

338/4026

पावती

Original/Duplicate

Friday, March 24, 2023

नोंदणी क्र.: 39M

10:53 AM

Regn.: 39M

पावती क्र.: 4357 दिनांक: 24/03/2023

गाबाचे नाव: काटेमानिवली

दस्तऐवजाचा अनुक्रमांक: कलन4-4026-2023

दस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: सुजाता संदिप जाधव

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 80

एकूण:

रु. 31600.00

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
11:07 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 4

वाजार मूल्य: रु. 2025000/-

मोबदला रु. 3152500/-

भरलेले मुद्रांक शुल्क : रु. 220700/-

सह. दुय्यम निबंधक कल्याण - ४

1) देयकाचा प्रकार: DHC रकम: रु. 1600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2303202320874 दिनांक: 24/03/2023

वॅकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH017297186202223E दिनांक: 24/03/2023

वॅकेचे नाव व पत्ता:

सुजाता जाधव  
सह. दुय्यम निबंधक कल्याण

## मुल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )

2023/24/348

24 March 2023 09:18:08 AM

कलन

सुलभता क्रमांक वर्ष	2022
सिद्ध	टापे
सुलभता विभाग	सहकारी कलकत्ता
सुलभता विभाग	23-24 विभाग (3-अ 2) काटेमनिवली - उरलेल्या भागातील मिळकती
सुलभता नंबर	Kanhan Dombival Municipal Corporation सर्व्हे नंबर न भू क्रमांक सर्व्हे नंबर#123

## वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.

सुली क्रमांक	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
100	46900/-	54100/-	69700/-	54100/-	चौ मीटर
बांधीव क्षेत्राची माहिती					
सुलभता क्र. 2022/24/348	40.7114 चौ मीटर	मिळकतीचे वाहन	निवासी सदनिका	मिळकतीचा प्रकार	बांधीव
सुलभताचे वर्गीकरण	अप सो सी	मिळकतीचे वय	0 TO 2 वर्षे	बांधकामाचा दर	Rs 26620/-
सुलभताचे वर्गीकरण	अडे	मजला	1st To 4th Floor	कार्पेट क्षेत्र	37.0104 चौ मीटर

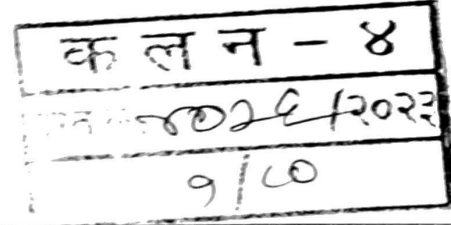
Use Type - First Sale

Use Release of the Property constructed after circular dt 02/01/2018

मजला निव्वय घट वाढ = 100 / 100 Apply to Rate= Rs 46900/-

घसाल्यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर  
 = (वार्षिक मूल्यदर - खुल्या जमिनीचा दर) \* घसा-यानुसार टक्केवारी + खुल्या जमिनीचा दर  
 = ((46900-11600) \* (100 / 100)) + 11600  
 = Rs 46900/-

- A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर \* मिळकतीचे क्षेत्र  
 = 46900 \* 40.7114  
 = Rs 1909364.66/-
- F) लगतच्या रस्सेचे खुली बालकनी क्षेत्र  
 6.15 चौ मीटर  
 = 6.15 \* (46900 \* 40/100)  
 = Rs 115374/-



Application Rates = 3, 9, 18, 19, 14

## एकत्रित अंतिम मूल्य

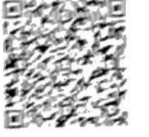
= मुख्य मिळकतीचे मूल्य - वक्त्यानुसार प्रत्येक - स्टॅन्डर्ड मजला क्षेत्र मूल्य - लगतच्या रस्सेचे खुली बालकनी - वरील एकूण मूल्य -  
 वॉटिंग वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भौतिकीय खुल्या जागेचे मूल्य - बांधीव बालकनी -  
 स्टॅन्डर्ड मजला क्षेत्र

= A + B + C - D + E + F + G - H + I + J  
 = 1909364.66 + 0 + 0 + 0 + 0 + 115374 + 0 + 0 + 0 + 0  
 = Rs. 2024739/-  
 = २ वीस लाख चोवीस हजार सात शे एकोणचाळीस /-

Home

Print

कलन - ४  
दस्तावेज क्र. २९/२०२३  
३/००



CHALLAN  
MTR Form Number-6

MH017297186202223E		BARCODE		Date	23/03/2023-18:18:55	Form ID	25.2
Department Inspector General Of Registration				Payer Details			
Type of Payment Stamp Duty				TAX ID / TAN (If Any)			
Registration Fee				PAN No.(If Applicable)		APDPJSS17D	
Office Name KLN4_KALYAN 4 JOINT SUB REGISTRAR				Full Name		SUJATA S JADHAV	
Location THANE				Flat/Block No.		FLAT NO. 301, THIRD FLOOR	
Year 2022-2023 One Time				Premises/Building		FLAT NO. 301, THIRD FLOOR	
Account Head Details		Amount In Rs.		Road/Street		EKNATH HEIGHTS -1, BUILDING NO. 1	
00046401 Stamp Duty		220700.00		Area/Locality		KAEMANIVALI, KALYAN EAST	
00063301 Registration Fee		30000.00		Town/City/District			
				PIN		4 2 1 3 0 6	
				Remarks (If Any)			
				PAN2=AAEFO9982D-SecondPartyName=OMKAR			
				ENTERPRISES-CA=3152500			
		Amount In		Two Lakh Fifty Thousand Seven Hundred Rupees Only			
Total		2,50,700.00		Words			
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref No.	
				69103332023032325734		2799220076	
Cheque/DD No.				Bank Date		RBI Date	
				23/03/2023-18:20:53		Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 8080613156  
अदर चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तावेजां लागू आहे. नोंदणी न करावयाच्या दस्तावेजां सादर चलान लागू नाही.

*[Handwritten Signature]*

*Sujata Jadhav*

*P.N. Jadhav*



कलन - 8
दस्त क्र. 5024/2023
8/10

Stilt Plus First Floor to Eight Floor

Village : Katemanivali  
 Flat No. : 301 on Third Floor,  
 Building No. 1, in the Building known as  
 "EKNATH HEIGHTS - 1"  
 Flat Area : 398.38 sq. ft (Carpet)  
 66.25 sq. ft Open Terrace  
 Market Value : Rs. 20,25,000 /-  
 Actual Value : Rs. 31,52,500/-  
 Stamp Duty : Rs. 2,20,700 /-

#### AGREEMENT FOR SALE

This Agreement is made at KALYAN

On this 24<sup>th</sup> day of March, 2023

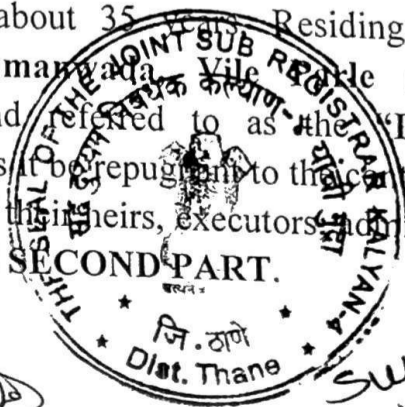
#### BETWEEN

M/s. **OMKAR ENTERPRISES**, a Registered Partnership firm through its Partner **MR. KISHOR KRISHNA MHATRE**, Aged about 45 years, Pan No. **AAEFO9982D** having its Office at - Creation Interiors, Shop No. 1, Prakash Joshi Building, Near Santoshi Mata Mandir, Kopar Road, Dombivali (West) - 421202, , hereinafter called and referred to as the "**PROMOTERS**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include the Partners constituting the said Firm and their respective heirs, executors, administrators and assigns) being the **PARTY OF THE FIRST PART.**

#### AND

1. **MRS. SUJATA SANDEEP JADHAV**, Pan No. **APDPJ0317D** aged about 35 years, 2. **MR. PRAVIN NIRANJAN JADHAV**, Pan No. **AJIPJ8768M** aged about 35 years, Residing: Siddharth Nagar, M.C. Chhgala Marg, Bamanwada, Vile Parle (East), Mumbai 400099., 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.**

*[Handwritten Signature]*



*[Handwritten Signature: Sujata Jadhav]*

*[Handwritten Signature: P. Mr. Jadhav]*

17/01/2017

WHEREAS the Party of the First Part herein is the owner and/or otherwise well and sufficiently entitled to all that area of land admeasuring 600.00 sq. meters forming the part of all that piece and parcel of land lying, being and situate at Village Katemanivali, Taluka Kalyan, District Thane bearing:

