

71/6996 Thursday, November 17, 2016 1:26 PM
Original/Duplicate
पत्रिका क्र.: 39M
Regn.:39M

पत्रिका क्र.: 8790 दिनांक: 17/11/2016

पत्रिका क्र.: 80
पत्रिका क्र.: 30000.00
पत्रिका क्र.: 1600.00

पत्रिका क्र.: 31600.00

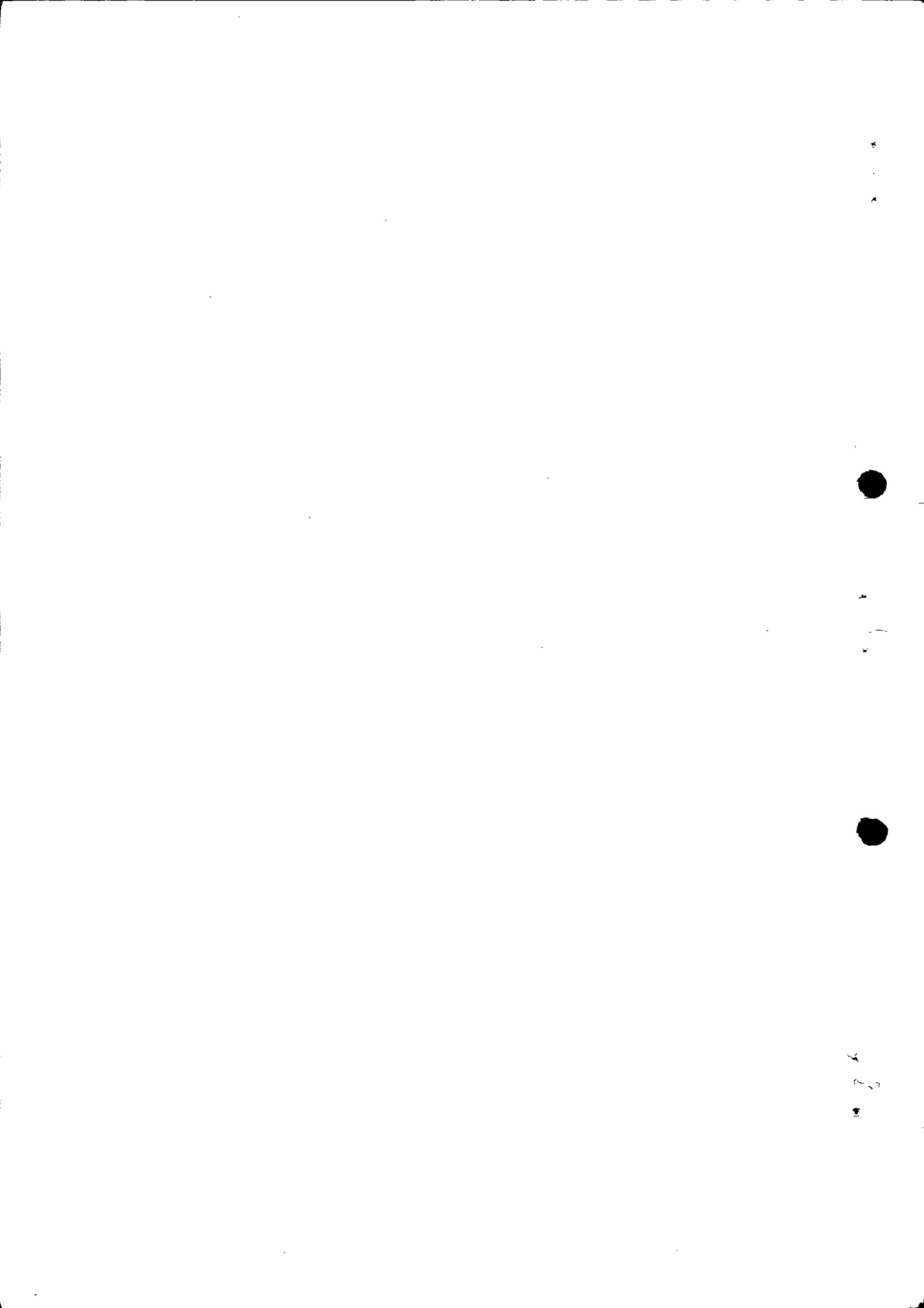
आपका मूळ दस्त, शिवाय निदेशां-२ अंदाज
1:48 PM एम वॉल मील

बाजार मूल्य: ₹.3600000 /-
शिवाय मूल्य: ₹.3600000/-
अंदाज मूल्य: ₹. 216000/-

1) दस्तावेजाचा प्रकार: eChallan रकम: ₹.30000/-
शिवाय/पत्रिका क्र.: MH005808301201617M दिनांक: 17/11/2016
दस्तावेजाचा प्रकार: By Cash रकम: ₹ 1600/-

मूळ दस्त एम वॉल मील.
Meeke

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घोषणापत्र

दिनांक : 14/11/2016

श्री. सुनिल आहे ब्राह्मण चौकार्ड

यादारे घोषित करतो की साह कुळकर्ण शिबधक कल्याण-२, यांचे कार्यालयाने
कुलसुखत्यारपत्र श्री. शिर्षकाया दस्त नावणीसाठी सादर करण्यात आला आहे.
श्री. श्रीजगज. शिर्षकाया दस्त (कु.पु.)
व इ. यांनी दि. 20.12.2015 रोजी मला दिलेल्या कुलसुखत्यारपत्राच्या
आधारे मी, सादर वरस बांधणीस सादर केला आहे / निषेधादीत करून कबुलीजबाब
दिला आहे. सधेर कुलसुखत्यारपत्र लिहून देणार यांनी कुलसुखत्यारपत्र 'रघू' केलेले
नाही किंवा कुलसुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मरत झालेले नाही किंवा
अन्य कोणत्याही कोणत्याही कुलसुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे
कुलसुखत्यारपत्र पूर्णपणे ध्वस्त असून उपरोक्त कबुली करण्यास मी पूर्णतः सक्षम आहे.
सादरचे कथन पुढीलवे आढळून येतानाच नोंदणी अधिनियम १९७८ चे कलम ८२ अन्वये
शिबधक श्री. पाज. सहजीव यांची मला जाणीव आहे.

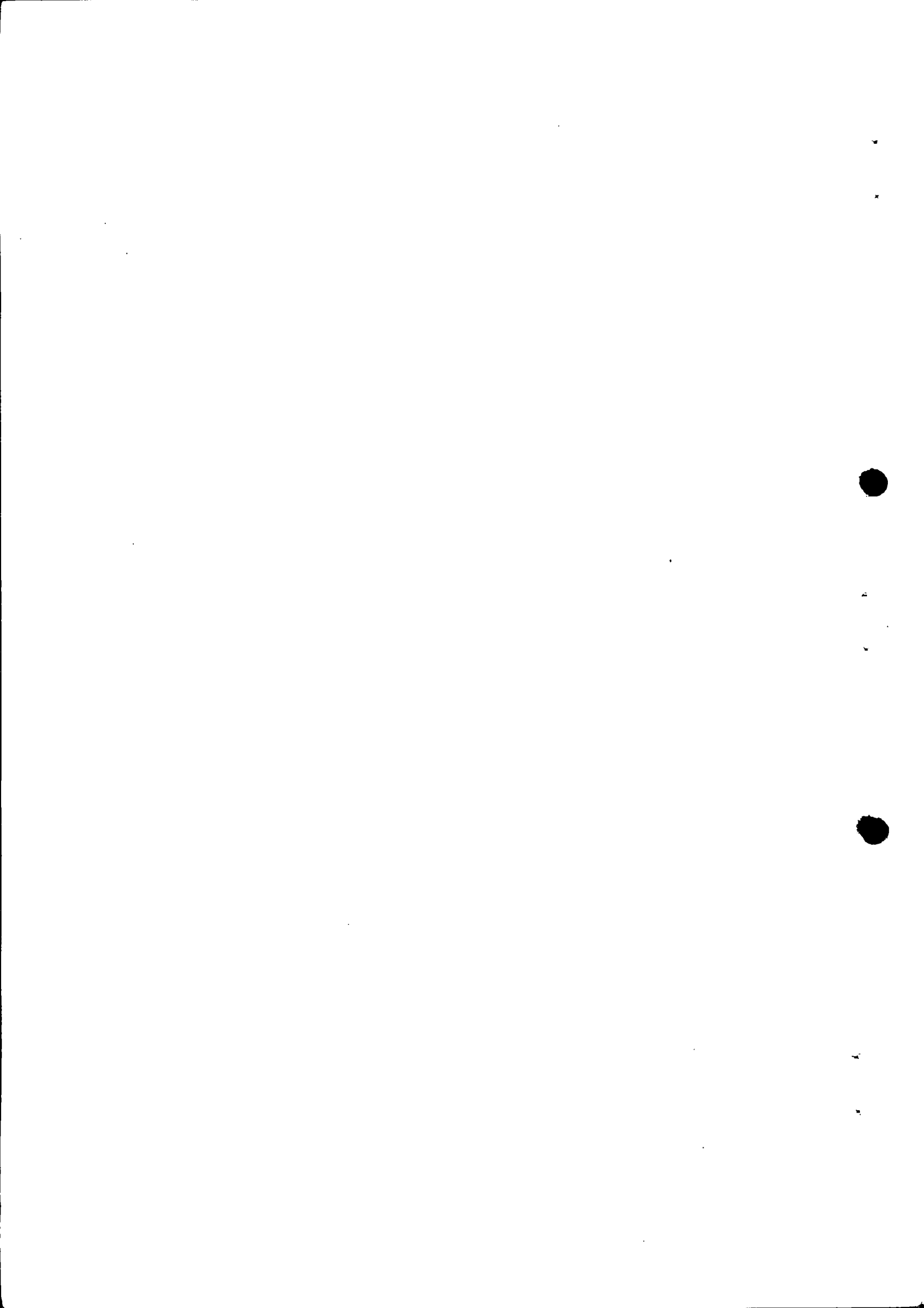

कुलसुखत्यारपत्र पत्राधारकाचे
व सहजी

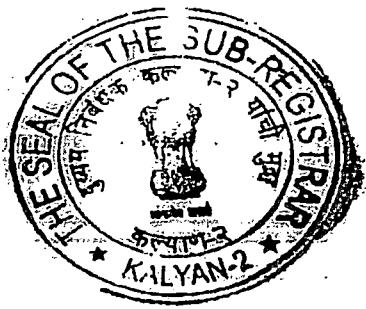


दस्तऐवाजसोबतचे कुलसुखत्यारपत्र मी / आम्ही
समजून घेतले आहे, अखत्यारपत्र धरक यांना सादर अखत्यारपत्रचे
आधारे कुलसुखत्यारपत्र लिहून देण्याचे पूर्ण अधिकार व हक्क
असल्याची माझी / आमची कायदेशीर खात्री झालेली आहे व
अखत्यारचे आधारे होणाऱ्या दस्तऐवजाच्या परिणामाची जबाबदारी
पूर्णपणे दस्तऐवज लिहून देणार अखत्यारी व दस्तऐवज लिहून
देणार यांचीच आहे त्याचा नोंदणी अधिकारी (दुययम निबंधक) किंवा
यांचे कार्यालय कर्मचारी यांचा काहीच संबंध असणार नाही

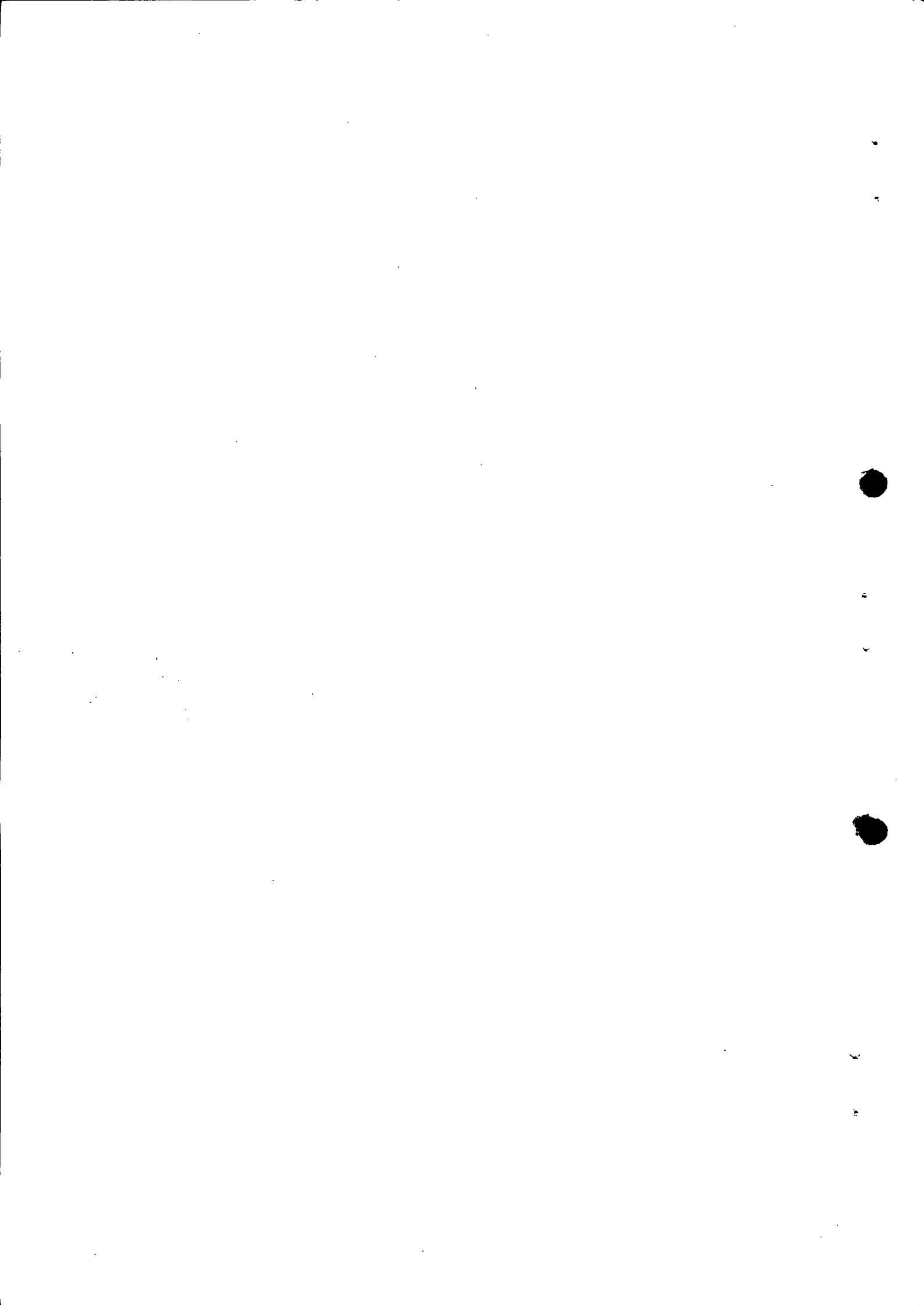
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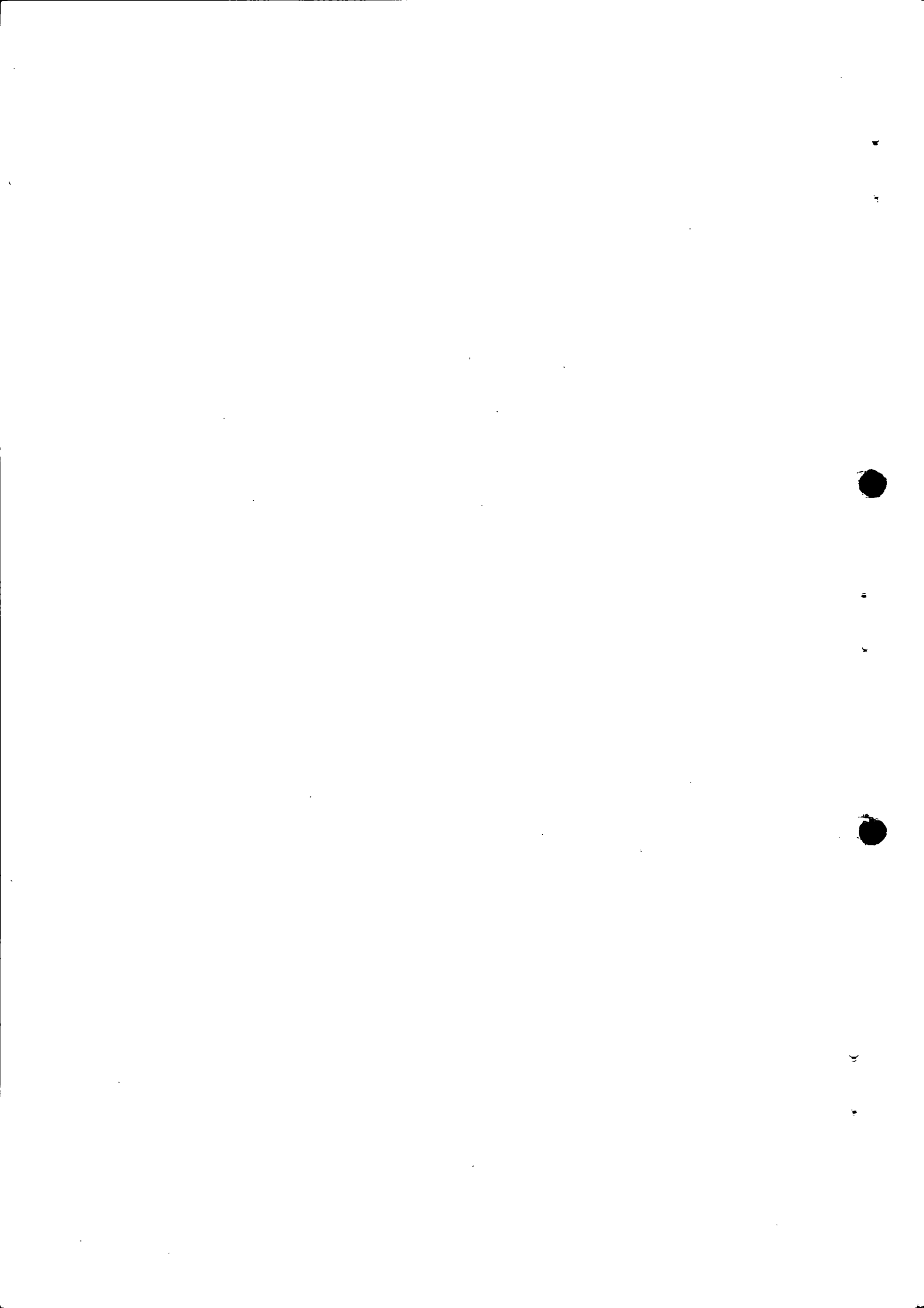
सहजी





फलय २	
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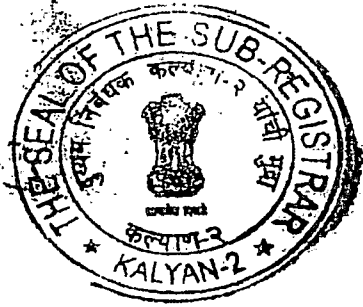
हमीपत्र

मी/अम्ही खालील स्वाक्षरी करणार लिहून देतो की, सदर प्रोजेक्ट मधील विक्री केलेल्या करारनाम्यामध्ये निवासी सदनिका क्र. A1/Hast/302 /व्यापारी गाळे क्र. / औदयोगिक गाळे क्र. यांचेसाठी आच्छादीत किंवा खुले वाहनतळ (Parking) देण्यात आलेले नाही.

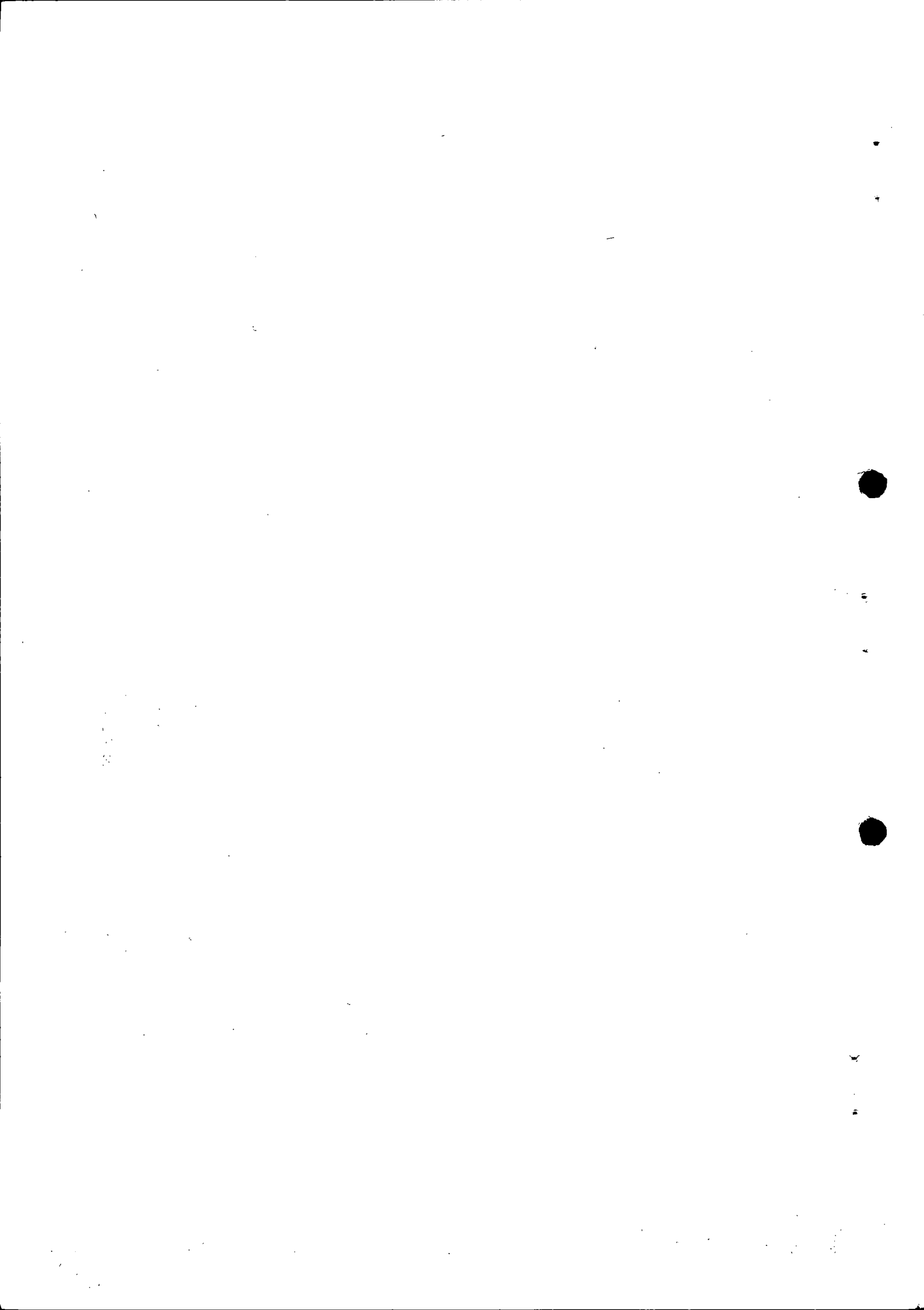
दिनांक :-

Nikesh

Shivan
दस्त लिहून देणार स्वाक्षरी



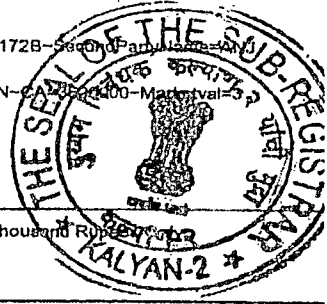
जमना	
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CHALLAN
MTR Form Number-6

GRN	MH005808301201617M	BARCODE	[Barcode]				Date	08/11/2016-10:55:28	Form ID	25.2	
Department	Inspector General Of Registration					Payer Details					
Type of Payment	Stamp Duty Registration Fee					TAX ID (If Any)					
						PAN No. (If Applicable)	AMHPP3020G				
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR					Full Name	NIKEETA SHARAD SHIRKE				
Location	THANE					Flat/Block No.	302, WING-A1, HAST, TARANGAN				
Year	2016-2017 One Time					Premises/Building					
Account Head Details		Amount In Rs.			Road/Street	GANDHARE					
0030046401	Stamp Duty	216000.00			Area/Locality	KALYAN WEST					
0030063301	Registration Fee	30000.00			Town/City/District						
					PIN	4	2	1	3	0	1
					Remarks (If Any)	PAN2=ACIPC0172B-Second Party, Maharashtra ANA S CHAVAN-CAN 250000-Marketval-50 600000					
					Amount In Words	Two Lakh Forty Six Thousand Rupees					
Total	245000.00										
Payment Details					FOR USE IN RECEIVING BANK						
BANK OF MAHARASHTRA					Bank CIN	REF No.	02300042016110887937 393635298				
Cheque-DD Details					Date	08/11/2016-16:01:52					
Cheque/DD No					Bank-Branch	BANK OF MAHARASHTRA					
Name of Bank					Scroll No. , Date	Not Verified with Scroll					
Name of Branch											

Mobile No. 9594973939

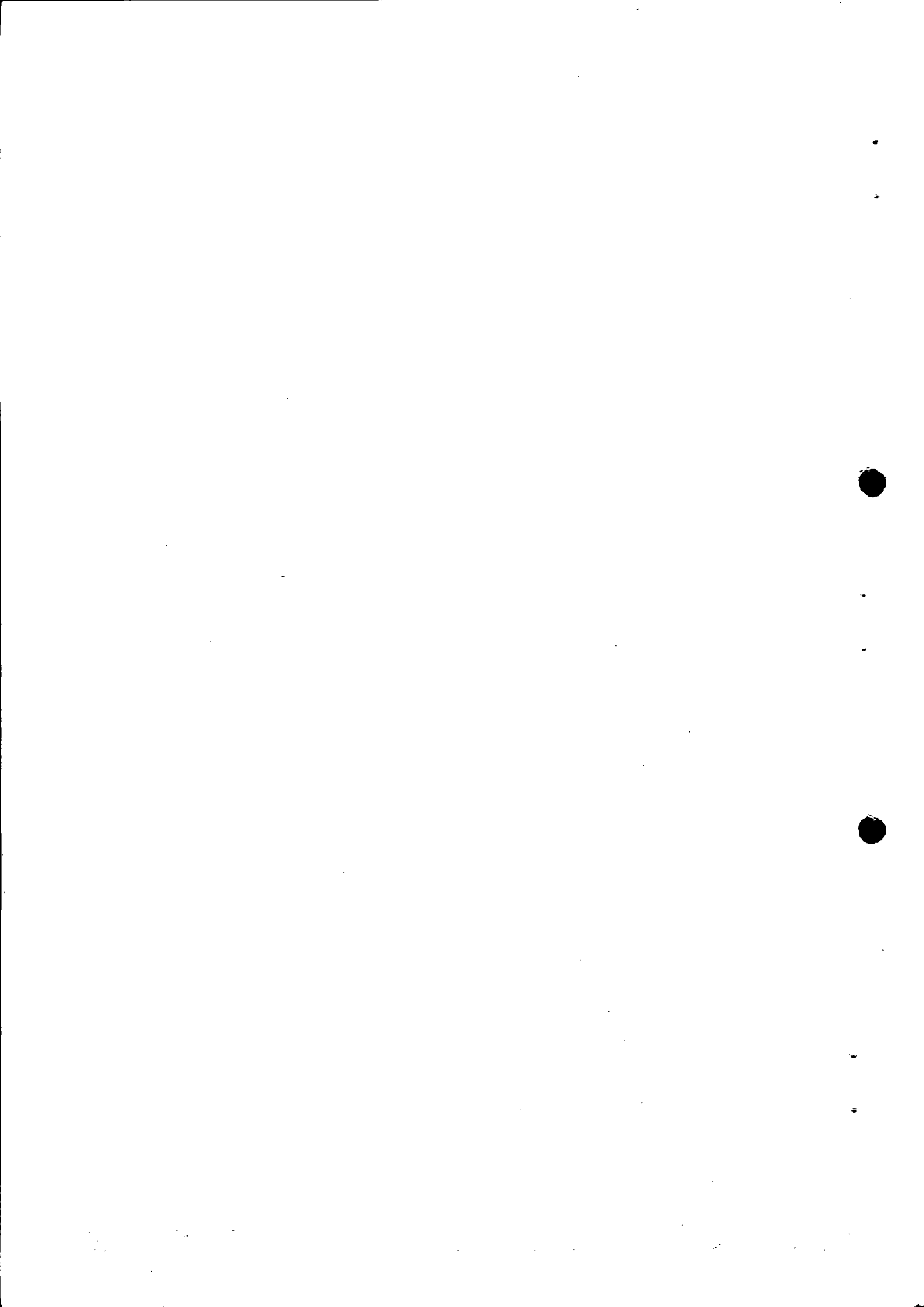


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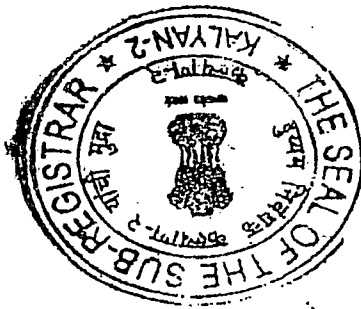
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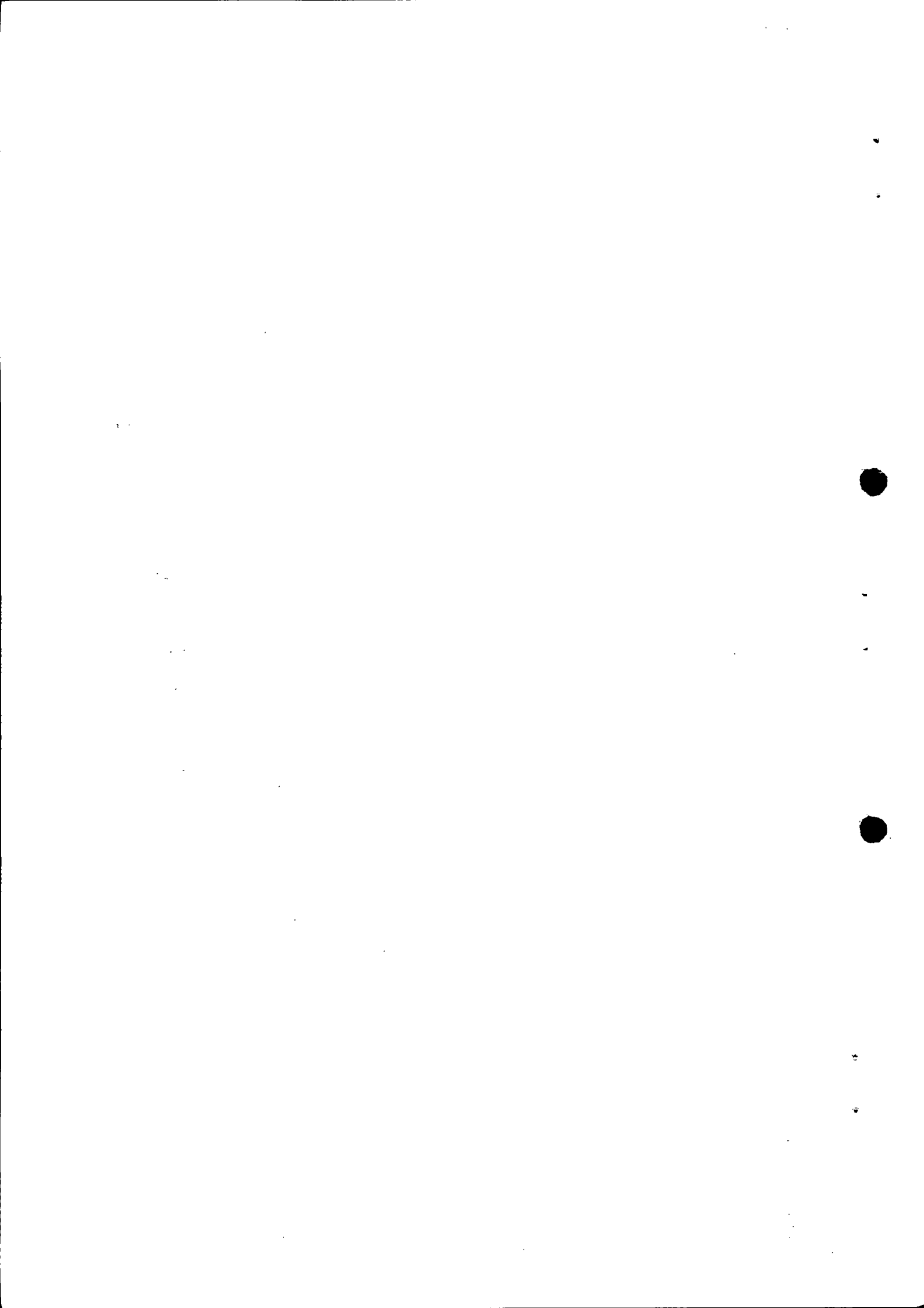
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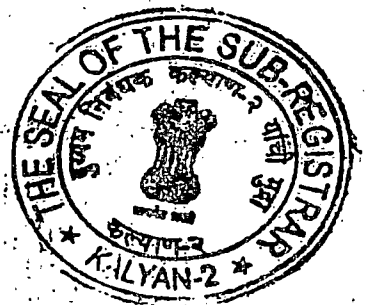
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कलन २	
पत्र क्र. ६६६६	२०१६
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Ward No. _____

Village - Gandhare

Flat / Shop / area 40.96+5.57 sqm (Carpet)

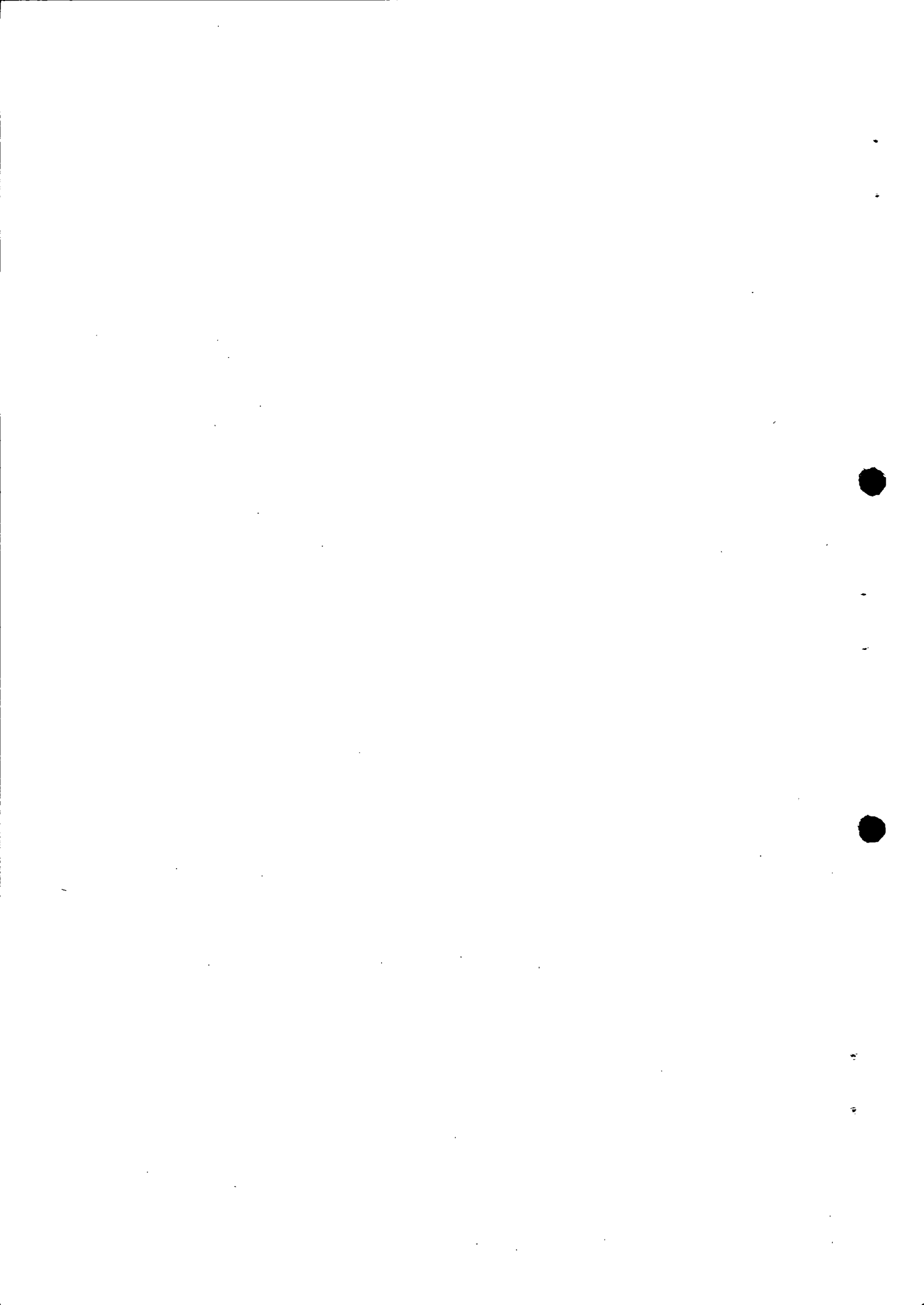
Mkt. Value 36,00,000/-

Actual Value 36,00,000/-

AGREEMENT

This Agreement made at Kalyan

on this 17 day of Nov 2016



BETWEEN

M/s. Om Shree Sai Krupa Construction, a sole proprietary firm, having its office at Shop No. 5, A wing, Varsha Park, Wayale Nagar, Kalyan (West) through its sole proprietress Sau. Anjana Sahebrao Chavan, through her constituted attorney Shri Sunil Sahebrao Chavan, hereinafter called and referred to as the Promoter (which expression shall unless it be repugnant to the context or meaning thereof mean and include her heirs, executors, administrators and assigns) being the Party of the First Part.

AND

Chavan
-Mes. Nikeeta Sharad Shinde
aged about 33 years, occupation Service
X residing at 601, Bldg No. 3,
Nilkanth Park, Phase 11, Wayale Nagar, Kalyan (W) -
421301 X

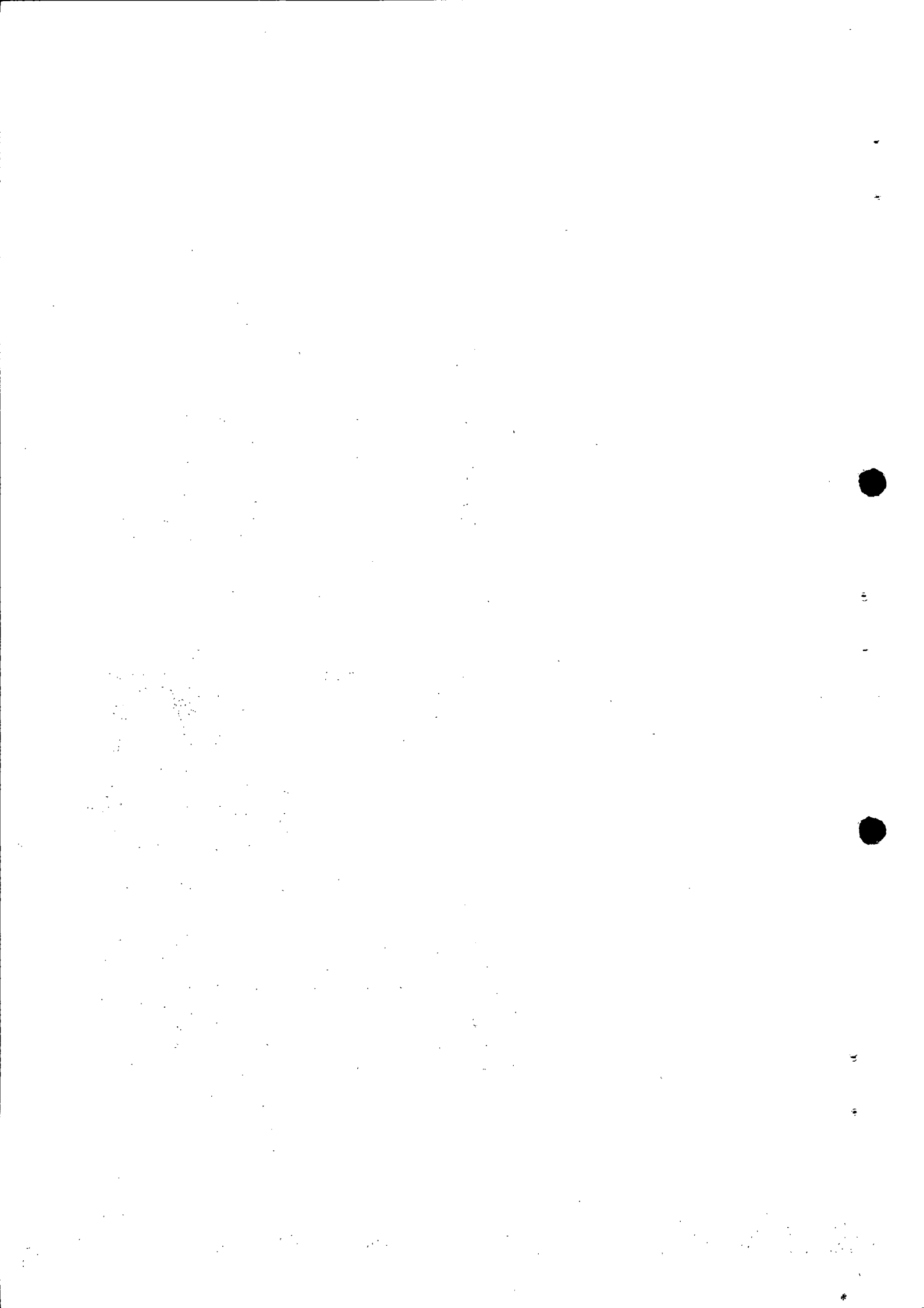
hereinafter called and referred to as the Purchaser/s (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her / their heirs, executors, administrators and assigns) being the Party of the Second Part.



WHEREAS Shri Mangal Nago Wayale and others are the owners and/or otherwise well and sufficiently entitled to the all those pieces and parcels of non-agricultural land lying, being and situate at village Gandhare, Taluka Kalyan District Thane bearing Survey No. 5 Hissa No. (part), admeasuring 8500 sq. metres and Survey No. 5 Hissa No. (part), admeasuring 8650.03 sq. metres as per ceiling order and Survey No. 5 Hissa No. (part), admeasuring 8500 sq. metres and Survey No. 5 Hissa No. (part), admeasuring 7450 sq. metres as per 7/12 extract thus totally admeasuring 15950 sq. metres as per 7/12 extract and 17148.28 sq. metres as per ceiling order now numbered as Survey No. 5 Hissa No.1 admeasuring 13630 sq. metres within the limits of the Kalyan Dombivli Municipal Corporation and more particularly described in the first schedule hereunder written and hereinafter called and referred to as the "entire property".

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AND WHEREAS out of the said entire property an area admeasuring 2312.75 sq. metres has been reserved for Art Gallery, 1003 sq. metres is not in possession of the said owners and an area admeasuring 2501.25 sq. metres has been affected by the D.P. Road and 2871 sq. metres has been acquired for the pipeline.

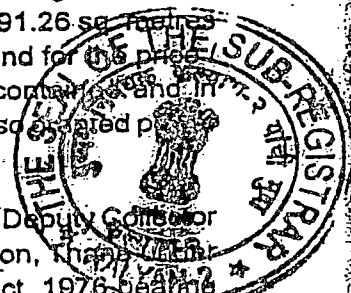


AND WHEREAS since an area of about 15% of the net plot area is reserved for Recreation Garden an area admeasuring 7191.26 sq. metres has become available for development.

AND WHEREAS under the order passed by the Deputy Collector and Competent Authority, Ulhasnagar Urban Agglomeration, Thane under Section 8(4) of the Urban Land (Ceiling and Regulation) Act, 1976 bearing No. ULC/ULN/6(1)/SR-75/Gandhare dated 03.03.1987 the said entire property has been declared as Surplus Land.

AND WHEREAS by and under development agreement dated 08.08.2003 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No. 4623/2003 the said owners granted the development rights in respect of an area admeasuring 14665.55 sq. metres out of the said entire property to M/s. Castle Enterprises at and for the price / consideration and on the terms and conditions therein contained and in pursuance thereof the said Owners have also granted power of attorney in favour of the M/s. Castle Enterprises.

AND WHEREAS by and under development agreement dated 02.06.2004 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No. 3713/2004 the said M/s. Castle Enterprises granted the development rights in respect of an area admeasuring 7191.26 sq. metres out of the said entire property to the Promoter herein at and for the price / consideration and on the terms and conditions therein contained and in pursuance thereof the said M/s. Castle Enterprises have also granted power of attorney in favour of the Promoter.



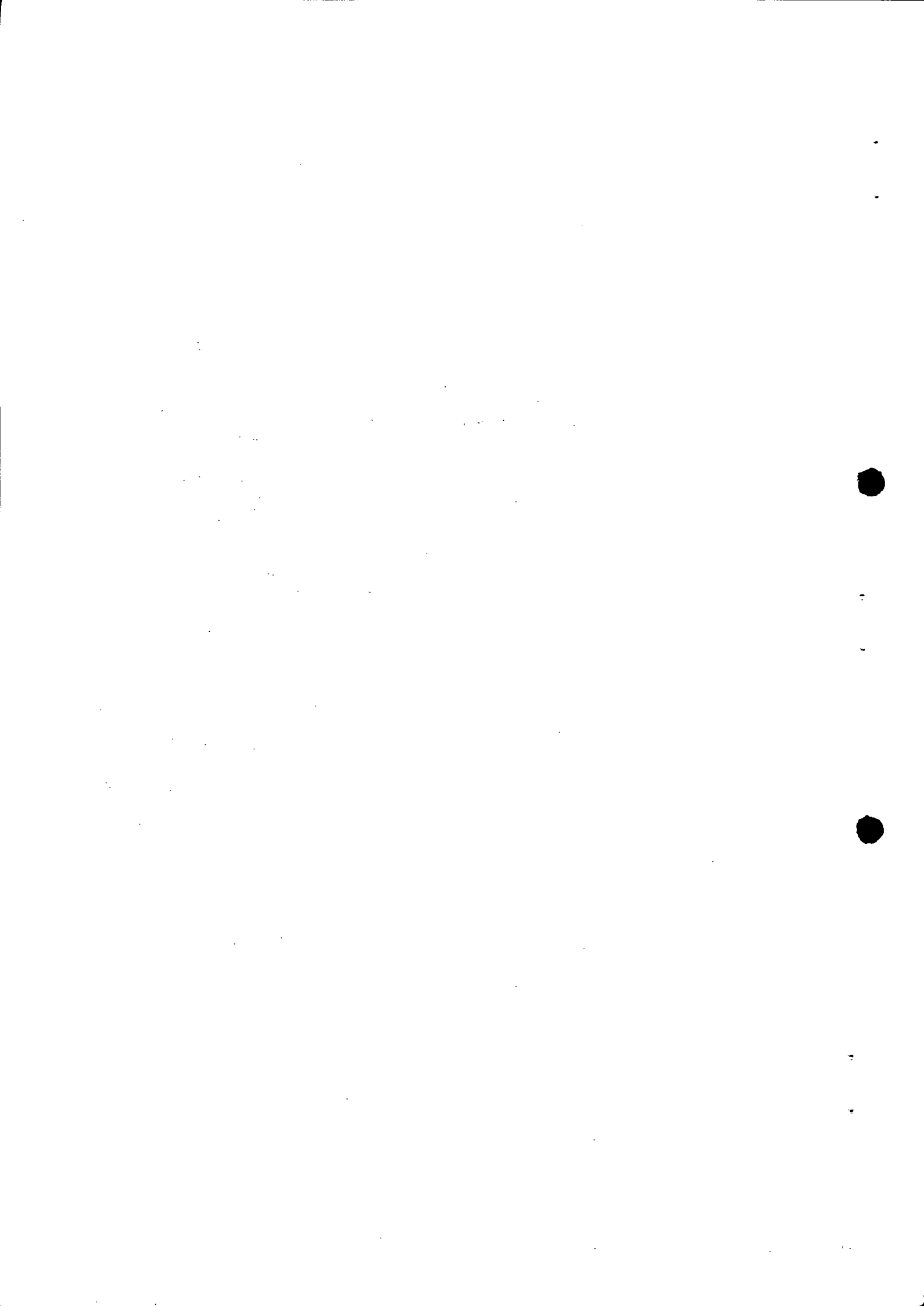
AND WHEREAS under the exemption order passed by the Deputy Collector and Competent Authority, Ulhasnagar Urban Agglomeration, Thane under Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 bearing No. ULC/ULN/Sec.(20)(N)/SR-459 dated 17.11.2003; the said owners are entitled to develop the said property in accordance with the said permission.

AND WHEREAS the permission under section 43(f) of the Bombay Tenancy and Agricultural Lands Act, 1948 is obtained vide No. TD/6/KV/VP/SR-25/2004 dated 10.06.2004 from the Dy. Collector, Thane and the said property is converted to non-agricultural assessment vide the order passed by the Collector Thane bearing No. Mahsul / K-1 / T-7 / NAP / SR - 56 / 2004 dated 20.11.2004 and also obtained building commencement certificate from the Kalyan Dombivall Municipal Corporation under No. KDMC / NRV / BP / KV / 692-290 dated 07.02.2007 which is further revised under No. KDMC / NRV / BP / KV / 585-275 dated 24.03.2009 after acquisition of Transferable Development Rights to the extent of 6838.49 sq. metres from various vendors.

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2009



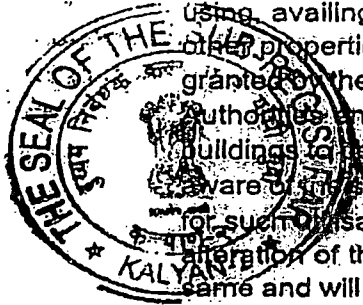
AND WHEREAS under the supplementary agreement dated 04.05.2007 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No. 3369/2007 the area granted for development was duly corrected and the exact and correct area granted for development is 7291.92 sq. metres which is hereinafter called and referred to as the "said property" more particularly described in the Second Schedule hereunder written.

AND WHEREAS the necessary Extension Orders passed by the Desk Officer, Government of Maharashtra bearing No. Mudat-2027/P.K.122/NJKT-3 dated 10.07.2007 and No. Mudat-2027/P.K.123/NJKT-3 dated 10.07.2007.

AND WHEREAS in pursuance to the sanctioned plans and permissions, the Promoter has commenced the construction work on the said property

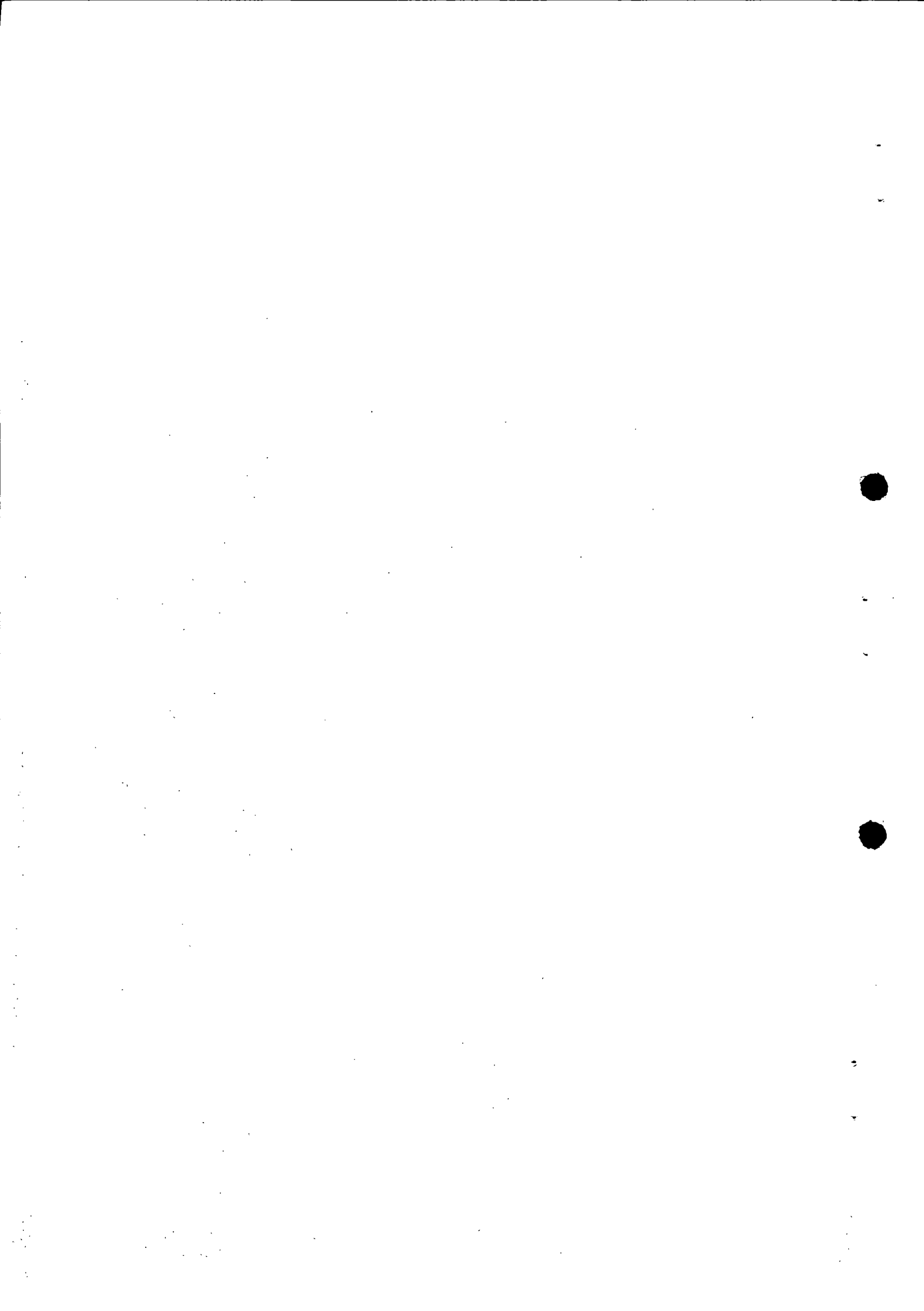
AND WHEREAS the Promoter declares that the above referred agreements, permissions and sanctions are still, subsisting and completely in force.

AND WHEREAS the Promoter have brought to the notice and knowledge of the Purchaser that during the course of construction the Promoter will be using, availing and consuming the transfer of development rights of any other properties on the said property and on the above said buildings as granted by the Kalyan Dombivli Municipal Corporation and Town Planning Authorities and in such event constructing additional floors, units on the buildings to be constructed on the said property and the Purchaser is fully aware of the same and has accorded his express and irrevocable consent for such utilisation of T.D.R. and other benefits as well as for revision and alteration of the sanctioned plans and will not raise any objection for the same and will not cause any obstruction / hindrance thereto.



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

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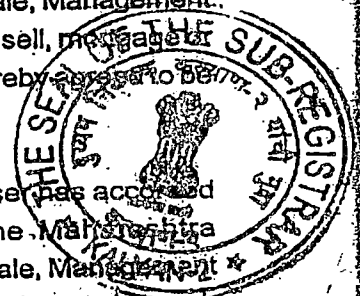
AND WHEREAS the Purchaser has agreed to pay the sale price / consideration in respect of the flat / shop / unit in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and in accordance with the progress of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

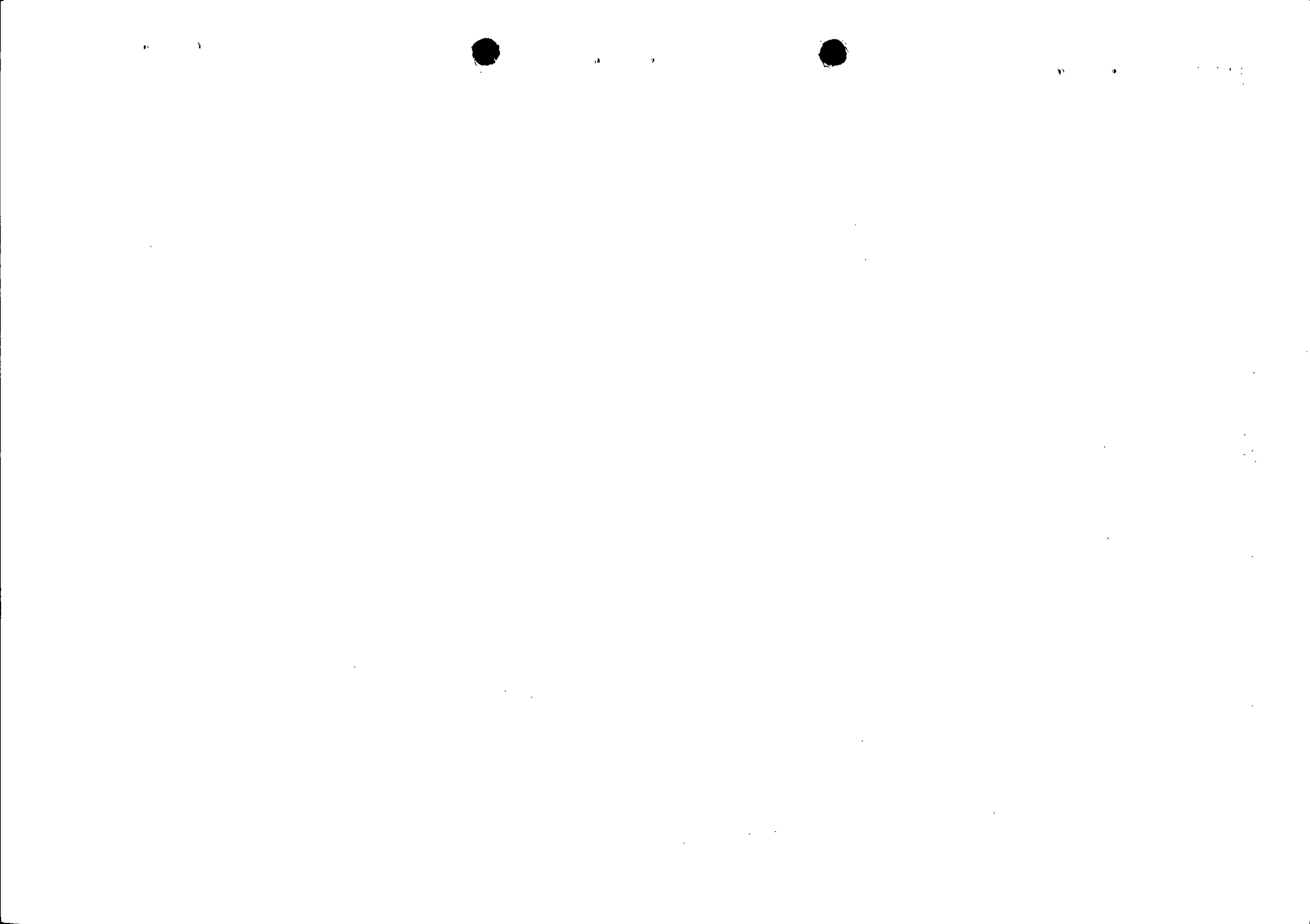
AND WHEREAS this agreement is made in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules framed thereunder including the model form of Agreement prescribed therein.

AND WHEREAS by executing this agreement the Purchaser has accorded his / her consent as required under section 9 of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 whereby the Promoter 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 under section 7 of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 whereby the Promoter are entitled to make such alterations in the structures in respect of the said flats / shops / tenements / galas and garages etc., agreed to be purchased by the Purchaser and/or such other alterations or additions in the structure of the building as may be necessary and expedient in the opinion of the Architect / Engineer.

AND WHEREAS the Purchaser has accepted the title of the owner to the said property as shown in the records of rights in respect thereof and the documents referred to hereinabove as well as the terms and conditions of the exemption order under the Urban Land (Ceiling and Regulation) Act, 1976 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 construct will acquire additional FSI / TDR as per the rules and regulations of the Municipal Corporation 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 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 exemption order, sanctioned plans, permissions, approvals, documents of title and have clearly brought to the knowledge of the Purchaser and the Purchaser is fully aware of the covenants, common rights as appearing on the sanctioned plans and after being fully satisfied about the same has granted his / her express and irrevocable consent for the same.

AND WHEREAS the Promoter have appointed M/s. Vitan Consultant of Shri Anil Nirgude, Kalyan an Architect registered with the council of architects as their Architect and the Promoter have also appointed M/s. Khashish and Associates, Kalyan as R.C.C. Consultant for the preparation of the structural designs and drawings of the building and the Promoter accept the professional supervision of the Architects and the R.C.C. Engineer till the completion of the building.

