोषणापत्र शपथपत्र दस्ताचा भाग म्हणुन जोडत आहोत. तसेच सदर दस्तामुळे कोणत्याही कायद्याचा भंग होत असल्यास दस्त रद्दबातल होण्यास पात्र राहिल.याची हमी आम्ही घेत आहोत.

लिहुन देणार

श्री.

लिहुन देणार

श्री.



दस्त क्रमांक: सहप /730/2023

बाजार मूल्य: रु. 26,88,800/-

मोबदला: रु. 36,67,000/-

भरलेले मुद्रांक शुल्क: रु.2,20,050/-

द. नि. सह. दु. नि. सहप यांचे कार्यालयात

पावती:975

पावती दिनांक: 21/02/2023

अ. क्र. 730 वर दि.21-02-2023

सादरकरणाराचे नाव: हरिचंद्र बुधाजी फर्डे

रोजी 1:49 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1600.00

पृथांची संख्या: 80

एकुण: 31600.00

सह हजर करणाऱ्याची सही:

Registrar Shahapur

Sub Registrar Shahapur

जात्रा प्रकार: ॲग्रीमेंट टू सेल ऑफ फ्लॅट

शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ अधिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाण प्रभाव क्षेत्रात.

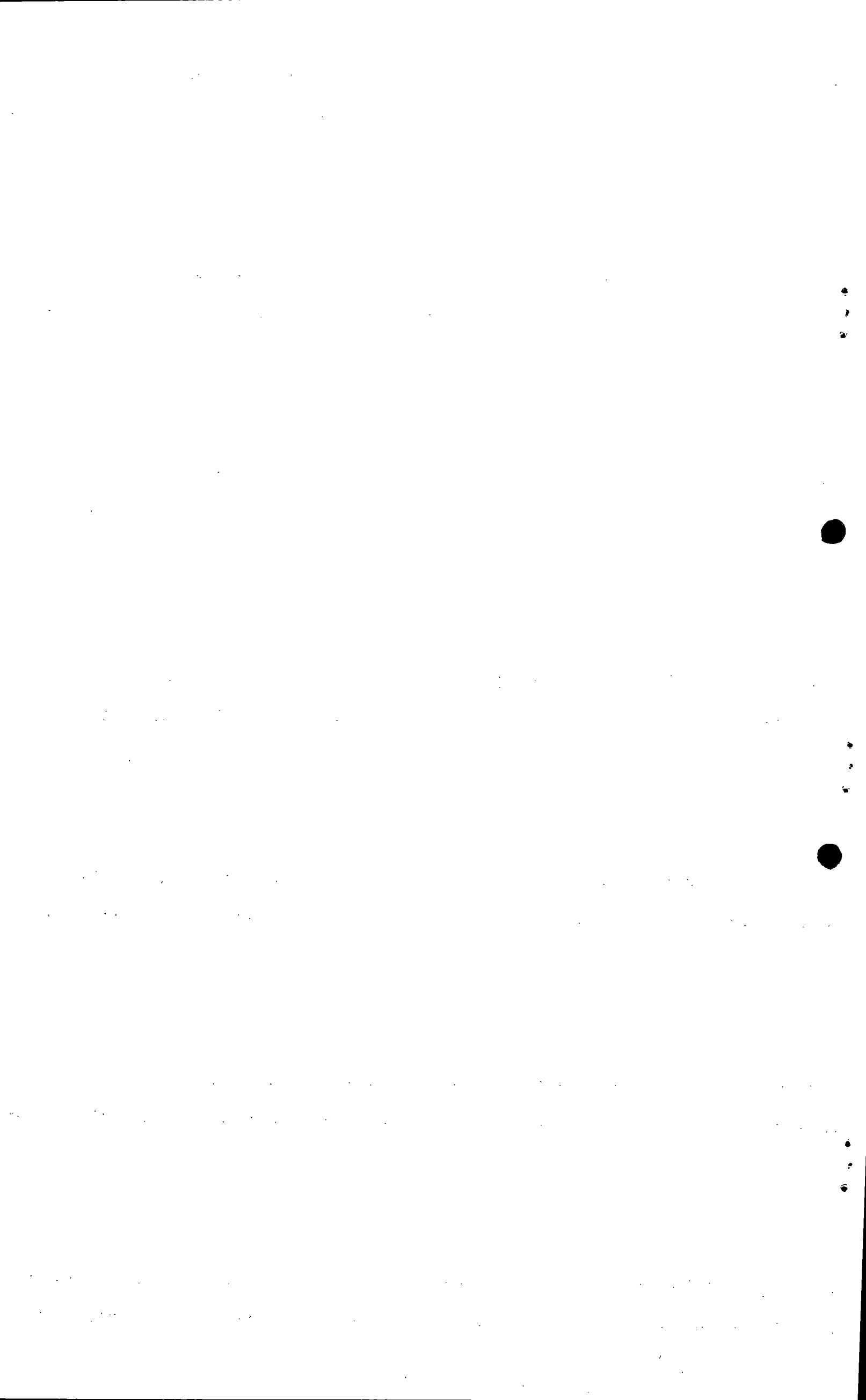
दि. 121/02/2023 01:49:52 PM ची वेळ: (सादरीकरण)