Survey No.	Hissa No.	Total Area on 7/12 extract (in Sq. meters)	Name of Owners	Area Owned by the Owners from Total Area (in Sq. meters)
123	3	1740 Sq. meters	M/s. Omkar Enterprises	600 Sq. meters

within the limits of the Kalyan Dombivali Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan, hereinafter said area of land admeasuring 600.00 sq. meters forming the part of aforesaid entire land is called and referred to as the "Said Property No. 1";

AND WHEREAS previously Smt. Muktabai Ananta Madhavi was the owner of said property No.1;

AND WHEREAS by and under Conveyance dated 18/01/2017, registered at the Office of Sub-Registrar of Assurances at Kalyan-2 under Sr. No. 437/2017 dated 18/01/2017, made and executed between Smt. Muktabai Ananta Madhavi as the Owner and the Promoters herein, therein called and referred to as the Purchasers / Developers, the Promoters herein purchased / acquired said property No. 1 as absolute owners together with benefits of sanctioned plans and permission on terms and conditions and for the consideration mentioned therein ;

AND WHEREAS to said Promoters herein, as absolute owner thereof and said area of land stands mutated in the name of Promoters herein, as is evidence by Mutation No. 3308.



WHEREAS Shri Girish Eknath Pawashe and Others are the owners and/or otherwise well and sufficiently entitled to all that area of land admeasuring 1120 sq. meters forming the part of all that piece and parcel of land lying, being and situate at Village Katemanivali, Taluka Kalyan, District Thane bearing:

Survey No.	Hissa No.	Total Area on 7/12 extract (in Sq. meters)	Name of Owners	Area Owned by the Owners from Total Area (In Sq. meters)
123	3	1740 sq. meters	Shri Girish Eknath Pawashe and Others	1120 Sq. meters

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दस्त क्र. २०२२/२०२३
५/७०

WHEREAS the Party of the First Part herein is the owner and/or otherwise well and sufficiently entitled to all that area of land admeasuring 600.00 sq. meters forming the part of all that piece and parcel of land lying, being and situate at **Village Katemanivali**, Taluka Kalyan, District Thane bearing :

Survey No.	Hissa No.	Total Area on 7/12 extract (in Sq. meters)	Name of Owners	Area Owned by the Owners from Total Area (in Sq. meters)
123	3	1740 Sq. meters	M/s. Omkar Enterprises	600 Sq. meters

within the limits of the Kalyan Dombivali Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan, hereinafter said area of land admeasuring 600.00 sq. meters forming the part of aforesaid entire land is called and referred to as the "Said Property No. 1";

AND WHEREAS previously Smt. Muktabai Ananta Madhavi was the owner of said property No.1;

AND WHEREAS by and under Conveyance dated 18/01/2017, registered at the Office of Sub-Registrar of Assurances at Kalyan-2 under Sr. No. 437-2017 dated 18/01/2017, made and executed between Smt. Muktabai Ananta Madhavi as the Owner and the Promoters herein, therein called and referred to as the Purchasers / Developers, the Promoters herein purchased / acquired said property No. 1 as absolute owners together with benefits of sanctioned plans and permission on terms and conditions and for the consideration mentioned therein ;

AND WHEREAS to said Promoters herein, as absolute owner thereof and said area of land stands mutated in the name of Promoters herein, as is evidence vide mutation No. 3308.

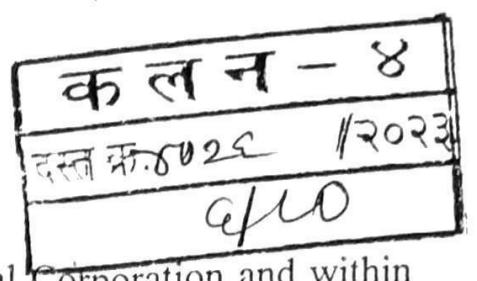


WHEREAS Shri Girish Eknath Pawashe and Others are the owners and/or otherwise well and sufficiently entitled to all that area of land admeasuring 1120.00 sq. meters forming the part of all that piece and parcel of land lying, being and situate at **Village Katemanivali**, Taluka Kalyan, District Thane bearing:

Survey No.	Hissa No.	Total Area on 7/12 extract (in Sq. meters)	Name of Owners	Area Owned by the Owners from Total Area (In Sq. meters)
123	3	1740 sq. meters	Shri Girish Eknath Pawashe and Others	1120 Sq. meters

*[Handwritten signature]*

Suyata Jadhav  
P.N. Jadhav



within the limits of the Kalyan Dombivali Municipal Corporation and within the Jurisdiction of Registration District Thane, Sub-Registration District Kalyan, hereinafter said area of land admeasuring 1120.00 sq. meters forming the part of aforesaid entire land is called and referred to as the "Said Property No. 2" ;

AND WHEREAS by and under Development Agreement, dated 01/08/2017, registered at the Office of Sub-Registrar of Assurances at Kalyan-5 under Sr. No. 9655/2017 dated 01/08/2017 made and executed between Shri Girish Eknath Pawashe and Others as the Owners and the Promoters herein, therein called and referred to as the Developers, the Promoters herein acquired the development rights in respect of said property No. 2 from said owners of said property No. 2 together with benefits of sanctioned plans and permission and on terms, conditions and for the consideration mentioned therein and in pursuance thereof the said owners have also granted the Power of Attorney in favour of the Promoters herein ;

AND WHEREAS said property No. 1 and said property No. 2 both forming the part of aforesaid entire land is called and referred to as "Said Property" and is more particularly described in the **FIRST SCHEDULE** hereunder written;

AND WHEREAS for development of said property The Tahasildar Kalyan by and under his order bearing No. MHASUL/T-2/JAMINBAB/ VINISHITI/ MOUJE KATEMANIVALI/ SR- 264/16 dated 15/10/2016 has confirmed that said property is that of Class I tenure and as such for the development of said property necessary Non-Agricultural use permission is not required ;

AND WHEREAS necessary building plan for the purpose of development of said property were submitted with Kalyan Dombivali Municipal Corporation and accordingly Kalyan Dombivali Municipal Corporation approved the said plans and granted Building Commenced Certificate bearing No. KDMP / NRV / BP / KV / 2016-17 / 58 dated 22/12/2016 in respect of said property;

AND WHEREAS said property is affected by 15.00 meters and 6.00 meters wide D.P. Road and in terms of plan sanctioned by Kalyan Dombivali Municipal Corporation, said property is naturally subdivided into two Plots Viz. Plot A on which Building No. 1 of Stilt Plus First Floor to Seven upper Floor (Residential) is sanctioned and Plot B on which Building No. 2 of Stilt (Part), Ground (Part) Plus First Floor to Six Floor Plus Seven Upper Floor (Part) (Residential + Commercial) is sanctioned.

AND WHEREAS in terms of said revised building permission two buildings Viz. Plot A on which Building No. 1 of Stilt Plus First Floor to Seven upper Floor (Residential) is sanctioned and Plot B on which Building No. 2 of Stilt (Part) Plus Ground (Part) Plus First Floor to Six Floor Plus Seven Upper floor (Part) (Residential + Commercial) is sanctioned and promoter herein availed Stair Case F.S.I. and used and utilized the same in the building



Suyata Jadhav

P.N. Jadhav

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sanctioned on said property and obtained revised permission from bearing No. KDMP/NRV/BP/KV/2016-17/58/92 dated 24/10/2018.

**AND WHEREAS** in terms of sanctioned Plans and Permissions said Promoter/s carried out the construction of Building No. 2 sanctioned on Plot No. B and obtained Building Part Completion Certificate from Kalyan Dombivali Municipal Corporation bearing No. KDMP/NRV/CC/KV/OCC/498/19 dated 30/11/2019.

**AND WHEREAS** on implementation of Unified Development Control and Promotion Regulation (UDCPR), the Promoters have availed Basic F.S.I., Ancillary F.S.I. and revised the Building Plans in respect of said property and obtained the Revised Building Commencement Certificate bearing No. KDMC/TPD/BP/KD/2016-17/58/108 dated 14/06/2021.

**AND WHEREAS** in terms of revised building Permission dated 14/06/2021 on Plot No. A, Building No. 1 is now sanctioned as Stilt Plus First Floor to Eight Floor (Residential) and now in terms of aforesaid revised building permission said promoter/s is/are carrying out the construction work of Building No. 1 sanctioned on Plot No. A.