AND WHEREAS while granting the permission and sanctioned plans the Municipal / Planning Authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoter 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

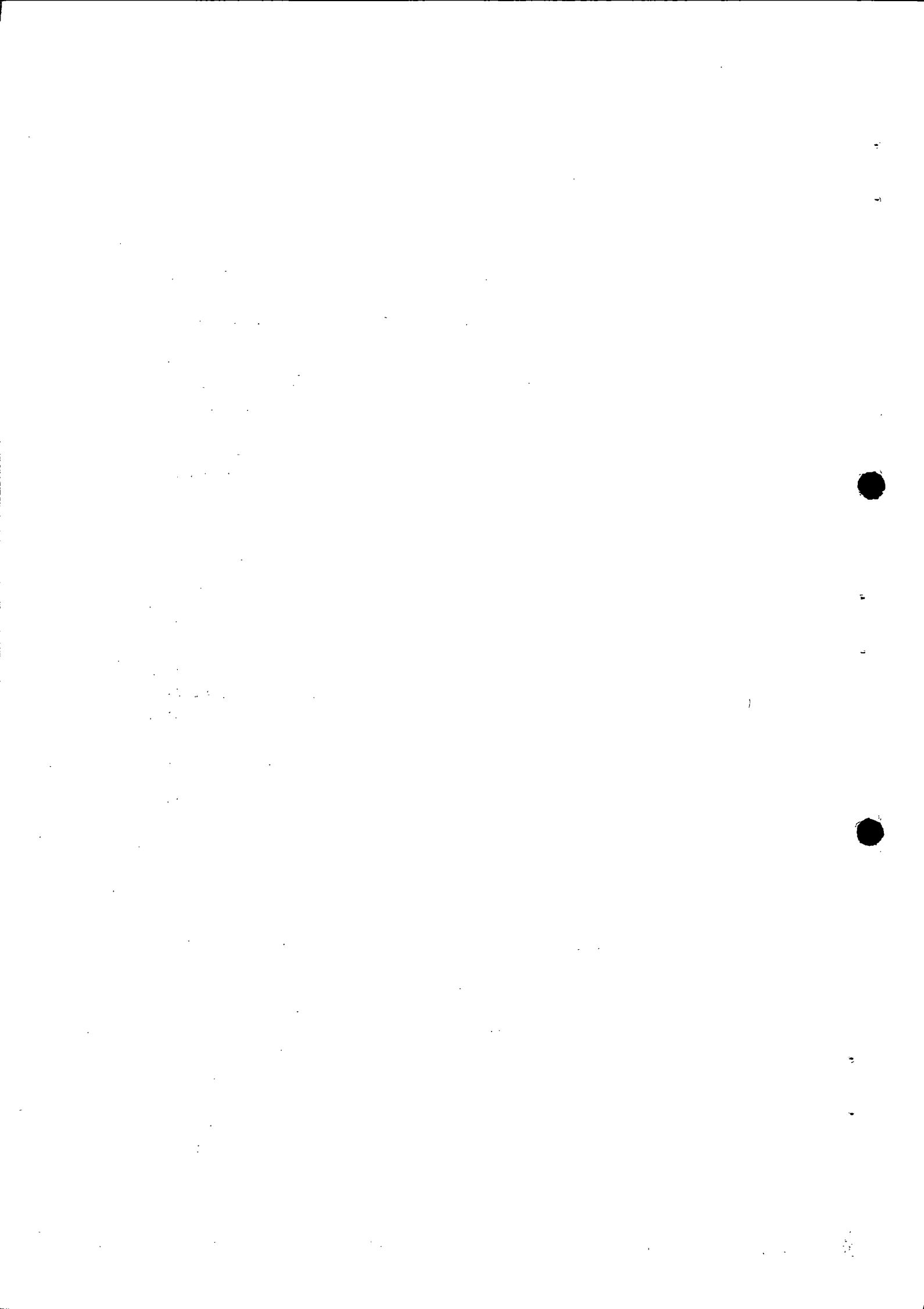


AND WHEREAS the Promoter expressed their intention to dispose off the shops / office / units / stilts / open parking spaces etc., in the proposed buildings complex known as "Tarangan".

AND WHEREAS prior to making offer as aforesaid as required by the provisions of the Maharashtra Cooperative Societies Act, 1960 (Maharashtra Act No. XXIV of 1960) and the Urban Land (Ceiling and Regulation) Act, 1976 the Purchaser has made a declaration to the effect firstly that neither he the Purchaser nor the members of the family of the Purchaser own a tenement, house or building within the limits of the registration district and sub-registration district mentioned in the schedule hereunder appearing.

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

AND WHEREAS the Purchaser has examined and approved of the

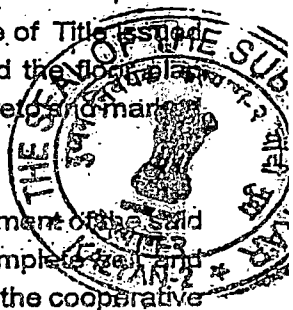


and floor plans the nature and quality of construction fittings, fixtures, facilities and amenities provided / to be provided thereto as per the general specifications as well as the restricted and common facilities and amenities.

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

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

AND WHEREAS the list of amenities, copy 7/12, Certificate of Title issued by the Advocate of the Promoter to the said property, and the floor plan approved by the Municipal authority have been annexed hereto and marked as Annexure "A", "B", "C" & "D" respectively.



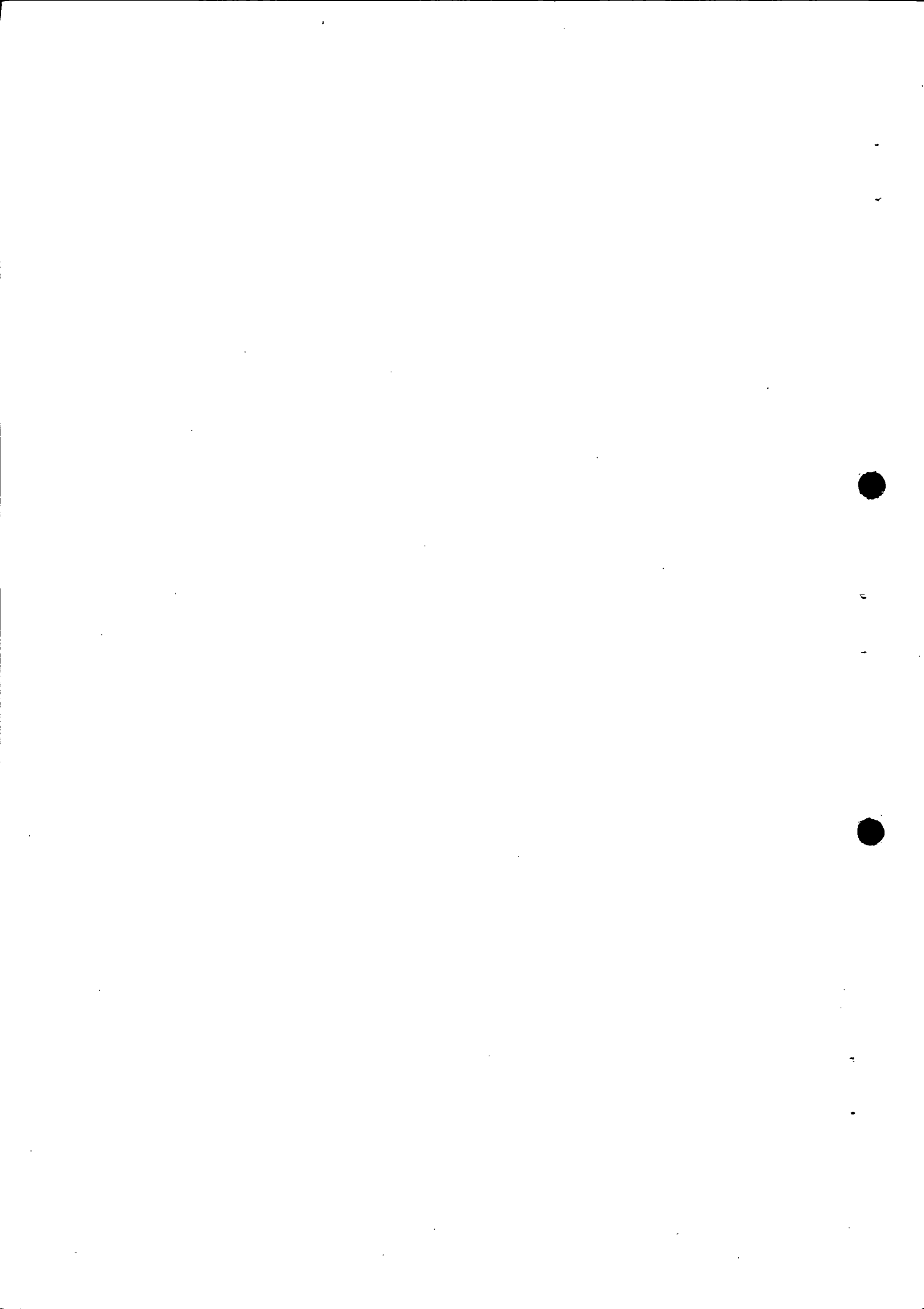
AND WHEREAS upon completion of the proposed development of the said property as stated above the Promoter has agreed to complete the same and cause to convey the said property so developed in favour of the cooperative society of all those several persons (including the purchaser herein) purchasing /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

NOW THIS agreement witnesseth that by the end of Ready Possession subject to the availability of the controlled building materials, government and other restrictions and/or circumstances beyond the control of the Promoter, the Promoter agree to complete in all respect the construction of the proposed building complex known as "Tarangan" 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 Promoter agree to sell and cause to convey the said buildings when completed in all respect absolutely freehold and free from encumbrances in favour of the cooperative housing society to be formed of the several persons (including the Purchaser herein) acquiring the respective flats / shops / office / units / stilts / open parking spaces etc., therein at and for an aggregate price / consideration to be contributed and paid by them according to their

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कलम २

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respective agreements (similar to these presents) with the Promoter.

AND WHEREAS the Promoter accordingly shall sell and the Purchaser shall purchase acquire the said flats / shops / office / units / stilts / open parking spaces etc., by becoming member/share holder/constituent of the proposed cooperative society and the Purchaser shall pay to the promoter Rs. 36,00,000/- (Rupees Thirty Six Lac Rupees x only) as the agreed price / consideration in respect of the said flat / shop / tenement / gafa / garage etc. being flat / shop No. A1/302 on 3rd floor admeasuring 40.96 sq. ft carpet area along with open terrace of 5.57 sq. ft / flower bed / drying balcony along with parking space No. --- admeasuring --- sq. ft. in stilt / open parking area in the building known as "A1" Wing, Hast of the Project known as "Tarangan" allotted to the Purchaser and shown and marked accordingly on the floor plan annexed hereto and Rs. --- for the extra / better amenities in the said flat.

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

The Promoter shall construct the building 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 Promoter may consider necessary or as may be required by the municipal authorities to be made in them or any of them for which the Purchaser hereby gives consent.

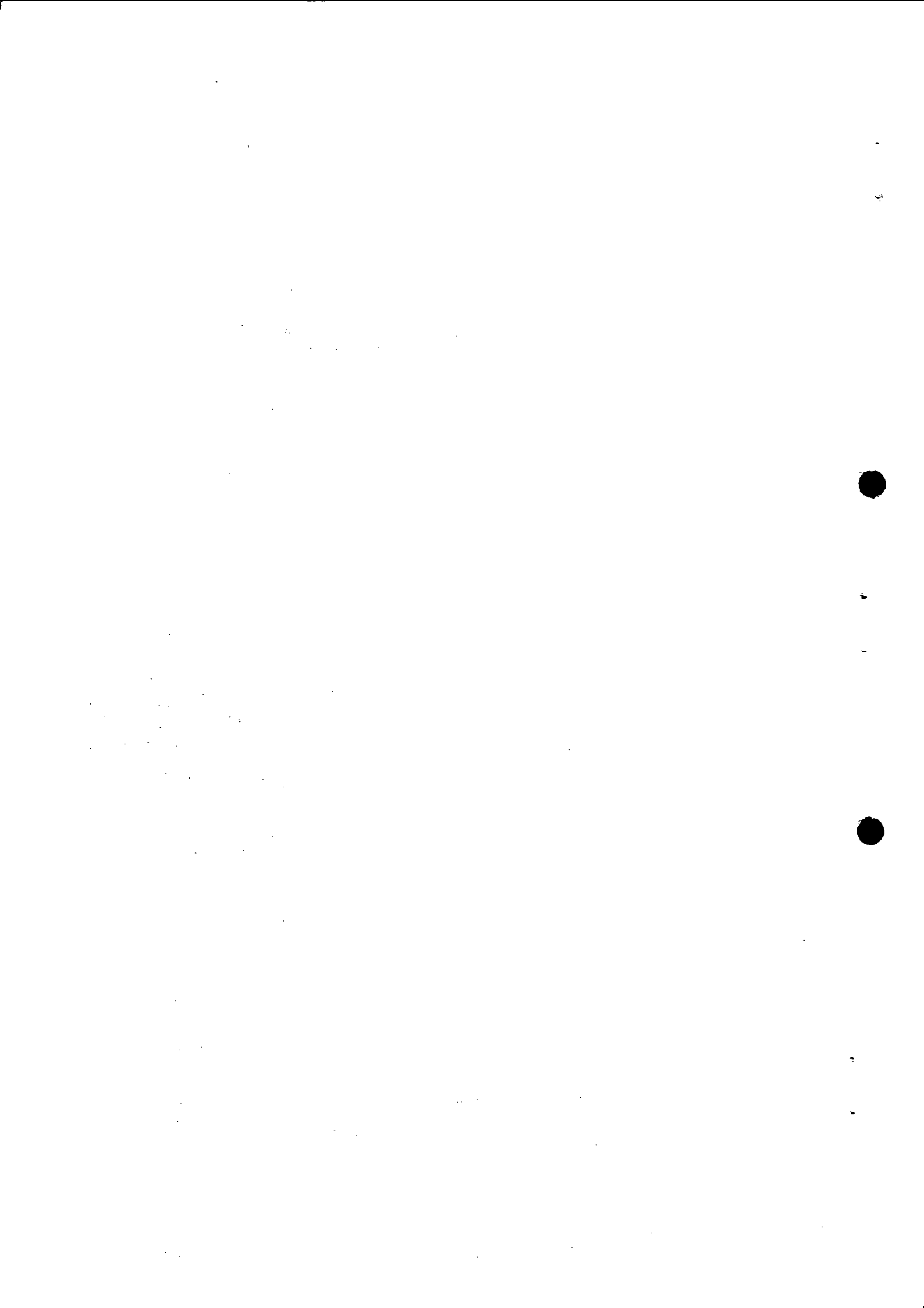
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2. THE Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser/s the Flat/Shop No. 302 on 3rd floor admeasuring 40.96 sq. ft carpet area along with open terrace of 5.57 sq. ft / flower bed / drying balcony along with parking space No. --- admeasuring --- sq. ft in stilt / open parking area in the building known as A1 Wing, Hast

of the Project known as "Tarangan" and as shown on the floor plan thereof hereto annexed and marked as Annexure "C" (hereinafter referred to as "the said premises") for the price/consideration of Rs. 36,00,000/-

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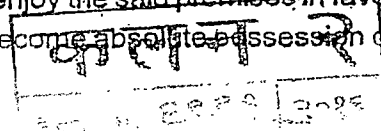
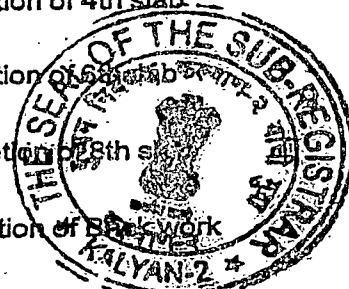
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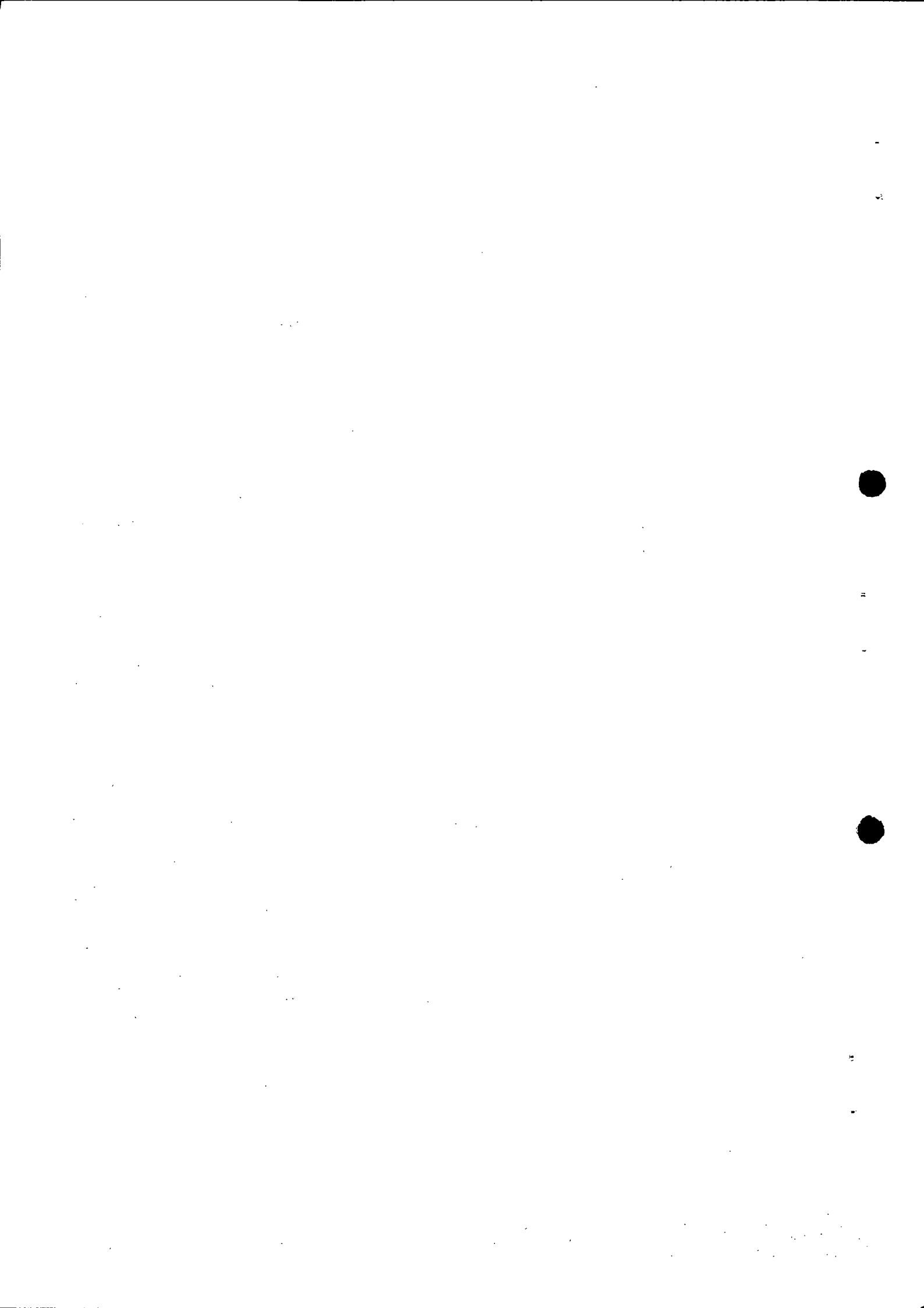


(Rupees Thirty Six Lac Rupees ~~X~~ Only) which includes Rs. — being the additional costs for Special / Extra Amenities (more particularly described in Annexure of Amenities) to be provided to the flat as per the express and irrevocable consent of the purchaser herein.

The Purchaser agrees to pay the above consideration in the following manner:

- (a) Rs. 300,000/- at the time of execution of this agreement.
- (b) Rs. — to be paid on or before Completion of plinth
- (c) Rs. — to be paid on or before Completion of 2nd slab
- (d) Rs. — to be paid on or before Completion of 4th slab
- (e) Rs. — to be paid on or before Completion of 6th slab
- (f) Rs. — to be paid on or before Completion of 8th slab
- (g) Rs. — to be paid on or before Completion of Brick work
- (h) Rs. — to be paid on or before Completion of Inner & outer plaster
- (i) Rs. — to be paid on or before Completion of flooring & Tiling
- (j) Rs. — to be paid on or before Completion of plumbing & wiring
- (k) Rs. 33,00,000/- to be paid on the possession of the said premises being offered by the Promoter to the Purchaser, as the licensee, pending the execution of the Deed of Conveyance in favour of any co operative Society or Limited Company or Condominium of Apartments as the case may be and upon execution of such conveyance such personal licence, to enter upon and enjoy the said premises in favour of the Purchaser, shall automatically become absolute possession of the Purchaser.





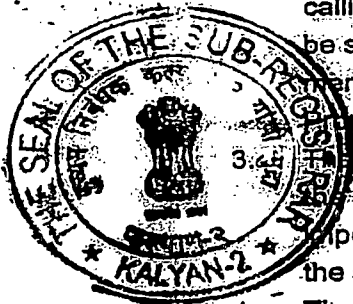
THE Purchaser agrees and assures to pay an amount of Rs. 98870/- on demand and/or prior to taking the possession of the said flat which will be non-accountable and non-refundable towards

- (a) legal charges.
- (b) towards entrance fees and share capital
- (c) towards society formation charges.
- (d) towards M.S.E.B. meter, transformer, cable and common meter and water connection charges
- (e) Club house charges
- (f) towards provisional outgoings for municipal taxes, water bill, common three-phase meter expenses (12 months contribution is to be paid at the time of possession i. e. extra.)
- (g) proportionate expenses thereto, if any.

It is hereby expressly agreed that the time for payment of each of the aforesaid installment of the consideration amount shall be essence of contract. All the above respective payments shall be made within 7 days of the Promoter / Builders sending a 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 Promoter / Builders.

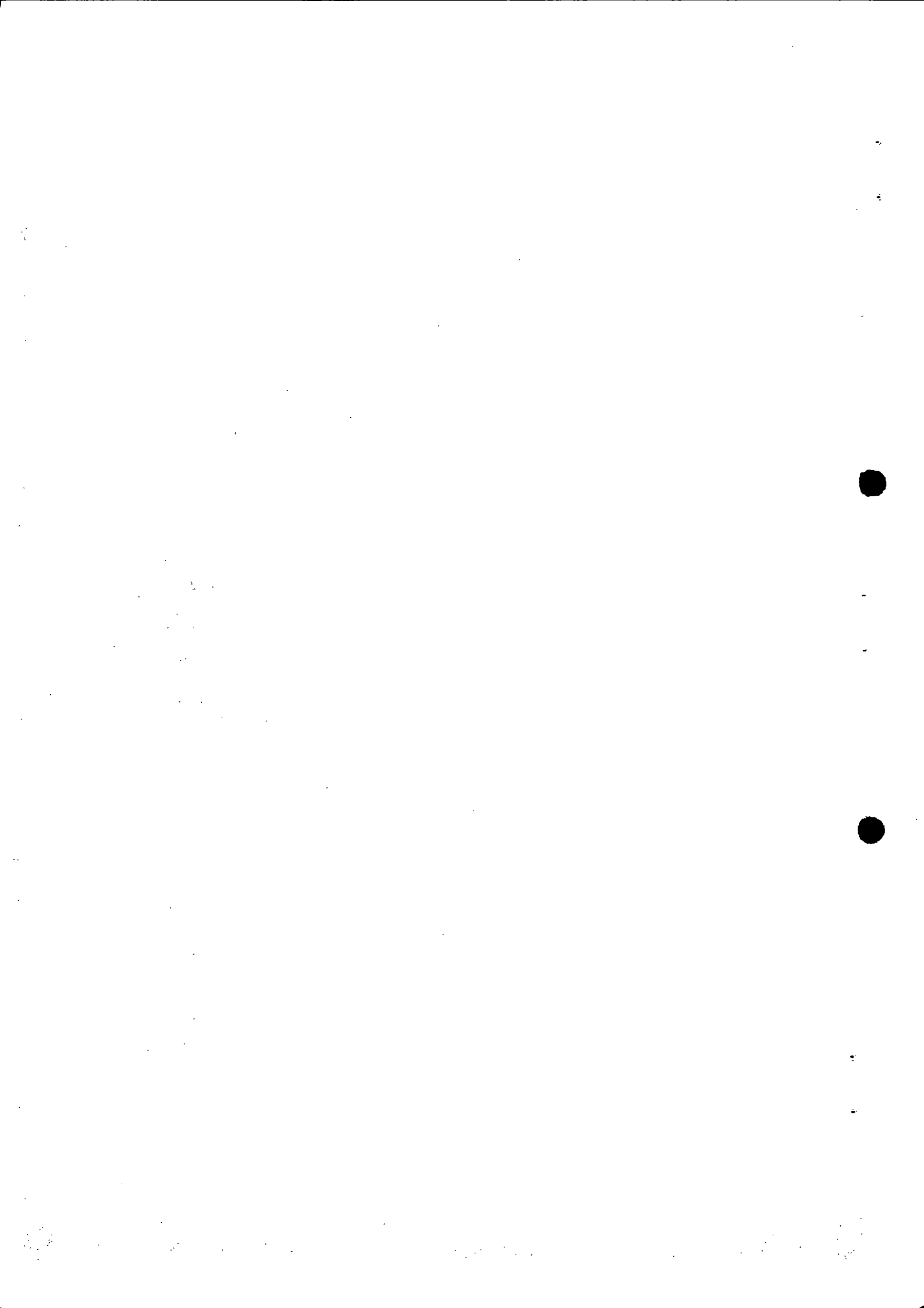
The Promoter hereby agree to observe perform and comply with all terms, conditions, stipulations if any which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter.

4. The Promoter hereby declares that they have utilised the floor space index as mentioned in the approved plan and the Promoter has brought to the notice of the Purchaser herein and the Purchaser herein is fully aware that the Promoter intends to acquire the transfer of development rights to be used, availed and consumed on the said property and thereby construct additional floors, flats, units and the Purchaser herein has granted his / her 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 T.D.R. and complete the



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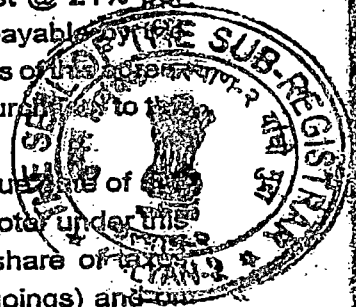


additional construction as per the plans and permissions granted by the Municipal Corporation.

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 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 Promoter in favour of the said Society.
6. THE Purchaser agrees to pay to the Promoter Interest @ 21% per annum on all the amounts which becomes due and payable by the Purchaser to the Promoter under the terms and conditions of this agreement from the date the said amount is payable by the Purchaser to the Promoter.
7. ON the Purchaser committing default, in payment on due date of amount due and payable by the Purchaser to the Promoter under this agreement, (including his / her / their proportionate share of taxes levied by the concerned local authority and other outgoings) and on the Purchaser committing breach of any of the terms and conditions herein contained the Promoter shall be entitled to at their option to terminate this agreement and to forfeit the moneys paid by the Purchaser under this agreement.

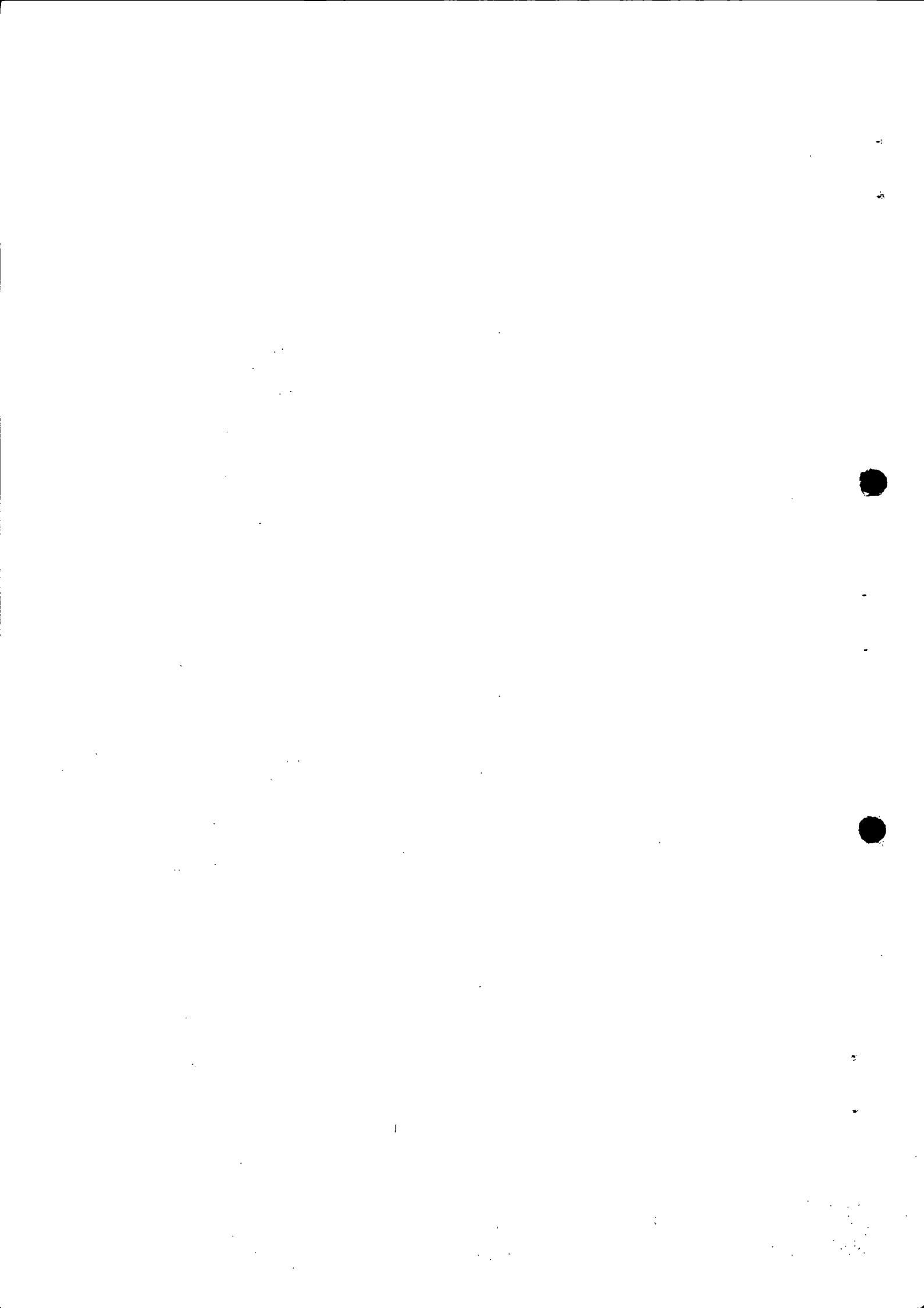
THE Promoter shall have the first lien and charge on the said flat/ premises agreed to be acquired by the Purchaser in respect of any amount due and payable by the Purchaser under this terms and conditions of this agreement.

8. THE fixtures, fittings, and amenities to be provided by the Promoter in the premises and the said building are those that are set out in the Annexure "D" annexed hereto.
9. THE Promoter shall give possession of the said premises to the Purchaser or his / her nominee or nominees on or before Ready Possession. If the Promoter 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 Promoter shall forthwith refund to the Purchaser the amount already



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 - Another signature that appears to be "M. K. Rao" or similar.

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 - "40000" in the center.
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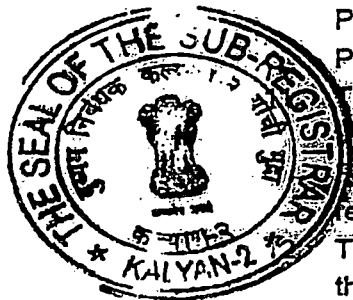


received by him in respect of the premises with simple interest @ 9% p.a. from the date of Promoter / Developers received the sum till the date the entire amount and interest thereon is refunded by the Promoter / Developers to the Purchaser. They shall, subject to prior encumbrances, if any, be a charge of the said land as well as the construction or building in which the premises are situated or were to be situated.

THE Promoter shall be entitled to reasonable extension of time for giving delivery of the said flat / shop / tenement / other unit on the aforesaid date, if the completion of building in which the said flat / shop / other unit is situated is delayed on account of :-

- i) non-availability of steel, cement other building materials, water or electric supply;
- ii) war, civil commotion or Act of God;
- iii) any notice order, rule, notification of the Government and / or other public or competent authorities.

10. THE Purchaser shall take possession of the said premises within 7 days of the Promoter giving written notice to the Purchaser intimating that the said premises are ready for use and occupation. The Purchaser shall strictly follow the design pattern provided by the Promoter.



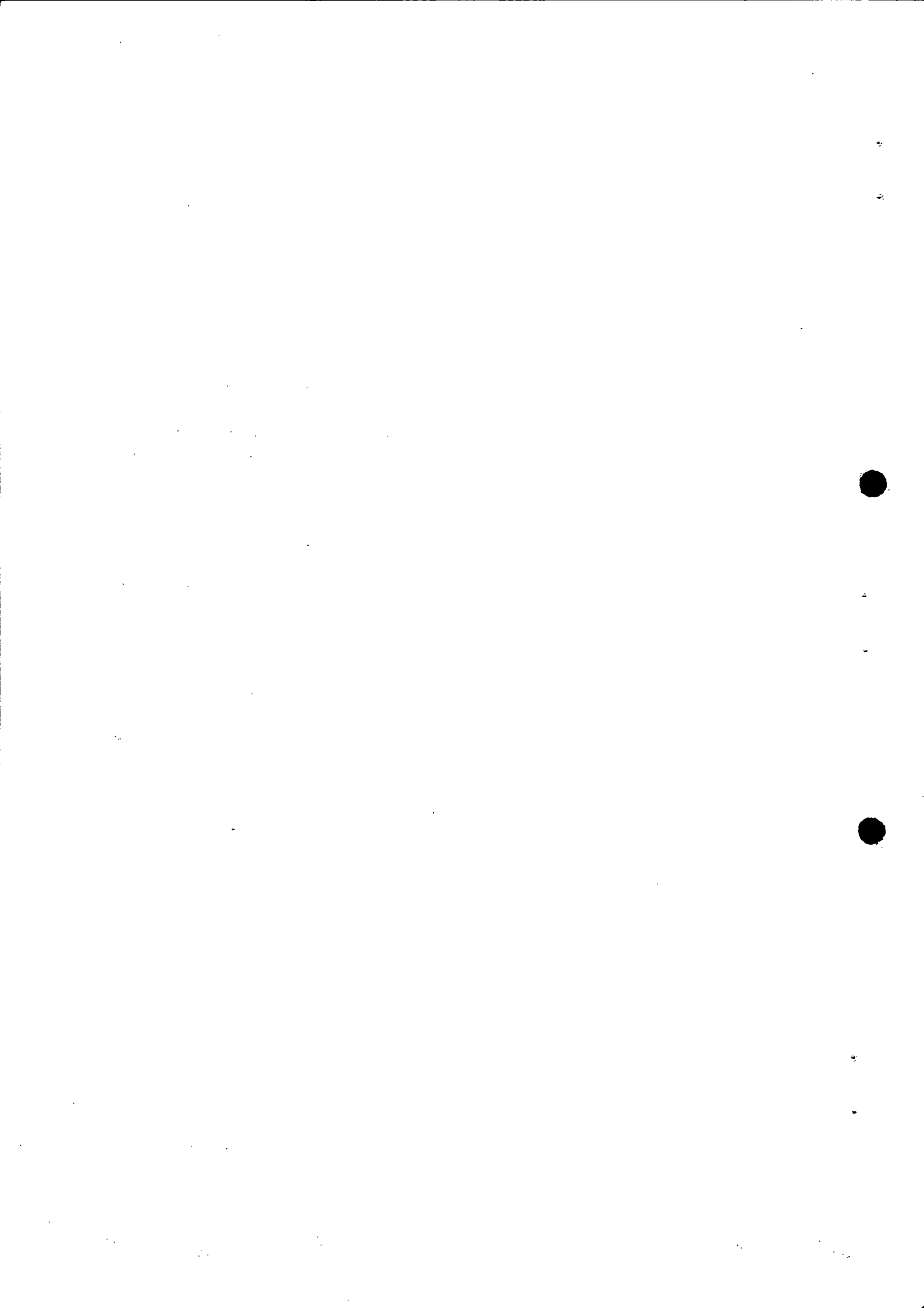
THE Purchaser shall use the said premises or any part thereof or permit the same to be used only for the purpose for which it allotted by the Purchaser / Developer only as per the prevailing rules, regulations, and bylaws of the concerned authorities.

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 Promoter may decide and for this purpose he / she also from time to time sign and execute the necessary applications and/or other papers and documents necessary for the formation and registration of the co-operative society including the bye laws of the proposed society and duly fill in, sign and return to the Promoter within 7 days of the same being forwarded by the Promoter to the Purchaser. No objection shall be taken by the Purchaser if any changes or modification are made in the draft bye laws by the Registrar of Co-operative Societies or any other competent authority.

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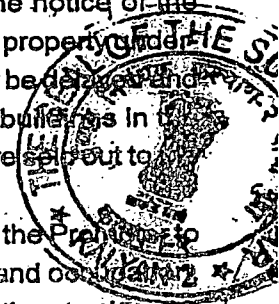
13. ON the completion of all the buildings (with its all wings) and on

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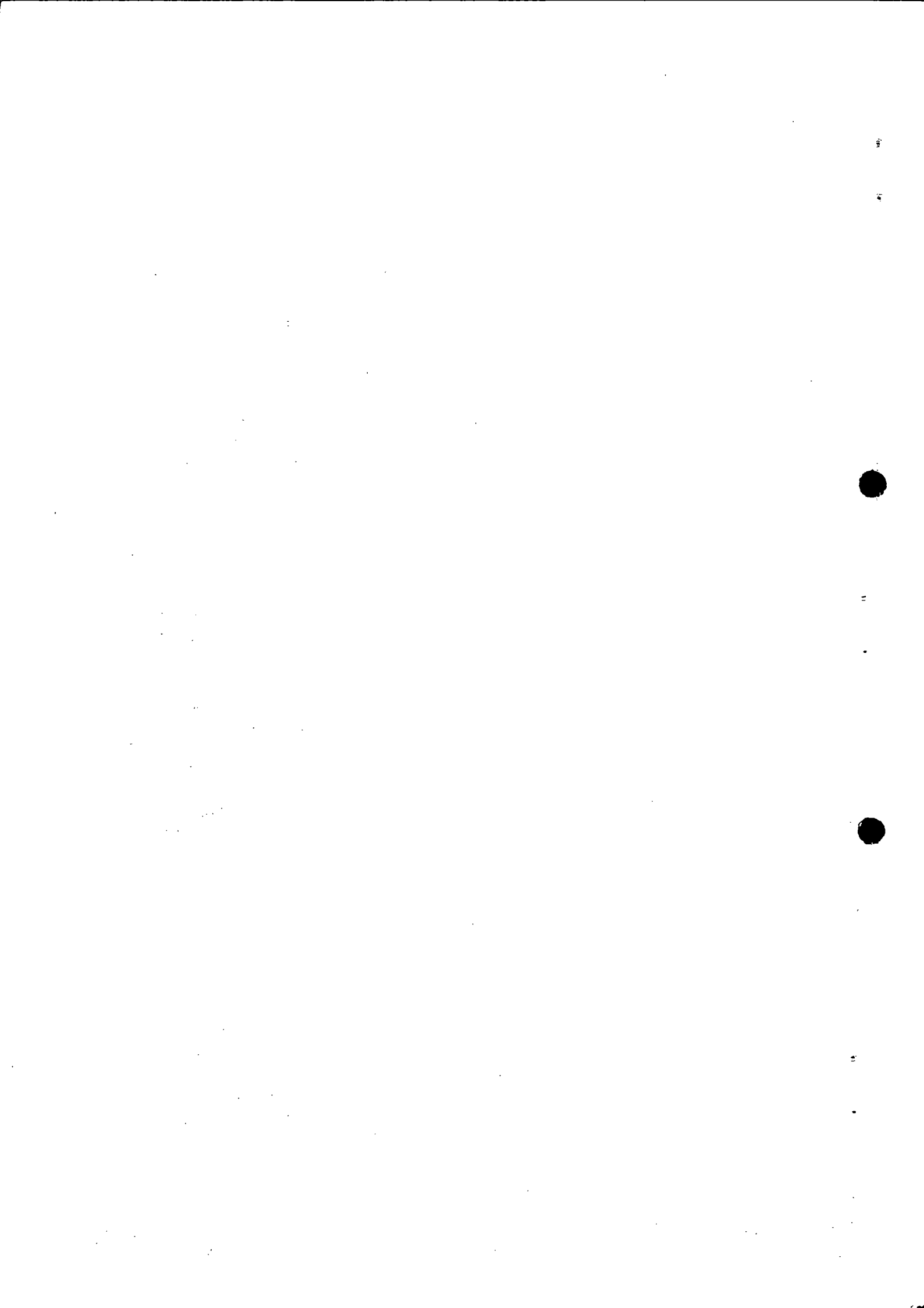


receipt by the Promoter of the full payment of all the amounts due and payable to him by all the purchasers of all the flats/ premises in the said building, the purchasers shall co-operate with the Promoter in forming and registering or incorporating a society a registered body, when the society is registered and all the amounts due and payable to the Promoter 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 Promoter shall cause to be transferred to the society all the rights title and interest of the Promoter in the aliquot part of the said property together with building by executing the necessary Conveyance of the said property and the said premises in favour of such society, such conveyance shall be in keeping with the terms and conditions and provisions of this agreement. It is clearly brought to the notice of the Purchasers that there are number of buildings in the said property taken by Promoter, 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 set out to prospective buyers.

14. COMMENCING a week after notice in writing is given by the Promoter to the Purchaser that the said premises are ready for use and occupation. The Purchaser shall be liable to bear and pay the proportionate share of outgoings in respect of the said land called as open land tax, betterment tax, for the period from the date of building commencement certificate till the date of occupation certificate, the Purchaser shall be liable to bear and pay the proportionate share of 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 Promoter such proportionate share of outgoings as may be determined by the Promoter. The Purchaser further agrees that till the Purchaser's share is so determined by the Promoter shall pay to the Promoter provisional monthly contribution of Rs. 150/- per month towards the outgoings from the date of notice as aforesaid. The amount is paid by the Purchaser to the Promoter shall not carry any interest and shall remain with the Promoter until a conveyance is executed in favour of co-operative society as aforesaid. Subject to the provisions of section 6 of the Maharashtra Co-operative Societies Act, on such conveyance being executed the



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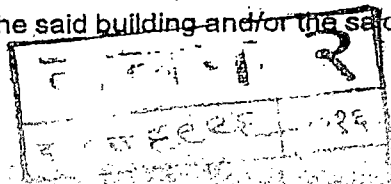
aforesaid deposits (less deductions therefrom for the actual expenses incurred in various account) shall be paid over by the Promoter to the Co - operative Society or as the case may be.

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

15. THE Purchaser 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 favour of the society.
16. THE Promoter hereby declare that the said property is not subject to any mortgage, charge, lien or any other encumbrances whatsoever.
17. THE Purchaser shall from the date of possession maintain the premises at Purchaser's own 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.
18. THE Purchaser shall not store in the said premises any goods which are hazardous, combustible and/or dangerous in nature or are so heavy as to damage the construction or structure of the building or are rejected to by the concerned local or other authority or authorities shall not carry out or cause to be carried heavy packaged to upper floors which may damage or likely to damage the staircase, common passages or any other structure of the building including the entrance of the premises and the Purchaser shall be liable for the consequences of breach of this clause.
19. THE Purchaser shall at their costs carry out all internal repairs to the said premises and maintain the same in good condition, state and order in which the same was delivered by the Promoter and shall not do or suffer to be done anything in or to the building in which the said building or to the said premises, which may be against the rules, regulations and bye laws of the concerned local authority and/or public authorities and the Purchaser shall be responsible to the concerned local authorities and or the other public authority for any thing so done in connection with the said building and/or the said premises



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and shall be liable for the consequences thereof.

20. THE Purchaser shall not at any time demolish or cause to be demolished the said premises or any part thereof nor shall at any time made or cause to be made any additions or alterations of whatsoever nature to the said premises or any part thereof or any alterations in the elevation and outside colour scheme of the said premises and 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 cause damage to any columns, R.C.C. pards or other structure or structural members in the said building without prior written permission of the Promoter and/or Society.

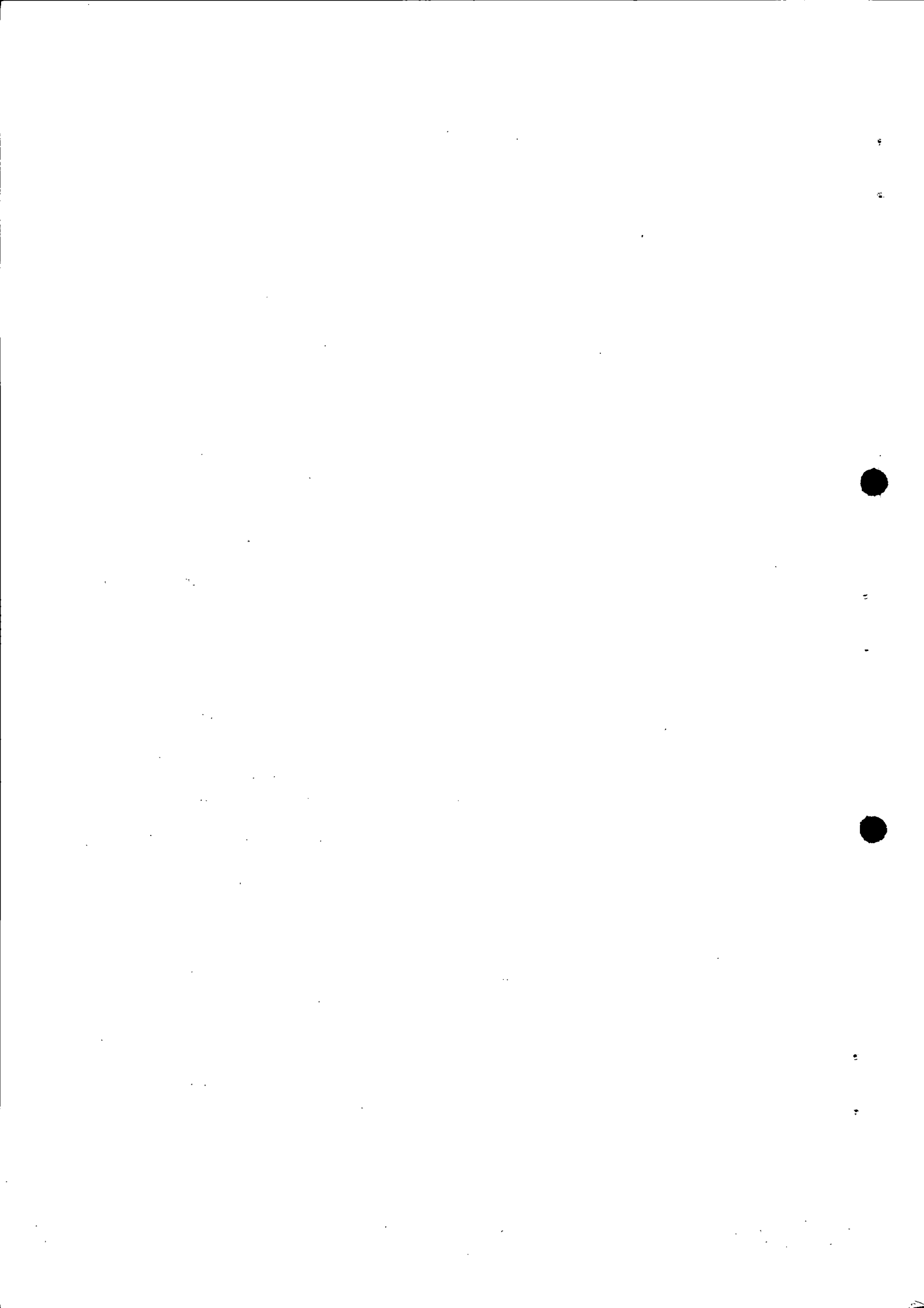
The Promoter may make alterations in structure of the said premises as described in the said plans or any other alterations or additions in the structure of the said building after the said plans are disclosed or furnished to the Purchaser and the Purchasers shall not object for such alterations or additions,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

21. THE Purchaser shall not do or permit or be done any act or thing which render void or voidable any insurance of the said premises or building or any part thereof or whereby any increase in premium shall become payable in respect of the insurance.
22. THE Purchaser shall not throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in compound or any portion of the said property or building.
23. IN case any security deposit is demanded by the concerned local authorities or government for the purpose of giving water connection to the said building, such deposit shall be payable by the Purchaser along with the other Purchasers of the said building. The Purchaser agrees to pay to the Promoter 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 otas. If during the course of revision in planning if ground plus more than four upper floors buildings are constructed then in such event the purchaser is liable to pay lift charges and proportionate expenses thereto as and when demanded by the Promoter.

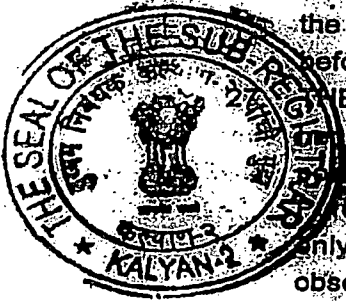


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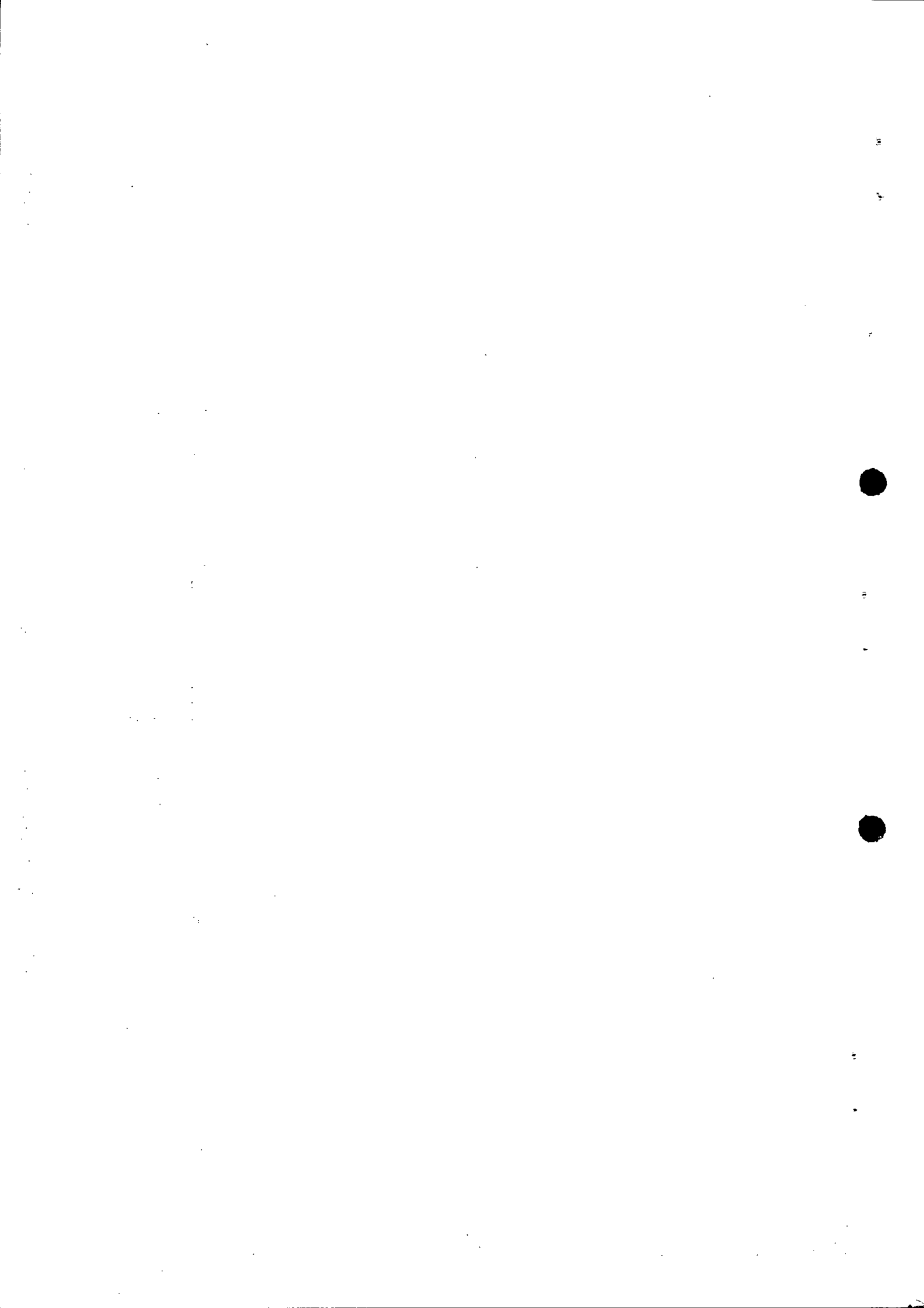


24. THE development and/or betterment charges, N.A. taxes, open land taxes or other taxes levied by the concerned local authority, Government and/or any other public authority in respect of the said property and/or building, shall be borne and paid by the Purchaser along with all the Purchasers of flats in the building in proportion to the floor area of their respective premises.
25. THE Purchaser and/or the Promoter shall from time to time sign all applications, papers and documents and do all such acts, deeds and things as the Promoter and/or the Society may require for safe-guarding the interest of the Promoter and/or the Purchaser and the other Purchasers of the said premises in the said building.
26. NOTHING contained in this agreement is intended to be nor shall the same be construed as a grant, demise or assignment in law of the said premises or of the said land and building or any part thereof. The Purchaser shall have no claim, save and expect in respect of the said premises hereby agreed to be sold to him / her and all open spaces, parking spaces, stairs, lobbies, staircases, terraces, recreation space etc., will remain the property of the Promoter until the said land and the said building is transferred to the co-operative society as herein before mentioned.
27. THE Purchaser shall not let, sub-let, transfer, assign or part with his / her interest or benefit factors under this agreement or part with the possession of the said premises until all the dues payable by the Purchaser to the Promoter under this agreement are fully paid up and only if the Purchaser had not been guilty of breach of or non-observance of any of the term and conditions of this agreement and unless & until prior permission in writing is obtained from the Promoter.
28. 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 laid down by the co-operative society regarding the occupation and use of the said premises in the building and shall pay and contribute regularly and punctually towards the taxes, expenses and other outgoings in accordance with the terms and conditions of this agreement.

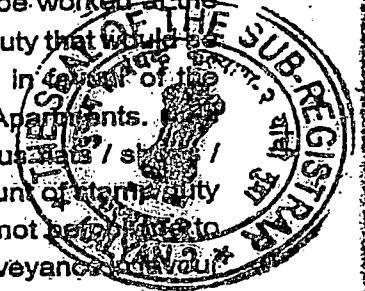


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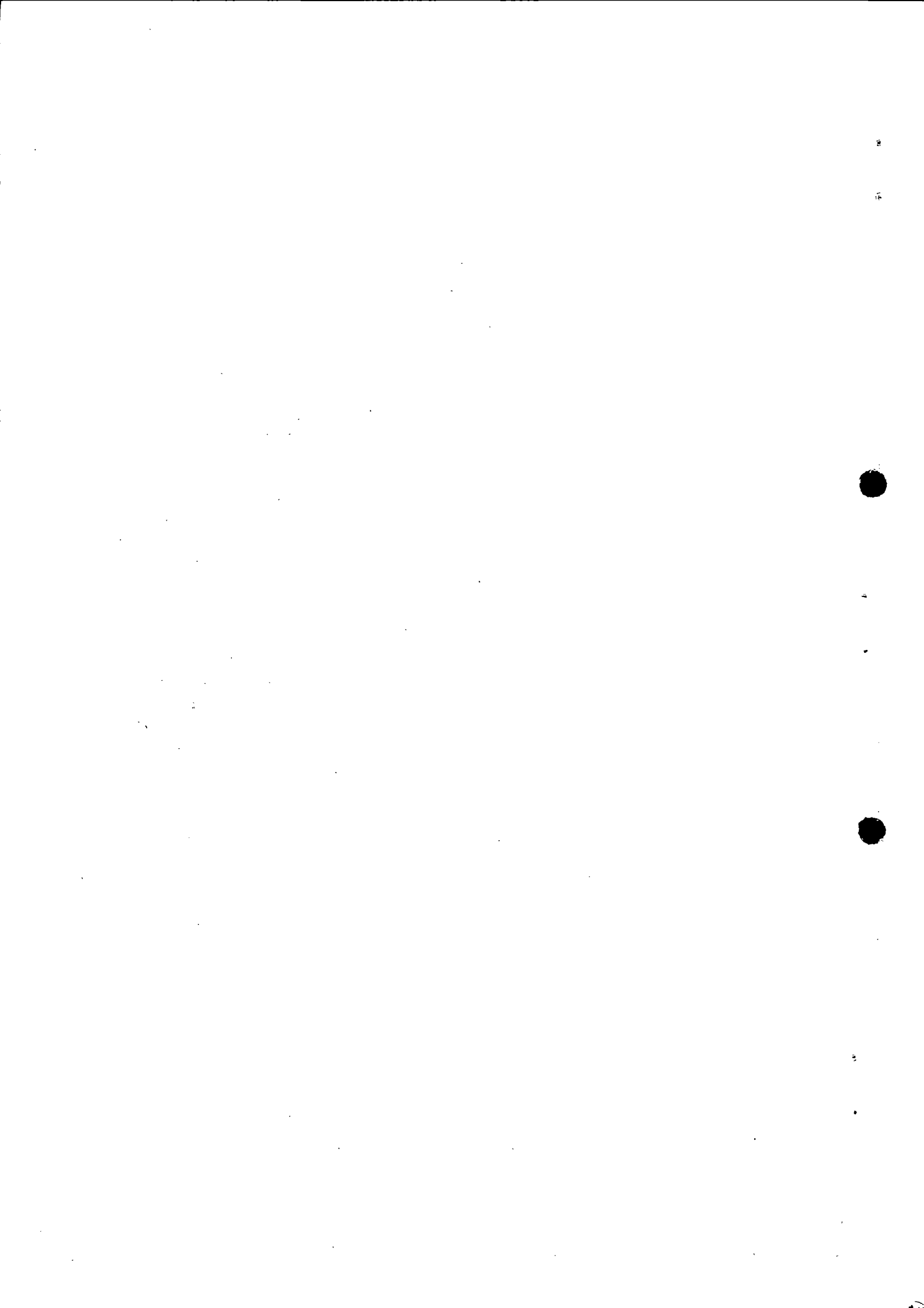


29. ANY delay tolerated or indulgence shown by the Promoter in enforcing the terms of this agreement or any forbearance or giving of time to the Purchaser by the Promoter shall not be constructed as a waiver on the part of the Promoter of any breach or non-compliance of any of the terms and conditions of this agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Promoter.
30. ALL costs, charges and expenses, penalties, Sales-Tax, if any, including stamp duty, registration charges and expenses in connection with the preparation and execution of this Agreement as well as the Conveyance and other documents and the formation, registration or incorporation of the Co-operative Society, shall be borne, shared and paid by all the Purchasers of the flats, shops or other units or other spaces and/or paid by such co-operative Society or as the case may be. The Purchaser shall present this Agreement as well as the Conveyance at the proper registration office for registration within the time limits prescribed by the Registration Act and the Promoter shall attend such office and admit the execution thereof. The Purchaser shall deposit with the Promoter a sum of which will be worked at the prevailing rates being proportionate share of stamp duty that would be needed for execution of final Deed of Conveyance in favour of the Co-operative Housing Society or Condominium of Apartments. It is agreed that unless and until the Purchaser of various flats / shops / units in the said building pay the proportionate amount of stamp duty and registration charges, if any, the Promoter shall not be obliged to execute or cause to be executed the final deed of conveyance of the co-operative housing society / condominium of apartments.
31. ALL notices to be served on the Purchaser as contemplated by this agreement shall be deemed to have been duly served if sent by the Registered A.D. Post or Under Certificate of Posting to the Purchaser at his / her / their address as specified hereinabove.
32. THE Purchaser shall permit the Promoter 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.
33. IT is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace flat in the said building, if any, shall be exclusively to the respective 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 is



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writing is obtained from the concerned local authority and the Promoter or the society.

34. a) The Promoter shall be entitled to transfer, assign, dispose off and/or sell in any manner he / she deem proper the said terrace, stilt, garage etc., to anybody. The Purchaser along with the other Purchasers will not raise any objection of whatsoever nature. The stilt and open spaces shall always be the property of the Promoter and the Promoter 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 Promoter shall become the member of the society in respect of its rights and benefits concerned above. If the Promoter 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 Promoter 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 boardings etc., for the purpose mentioned hereinabove.