दि. 221/02/2023 01:50:50 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. दस्तातील खंयुण मजकूर, निष्पादक व्यक्ती सादीदार, व सोबत जोडलेल्या कायद्यांची सत्यता तपासली आहे. दस्त सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कमुलीधारक हे संयुक्तपणे सहकारी दस्तऐवजासोबत जोडलेले कायदेपत्रे, कुळमुळजात व इतर कायदी तपासत जाहकून आल्यास याची खंयुण जबाबदारी निष्पादक व कमुलीधारक यांच्यावर राहिली आहे.

लिहून घेणारे:

21/02/2023 1 58:09 PM

दस्त क्रमांक :सहप/730/2023

दस्ताचा प्रकार :-अॅप्रीमेंट टू सेल ऑफ फ्लॅट

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मे.जय माता दी विल्डर्स अॅण्ड डेव्हलपर्स तर्फे भागीदार रविंद्र विठ्ठल भेरे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ऑफिस पत्ता- श्रमसाफल्य निवास, वार्ड क्र.1, मारुती मंदीराजवळ, वासिंद,ता.शहापूर,जि.ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AAJFJ8535C	लिहून देणार वय :-54 स्वाक्षरी:-		
2	नाव:मे.जय माता दी विल्डर्स अॅण्ड डेव्हलपर्स तर्फे भागीदार गोपाळसिंग दत्तसिंग रजपुत पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ऑफिस पत्ता- श्रमसाफल्य निवास, वार्ड क्र.1, मारुती मंदीराजवळ, वासिंद,ता.शहापूर,जि.ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AAJFJ8535C	लिहून देणार वय :-46 स्वाक्षरी:-		
3	नाव:हरिचंद्र बुधाजी फर्डे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रा.मु.वी-204,गिरी रेसिडन्सी,वॉटर टॅक जवळ,भातसई रोड,वासिंद पु.,ता.शहापूर,जि.ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AATPF1530H	लिहून घेणार वय :-43 स्वाक्षरी:-		
4	नाव:सुरेखा हरिचंद्र फर्डे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रा.मु.वी-204,गिरी रेसिडन्सी,वॉटर टॅक जवळ,भातसई रोड,वासिंद पु.,ता.शहापूर,जि.ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:ACQPF0390J	लिहून घेणार वय :-37 स्वाक्षरी:-		

दस्तऐवज करून देणार तथाकथित अॅप्रीमेंट टू सेल ऑफ फ्लॅट चा दस्त ऐवज करून दिल्याचे कबुल करतात.
दिनांक 21 / 02 / 2023 01 : 53 : 28 PM

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

क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:राजेश गणपत देसले -- वय:36 पत्ता:मु.पो.वासिंद,ता.शहापूर,जि.ठाणे पिन कोड:421601		
2	नाव:गजानन दुंदा बाबू -- वय:44 पत्ता:मु.पो.वासिंद,ता.शहापूर,जि.ठाणे पिन कोड:421601		