**AND WHEREAS** the Promoters declares that, the above referred agreements permissions and sanctions are still, subsisting and completely in force and in terms of said sanctions and permissions the Promoters herein are well and sufficiently entitled to develop said property's and further to sell and/or allot the flats, premises in the building/s to be constructed on the said property at such price and on such terms and conditions.

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

**AND WHEREAS** as per the above recited agreements and permissions, the Promoters are entitled to develop the said property and carry out the construction of the proposed building/s at their own costs and expenses and to dispose of the flats constructed in the building/s on ownership basis and to enter into agreements with the Purchaser/s and to receive the sale price in respect thereof and upon such disposal of the flats to convey the said land together with the building/s constructed thereon in favour of the cooperative housing society of all those several persons acquiring the flats;

**AND WHEREAS** Promoters herein have specifically brought to the notice of Purchaser/s that said property is affected by road set back area i.e. 15.00 meter and 6.00 meters wide D.P. Road passing through the said property and Promoters herein have handed over the said area under Road i.e. 411.75 sq. meters from said property to Kalyan Dombivali Municipal Corporation ;

**AND WHEREAS** the Promoters herein have by and under Agreement dated 28/07/2016 registered at the Office of Sub-Registrar of Assurances at Kalyan-2 under Sr. No. 5098/2016 dated 28/07/2016 made and executed between Shri



Sujata Jadhav  
P.N. Jadhav.

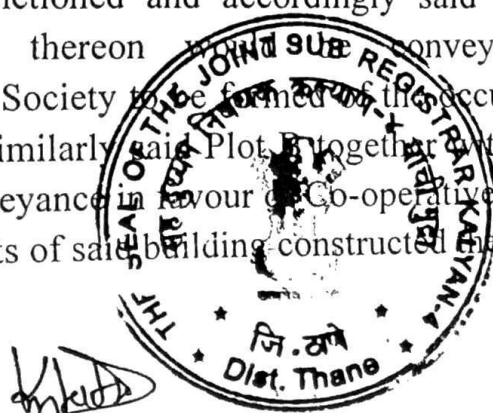


Pappu Ananta Pawashe and Others as Party of the First Part and M/s. Vighnaharta Builders and Developers, a partnership Firm herein as the Party of the other part, the between Shri Pappu Ananta Pawashe and Others as the land owners herein have obtained 6.00 meters wide access road to said property from the land bearing Survey No. 123 Hissa No. 2 admeasuring 550 sq. meters as shown in the plan annexed hereto from Shri. Pappu Ananta Pawashe and Others are the owners of the said land.

AND WHEREAS it is specifically brought to the notice of the purchaser/s that said 6.00 meters wide access road to said property obtained by the promoter/s herein shall be used by all purchasers of the flat in the building/s sanctioned on said property and said access road shall further be used by the promoters and /or by their nominees and/or assignees for the development of adjoining and adjacent property and purchaser/s herein have no objection for the such use of said 6.00 meters wide access road and have granted his/have/their unequivocal and irrevocable consent for the same.

AND WHEREAS the Promoters have further intended to get the said plans and specification revised, renewed and altered for consumption of remaining floor space index, transfer of development rights, fungible Floor Space Index, staircase Floor Space Index and Floor Space Index under the provisions of Unified Development Control and Promotion Regulation and all other permissible as per Development Control Regulations to be used and utilized on the said property as may be granted by the Kalyan Dombivali Municipal Corporation to exploit the maximum potentiality of said property, as well as the Promoters further intent to amalgamate the abutting, adjoining and adjacent properties with said property thereby forming a single consolidated holding from time to time and further the Promoters have given the clear inspection of the plans and specifications to the Purchaser/s herein as regards the existing sanctioned building and the further proposed expansion, amalgamation and extension to the said property and the Purchaser/s herein have granted his/her/ their unequivocal consent for the same;

AND WHEREAS said property is affected by 15.00 meters and 6.00 meters wide D.P. Road and in terms of plan sanctioned by Kalyan Dombivali Municipal Corporation said property is naturally subdivided into two Plots Viz. Plot A admeasuring 312.25 sq. meters on which Building No. 1 of Stilt Plus Ground Plus Seven upper Floors (Residential) is sanctioned and Plot B admeasuring 986 sq. meters on which Building No. 2 of Stilt (Part) Plus Ground (Part) Plus First Floor to Seven Upper Floors (Part) (Residential + Commercial) is sanctioned and accordingly said Plot A together with building constructed thereon would be conveyance in favour of Co-operative Housing Society to be formed of the occupants of said building constructed thereon. Similarly said Plot B together with building constructed thereon would be conveyance in favour of Co-operative Housing Society to be formed of the occupants of said building constructed thereon.



Sujata Jadhav  
P. N. Jadhav

AND WHEREAS the Promoters are entitled and enjoined upon to construct buildings on the project land in accordance with the recitals, disclosures, further expansions and future development as mentioned hereinabove which is clearly and elaborately brought to the notice and knowledge of the Purchaser/s herein for which the Purchaser/s has/have granted his/her/their express and irrevocable consent and confirmation for the same.

AND WHEREAS relying upon the above recitals and disclosures and the scope of further and future development being understood by the Purchaser/s to which the Purchaser/s has/have granted his/ her / their consent, the Purchaser/s is/are offered a Flat bearing No. 301 on Third Floor, admeasuring 398.38 sq. ft (Carpet) Plus Open Terrace of 66.25 sq. ft in Building No. 1, on Plot No. A, in the building known as "EKNATH HEIGHTS - 1" along with the right to use the flower bed and projection areas (herein after referred to as the "said premises") being constructed on the said property.

AND WHEREAS the Purchaser/s after going through the entire disclosures, the future course of expansion and development and also verifying the site of the building and the work of construction and its progress thereof, the site of infrastructural and recreational facilities and amenities and nature and scope thereof and after being satisfied about the same has agreed to enter into this agreement and further expressly and irrevocable declare that he/she/they shall not raise any objection, claim, demand or action in respect of the additions, modifications, changes and/or further alterations in the scheme of construction as may be permitted by the concerned town planning authorities from time to time and accordingly has granted his / her express and irrevocable consent and confirmation for the same.

AND WHEREAS the Promoters have entered into a standard Agreement with an Architect Shri. Shirish G. Nachane of Dombivali (East) registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoters have appointed a Structural Engineer for the preparation of the structural design and drawings of the buildings and the Promoters accepts the professional supervision of the Architect and the Structural Engineer till the completion of the building/ buildings.

AND WHEREAS the Promoters have registered the Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Real Estate Regulatory Authority at No. P51700 030031;

AND WHEREAS on demand from the Purchaser/s, the Promoters have given inspection to the Purchaser/s of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoters Architects and of such other documents as are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder;



Signature: Sushil Jadhav

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

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoters and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto and marked as Annexure C-2.

AND WHEREAS the authenticated copies of the plans and specifications of the Premises agreed to be purchased by the Purchaser/s, as sanctioned and approved by the local authority have been annexed hereto and marked as Annexure D.

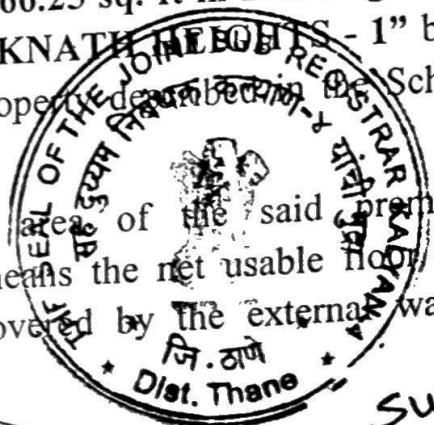
AND WHEREAS the Promoters have got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building and the said fact of such stage of progress of construction work, building wise, phase wise completion is also disclosed and brought to the notice and knowledge of the Purchaser/s herein.

AND WHEREAS while sanctioning the said plans concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the project land and the said building and upon due observance and performance of which only the completion or occupancy certificate in respect of the said building/s shall be granted by the concerned local authority.

AND WHEREAS the Promoters have accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS the Purchaser/s has applied to the Promoters for allotment of Flat bearing No. 301 on Third Floor, admeasuring 398.38 sq. ft (Carpet) Plus Open Terrace of 66.25 sq. ft in Building No. 1, on Plot No. A, in the building known as "EKNATH JEELHAR - 1" being constructed being constructed on the said property denoted in the Schedule hereunder written being the said premises.