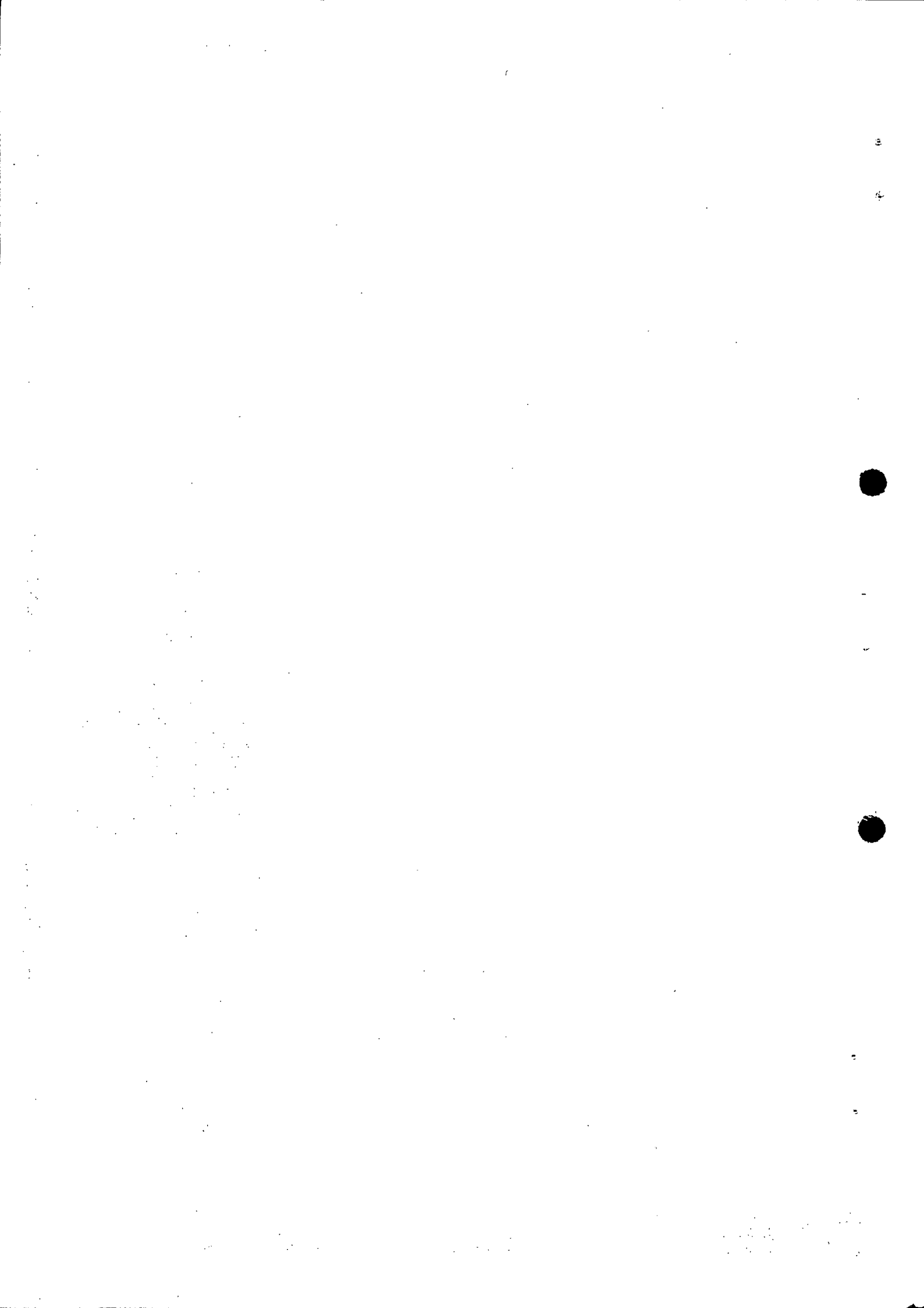
The Purchaser shall not claim any deduction in the cost of his / her flat on account of deletion of any item of construction as per his / her requirements, of the Purchaser in his / her flat.

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 Promoter or the Architect of the Promoter and his decision shall be final and binding.

37. THE Promoter 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. If any portion of the said land is acquired or notified to be acquired by the Government or any other Public body or authority, the Promoter shall be entitled to receive all the benefits in respect of thereof and/or compensatory FSI or all other

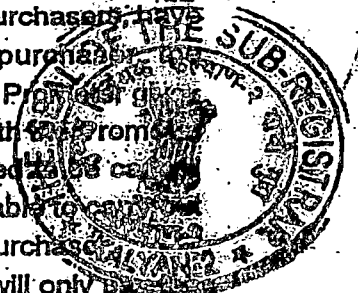
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benefits which may be permitted in lieu thereof.

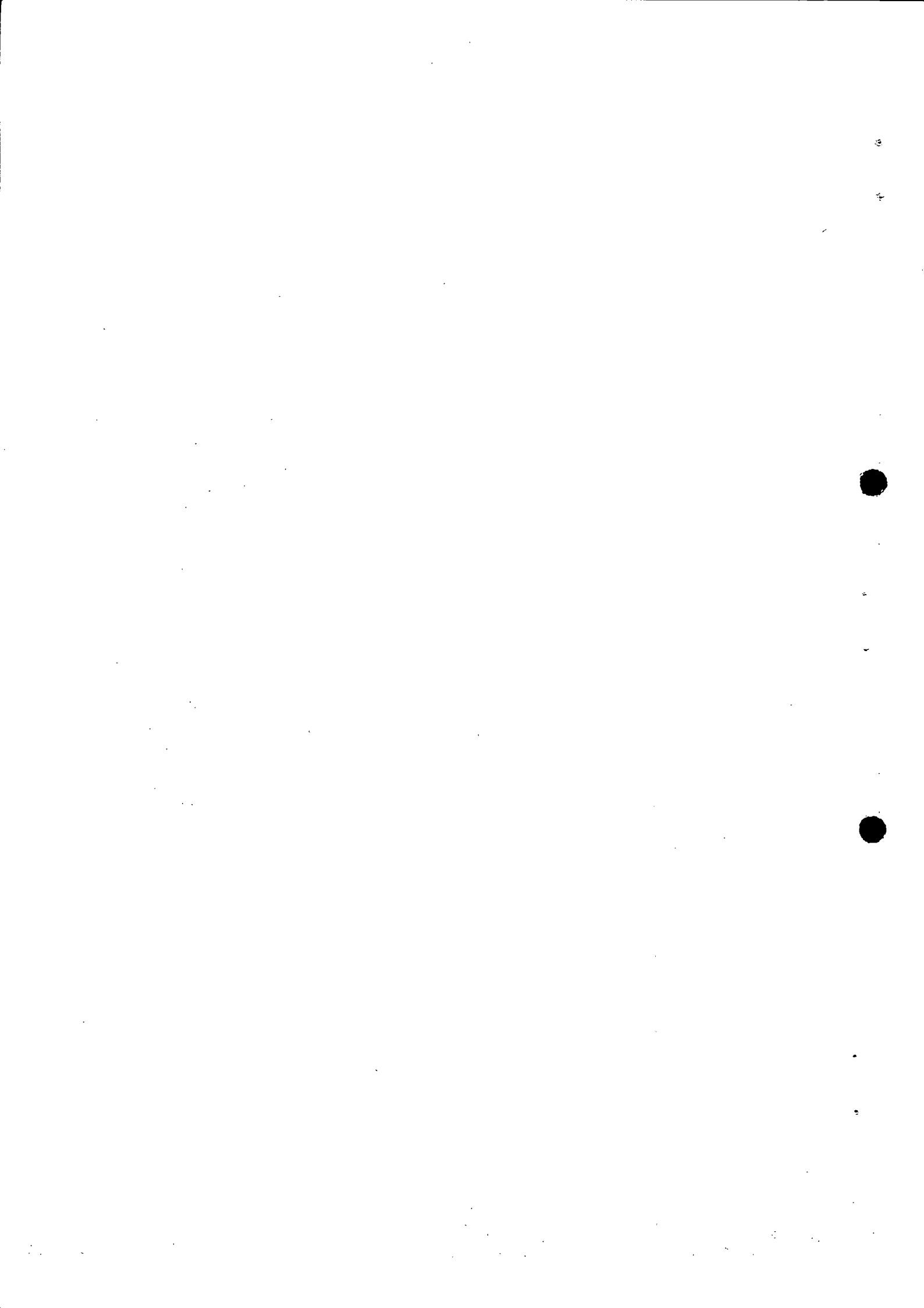
38. THE transaction covered by this contract at present is not understood to be a sale liable to tax under Sales Tax Laws. If however, by reason of any amendment to the constitution or enactment or amendment of any other laws, central or state, this transaction is held to be liable for tax as a sale or otherwise either as a whole or in part, in connection with this transaction are liable to be tax, the same shall be payable by the Purchaser along with the other purchasers of the building on demand at any time.
39. The Purchaser covenant with the Promoter that if at the request of the Purchasers the Promoter makes any change in the flats / shops / other units agreed to be sold and as a result of this the Promoter 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 Promoter are not bound to carry out any extra additional work for the purchasers without there being a written acceptance by the Promoter that they have agreed to execute the additional extra work for the purchaser. In case if the Promoter have agreed to do any additional extra work for the purchasers, have agreed to do any additional extra work for the purchaser, the Purchaser shall within 7 days from the date when the Promoter give the estimated cost. If the Purchaser fails to deposit with the Promoter the estimated cost for the additional extra work agreed to be carried out by the Promoter then the Promoter shall not be liable to carry out the said additional work in the premises of the said Purchaser.
40. IT is also agreed and understood that the Promoter will only pay municipal tax for the unsold flats / shops / units and will not pay any maintenance charges like water, light etc., and the Promoter can sell the said flats / shops / units to any prospective buyers and then such prospective buyers will become the member of the society without paying any transfer premium or any other charges.
41. THAT the Purchaser shall at no time demand partition of their interest in the said SCHEDULE hereunder written of the said building it being hereby agreed and declared by the Purchaser that their interest in the piece or parcel of land more particularly described in the SCHEDULE hereunder written and the building and land is impartible and it is further agreed that the Promoter shall not be liable to execute a transfer deed in favour of the Purchaser unless the Promoter decided to submit the entire building to the provisions of the Maharashtra



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M. K. Kulkarni

महाराष्ट्र



Apartment Ownership Act, 1970.

42. IN case for any reason whatsoever if the Purchaser would terminate this agreement he / she shall be entitled to a refund of sale price already paid by him / under this agreement. But he / she shall not be entitled to any interest on the sale price paid by him / her to the Promoter herein. Further it is hereby specifically agreed between the parties that the Promoter shall be liable to refund the said price only after they would get the fresh booking for the said premises from another intending purchaser/s and that he has received the money from the said intending purchaser of the said premises.
43. Notwithstanding any other provisions of this agreement the Promoter shall be entitled at the his sole and absolute discretion:
- a) To form a separate / combined cooperative 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 utility areas such as gardens, open spaces, roads etc. may be transferred and/or conveyed /assigned/leased.



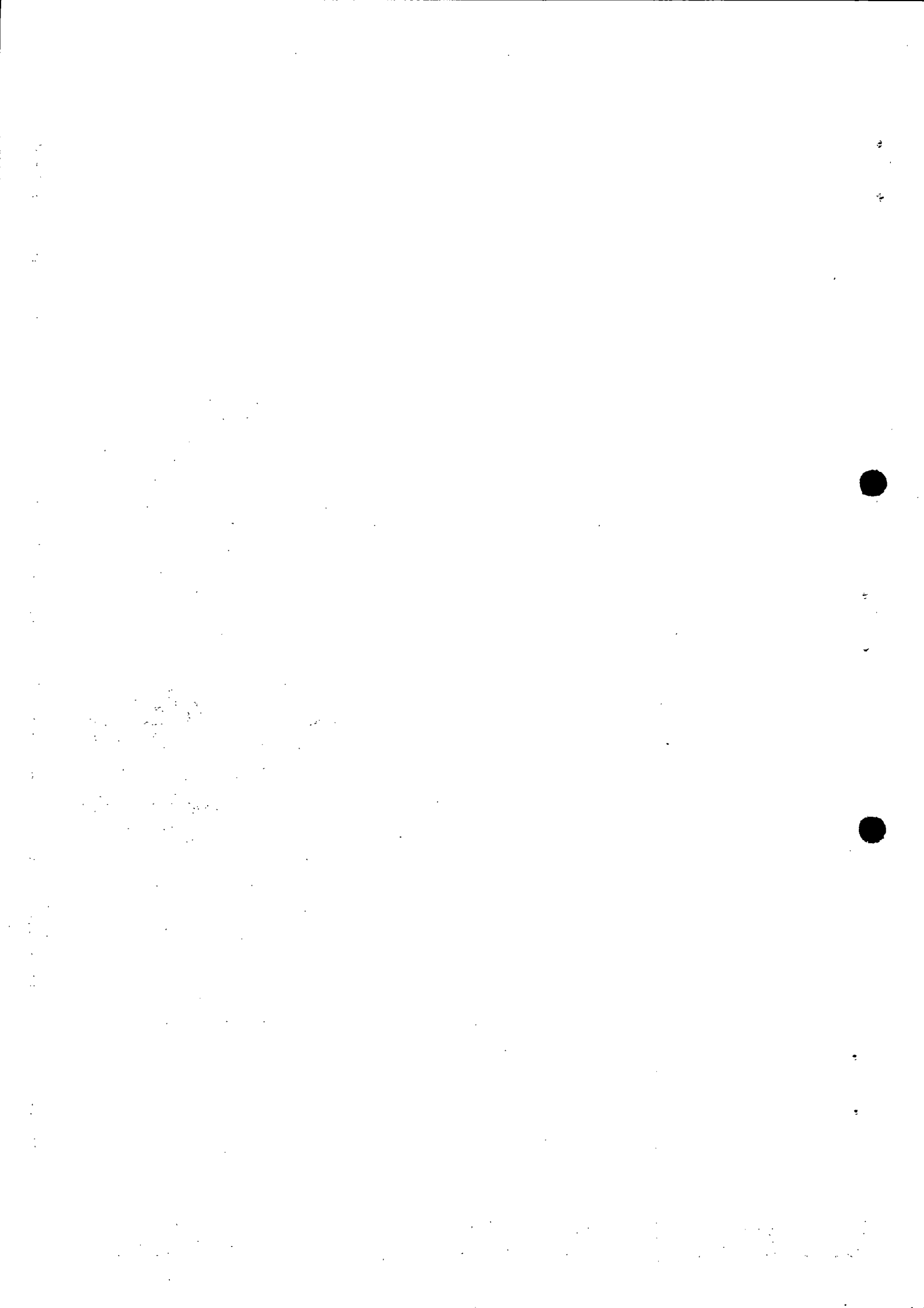
To provide for and incorporate covenant and restriction and obligations with regard to the provision of maintaining the infrastructure and common amenities including garden and roads, if any.

- c) To decide from time to time to what extent the building/s along with land appurtenant to it is transferred to the respective body formed.
- d) To decide from time to time when and what sort of document of transfer should be executed.
- e) To grant of right of access / way and / or other easementary rights to the adjacent buildings, plots of the said entire property.

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It is clearly understood and agreed by and between the parties hereto that the Promoter shall have the unqualified and unfettered right to sell on ownership basis to anyone of their choice, the garden in the compound and the terrace above the top floor of the said building subject to the necessary means of access to be permitted for such purpose so as to reach the water tank. The Purchaser/Occupant of such terrace/garden shall be entitled to make use of the same for the purpose whatsoever, as permissible by law. However, the Purchaser/Occupant of such terrace/garden shall not enclose or cover the said

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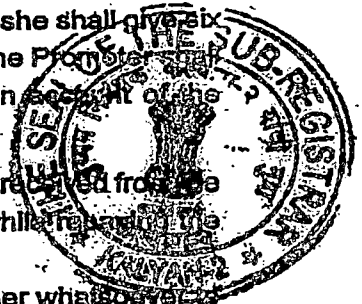


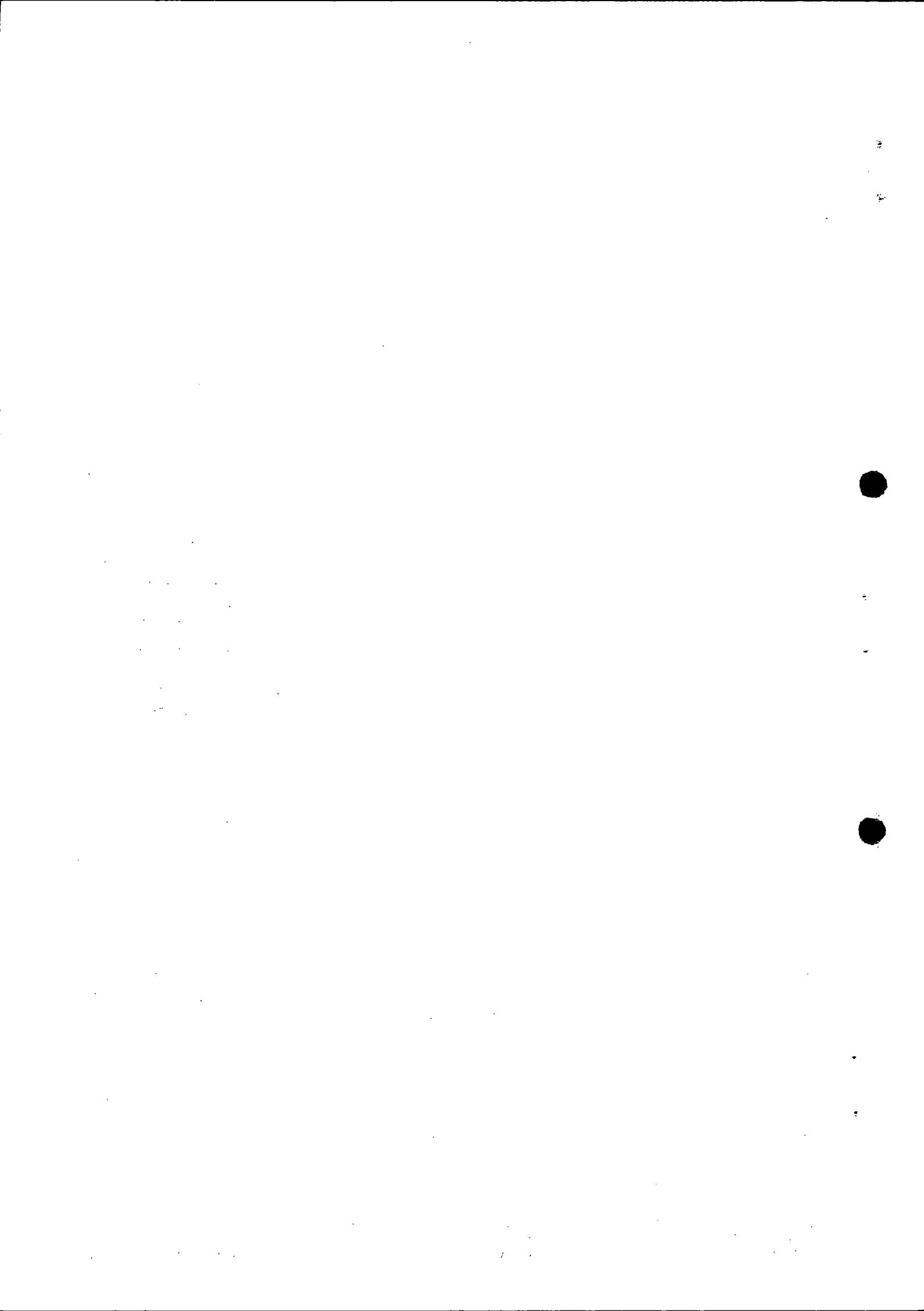
terrace/garden without the written permission of the Builders and/or the society or such body formed, as the case may be and Municipal Corporation and other concern authorities.

45. THE Purchaser/s is aware that the Promoter shall be paying the maintenance, municipal taxes, local taxes and all outgoing as aforesaid in respect of whole of the property for and on behalf of the Purchaser/s of the flats and it shall be the paramount responsibility and obligation of the Purchaser/s to pay all the outgoing regularly. In the event of the default being committed by the Purchaser/s herein or any of the Purchaser/s of any other units and in such event the Promoter 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 responsible of the Purchaser/s together in respect of the flats in respect of which possession has been given by the Promoter / Builders.
46. IF the Purchaser intends to cancel this agreement with having good and reasonable grounds, he / she shall give written application to the Promoter and on cancellation of the agreement he / she shall give six months period to the Promoter within which period the Promoter shall arrange to refund the moneys collected by them on account of the installments of the said premises without any interest.

The Promoter shall forfeit the 20% of the total amount received from the Purchaser as and by way of liquidated damages, while retaining the money paid by the Purchaser.

47. If the Purchaser neglects, omits or fails in any manner whatsoever to pay to the Promoter any of the amounts due and payable by the Purchaser under the terms and conditions of the agreement (whether before or after delivery of possession) within the time herein specified or if the Purchaser shall in any other way fails to perform or observe any of the covenants and stipulations or his part thereto contained or referred to, the Promoter shall be entitled or re-enter and resume possession of the said flat / shop / other unit etc, and of everything whatsoever therein contained and this agreement shall cease and stand terminated and the earnest money and other amounts already paid by the Purchaser to the Promoter shall be refunded to the Purchaser in respect of the said premises and the Purchaser shall have no claim in or upon the said premises and the Purchaser hereby agree to forfeit all his rights, title and interest in the said premises and in such event the Purchaser shall be liable to be immediately ejected as tress-passer but the right given by this clause to the Promoter shall be without prejudice to the other rights.





remedies and claims, whatsoever at law or under this agreement of the Promoter against the Purchaser.

48. In the event of the society or corporate body being registered before the sale and disposal by the Promoter / Builders or 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 Promoter / 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.

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

50. THE Purchaser herein has desired to avail the special amenities over and above the general amenities as mentioned in the Annexure hereto and the Purchaser has agreed to pay the extra consideration as mentioned in the supplemental agreement for providing amenities. It is further agreed and understood by and between the parties that the said amenities shall be provided only on payment of instalment as mentioned in the supplemental agreement and that such agreement shall form a part and parcel of this agreement.

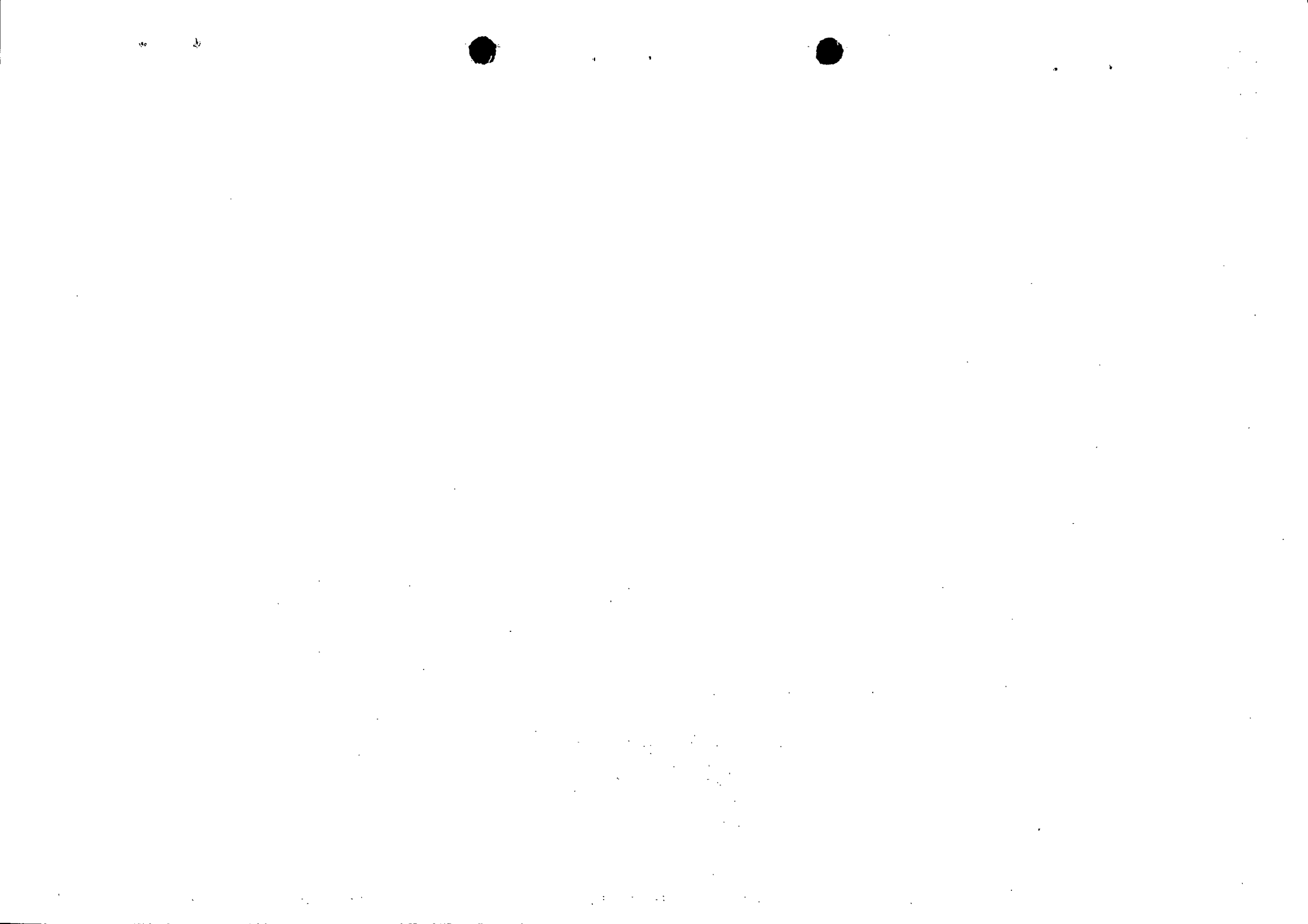
51. THE Purchaser shall lodge at his own costs as to the registration charges for registration within two months of the date of this agreement and shall intimate the Promoter / Builders within 7 days from the date of lodgement and serial number under which the same is lodge for registration with Xerox copy of receipt in order to enable the Promoter / Builders to admit the execution of the same.

52. THE still, basement and garage if any, shall always be the property of the Promoter / Builders and the Promoter / Builders have full right and authority to enclose the said still area of the building and further right to sell the same to any prospective purchasers 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 Promoter / Builders shall not be responsible for the consequences arising out of change in law or change in municipal and other laws, rules,

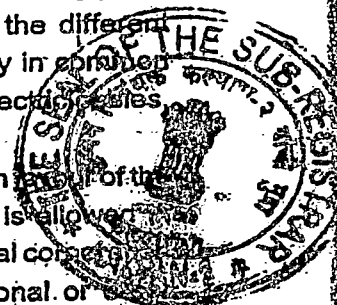


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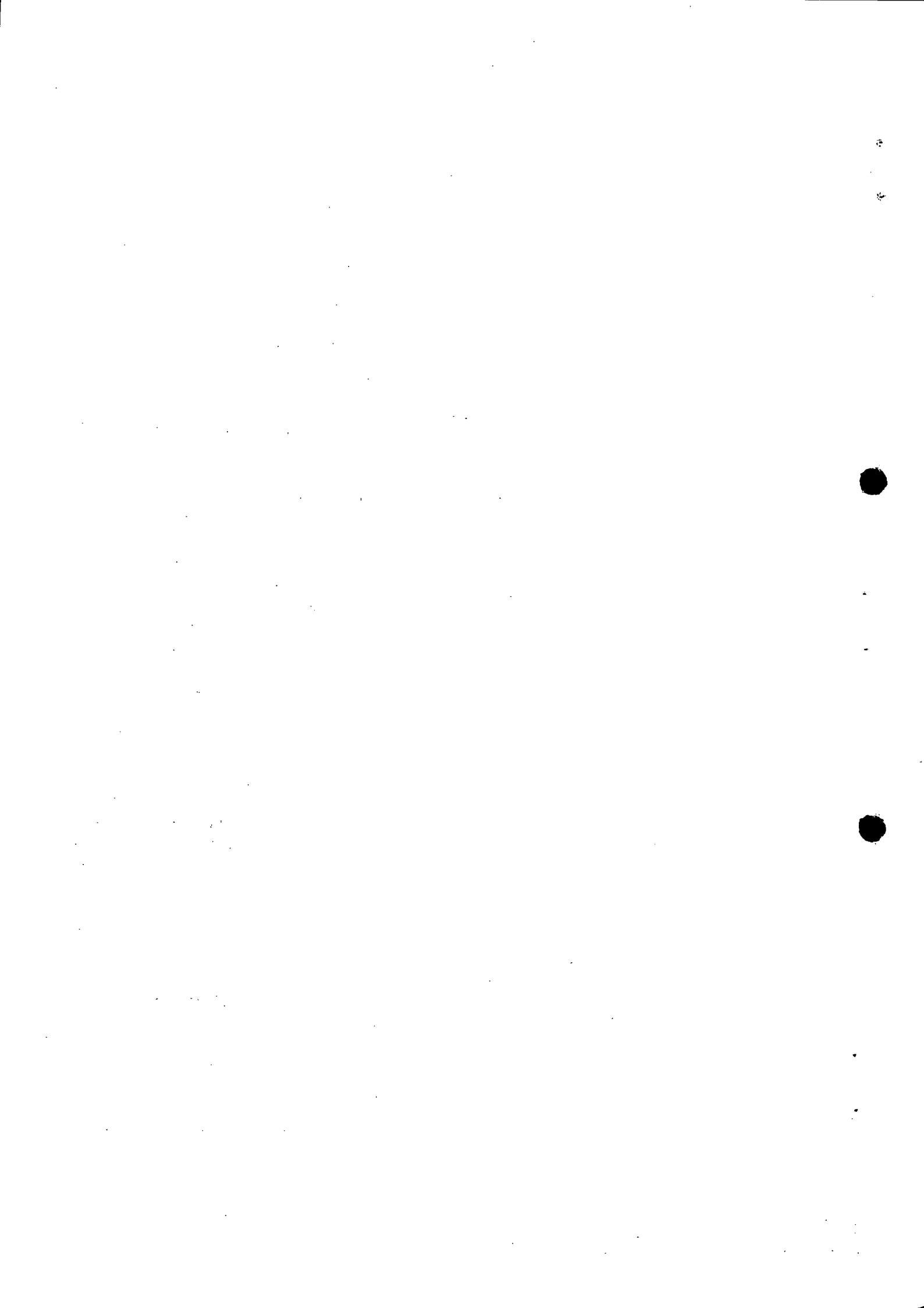
regulations etc.,

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 Promoter herein and the Purchasers and / or their society shall get the same transferred in their favour and the Promoter herein will grant the no objection as and when required.
55. THE Promoter have explained to the Purchaser that if any difficulty arises in registration of Societies due to more than one building in the said complex then some common organisation or Apex / Federal Society will be formed by the Promoter which may be found feasible and suitable in the circumstances.
56. The Purchaser has seen the layout of the proposed building complex and has agreed and understood the common amenities like common roads, drainage, sewers, water pipe lines, street lights etc., shall be the common property and shall be available for common use by all the buyers of the premises in the said complex and accordingly the Purchasers of the premises in the said complex and the different common organisation will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric lines sewerage and drainage line etc.,
57. It is agreed that if before the execution of the conveyance in favour of the proposed society and further construction on the land is allowed in accordance with the rules and regulations of the municipal corporation then the Promoter would be entitled to put up additional or construction without any hindrance by the Purchaser. Provided that any payment may, have to be made to the municipal corporation for such additional construction shall be paid by the Promoter. The Developers 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 Promoter. The Promoter and / or their transferees shall have the right to use all the staircases and other common amenities of the building. In the event of additional floors being constructed as aforesaid, 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



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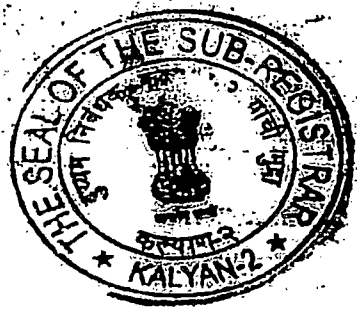


building, the Promoter shall be entitled to construct the same and to sell the additional tenements. The Purchaser herein and the members of the society shall admit such new intending purchasers at its members.

- 58. In the event of any portion of the said property being required, for putting up an electric sub-station, the Promoter shall be entitled to give such portion to the concerned body for such purpose on such terms and conditions as the Promoter shall think fit.
- 59. 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 licence agreement in respect of the premises allotted to the purchaser.
- 60. After the possession of the premises is handed over to the Purchaser if any additions or alterations in or about or relating to the said building are thereafter required to be carried out by the Government, municipality or any statutory authority the same shall be carried out by the Purchaser in co-operation with the Purchaser of the other premises in the said building at his own costs and the Promoter shall not be in any manner be liable or responsible for the same and for any damage caused to the building.

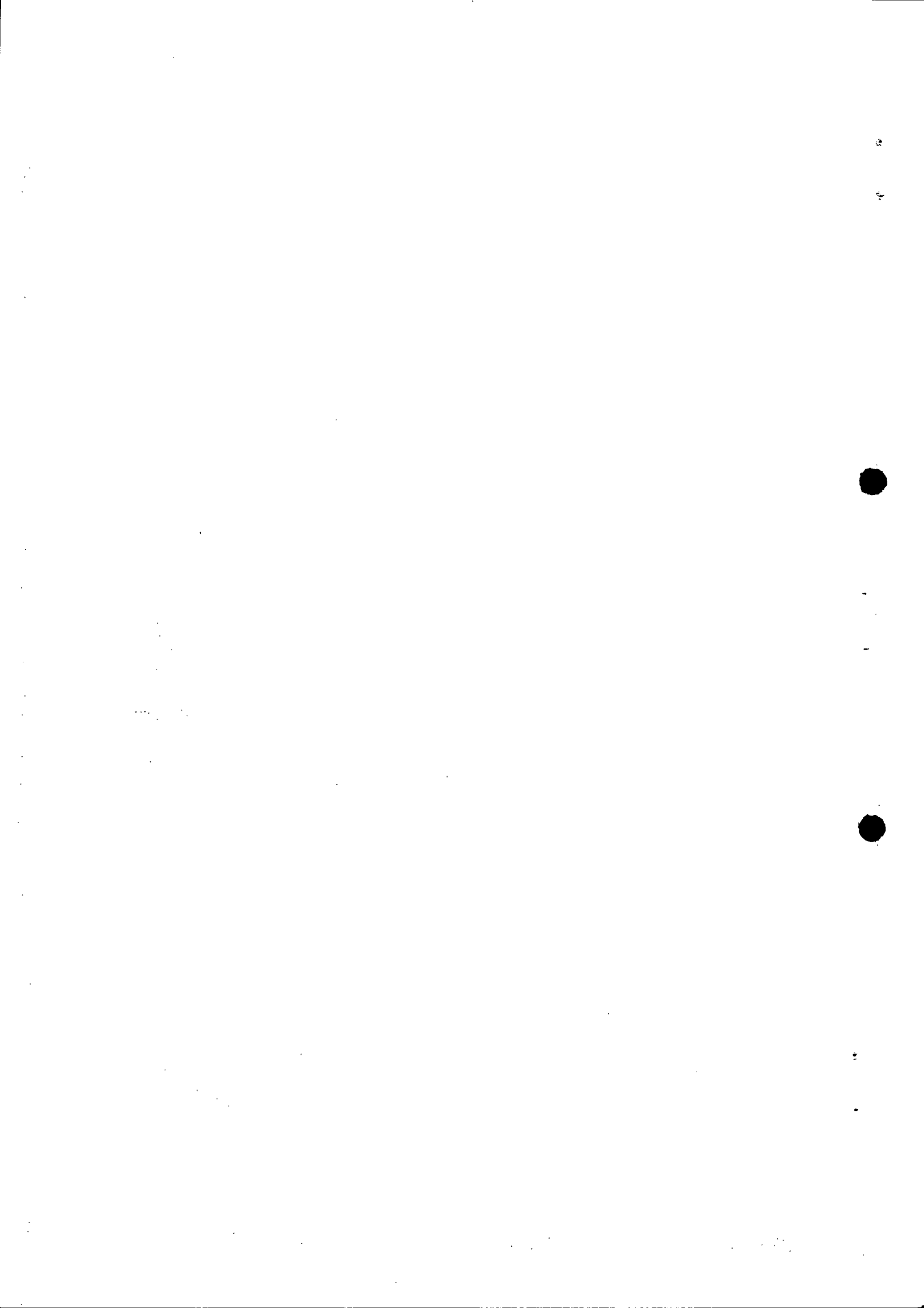
IT is hereby agreed that the Promoter shall be at liberty to amalgamate and / or combine one or more plots of land adjacent to the said land and get the plan of the proposed building/s to be constructed on the land so amalgamated / combined sanctioned from the planning authority and in such event form and get registered cooperative housing society of all the flats / shops purchasers in the said buildings and the Purchaser herein shall not, in any manner object the said right of the Promoter. It is further agreed that in such event (purchasers of the adjacent land for the purpose of development) the Promoter shall be at liberty and / or entitled to grant a right of way from or through the aid land for approaching (or of the better approach) to the adjacent lands those would be acquired with a view to developing them and the Purchaser herein shall not object the said right of the Promoter in any manner.

The Purchaser/s hereby declare and confirm that he / she have entered into this agreement, after reading and having understood the contents of all the aforesaid exemption order, building permissions, deeds, documents, writings and papers and all disclosures made by the Promoter to the Purchaser/s and with full knowledge and information thereof and subject to the terms, conditions and stipulations (the need of



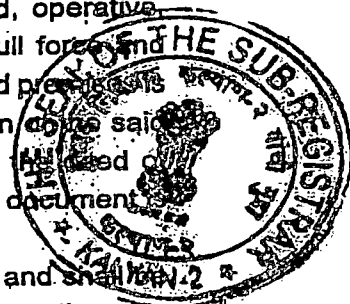
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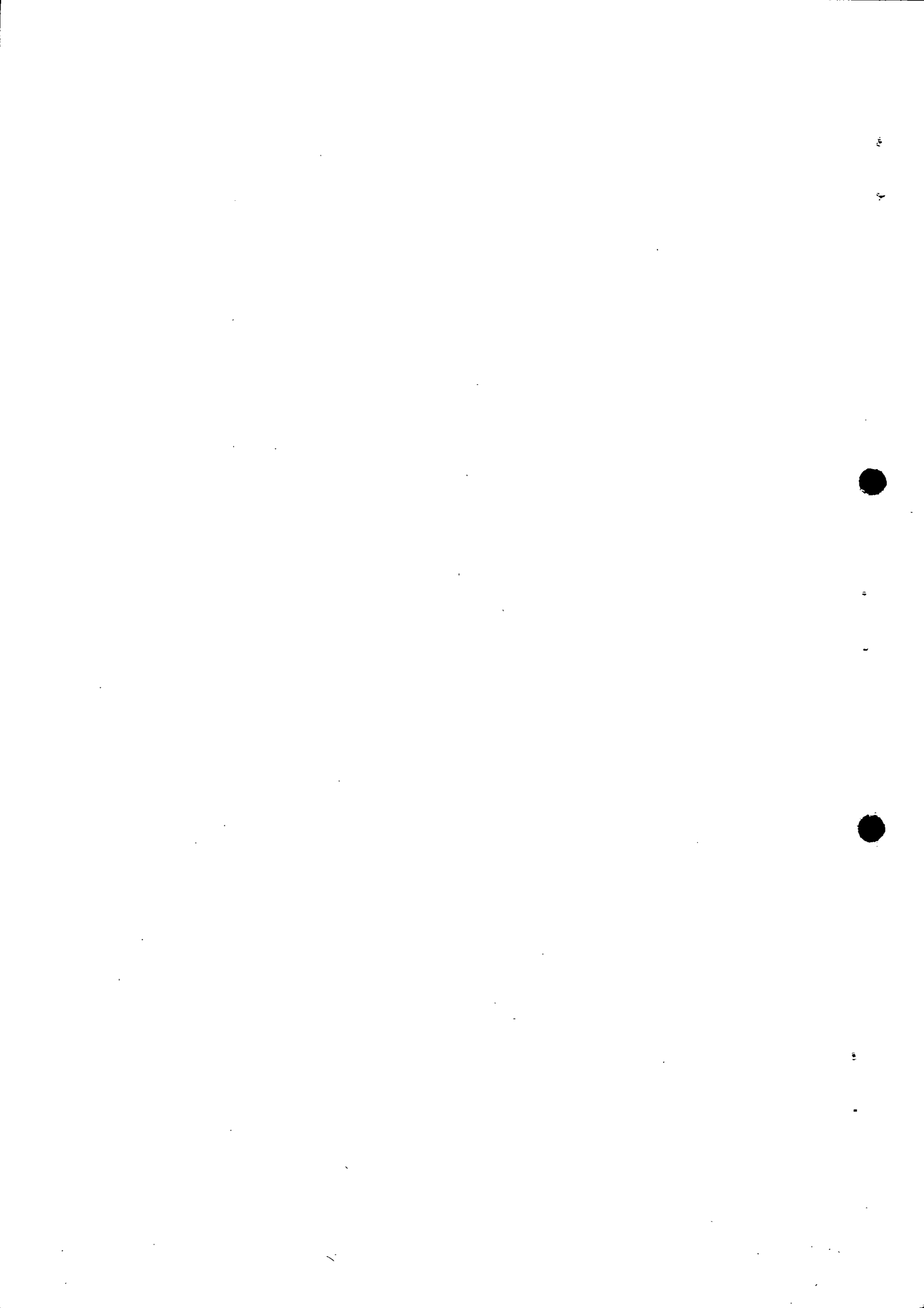
which may hereafter be imposed by the Municipal Corporation and all other concerned government bodies and authorities and also subject to the Promoter's right to make the necessary amendments, variations, modifications and / or changes therein and their right to avail, use, utilise, consume and exploit the entire balance and additional floor space index available on the said property as entire transferable development rights as may be permissible by law.

- 63. 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 sanctioned 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.
- 64. All terms, conditions and covenants of this agreement, including the powers, authorities, permission and covenant given by the Purchaser/s to the Builders/Promoter herein shall remain valid, operative, binding, continuous, subsisting, irrevocable and in full force and effect even after the occupation / possession of the said premises handed over to the Purchaser/s under the possession of the said building is handed over to the said organisation and the deed of conveyance / assignment / lease or any other transfer document executed.
- 65. The Promoter shall have full right, absolute authority and shall be entitled to sell, assign, mortgage, charge, encumber or otherwise deal with all or any of their rights, title, benefits and interest in respect of the said property, and / or the said building or any part thereof, including for the purpose of raising finance, monies for the development of the said property or otherwise, subject to the rights of the Purchaser/s under this agreement.
- 66. It is expressly agreed that the Developers shall be entitled to put a hoarding and / or cable network station mobile phone set up or station on the said property or on the building to be constructed on the said property and the said hoardings may be illuminated or comprising of neon sign or such other type or mode as may be designed by the Promoter and for the purpose Promoter is fully authorised to allow temporary or permanent construction or erection in installation either on the exterior or the said building or on the property as the case may be and the Purchaser agrees not to object or dispute the same.



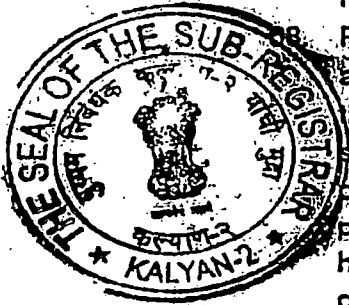
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Necessary covenants, reservations in respect thereto shall be incorporated in the proposed conveyance. The Promoter or his nominees shall be exclusively entitled to the income that may be derived by display of such advertisement or installation of cable network or mobile phone station, at any time hereafter. The Purchaser shall not be entitled to any abatement in the price of the said premises or to object to the same for any reason and shall allow the Promoter, his agents, servants etc., to enter into the said property including the terraces and other open spaces in the building for the purpose of putting and/or preserving and/or maintaining and/or removing the advertisements and/or hoardings, neon lights or such installations etc.. The Promoter shall be entitled to transfer or assign such right to any person or persons whom they deem fit and the limited company shall not raise any objection thereto.

67. THE Builders/Promoter shall not be responsible for the consequences arising out of change in law or change in municipal and other laws, rules, regulations etc.,



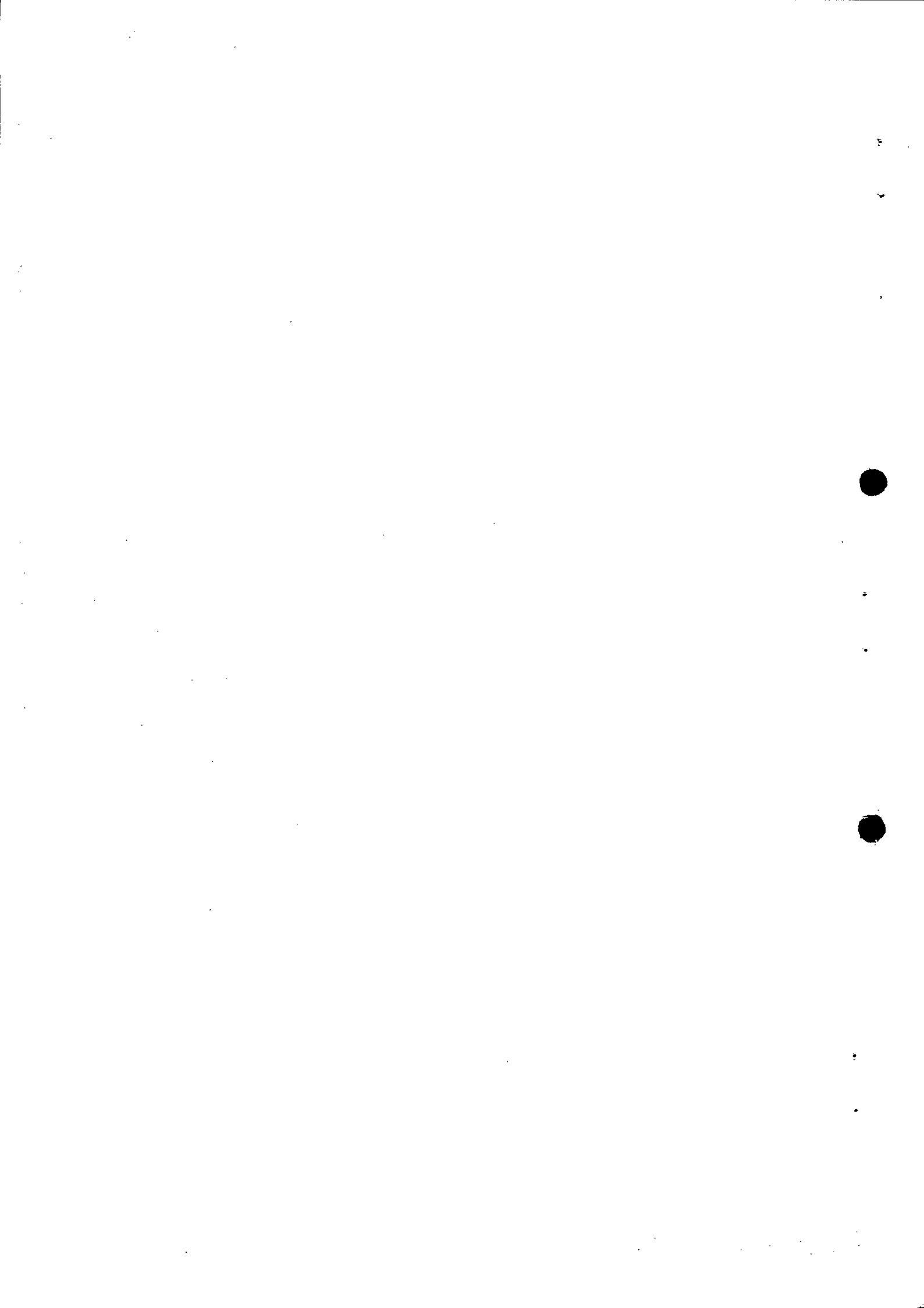
PROVIDED and ALWAYS that if any dispute, difference or question at any time hereafter arises between the parties hereto or their respective representatives or between Purchasers of other premises in the said building, and the Promoter in respect of the construction of these premises or concerning anything hereto contained or arising out of the premises or as the rights liabilities or the duties of the said parties hereunder the same shall be referred to Arbitrators of two persons one to be appointed by the Purchaser or all other Purchasers together and one by the Promoter. The Arbitrator so appointed shall appoint before entering upon the reference, appoint Chairman. The provisions of the Arbitration and Conciliation Act, 1996 shall apply to such reference.

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This agreement shall, to the extent they are statutory, always be subject to the provisions contained in the Maharashtra Ownership Flat (Regulation of Promotion, Construction, Sale, Management and Transfer) Act, 1963, (Maharashtra Act No. XV of 1997) and Rules made thereunder and any other provisions of Law Applicable thereto.

FIRST SCHEDULE

All those pieces and parcels of non-agricultural land lying, being and situate at village Gandhare, Taluka Kalyan, District Thane bearing Survey No 5 Hissa No. (part), admeasuring 8408.25 sq. metres and Survey No. 5 Hissa



No. (part), admeasuring 8650.03 sq. metres as per ceiling order and Survey No. 5 Hissa No. (part), admeasuring 8500 sq. metres and Survey No. 5 Hissa No. (part), admeasuring 7450 sq. metres as per 7/12 extract thus totally admeasuring 15950 sq. metres as per 7/12 extract and 17148.28 sq. metres as per ceiling order now numbered as Survey No. 5 Hissa No.1 admeasuring 13630 sq. metres within the limits of the Kalyan Dombivli Municipal Corporation and bounded as follows:

On or towards East	: Gokul Nagar
On or towards West	: 18 metres wide road
On or towards South	: Survey No. 3/6 & 4/1
On or towards North	: Pipe Line

together with all easement rights etc.,

SECOND SCHEDULE

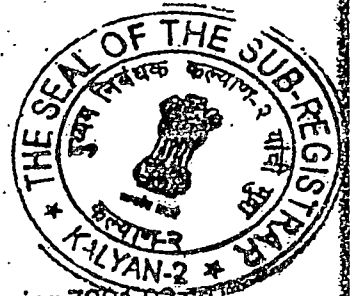
All those development rights in respect of an area admeasuring 7291.92 sq. metres out of the non-agricultural land lying, being and situate at village Gandhare, Taluka Kalyan, District Thane bearing Survey No. 5 Hissa No. (part), admeasuring 8498.25 sq. metres and Survey No. 5 Hissa No. (part), admeasuring 8650.03 sq. metres as per ceiling order and Survey No. 5 Hissa No. (part), admeasuring 8500 sq. metres and Survey No. 5 Hissa No. (part), admeasuring 7450 sq. metres as per 7/12 extract thus totally admeasuring 15950 sq. metres as per 7/12 extract and 17148.28 sq. metres as per ceiling order now numbered as Survey No. 5 Hissa No.1 admeasuring 13630 sq. metres within the limits of the Kalyan Dombivli Municipal Corporation together with all easement rights etc.,

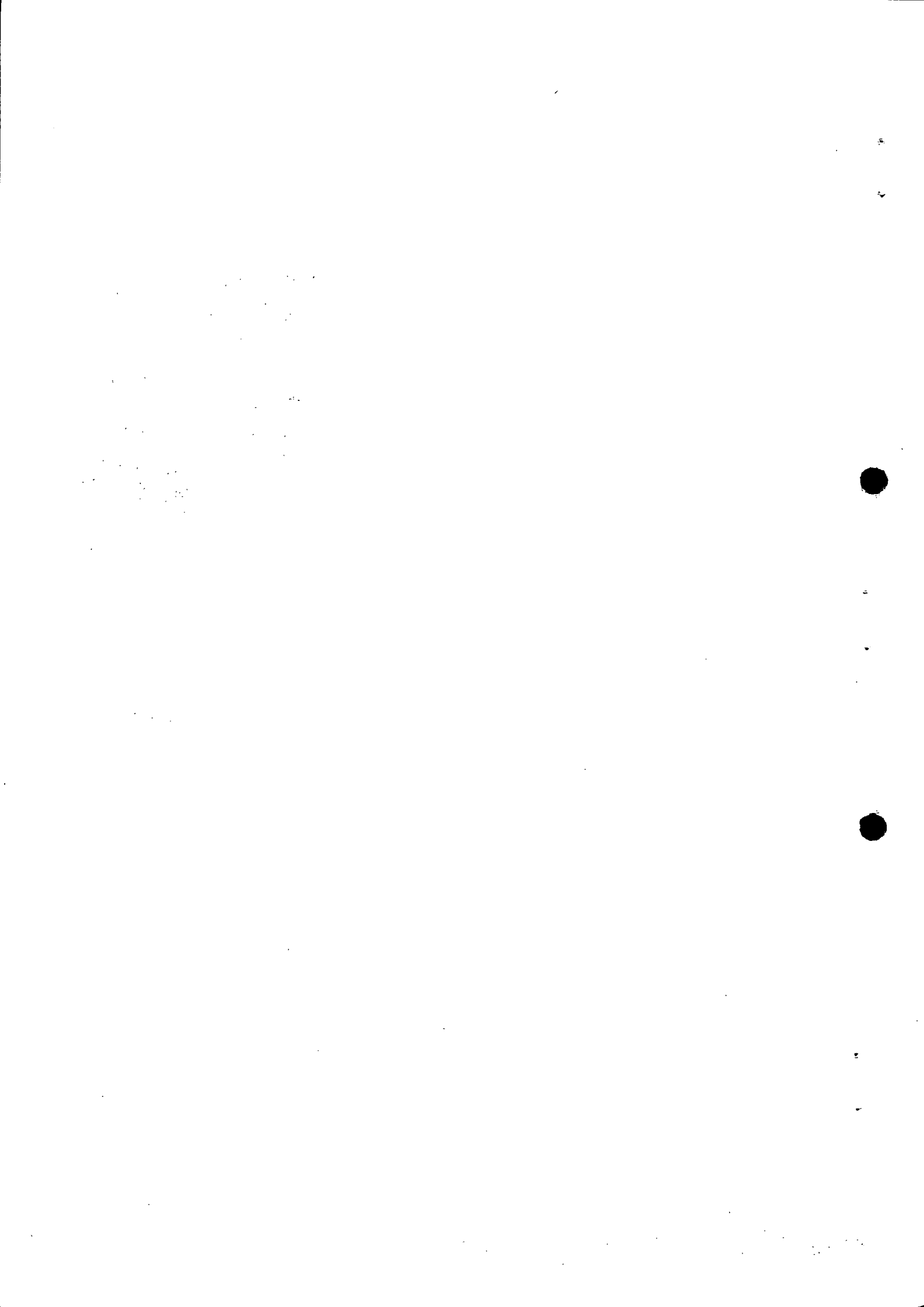
IN WITNESS WHEREOF the parties have set and subscribed their respective hands and seals to this writing on the day and the year first hereinabove mentioned.

SIGNED & DELIVERED

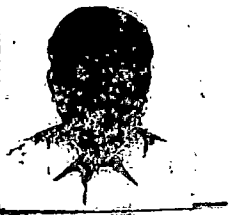
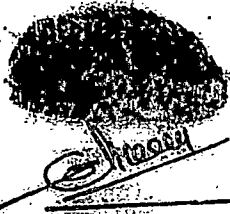
by the within named Promoter
M/s. Om Shree Sai Krupa Construction,
a sole proprietary firm,
through its sole proprietress

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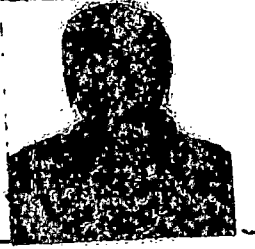
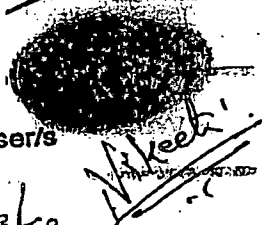




Sau. Anjana Sahebrao Chavan
through her constituted attorney
Shri Sunil Sahebrao Chavan



SIGNED & DELIVERED
by the within named Purchaser/s



Ms. Nikeeta Sharad Shirke

_____X_____

WITNESS:

1. Mr. Sharad Karbhori Shirke




Mr. Rohan Sunil Pawar



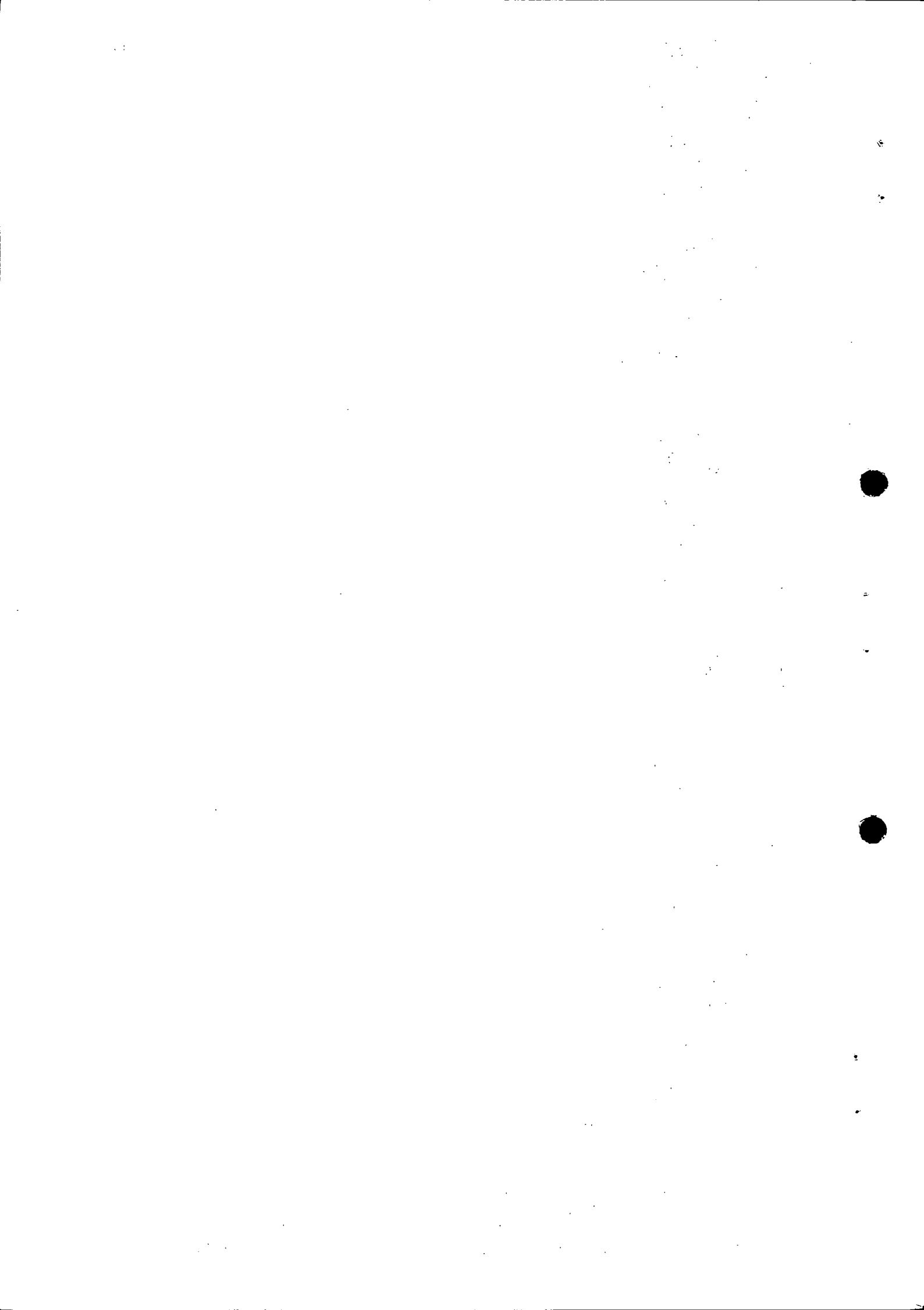
RECEIPT:

RECEIVED WITH THANKS FROM
THE WITHIN NAMED PURCHASER
THE SUM OF Rs. 300000/-
(Rupees Three Lac Rupees Only)
being the part price / consideration in respect
of sale of the flat hereinabove mentioned.