दिनांक 21 / 02 / 2023 01 : 54 : 17 PM

दिनांक 21 / 02 / 2023 01 : 54 : 52 PM नोंदणी पुस्तक 1 मध्ये

CRBhugre
Registrar Shahapur

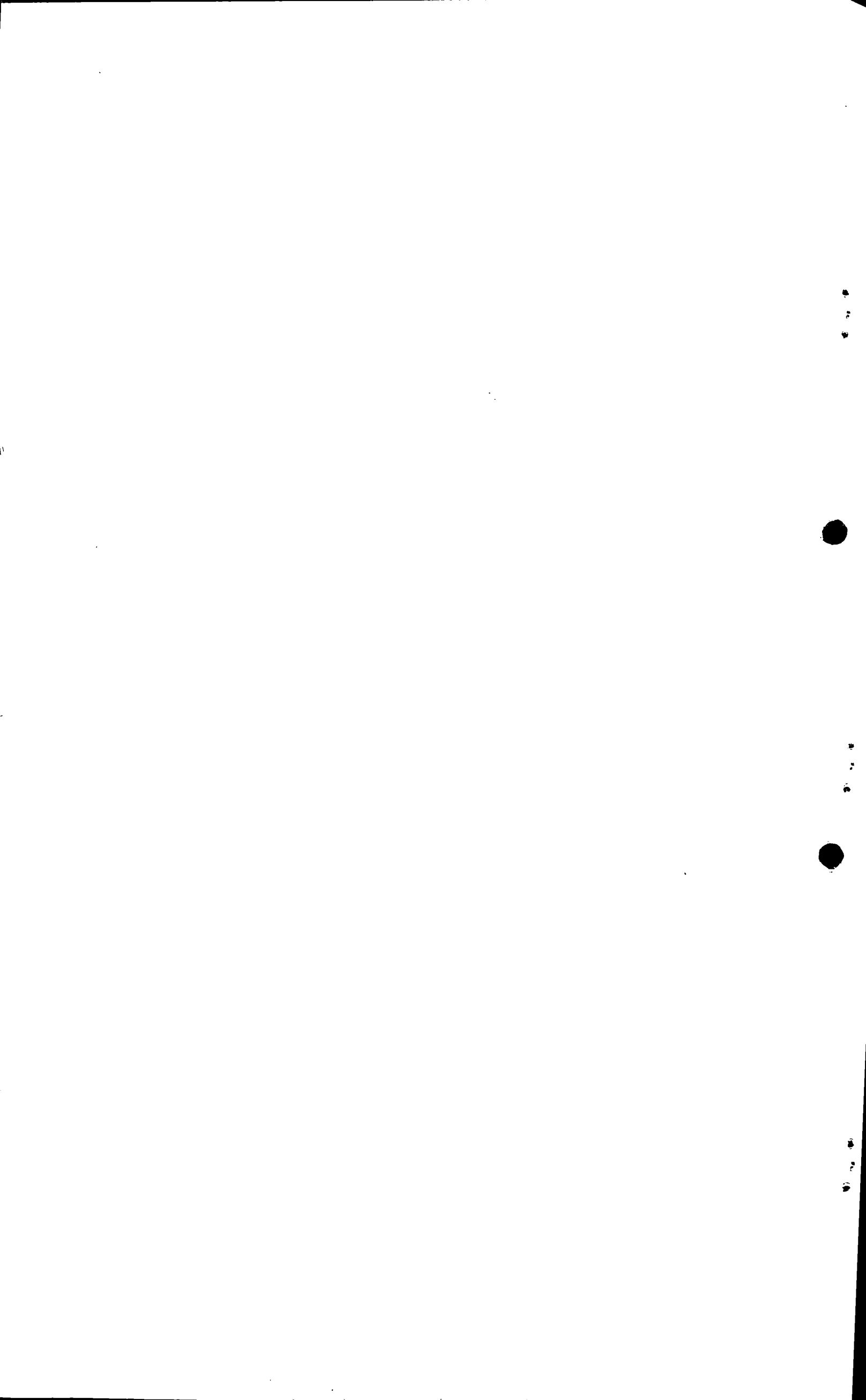
प्रमाणित करण्यांत येते की,सदर दस्त क्र ७३० मध्ये ८०पाने आहेत पुस्तक क्र १. खर नोंदला दिनांक २१ / ०२ / २०२३

CRBhugre
मुख्य निबंधक (अ-२), शहापूर

Item Details.