AND WHEREAS the carpet area of the said premises is \_\_\_\_\_ Sq. meters and "carpet area" means the net usable floor area of the said premises, excluding the area covered by the external walls, areas under



Sujata Jeelhar  
P. N. Jadhav

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services shafts, exclusive balcony appurtenant to the said Premises for exclusive use of the Purchaser/s or verandah area and exclusive open terrace area appurtenant to the said Premises for exclusive use of the Purchaser/s but includes the area covered by the internal partition walls of the premises.

AND WHEREAS, the parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;

AND WHEREAS, prior to the execution of these presents the Purchaser/s has / have paid to the Promoters a sum of **Rs. 1,00,000/- (Rupees One Lakh Only)**, being part payment of the sale consideration of the premises agreed to be sold by the Promoters to the Purchaser/s as advance payment or Application Fee (the payment and receipt whereof the Promoters both hereby admit and acknowledge) and the Purchaser/s has/have agreed to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, under section 13 of the said Act the Promoters is/are required to execute a written Agreement for sale of said Premises with the Purchaser/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908. In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agrees to sell and the Purchaser/s hereby agrees to purchase the said premises.

**NOW THEREFORE, THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-**

1 (a) The Promoters shall construct the said building/s presently as per the sanctioned plans and permissions on the said property described in the First Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoters shall have to obtain prior consent in writing of the Purchaser/s in respect of variations or modifications which may adversely affect the premises of the Purchaser/s except any alteration or addition required by any Government authorities or due to change in law.

1 (b) The Purchaser/s hereby agrees to purchase from the Promoters and the Promoters hereby agrees to sell to the Purchaser/s, the premises being flat bearing No. 301 on Third Floor, admeasuring 398.38 sq. ft. (Carpet) Plus Open Terrace of 66.25 sq. ft. in Building No. 1, on Plot No. A, in the building known as "EKNATH HEIGHTS - 1" along with the right to use the flower bed and projection areas (herein after referred to as the "said premises") being constructed on the said



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*Sujata Jadhav*

*P. N. Jadhav*

property as shown in the Floor plan annexed hereto for the consideration of Rs. 31,52,500/- (Rupees Thirty One Lakhs Fifty Two Thousands Five Hundred Only), including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Second Schedule annexed herewith.

- (c) The Purchaser/s has agreed and assured to pay the total consideration of Rs. 31,52,500/- (Rupees Thirty One Lakhs Fifty Two Thousands Five Hundred Only), to the Promoters in the following manner -
- Rs. 10 % paid as advance payment or application fee at the time of execution of this agreement.
  - Rs. 35 % to be paid to the Promoters on completion of the Plinth of the wing in which the said Premises is situated.
  - Rs. 25 % to be paid to the Promoters on completion of slabs of the wing in which the said Premises is situated.
  - Rs. 05 % to be paid to the Promoters on completion of the walls and internal plaster of the said premises.
  - Rs. 05 % to be paid to the Promoters on completion of the floorings and tiling work of the said premises.
  - Rs. 05 % to be paid to the Promoters on completion of the staircases, lift wells, lobbies up to the floor level of the said premises.
  - Rs. 05 % to be paid to the Promoters on completion of the external plaster and elevation of the building in which the said premises is situated.
  - Rs. 05 % to be paid to the Promoters on completion of the doors, windows, sanitary fittings, lifts, water pumps, electrical fittings, floorings of staircase, common lobbies, entrance lobby terraces with water proofing, external plumbing, paving of area.
  - Rs. 05 % be paid to the Promoters at the time of handing over of the possession of the said Premises to the Purchaser/s on or after receipt of occupancy certificate or completion certificate.

The Cheque / DD / Pay order to be drawn in favour to  
M/s. OMKAR ENTERPRISES,

CURRENT A/C No : 015011100000808

IFSC CODE

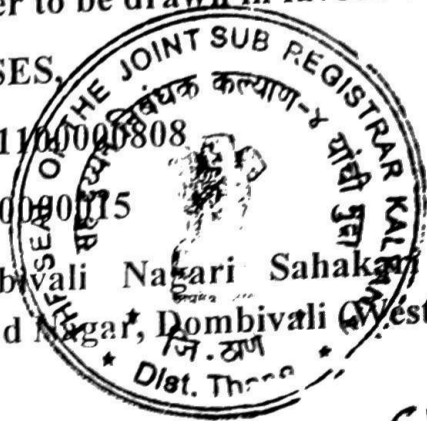
: DNSB0000115

BANK

: Dombivli Nagari Sahakar Bank Ltd.,

BRANCH

: Anand Nagar, Dombivli (West) - 421 202.



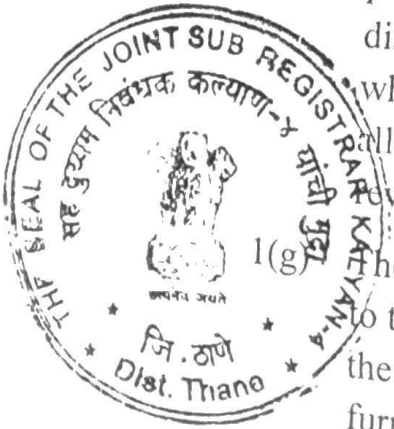
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*Supetar Jaedhar*  
P. N. Jaedhar

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 Promoters sending a notice to the Purchaser/s, calling upon him/her to make payment of the same or via SMS Service, Email and this will be sufficient discharge to the Promoters.

That the Purchaser/s herein undertakes to pay as and when demanded by the Promoters herein the cost of legal charges, share money, application and entrance fee of the society, cost of society formation and registration charges and incidental charges thereto, infrastructure development charges for the complex, requisite M.S.E.B., electric meter charges, Transformer charges and cabling thereto, Requisite share for installation of solar system, G.S.T. and any other tax or charges from any competent government authority out of pocket expenses in respect of this agreement.

- 1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoters by way of G.S.T. and cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoters) up to the date of handing over the possession of the said premises.
- 1(e) The Total Price is escalation-free, save and except escalations/ increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/ Government from time to time. The Promoters undertakes and agrees that while raising a demand on the Purchaser/s for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoters shall enclose the said notification/order/rule/ regulation published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser/s, which shall only be applicable on subsequent payments.
- 1(f) The Promoters may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Purchaser/s by discounting such early payments @ 1% per annum for the period by which the respective installment has been preponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to the Purchaser/s by the Promoters.
- 1(g) The Promoters shall confirm the final carpet area that has been allotted to the Purchaser/s after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation cap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoters. If there



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is any reduction in the carpet area within the defined limit then Promoters shall refund the excess money paid by Purchaser/s within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Purchaser/s. If there is any increase in the carpet area allotted to Purchaser/s, the Promoters shall demand additional amount from the Purchaser/s as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1 (a) of this Agreement.

1(h) The Purchaser/s authorizes the Promoters to adjust/ appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoters may in its sole discretion deem fit and the Purchaser/s undertakes not to object / demand / direct the Promoters to adjust his/her/their payments in any manner.

2.1) The Promoters hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Premises to the Purchaser/s, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Premises.

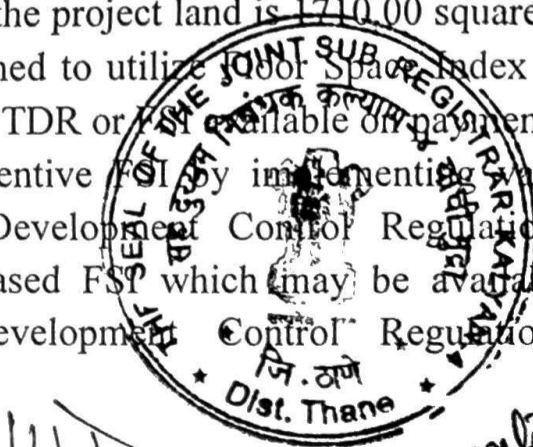
2.2) **COMPENSATION:**

**TIME IS ESSENCE:**

Time is essence for the Promoters as well as the Purchaser/s. The Promoters shall abide by the time schedule for completing the project and handing over the said premises to the Purchaser/s and the common areas to the association of the Purchaser/s after receiving the occupancy certificate or the completion certificate or both, as the case may be.

Similarly, the Purchaser/s shall make timely payments of the installment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoters as provided in clause 1 (c) herein above. ("Payment Plan").