] I SAY RECEIVED
]
] 
] Promoter

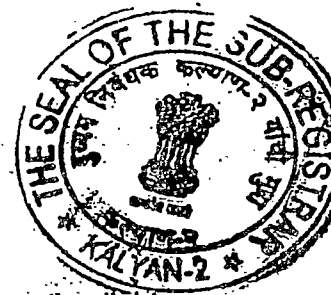
OM SHRI SAI KRIIPA CONSTRUCTION

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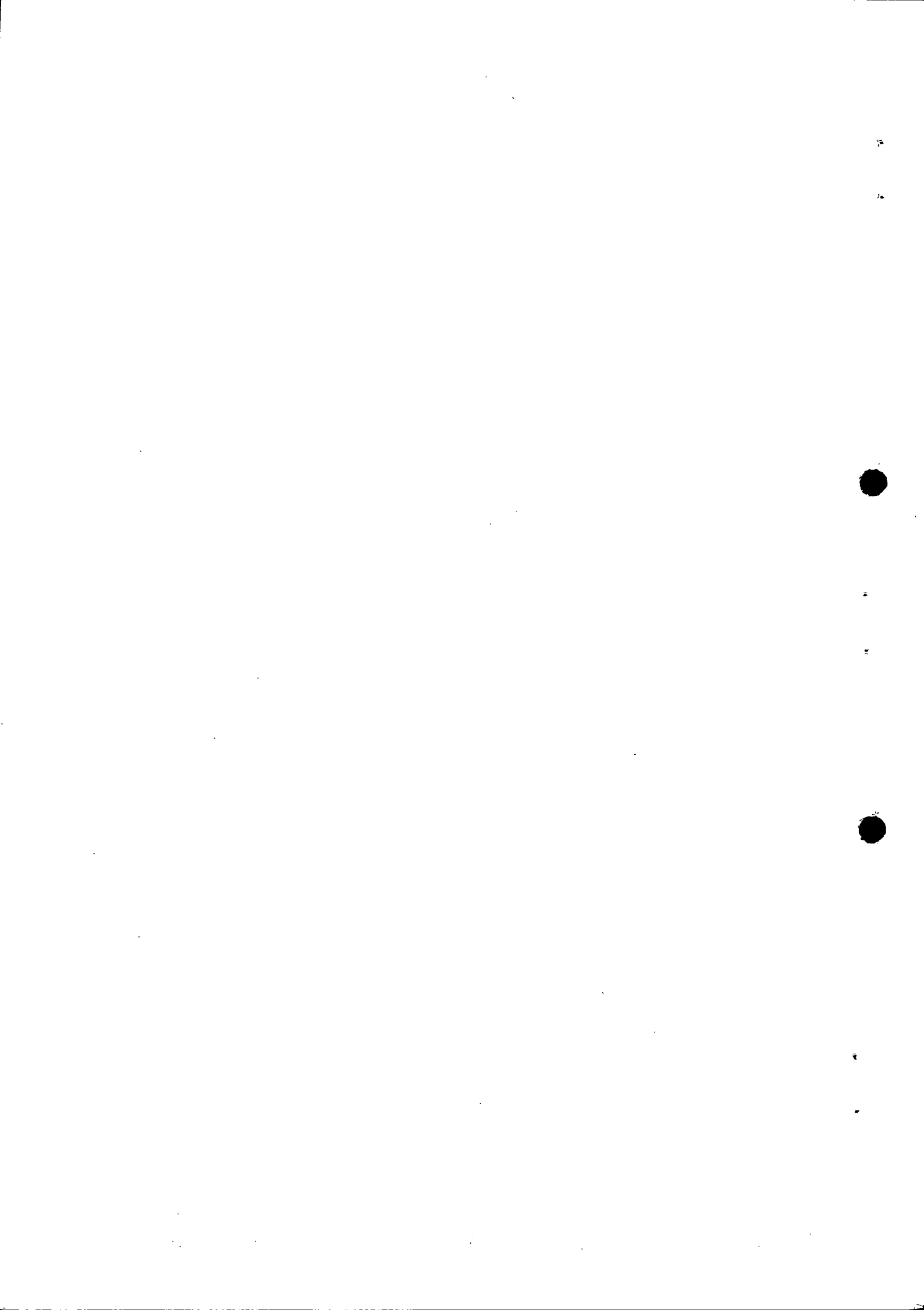
AMENITIES

- ✦ 2X2 Vitrified Tiles Flooring in entire Flat
- ✦ Green Marble Kitchen Platform with Stainless Steel sink with service platform & tiles upto ceiling
- ✦ Water Purifier in kitchen
- ✦ Designer tiles full in all toilets and bathrooms
- ✦ Super brand mixer fitting and equipments in all bathrooms.
- ✦ French windows in Hall, Bed, M. Bed with marble seats
- ✦ Loft in kitchen and bath in each flat for storage
- ✦ Powder coating sliding windows in all rooms with tinted glass
- ✦ Concealed plumbing and wiring
- ✦ P.O.P. finished wall painted with acrylic paints
- ✦ Cornice moulding in entire hall, bed and passage.
- ✦ A.C. provision with electrical fitting
- ✦ Solar water heater
- ✦ Wash basin with mirror.
- ✦ Cable T.V. / Telephone point in Hall and Bedrooms.
- ✦ Generator Back-up for lift, pump, staircase and surrounding lights.
- ✦ Automatic toilet cleaner (Technical Concept U.K.) *On Contract with Compa*
- ✦ Ozoneotrilliser (Technical Concept U.K.) *On Contract with Company*
- ✦ Swimming Pool. Also Sauna and Steam Bath
- ✦ Club House with Indoor games like Chess, Carrom and Table Tennis
- ✦ Children's Play Park for fun and frolic



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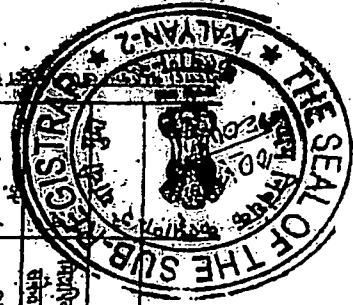
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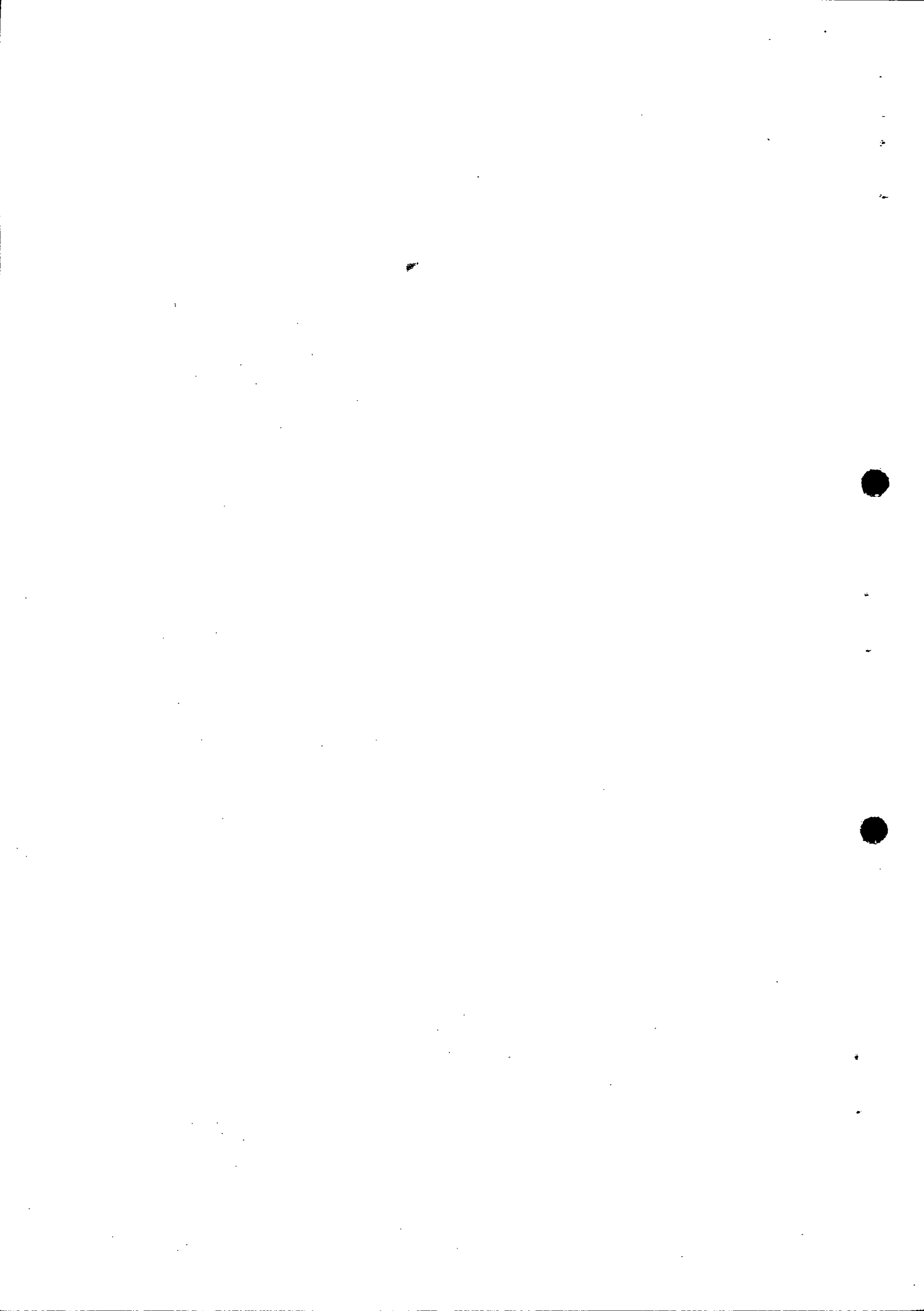
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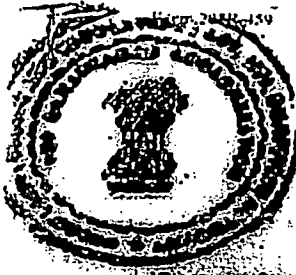
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ULC/ULN/Sec.(20)(N)/SR-459
Ulhasnagar urban Agglomeration,
4th floor, Collector Office Building,
Pune. Date-17/11/2003

Exemption Order granted under section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 incorporating Guidelines given by Judgement dated 30th January, 1990 and 17th November, 1995

Reference No. SR/459

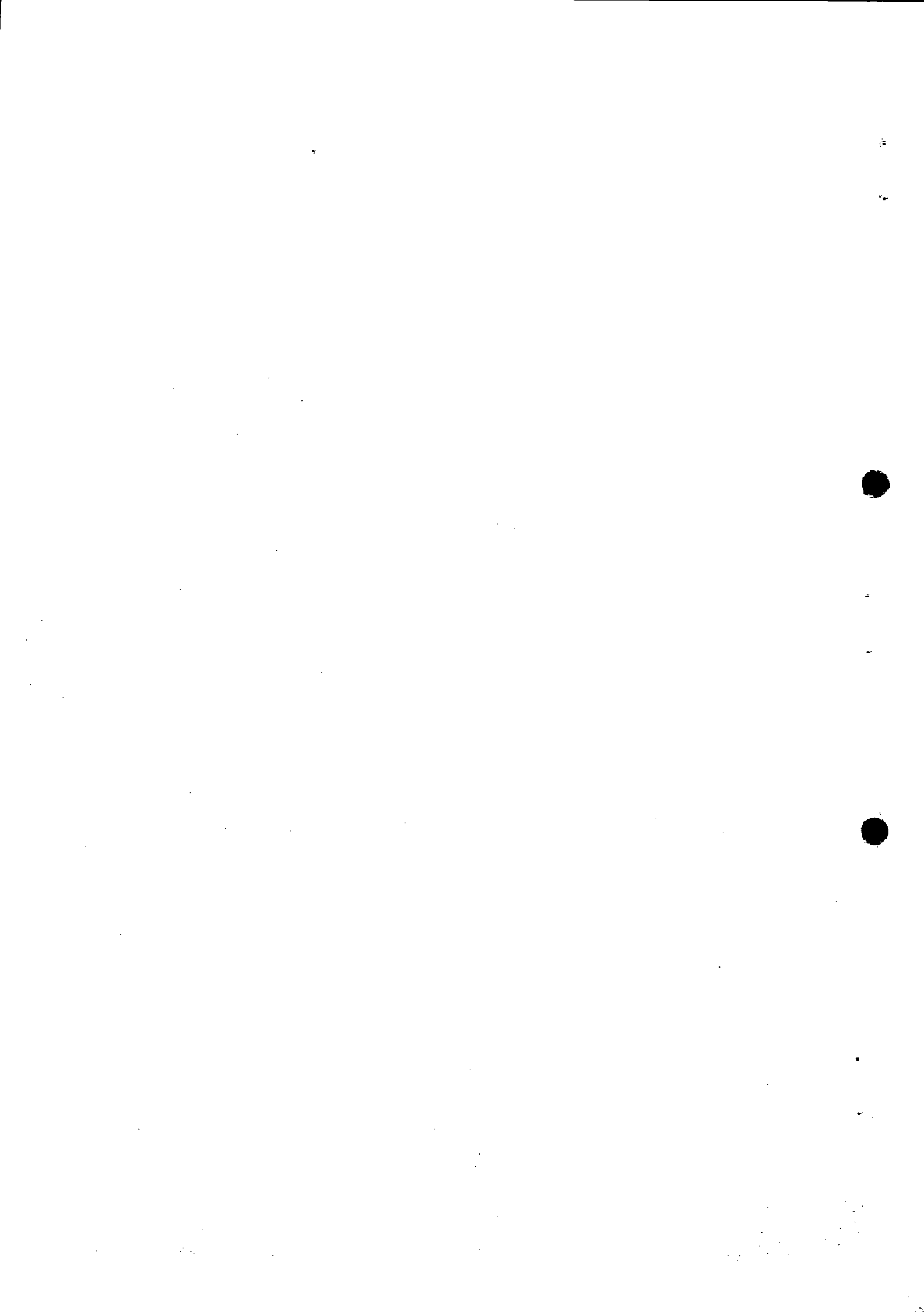
Shri Mangal Nago Wayale holds surplus vacant land in excess of ceiling limit in Ulhasnagar Urban Agglomeration is shown in Schedule AND WHEREAS, the said person Shri. Asif Abedin has applied for grant of Exemption under section 20 of said Act as per Guidelines issued on 22nd August, 1986 and amended from time to time.

AND WHEREAS it is satisfied regarding the location of land, the purpose for which the said Excess land is being used and the scheme submitted by the said person for providing Site/services/core house and construction of tenements of different categories within a reasonable span of time, satisfied main object of creating housing stock and meets the requirements of terms and conditions laid down in the Government guideline, it is necessary in the public interest to consider the request of application/person under the provision of section 20 of the Urban Land (Ceiling and Regulation) Act, 1976.

NOW THEREFORE, in exercise of the power conferred by sub-section (1) of section 20 of the Said Act, after having recorded in writing the reasons for making this order. The Deputy Collector and Competent Authority is hereby pleased to exempt the said vacant excess lands mentioned in the schedule from the application of the provision of Chapter-III of the Act, subject to the following conditions :

1. The said person shall get the layout, building plan and N.A. permission approved from concerned appropriate Authority.
2. The holder shall advertise the entire scheme within six months from the date of execution of the order in at least two local newspapers, giving full details of the scheme including the and final selling price for tenements for plinth and carpet area specification, location, terms condition of allotment of tenements, in accordance with Maharashtra Ownership Flat Act, 1963. He shall send copies of the advertisements to the Competent Authority within one week from date of publication of the Advertisement.
3. (a) First 4000 Sq.mtrs. of land of each shareholder should be utilized for the construction of tenements having plinth area up to 40 Sq.Mtrs.
(b) The said person make the utilization of 70% of area covered excluding in para 3(a) above for Component "A" OR develop converted A component by constructing tenements of up to 25 Sq.Mtrs. On 30% land and tenements upto 50 sq.mtrs. On 50% land and tenements upto 80 Sq.Mtrs. On 20% land.

कलन २
17/11/03

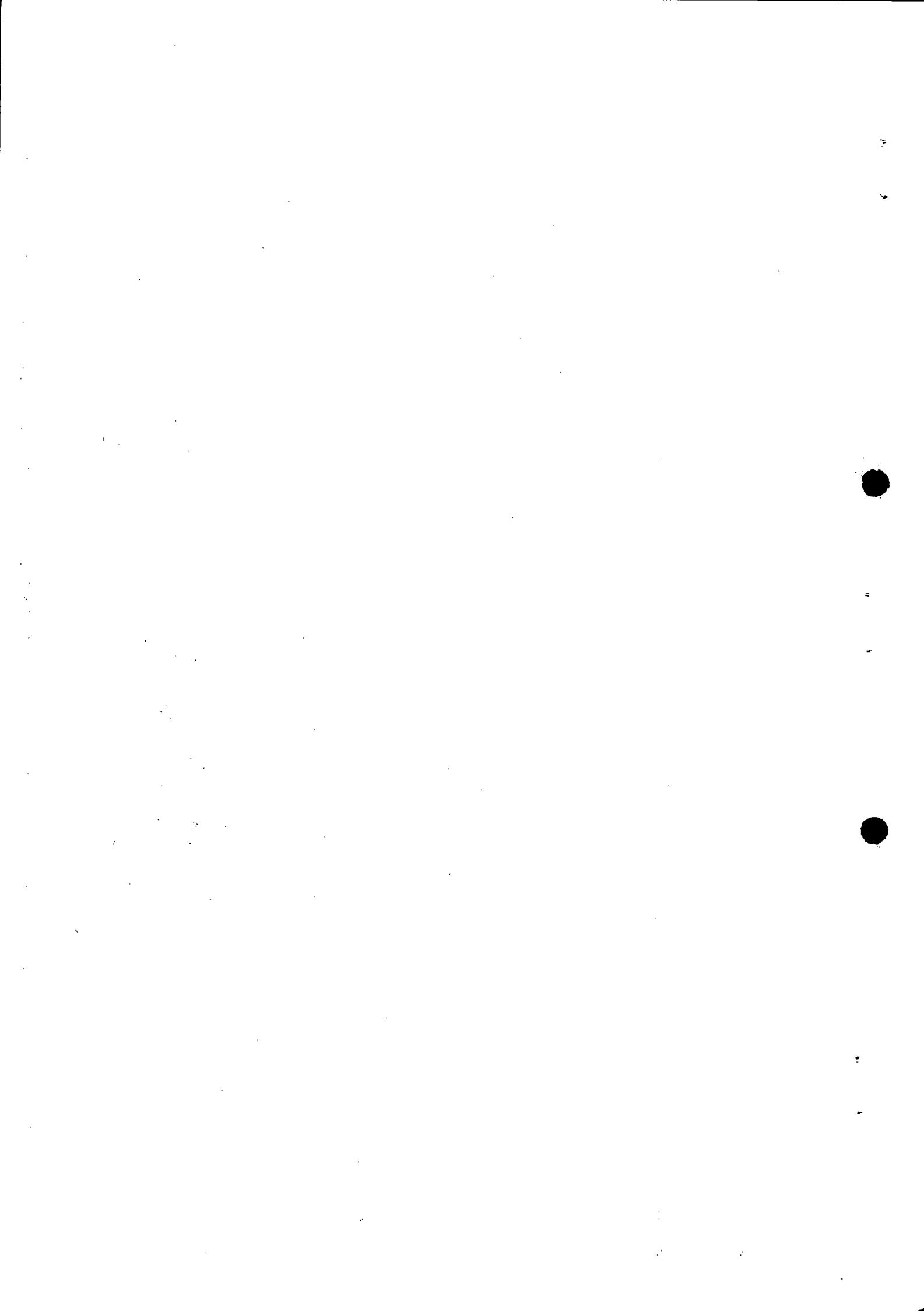


(c) Rest of area excluding Para (a) and (b) above should be utilized as Component "B".

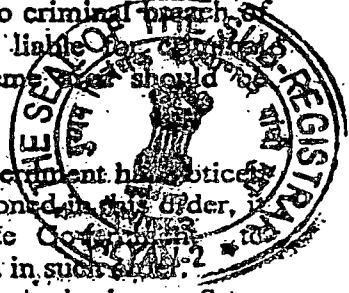
4. Builder shall maintain the register of applicant chronologically for Component & other part of the scheme separately, registering them on the basis of date of receipt of application. The register should be up to date and available for inspection by appropriate authorities. Appropriate receipt acknowledging acceptance of such Application with its number shall be issued to the applicants and number given to the applicant in the register shall be clearly indicated in the said receipt. Simultaneously a copy of the application with its number shall be sent by the builder to the committee the chairmanship of Additional District Judge for committees record.
5. The said person shall commence construction of tenements within a period of One year from the date of this exemption order and shall complete the construction work within three years failing which the exemption shall stand withdrawn. If part of land is utilized and part remains unutilized, then the land under such incomplete buildings in the land appurtenant at there will attract provision of chapter III of Urban Land (Ceiling and Regulation) Act, 1976.
6. Allotment under the scheme shall be on the basis of One Family-One Flat and the family shall include husband, wife and dependent minor unmarried children. A family which has one flat in any agglomeration within Maharashtra shall not be entitled to allotment, or acquisition by transfer of a flat under said scheme.
7. The number of Government nominees shall not exceed 5% of the total accommodation available in the said scheme and Government nominees shall belong to member of Weaker Section of Society.
8. The quality of constructions shall not be inferior to the specifications laid down in the guidelines of 22nd August 1986. The quality of construction shall be subject to building regulations of the local Authorities and subject to search other conditions as may be imposed by the Municipal Council/Local Planning Authority/Town Planning Authority and other statutory bodies.
9. The said person shall not transfer the exempted lands (with or without building thereon) or any part thereof to any other person, except for purpose of mortgage in favour of any financial institution specified in sub-section (1) of section 19 of the Act, for raising finance for the purpose of construction of any one or all the tenements mentioned above.
10. The area required to be kept open according to the D.C. Rules, Building regulation of concerned Municipal Corporation/Municipal Council / Town Planning and other statutory regulation shall always be kept open. This part of the land shall not be used for any construction what so ever, even if there is change in F.S.I. in future, permitting additional construction.
11. The said person shall submit from time to time necessary work progress report as prescribed by the Deputy Collector & Competent Authority in order to indicate the progress of the work done by him.



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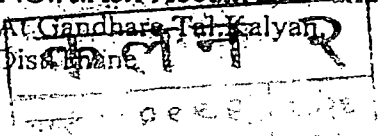


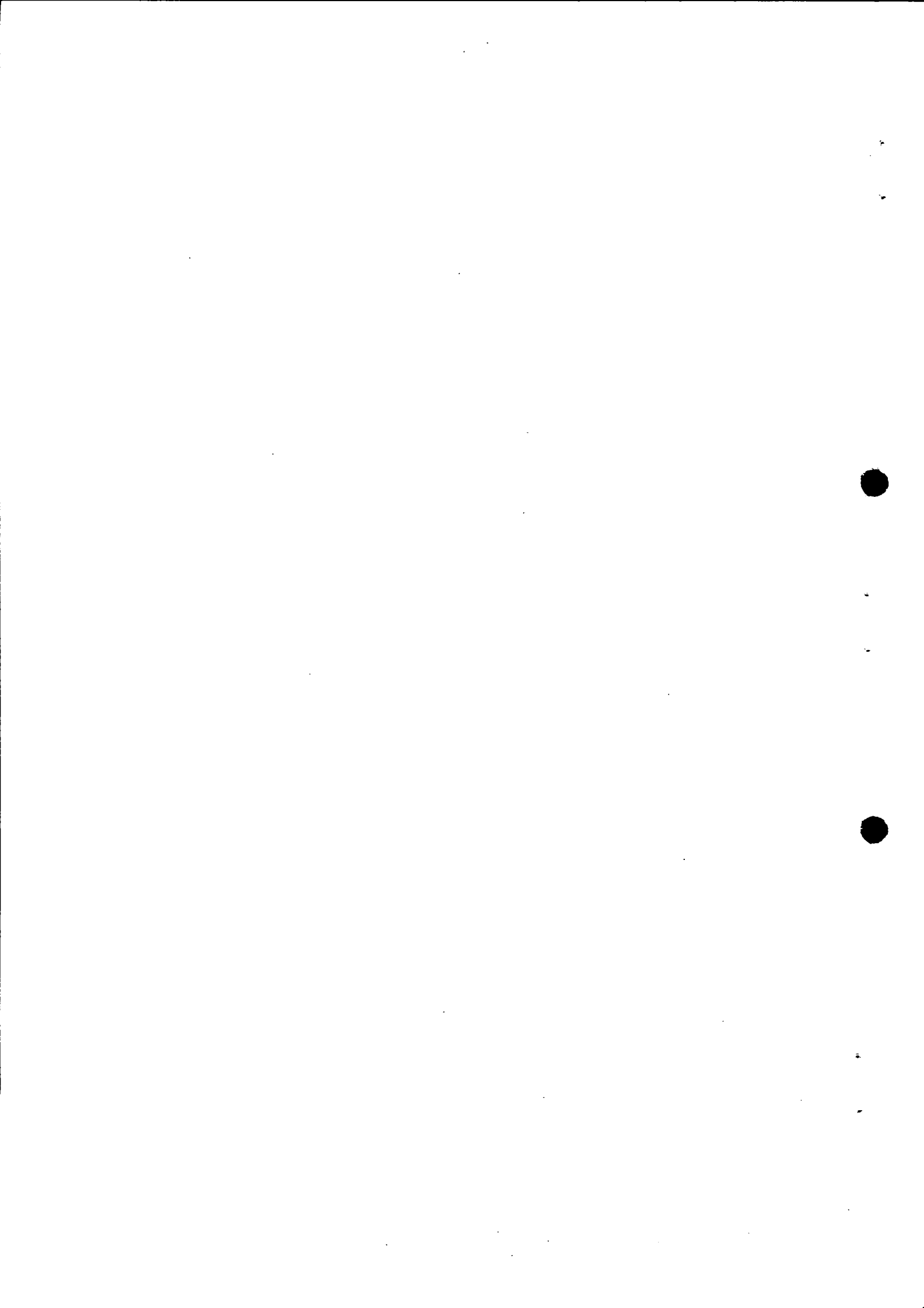
12. It shall be lawful for the State Government, or the Deputy Collector and Competent Authority or any person specifically authority said by the State Government in this behalf to enter on land, so allowed to be retained for the purpose of construction of tenements/providing sites and services / core houses to inspect and check the developments, construction and disposal of the tenements.
13. The exemption granted under section 20 of said Act shall be deemed to have been withdrawn for such vacant land which have not been built upon, as and when such exempted lands are required for any Government organization in public interest.
14. The State Government and Competent Authority reserves the rights to alter any of the condition prescribed herein.
15. The committee formed according to circular dated 16/01/1996 shall have power to scrutinize all relevant documents and give appropriate direction to the Builder and the applicant regarding allotments of tenements constructed for the Weaker Section of society.
16. The future change in Development Plan will be binding on Developer/Land owner. If Developer uses the F.S.I. of D.P. Road on land under secheme area, he has to surrender 10/20/30 % built up area in the form of tenements as per Govt. Rules.
17. Tenements reserved for Government nominees shall be maintained by the developer till the final allotment. A transfer or sale of a tenement reserved for Government's nominees shall amount to criminal breach of trust and a person responsible for this would be liable for prosecution. Necessary approach road to the scheme should be provided by the Land Owner/Developer.
18. If at any time Competent Authority or the State Government has notice that there is breach of any of these conditions mentioned in this Order, it shall be lawful for Competent Authority or State Government to withdraw the exemption order from the date specified in such order. Provide that before making such order, Competent Authority or State Government shall given reasonable opportunity to the person whose lands are so exempted for making representation against the proposed withdrawal. When such exemption is withdrawn or deemed to be withdrawn for the breach of condition, the Provision of chapter-III of the said Act shall apply to such lands as if the land had not been exempted under this order and Competent Authority or State Government would empowered to acquire such land with building thereon, under the provision of section 10 of the U.L.(C. & R.)Act,1976.



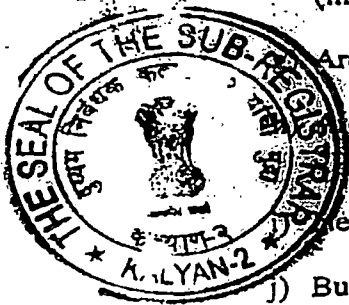
SCHEDULE

1. Name & Address of the Person holding land. -- Shri.Mangal Nago Wayale
P.O.A.Asif Abedin-Zozwala
At.Gandhara Tal.Kalyan,
Dist.Chandernagore
2. Status of the Person

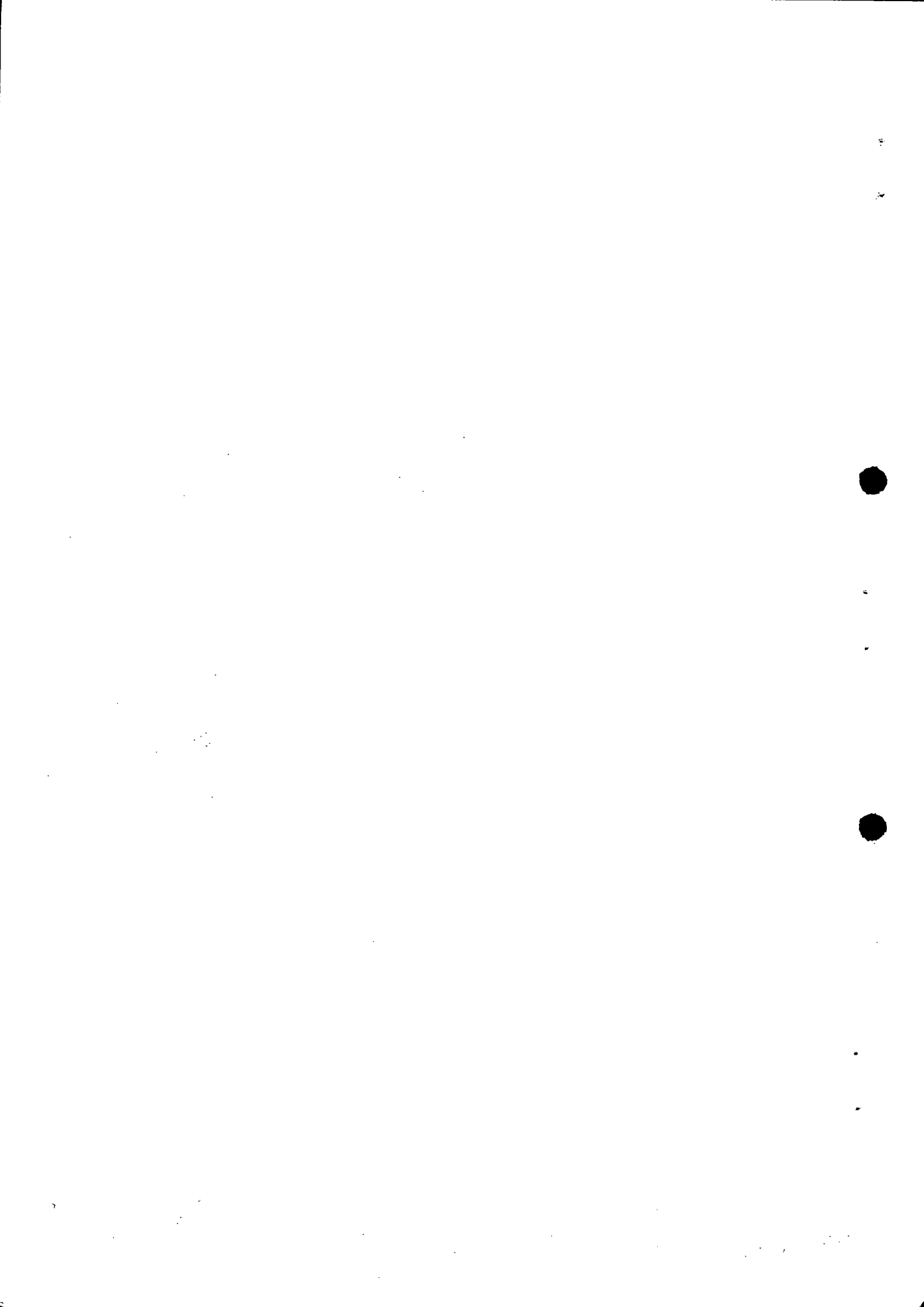




3. Inward No. and date of application .. 1822/dt.13-10-2003
4. Name of the Urban Agglomeration .. Ulhasnagar Urban Agglomeration
in which Exemption is sought .. Thane
situated.
5. Description of the property for which exemption is sought.
- a) District / Taluka / Village .. Thane/Kalyan/Gandhare
- b) S.No./C.T.S.No. .. 5pt,54pt
- c) Total Surplus /Probable Surplus area in Sq.Mtrs. .. 28787-51 sq.mtrs.
- d) Land to be retained as per Circular, .. 10000-00 sq.mtrs.
Dated 11/8/1989
- e) Total area under scheme. .. 13564-04 sq.mtrs.
- f) Area under reservation, if any. .. 4952-75 Sq.mtrs.
(including D.P.Road)
- g) Area of land to be exempted. .. 8611-29 sq.mtrs.
- h) Area under compulsory open space and internal road. .. 1291-68 sq.mtrs.
- i) Net buildable area under scheme. .. 7319-61 sq.mtrs.
- j) Built-up area to be sold to Govt. nominees at fixed rate .. 365-97 sq.mtrs.
- k) Buildable land to be surrendered to Government free of cost .. Nil
- 6 Total number of tenements to be constructed. .. 183
(upto 40 sq.mtrs.)



कलन र



Form 20SR-159

7, No. of Tenements to be sold to Govt. .. 10
nominess at fixed rate.
(upto 40 sq.mtrs.)

Subject to approval of building plans, from Kalyan Dombiwali Municipal Corporation, Kalyan.



Ashok Shingare

(Ashok Shingare)

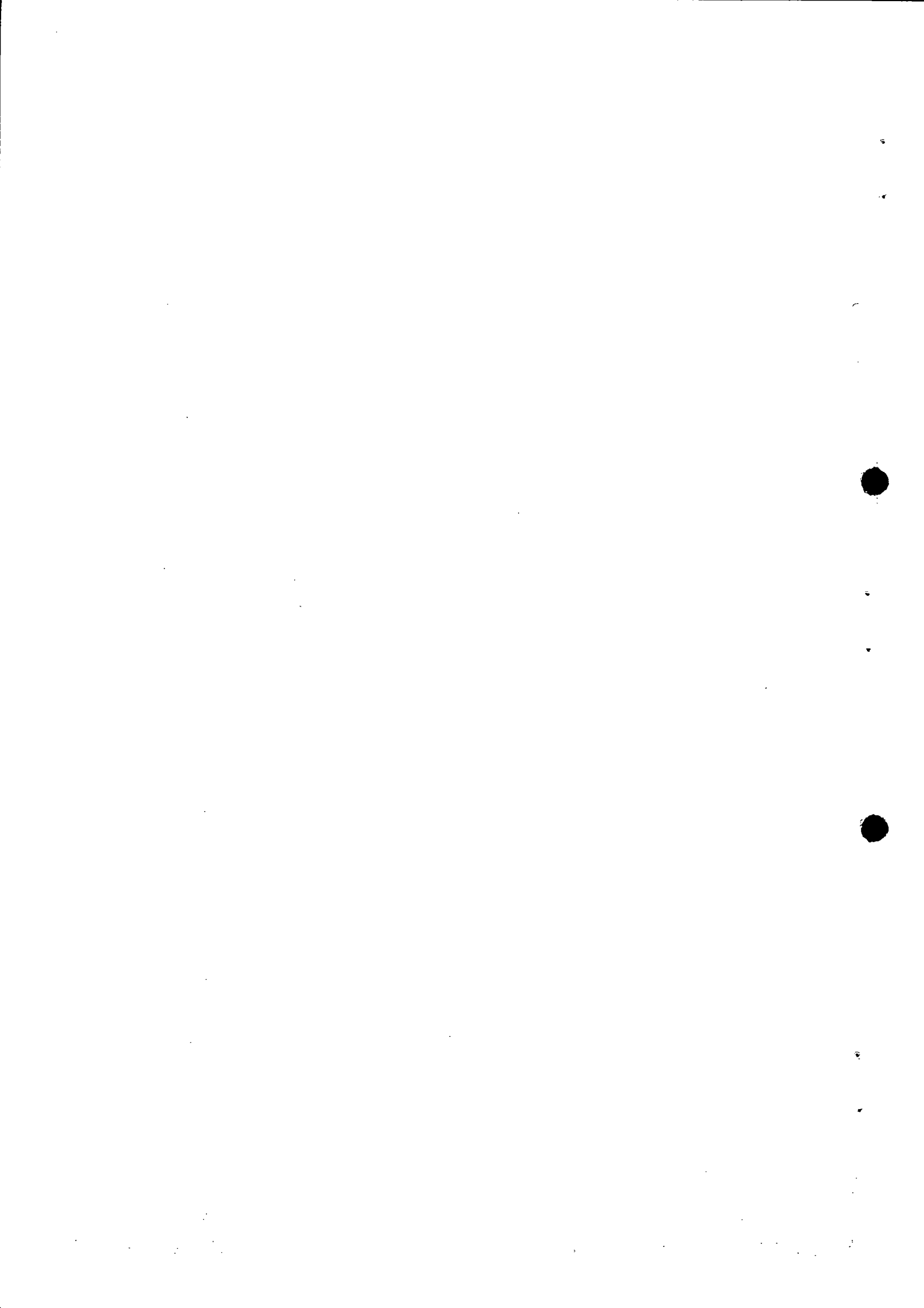
Dy. Collector & Competent Authority
Kalyan Urban Agglomeration
Thane.

Handwritten notes in Marathi, partially illegible.

To,
Shri Mangal Naago Wayale
P.A.H. Shri Asif Abedin Zozwalla
At Gandharé, Tal. Kalyan,
Dist. Thane.



कलन २
दस्त नं. ६६६६ २०१६
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ULC/ULN/Sec.(20)(D)/SR-472
Dy. Collector & Competent Author.
Ulhasnagar Urban Agglomeration
4th floor, Collector Office Building
Thane. Date 13/2/2004

Exemption Order granted under section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 incorporating Guidelines given by Judgment dated 30th January, 1990 and 17th November, 1995.

Reference No. SR/472

Shri Mangal Nago Wayale holds surplus vacant land in excess of ceiling limit in Ulhasnagar Urban Agglomeration is shown in Appendix A.

AND WHEREAS, the said person Shri Asif Abedin Zozwala has applied for grant of Exemption under section 20 of said Act as per Guidelines issued on 22nd August, 1986 and amended from time to time.

AND WHEREAS it is satisfied regarding the location of land, the purpose for which the said Excess land is being used and the scheme submitted by the said person for providing Site/services/core house and construction

tenements of different categories within a reasonable span of time, satisfies

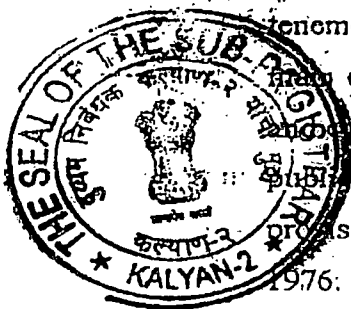
the main object of creating housing stock and meets the requirements of the

conditions laid down in the Government guideline, it is necessary in

public interest to consider the request of application/person under

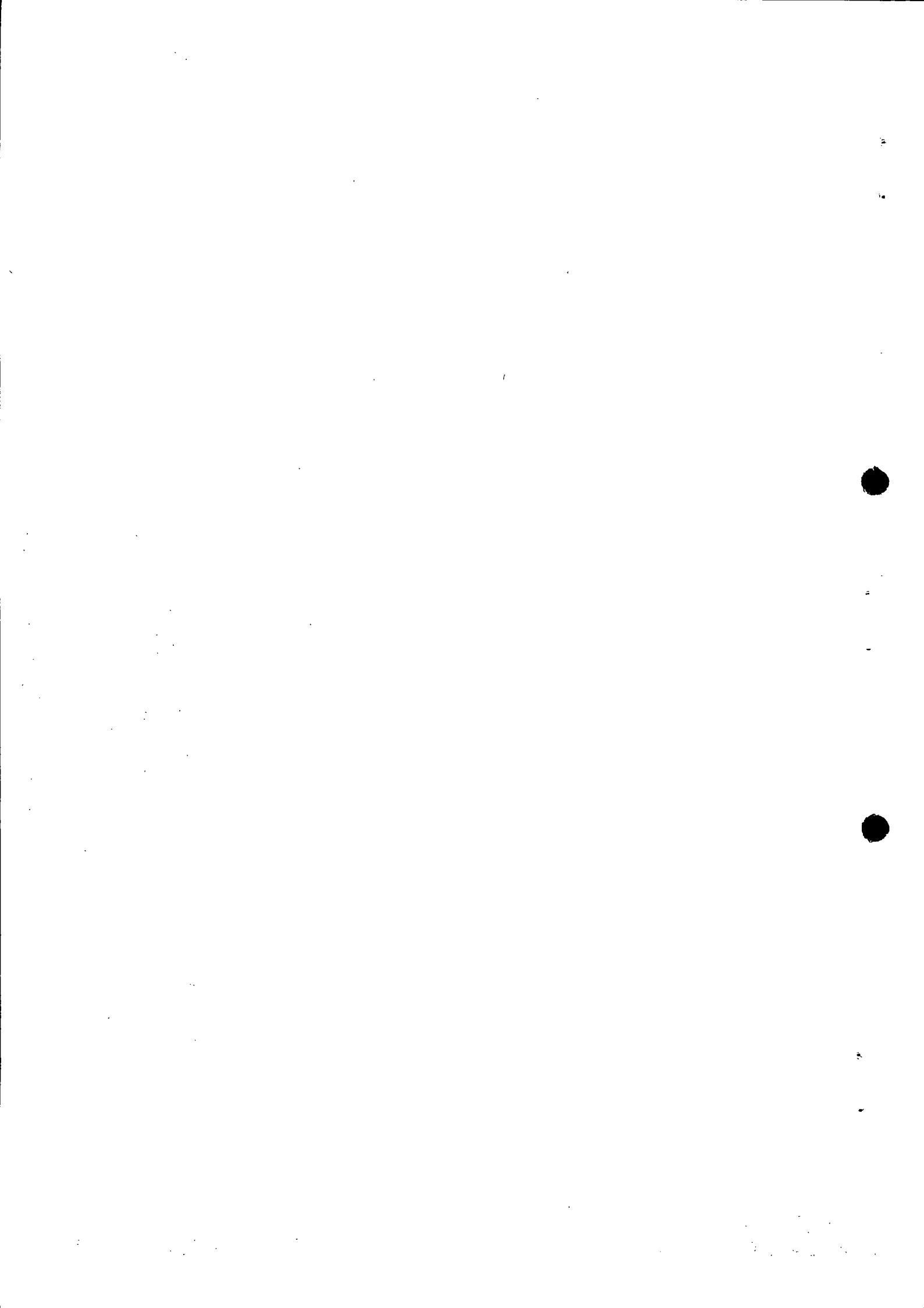
provision of section 20 of the Urban Land (Ceiling and Regulation) Act

1976.

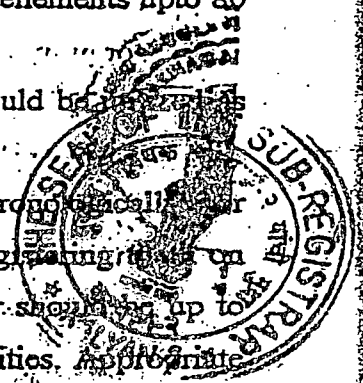


NOW THEREFORE, in exercise of the power conferred by sub-section of section 20 of the Said Act, after having recorded in writing the reasons making this order. The Deputy Collector and Competent Authority is hereby pleased to exempt the said vacant excess land as mentioned in the schedule from the application of the provision of Chapter-III of the Act, subject to the following conditions :

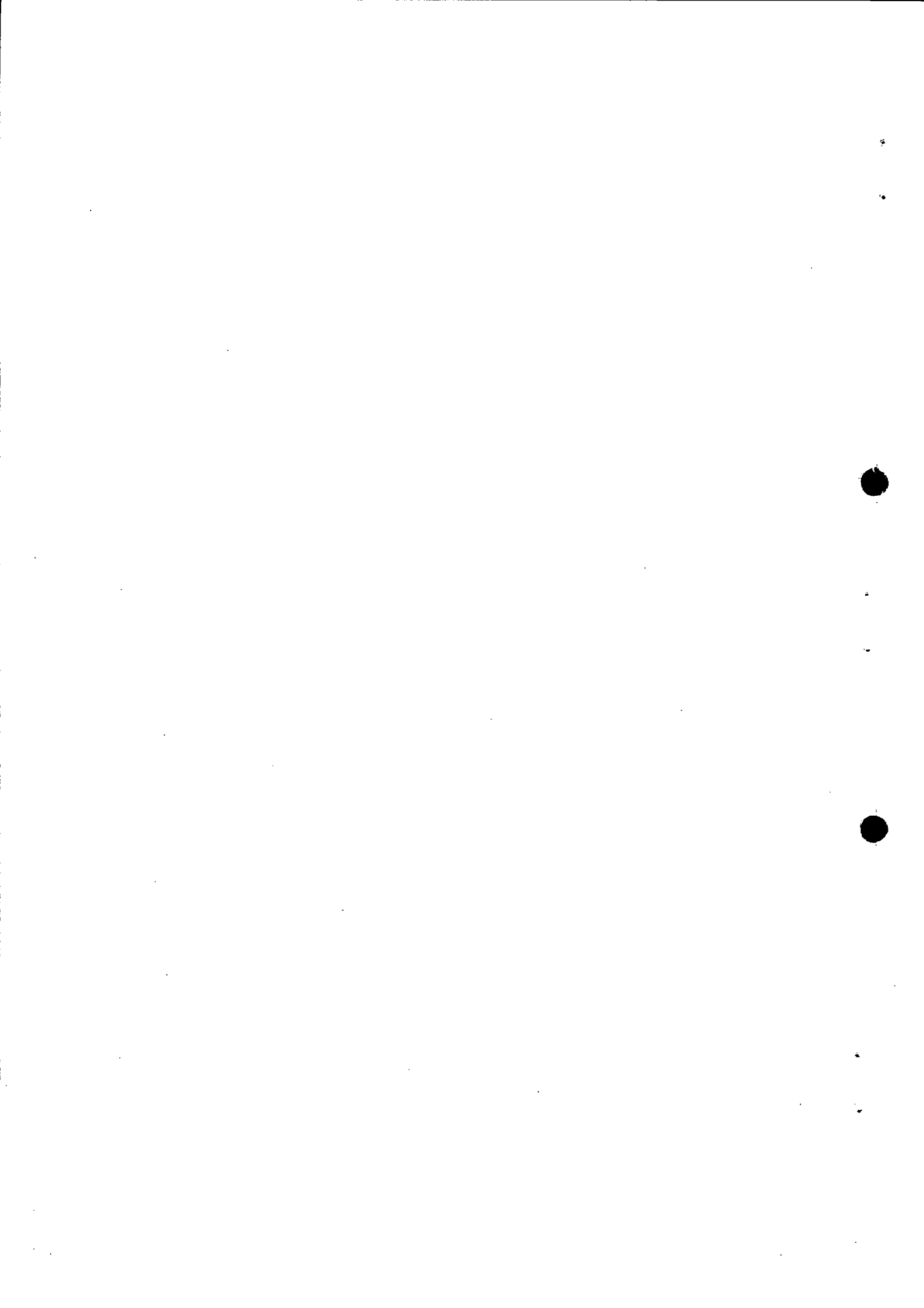
The said person shall get the building plan approved from the competent authority.



2. The holder shall advertise the entire scheme within six months from the date of execution of the order in at least two local newspapers, giving full details of the scheme including the and final selling price for tenements for plinth and carpet area specification, location, terms condition of allotment of tenements, in accordance with Maharashtra Ownership Flat Act, 1963. He shall send copies of the advertisements to the Competent Authority within one week from date of publication of the Advertisement.
3. (a) First 4000 Sq.mtrs. of land of each shareholder should be utilized for the construction of tenements having plinth area up to 40 Sq.Mtrs.
(b) The said person make the utilization of 50% of area covered excluding in para 3(a) above for Component "A" OR develop converted A component by constructing tenements of up to 25 Sq.Mtrs. On 30% land and tenements upto 50 sq.mtrs. On 50% land and tenements upto 80 Sq.Mtrs. On 20% land.
(c) Rest pf area excluding Para (a) and (b) above should be developed as Component "B".
4. Builder shall maintain the register of applicant chronologically for Component & other part of the scheme separately, registering them on the basis of date of receipt of application. The register should be up to date and available for inspection by appropriate authorities. Appropriate receipt acknowledging acceptance of such Application with its number shall be issued to the applicants and number given to the applicant in the register shall be clearly indicated in the said receipt. Simultaneously a copy of the application with its number shall be sent by the builder to the committee the chairmanship of Additional District Judge for Committees record.
5. The said person shall commence construction of tenements within a period of One year from the date of this exemption order and shall complete the construction work within three years failing which the exemption shall stand withdrawn. If part of land is utilized and part remains unutilized, then the land under such incomplete buildings in the land appurtenant at there will attract provisions of Chapter 21 of Urban Land (Ceiling and Regulation) Act, 1962.



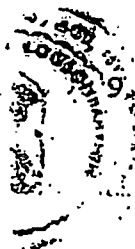
पुणे नगरपालिका



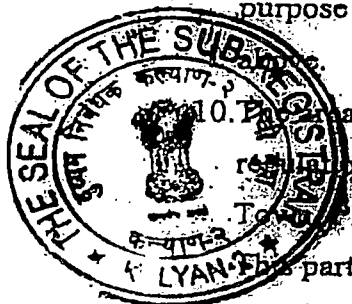
6. Allotment under the scheme shall be on the basis of One Family-One Flat and the family shall include husband, wife and dependent minor unmarried children. A family which has one flat in any agglomeration within Maharashtra shall not be entitled to allotment or acquisition by transfer of a flat under said scheme.

7. The number of Government nominees shall not exceed 5% of the total accommodation available in the said scheme and Government nominees shall belong to member of Weaker Section of Society.

8. The quality of constructions shall not be inferior to the specifications laid down in the guidelines of 22nd August 1986. The quality of construction shall be subject to building regulations of the local Authorities and subject to search other conditions as may be imposed by the Municipal Council/Local Planning Authority/Town Planning Authority and other statutory bodies.



9. The said person shall not transfer the exempted lands (with or without building thereon) or any part thereof to any other person, except for purpose of mortgage in favour of any financial institution specified in sub-section (1) of section 19 of the Act, for raising finance for the purpose of construction of any one or all the tenements mentioned

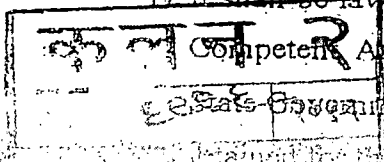


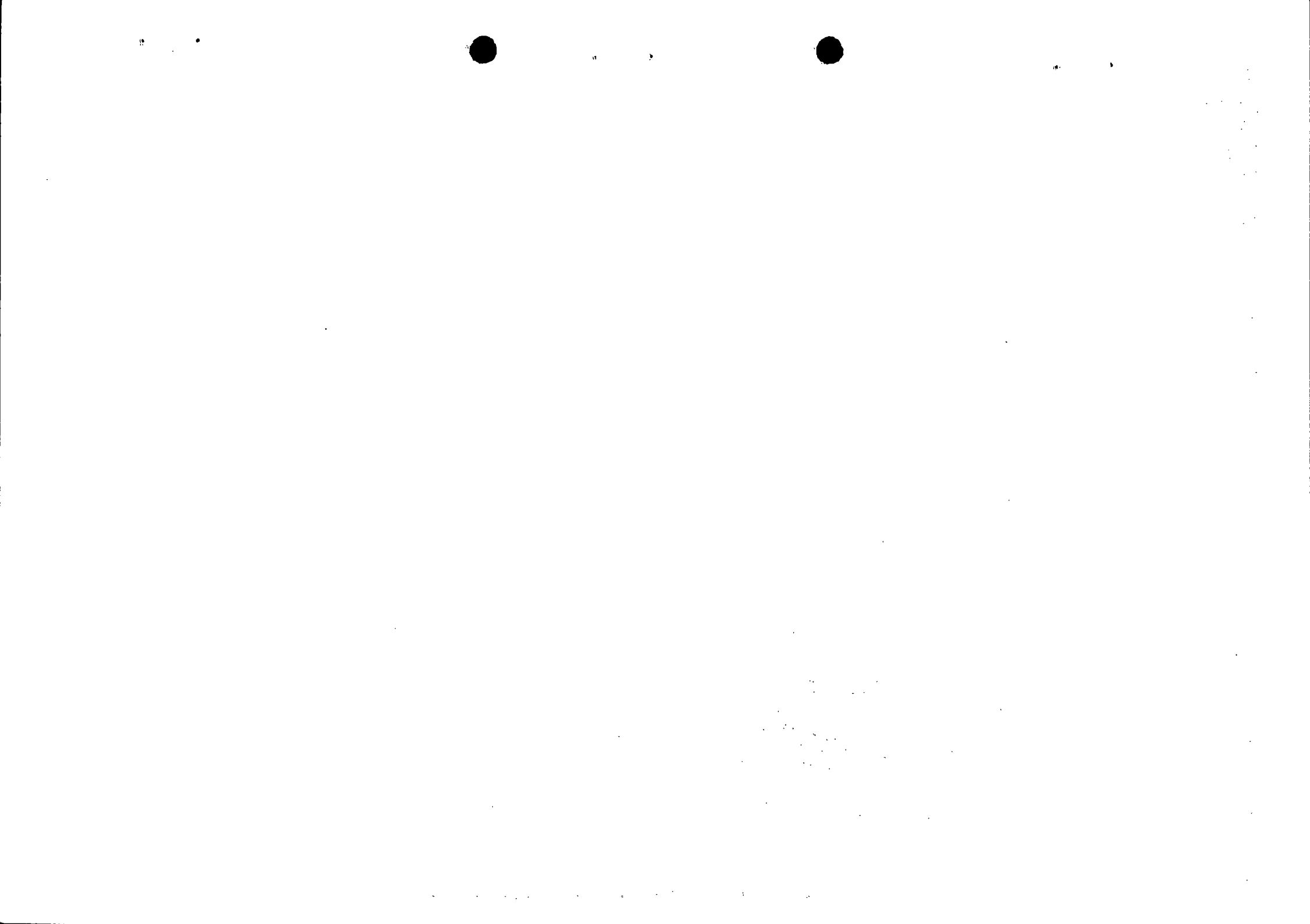
10. The plans required to be kept open according to the D.C. Rules, Building regulation of concerned Municipal Corporation/Municipal Council / Town Planning and other statutory regulation shall always be kept open.

11. The part of the land shall not be used for any construction what so ever, even if there is change in F.S.I. in future, permitting additional construction.

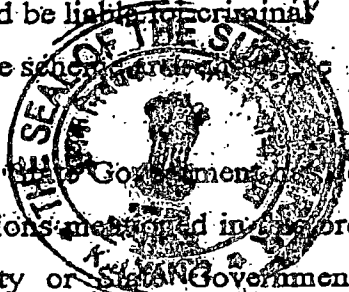
12. The said person shall submit from time to time necessary work progress report as prescribed by the Deputy Collector & Competent Authority in order to indicate the progress of the work done by him.

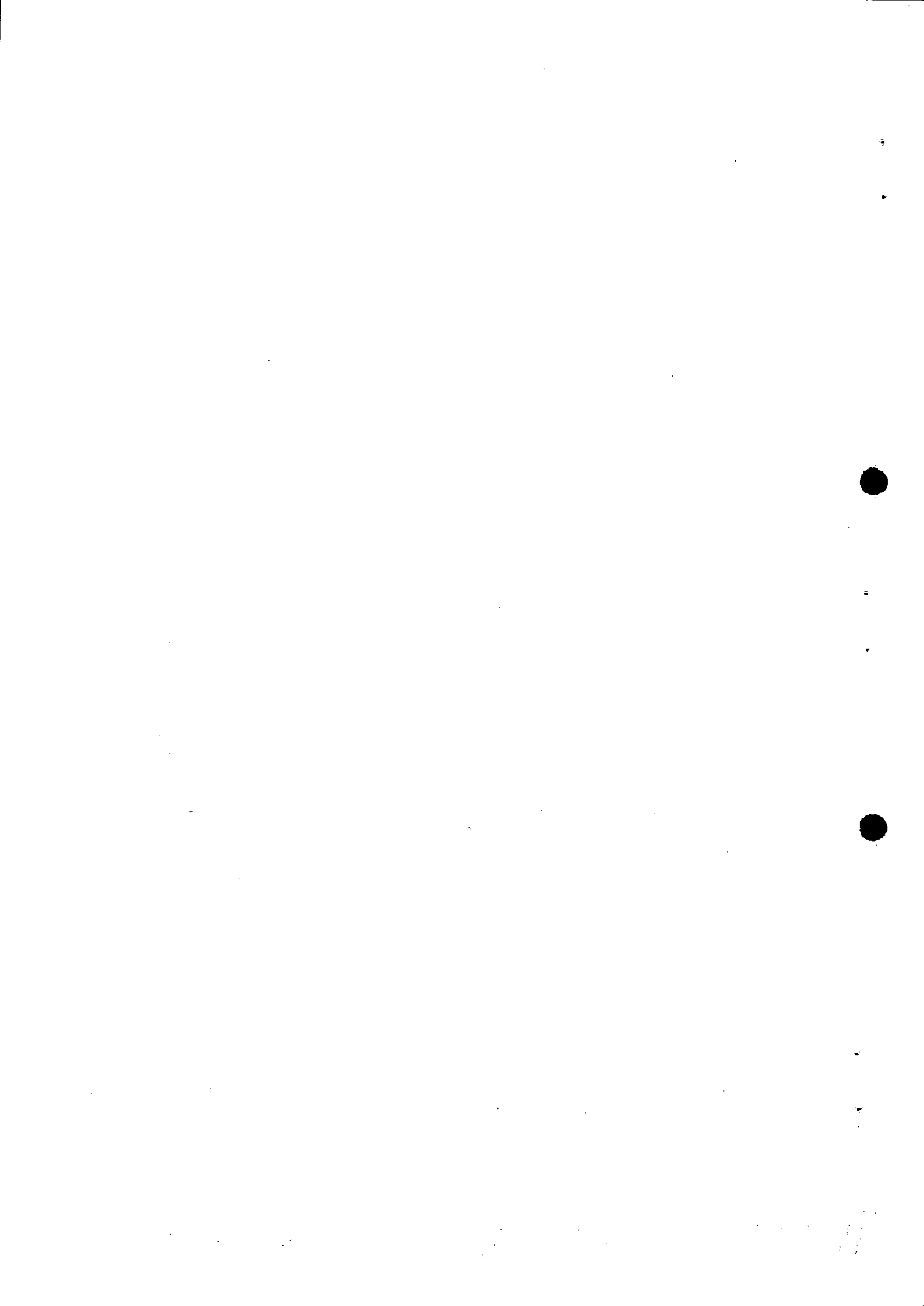
13. It shall be lawful for the State Government, or the Deputy Collector and Competent Authority or any person specifically authority said by the State Government in this behalf to enter on lands so allowed to be





13. The exemption granted under section 20 of said Act shall be deemed to have been withdrawn for such vacant land which have not been built upon, as and when such exempted lands are required for any Government organization in public interest.
14. The State Government and Competent Authority reserves the rights to alter any of the condition prescribed herein.
15. The committee formed according to circular dated 16/01/1996 shall have power to scrutinize all relevant documents and give appropriate direction to the Builder and the applicant regarding allotments of tenements constructed for the Weaker Section of society.
16. The future change in Development Plan will be binding on Developer/Land owner. If Developer uses the F.S.I. of D.P. Road on land under scheme area, he has to surrender 10/20/30 % built up area in the form of tenements as per Govt. Rules.
17. Tenements reserved for Government nominees shall be maintained by the developer till the final allotment. A transfer or sale of a tenement reserved for Government's nominees shall amount to criminal breach of trust and a person responsible for this would be liable for criminal prosecution. Necessary approach road to the scheme shall be provided by the Land Owner/Developer.
18. If at any time Competent Authority or the State Government is notified that there is breach of any of these conditions mentioned in the order, it shall be lawful for Competent Authority or State Government to withdraw the exemption order from the date specified in such order. Provide that before making such order, Competent Authority or State Government shall given reasonable opportunity to the person whose lands are so exempted for making representation against the proposed withdrawal. When such exemption is withdrawn or deemed to be withdrawn for the breach of condition, the Provision of chapter-III of the said Act shall apply to such lands as if the land had not been exempted under this order and Competent Authority or State Government





SCHEDULE

1. Name & Address of the Person holding land. -- Shri Mangal Nago Wayale
P.O.A. Shri Asif Abedin Zozwala
At Gandhare, Tal.Kalyan,
Dist.Thane
2. Status of the Person --
3. Inward No. and date of application .. 2220/dt.9-12-2003
4. Name of the Urban Agglomeration in which Exemption is sought situated. .. Ulhasnagar
5. Description of the property for which exemption is sought.
- a) District / Taluka / Village .. Thane/Kalyan/Gandhare
- b) S.No./C.T.S.No. .. 5/pt
- c) Total Surplus /Probable Surplus area in Sq.Mtrs. .. 28787-51 sq.mtrs.
- d) Land to be retained as per Circular, Dated 11/8/1989 .. 13500-00 sq.mtrs.
- e) Total area under scheme. .. 8498-28 sq.mtrs.
- f) Area under reservation, if any. (pipe line) .. 2871-00 sq.mtrs.
- g) Area of land to be exempted. .. 8498-28 sq.mtrs.
- h) Area under compulsory open Space and internal road. .. 844-09 sq.mtrs.
- i) Net buildable area under scheme. .. 4783-88 sq.mtrs.
- Build-up area to be sold to Govt. nominees at fixed rate .. 239-19sq.mtrs.
- Buildable land to be surrendered to government free of cost .. Nil
- Number of tenements to be constructed. .. 120
- (upto 40 sq.mtrs.)
7. No.of Tenements to be sold to Govt. nominees at fixed rate. .. 06 (upto 40 sq.mtrs.)