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
ARICHANDRA BUDHAJI BARDE	eChallan	0230004202230216696301	MH01542814202223M	220050.00	SD	0007786967202223	21/02/2023
	DHC		2002202310664D	1600	RF	2002202310664D	21/02/2023
ARICHANDRA BUDHAJI BARDE	eChallan		MH01542814202223M	30000	RF	0007786967202223	21/02/2023

[Duty] [RF:Registration Fee] [DHC: Documents Handling Charges]



६. प्रस्तावित बांधकामाचा वापर नकाशात दर्शविल्याप्रमाणे फक्त रहिवासी वा प्रयोजनासाठीच करण्यात यावा.
७. प्रस्तावित जमिनीवर खालीलप्रमाणे बांधकामे प्रस्तावित करण्यात आलेले आहे.

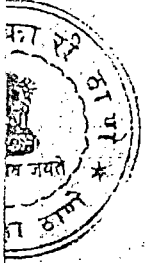
अ. क्र.	जमिनीचे एकूण क्षेत्र (चौ.मी.)	अनुज्ञेय बांधकाम क्षेत्र चौ.मी.	प्रस्तावित बांधकाम क्षेत्र		
			इमारत क्रमांक	मजले/प्रयोजन	एकूण क्षेत्र (चौ.मी.)
१.	६६०७.००	१२५३८.७९	इमारत क्र.१	तळ + स्टिक्ट ५ मजले (रहिवास)	२०२५.२३
			विंग.सी		
			इमारत क्र.२	तळ + स्टिक्ट ७ मजले (रहिवास)	४९००.५४
			इमारत क्र.३	तळ + स्टिक्ट ७ मजले (रहिवास)	१७८६.१३
			हेल्थ क्लब	तळ + १ मजले	१३१.९७
			एकूण		८८४३.७७

अ. क्र.	जमिनीचे एकूण क्षेत्र (चौ.मी.)	अनुज्ञेय बांधकाम क्षेत्र चौ.मी.	अस्तित्वातील बांधकाम क्षेत्र		
			इमारत क्रमांक	मजले/प्रयोजन	एकूण क्षेत्र (चौ.मी.)
१.	४१५६.००	३७०२.९०	इमारत क्र.१	तळ + स्टिक्ट ४ मजले (रहिवास)	१११३.५६
			विंग.ए		
			इमारत क्र.१	तळ + स्टिक्ट ४ मजले (रहिवास)	७१६.५३
			एकूण		१८३०.०९

८. प्रस्तावित जमिनीचे क्षेत्र हे भातसा उजवा कालव्याच्या लाभक्षेत्रात येत असल्याने मुख्य अभियंता, जलसंपदा विभाग, कोकण प्रदेश मुंबई यांचेकडील नाहरकत प्रमाणपत्र प्राप्त करून घेणे आवश्यक आहे.
९. मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली दि.३/१२/२०२० मधील तरतुदींचे पालन करण्याची जबाबदारी जमिनमालक/विकासक/अनुज्ञाप्राही यांचेवर राहिल.
१०. मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहने नियमावली, सन २०२० (UDCPR-२०२०) मधील विनियम क्र.२.७.२, ३.३.६, विनियम क्र.३.३.११ नुसार सदर रेखांकनात पायाभूत सुविधा जसे अंतर्गत रस्ते, पावसाळी-नाले, मलनिस्सरण व्यवस्था, पाणी पुरवठा, खुल्या जागेचा विकासाची तरतूद व इतर आशयाचे पालन अर्जदाराचे करणे आवश्यक आहे.