3) The Promoters hereby declares that the Floor Space Index available as on date in respect of the project land is 1710.00 square meters only and Promoters have planned to utilize Floor Space Index of \_\_\_\_\_ square meters by availing of TDR or FSI available on payment of premiums or FSI available as incentive by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are



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*Suyata Jaadhav*  
A. N. Jaadhav

applicable to the said Project. The Promoters have disclosed the Floor Space Index of \_\_\_\_\_ square meters as proposed to be utilized by him, on the project land in the said Project and Purchaser/s has agreed to purchase the said Premises based on the proposed construction and sale of Premises to be carried out by the Promoters by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoters only.

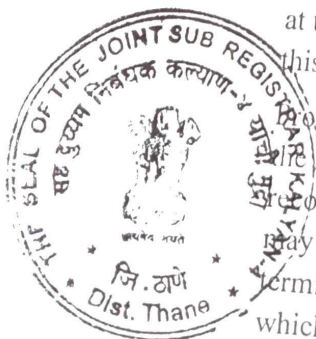
4) **TERMINATION OF AGREEMENT**

4.1) If the Promoters fails to abide by the time schedule for completing the project and handing over the said premises to the Purchaser/s, the Promoters agrees to pay to the Purchaser/s, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Purchaser/s, for every month of delay, till the handing over of the possession. The Purchaser/s agrees to pay to the Promoters, interest as specified in the Rule, on all the delayed payment which become due and payable by the Purchaser/s to the Promoters under the terms of this Agreement from the date the said amount is payable by the Purchaser/s(s) to the Promoters.

4.2) Without prejudice to the right of Promoters to charge interest in terms of sub clause 4.1 above, on the Purchaser/s committing default in payment on due date of any amount due and payable by the Purchaser/s to the Promoters under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser/s committing three defaults of payment of installments, the Promoters shall at their own option, may terminate this Agreement:

Provided that, Promoters shall give notice of fifteen days in writing to the Purchaser/s, by Registered Post AD at the address provided by the Purchaser/s and mail at the e-mail address provided by the Purchaser/s, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Purchaser/s fails to rectify the breach or breaches mentioned by the Promoters within the period of notice then at the end of such notice period, Promoters shall be entitled to terminate this Agreement.

Provided further that, upon termination of this Agreement as aforesaid, the Promoters shall refund to the Purchaser/s (subject to adjustment and recovery of any agreed liquidated damages or any other amount which may be payable to Promoters) within a period of thirty days of the termination, the installments of sale consideration of the Premises which may till then have been paid by the Purchaser/s to the Promoters and the Promoters herein shall be entitled to deal with the said apartment with any prospective buyer. Delay in issuance of any

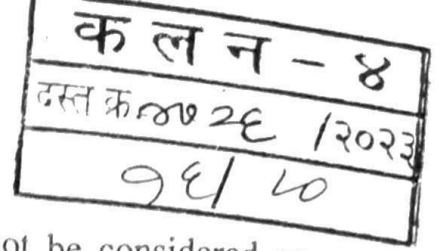


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P.N. Jadhav





reminder/s or notices from the Promoters shall not be considered as waiver of Promoters absolute right to terminate this agreement.

4.3) For whatsoever reason if the Purchaser/s herein, without any default or breach on his/her / their part, desire to terminate this agreement / transaction in respect of the said apartment then, the Purchaser/s herein shall issue a prior written notice to the Promoters as to the intention of the Purchase/s and on such receipt of notice the Promoters herein shall be entitled to deal with the said apartment with prospective buyers. After receipt of such notice of intention to terminate this agreement the Promoters shall issue a 15 days notice in writing calling upon him/her/them to execute and register Deed of Cancellation. Only upon the execution and registration of Deed of Cancellation the Purchaser/s shall be entitled to receive the refund of consideration, subject to terms of this agreement.

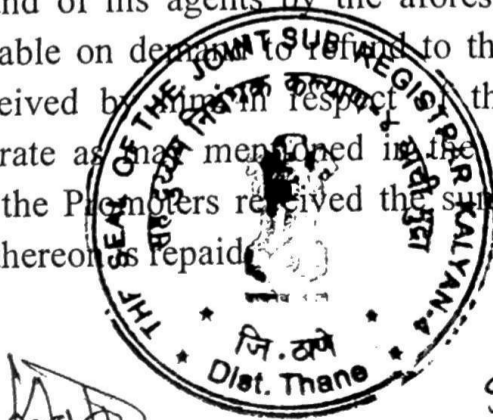
4.4) It is specifically agreed between the parties hereto that, if the transaction in respect of the said apartment between the Promoters and Purchaser/s herein terminated as stated in sub-para herein above written then all the instruments under whatsoever head executed between the parties hereto or between the Promoters and Purchaser/s herein, in respect of the said apartment, shall stands automatically cancelled and either party have no right, title, interest or claim against each other except as provided hereinafter.

Provided further that upon termination of this Agreement as aforesaid, the Promoters shall deduct 20% of the total amount of consideration received from the Purchaser/s and shall refund the balance amount within a period of thirty days of the termination.

5) The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular details to be provided by the Promoters in the said building and the Premises as are set out in Annexure 'E', annexed hereto.

6) **POSSESSION OF THE PREMISES:**

The Promoters shall give possession of the said premises to the Purchaser/s on or before 31/12/2022 with an extension in time thereof for six months or so. If the Promoters fails or neglects to give possession of the Premises to the Purchaser/s on account of reasons beyond his control and of his agents by the aforesaid date then the Promoters shall be liable on demand to refund to the Purchaser/s the amounts already received by him in respect of the Premises with interest at the same rate as that mentioned in the clause 4.1 herein above from the date the Promoters received the sum till the date the amounts and interest thereon is repaid.



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*Sujeeta Jadhav*  
P. M. Jadhav

**FIRST SCHEDULE**

**(Description of the property)**

ALL that piece and parcel of land lying, being and situate at Village **Katemanivali**, Taluka Kalyan, District Thane bearing:

Survey No.	Hissa No.	Total Area on 7/12 extract (in Sq. meters)	Name of Owners	Area Owned by the Owners from Total Area (in Sq. meters)
123	3	1740 Sq. meters	M/s. Omkar Enterprises	600 Sq. meters
			Shri Girish Eknath Pawashe and Others	1120 Sq. meters
		1740 Sq. meters		1720 Sq. meters

and within the limits of Kalyan Dombivali Municipal Corporation and within the Jurisdiction of Registration District Thane and Sub-Registration District Kalyan and is bounded as follows :

- On or Towards East : Survey No. 123 Hissa No. 4/2 property of Shri Bapu Pawashe
- On or Towards West : Survey No. 123 Hissa No. 7 property of Smt. Fulaji Pawashe
- On or Towards South : 9.00 Meters Road
- On or Towards North : 15.00 Meters Road
- together with all easements, etc.

deducting there from the area admeasuring 411.75 sq. meters affected by 15.00 meter wide and 6.00 meters wide D.P. Road.



**SECOND SCHEDULE ABOVE REFERRED TO**

**(Description of said premises)**

Premises being Flat bearing No. 301 on Third Floor, admeasuring 398.38 Sq. ft (Carpet) Plus Open Terrace of 66.25 sq. ft in Building No. 1, on Plot No. A, in the building known as "EKNATH HEIGHTS - 1" along with the right to use the flower bed and projection areas to be constructed on the property described in the First Schedule herein above written.

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

**SIGNED & DELIVERED**

by the within named Promoters

**M/s. OMKAR ENTERPRISES**

Through its Partner

**MR. KISHOR KRISHNA MHATRE**



*Kishor Mhatre*



**SIGNED & DELIVERED**

by the within named

**PURCHASER**

**1. MRS. SUJATA SANDEEP JADHAV**



*Sujata Jadhav*



**2. MR. PRAVIN NIRANJAN JADHAV**



*P.N. Jadhav*



**WITNESS :**

1. Rasika Sachin Shelke

Rshelke

*Omakar*

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कलन - 8  
दस्तक: 10/09/2022  
10/09/2022

40  
RECEIPT

Received a sum of Rs. 1,00,000/- (Rupees One Lakh Only) from time to time prior to execution of this agreement in the following manner :-

Date	Mode Of Payment	Amount
10/09/2022	Cheque No. 020303, Bank of India	Rs. 1,00,000/-

from the Purchaser/s herein as and by way of advance / part consideration.

We say received Rs. 1,00,000/-

M/s. OMKAR ENTERPRISES, a  
Partnership Firm,  
through its Partner,



*[Handwritten Signature]*

Mr. Kishor Krishna Mhatre

*[Handwritten Signature]*  
P.N. Jadhav

## हमीपत्र

हे म्हादही खाती स्वाक्षरी करणार लिहून देतो की, सदर प्रोपर्टी मधील विक्री केलेल्या  
मालकीचे निवासी सदनिका क्र / गाळे क्र \_\_\_\_\_  
देत किंवा खुले वाहनतळ (Parking) देण्यात आलेले नाही.