Subject to approval of building plans, from Kalyan Dombiwali Municipal Corporation Kalyan

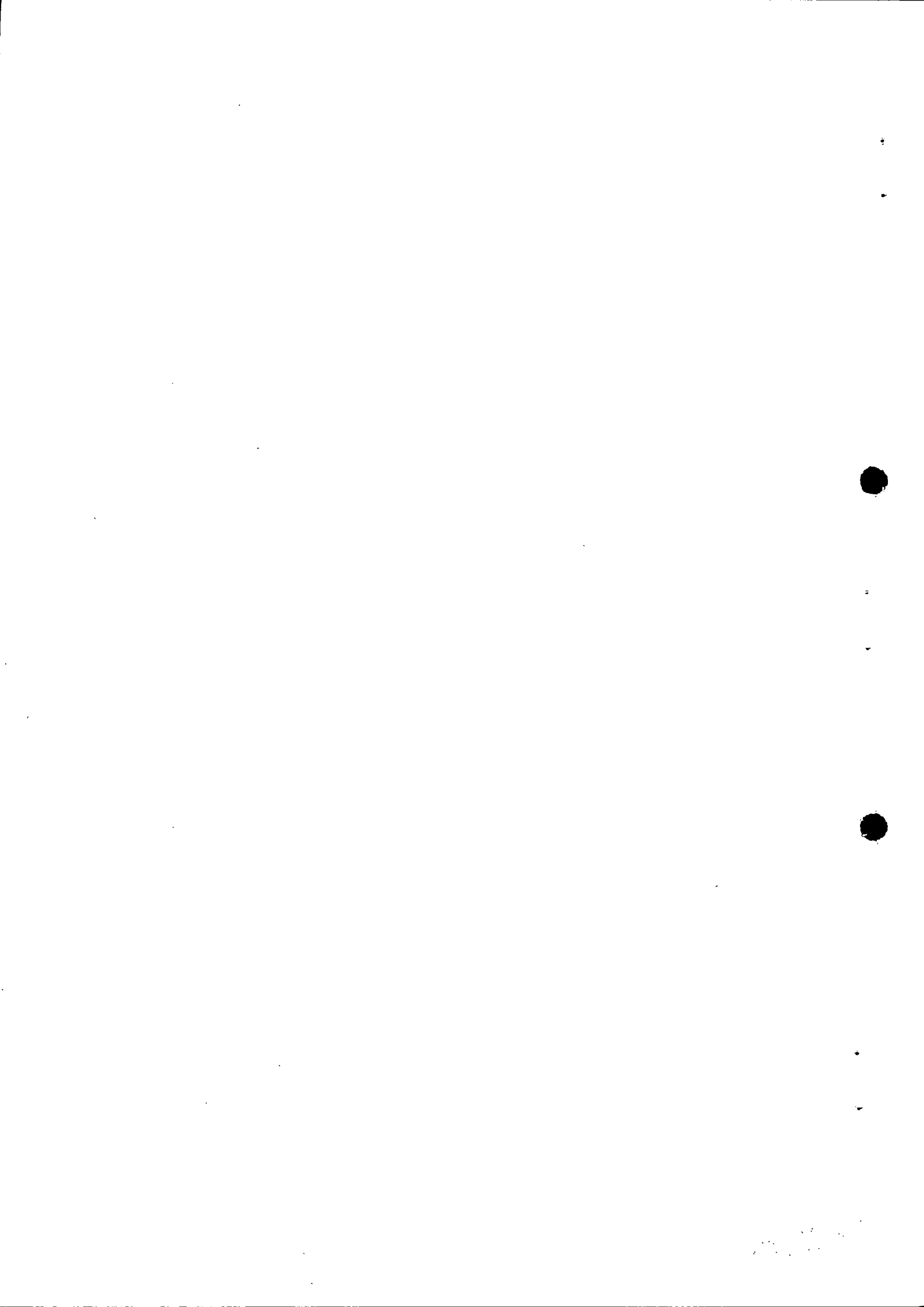
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४९	१०

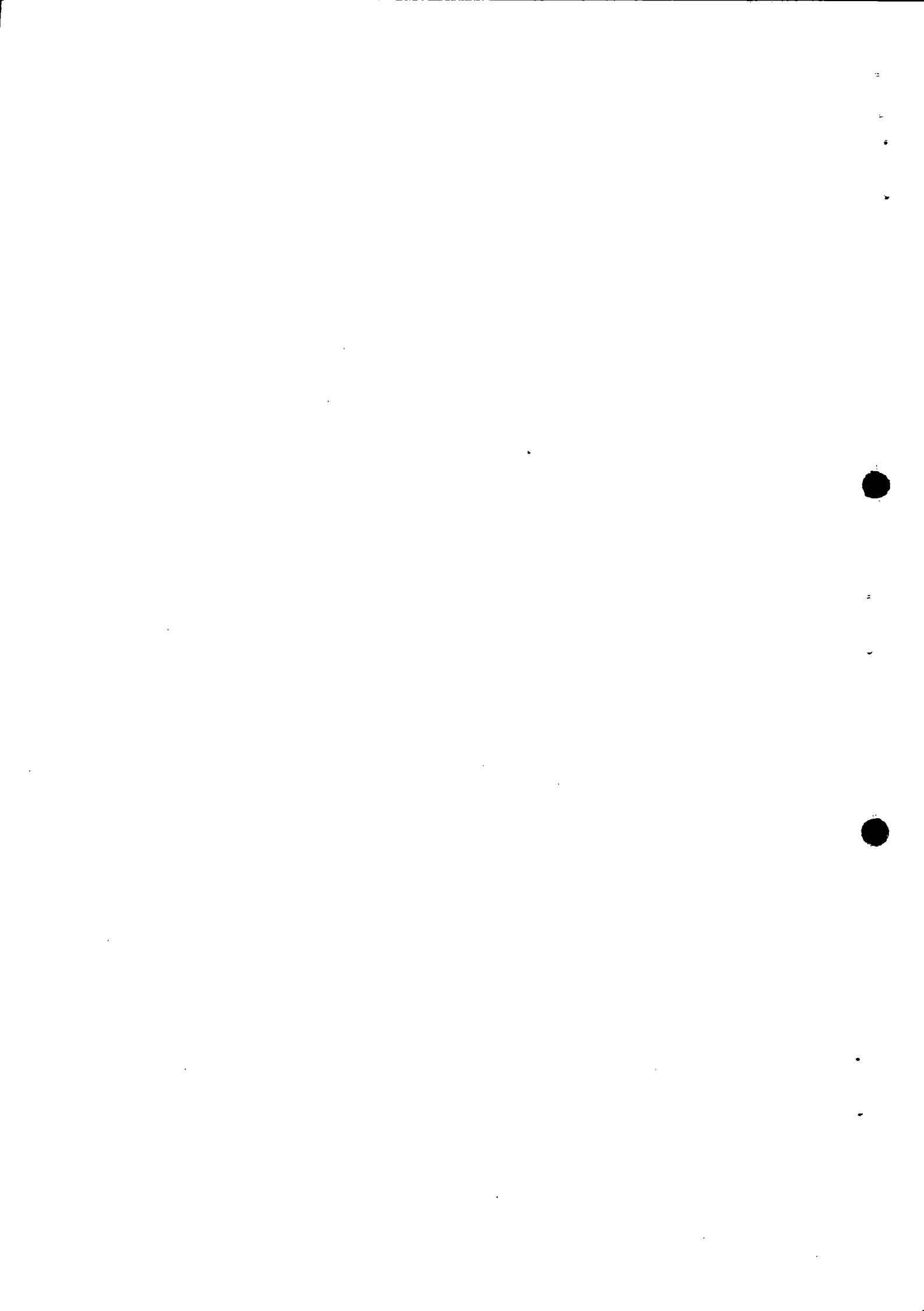
To,
Shri Mangal Nago Wayale



Ashok Shingare

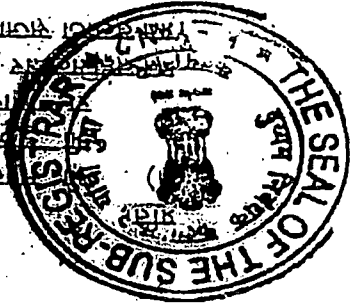
(Ashok Shingare)
Dy. Collector & Competent Authority
Ulhasnagar Urban Agglomeration
Thane.





३७०३ ३४०३३३

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उपनिर्देशिका
लक्ष्मी, लखनऊ

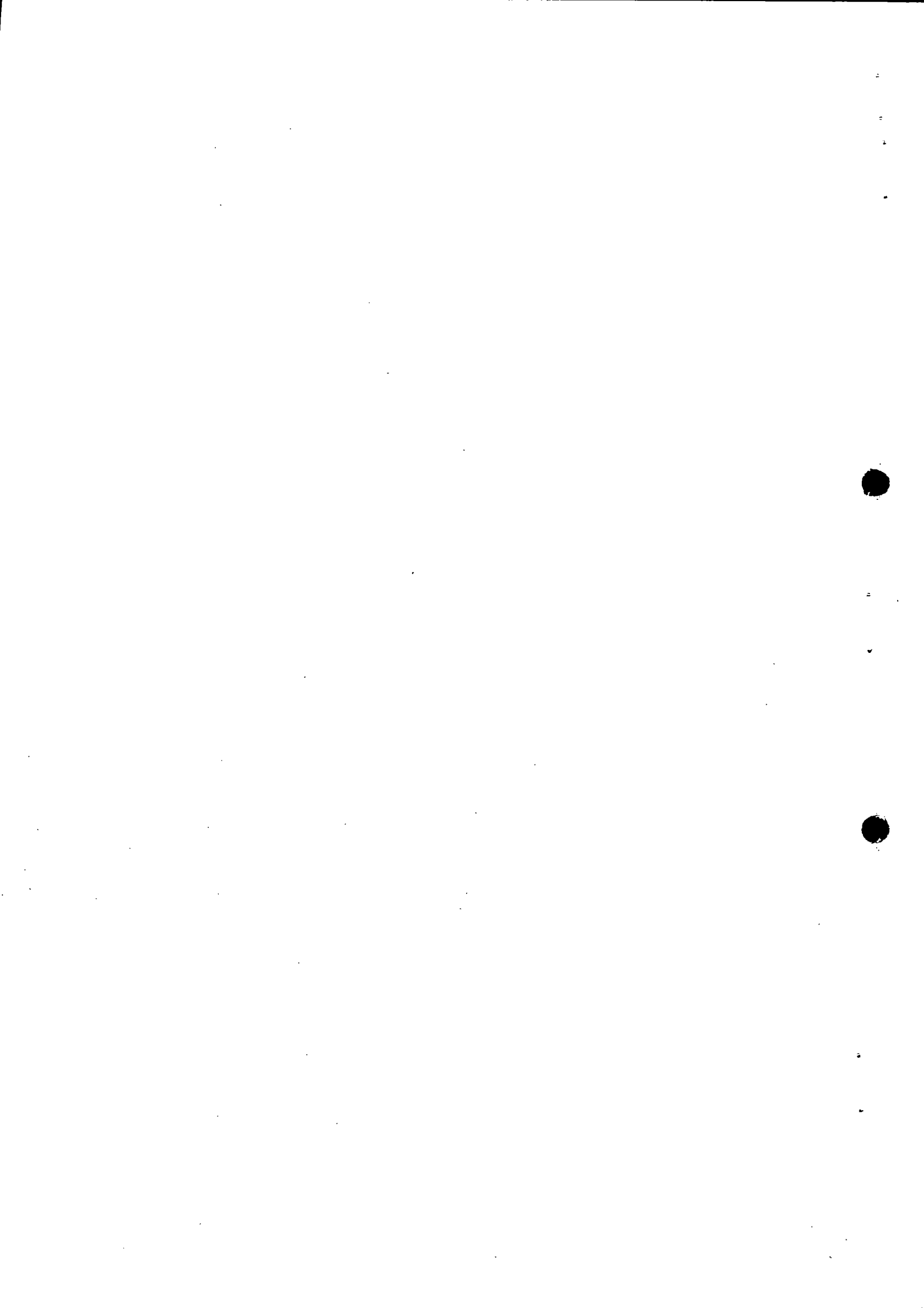
लक्ष्मी, लखनऊ
कल्याण - कल्याण शाखा साहेबीसाली व पुढील कायदाहीसाली खाणा.
लक्ष्मी, लखनऊ.
लक्ष्मी, लखनऊ व इतर साबे उच्चपंचायतद्वारा

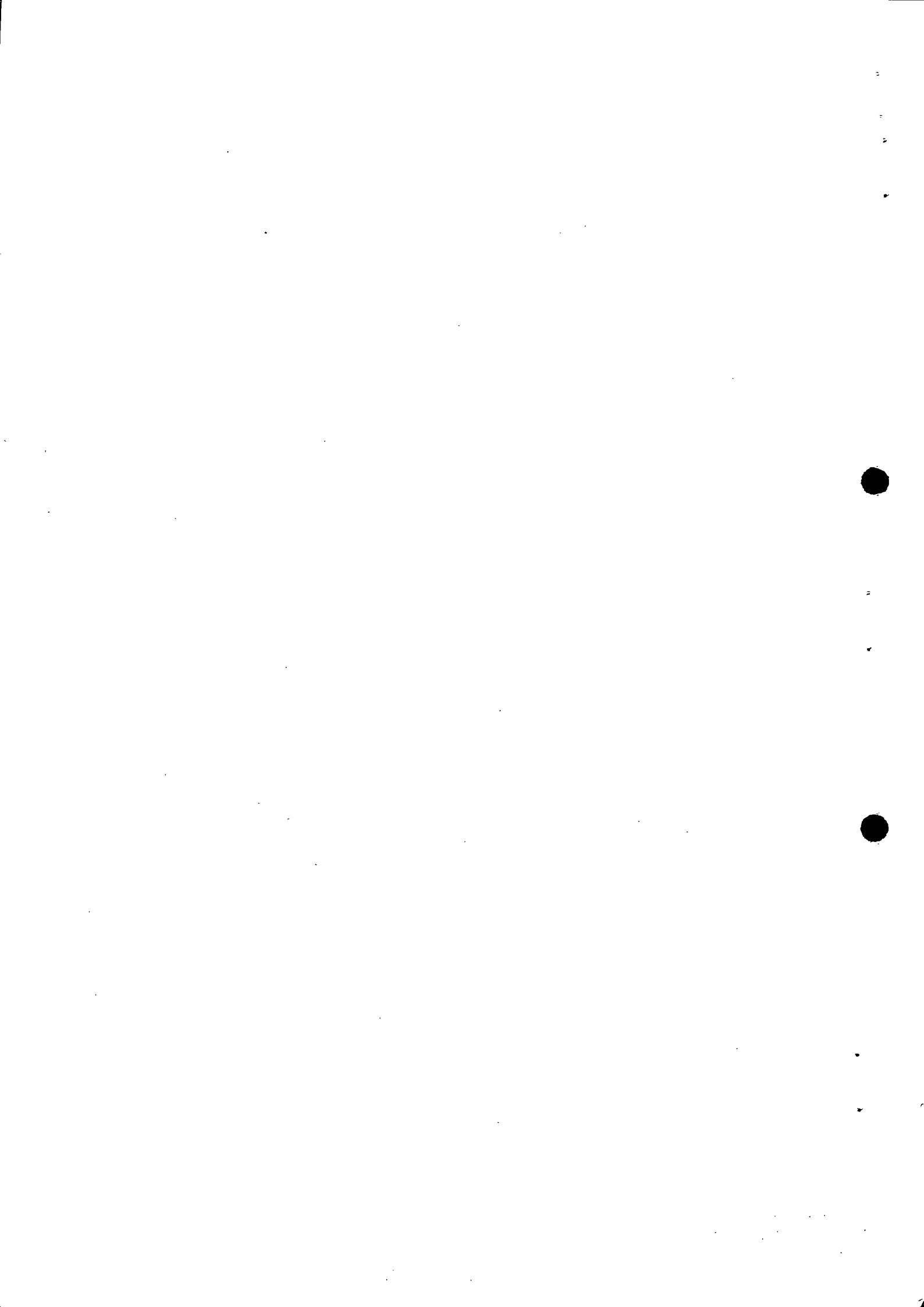
उपनिर्देशिका
लक्ष्मी, लखनऊ
(माली खाता)

मा. नं.	श. नं.	श. नं.	श. नं.
५/५	५/५	५/५	५/५
५/५	५/५	५/५	५/५
५/५	५/५	५/५	५/५
५/५	५/५	५/५	५/५
५/५	५/५	५/५	५/५
५/५	५/५	५/५	५/५
५/५	५/५	५/५	५/५
५/५	५/५	५/५	५/५

परिशिष्ट अ

१. उपनिर्देशिका साहेबीसाली व पुढील कायदाहीसाली खाणा. लक्ष्मी, लखनऊ व इतर साबे उच्चपंचायतद्वारा
२. लक्ष्मी, लखनऊ व इतर साबे उच्चपंचायतद्वारा
३. लक्ष्मी, लखनऊ व इतर साबे उच्चपंचायतद्वारा
४. लक्ष्मी, लखनऊ व इतर साबे उच्चपंचायतद्वारा
५. लक्ष्मी, लखनऊ व इतर साबे उच्चपंचायतद्वारा
६. लक्ष्मी, लखनऊ व इतर साबे उच्चपंचायतद्वारा
७. लक्ष्मी, लखनऊ व इतर साबे उच्चपंचायतद्वारा
८. लक्ष्मी, लखनऊ व इतर साबे उच्चपंचायतद्वारा
९. लक्ष्मी, लखनऊ व इतर साबे उच्चपंचायतद्वारा
१०. लक्ष्मी, लखनऊ व इतर साबे उच्चपंचायतद्वारा

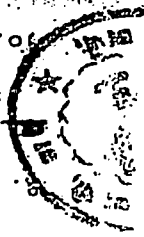


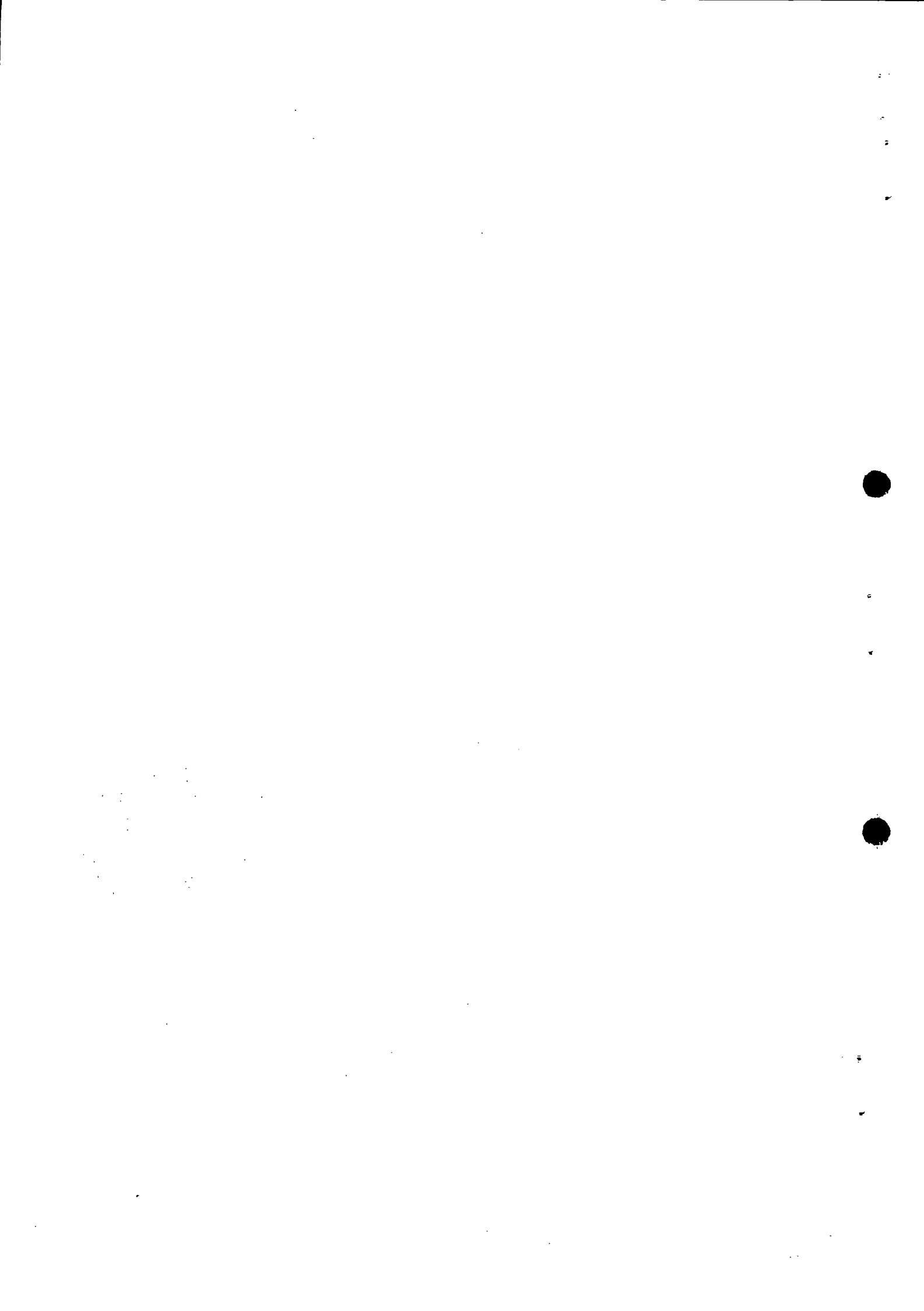


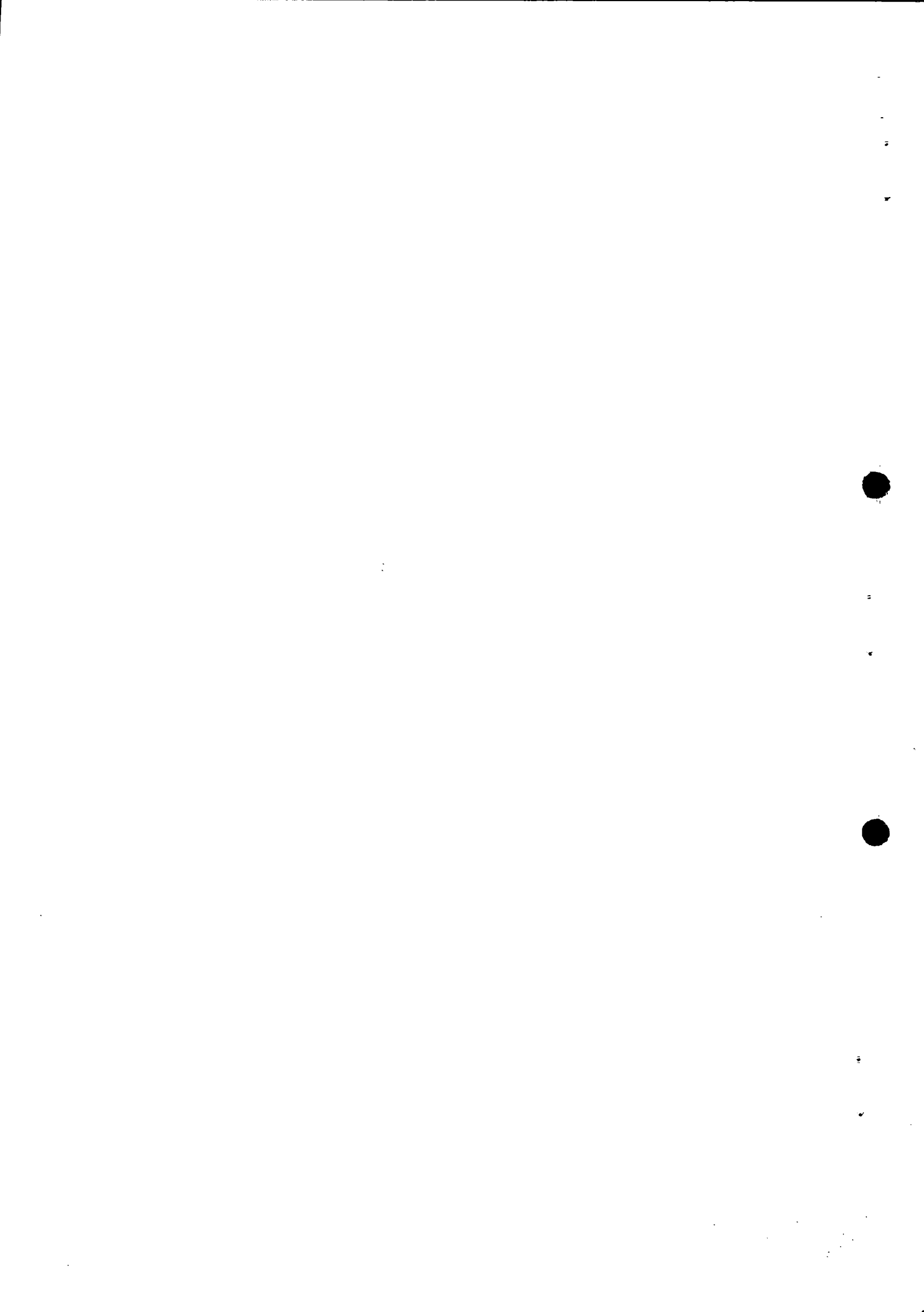
Handwritten text at the top center of the page.

Main body of handwritten text, appearing to be a legal document or affidavit, written in Devanagari script.

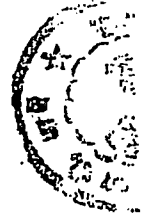
Vertical list of numbers (1-10) on the right side of the page, likely serving as a checklist or index.







24/11/2002



20/11/02
निदेशिकाची सेवा करिता

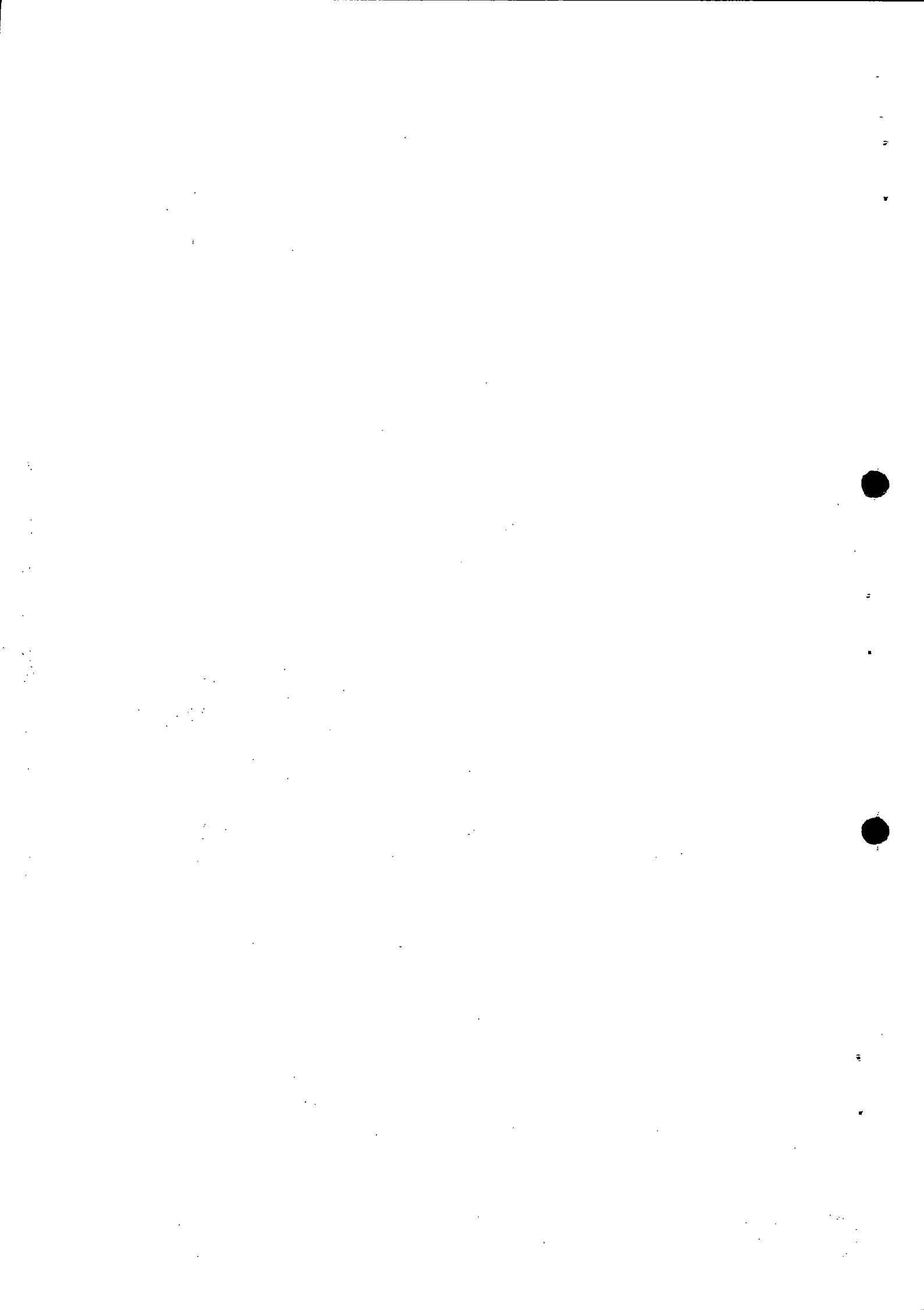
निदेशित केल

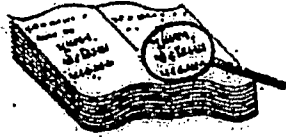
श्री. मंगल नागाबापल
रा. मंगर वा. कल्याण जि. ठाणे

सही/-
(बाप.पु.बापल)
निदेशिकाची सेवा

२२. उपनिवेशिकाची व सक्षम प्राधिकाची उक्तास नगर नागरी संकुलन ठाणे यांचेकडील कलम-२०
खालील आदेशा मधील सर्व अटी व शर्ती अनुषंगाने यांचेवर बंधनकारक ठेविले.

क्र.महसुल/क-१/७/एनएपी/एनआर-५३/२००२





G. H. JAGTAP
B.Com.
Searcher

Datta Kripa Niwas Hsg. Society, Chawl No. 1/4, Behind Sonali Bldg.,
Opp. Kala Talao, Thankar Pada, Kalyan (W) - 421 301.

Date:- 17/04/2007

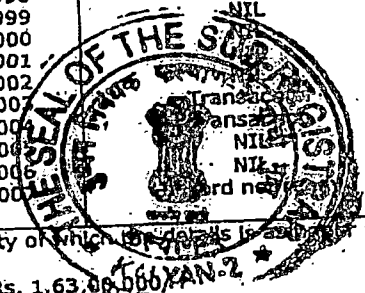
SEARCH REPORT

Re:- Property bearing S.No. 5, Old H.No. Pt, New H.No. 1, Owner - MANGAL NAGO WAYALE & OTHERS, situated at Mouje GANDHARE, Taluka Kalyan, District Thane.

I have taken the search in respect of the above mentioned property and I have gone through the available Index-II Registers kept in the Office of Sub-Registrar KALYAN-1, for the period of 30 years i.e. 1978 TO 2007. I could not take the search for the year 1978, 1983 To 1985 since the Index-II register is in torn condition and for the year 2007 the Index-II register are still not ready and for the above same years Registers are not available in the Office of Sub-Registrar Kalyan-1.

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
1978	Torn Condition	1993	NIL
1979	NIL	1994	NIL
1980	NIL	1995	NIL
1981	NIL	1996	NIL
1982	NIL	1997	NIL
1983	Torn Condition	1998	NIL
1984	-- do --	1999	NIL
1985	-- do --	2000	NIL
1986	NIL	2001	NIL
1987	NIL	2002	NIL
1988	NIL	2003	NIL
1989	NIL	2004	NIL
1990	NIL	2005	NIL
1991	NIL	2006	NIL
1992	NIL	2007	NIL



The Transaction of the above mentioned property of which the details is as under :-

TRANSACTION FOR THE YEAR 2003 :-

Development Agreement Rs. 1/- Market Value Rs. 1,63,000/-
S.No. 5/Pt, Area 8498.25 Sq. Meters = 0 H - 85 R - 0 P,
S. No. 5/Pt, Area 8650.03 Sq. Meters = 0 H - 74 R - 5 P,

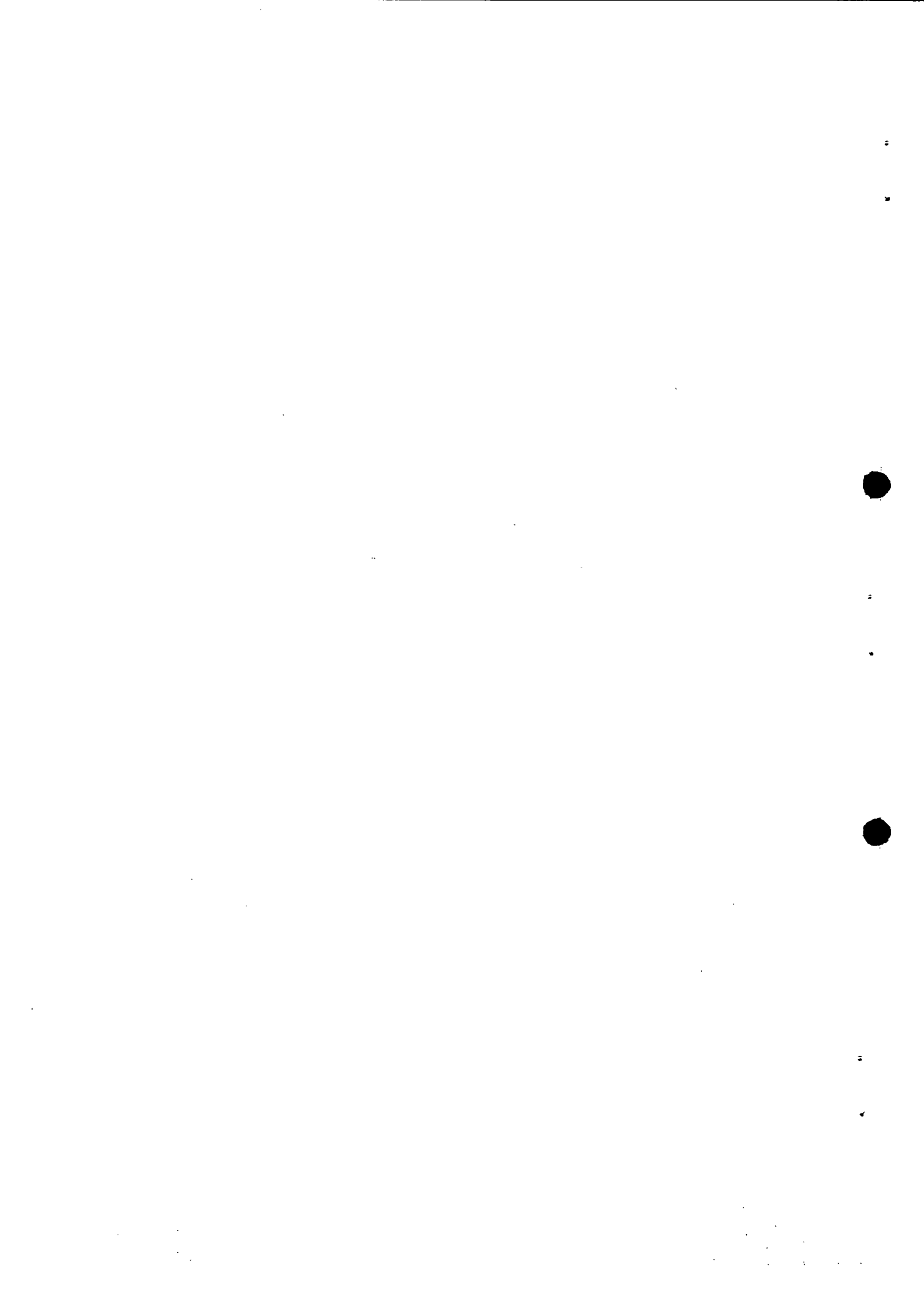
Vendor :- 1) Mangal Nago Wayle for Self and HUF Karta, 2) Parvatbal Mangal Wayle, 3) Drupadabal Ramchandra Wayle, 4) Digambar Ramchandra Wayle for Self and HUF Karta and Natural Guardian of Minor AKASHAY & PODJA 5) Sau, Lalita Digambar Wayle, 6) Jagannath Mangal Wayle for Self and HUF Karta & Natural Guardian of Minor DIPIKA, 7) VAISHALI, MILIND & SWATI, 8) Surekha Jagannath Wayle, 9) Gajanan Mangal Wayle for Self and HUF & Natural Guardian of Minor Prakash & Jagadish, 10) Babulal Gajanan Wayle, 11) Asha Gurnath Wayle, 12) Bharati Gajanan Wayle, 13) Tal Gajanan Wayle, 14) Kumari Kunda Gajanan Wayle, 15) Dhanashree Gajanan Wayle, 16) Kumar Arjun Gajanan Wayle for Self and HUF Karta & Natural Guardian of Minor HEMANT, BHARAT & DINESH, 17) Sunita Arjun Wayle, 18) Chitra Avinash Patil, 19) Shankuntala Waman Wayle, 20) Shama Ganesh Bhoir,

Purchaser/Developers:- M/s. CASTLE ENTERPRISES, Through its Partner
1) Shri Aslef Abadin Zojwala, 2) Indries Jujar Zojwala, 3) Jujar Kalabhai Zojwala
Date of Execution & Registration 08/08/2003; Registration No. 4623
Stamp Duty Rs. 1,63,000/- Registration Fee Rs. 30,000/-

TRANSACTION FOR THE YEAR 2004 :-

1) Development Agreement Rs. 25,00,000/- Market Value Rs. 14,88,600/-
S.No. 5, Area 7,179.26 Sq. Meters Land

Vendor :- M/s. CASTLE ENTERPRISES, Through its Partner
1) Shri Aslef Abadin Zojwala, 2) Indries Jujar Zojwala, 3) Jujar Kalabhai Zojwala
Purchaser:- M/s. OM SHRI SAI KRUPA CONSTRUCTION, Through
SAU. ANJANA SAHEBRAO CHAUHAN
Date of Execution & Registration 02/06/2004; Registration No. 3713
Stamp Duty Rs. 25,00,000/- Registration Fee Rs. 30,000/-



// 2 //

2) Indemnity Bond ;

S. No. 5/Pt., Area 7450.00 Sq. Meters,

Vendor :- Pukhraj Motilal Jain for Self and C.A. HOLDER of - 1) Mangal Nago Wayle, 2) Parvatibai Mangal Wayle, 3) Drupadabai Ramchandra Wayle, 4) Digambar Ramchandra Wayle, 5) Dhanashree Gajanan Wayle, 6) Nanda Sanjay Patil, 7) Jagannath Mangal Wayle, 8) Surekha Jagannath Wayle, 9) Gajanan Mangal Wayle, 10) Babibai Gajanan Wayle, 11) Arjun Mangal Wayle, 12) Smt. Sunjta Arjun Wayle, 13) Shankuntala Waman Wayle, 14) Shama Ganesh Bhoir, 15) Chitra Avinash Patil,

Purchaser:- KALYAN DOMBIVALI MUNICIPAL CORPORATION,

Date of Execution: 09/12/2004, Date of Registration 24/12/2004; Registration No. 8001
Stamp Duty Rs. 200/- Registration Fee Rs. 750/-

Attached Govt. Fees paid vide Receipt No. 1398962,

Search Application No. 1698/2007, dated 17/04/2007

HENCE THIS SEARCH REPORT;

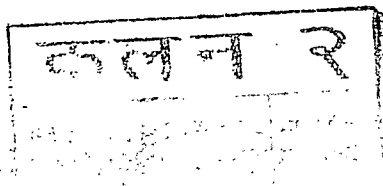
PLACE :- KALYAN

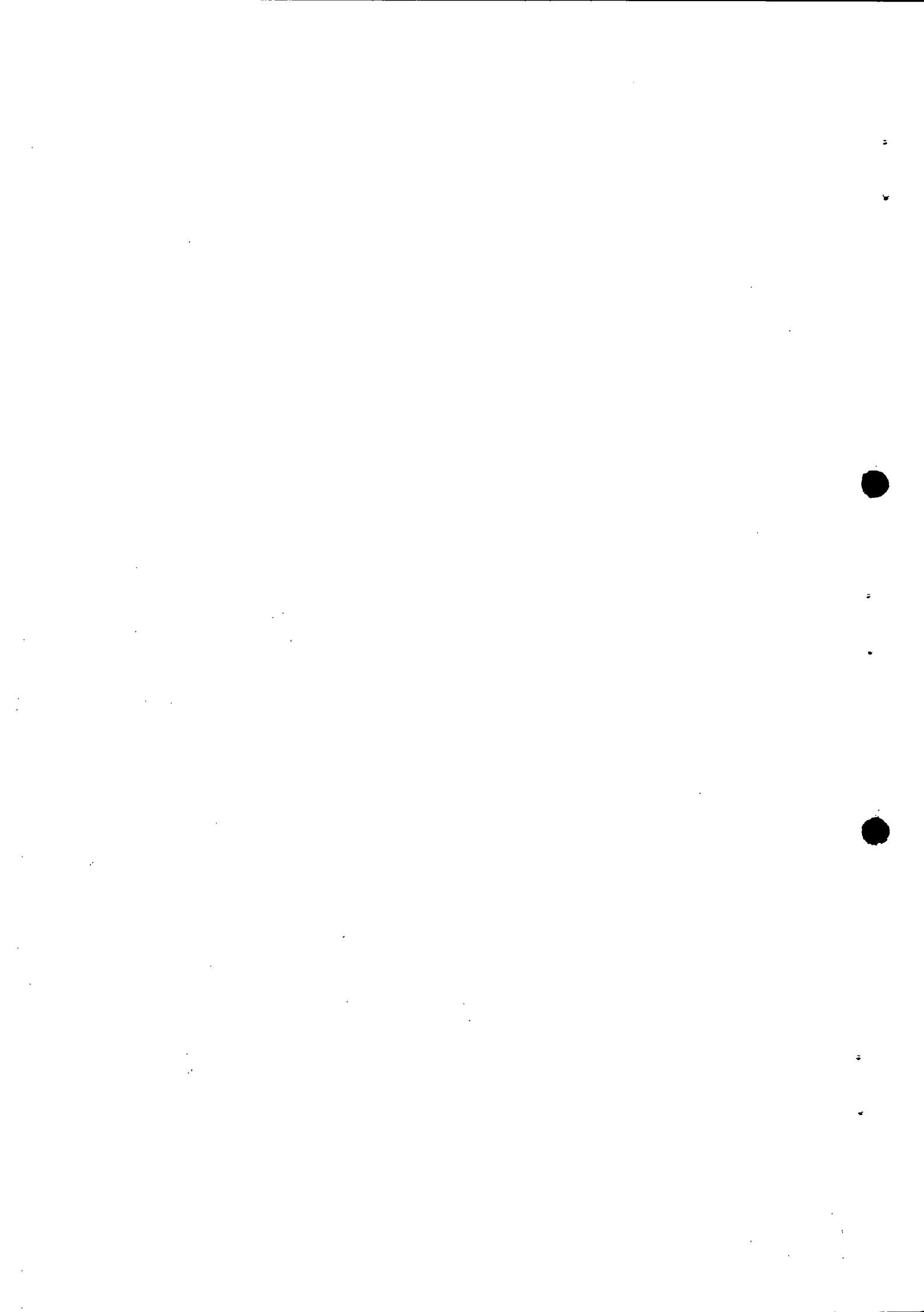
DATE :- 17/04/2007



G.H. JAGTAP
SEARCHER (D.Com.)

1/4, Datta Kripa Niwas Chawl Soci. Opp. Kala
Talav, Near Sonali Bldg., Thankar Pada,
Kalyan (W)- 421 301. Tel :- (0251)2311731.





V.B.GHODVAIDYA
B.Sc.(Hons), D.A.M., LL.M.
Advocate High Court

'Q', 2nd Floor, Sudhanshu Chambers, Shivaji Path, Kalyan - 421 301. Tele. : 2327447, 2322528.

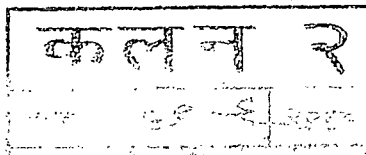
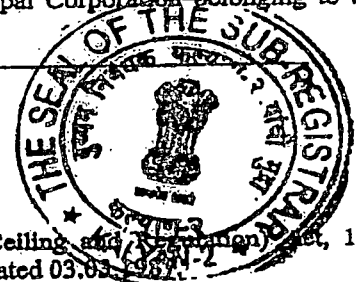
Date : 25.03.2009

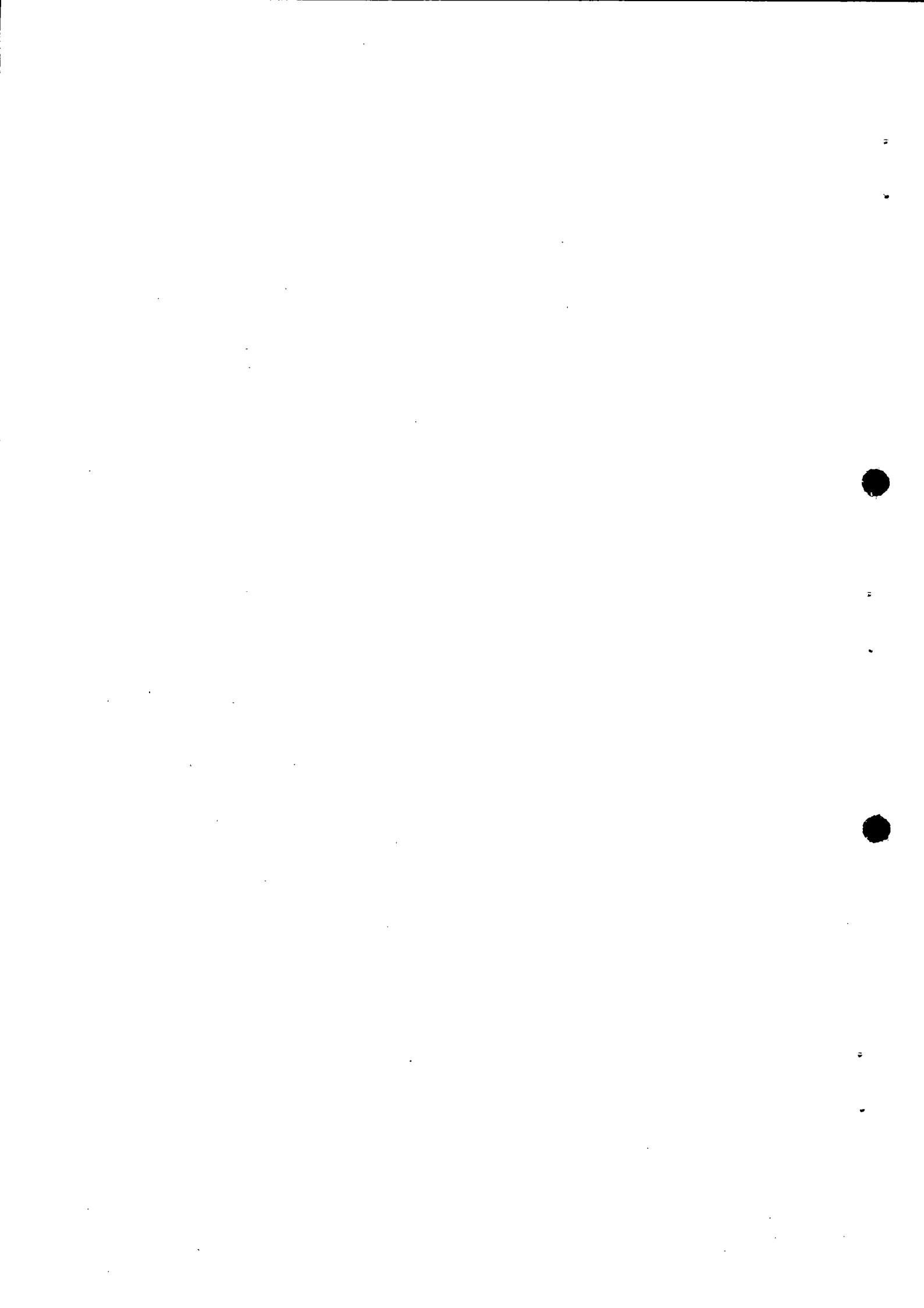
**TO WHOMSOEVER IT MAY CONCERN
CERTIFICATE ON TITLE**

Reg: The piece and parcel of land admeasuring 7911.26 sq. metres out of the piece and parcel of non-agricultural land lying, being and situate at village Gandhare, Taluka Kalyan, District Thane bearing Survey No. 5 Hissa No. 1, admeasuring 13630 sq. metres forming a part of old Survey No. 5 Hissa No. (part), admeasuring 8500 sq. metres and Old Survey No. 5 Hissa No. (part), admeasuring 7450 sq. metres thus totally admeasuring 15950 sq. metres within the limits of the Kalyan Dombivli Municipal Corporation belonging to Shri Mangal Nago Wayale and others.

Read :

1. Extract of 7/12.
2. Relevant Mutation entries.
3. Order under Section 8(4) of Urban Land (Ceiling and Regulation) Act, 1976 bearing No.ULC/ULN/6(1)/SR-75/Gandhare dated 03.03.1987.
4. Development Agreement dated 08.08.2003 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under Serial No.4623/2003 executed between Mangal Nago Wayale and others as the Owners and M/s. Castle Enterprises as the Developers.
5. Development Agreement dated 02.06.2004 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under Serial No.3713/2004 executed M/s. Castle Enterprises as the Developers and M/s. Om Shree Sai Krupa Construction, a sole proprietary firm, through its sole proprietress Sau. Anjana Sahebrao Chavan
6. Exemption order passed under Section 20 of the Urban Land (Ceiling and Regulation) Act, 1976 under No. ULC/ULN/Sec.(20)(N)/SR-459 dated 17.11.2003 and No. ULC/ULN/Sec.(20)(N)/SR-472 dated 13.02.2004.
7. Intimation of Disapproval obtained from the Kalyan Dombivli Municipal Corporation vide No. KDMC / NRV / BP / KV / 110-49 dated 16.06.2004
8. Permission under section 43(i) of the Bombay Tenancy and Agricultural Lands Act, 1948 is obtained vide No. TD/E/KV/VP/SR-25/2004 dated 10.06.2004 from the Dy. Collector, Thane.
9. Non-Agricultural permission under the order passed by the Collector Thane bearing No. Mahsul / K-1 / T-7 / NAP / SR - 56 / 2004 dated 20.11.2004
10. Building Commencement Certificate granted by the Kalyan Dombivli Municipal Corporation under No. KDMC / NRV / BP / KV / 692-290 dated 07.02.2007 further revised under No. KDMC / NRV / BP / KV / 585-275 dated 24.03.2009.





'Q', 2nd Floor, Sudhenshu Chambers, Shivaji Path, Kalyan - 421 301. Tele. : 2327447, 2322528.

11. Extention Orders passed by the Desk Officer, Government of Maharashtra bearing No. Mudat-2027/P.K.122/NJKT-3 dated 10.07.2007 and No. Mudat-2027/P.K.123/NJKT-3 dated 10.07.2007 further extended under No. ULC/ULN/T-5/KV/SR-459 dated 17.10.2008

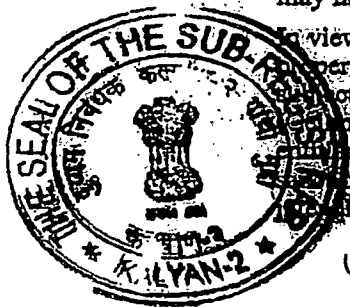
12. Agreement dated 10.04.2008, registered at the office of Sub-Registrar of Assurances at Kalyan-2 under Serial No.3109/2008, Agreement dated 05.06.2008, registered at the office of Sub-Registrar of Assurances at Kalyan-2 under Serial No.4682/2008, Agreements dated 12.03.2009, registered at the office of Sub-Registrar of Assurances at Kalyan-2 under Serial Nos.1523/2009, 1524/2009, 1525/2009 & 1526/2009 for acquisition of Transferable Development Rights (TDR).

13. Search Report

From perusal of the above documents it appears that the said Owners Mangal Nago Wayale and others are well and sufficiently entitled to the said property and title to the said property is clear, marketable and free from encumbrances.

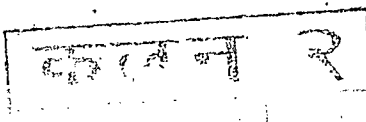
It appears that by and under a Development Agreement dated 08.08.2003 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under Serial No.4623/2003 executed between Mangal Nago Wayale and others as the Owners and M/s. Castle Enterprises as the Developers, the said M/s. Castle Enterprises acquired the development rights in respect of the said property and further under the Development Agreement dated 02.06.2004 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under Serial No.3713/2004 executed by M/s. Castle Enterprises as the Developers and M/s. Om Shree Sai Krupa Construction, a sole proprietary firm, through its sole proprietress Sau. Anjana Sahebrao Chavan, the said Om Shree Sai Krupa Construction is fully entitled to carry out construction on the said property in accordance with the various permissions and sanctions recited hereinabove.

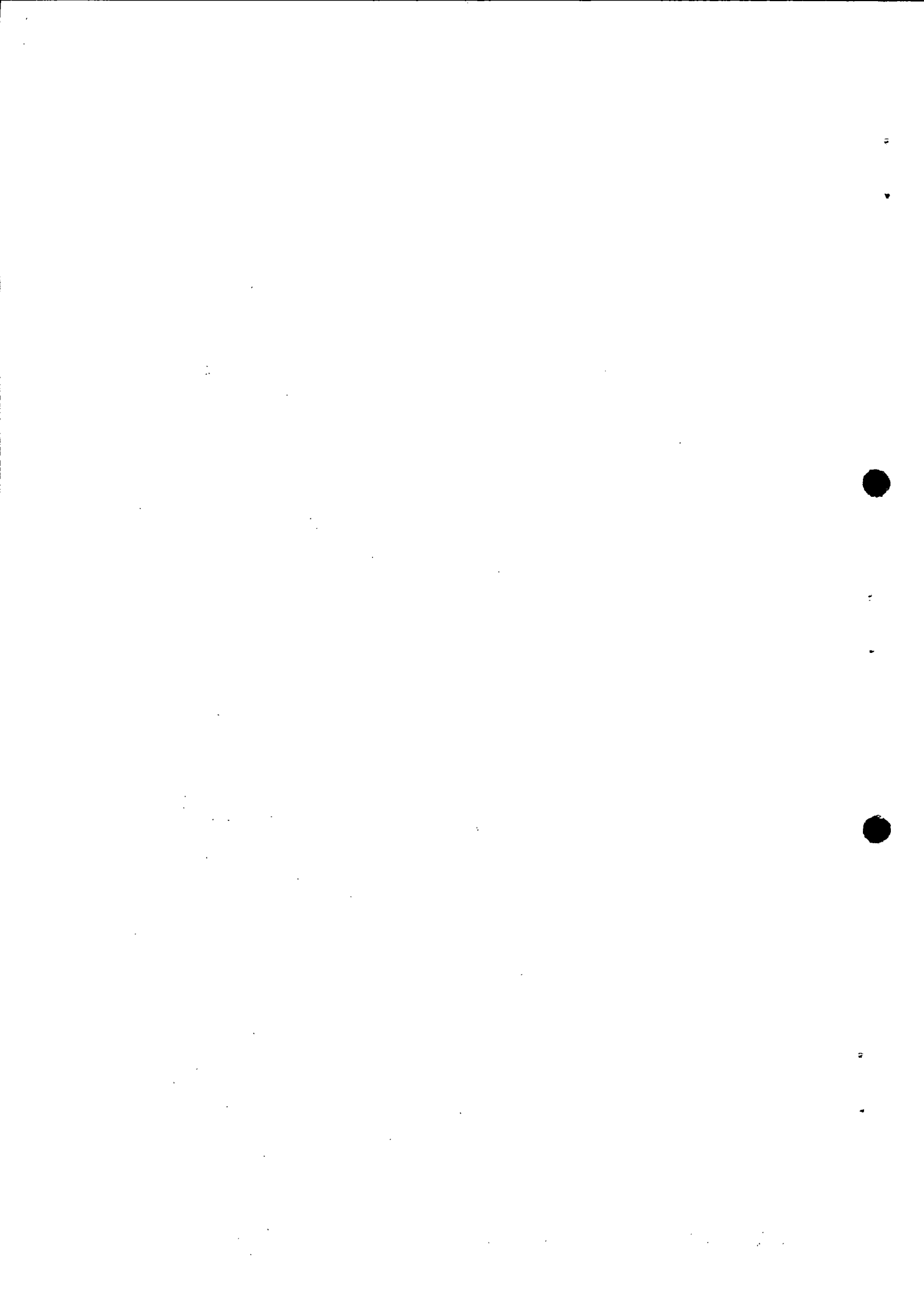
I have also gone through the search report, which does not reveal any entry, which may fall in the category of encumbrances over the said premises.



In view of the above I hereby certify that the title of the said owners to the above said property is clear, marketable and free from reasonable doubts and encumbrances not to the compliance of the orders passed under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 and M/s. Om Shree Sai Krupa Construction is permitted to develop the said property in accordance with the various permissions and sanctions obtained from the appropriate authorities and sell the flats/units to the intending purchasers.

V. B. Ghodvaidya
(V. B. GHODVAIDYA)
ADVOCATE





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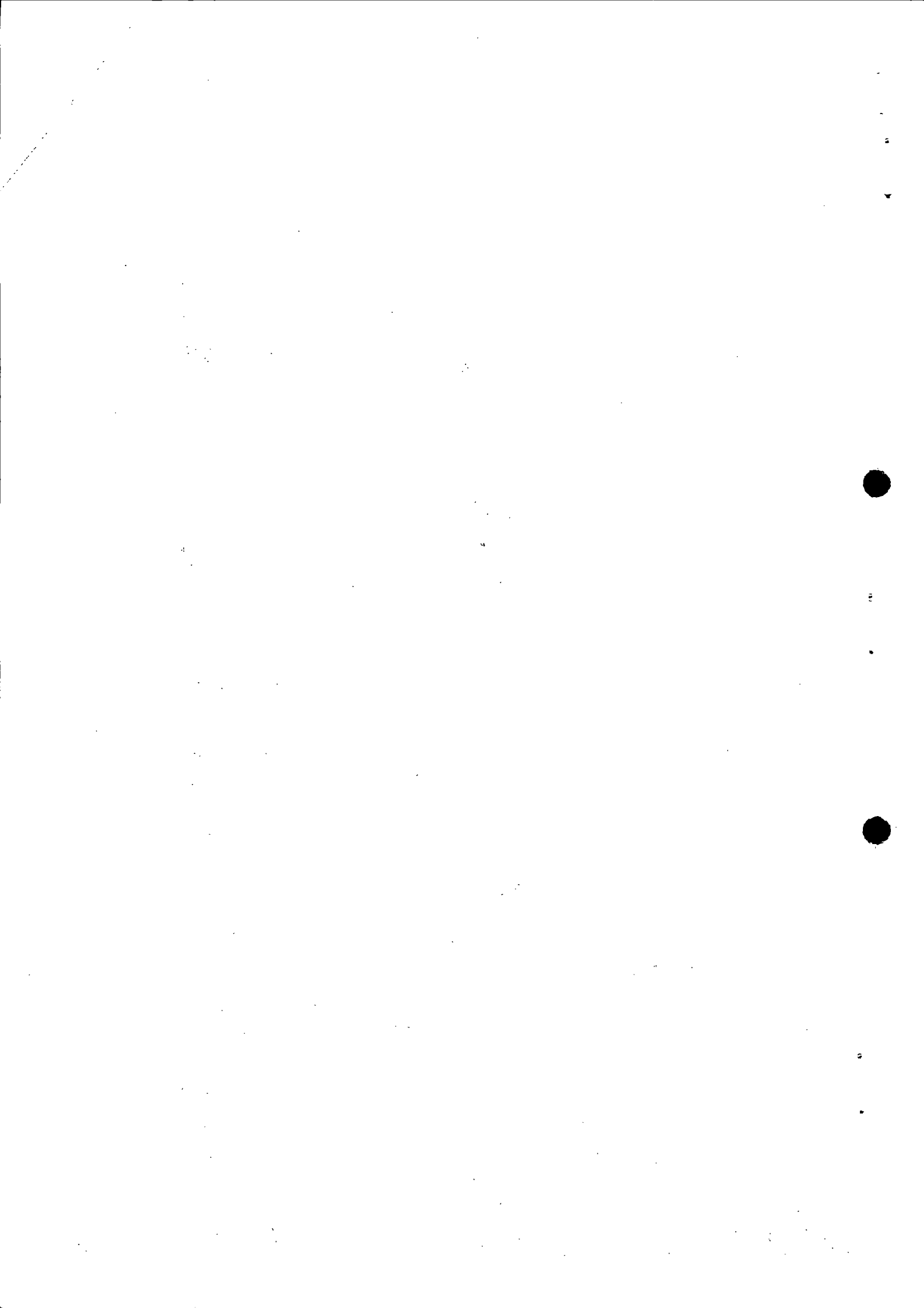
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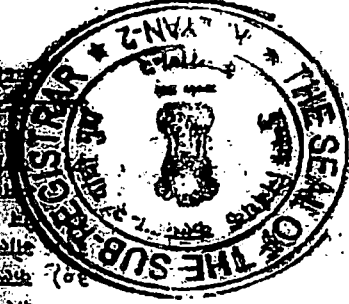
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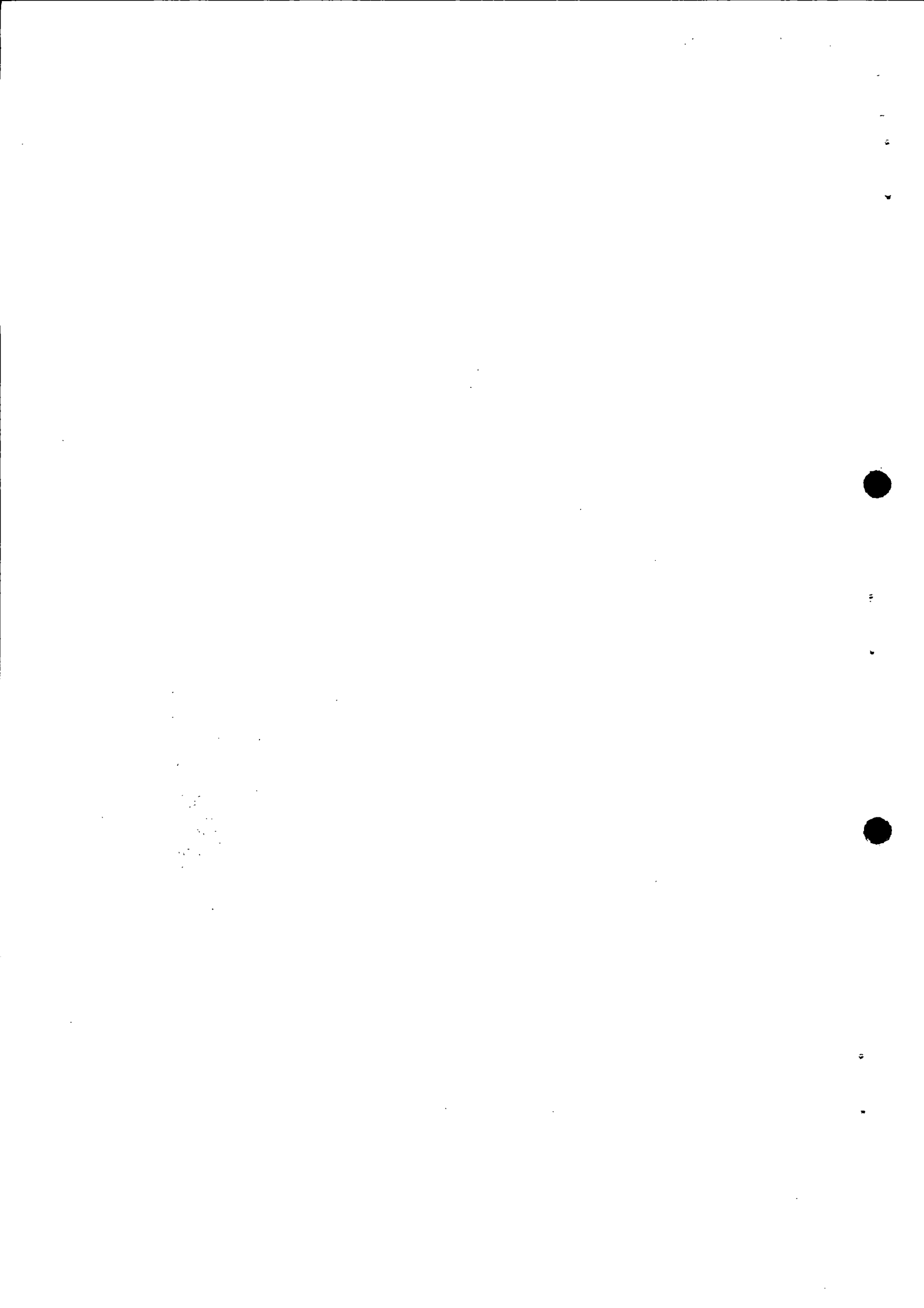
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Main body of the document containing multiple paragraphs of text, some numbered (e.g., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100). The text is dense and appears to be a legal or administrative document.