क्र.महाराज/क-१/ट-११/सु.वा.प./वासिद (ता.शहापूर)
एसआर-१६८/२०२१

३५. बांधकामासाठी पोहोच रस्ता तसेच अंतर्गत रस्ता व इतर सोयी सुविधा जसे जलनिस्सरण, प्रस्तावित मलनिस्सरण व पाणी पुरवठा इ. सर्व बाबींचा विकास अर्जदार यांनी रद्दाखुचाने पूर्ण करणे बांधनकारक राहिले. त्याशिवाय नियोजित वापर सुरु करता येणार नाही.
३६. नियोजित रेषांकनाखालील जागेतील सांडपाणी अथवा भूपृष्ठीत पाणी वाहून नेण्यासाठी जे मार्ग असतील ते अबाधित ठेवावे लागतील अथवा त्यांचा इतरांना त्रास होणार नाही अशा रितीने बंदोबस्त करणे अर्जदारावर बांधनकारक राहिले.
३७. नियोजित रेषांकनात/बांधकामात मजुरीपेक्षा वेगळे बदल करावयाचे असल्यास किंवा वापर बदलावयाचा असल्यास पुर्वपरवानगी घेणे आवश्यक आहे.
३८. प्रकरणी शासन निर्णय क्र.बीसीए-२००९/प्र.क्र.१०८/कामगार-७अ दि.१७/६/२०१० व शासन निर्णय क्र.बीसीए-२००९/प्र.क्र.१०८/कामगार ७अ दि.२१ जुलै २०११ अन्वये कामगार उपकर र.रु.१५,४१,२००/- (अक्षरी रक्कम रुपये पंधरा लाख एकेचाळीस हजार दोनशे मात्र) चा भरणा अनुज्ञाप्राही यांनी बँक ऑफ बडोदा, वासिद शाखा, ता.शहापूर, ठाणे यांचेकडील डिमांड ड्राफ्ट क्र.(DEMAND) DRAFT NO.) ०५२०९० दि.०८/०८/२०२२ अन्वये MAHARASHTRA BUILDING & OTHER CONSTRUCTION WORKERS WELFARE BOARD या नावाने सेंट्रल बँक ऑफ इंडिया, ठाणे शाखा, ता.जि.ठाणे येथे दि.२२/०८/२०२२ अन्वये भरणा केलेला आहे.
३९. महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम १२४ ब मध्ये शासनाने नमुद केल्यानुसार प्रादेशिक योजना क्षेत्रासाठी लागू केलेले विकास शुल्क (DEVELOPMENT CHARGES) रक्कम रुपये ८,८७,०००/- (अक्षरी रक्कम रुपये आठ लाख सत्त्वारंशी हजार मात्र) चा भरणा अनुज्ञाप्राही यांनी बँक ऑफ बडोदा, वासिद शाखा, ता.शहापूर, ठाणे यांचेकडील डिमांड ड्राफ्ट क्र. (DEMAND) DRAFT NO.) ०५२०९१ दि.०८/०८/२०२२ अन्वये COLLECTOR THANE AND PLANNING AUTHORITY या नावाने भारतीय स्टेट बँक, टि.सी.सी. शाखा, कलेक्टर कॅम्पस, कोर्टनाका, ठाणे (प.), ता.जि.ठाणे शाखा येथे दि.१७/०८/२०२२ अन्वये शासन भरणा केलेला आहे.
४०. महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ४८ अन्वये सदरची बांधकाम परवानगी दिलेल्या तारखेपासून एक वर्षांपर्यंत वैध असेल. नंतर पुढील वर्षासाठी अर्जदार यांनी योग्य त्या कारणासहीत नियोजन प्राधिकरणाकडे विनंती अर्ज करून परवानगीचे नुतनीकरण मुदत संपणे आधी करणे आवश्यक राहिले. अशा प्रकारचे नुतनीकरण फक्त तीन वर्षे करता येईल. तसेच वैध मुदतीत बांधकाम पूर्ण केले नसतील तर नवीन परवानगी घ्यावी लागेल. नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांचा व नियोजित विकास आराखडांच्या अनुषंगाने छाननी करण्यात येईल व तो बाब अर्जदार/जमिनमालक यांचेवर बांधनकारक राहिले.
४१. अनुज्ञाप्राही व्यक्तीने (पॅटीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमिनीचा ज्या प्रयोजनाथे उपयोग करण्यास परवानगी देण्यात आली असेल त्या प्रयोजनाथे केवळ कला पाहिजे आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनाथे जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या वापरावरून जमिनीचा वापर ठरविण्यात येईल.