कलन - ४
दस्तावेज क्र. १२६ / २०२३
२४ / १३

  
दस्त लिहून देणार

## प्रपत्र-ब

स्वयं-साक्षांकनासाठी स्वयं घोषणापत्र



दस्त देणार - मे. ओमकार इंटरप्राईझेस तर्फे भागीदार किशोर कृष्णा म्हात्रे.  
दस्त देणार - क्रिएशन इंटेरियर्स, शॉप नं.१, प्रकाश जोशी बिल्डिंग, संतोषीमाता मंदिराजवळ, कोपर  
गड. डोंबिवली पश्चिम.

दस्त देणार - \_\_\_\_\_

दस्त देणार \_\_\_\_\_  
घडवून घोषित करतो/ करते की, मी स्वयं-साक्षांकित केलेल्या प्रतीच्या मूळ कागदांच्याच सत्य  
आहेत त्या खोट्या असल्याचे आढळून आल्यास, भारतीय दंड संहिताच्या \_\_\_\_\_ / किंवा  
दुरुपयोगी कायद्यानुसार माझ्यावर खटला भरला जाईल व त्यानुसार मी शिक्षेस तय होईन याची  
दस्त पूर्व जाणीव आहे.



दस्त देणार Suyata Jadhav  
P.N. Jadhav

लिहून देणार PA [Signature]

कलन - ४  
२०१४/१४२६/२०१३  
२०१४/२०१३

## घोषणापत्र / शपथपत्र

करणार मा नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, म.रा.पुणे यांचे दस्तऐवजामधील मिळकत ही फसवणूकीद्वारे अथवा दुबार विक्री होत नाही. याचा आम्ही अभिमान व्यक्त करतो. याचा आम्ही अभिमान व्यक्त करतो. याचा आम्ही अभिमान व्यक्त करतो. याचा आम्ही अभिमान व्यक्त करतो. याचा आम्ही अभिमान व्यक्त करतो.

सदर नोंदणीचा दस्तऐवज निष्पादीत करताना नोंदणी प्रकीयेनुसार आगच्या जबाबदारीने मी आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुलमुखत्यारधारक (P.A. Holder)/लिहून देणार हे ह्यात आहे व उक्त कुलमुखत्यारपत्र अद्यापही अस्तित्वात आहे व ते आजपावेतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व कुलमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदार समक्ष निष्पादित केलेला आहे.


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

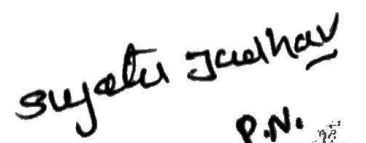
नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाने/उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक/कुलमुखत्यारधारक याची मालकी व दस्तऐवजांची वैधता तपासणे हे नोंदणी अधिकारी याची जबाबदारी नाही. याची आम्हास पूर्णपणे जाणीव आहे.

स्थावर मिळकतीविषयी सध्या होत असलेली फसवणूक/बनावटीकरण/संगनमत व त्याअनुषंगाने पोलीस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकती विषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही नोंदविण्यात आलेल्या व्यवहारात कायद्यानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/बुडविली गेली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणार जबाबदार राहणार आहोत. याची आम्हास पूर्ण कल्पना आहे.

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचे गुन्हा घडवणारे कृत्य केलेले नाही. जर भविष्यात कायद्यानुसार कोणतेही गुन्हा घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १८६० मधील नमूद असलेल्या ७ वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला/आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.



  
लिहून देणार

  
लिहून देणार P.N.

कलन - ४
दस्त क्र. ४०२२ / २०२३
४९/६०

::राष्ट्रीय भूमि अभिलेख आधुनिकीकरण कार्यक्रम, महाराष्ट्र राज्य::

Page:

गाव नमुना ६  
फेरफार नोंदवही ( फेरफार पत्रक )  
[ महाराष्ट्र जमीन महसूल अधिकांश अभिलेख आणि नोंदवही ( तयार करणे व सुविधी प्रतीत ठेवणे ) नियम, १९७१ यातील नियम १० ]

गाव :- काटेमानिवली

तालुका :- कल्याण

जिल्हा :- ठाणे

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकांशचे स्वल्प	परिणाम झालेले गुमापत्र व उपविभाग क्रमांक	अधिकार्याचे नाव, आढाखती व तारीख
5308	नोंदीचा प्रकार : खोदी फेरफाराचा दिनांक : 07/09/2017 माहिती मिळालेचा दिन.क :- 18/07/2017 लिहून घेणार :- मुक्तगार्द अनंता मल्की, (छाता क्र. 10602), क्षेत्र 0.0600 हे.आर.चौ.मी 0.0600 हे.आर.चौ.मी आणि पोटखराब क्षेत्र 0.0000 हे.आर.चौ.मी यांचे गट क्रमांक/सबगट क्रमांक 123/3 हे स्थानी लिहून घेणार:- श्री.ओमकार एन्ट्रप्रायझेस भागीदारी संस्था तर्फे; भागीदार शरद राजाराम म्हात्रे व विनायक कृष्ण म्हात्रे, (छाता क्र. :-10603) 0.0600 हे.आर.चौ.मी पोटखराब क्षेत्र 0.0000 हे.आर.चौ.मी श्री.ना.दुय्यम निरपेक्ष सह. दु. नि. कल्याण-2 यांचेकडील दस्त क्रमांक 437/2017 दिनांक 18/01/2017 प्रमाणे रक्कम रुपये 12500000 पेऊन खोदी दिलेले अपत्रक वक्रा खोदी घेणार यांचे मावे दाखल केले. नॉद वरी अर्ज व सुची क्र.2 व जमिन घेणार हे भोजे गांवदेवी ता.कल्याण येथील रोतःरुती असल्याचा दि.08/10/2013 चे दाखला मा.तहसिलदार कल्याण यांचे बडून दिल्यावरील नोंद दस्तावेजपित्ताना नोंदीस बजावल्याचा दि. 07/09/2017 दस्तावेज नोंद निगतीचा दि. 03/01/2018  ( साहेबराव दोधा जाधव ) तलाठी काटेमानिवली ता.कल्याण जि. ठाणे	123/3  एकूण :- 1	वरील अर्ज पाहिला. नोंदीस लागू. सह.दुय्यम निरपेक्ष संचालक यांचेकडील खोदीखत व सुची क्र.दोन नों.क्र.437/2017 दि.18/01/2017 ची प्रत पाहिली. महाराष्ट्र शासन अधिसूचना असाधारण भाग चार दि.01/01/2016 मधील अर्ज अर्धीन राहून 7/12 च्या इतर हक्कामध्ये वनोन खोदी घेण्याच्या आत बिनरोती वापर करणेचा जाहे अर्जा नोंदवही तक्रार नाही. सबब नोंद प्रमाणित केली असे.  किरण जयवंत भागवत मंडळ :- ता. कल्याण जि. ठाणे दि. 03/01/2018



*(Signature)*  
31/9/2018  
तलाठी सजा देमानिवली  
ता. कल्याण जि. ठाणे.