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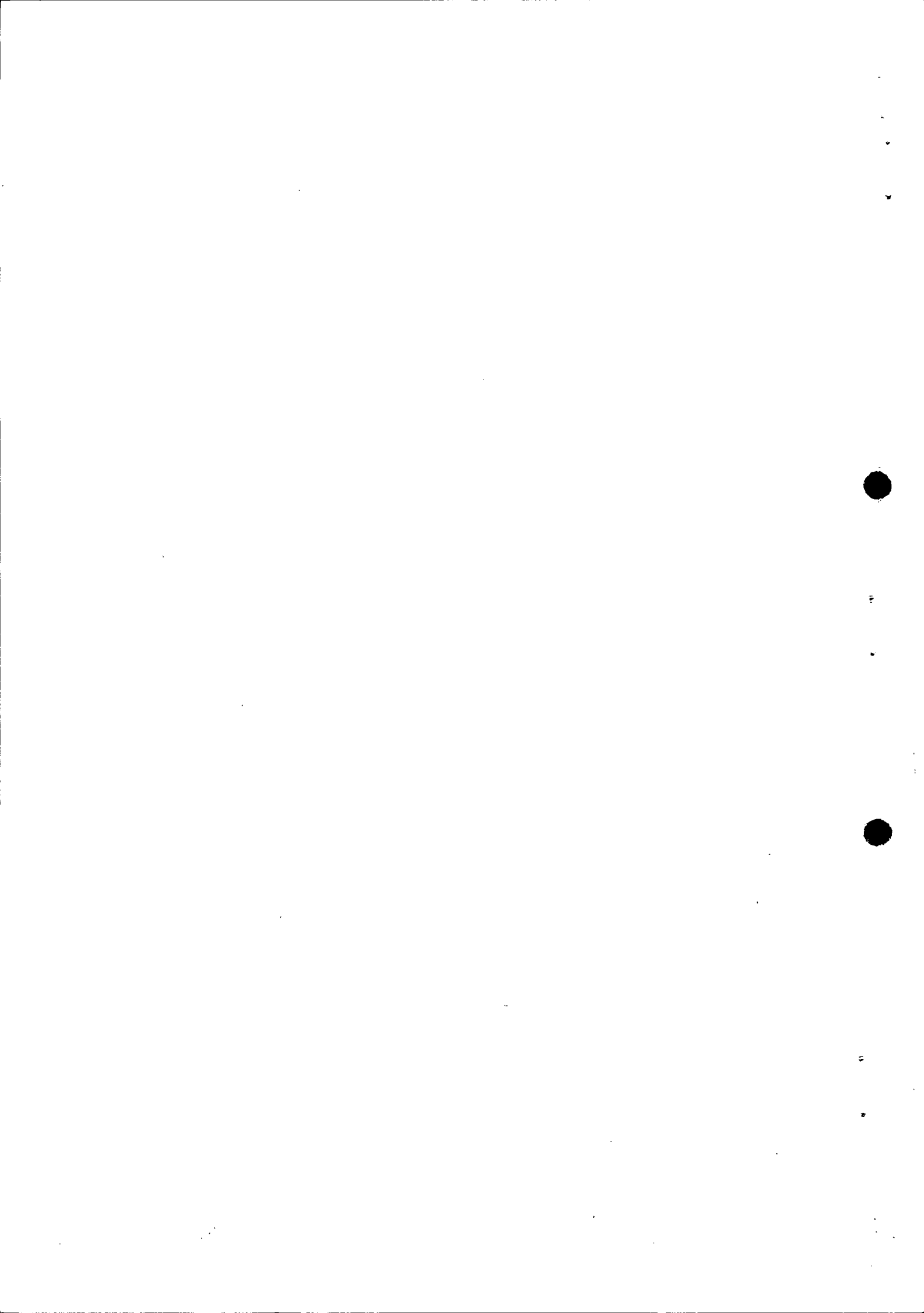
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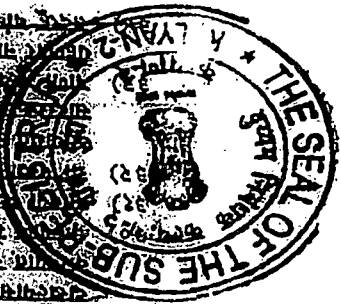




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Subordinate Judge's Office
Muzaffargarh District

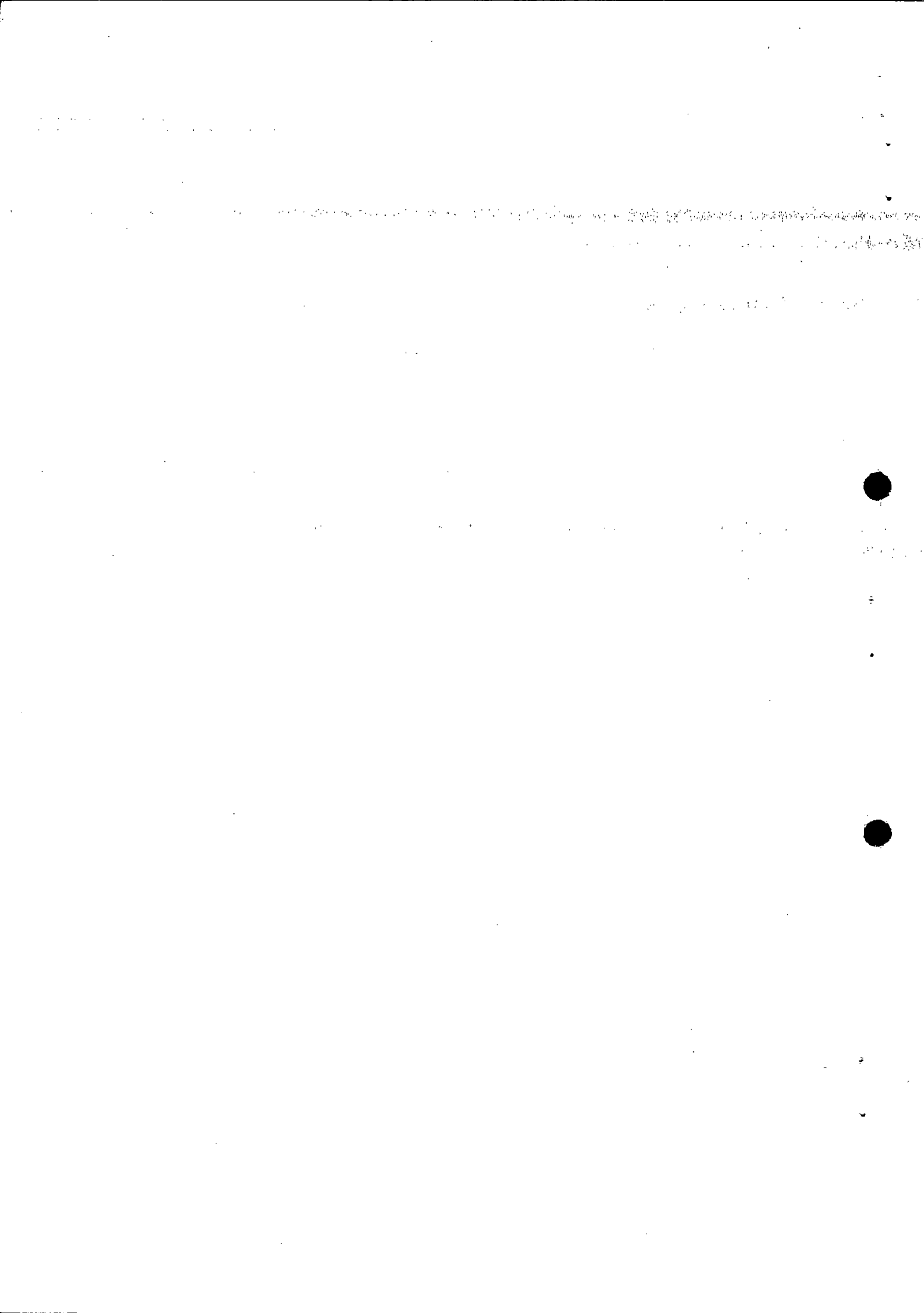
Subordinate Judge's Office
Muzaffargarh District



Subordinate Judge's Office
Muzaffargarh District

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Subordinate Judge's Office
Muzaffargarh District



from plan



(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1)

सर्वसा. ११३ मदे.
Gen 113 me.

मूल प्रत [अहस्तांतरणीय]
ORIGINAL COPY [NON TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती कु.मु.क्र. ३५८
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place कलान-२ दिनांक/Date १०/११/०८

Received from श्री. सुनिल मोघेश व नवधन सांब्याकडून/

रु./Rs. २५/- (रुपये/Rupess. प.प.दी.स.रु. भाटा-)

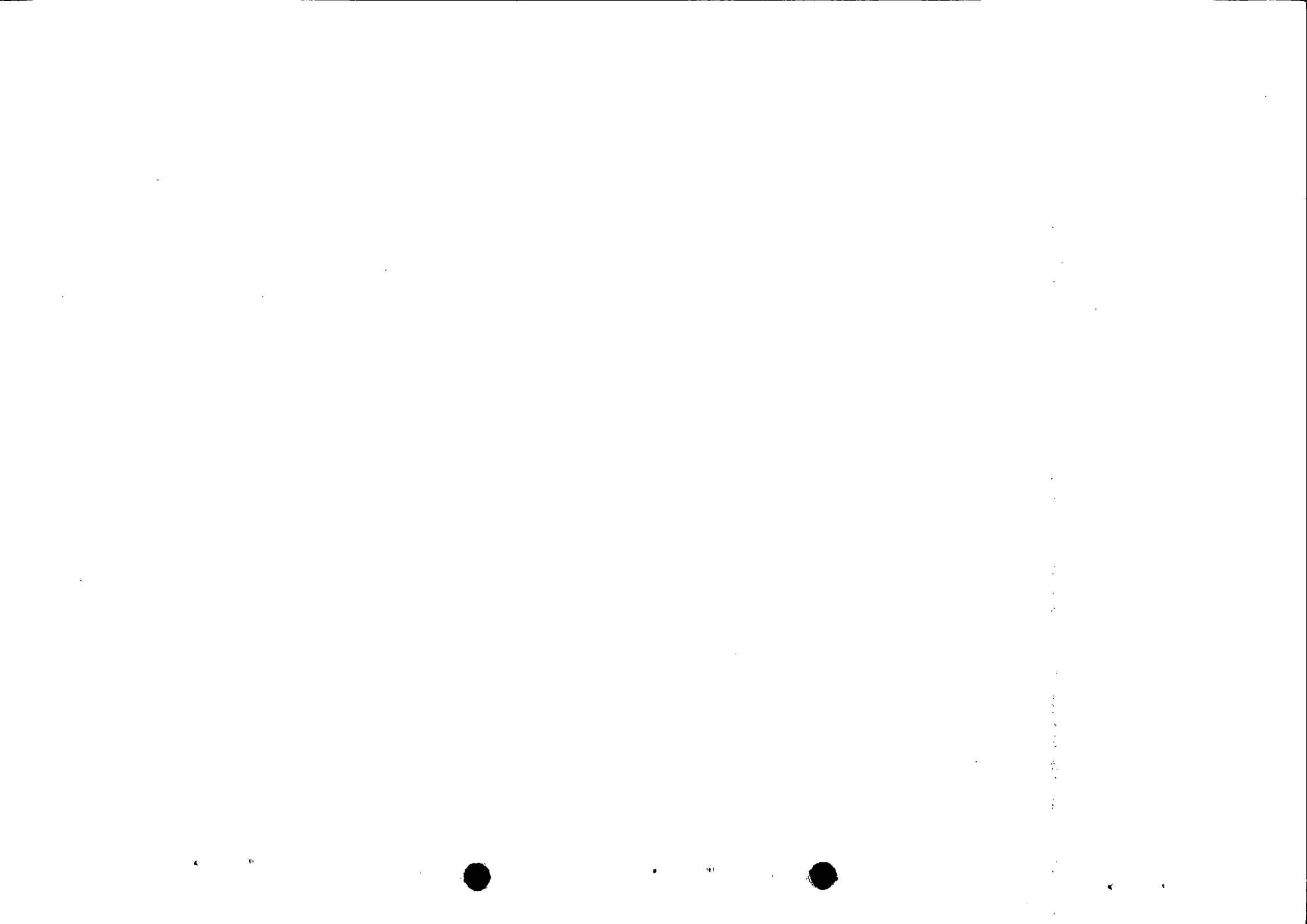
on account of सांब्याकडून मिळाले.

रोखपाल वा लेखापाल
Cashier or Accountant.



सांब्याकडून
Signature (Designation) कलान-२

कलान २



Nº 181171

घातेदाखली प्रत / Party Copy



ठाणे भारत सहकारी बँक लि.

शेड्युल्ड बँक

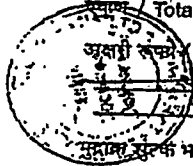
Thane Bharat Sahakari Bank Ltd.
Scheduled Bank

शाखा / Br. दिनांक / Date 10/11/08

मुद्रांक शुल्क / Stamp Duty रु./Rs. 500

सेवा भाकारणी शुल्क / Service Charges रु./Rs. 10

No. of Documents 1
एकूण / Total रु./Rs. 510



अंकीय रक्कम / Amount In Words 500

मुद्रांक शुल्क भरणाऱ्याचे नाव / Name of stamp duty paying party

पत्ता / Address Kalyan S. Chavan
Vascha Park, Wayale Nagar, Kalyan

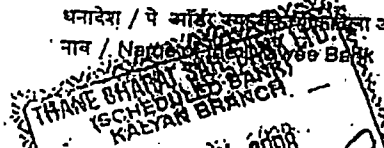
समोपच्या पक्षकाराचे नाव / Name of counter party

D. S. Chavan

व्यवहाराच्या उद्देशाचे कारण / Purpose of transaction

P.O.A.

घनादेश / पे आदेश / Name of the person who has to be presented at the office of delivery of stamps



शिबपाल / Cashier
Authorised Signatory
मुद्रांक शुल्क भरणाऱ्याचे नाव / Name of the person who has to be presented at the office of delivery of stamps



GENERAL POWER OF ATTORNEY

IN THESE PRESENT SHALL COME, I, Mrs. Asha Chavan, aged about 54 years, having address at Shop No. 57-A, Vascha Park, Wayale Nagar, Kalyan (West) District Thane DO HEREBY SEND GREETINGS:

Authorised Signatory
For Thane Bharat Sahakari Bank Ltd.
Kalyan Branch

Thane Bharat Sahakari Bank Ltd.,
Kalyan Branch,
Jeevashri Apartment, Jamanabaug
Compound, Vascha Park,
Agra Road, Kalyan W/421 301,
DISTRICT THANE, PIN-401504-07

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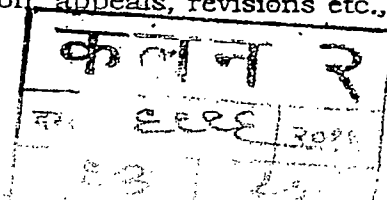
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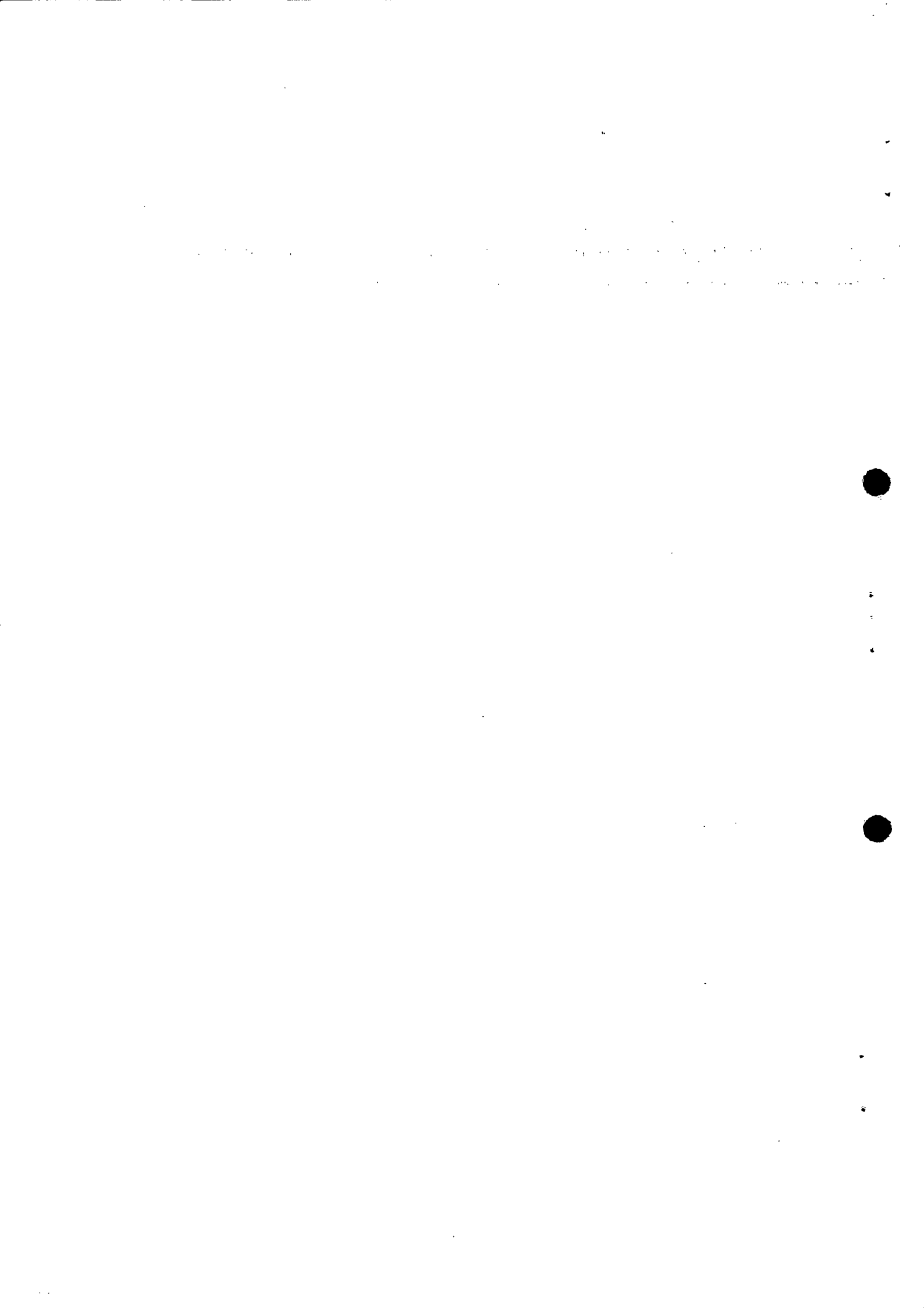
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WHEREAS due to my other occupation and illhealth, I am not in a position to do all the acts, deeds, things and matters in connection with the moveable and immovable properties acquired/to be acquired by me in individual capacity as well as in the name of Proprietary Firm namely M/s. Om Shree Sai Krupa Construction and therefore I am desirous of appointing my son 1. Mr. Sunil Sahebrao Chavan, aged about 35 years, & 2. Mr. Milind Sahebrao Chavan aged about 27 years having address at Shop No. 5, A wing, Varsha Park, Wayale Nagar, Kalyan (West) District Thane as my true and lawful attorney to do the acts, deeds, things and matters in connection with the said property viz.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH THAT I, Mrs. Anjana Sahebrao Chavan do hereby nominate, constitute and appoint my son 1. Mr. Sunil Sahebrao Chavan & 2. Mr. Milind Sahebrao Chavan as my true and lawful attorney in my name and my behalf to do the following acts, deeds, things and matters viz.

1. TO commence, carry out and complete and/or cause to be commenced, carried out and/or completed construction work on the immovable properties, in accordance with the sanctioned Plans and Permissions and Specifications and so far as construction work is concerned, to see that all applicable rules and regulations which are made by the Government of Maharashtra and/or Competent Authority, under the Urban Land (Ceiling & Regulation) Act, 1976 and/or Municipal Authorities and/or Police Authorities and/or any other Competent Authorities for the time being are strictly observed.
2. TO carry on correspondence under/or over signature and on negotiations and also settle with all concerned authorities and bodies including the Government of Maharashtra, all the departments, Municipal Authorities and/or Town Planning Authorities and/or the Competent Authority under the Urban Land (ceiling & Regulation) Act, 1976, in connection with the Sub-division and/or obtaining the no objection certificate for the development of the Said Property.
3. TO appear and represent me before any and all concerned authorities and parties as may be necessary, required or advisable for or in connection with the development of the immovable properties and to make such arrangement and arrive at such arrangements as may be conclusive to the Sub division and/or development of the immovable properties.
4. TO CARRY on correspondence with the Kalyan Dombivli Municipal Corporation, Government of Maharashtra, Collector of Thane, Maharashtra Land Revenue Code for the effectual mutation of the property in my name and other incidental activities to file necessary application, appeals, revisions etc., for the said purpose.

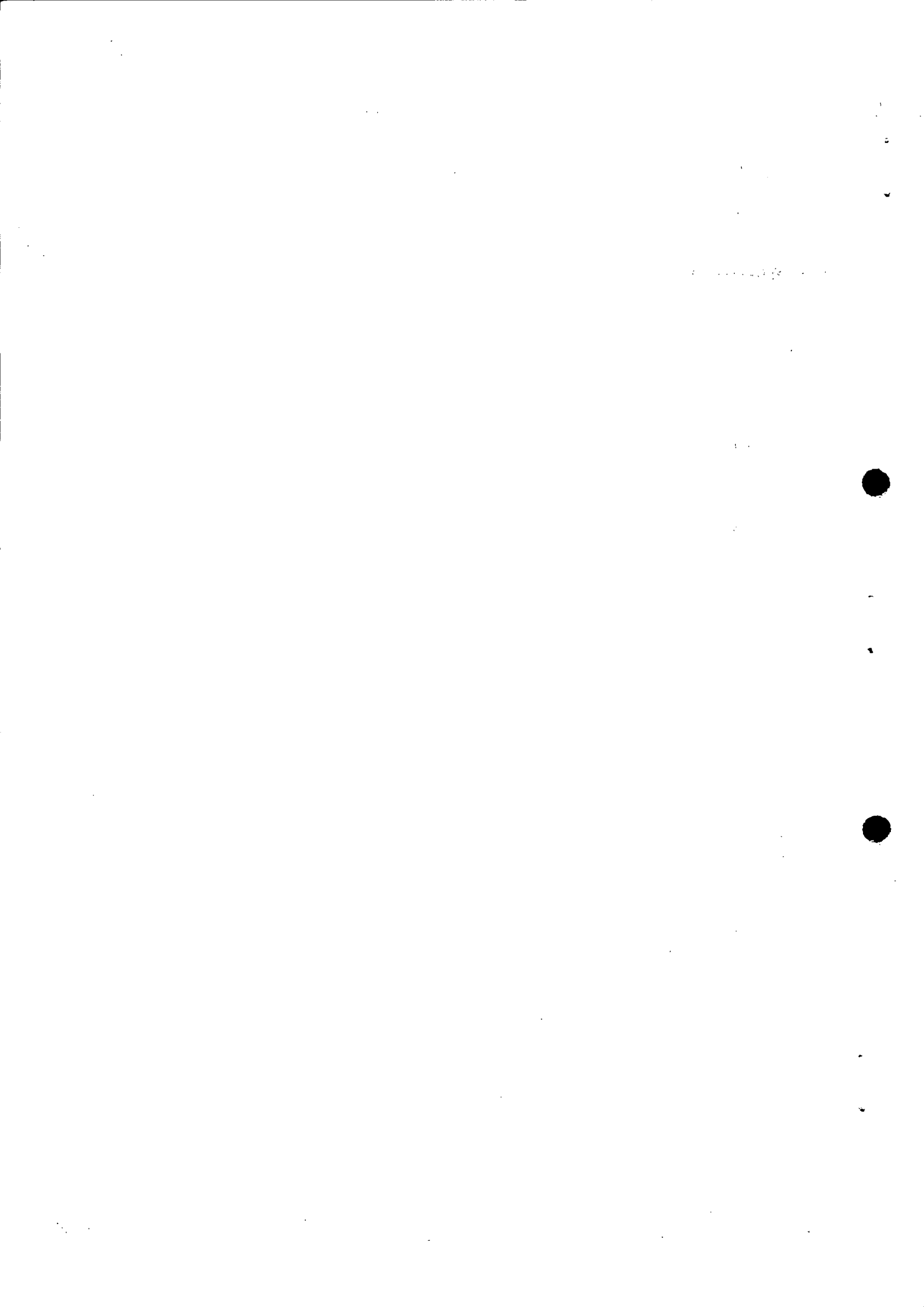




5. TO APPOINT Architects, Engineers, Supervisors, Surveyors, Workmen, Advocate, Solicitors, Counselors and other persons as desired by the said Attorney for Plans approval or any other matter connected therewith on such terms and conditions and on payment of the fees and remuneration to them as the said Attorney may deem fit.
6. TO PREPARE, sign and submit the Scheme for the lay-out, sub - division of the immovable properties and also to submit plans for construction of the buildings to be constructed on the immovable properties on the lay-out, sub- divided plots thereof to the Kalyan Dombivli Municipal Corporation or any other authorities concerned and to have the same sanctioned and to apply for revalidating the plans that may have already been passed and/or to be sanctioned and/or otherwise howsoever to get the same approved and to submit applications to the cement/steel controller for obtaining cement and steel and to make all necessary applications in connection with the construction and to obtain permit or permits in respect thereof and to represent me before the Government, Kalyan Dombivli Municipal Corporation, Collector of Thane, Revenue Authorities, Municipal Authorities or other Public authorities or any other appropriate authority in all matters in connection with the immovable properties and for its sub-division and /or development.
7. TO hand over free of costs to the Kalyan Dombivli Municipal Corporation any portion of the immovable properties if the same is comprised under road widening scheme and/or other reservations as per development plan of the Town Planning Authorities and/or for the same is under set back and/or reserved purposes and in lieu thereof to take the benefit of the same as permitted by the authorities and to use utilise and to use utilise and to use utilise the same in the form of transfer of development rights in the immovable properties as the Attorneys may deem fit and proper.
8. To apply for and obtain the necessary permission under the Urban Ceiling and (Ceiling and Regulation) Act 1976 or any other statutory modification or enactment for the time being in force and/or under any other Central or state legislation for the time being in force as may be necessary in connection with the property or its sub- division, construction, development and/or transfer.
9. To make and submit all applications, petitions, submissions and appeals and to carry out correspondence with the appropriate authorities or officers concerned.
10. To deal with all the authorities concerned and make necessary payments and deposits in connection with the immovable properties and/or development thereof and/or

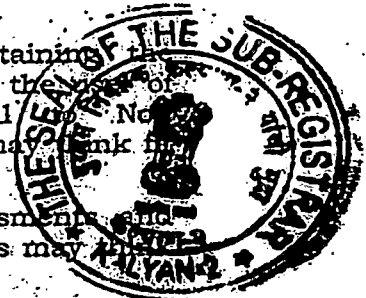


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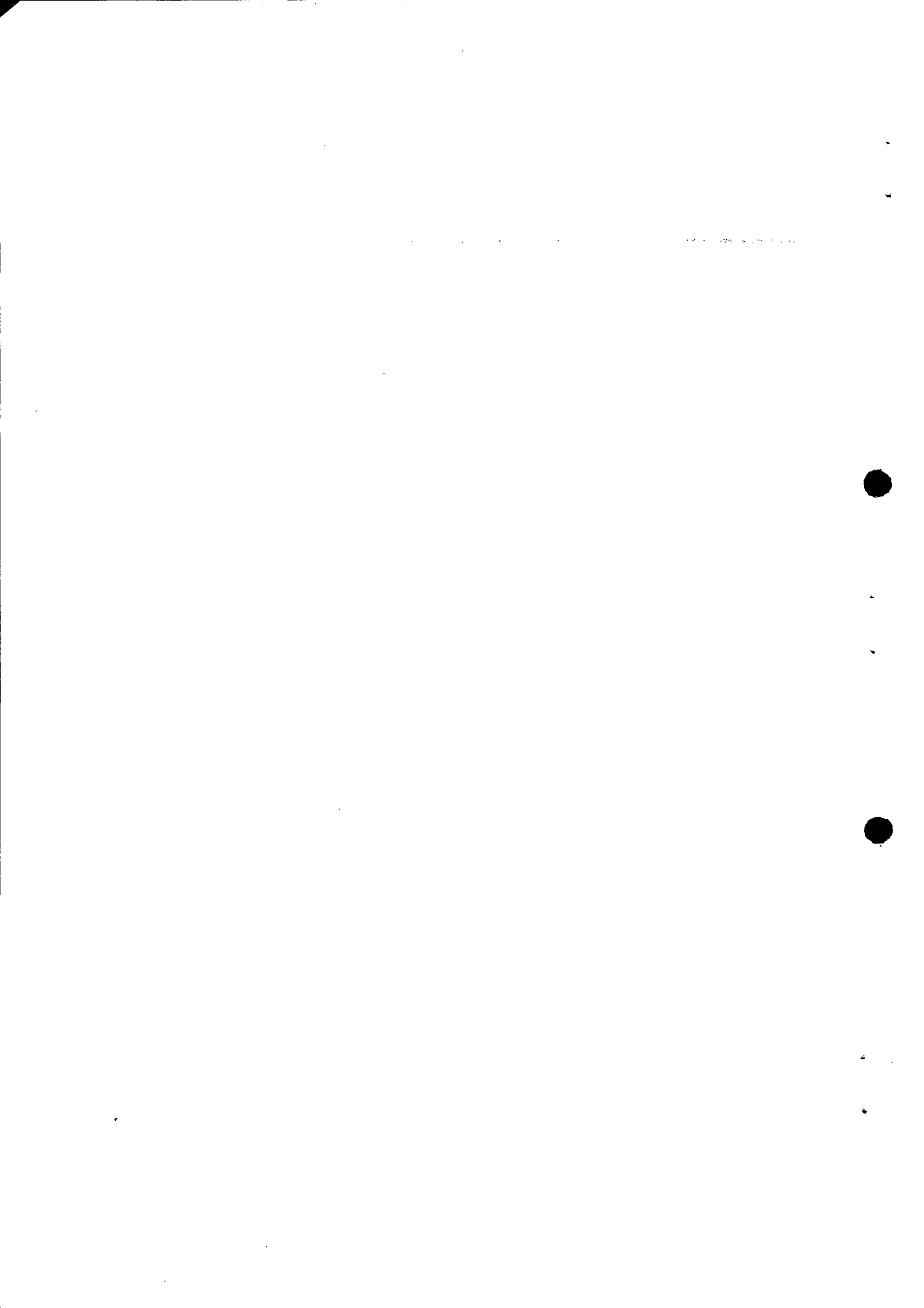


construction work to be carried out thereon and/or otherwise howsoever in connection therewith and also to receive from the authorities concerned and give proper receipt and discharge for the same.

11. To make necessary applications to the Collectors, Mamlatdar, Tahasildar, Talathi, Panchayats, City Survey Officer/s, Municipal Corporation, Government of Maharashtra and other public and semi public authorities or such other authorities as may be necessary for the said purpose and for the purpose of mutation of the property in my name and to obtain the extract of property register cards in my name and other incidental matters thereto.
12. To make the necessary applications, file affidavits, petitions before the authorities concerned for obtaining permissions to transfer the immovable properties to the name of such person or persons as the said attorney may think fit and proper.
13. To submit necessary application, writings, undertakings and other documents as may be required in accordance with the prevailing rules and regulations for perfecting my title and for obtaining the N.A. and other requisite permissions etc., and /or to represent me in the office of City Survey for incorporating the tenure as gothan on the extracts of property register card of the immovable properties.
14. To make the necessary applications for obtaining the necessary permissions concerning the change of the use of the immovable properties from Agricultural to Non-Agricultural or other user as the said Attorney may think fit and proper.
15. To pay the necessary charges, deposits, assessments and apply for the refund thereof as the said attorneys may think fit and proper.
16. To amalgamate the said properties with any other property and/or properties as the said Attorneys may think fit and proper and also after amalgamation to submit the layout plans or sub-division plans of one or more amalgamated properties or the immovable properties and get the same duly approved from the Collector or other authorities concerned and also to grant the access to the adjacent property holders from and through the immovable properties.
17. To prepare and submit proposal for township/layout and/or other purpose(s) for development of the immovable properties whether alone or after amalgamation of the immovable properties with other properties as the said Attorney may think fit and proper.
18. To Level the immovable properties by filling and/or constructing roads as per internal layout, constructing sheds,



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godown and office for the purpose of effective development of the immovable properties.

19. To carry out and comply with all the requisitions that may be made by the Municipal authorities and/or any other authorities in connection with such plans of sub-division, layout amalgamation or the building plans submitted and/or that may be admitted by my said attorney to the appropriate concerned authorities in pursuance of these presents.

20. To make necessary applications for water, sewerage and electric connection with the concerned authorities at the expense of my attorneys and to obtain necessary orders in pursuance thereto and to do all acts, to carry out and lay the water sewerage and electric connection of the internal layout and roads for the purpose of development of the immovable properties to make application to the M.S.E.B. for electrical connections and for submitting the proposal for sub-station and hand over any portion of the land to the M.S.E.B. authorities.

21. TO carry on correspondence, to prepare sign and execute papers, applications and documents including affidavits, complaints, petitions, declarations, indemnity bonds and undertakings etc. as may be required for the purpose of constructing the said proposed building or buildings on the immovable properties.

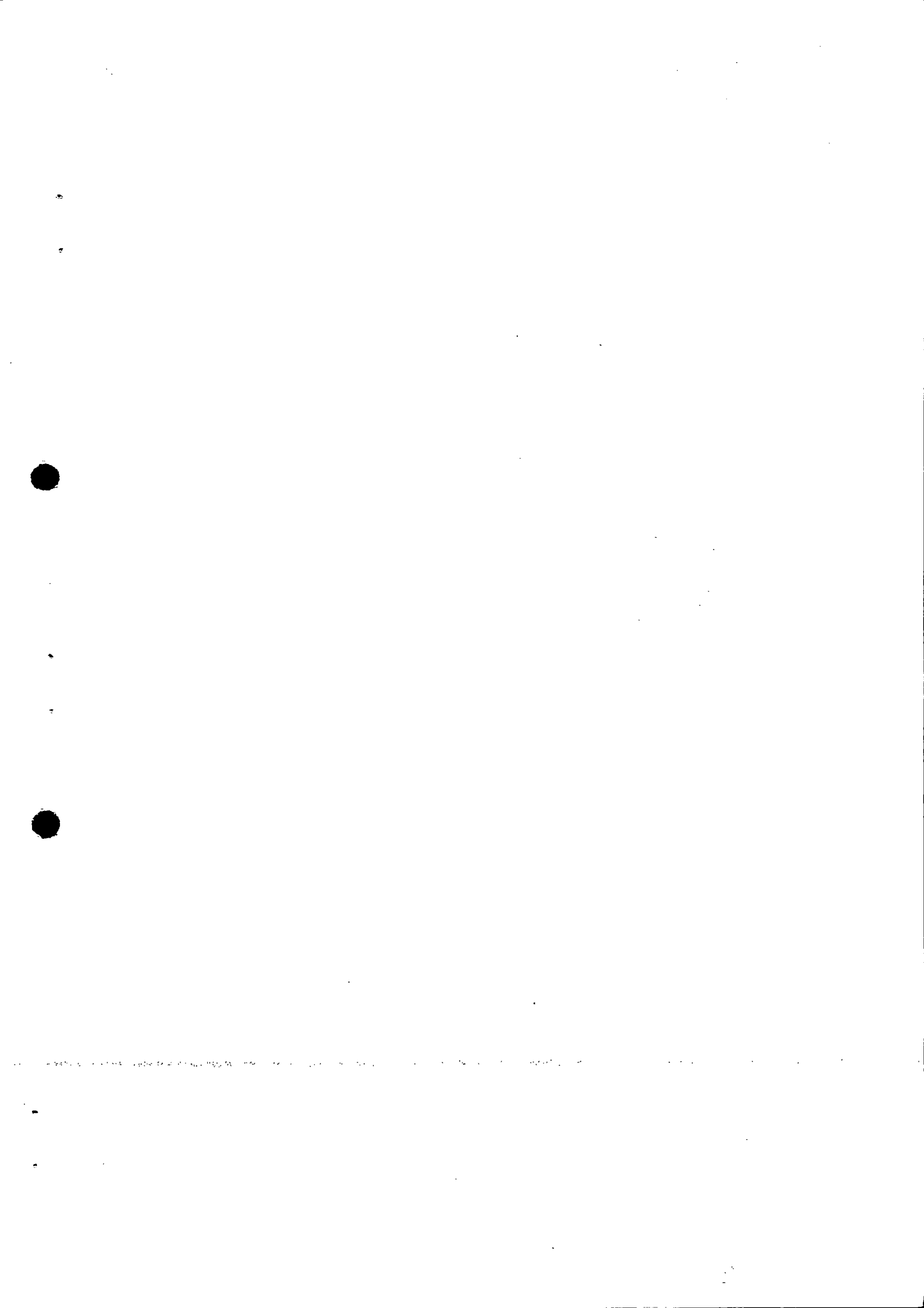
22. TO put up and display hoardings on the immovable properties, announcing the proposed Housing schemes or any other schemes in respect of the immovable properties.

23. To sign, execute, register or otherwise perfect or cause to be signed, executed, registered and perfected any agreement for development agreement, lease, conveyance, partition, release, family settlement deeds, exchange deeds, assignment, surrender, reassignment, transfer or mortgage and other assurances including the deed of correction, supplementary deeds, confirmation deeds and incidental documents thereto which may in the opinion of the said attorney be expedient or necessary.

24. To negotiate for sale of the immovable properties or any part thereof as also to negotiate for sale of flats/shops/units in the proposed construction of the proposed building on the said land or any part thereof and to receive the entire consideration thereof and appropriate the sale proceeds thereof for their own use and benefit and also to execute the mortgage deed and lodge the same for registration at the requisite office enabling the prospective intending purchaser to obtain the housing loan from the financial institutions and to receive and accept the deposit moneys, cash, cheques against booking, sale, transfer flats, shops, and units to be

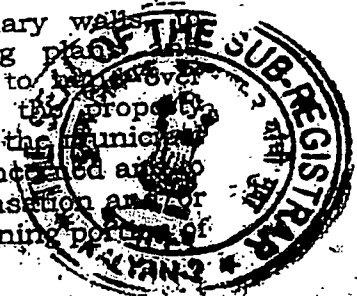


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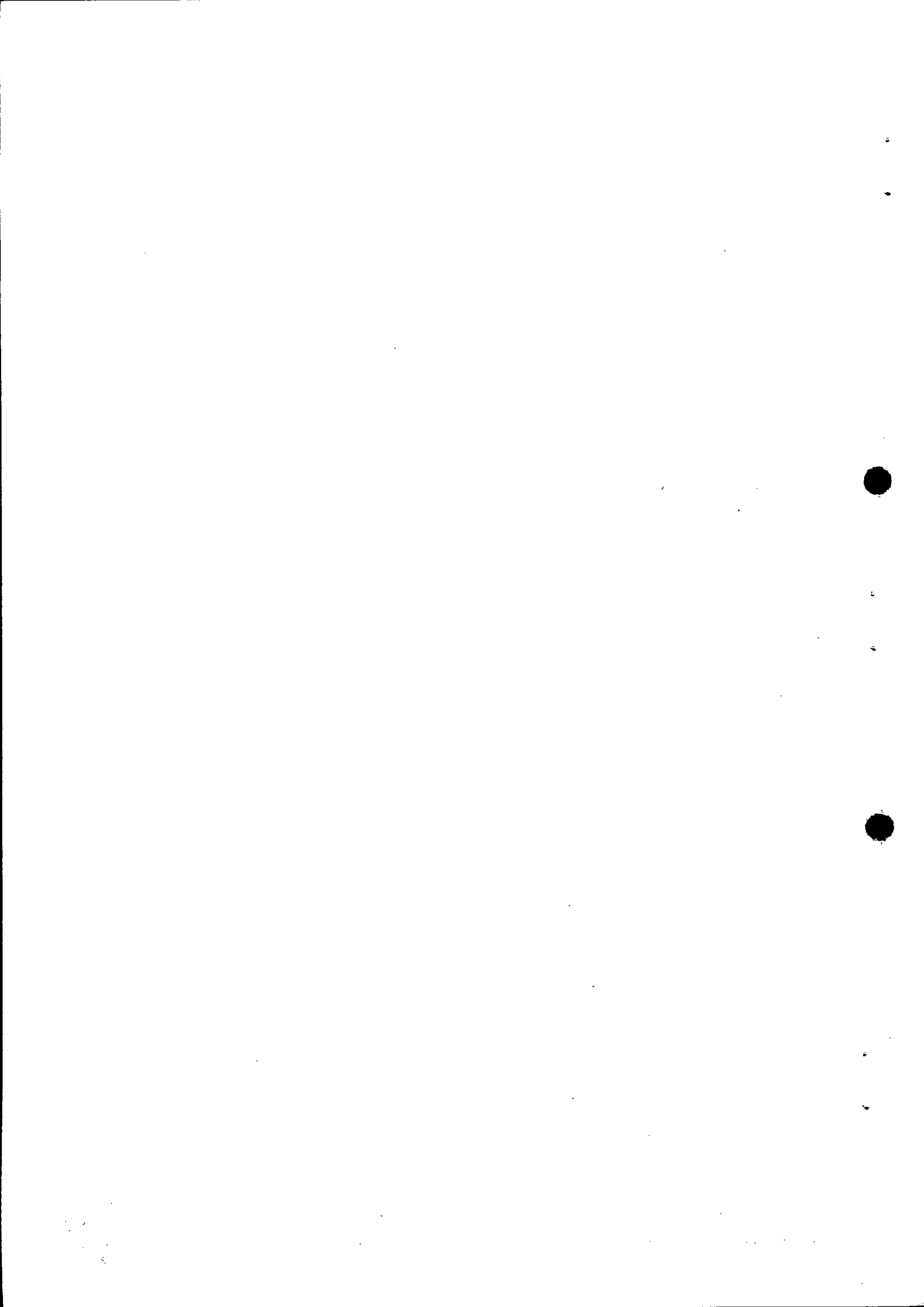


constructed on the immovable properties in full and final settlement of payments to be received from them.

25. TO receive the sale proceeds in respect of the sale of the flat/units constructed/to be constructed on the property developed by me or my firm from the intending purchasers, to issue necessary receipts for the same in my name and on my behalf and on receipt of full and final consideration to hand over the actual, vacant and peaceful possession of the said flats/units to the intending purchasers and to sign and execute the possession receipts thereof.
26. To purchase the stamp papers, (judicial or non-judicial) and to make necessary applications for the same and to do all the things, acts, deeds and matters as provided under the Bombay Stamp Act.
27. To comply with all the requisitions and formalities required to effectuate the legal and perfect registration of the agreements and documents and to follow all the procedure under the Indian Registration Act, 1908 as well as Bombay Stamp Act in the name of the firm and on behalf of me to sign, execute, lodge and admit the execution of the above agreements, deeds, documents and assurances as true and lawful attorney of me and to represent my interest before all the officers and competent authorities under the provisions of the said Act by following the requisite procedure of adjudication under the provisions of law.
28. TO proceed with the construction of boundary walls to comply with all the terms of the building plan and to obtain all the permissions and for the purpose if required to acquire and/or surrender and/or transfer portion of the property falling in set back area or under reservation to the Municipal Corporation or Collector or to the authorities concerned and to apply for and obtain in lieu thereof the compensation amount for the utilisation of the said F.S.I. on the remaining portion of the immovable properties.
29. To make the necessary application under the Urban Land (Ceiling and Regulation) Act, 1976 for exemption, transfer or otherwise of the immovable properties and for development thereof and for the purpose to submit such applications writings, undertakings, affidavits and file petitions, appeals, etc. as may be required and to prefer an appeal from the orders of the Competent Authority under the provisions of the said Urban Land (Ceiling and Regulation) Act, 1976.
30. TO prefer an appeal from the order which may be made by the Competent Authority or other authorities under the Urban Land (Ceiling and Regulation) Act and to do all acts, deeds, matters and things and to institute and file the said appeal and for the purpose to sign and declare all petitions, memos

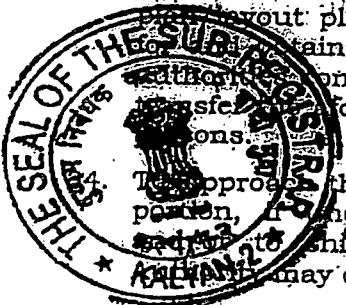


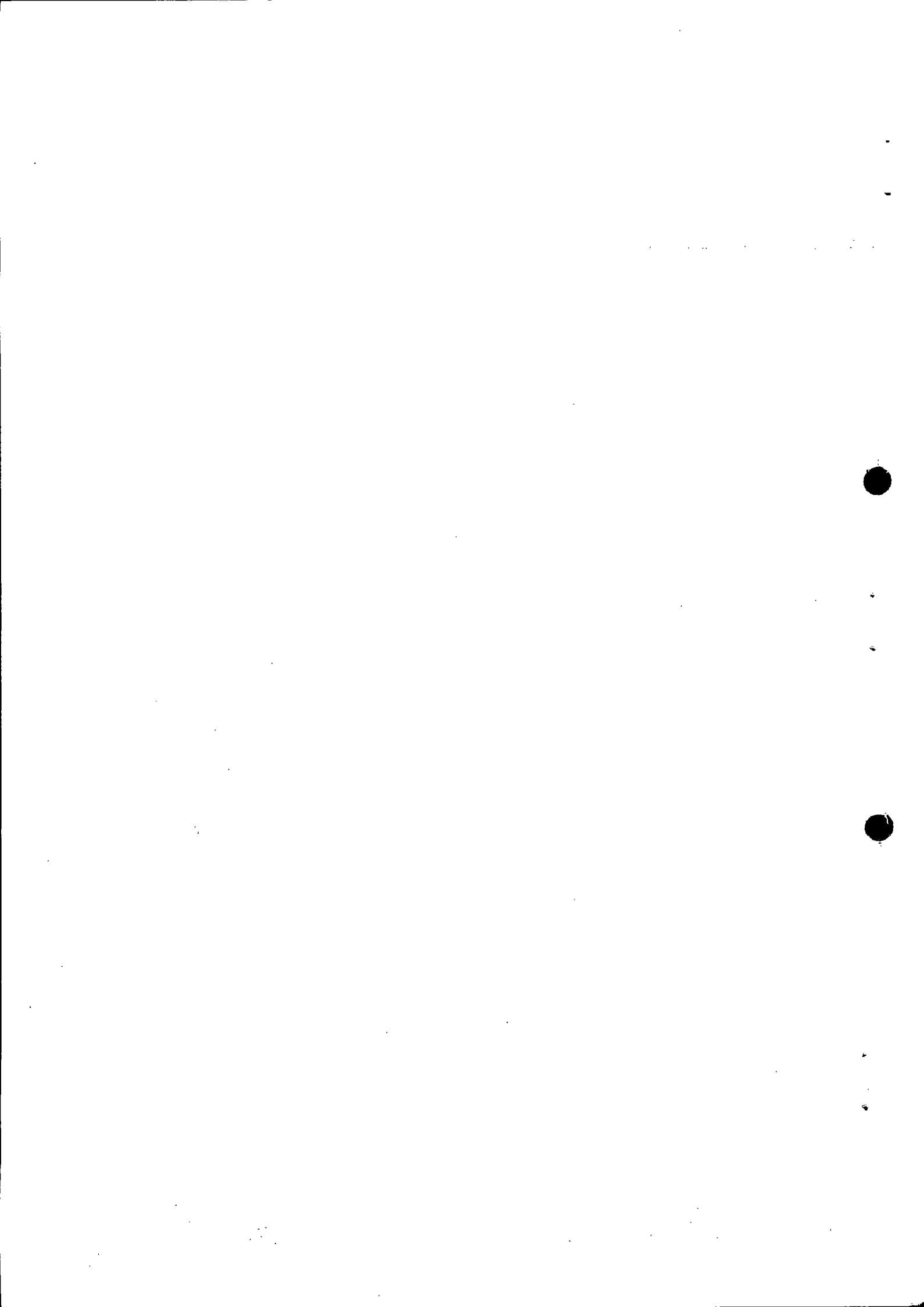
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of appeal, affidavits, plaint and all other proceedings as may be required for the said purposes.

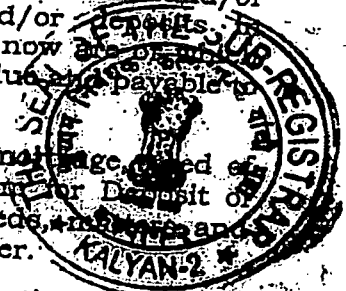
31. TO commence, file and prosecute any action petition/s, appeals, suits or other proceedings at law against any person or persons in respect of the matters or things relating to my affairs and to appear to and defend all actions, suit or other proceedings commenced or to be commenced against me or whereunto I shall think fit, to compromise, refer to arbitration, submit to judgement, discontinue or become non-suited in any such actions, suit or proceedings as aforesaid and also to accept services to writs or summons, notice or other proceedings. To defend and appear for pending suit/s in any court of law including High Court and Supreme Court.
32. TO apply or proceed or continue with applications made by me for permission of the Competent Authority or the State Government or any other authorities under the provisions of the Urban Land (Ceiling and Regulation) Act 1976 to develop the immovable properties and for the purpose to make any declaration or sign forms as the said attorney shall deem fit and also to appear before any of the officers appointed under the said Urban Land (Ceiling and Regulation) Act, 1976 and to represent me before them and also if necessary to sign all the applications, affidavits, memos of appeal or other applications or documents as my attorneys shall deem fit and also to appear before all appellate authorities under the said Act and/or statute in connection with the permission for transfer of the said land as aforesaid.
33. TO ask for and apply and to collect the refund and/or return of the deposits, security fee and other amounts if any paid to Kalyan Dombivli Municipal Corporation, Collector and/or other authorities concerned for getting the building layout plan/sub-division sanctioned and also to apply to obtain the refund of the deposits if any paid to the authorities concerned. The said Attorneys shall be entitled to transfer the aforesaid amounts and deposits to any person or persons as may be decided by the authorities concerned. To approach the authorities concerned to get the land or any portion, transfer reservation and/or acquisition, released and to shift the same in such manner as the said Attorneys may deem fit and proper.
35. TO negotiate with the occupants, tenants, dwellers occupying the structures in the immovable properties and to arrive at an amicable settlement and/or to file suitable proceedings to evict such occupants and obtain the actual and peaceful possession of the area occupied by such occupants and also to represent before the Tahasildar, AIT, Tribunal and other revenue officers in respect of the immovable properties and to

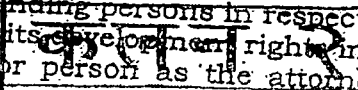


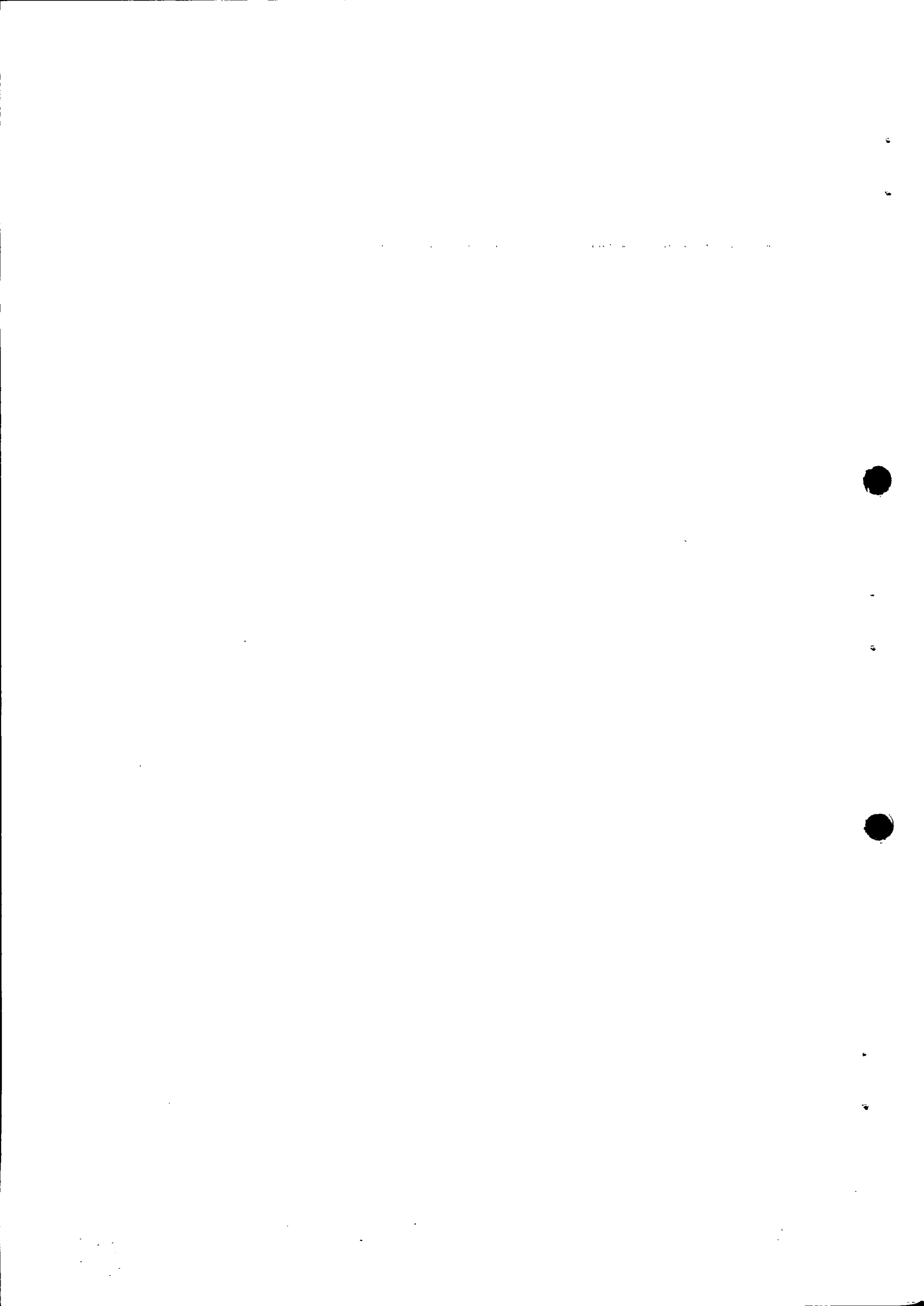


represent my interest before the revenue officers under the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 and/or any other statute.

36. TO negotiate with the tenants occupying the tenements in the structures situated on the immovable properties and also to arrive at an amicable settlement and to get their tenancy rights relinquished and surrendered and for that purpose to enter into agreement, writings and assurances with such tenants as the Attorney may deem fit and proper.
37. To appear and represent before any and all concerned authorities and parties as may be necessary required or advisable for protection or in connection with the development of the immovable properties and to make such agreements and arrive at such arrangements as may be conclusive to the development and/or transfer of the immovable properties: To follow the requisite procedure for conversion of the zone of the immovable properties and for that purpose to make various applications, sign affidavits, declarations and make representations before the concern government, semi-government officers and to represent my interest before such competent authorities.
38. To ask, demand, sue or enforce payment of and recover and/or receive from any person and/or persons rents and/or compensation and/or mesne profits and/or deposits in respect of the immovable properties which now are or shall be at any time or times hereafter may become due and payable to me.
39. TO execute, sign and deliver the deed of mortgage, deed of further charge, to execute the Memorandum for Deposit of Title Deeds and to do all further acts, deeds, mortgages and things as the attorney may deem fit and proper.
40. In case of acquisition of the immovable properties or any part thereof to represent me in acquisition proceedings and to receive compensation and give receipts for moneys received and also to oppose the said proceedings if I am of the opinion that the said proceedings is against my interest.
41. In case of enforcement of any Town Planning Scheme in the area, to represent me in the proceedings and receive the compensation and/or to take possession of the final plots allotted to me in any scheme.
42. To pay taxes, rates, charges, expenses and other outgoing in respect of the immovable properties and claim refunds thereof in my name and on my behalf.
43. To negotiate, deal with the intending persons in respect of sale of the said properties and / or its development rights in one or more parts to such persons or person as the attorney may

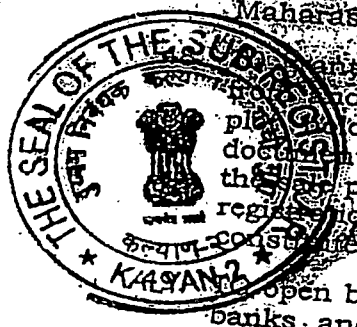


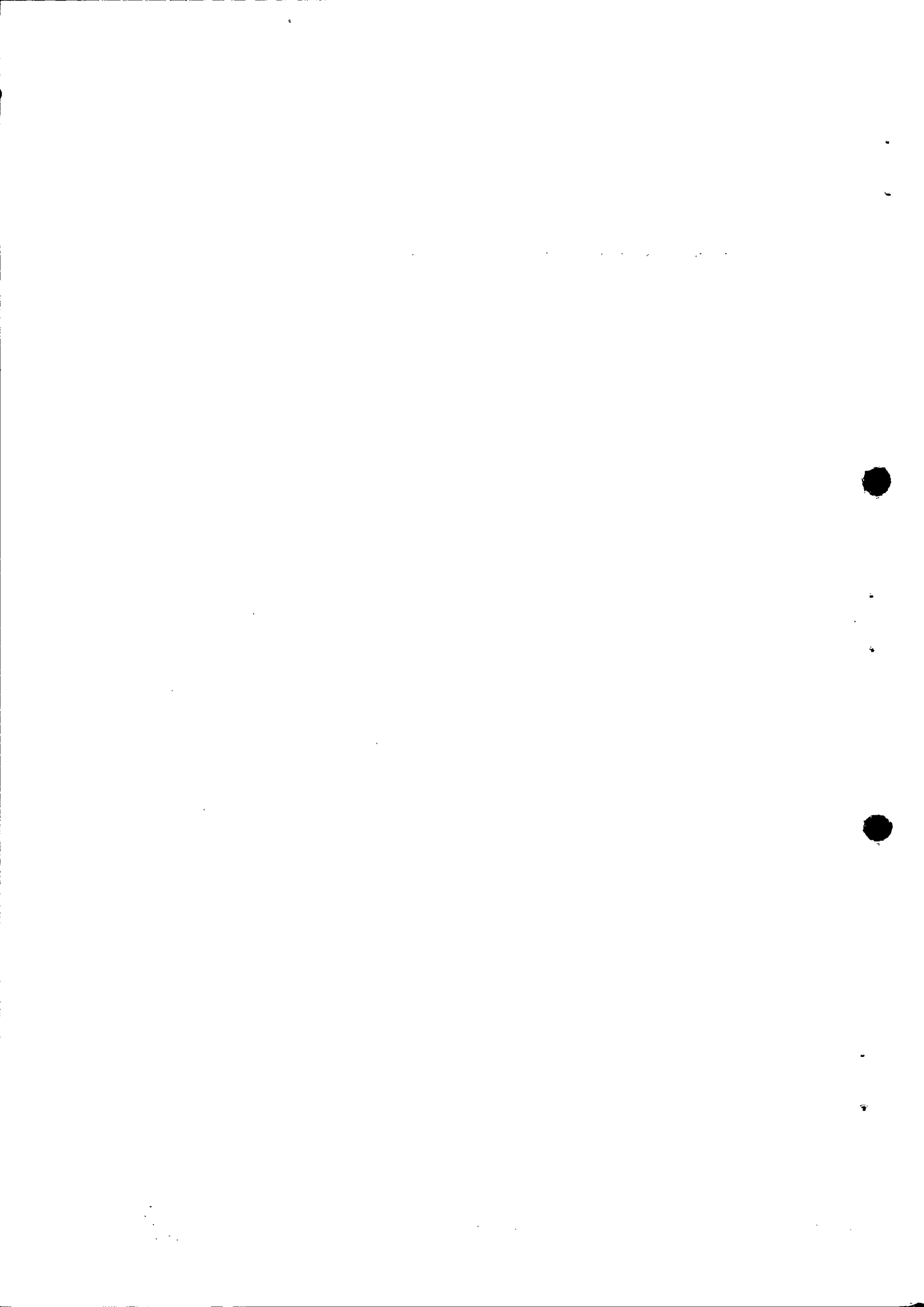

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think fit and proper and/or to transfer the benefits of the agreements in part or fully and for the purpose to enter into agreement, to give valid discharges for payment, to receive sum and to execute Deed of Conveyance, Transfer Deeds and other assurances to perfect the registration thereof. To receive the consideration thereof and pass on the receipts for the same.