४२. अनुज्ञाप्राप्ती व्यवस्थेने अशा जमिनीचे विगरशेतकी प्रयोजनार्थे वापर करण्यास ज्या दिनांकापासून सुरुवात केली असेल किंवा ज्या दिनांकापर त्याने अशा जमिनीच्या वापराला बदल केला असेल तर ती दिनांक त्याने एक महिन्याच्या आता तलाठ्यामार्फत जिल्हापरतर्फीतलरास कळविले पाहिजे नार ती असे करण्यास चुकले तर महाराष्ट्र जमीन महसूल जमिनीच्या वापराला बदल व विगरशेतकी आकारणी नियम १९६९ मधील नियम ६ अन्वये त्यांच्यावर क्रयवाही करण्यास असा अनुज्ञाप्राप्ती पात्र ठरेल.

४३. अशा जमिनीचा त्या प्रयोजनार्थे वापर करण्यास अनुज्ञाप्राप्तीस परवानगी देण्यात आली असेल त्या प्रयोजनार्थे वापर करण्यास प्रारंभ करण्याच्या दिनांकापासून सधर अनुज्ञाप्राप्तीने त्या जमिनीच्या संबंधात दर चौ.मी. माणे रु.०.१० पैसे या दराने विगर शेतकी आकारणी दिली पाहिजे किंवा परवानगीच्या तारखेच्या पुर्वतक्षी प्रभावाने अथवा त्यानंतर अंमलगत येणारे विनश्रंती दराने विनश्रंती आकार देणे बंधनकारक राहिले. अशा जमिनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यात आला तर त्या प्रसंगी निराळ्या दराने विगर शेतकी आकारणाच्या हमीची मूदत अचूक समाप्त व्हावयाची आहे ही गोष्ट विचारात घेण्यात येणार नाही.

४४. वा आदेशात नमूद केलेल्या शर्तांफेकी कोणत्याही शर्तीचे अनुज्ञाप्राप्ती व्यक्तीने उल्लंघन केल्यास उच्च अधिनियमाच्या उपबंधान्वये असा अनुज्ञाप्राप्ती ज्या कोणत्याही शास्तीस पात्र ठरेल, त्या शास्तीस बाधा न येऊ देता जिल्हाधिकारी, ठाणे हे निर्दिष्ट करतील असा दंड आणि आकारणी भरल्यानंतर उच्च जमीन किंवा भूखंड अर्जादाराच्या ताब्यात राहू देण्याचा अधिकार असेल.

४५. सदरहू जमीन भविष्यात भूसंपादनात आढळून आल्यास किंवा संपादन केले गेल्यास सदर आदेश निर्गमित केलेल्या दिनांकापासून रद्द होतील.

४६. दिलेली ही परवानगी सुचई कुळवर्हिवाट व शेती जमीन अधिनियम, १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम, १९५८, इ. सारख्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही क्रायव्हाचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधित बाबींच्या बाबतीत लागू होतील, त्या उपबंधांच्या अर्थाने असेल.

४७. वरील अटी व शर्तांमध्यं काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतूदी विरुद्ध जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यात आले असेल किंवा तरतूदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यात आला असेल तर विनिर्दिष्ट मुदतीच्या आत अशा रितीने उभारलेली इमारत काढून टाकण्याविषयी किंवा तीत फेरबदल करण्याविषयी जिल्हाधिकारी ठाणे यांनी निर्देश देणे विधी संमत असेल. तसेच जिल्हाधिकारी, ठाणे यांना अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा त्यात फेरबदल करण्याचे काम करून घेण्याचा किंवा त्या प्रत्यर्थ आलेला खर्च अनुज्ञाप्राप्ती व्यक्तीकडून जमिन महसूलाची धकबाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.

४८. या बांधकाम आदेशान्वये जमिनीचे फक्त कृषिक प्रयोजनाकडून बांधकाम आराखड्यात दर्शविलेनुसार बांधकाम परवानगी देणेत येत असून मालकी हक्कामध्यं कोणताही बदल करण्यात येत नाही. सदरचे आदेश म्हणजे मालकी हक्काचे प्रमाणपत्र नाही. सदर जमिनीचे मालकी हक्कबाबत भविष्यात वाद उद्भवल्यास किंवा न्यायालयात जमिनीचे मालकी हक्कबाबत वादल झाल्यास बांधकाम परवानगी एकरफा रद्द होण्यास अर्जादर हे पात्र राहतील.