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*(Signature)*  
P.N. Jadhav

*(Signature)*

कलन - ४  
दस्त क्र. ७२६ / २०२३  
७९/८०

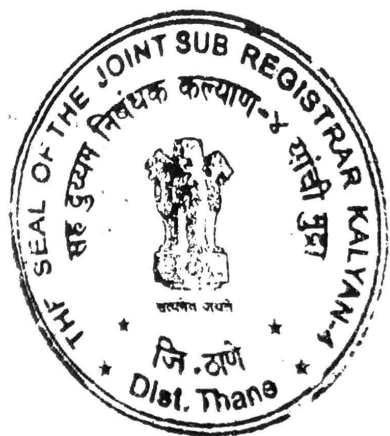
भारतीय भूमि अधिलेख आधुनिकीकरण कार्यक्रम, महाराष्ट्र राज्यः

गाव नमुना ६  
फेरफार नोंदवही ( फेरफार पत्रक )  
[ महाराष्ट्र जमीन महसूल अधिफार अधिलेख आणि नोंदवही ( तयार करणे व सुरि प्रतीत ठेवणे ) नियम, १९७१ यातील नियम १० ]  
जिल्हा :- ठाणे

गाव :- काटेमानिवली

ताजुफा :- कल्याण

नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाऱाचे स्वरूप	परिणाम झालेले शुभाषन व उपविभाग क्रमांक	अधिकार्याचे नाव , आकाराचे व रकम
5308	नोंदीचा प्रकार : खोदी फेरफाराचा दिनांक : 07/09/2017 माहिती मिळालेचा दिन.क :- 18/07/2017 लिहून घेणार :- भुक्तानबाई अनंता मल्की, (छाता क्र. 10602), क्षेत्र 0.0600 हे.आर.चौ.मी.पेकी 0.0600 हे.आर.चौ.मी. आणि पोटखराब क्षेत्र 0.0000 हे.आर.चौ.मी. यांचे गट क्रमांक/सर्व्हे क्रमांक 123/3 हे.आर.चौ.मी. लिहून घेणार:- श्री.ओमकार एन्टरप्रायझेस भागीदारी संस्था तर्फे; भागीदार शरद राजाराम म्हात्रे व निरंजोर कृष्ण म्हात्रे, (छाता क्र. :-10603) 0.0600 हे.आर.चौ.मी. पोटखराब क्षेत्र 0.0000 हे.आर.चौ.मी.  यांना दुय्यम निबंधक सह. डु. नि. कल्याण-2 यांचेकडील दस्त क्रमांक 437/2017 दिनांक 18/01/2017 प्रमाणे रक्कम रुपये 12500000 येऊन खोदी दिलेने अपत्रक वरून खोदी घेणार यांचे नावे दाखल केले. नोंद वर्दी अर्ज व सुची क्र.2 व जमिन घेणार हे भौजे गावदेवी ता.कल्याण येथील रोतःकी असल्याचा दि.08/10/2013 चे दाखला मा.तहसिलदार कल्याण यांचे बऱुन दिस्त्यावरून नोंद  दुरुस्तबधिताना नोंदीस बजावल्याचा दि. 07/09/2017 फेरफार नोंद निर्गर्ताचा दि. 03/01/2018  ( साहेबराव दोषा जाधव ) तलाठी काटेमानिवली ता.कल्याण जि. ठाणे	123/3  एफूण :- 1	वर्दी अर्ज पाहिला. नोटीस लागू. सह.दुय्यम निबंधक यांचेकडील खोदीखत व सुची क्र.दोन नों.क्र.437/2017 दि.18/01/2017 ची प्रत पाहिली. महाराष्ट्र राज्य असाधारण भाग चार दि.01/01/2016 न्याते अर्ज अधीन राहुन 7/12 च्या इतर हस्कांमध्ये वनना उर्वरणा यर्षाच्या आत बिनरोती वापर करणेचा जाहे अर्ज नोंद तक्रार नाही. सबब नोंद प्रमाणित केली असे.  किरण जयवंत भागवत मंडळ :- ता. : कल्याण जि. : ठाणे दि. : 03/01/2018



*(Signature)*  
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तलाठी सजा टेमानिवली  
ता. कल्याण, जि. ठाणे.





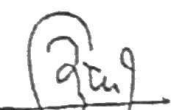
कलन - ४  
दस्त क्र. ४९/१०  
१२/०२/२०२३

## Annexure C-2 (2/5)

- १५) सादर प्रकरणो चुकीची व अपूर्ण माहिती दिली असल्यास सादर बांधकाम प्रारंभ प्रमाणपत्र रद्द समजण्यात येईल.
- १६) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता निधनाप्रमाणे लागणारी रक्कम (दंड झाल्यास तयार सह रक्कम) भरावी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्या ठिकाणी स्वयंचालित वाहून टाकणे कर्मचारक राहिल.
- १७) प्रस्तुत भूखंडास पाणी पुरवठा विभागाकडून उपलब्धतेनुसार दिले जाईल व त्यासाठी आवश्यक ती जलवाहिनी बांधणे पाणी पुरवठा विभागाकडून दिलेल्या निर्देशानुसार घ्याव्यात बांधकाम प्रारंभ प्रमाणपत्रामुळे रद्द झाला असे सादर जागेत बांधकाम करण्याबाबतचा पूर्वोक्त परवाना असेल तर तो या बांधकाम प्रारंभ प्रमाणपत्रामुळे रद्द झाला असे समजण्यात यावे.
- १९) गटारचे व पावसाच्या पाण्याचा निचरा होणेकरिता महापालिकेच्या गटारास जोडणेसाठी पक्क्या स्वरूपाची गटारे बांधावीत तसेच बांधकामासाठी नळाचे कनेक्शन मिळणार नाही त्यासाठी संबंधितांनी स्वतःबांधकामासाठीच्या पाण्याची व्यवस्था करावी
- २०) नकाशात रस्ताखोलीकरणखाली दर्शविलेला जमीन तसेच अंतर्गत रस्ते, सार्वजनिक रस्त्याचा भाग समजण्यात येईल. तसेच भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती क.डों.म.पा.स विनामूल्य हस्तांतरित करावी लागेल.
- २१) रेखांकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी ता.नि.भू.अ.यांचे मार्फत कलन घ्यावी व त्यांचेकडील प्रमाणित मोजणी नकाशाची प्रत, बांधकाम प्रारंभप्रमाणपत्र दिल्या तारखेपासून एक वर्षांचे आत सादर करावी.
- २२) भूखंडातील विकास योजना रस्ते क.डों.म.पा.च्या सार्व.बांधकाम विभागाच्या निर्देशाप्रमाणे खडीकरण व गटार विकसित करून क.डों.म.पालिकेस विनामूल्य हस्तांतरित करावे.
- २३) भूखंडातील आरक्षित भाग भरणे करून व वाडेभित्तीचे बांधकाम करून रितसर कारनामा व खरेदीखतासह क.डों.म.पा.स विनामूल्य हस्तांतरित करावे.
- २४) जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डों.म.पा. यांचे कडील ना-हरकत दाखला बांधकाम नकाशासह सादर करावा.
- २५) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्यांचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- २६) वरिलप्रमाणे सर्व ना-हरकत दाखल्यानुसार इमारतीचे नकाशात फेरवदल करणे आपणांवर बंधनकारक राहिल.
- २७) नकाशात दाखविल्याप्रमाणे बांधकामाचा फक्त रहिवास + वाणिज्यसाठी उपयोग करावा.
- २८) भूखंडाचा पोहोच रस्ता पक्क्या स्वरूपात तयार केल्याखेरीज बापर परवाना मिळणार नाही.
- २९) बांधकाम पूर्णत्वाचा दाखला घेतल्याशिवाय इमारतीचा बापर सुरू करता येणार नाही. बांधकाम पूर्णतेच्या दाखल्यासाठी, वास्तुशिल्पकार व स्थापत्यविशारद यांच्या विहित नमुन्यातील दाखल्यासह रितसर प्रस्ताव सादर करण्यात यावा.
- ३०) ओल्या व तुक्या कच-यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करावी.
- ३१) कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरऊर्जा उपकरणे बसवणे आवश्यक आहे.
- ३२) रेल वॉटर हॉव्होस्टिंगबाबत मा.कार्यकारी अभियंता पाणीपुरवठा विभागाकडून निर्देश घेऊन त्याप्रमाणे अंमलबजावणी करणे आपणांवर बंधनकारक राहिल.
- ३३) प्रत्येक जागेवर इमारतीचे बांधकाम चालू करणेपूर्वी बांधकाम मंजूरीचा फलक लावणे आपणांवर बंधनकारक राहिल.
- ३४) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नाही.
- ३५) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी 'उद्यान' विभागाकडील नाहरकत दाखला सादर करणे आपणांवर बंधनकारक राहिल.
- ३६) जोता पुर्णत्वाचा दाखला घेणेपूर्वी अग्निशमन विभागाकडील 'नाहरकत दाखला' सादर करणे आपणांवर बंधनकारक राहिल.
- ३७) मा.तहसिलदार, कल्याण यांचेकडील दि.१५/१०/२०१६ रोजीचे क.महसूल/टं.२/जमिनबाव/विनिश्चिती/ - मांजे-काटेमानिवली/एसआर.२६४/१६ मधील बांधकाम प्रारंभ प्रमाणपत्रावर बंधनकारक राहिल.

इशारा:- मंजूर बांधकाम प्रस्तावाव्यतिरिक्त कोणत्याही बांधकाम प्रारंभ प्रमाणपत्र आपण महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतूदीनुसार घेऊन घ्याव्यात.