- 44. To execute a Deed of Conveyance, Transfer Deed of Indemnity, Assignment, Deed of Exchange, or other assurances in one or more sets in respect of the immovable properties in favour of any person or persons and to take all the steps for effective registration of all such documents including making of application under section 230 A certificate under the Income Tax Act, 1961.
- 45. To appear before the Sub-Registrar of Assurances and lodge the above documents for registration and admit the execution thereof.
- 46. To make necessary applications under section 27 or other provisions of the Urban Land (Ceiling and Regulation) Act, 1976 and to procure such permissions for transfer of the immovable properties in one or more parts.
- 47. To take necessary steps for formation of the co-operative society with an intent to transfer the immovable properties or any part or portion thereof without or with structures in favour of the said society and for the purpose to submit the necessary applications, writings, undertakings and declarations as may be required and to appear and represent before the Registrar or other authorities under the Maharashtra Co-operative Societies Act, 1960.
- 48. To grant the easementary rights of access and other rights through the immovable properties to any adjacent plots and for that purpose to sign the requisite documents, deeds, writings, etc., and receive and appropriate the proceeds thereof and to lodge the said documents for registration and admit the execution thereof as my registered attorney may deem fit and proper.
- 49. To open bank accounts in my name and on my behalf in any banks and to operate the said accounts, to deposit and withdraw the monies and sign and execute various negotiable instruments in my names and on my behalf and to issue various cheques, drafts in my names and to sign the same in my name and on my behalf.
- 50. TO execute the Deed of partition, Release/Surrender deed and/or Exchange Deed, Deed of Family settlement in respect of the properties stands in my name and to sign the said documents, deeds, writings and lodge the same





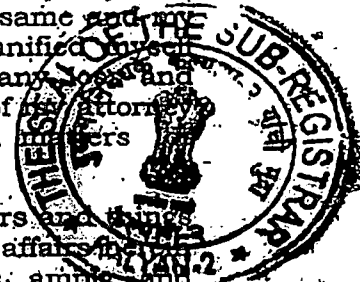
registration and admit the execution thereof before the Appropriate Sub-Registrar of Assurances.

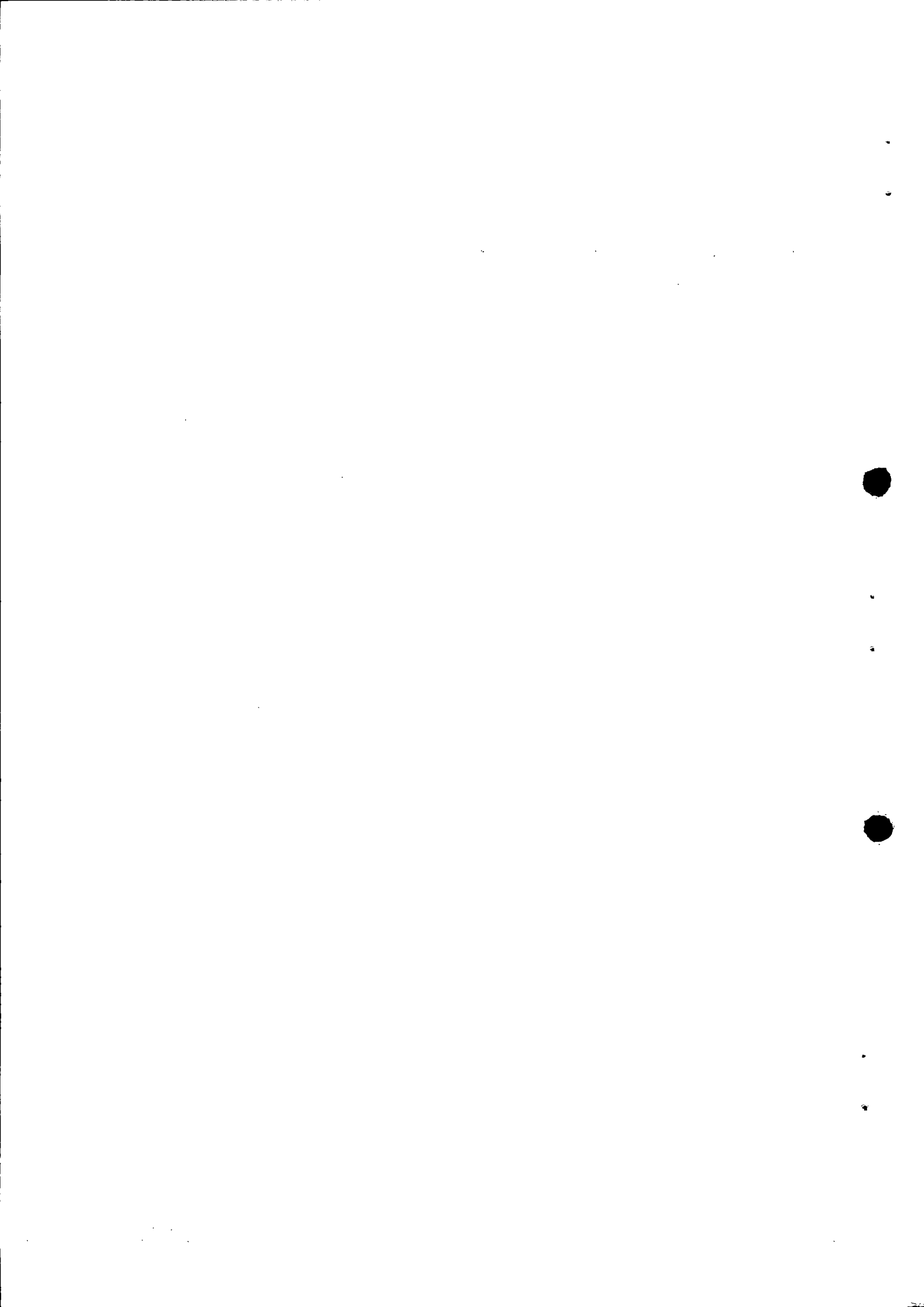
51. To substitute and appoint from time to time one or more attorneys in place of the attorney hereunder with the same or limited powers to act, remove and appoint other attorney/s if the said Attorneys think fit and proper.
52. AND for more effectually removing any doubt which may arise as to the true meaning of these presents or as to the construction or application of the powers hereby granted I hereby declare that the powers hereby granted shall not in any case be deemed to revoke any power or authorities hereto before given to my attorneys by me or be deemed to be limited to such transactions and matters as are herein expressly mentioned but the same are intended to extend and shall in all cases extend to any other matters or transactions not herein precisely mentioned or defined which in the course of the business may the attorney be deemed to be requisite or expedient to be done or performed.
53. All costs, charges, expenses of and incidental to any act, deed, matter or thing, done or caused to be done by my said attorney in or about the exercise of the powers herein contained shall be borne and paid as provided by my said attorney alone and shall be responsible for the same and my said attorney shall indemnify and keep indemnified myself and my estate and effects from and against any loss and damages that may be caused to use by reason of my attorney doing or causing to be done any acts, deeds, matters things by virtue of these presents.
54. AND generally to do all other acts, deeds, matters and things whatsoever in or about my estate property and affairs, either particularly or generally described as aforesaid and effectually to all intents and purposes and as I could do in my own person if these presents had not been made.

AND I agree and undertake to allow, ratify and confirm and whatsoever my attorney or any substitute or substitutes acting under them shall do purport to do or cause to be done by virtue of these presents.

THIS POWER OF ATTORNEY is irrevocable and shall not be revoked by me from the date hereof and all powers and authorities conferred upon my attorney under this Power of Attorney which shall be exercised by my attorney entirely at their own risk, costs and expenses.

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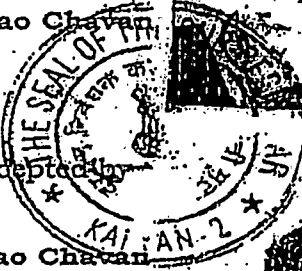
IN WITNESS WHEREOF I have set and subscribed my signature to this writing on this 10th day of November 2008

SIGNED & DELIVERED
by the within named
Executant
Mrs. Anjana Sahebrao Chavan



॥ श्री साहेबराव चवण ॥

Power of Attorney accepted by



1. Mr. Sunil Sahebrao Chavan



॥ श्री साहेबराव चवण ॥

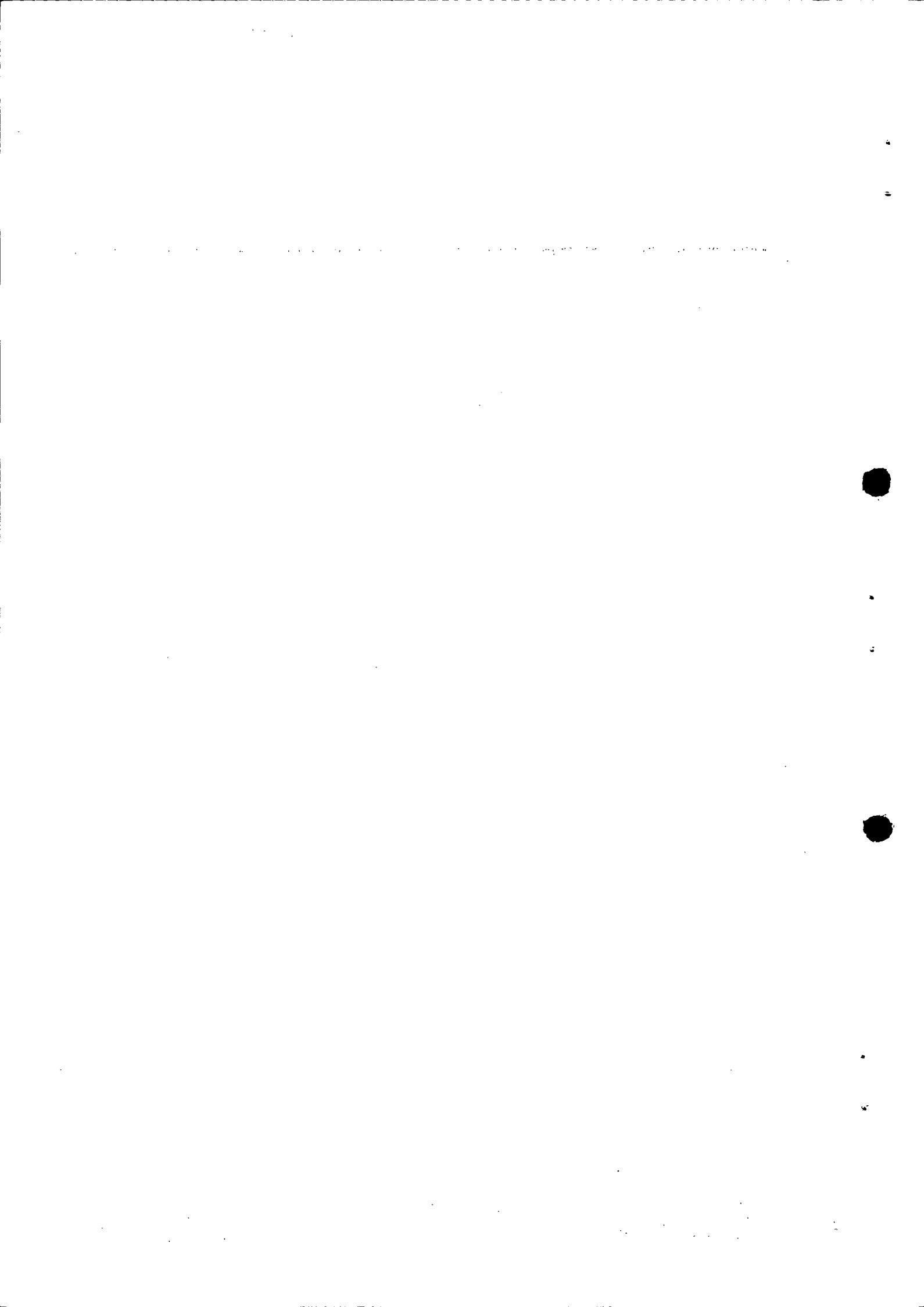
2. Mr. Milind Sahebrao Chavan



॥ श्री साहेबराव चवण ॥



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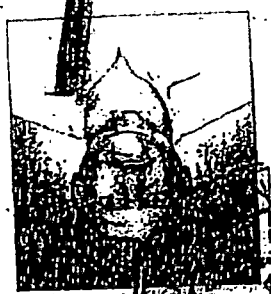


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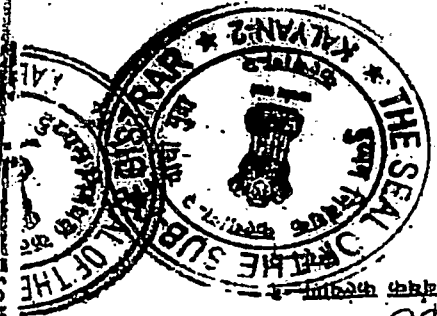
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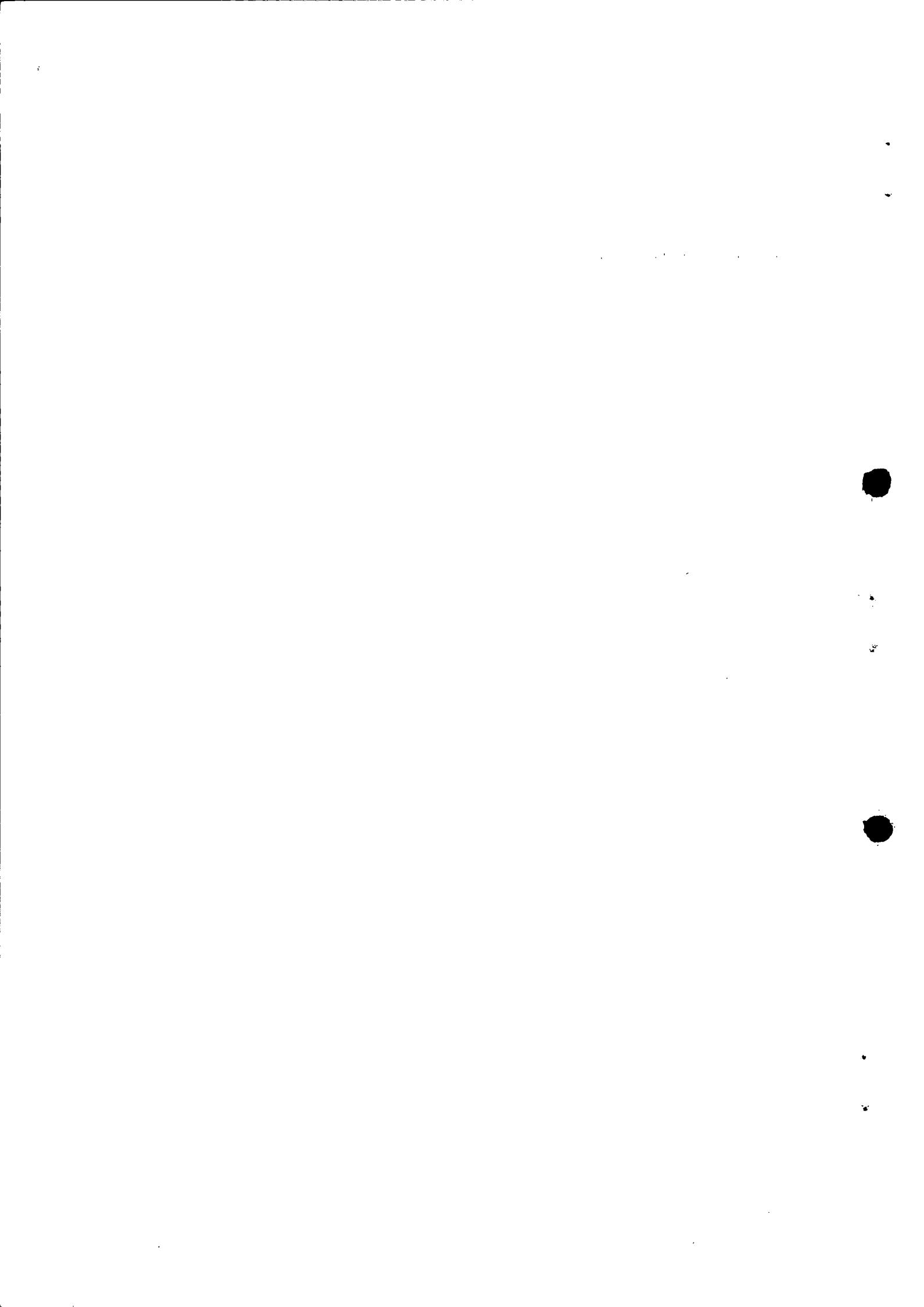
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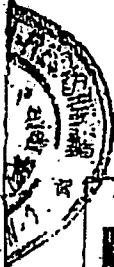
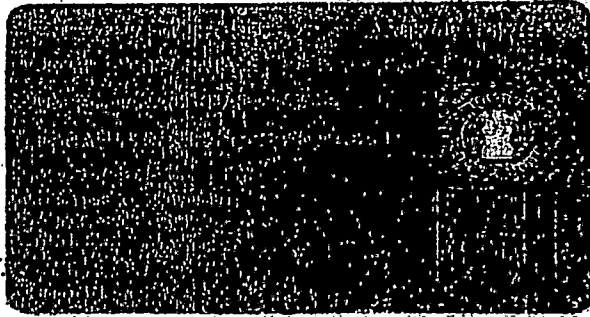
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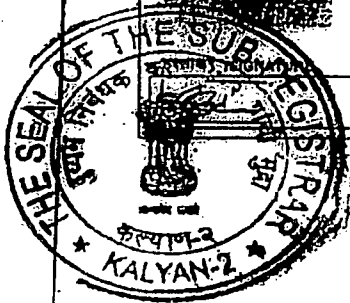
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Handwritten text at the bottom right.

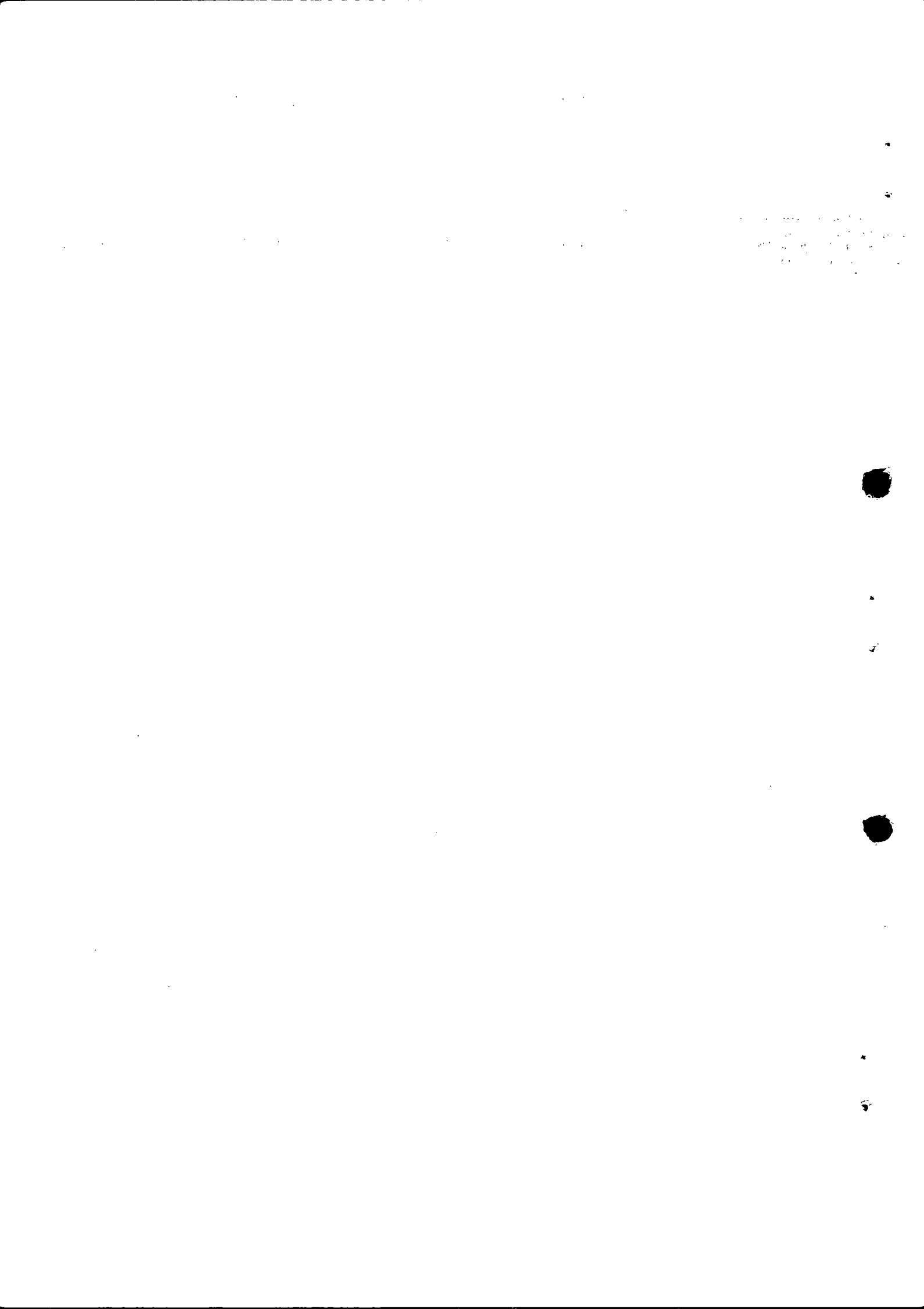


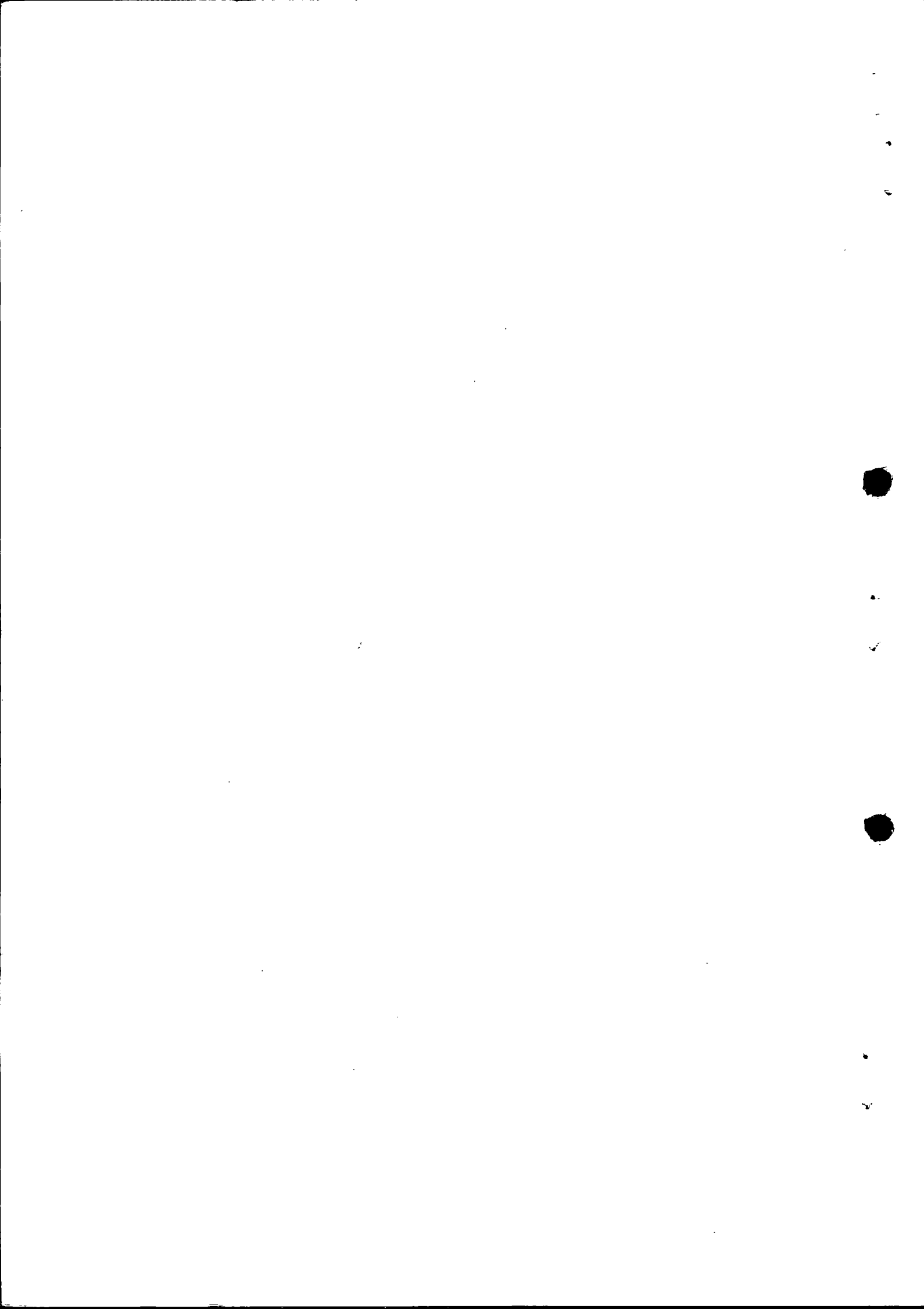


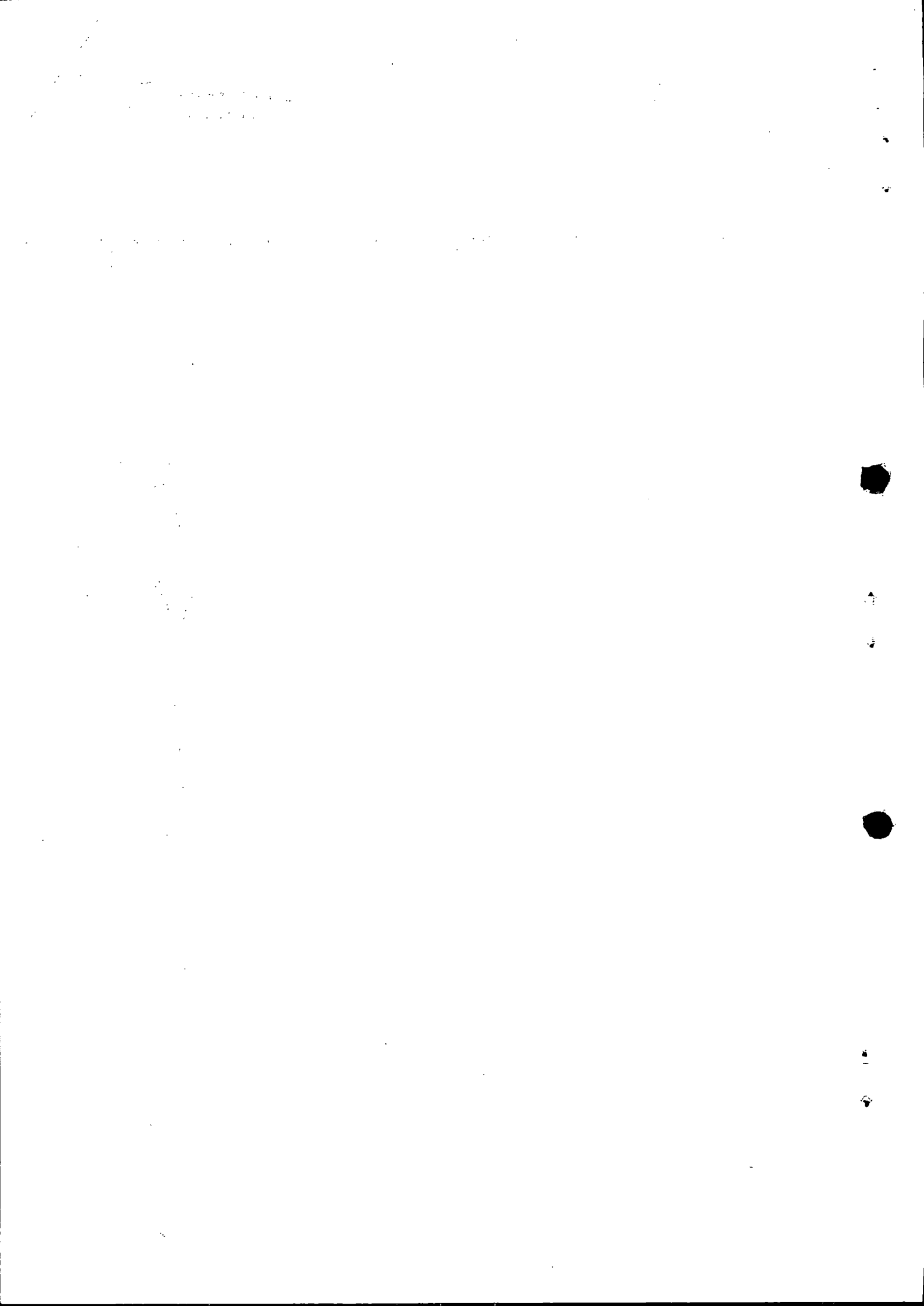
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	AGJPG9168L
नाम / NAME	GANGADAR MAHADHU GUND
पिता का नाम / FATHER'S NAME	MAHADHU PHULAJI GUND
जन्म तिथि / DATE OF BIRTH	01-08-1968
	P.R.Sharma
	आयकर सहायक (कंप्यूटर सेक्टर) Commissioner of Income-tax (Computer Operations)



कलन २
२००९

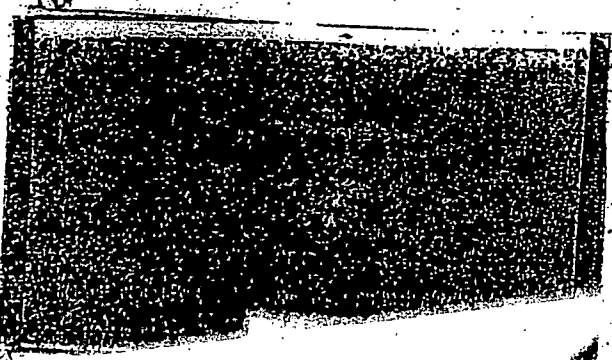
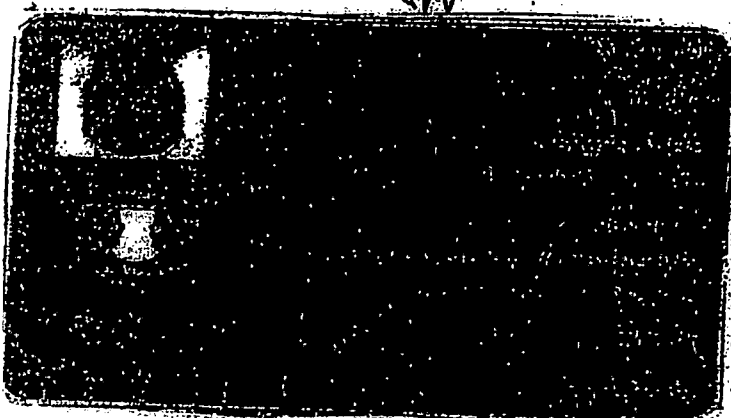


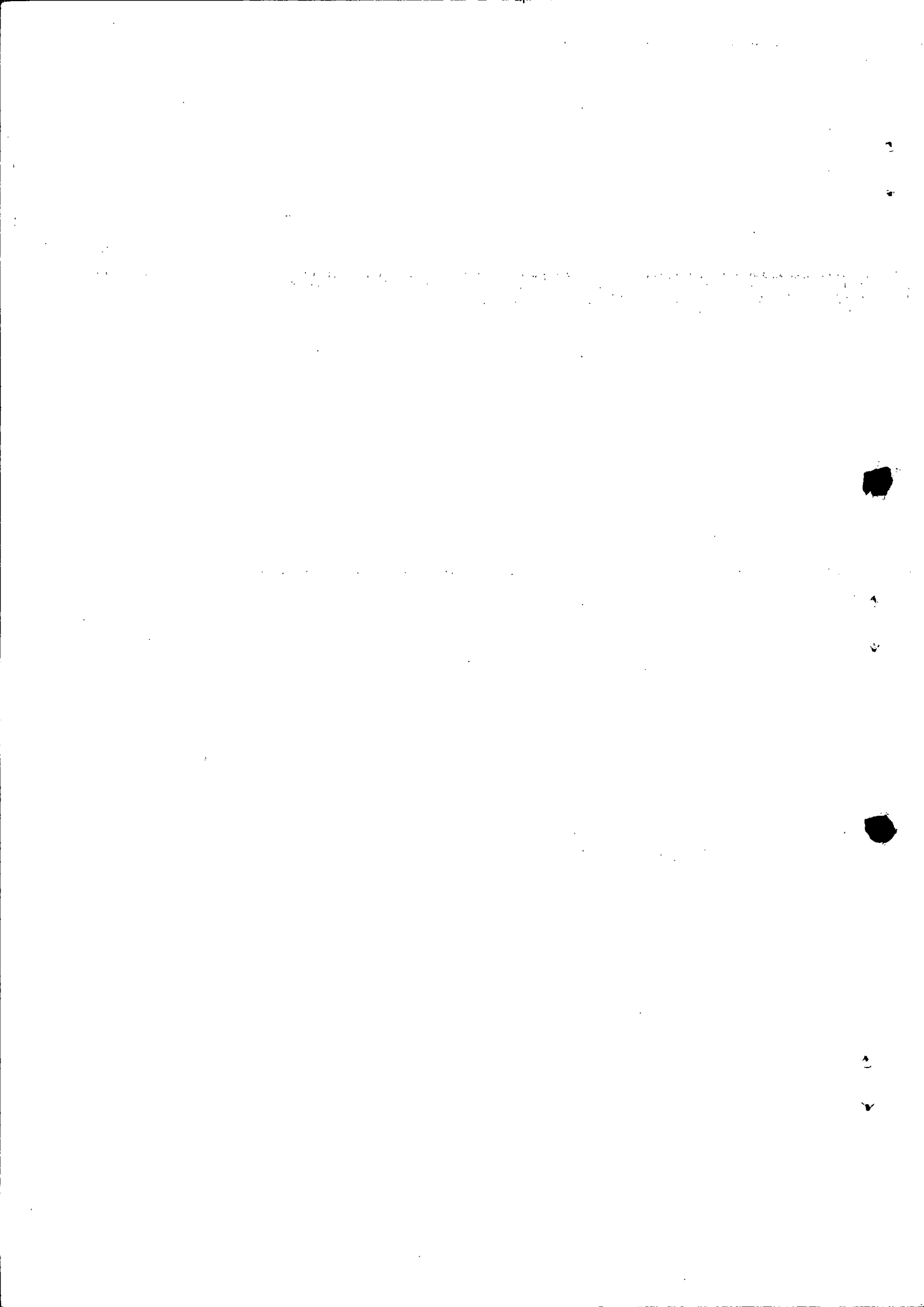




७७	७७
३०३३	३०३३
३०३३	

Deposited by _____
 Rupees (Words) _____
 Rupees (Fig) _____
 Cheque/Cash No. _____
 Name of the _____
 08.11.16
 BANK OF MAHARASHTRA
 (FOS) (FOS)





71/6996

गुरुवार, 17 नोव्हेंबर 2016 1:26 म.नं.

दस्त गोमवारा भाग-1

कलन2

७८१०

दस्त क्रमांक: 6996/2016

दस्त क्रमांक: कलन2 /6996/2016

बाजार मुल्य: रु. 36,00,000/-

मोबदला: रु. 36,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,16,000/-

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

पावती:8790

पावती दिनांक: 17/11/2016

अ. क्र. 6996 वर दि.17-11-2016

सादरकरणाराचे नाव: नितीता शरद शिर्के

रोजी 1:28 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 80

दस्त हजर करणाऱ्याची सही:

एकुण: 31600.00

Joint Sub-Registrar Kalyan 2

सह मुख्य निबंधक वर्ग-२

कल्याण क्र. ३

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा उपखंडाच्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उपखंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 17 / 11 / 2016 01 : 28 : 06 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 17 / 11 / 2016 01 : 28 : 32 PM ची वेळ: (फी)

Joint Sub-Registrar Kalyan 2

सह मुख्य निबंधक वर्ग-२

कल्याण क्र. ३

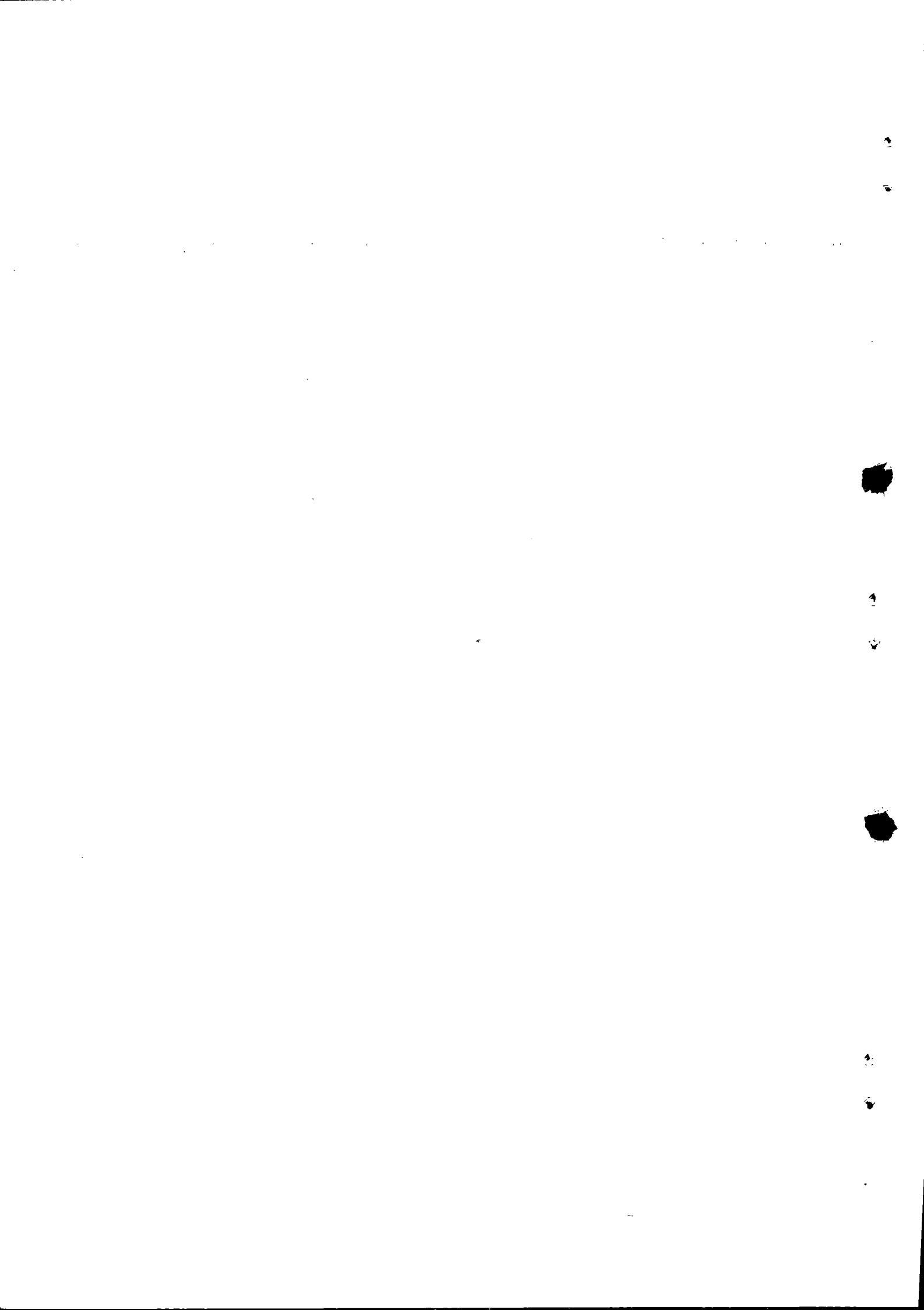


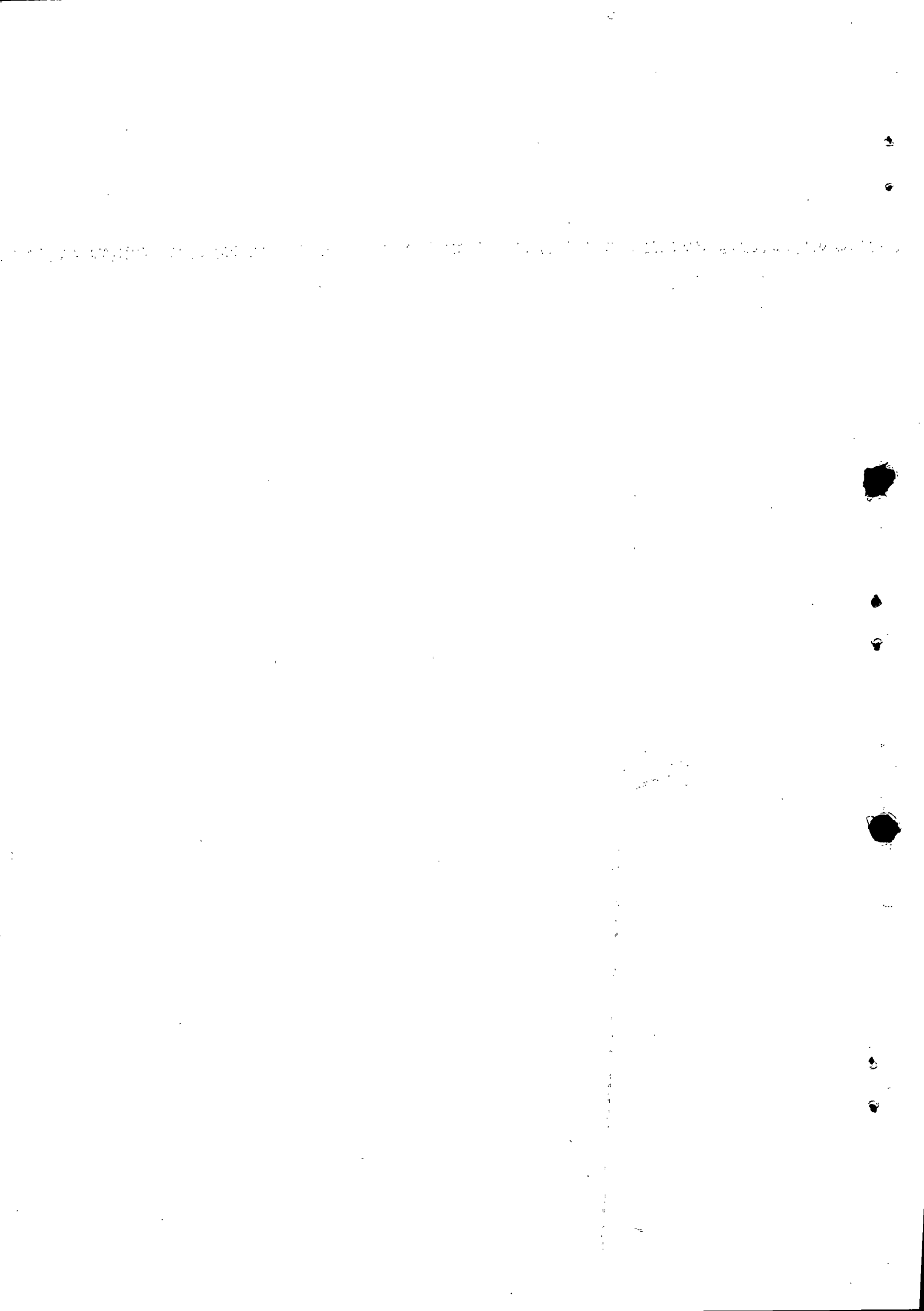
प्रतिज्ञा पत्र

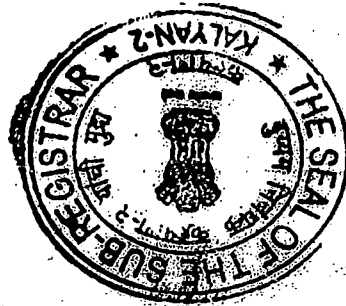
सदर वस्तुपेज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. वस्तुपेजील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता, वैधता, कायदेशीर बाबीसाठी खात्रीस निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत तसेच सदर हस्तांतरण दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणताही कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही.

दस्त हजर करणाऱ्याची सही

निष्पन्न ठेक





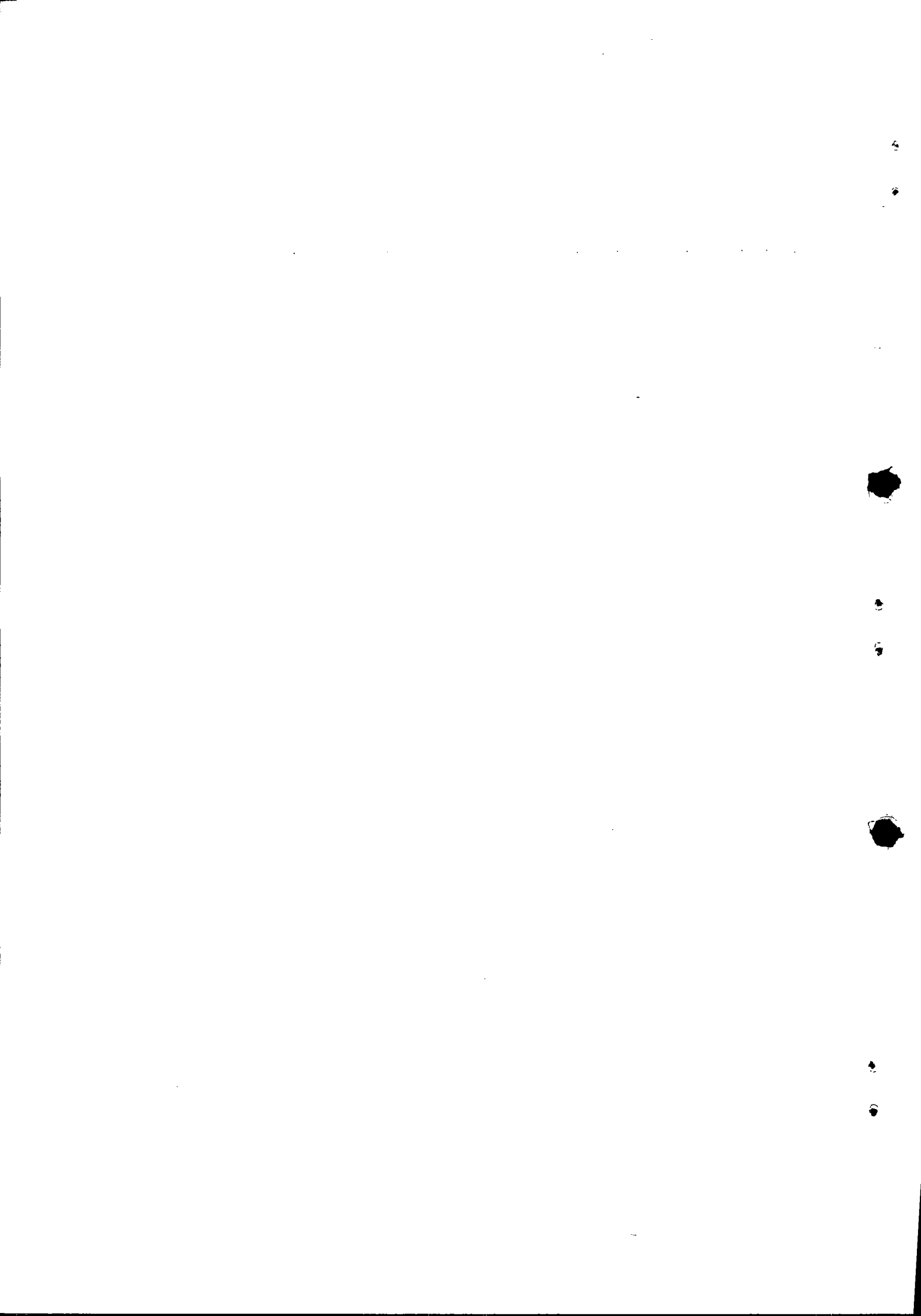


पु. सं. ३६०२/२०१३
 पु. सं. ३६०२/२०१३

पु. सं. ३६०२/२०१३
 पु. सं. ३६०२/२०१३
 पु. सं. ३६०२/२०१३

पु. सं. ३६०२/२०१३
 पु. सं. ३६०२/२०१३

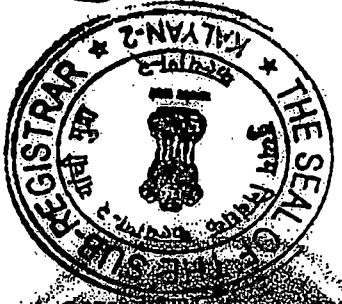
०७	०७
३६०२	३६०३
२	१



सुप्रीमकोर्टाची विचारणा घेतलेला नमूदालः-
 मुद्रांक शुल्क आकारलेला निघडलेला अर्जद्वारे :-

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

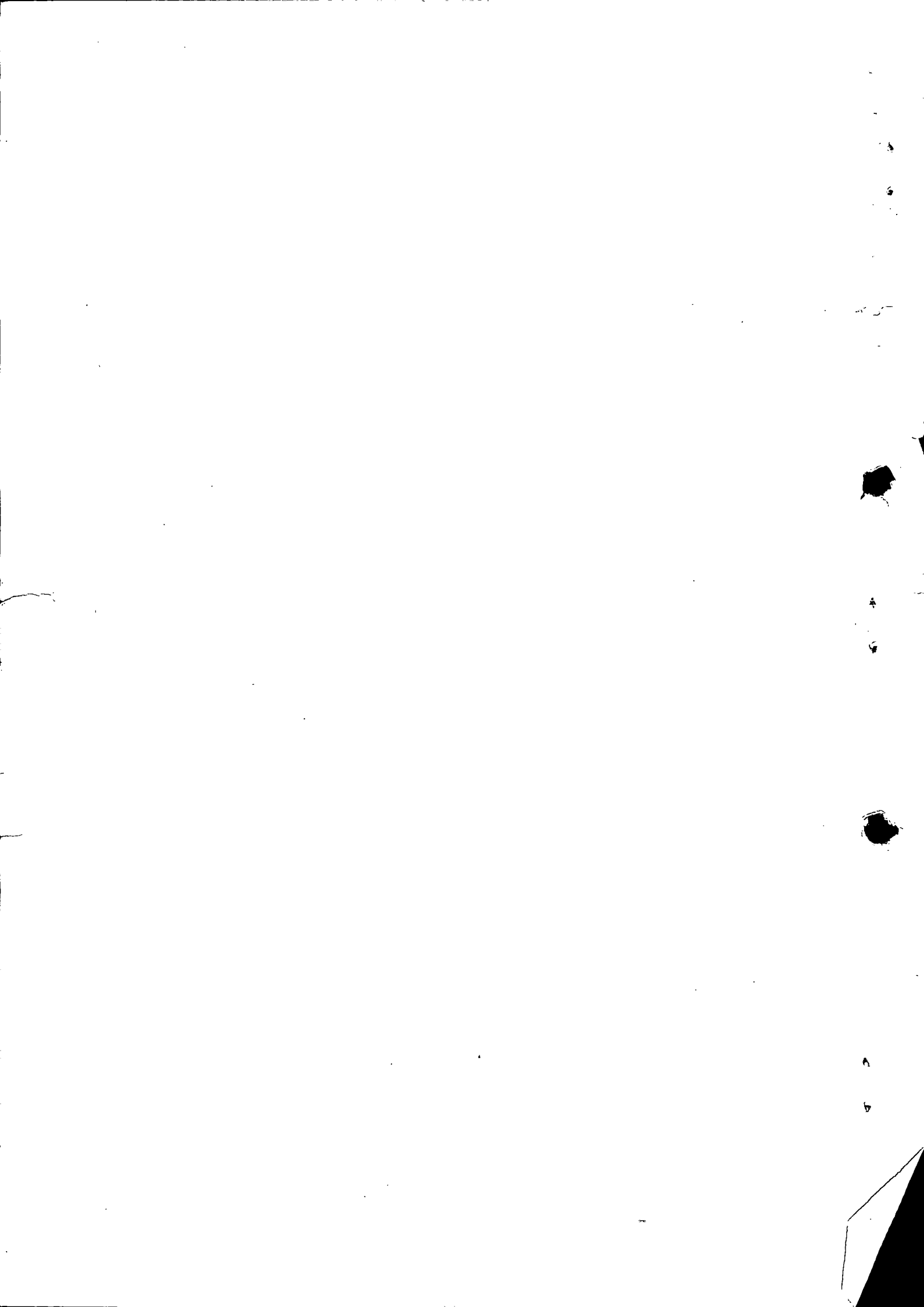
उपरोक्त प्रत्येक पत्रा-2
 कसबा नं. 2



(14)श्री	30000	(13)बाजारबाह्यभागातील नोंदणी शुल्क
	216000	(12)बाजारबाह्यभागातील मुद्रांक शुल्क
	6996/2016	(11)अभिज्ञानाक, खड व प्लॅट
	17/11/2016	(10)दस्ता नोंदणी केल्याचा दिनांक
	17/11/2016	(9) दस्तावेज कसा दिव्याचा दिनांक
(8)दस्तावेज कसा देणा-या पत्रकाराचे व किंवा दिव्याची व्याख्यान्याचा हुकूमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता असावे.		
(7) दस्तावेज कसा देणा-या/दिव्या देणा-या पत्रकाराचे नाव किंवा दिव्याची व्याख्यान्या किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता, आयातल्या हुकूमनामा किंवा आदेश असावे.		
(6)आकारणी किंवा जुडी देण्यात असलेला वेळ.		
(5) क्षेत्रफळ	1) 46.53 चौ.मीटर	
(अवस्थान)	(Survey Number : 5 : HISSA NUMBER : 1 :)	
(4) अंमलपत्र, पोटदस्त्या व धकतीक पटदार ते लागू करावे बाबतिलपटदस्त्या आकारणी देणे की पटदार ते लागू करावे	3600000	(3) बाजारबाह्य(बाहेरपटदस्त्या)
(2)नोंदवणी	3600000	
(1)दिव्याचा प्रकार	कार्यालया	

मुद्रांक नं. 1) शी
 मुद्रांक नोंदणीक : सहा दृ.नि. कसबा नं. 2
 दस्ता नोंदणीक : 6996/2016
 नोंदणी :
 Regn:63m





①

Receipt (pavli)

71/11613
Friday, May 19, 2023

9:16 AM

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

प्रावती

प्रावती क्र.: 12713 दिनांक: 19/05/2023

प्रावतीचे दिनांक: 19/05/2023

दस्तावेजाचा अनुक्रमांक: कलन-2-11613-2023
दस्तावेजाचा प्रकार: कलनावली

प्रावती करणारी व्यक्तीचे नाव: प्रावती

नोंदणी क्र.

दस्तावेजाचा क्र. 35

₹. 30000.00

₹. 30700.00

आपणाला पडेल तर, प्रवेदन लि. प्रा. २ अर्जात
9:35 AM रोजी वेळ मिळेल.

Joint Sub Registrar Kalyan 2

बाबतचे पुरव: ₹. 3895000/-

मासिक ₹. 4000000/-

प्रावतीचे मुदतक शुल्क: ₹. 280000/-

1) दस्तावेजाचा प्रकार: DHC क्रमांक: ₹. 700/-

दस्तावेजाचा क्रमांक: 1805202317655 दिनांक: 19/05/2023

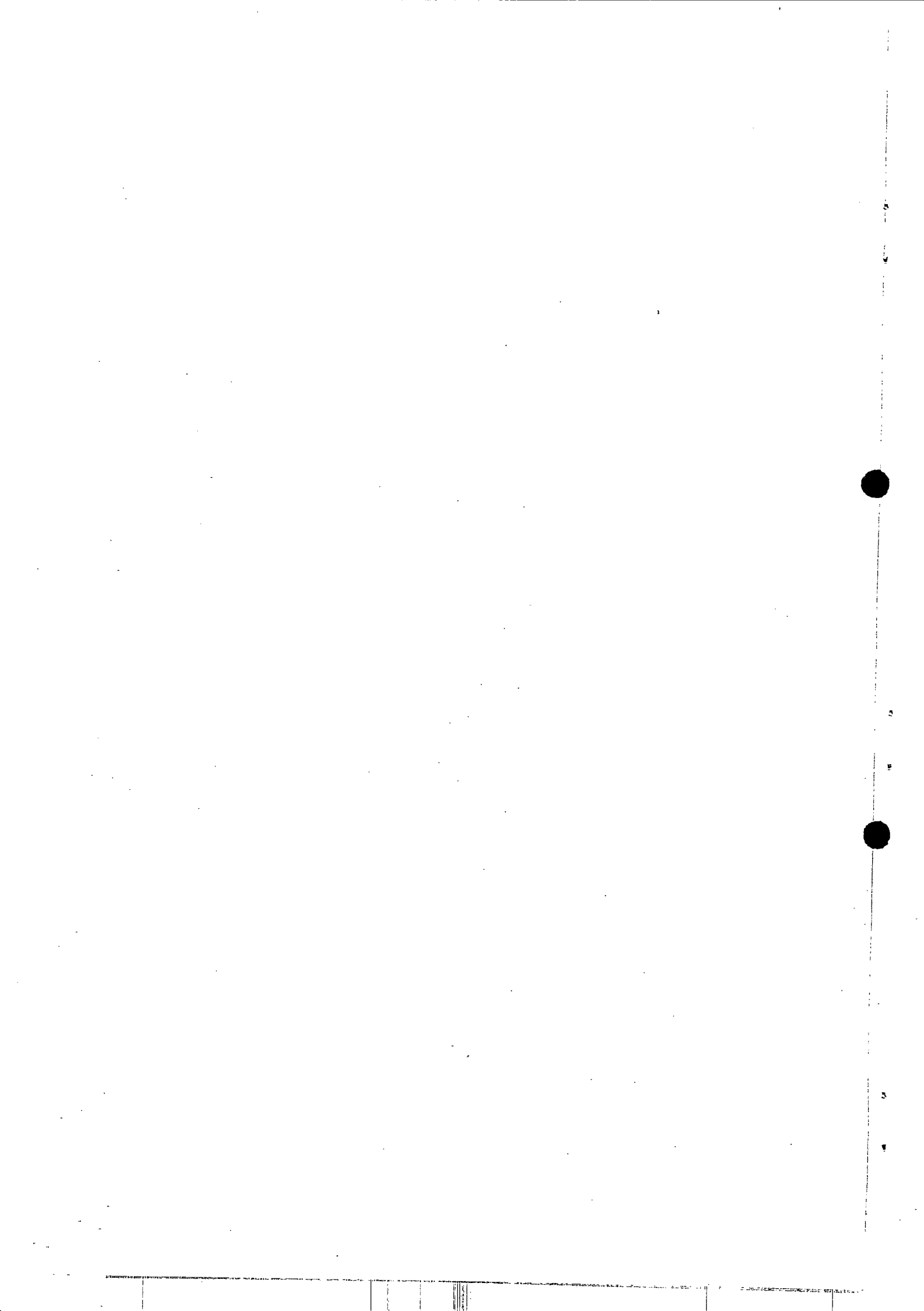
प्रावतीचे दिनांक व पुरव:

2) दस्तावेजाचा प्रकार: eChallan क्रमांक: ₹. 300000/-

दस्तावेजाचा क्रमांक: MH002127168202324E दिनांक: 19/05/2023

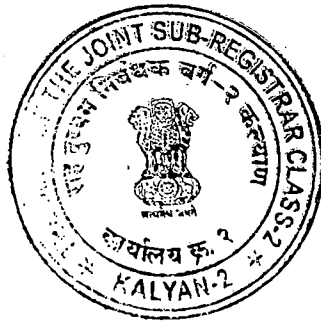
प्रावतीचे दिनांक व पुरव:

प्रावतीचे दिनांक व पुरव



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		19 May 2023,07:57:57 AM			
Valuation ID	2023051928				
मूल्यांकनाचे वर्ष	2023				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : कल्याण				
उप मूल्य विभाग	20/67-विभाग 8क : गांधारे गांवातील उर्वरित मिळकती				
क्षेत्राचे नांव	Kalyan/Dombival Municipal Corporation	सर्व्हे नंबर/न. भू. क्रमांक :	सर्व्हे नंबर#5		
वाढीचे मूल्य दर तक्त्यानुसार मूल्यदर रु.		कार्यालय	दुकाने	ओद्योगिक	मोजमापनाचे एकक
खुली जमीन	निवासी सदनिका	87100	95000	87100	चौ. मीटर
24000	75800				
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र(Built Up)-	49.152चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	बांधकामाचा दर-	Rs.26620/-
उद्भवान सुविधा -	आहे	मजला -	.1st To 4th Floor	कार्पेट क्षेत्र-	40.96चौ. मीटर
Sale Type -	First Sale	First Sale Date -	17/11/2016		
Resale		Sale/Resale of built up Property constructed after circular dt.02/01/2018			
मजला निहाय घट/वाढ		= 100 / 100 Apply to Rate= Rs.75800/-			
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी)+ खुल्या जमिनीचा दर)			
		= (((75800-24000) * (100 / 100)) + 24000)			
		=			
		Rs.75800/-			
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र			
		= 75800 * 49.152			
		= Rs.3725721.6/-			
F) लगतच्या गच्चीचे/खुली बात्कनी क्षेत्र		5.57चौ. मीटर			
लगतच्या गच्चीचे/खुली बात्कनी मूल्य		= 5.57 * (75800 * 40/100)			
		= Rs.168882.4/-			
Applicable Rules		= 3, 9, 18, 19 ,14			
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बात्कनी) + वरील गच्चीचे मूल्य + बंदिरत वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिरत बात्कनी + स्वयंचलित वाहनतळ			
		= A + B + C + D + E + F + G + H + I + J			
		= 3725721.6 + 0 + 0 + 0 + 0 + 168882.4 + 0 + 0 + 0 + 0			
		= Rs.3894604/-			
		= ₹ अडतीस लाख चौऱ्याणव हजार सहा शें चार/-			

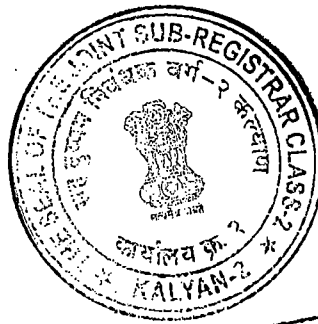
Home Print



क.ल.न.२
 दस्त क्र 99693 2023
 9 34

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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1805202317655	Date 18/05/2023
Received from JOINT SUB REGISTRAR KALYAN , Mobile number 0000000000, an amount of Rs.700/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R.Kalyan 2 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 18/05/2023
Bank CIN 10004152023051815630	REF No. 313833537912
This is computer generated receipt, hence no signature is required.	



क.ल.न.२	
रकम ७९३	२०२३
२	३५

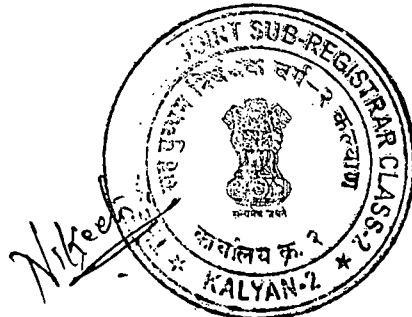


CHALLAN
MTR Form Number-6



GRN	MH002127168202324E	BARCODE			Date	17/05/2023-11:39:54	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)					
Office Name	KLN2_KALYAN 2 JOINT SUB REGISTRAR		PAN No.(If Applicable)	AQKPP2864R				
Location	THANE		Full Name	PRAMOD GOPAL PATIL				
Year	2023-2024 One-Time		Flat/Block No.	FLAT NO.302,3RD FLOOR,HAST WING A-1				
Account Head Details		Amount In Rs.	Premises/Building					
0030046401	Stamp Duty	280000.00	Road/Street	HAST BUILDING A-1 CHS.LTD.,TARANGAN,VILLAGE GANDHARE				
0030063301	Registration Fee	30000.00	Area/Locality	KALYAN WEST				
			Town/City/District					
			PIN	4 2 1 3 0 1				
			Remarks (If Any)	PAN2=AMHPP3020G~SecondPartyName=NIKEETA SHARAD SHIRKE~				
			Amount In	Three Lakh Ten Thousand Rupees Only				
Total	3,10,000.00		Words					
Payment Details			FOR USE IN RECEIVING BANK					
STATE BANK OF INDIA			Bank CIN	Ref. No.	00040572023051794405 IK0CGCYPW6			
Cheque/DD Details			Bank Date	RBI Date	17/05/2023-11:24:41 Not Verified with RBI			
Name of Bank			Bank-Branch		STATE BANK OF INDIA			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			

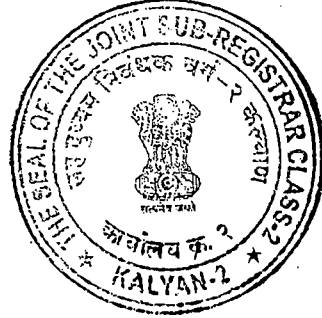
Department ID : Mobile No. : 9004103010
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.



क.ल.न.२	
१९९३	२०२३
३	३५

AGREEMENT FOR SALE & TRANSFER OF FLAT	
Market Value	Rs. 38,95,000/-
Actual Value	Rs. 40,00,000/-
Ward No.	
Building	Stilt + 7 Floor
Village	GANDHARE
Carpet Area	40.96 SQ.MTR + 5.57 SQ MTR OT
Stamp Duty Paid	Rs. 2,80,000/-
Reg. fee	Rs. 30,000/-

This agreement for resale is made and entered in to at Kalyan on this 19 day of May 2023.



क.ल.न.२	
दस्तावेज नं. १९९३	२०२३
५	३५

[Handwritten Signature]

[Handwritten Signature]

[Handwritten Signature]

AGREEMENT FOR THE SALE OF FLAT**BETWEEN**

MRS. NIKEETA SHARAD SHIRKE aged about 40 Years, PAN NO. AMHPP3020G Occupation Service, Residing at Flat No. 302, 3rd Floor, A-1 Wing HAST Building, TARANGAN Complex, Nr. Rita Memorial School, Wayale Nagar, Kalyan west, District Thane 421301. hereinafter called **VENDOR (Seller)** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include her legal heirs, executors, administrators, assigns etc.) of the **PARTY OF THE FIRST PART.**

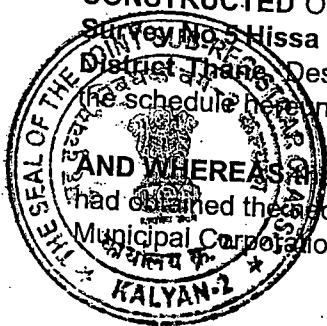
AND

1. **MR. PRAMOD GOPAL PATIL** aged about 41 years. PAN NO AQKPP2864R Occupation Service.
2. **MRS. SAVITA PRAMOD PATIL** aged about 36 years PAN NO CJCPP9878A Occupation Housewife, both are residing at House No, 138/9, Ground floor, Datta Colony, Behind Gayatri Engineer Work, Beturkarpada, Kalyan (W), Dist.-Thane- 421301, hereinafter called, "**THE PURCHASERS**" (Which expression shall unless it be repugnant the context or meaning thereof shall mean and include their legal heirs, executors, administrators, assigns etc.) of the **PARTY OF THE SECOND PART.**

WHEREAS The party of the First Part owns and possesses the flat being **FLAT NO. 302 ON 3rd FLOOR**, area is admeasuring about **40.96 SQ. MTR Carpet + 5.57 SQ MTR Open Terrace** area in the building known as "**HAST**" WING "A-1" of the Project known as "**TARANGAN**" of in the society known as "**HAST BUILDING A-1 CO-OPERATIVE HOUSING SOCIETY LTD.**" TNA/KLN/HSG. (TC) /22562/2010-2011 Dated 22/12/2010 VILLAGE GANDHARE, WAYLE NAGAR, Kalyan (west)- 421301. (Society Registration under the Maharashtra Co-op. Societies Act. 1960)

CONSTRUCTED ON ALL THAT PIESE AND PARCEL OF LAND bearing Survey No. 1 Hissa No. 1. situated at Village **GANDHARE, Taluka Kalyan, District Thane**. Description of the property more particularly described in the schedule hereunder written.

AND WHEREAS the **Mrs. OM SHREE SAI KRUPA CONSTRUCTION** had obtained the necessary building permission from the Kalyan-Dombivli Municipal Corporation vide. **KDMC/NRV/BP/KV/692-290** Dated



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07/02/2007 & Revise KDMC/NRV/BP/KV/585-275 Dated 24/03/2009. (As per the Occupation Certificate/Completion Certificate)

AND WHEREAS in pursuance to the said M/s. OM SHREE SAI KRUPA CONSTRUCTION have commenced, carried out & completed multistoried building & further obtained necessary Occupation Certificate/Completion Certificate from the Kalyan-Dombivli Municipal Corporation vide their No. KDMC/NRV/CC/KV/174, Dated 20/06/2009.

AND WHEREAS the party of the First party has purchased the said flat from M/s OM SHREE SAI KRUPA CONSTRUCTION Through its Partner Mrs. Anjana Sahebrao Chavan Through her constituted attorney Sri: Sunil Sahebrao Chavan by agreement for sale dated 17/11/2016 Which is registered at Sub-Register office Kalyan No. 2 by their Registration No 6996/2016 Dated 17/11/2016 and since then the flat seller / transferor is in the possession and enjoyment of the said flat and the said flat is the absolute and self-acquired property of the seller.

AND WHEREAS the seller and the purchaser hereby agree that all the terms and conditions of the agreement for sale dated 17/11/2016. Which is registered at Sub-Registrar office Kalyan No -2 by the Registration No 6996/2016 Dated 17/11/2016 is binding on the purchaser herein.

AND WHEREAS as an exclusive owner and title holder of the Flat, the seller is entitled to hold, possess, and enjoy the said flat.

AND WHEREAS the Vendor is legal and lawful absolute owner and is in possession of the said flat, shares certificate, electricity meter, etc. and paying the dues, taxes, maintenance charges, etc. to the concerned society & other authorities regularly.

AND WHEREAS the Vendor now intends to grant & sell the said property and the inheritance thereof in possession is free from all encumbrances and has further agreed with the Purchasers to sell him of the said property

AND WHEREAS the party of the Second Part was in search of the suitable premises for his residence came to know of the same and approached the party of the first part and gave an offer to purchase the said flat for a price of Rs. 40,00,000/- (Rs. Forty Lakhs only)

AND WHEREAS the said offer was considered by the seller from all angles and ultimately accepted.



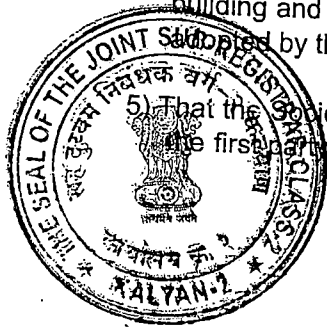
Handwritten signatures:
Anjana Sahebrao Chavan
Sunil Sahebrao Chavan
Nirkechi

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AND WHEREAS the Purchasers have personally seen & inspected the said property, its construction, workmanship, design condition.

THIS AGREEMENT FOR SALE WITNESSETH AS UNDER

- 1) The Party of the first part hereby agreed to sell and assign to the party of the second part and party of the second part (purchaser) hereby agrees to purchase and acquire the rights, title interest of the party of the first part in the said premises for a price of **Rs. 40,00,000/- (Rs. Forty Lakhs Only.)**
- 2) The party of the second part has paid **Rs. 3,00000/- (Rs. Three Lakhs only)** in the following manner.
 - A) The party of the second part has paid **Rs. 51,000/- (Rs. Fifty-One Thousand only.)** By Cheque No. 589709 Dated 12/4/2023 Drown Bank ICICI Bank LTD.
 - B) The party of the second part has paid **Rs. 249,000/- (Rs. Two Lakhs Forty-Nine Thousand only.)** By Cheque No. 589710 Dated 19/05/23 Drown Bank ICICI Bank LTD.
- 3) Before execution of this agreement being earnest money (Receipt of the same seller hereby acknowledged) Purchaser assures to pay balance amount of **Rs. 37,00,000/- (Rs. Thirty-Seven Lakhs Only)** by taking mortgage loan from Financial institution within 45 working days from the date of receiving Society NOC to mortgage the said flat, and also providing all original papers as may be demanded by the financial institution for procuring loan. Seller assures to provide NOC & other related papers within 10 days from the date of registration of this agreement.
 - A) The said Flat's Share Certificate **No. 039** Shares from 371 to 380 KDMC property **No B08014085500** & Property M.S.E.D.C.L. Light Consumer **No 020024307507, Meter No. 08203439769**
- 4) The Purchaser hereby agree & assures that on becoming a member of the said co-operative housing society of the flat owners of the said building and shall abide all and single rules by laws and regulations stipulated by the society/Association of the Apartment owners.
- 5) That the Society/Builder has accorded its consent & No Objection to the first party to sell the said flat to the Purchasers at the said cost



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& have signed the No Objection Certificate to the Vendor and also agrees to admit the Purchasers as the incoming member of the said society and shall transfer the shares held by the outgoing member, the Vendor of the said society and to admit the Purchasers as the incoming member of the said society.

- 6) **WHEREAS** the first party hereby undertake to sign on the necessary transfer forms and other forms which will be necessary for transfer the said flat and shares, meter etc. in the name of the Purchasers. The parties hereby undertake to apply to the society for transfer of the said property and shares in the name of Purchasers after making full and final payment.
- 7) Society Transfer fee shall be paid by both parties 50%-50%.
- 8) The seller hereby declares that he has not on or before the date of the agreement Mortgaged, Transferred, Assigned or in any way encumbered his right to and interest in the said premises.
- 9) It is further agreed between the parties that once whole consideration amount **Rs. Forty Lakhs** only paid by the Purchasers, the transfer of the said property / premises in the name of the party of the second part, is entitled to hold, possess, occupy, and enjoy the said premises without any interruption from the party of the first part.
- 10) That possession of the said flat will be given by the Vendor to the Purchasers as soon as balance amount of the said flat is paid by the Purchasers.
- 11) The sellers hereby declares that she has not done or performed or caused any act deed matter or things whereby she may be obstructed prevented, hindered from entering into this agreement or transferring the said premises as purported to be done hereby or whereby the purchaser hereto may be obstructed, prevented hindered in enjoying the right to be conferred or transferred here by in favors or whereby the quiet and peaceful possession of the purchaser in respect of the said premises may be disturbed and in the event of it being found so that the sellers were not entitled to enter into this agreement and transfer his rights sought or purported to be transferred hereby and the party of the second part is not able to enjoy the quiet and peaceful possession of the said premises due to any such reasons, the party of the first part shall within the limits of the consideration herein reserved be liable to compensate.



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indemnify and / or reimburse, damages which the said party of the second part may suffer or sustain.

- 12) That the Vendor hereby assures and confirms the Purchasers that she shall clear all the taxes, rates, duties, electricity bills, water charges, maintenance charges and all other outgoings in respect of the said flat and further assures the Purchasers that there are no charges, debts or interest over the said property and hereby keeps the Purchasers harmless and indemnified off, from and against all such encumbrances and litigations and if anyone raises his claims, demands, rights over the said property or any part thereof, then the Vendor shall remove the same forth at his own costs, & expenses and with his own risks and responsibility. All the charges shall be cleared till the date of possession, and thereafter the Purchasers shall be liable for any such charges.
- 13) It is agreed between the parties that the above-mentioned price consideration includes the payment of the deposits as mentioned in the agreement for sale between them i.e., Deposit paid for electric meter and any other deposits such as sinking fund etc. paid by the seller for the flat.
- 14) The sellers hereby declare that his original agreement with promoter is as per the Maharashtra Ownership Flat (Regulation of the promotion of construction Sales management & transfer Act) 1963 and rules and regulations made there under by 1964 with all rules and regulation made there under 1972.
- 15) Purchaser and seller assures to give effect and treat this agreement as agreement made under Maharashtra Ownership Flat (Regulation of the promotion of construction Sales management & transfer Act) 1963 and rules and regulations made their under by 1964, and trat this agreement as original agreement made under Maharashtra Ownership Flat (Regulation of the promotion of construction Sales management & transfer Act) 1963 and rules and regulations made their under by 1964, with all effect rules and regulations made under Maharashtra Apartment Ownership Act 1970.
- 16) The said flat is sold with all the furniture & fixture such as collapsible fixed grill and aluminum sliding windows, syntax water tank and other fixtures.

- 17) The party of the second part hereby undertake to incur all expenses of application, registration, and stamp duty of this particular transaction.



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THE SCHEDULE OF THE PROPERTY

All that compact plot of land or premises situate lying and being in the Revenue Village of **GANDHARE** and the limits of **Kalyan Dombivli Municipal Corporation** in Registration Sub-Division of Kalyan, Tal-Kalyan, District -Thane & bearing the following description according to Revenue Records.

The **Flat No 302** on 3rd floor are admeasuring about **40.96 SQ.MTS** Carpet + **5.57 SQ MTR OT** in the building "**HAST**" wing "**A-1**" of the Project known as "**TARANGAN**" of in the society known as "**HAST BILDING A-1 CO-OPERATIVE HOUSING SOCIETY LTD.**" **TNA/KLN/HSG.(TC) /22562/2010-2011** Dated 22/12/2010 Village **GANDHARE, Wayle Nagar Kalyan (West)- 421301** (Society Registered under the Maharashtra Co-op. Societies Act 1960).

Constructed on all that piece and parcel of the land bearing **Survey No. 5 Hissa No. 1** situated at **Village GANDHARE, Taluka Kalyan, District Thane**. Description of the property more particularly described in the schedule hereunder written.

- A) A) The said Flat's Share Certificate No. **039** Shares from **371** to **380** KDMC property No. **B08014085500** & Property **M.S.E.D.C.L** Light Consumer No **020024307507**, Meter No. **08203439769**

SCHEDULE

All those pieces and parcels of the Non-agricultural land lying, being and situated at village **GANDHARE** Taluka Kalyan. District Thane, Within the limits of Kalyan Dombivli Municipal Corporation bearing.

No.	Survey No	H. No	Area in MTR
1	5	1	13630
		Total	13630

Bounded as Follows.

By East: Gokul Nagari.

By West: 18 MTS. wide Road

By South: Survey No. 3/6 & 4/1.

By North: Pipe Line.



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IN WITNESSES the parties have accepted the terms and conditions mentioned here in above and signed the day, month and year mentioned first here in above.

SIGNED SEALED AND
DELIVERED BY THE
WITHIN NAMED 'VENDOR'
MRS. NIKEETA SHARAD SHTRKE)
in the presence of.....)

Nikeeta



SIGNED SEALED AND
DELIVERED BY THE
WITHIN NAMED PURCHASERS
1) MR. PRAMOD GOPAL PATIL)
2) MRS. SAVITA PRAMOD PATIL)
in the presence of.....)

Pramod

Savita



WITNESSES:

1) Jitendra Vitthalan

Jitendra

2) Sandesh S. Shekar

Sandesh



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RECEIPT

ACKNOWLEDGE to have received from the within named.

Purchasers

- 1) **MR. PRAMOD GOPALPATIL**
- 2) **MRS. SAVITA PRAMOD PATIL**

A sum of Rs. 3,00,000/- (Rs. Three Lakh Only) being the part payment paid towards The Sale of my said flat as mentioned in the agreement.

Received Rs. 3,00,000/-

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**MRS. NIKEETA SHARAD SHIRKE
VENDOR**

WITNESES

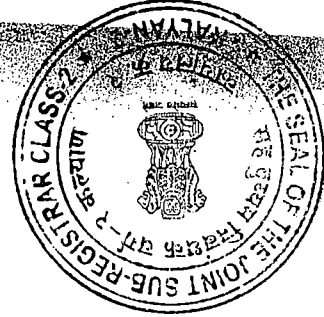
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M. K. S.

1) दफ्तरी खर्च: eChallan खर्च: ₹.30000/-
 बीडी/नॉनबीडी ऑफर नं. 17/11/2016
 बीडी/नॉनबीडी ऑफर नं. 17/11/2016
 2) दफ्तरी खर्च: By Cash खर्च: ₹. 1600/-

शुद्ध मूल्य: ₹. 3600000 /-
 शुद्ध मूल्य: ₹. 2160000/-
 शुद्ध मूल्य: ₹. 3600000/-
 शुद्ध मूल्य: ₹. 2160000/-

1:48 PM पर देता जाते।
 शुद्ध मूल्य: ₹. 3600000 /-

शुद्ध मूल्य: ₹. 31600.00

शुद्ध मूल्य: ₹. 3000.00
 शुद्ध मूल्य: ₹. 1600.00

शुद्ध मूल्य: ₹. 8790
 शुद्ध मूल्य: ₹. 1600.00

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

गुप्तक युक्त आकरिता निदेशना

तयारीतः-
गुप्तकारिता विधाना वरील

क्याणु नं. ३

उहा गुप्त कारिता नं. २

६/१०/२०



(1) दिव्यात मकर	करागारा	
(2) मीठवारा	3600000	
(3) मीठवारा (मीठवारागारा)	3600000	
(4) मीठवारा, पाट्टीरिस्ता व परमार्थ		
(असावारा)		
(5) मीठवारा	1) 46.53 चौ.मीटर	
(6) आकारात किता वरी देवारा अंतिम		
दस्ता.		
(7) दस्तावेजा करत देवा-या/किता		
देवा-या परकारात नात किता दिवाण		
खातापुस्तका किता अंतिम		
असावारा, मीठवारात नात व परवा.		
(8) दस्तावेजा करत देवा-या परकारात		
व किता दिवाण खातापुस्तका		
गुप्तकारिता किता अंतिम		
असावारा, मीठवारात नात व परवा		
(9) दस्तावेजा करत दिव्यात किता	17/11/2016	
(10) दस्ता वेदणी केवारा किता	17/11/2016	
(11) मीठवारा, पट्ट व पर	6996/2016	
(12) मीठवारा, मीठवारा गुप्तक युक्त	2160000	
(13) मीठवारा, मीठवारा वेदणी युक्त	300000	
(14) वेदना		

गुप्त नं. 2

दस्तावेजा निदेशक : मीठ वृ. नि. कार्याणु 2

दस्तावेजा नं. 6996/2016

वेदणी :

Regn: 63m

गुप्त नं. 1) मीठ

17/11/2016



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पत्रक अंतर्गत प्राप्त झालेले पत्राचार / केंद्र शाखातर्फे प्राप्त झालेले पत्राचार या निमित्त यात आणखी पत्राचार होऊ नये असे सूचित केले आहे.

पत्राचार / केंद्र शाखातर्फे प्राप्त झालेले पत्राचार या निमित्त यात आणखी पत्राचार होऊ नये असे सूचित केले आहे.



पत्राचार / केंद्र शाखातर्फे प्राप्त झालेले पत्राचार या निमित्त यात आणखी पत्राचार होऊ नये असे सूचित केले आहे.

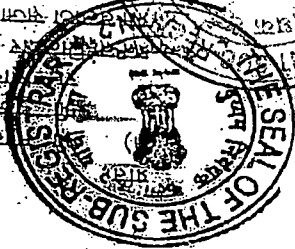
आदेश :-

- १) अंतर्गत प्राप्त झालेले पत्राचार / केंद्र शाखातर्फे प्राप्त झालेले पत्राचार या निमित्त यात आणखी पत्राचार होऊ नये असे सूचित केले आहे.
- २) अंतर्गत प्राप्त झालेले पत्राचार / केंद्र शाखातर्फे प्राप्त झालेले पत्राचार या निमित्त यात आणखी पत्राचार होऊ नये असे सूचित केले आहे.
- ३) अंतर्गत प्राप्त झालेले पत्राचार / केंद्र शाखातर्फे प्राप्त झालेले पत्राचार या निमित्त यात आणखी पत्राचार होऊ नये असे सूचित केले आहे.
- ४) अंतर्गत प्राप्त झालेले पत्राचार / केंद्र शाखातर्फे प्राप्त झालेले पत्राचार या निमित्त यात आणखी पत्राचार होऊ नये असे सूचित केले आहे.
- ५) अंतर्गत प्राप्त झालेले पत्राचार / केंद्र शाखातर्फे प्राप्त झालेले पत्राचार या निमित्त यात आणखी पत्राचार होऊ नये असे सूचित केले आहे.

दिनांक : १०/०८/२००८
 याचे कालावधीत
 उपरोक्त आदेशानुसार
 केंद्र शाखातर्फे प्राप्त झालेले पत्राचार या निमित्त यात आणखी पत्राचार होऊ नये असे सूचित केले आहे.

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उपरोक्त विवरण, जो कि
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लगातार जारी किया गया है। कृपया ध्यान दें कि उपरोक्त विवरण में
 शामिल सभी विवरणों का सत्यापन किया गया है।

उपरोक्त विवरण, जो कि
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क्र.सं.	विवरण	दि.सं.	आकार	जमीन विकसित कर/आ.सं.	श्री.सं.	श्री.सं.	श्री.सं.	श्री.सं.
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4	वसुधाक्षेत्रीय क्षेत्र	दि.सं.	आकार	जमीन विकसित कर/आ.सं.	श्री.सं.	श्री.सं.	श्री.सं.	श्री.सं.
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7	वसुधाक्षेत्रीय क्षेत्र	दि.सं.	आकार	जमीन विकसित कर/आ.सं.	श्री.सं.	श्री.सं.	श्री.सं.	श्री.सं.
8	वसुधाक्षेत्रीय क्षेत्र	दि.सं.	आकार	जमीन विकसित कर/आ.सं.	श्री.सं.	श्री.सं.	श्री.सं.	श्री.सं.
9	वसुधाक्षेत्रीय क्षेत्र	दि.सं.	आकार	जमीन विकसित कर/आ.सं.	श्री.सं.	श्री.सं.	श्री.सं.	श्री.सं.
10	वसुधाक्षेत्रीय क्षेत्र	दि.सं.	आकार	जमीन विकसित कर/आ.सं.	श्री.सं.	श्री.सं.	श्री.सं.	श्री.सं.

प्रतिवेदन

- प्रस्तावित जमीन परिसरों में शामिल जमीन का विवरण निम्न प्रकार है।
- उपरोक्त जमीन का क्षेत्रफल निम्न है।
- उपरोक्त जमीन का मालिक निम्न है।
- उपरोक्त जमीन का उपयोग निम्न है।
- उपरोक्त जमीन का विकास निम्न है।
- उपरोक्त जमीन का कर निम्न है।
- उपरोक्त जमीन का मूल्य निम्न है।
- उपरोक्त जमीन का क्षेत्र निम्न है।
- उपरोक्त जमीन का स्थान निम्न है।
- उपरोक्त जमीन का विवरण निम्न है।

78 76
 2008 0566
 E.H.P.



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- 1) श्री. मंगल मणी शर्मा एवं श्री. गोविंद शर्मा द्वारा १९/७/२००४ दिनांक के अंतर्गत मंगल मणी शर्मा के पते पर पंजीयन किया गया है।
- 2) श्री. मंगल मणी शर्मा एवं श्री. गोविंद शर्मा द्वारा १९/७/२००४ दिनांक के अंतर्गत मंगल मणी शर्मा के पते पर पंजीयन किया गया है।
- 3) श्री. मंगल मणी शर्मा एवं श्री. गोविंद शर्मा द्वारा १९/७/२००४ दिनांक के अंतर्गत मंगल मणी शर्मा के पते पर पंजीयन किया गया है।
- 4) श्री. मंगल मणी शर्मा एवं श्री. गोविंद शर्मा द्वारा १९/७/२००४ दिनांक के अंतर्गत मंगल मणी शर्मा के पते पर पंजीयन किया गया है।
- 5) श्री. मंगल मणी शर्मा एवं श्री. गोविंद शर्मा द्वारा १९/७/२००४ दिनांक के अंतर्गत मंगल मणी शर्मा के पते पर पंजीयन किया गया है।
- 6) श्री. मंगल मणी शर्मा एवं श्री. गोविंद शर्मा द्वारा १९/७/२००४ दिनांक के अंतर्गत मंगल मणी शर्मा के पते पर पंजीयन किया गया है।
- 7) श्री. मंगल मणी शर्मा एवं श्री. गोविंद शर्मा द्वारा १९/७/२००४ दिनांक के अंतर्गत मंगल मणी शर्मा के पते पर पंजीयन किया गया है।

दिनांक : 20 NOV 2004

क. मंडल/क. १/७/२००४/४३/२००४



58 26
201 56766
T. E. L.

(The text in this block is extremely faint and largely illegible. It appears to be a series of lines of text, possibly a list or a set of instructions, located on the left side of the document. It is written in a non-Latin script, likely Malayalam or Sinhala.)

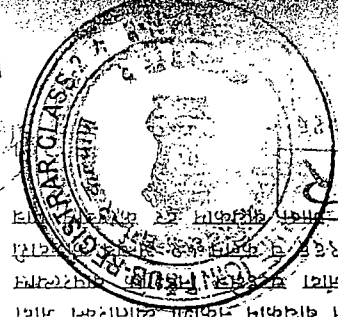


132

133

134

Handwritten numbers and text in a box at the top left, including '58', '07', and '3300'.



Handwritten text in Kannada script, possibly a title or reference number.

Text block 1: ೨೩. ...

Text block 2: ೨೪. ...

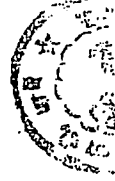
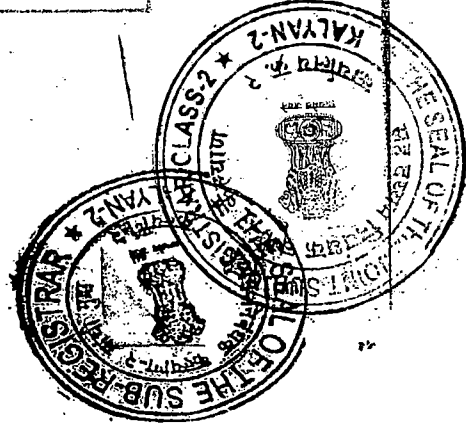
Text block 3: ೨೫. ...

Text block 4: ೨೬. ...

Text block 5: ೨೭. ...

Text block 6: ೨೮. ...

53 68
 2002
 फ. न. न. ५



20/11/02
 निवासीक कार्यालय

निवासीक कार्यालय

सदर/-
 (आप.एस.सहस्र)
 निवासीक कार्यालय

श्री. मंगल नागो-बापल
 रा. मंदार ता. कल्याण जि. ठाणे

२४. उपनिवासीक कार्यालय व सहाय्य शाखेकरी उक्तास मंगल नागो-बापल ठाणे यांचेकडील कलम-२० खालील आदेशा मधील सर्व अटी व शर्ती अनुषंगाने यांचेवर बंधनकारक राहतील.

क.म.स.स.ल/क-१/२/७/२००२/२००२

Handwritten numbers and text in a box at the top left, including '20' and '366'.



Vertical column of text on the left side of the page, containing administrative details and dates.



Main body of text in Kannada script, detailing the registration process and related regulations.

Section of text at the bottom left, including dates and specific administrative instructions.

Text block containing dates and administrative notes, possibly related to the registration timeline.

Text block with dates and administrative notes, likely a continuation of the previous section.

Text block at the bottom left, including dates and administrative details.



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2008 06 26

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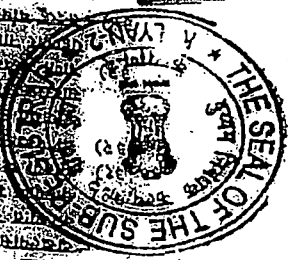
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58 50
2003 6366



07
3802 3023



Handwritten text in Marathi, including a signature and a list of items. The text is partially obscured by stamps and is written in a cursive style. The list items are numbered 1 through 10.

1. ...
2. ...
3. ...
4. ...
5. ...
6. ...
7. ...
8. ...
9. ...
10. ...

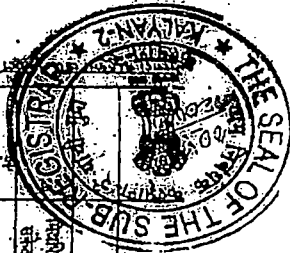
24 34
 99 93 96 93
 2011



24 34
 99 93 96 93
 2011

2011 24 34
 99 93 96 93

24/5/10



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15

24 34
 99 93 96 93
 2011

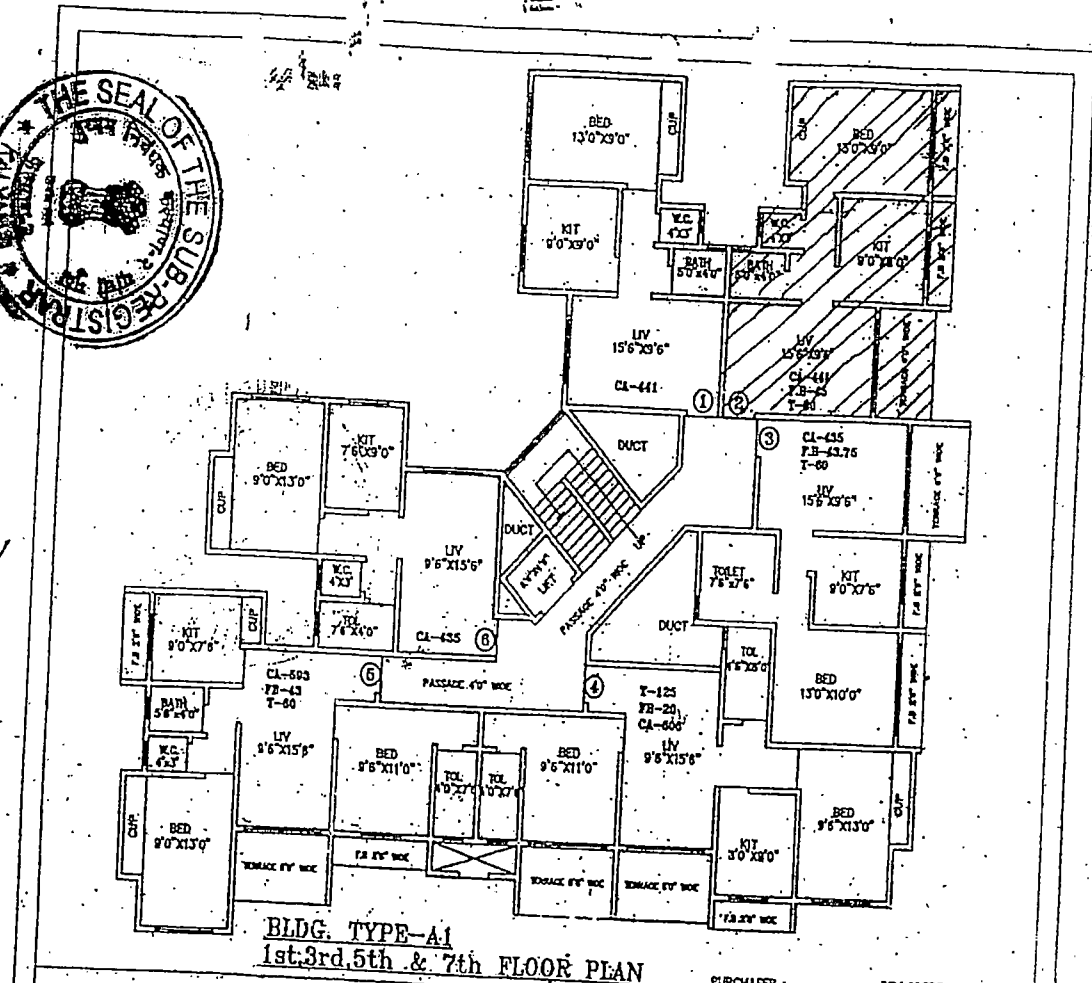
2011 24 34
 99 93 96 93

20 35
 9693 2023



21112

10000
 A.M.R.



BUILDERS :-
OM SHRI SAI KRUPA CONSTRUCTION

PROPOSED BLDG LAYOUT PLAN ON PLOT
 BEARING ON S. NO. 5, HINGE 1 AT
 VILLAGE: GANDHARE, TAL. KALYAN
 DIST: THANE

ARCHITECT: A.M.R. NIRGUDE
VITAN CONSULTANTS
 ARCHITECTURE & INTERIORS
 B-101 Bldg Tower, 1st Floor, Opp. Lourdes
 English School, Santoini Mata Rd, Kalyan

महाराष्ट्र



शासन

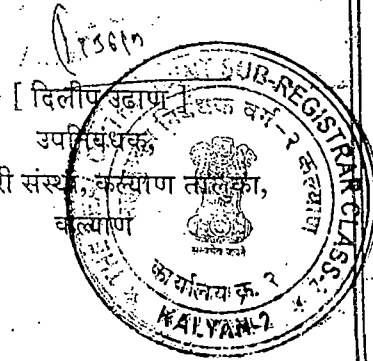
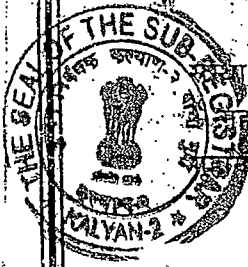
★ नोंदणी प्रमाणपत्र ★

नोंदणी क्रमांक :- टीएनए/केएलएन/एचएसजी/(टीसी)/22/५६२/२०१०-११/सन २०१०.

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

हस्त बिल्डींग अे-१ को-ऑपरेटिव्ह हीसिंग सोसायटी लि.,
सर्व्हे नं. ५, हिस्सा नं. १, तारांगण, बायलेनगर, कल्याण (प), ता. कल्याण,
जि. ठाणे ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० मधील (सन
१९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदविण्यांत
आलेली आहे.

उपरोक्त अधिनियमाचे कलम १२ (१) व महाराष्ट्र सहकारी
संस्था अधिनियम १९६१ चे नियम १० (१) अन्वये सदर संस्थेचे वर्गीकरण
"सहनिर्माण संस्था" असे असून उपवर्गीकरण "भाडेकरू सहभागिदारी
सहनिर्माण संस्था" असे आहे.



ठिकाण : कल्याण

क. ल. न. २	
दिनांक: २२/१२/२०१०	
पुस्तक क्र. २६०३	२०१९
२०	५२

सहकारी संस्था, कल्याण तालुका,
कल्याण

क. ल. न. २

पुस्तक क्र. २६०३

२६ ३५

क. न. न. न.
 १९९३ २०२३
 २९ ३५



THE HASY BUILDING A-1 CO-OPERATIVE HOUSING SOCIETY LIMITED

Registered under the M. C. S. Act, 1960 (Registration No. THA/KUH/LTC/22562/2010-11/FR-2010 Date 22/12/10)
 No. 039 Date 23-03-2017

Authorised Share Capital Rs. 500/- Divided into 10 Shares each of Rs. 50/- only

Member's Registration No. 45

THIS IS TO CERTIFY that Shri / Smt NIKEETA SHARAD SHIRKE

of _____ is the Registered Holder of (10) Shares from No. 371
 to 380 of Rs. 50 EACH (RUPEES 50 EACH ONLY)

in THE HASY BUILDING A-1 CO-OPERATIVE HOUSING SOCIETY LIMITED KALYAN.

Subject to the Bye - Laws of the said Society and that upon each of such shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at KALYAN this 23

Day of MARCH 2017



Chairman M. C. CHAUDHARI
 Hon. Secretary SUNIL PATIL
 Member of the Committee ANUPAM ASLEKAR P.T.O.



कल्याण खिबली महानगरपालिका

बिल फॉर्म

— मातृसंस्था बिल फॉर्म

मातृसंस्था नं.

B08014085500

पुरी मातृसंस्था नं.

खोली नं.

302

मातृसंस्था नाम

OWNER-MANGAL N.WAYLE, HOLDER-ANJANA S. CHAVAN.

Occupier Name

NIKEETA SHARAD SHIRKE

मातृसंस्था नं.

0

ई-बिल नं.

— मातृसंस्था बिल फॉर्म

मातृसंस्था बिल फॉर्म

TARANGAN, HASTA,
A1 WING, WAYLE NAGAR,
NEAR PIPE LINE, KALYAN (W)

Head Office

मातृसंस्था

0

— मातृसंस्था बिल फॉर्म

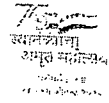
मातृसंस्था	मातृसंस्था नं.	बिल नं.	बिल मूल्य	बिल मूल्य (रु.)
General Tax	0	2122	0	0
Road Tax	0	695	0	0
Conservancy tax	0	155	0	0
Water Supply Benefit Tax	0	965	0	0
Conservancy Benefit Tax	0	810	0	0
Kalyan MC Ebn Tax	0	232	0	0
Trec Tax	0	78	0	0
Education Cess (Residential)	0	463	0	0
SWM Charges	0	600	0	0



303	303
78	78
463	463
600	600



Maharashtra State Electricity Distribution Co. Ltd.



Website : www.mahadiscom.in
 GSTIN of MSEDCL 27AAECM2933K1ZB
 BILL NO.(GGN): 000001958090799

Bill of Supply For: APR-2023

HSN code 27160000

Consumer No: 020024307507
 NIKEETA SHARAD SHIRKE
 FLAT NO-302 HAST TARANGAN WAYALE NAGAR 421301
 Mobile/Email: 98*****59/nik*****@rediffmail.com

Bill Date: 08-APR-23
 Bill Amount Rs: 650.00
 Due Date: 28-APR-23
 If Paid After Due Date: 650.00

Billing Unit: 4696 :KALYAN (W) S/DN-II
 Tariff/Category: 090 /LT I Res 1-Phase
 Pole No: 00000000
 PC/MR/Route Sequence/DTC: 3 / 08-1747-1172 /4696364
 Meter No: 08203439769
 Reading Group: C3

Supply Date: 01-Feb-2017
 Sanct. Load: 1 KW
 Security Deposit(Rs): 1,136.50
 Current Reading Date: 03-APR-23
 Previous Reading Date: 03-MAR-23

Scan this QR Code with BHIM App for UPI Payment

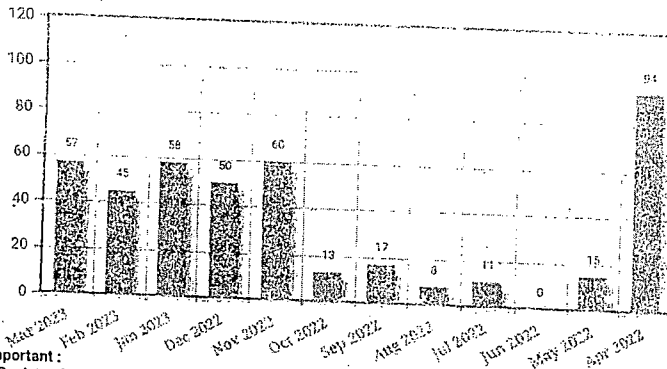


In case of payment by QR code, the prompt payment discount or delay payment charges applicable as per the payment date will be included in the next bill.

Current Reading	Previous Reading	MF	Unit	Adj. Unit	Total
9172	9090	01	82	0	82

Meter status: NORMAL
 Bill Period: 1.03 Month(s) /

Billing History:



* For any queries on this bill please contact
 MSEDCL Call Center:
 18002333435
 18002123435
 1912

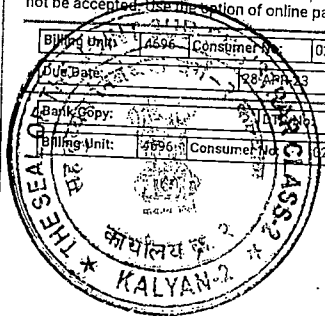
Rules and Regulations of MSEDCL for redressal of customer grievances are available on
 www.mahadiscom.in >
 ConsumerPortal > CGRF

Important:

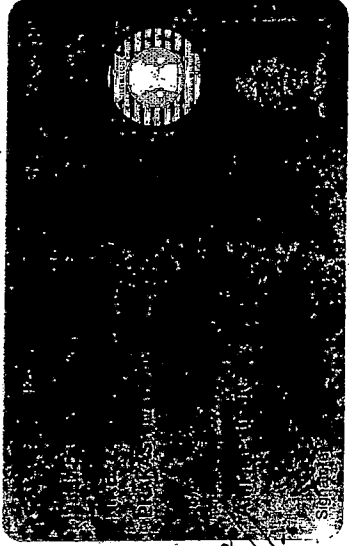
1. Register for e-bill instead of printed bill and get a go-green discount of Rs. 10 on each bill. For registration: <https://pro.mahadiscom.in/Go-Green/gogreen.jsp> (The GGN number is available in the upper left corner of your printed bill.)
2. Pay electricity bill through digital medium and get 0.25% (up to Rs.500/-) discount (excluding taxes and duties).
3. If your mobile number and email address are incorrect, correct it by visiting <https://consumerinfo.mahadiscom.in/>
4. Next month's reading will mostly take place on 03-05-2023.

विशेष संदेश :
 * Dear Consumer, Your registered mobile number is 98*****59 For updation/registration of mobile number use Mahadiscom website or Mobile App or send sms to 9930399303 as follows MREG 020024307507
 * Please accept only computerized receipt with a computerized number when making any payment of MSEDCL. Handwritten receipts should not be accepted. Use the button of online payment facility to avoid inconvenience.

Billing Unit: 4696	Consumer No: 020024307507	PC: C3	Tariff: 090	If Paid by this Date: 17-APR-23	640.00
Due Date: 28-APR-23	650.00			If Paid After this Date: 28-APR-23	650.00
Early Copy: 4696364					
Billing Unit: 4696	Consumer No: 020024307507	PC: C3	Tariff: 090	Due Date: 28-APR-23	650.00
Due Date: 28-APR-23	650.00			If Paid by this Date: 17-APR-23	640.00
If Paid After this Date: 28-APR-23	650.00				



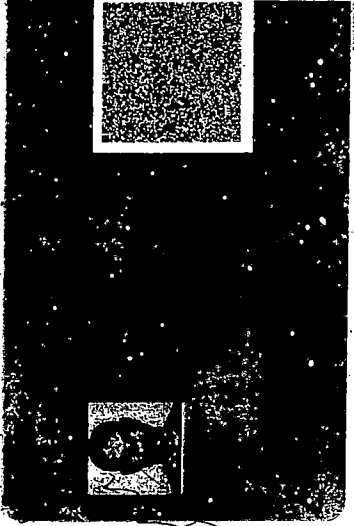
क.ल.न.२
 कल ११९२३ २०२३
 ३९ ३५



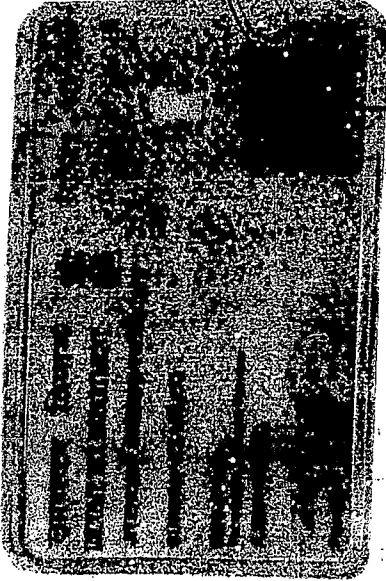
M. H. M.



2078



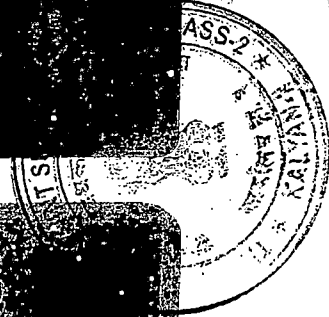
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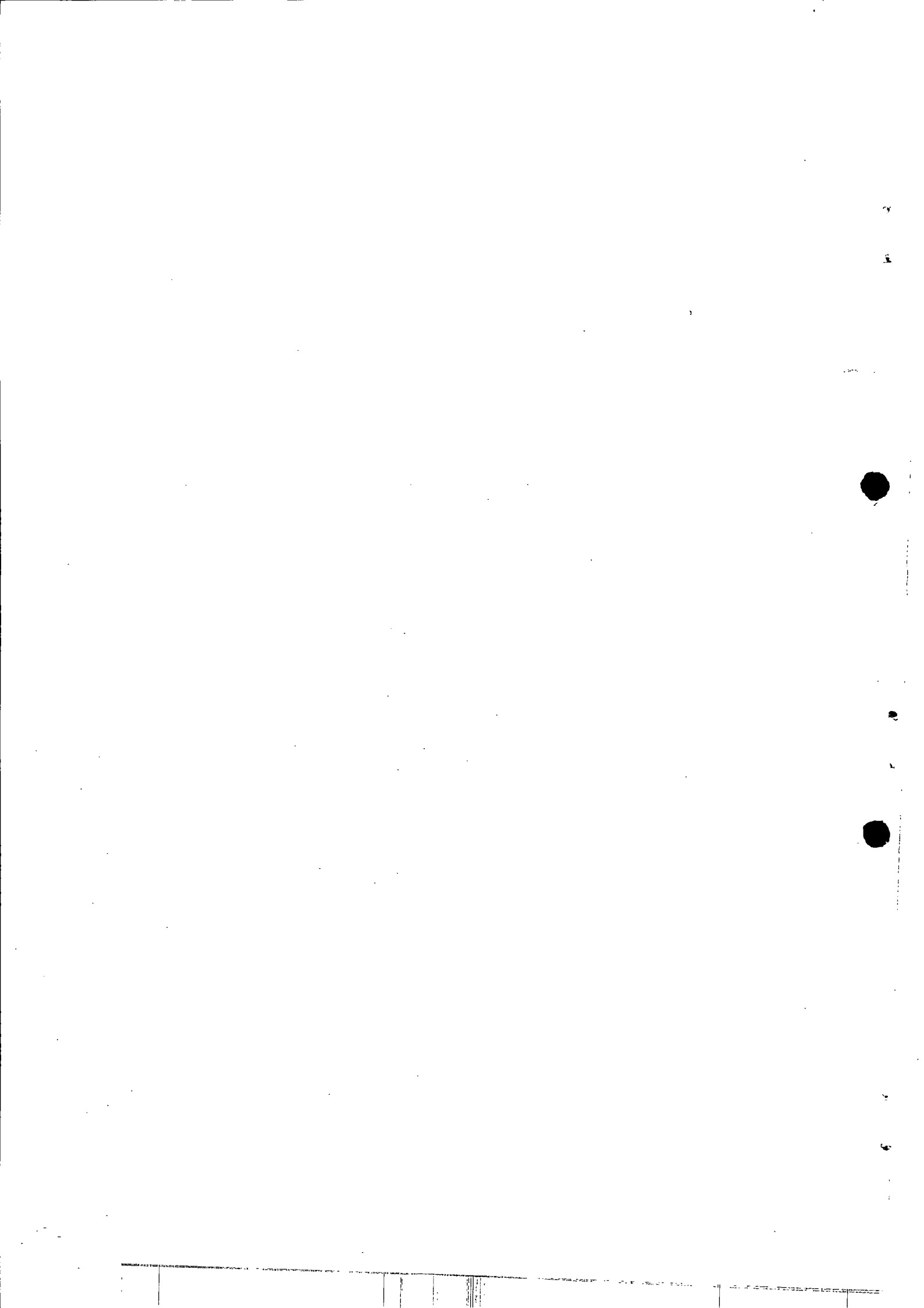
M. H. M.

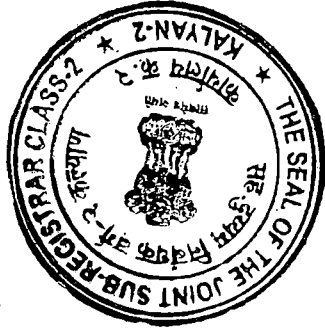


Ashe



M. H. M.	
2078	32
37	37





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महद दस्तावेजाची नोंदणी कराव १९०८ क्रिया १९६१ अंतर्गत नवनिर्दिष्टानुसार नोंदणीस दाखल केला आहे. दस्तावेजातील संपूर्ण भाग, निष्ठादक व्यक्ती यादीद्वारे व सोबत जोडलेले कामादखल दस्तावेजा सत्यता, वैधता कायदेशीर प्रामाण्यतादी खात्रील निष्ठादक व्यक्ती संपूर्णपणे जाबदादा आहेत. तसेच महद दस्तावेजास दस्तावेजात वाच्यशासन/कंप्यूटरासन माहिती कोडद्वारे कायदेशीर कायदे/क्रिया/विनय/परिपत्रक यांचे उद्दिष्टाने होत नाही.

प्रतिज्ञा पत्र

दिनांक. 2 19/05/2023 09:15:05 AM ची वेळ: (फी)

दिनांक. 1 19/05/2023 09:14:19 AM ची वेळ: (सादरीकरण)

क्षेत्र

सुदक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या देदीत किंवा स्थानगत प्रबलकणा कोणत्याही कडेक क्षेत्राच्या देदीत किंवा उप-वड (दोन) महद नपद न क्षेत्राच्या कोणत्याही नगरी

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Joint Sub Registrar Kalyan 2

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[Handwritten signature]

दस्तावेजाची नोंदणी करणारी व्यक्ती:

[Handwritten signature]

रुक्म: 30700.00

प्रतीक्षित शुल्क: 35

₹. 700.00

दस्तावेजाची फी

₹. 30000.00

नोंदणी फी

सादरकरणाचा वेळ: नाव: यशोद गीपाळ घडील --

प्राप्ती दिनांक: 19/05/2023

प्राप्ती: 12713

रु. नि. सुरु. रु. नि. काल 2 यांचे कायदापत्र

अ. क्र. 11613 वर दि. 19-05-2023

वेळी 9:14 म. रू. शा. रज. केला.

मरनेचे सुदक शुल्क: ₹. 2,80,000/-

वापार सुदक शुल्क: ₹. 38,95,000/-

दस्तावेजाचा क्रमांक: काल 2/11613/2023

काल 2
38/39
दस्तावेजाचा क्रमांक: 11613/2023

दस्तावेजाचा क्रमांक-1

7/11613
शुक्रवार, 19 म. रू. 2023 9:17 म. रू.



1. Verify Scanned Document for correctness through our official (4 sides) and avoid any scanning.
 For feedback, please write to feedback.isaria@gmail.com
 2. Get print immediately after registration.

11613/2023

[SD:Stamp Duty] [RF:Registration Fee] [DHC:Deface Number] [Challan:Stamping Charges]

Sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Date
1	PRAMOD GOPAL PATIL	eChallan	00040572023051794405	MH002127168202324E	280000.00	SD	0001191149202324	19/05/2023
2		DHC		1805202317655	700	RF	1805202317655D	19/05/2023
3	PRAMOD GOPAL PATIL	eChallan		MH002127168202324E	30000	RF	0001191149202324	19/05/2023

Joint Sub Registrar Kalyan-2
 Payment Details
 1805202317655D

दिनांक 4 वी बंध: 19 / 05 / 2023 09 : 17 : 03 AM

श्री. प्र. परकराव नाथ व पत्नी -
 नाथ. निवेश निवृत्ती --
 बंध: 40
 पत्नी: कन्या य.,
 पित्त कोड: 421301

श्री. प्र. परकराव नाथ व पत्नी -
 नाथ. निवेश निवृत्ती --
 बंध: 41
 पत्नी: कन्या य.,
 पित्त कोड: 421301

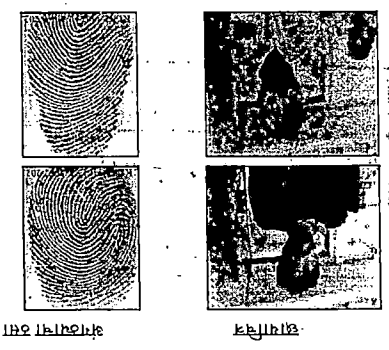
श्री. प्र. परकराव नाथ व पत्नी -
 नाथ. निवेश निवृत्ती --
 बंध: 36
 पत्नी: कन्या य.,
 पित्त कोड: 421301

श्री. प्र. परकराव नाथ व पत्नी -
 नाथ. निवेश निवृत्ती --
 बंध: 41
 पत्नी: कन्या य.,
 पित्त कोड: 421301

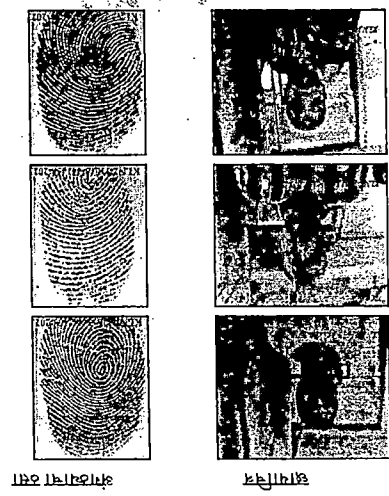
श्री. प्र. परकराव नाथ व पत्नी -
 नाथ. निवेश निवृत्ती --
 बंध: 41
 पत्नी: कन्या य.,
 पित्त कोड: 421301

श्री. प्र. परकराव नाथ व पत्नी -
 नाथ. निवेश निवृत्ती --
 बंध: 41
 पत्नी: कन्या य.,
 पित्त कोड: 421301

श्री. प्र. परकराव नाथ व पत्नी -
 नाथ. निवेश निवृत्ती --
 बंध: 41
 पत्नी: कन्या य.,
 पित्त कोड: 421301



श्री. प्र. परकराव नाथ व पत्नी
 श्री. प्र. परकराव नाथ व पत्नी



श्री. प्र. परकराव नाथ व पत्नी
 श्री. प्र. परकराव नाथ व पत्नी

दस्तावेज क्रमांक: 1613/2023

19/05/2023 9 18:46 AM



फारम 2
 दिनांक: 1613/2023

Summary-2

5/19/23, 9:19 AM

१२६/५१२६
२०२३/५१२६
२०२३/५१२६

१२६/५१२६
१२६/५१२६
१२६/५१२६
१२६/५१२६

५१	५१
१२६	१२६
१२६/५१२६	



L-O-D

April 17, 2023

Mr./Ms. Nikeeta Sharad Shirke
Flat No 302
East Bldg Taragan Complex, Near Rda Memorial School
Wagle Nagar Kalyan - 01

Thane - 421301

To:
ICICI Bank Limited
THANE

LAN No. : LBTNE00003155556

Dear Sir / Madam,

Kindly confirm that the following list of documents are in your possession:

Sr.No.	Document Description	Document Date	Document Number	Number Of Documents
1	Demand Letter From Builder/Tripartite Agreement	November 19, 2016		0
2	Noc From Builder/ Society/Development Authority	November 19, 2016		0
3	Regd-Agmt For Sale/Sale Deed/Lease Deed Partition Deed/Apt B/W Vendor & Purchaser With Index II & Rr	November 17, 2016	6996	0
4	Own Contribution Receipt	November 19, 2016		0

Yours faithfully,

Sign

Nikeeta Sharad Shirke

Confirmed receipt of documents.

Sd/- ICICI Bank





For disclosure

April 29, 2023

Mrs. Mireeta Sharma Shinde
Flat No. 302
First Flr/1 Pragati Complex Near Pata Mahavidyalaya School

Mrs. Mireeta Sharma Shinde

Phone: 971301

Prepayment of your Home Loan Account XXXXXXXXXXXXXXX5555

Dear Mrs. Mireeta Sharma Shinde,

We value your relationship with ICICI Bank.

As per your request for prepayment of your expensed ICICI Bank Loan account, please find below the amount payable:

Principal outstanding (RS.)	2,54,000.50
Late payment penalty (RS.)	0.00
Cheque bouncing charges and other charges (RS.)	0.00
Interest for the month (RS.)	18,883.04
Prepayment charges @ 0% on outstanding principal (RS.)	0.00
Pending installment (RS.)	0.00
Cashback Amount (RS.)	0.00
Refunds (RS.)	0.00
Total amount payable (RS.)	2,55,000.54

Post Dated Cheque linked loan number : NA
Linked agreement : NA

Kindly note that:

1. Above calculation assumes that your last installment has been cleared.
2. We have taken the date of prepayment as April 29, 2023. For each day beyond this date an additional interest will be charged at the rate of Rs. 652.63 per day.
3. If you prepay the loan after May 6, 2023, the installment for the following month will become payable.
4. On prepayment of the loan, the bank shall try to prevent payment of the subsequent month's installment. In case the next month's installment is debited from your account, the amount will be refunded, subject to clearance.
5. The above mentioned amount is valid subject to clearance of all the cheques / installments till date.
6. Prepayment charge is applicable on outstanding amount of the facility.





BILL

Member	Nikeeta Sharad Shirke		Unit Type	1 BHK	
Unit No	302	Unit Area	0Sqft	Bill No	14
Bill For	April-2023	Bill Date	01-04-2023	Due Date	15-04-2023
Flat No		Wing	NA	Floor	3
SrNo	Particulars			Amount	
1	Maintenance Charges			1269.00	
2	Sinking Fund			26.00	
3	Repair Fund			105.00	
4	Club House Charges			250.00	
5	Rounded Off			0.00	
Sub Total				1,650.00	
Late Payment Interest				0.00	
Total Bill				1,650.00	
Interest Outstanding				0.00	
Principal Outstanding				0.00	
Supplementary Principal Outstanding				5,000.00	
Supplementary Interest Outstanding				0.00	
Total Due Amount & Payable				6,650.00	

Rupees Six Thousand Six Hundred and Fifty Only

All cheques and cheque payments for maintenance are to be drawn in favour of HAST BUILDING A1 CHSL. On the reverse, cheque mention Flat & Phone No. Drop your Cheque in Societys Cheque box by 15th of every month. Interest will be charged after the due date.

For any discrepancy contact officebearer/ Taxofin Consultants. Member can also write a mail to taxofinsociety@gmail.com with copy to officebearer@gmail.com.

Member can also make the payment directly by Society APP. Use Username/ Password or your Registered mobile number to login.

Account By M/s. Taxofin Consultants | 9572160320 | taxofinsociety@gmail.com | Office Timing- Mon-Sat 11 am to 5 pm | Sewa Parag Dharna

RECEIPT

Received with thanks from,				Nikeeta Sharad Shirke			
Details of payments received are as under,				Unit No:- 302			
Rec No	Dep Date	Payment Mode	Chq Date	Bank	Bill	Rec Amt	Clear
314	2023-03-15		-	NEFT	476	1650.00	Cleared
Rupees One Thousand Six Hundred and Fifty Only					TOTAL	1650	

This is system generated bill hence no signature require

For any discrepancy contact society in or call, here to view / download your Bill details

Find our Mobile App on Playstore.