  
नगररचनाकार, (डॉ.वि.)  
कल्याण डोंबिवली महापालिका, कल्याण

- १) मा.जिल्हाधिकारी, जिल्हाधिकारी कार्यालय, ठाणे  
२) उप आयुक्त अनधिकृत बांधकाम विभाग, क.डों.म.पा.कल्याण.  
३) कर निर्धारक व संकलक, क.डों.म.पा.कल्याण.  
४) प्रभाग क्षेत्र अधिकारी 'ड' प्रभाग क्षेत्र, क.डों.म.पा.कल्याण.

Suyata Jadhav

कलन - ४  
दस्त क्र. ६०२६ / २०२३  
६३/८०

KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT  
CERTIFICATE

To,  
Mr. Girish S. Pawshe & Others  
P.O.A. - M/s. Omkar Enterprises From Mr. Sharad R. Mhatre  
Architect - Mr. Shirish Nachane  
Structural Engineer - Mr. Manohar Patil, Dombivali (E)

Sir,

With reference to your application dated 27/04/2021 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on Sr.No.123, H. No.3 Mauje-Katemanivali, situated at Kalyan (East) the Commencement Certificate/Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.

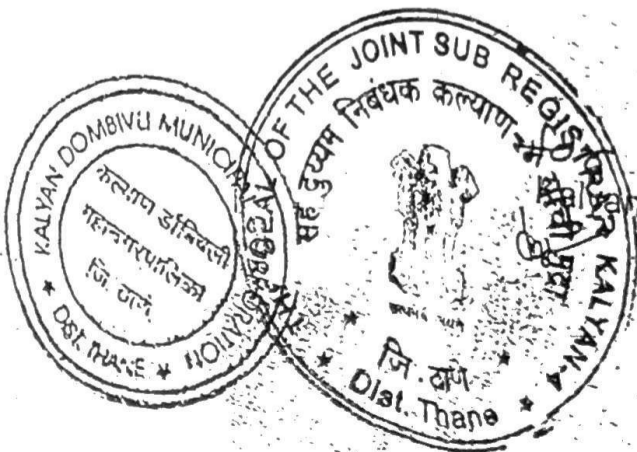
Office No. KDMC/TPD/BP/KD/2016-17/58/108

Office Stamp

Date: 14/06/2021

Yours faithfully,

Assistant Director of Town Planning  
Dombivali Municipal Corporation, Kalyan.



कल २१ - ४  
14/06/2021  
108/108



कल्याण शोबिनली महानगरपालिका  
नगर रचना विभाग

अटी व शर्ती

बांधकाम परवानगी क्र. KDMC/TPD/BP/MD/2016-17/58/108 Date: 14/06/2021

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार मौजे-काटेमानिवली, स.नं. १२३, वि.नं.३ मध्ये १७४०.०० चौ.मी. क्षेत्राच्या भूखंडावर २०८८.२९ चौ.मी. बांधकाम क्षेत्रकरीता दि.१७/१२/२०२० अन्वये समावेश आरखणाचे धर्तीवर बांधकाम परवानगी प्रदान करण्यात आलेली आहे. सार्वभौमता UDCPR नुसार Basic FSI, Ancillary Charges चा विचार करून एकूण २३६९.८९ चौ.मी. बांधकाम क्षेत्राच्या भूखंडाचा विकास करावयास बांधकाम करण्यासाठी केलेल्या दिनांक २७/०४/२०२१ च्या अर्जात अनुसरून खालील अटी व शर्तीस अधिन राहून, तसेच नकाशावर हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडे-भिंतीच्या बांधकामासह, बांधकाम प्रमाणपत्र देण्यात येत आहे.

बांधकामाचा तपशील :-

प्लॉट 'A' इमारत क्र.१- स्टिल्ट + पहिला मजला ते आठवा मजला (रहिवास)

प्लॉट 'B' इमारत क्र.२- तळ (पै.), स्टिल्ट (पै.) + पहिला मजला ते सातवा मजला (रहिवास + वाणिज्य)

- १) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क. २.८.३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करणेपूर्वी बांधकाम मंजूरीचा फलक लावणे आपणांवर बंधनकारक राहिल.
- २) UDCPR मधील विनियम क.1.5 Savings मध्ये नमूद a to h बाबत शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणांवर बंधनकारक राहिल.
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ४) UDCPR मधील Appendix-F नुसार वाडेभित व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- ५) सदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सदरची विकास परवानगी रद्द समजण्यात येईल.
- ६) UDCPR मधील विनियम क. १२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी वास्तुशिल्पकार, Structural Engineer व परवानगीधारक यांचेवर राहिल, याची नोंद घ्यावी.
- ७) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे येणा-जाण्याचे मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- ८) जागेत जूने भाडेकरू असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरू यांचेमध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल.

*[Signature]*

Syanta Jaalga  
P.N. Jadhav



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- १) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- १०) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग, (क.डों.म.पा.) च्या परवानगीशिवाय वळवू अथवा बंद करू नये.
- ११) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरवी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्या ठिकाणी स्वखर्चाने वाहून टाकणे आपणावर बंधनकारक राहिल.
- १२) सदर जागेत बांधकाम करण्याबाबत पूर्वीची बांधकाम परवानगी असेल तर ती या बांधकाम परवानगीमुळे अधिकमीत (Supersede) झाला असे समजण्यात यावे.
- १३) रेखांकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी भूमी अभिलेख यांचेमार्फत करून घ्यावी व त्यांचेकडील प्रमाणित मोजणी नकाशाची प्रत, सुधारीत बांधकाम प्रमाणपत्र दिल्या तारखेपासून एक वर्षाचे आत सादर करावी.
- १४) भूखंडातील आरक्षित भाग समतल करून व वाडेभिंतीचे बांधकाम करून तसेच विकास योजना रस्ते रितसर नोंदीकृत करारनामा व खरेदीखतासह क.डों.म.पा.स विनामूल्य हस्तांतरित करावे.
- १५) वापर परवाना दाखला घेण्यापूर्वी कर विभाग, जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डों.म.पा. यांचेकडील ना-हरकत दाखला बांधकाम नकाशासह सादर करणे आपणावर बंधनकारक राहिल.
- १६) जागेच्या भालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्यांचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- १७) ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- १८) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरउर्जा उपकरणे बसवून विद्युत विभागाकडील ना हरकत दाखला सादर करणे बंधनकारक राहिल.
- १९) UDCPR मधील विनियम क. १३.३ नुसार भूखंडावरील इमारतीत रेन वॉटर हार्वेस्टिंगबाबत अंमलबजावणी करणे आपणावर बंधनकारक राहिल.
- २०) वापर परवाना दाखला घेण्यापूर्वी विभागाकडून गौणखनिज स्वामित्वधन रक्कम शासनास जमा केलेबाबत सादर करणे आपणावर बंधनकारक राहिल.
- २१) वापर परवाना घेण्यापूर्वी जिल्हाधिकारी, यांचेकडील सनद सादर करणे आपणावर बंधनकारक राहिल.
- २२) UDCPR मधील विनियम क. १३.४ नुसार ग्रे-वॉटर रिसायकलिंग बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २३) UDCPR मधील विनियम क. १३.५ नुसार घनकचरा व्यवस्थापना बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २४) नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- २५) इमारतीचे बांधकाम या सोयतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि वरीलप्रमाणे घालून दिलेल्या अटीप्रमाणे करणे आपणावर बंधनकारक राहिल.

*[Handwritten Signature]*

*[Handwritten Signature]*

कलन - ४
दस्त क्र. ४०२५/२०२३
२२/१०

२६) आपण सादर केलेल्या ७/१२ उतान्याच्या अनुषंगाने प्रत्यक्ष काम सुरु करणेपूर्वी पोटहिस्सा मोजणी नकाशा सादर करणे बंधनकारक राहिल.

२७) सादर प्रकरणी चुकीची व अपुर्ण माहिती दिली असल्यास सादर बांधकाम परवानगी रद्द समजण्यात येईल.

टिप:- UDCPR नुसार वरीलपैकी आपणास लागू असलेल्या अटीची पूर्तता करणे आपणावर बंधनकारक राहिल, याची नोंद घ्यावी.

इशारा:- मंजूर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलांबाबत आपण महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ मधील कलम-५१ ते ५७ च्या तरतूदी नुसार दखलपात्र गुन्ह्यास पात्र राहाल.

बांधकाम परवानगी अंतर्गत भरण्यात आलेल्या रक्कमेचा तपशिल:

अ. क्र.	लेखाशिर्ष	रक्कम	पावती क्र.	दिनांक	यापूर्वीचा एकुण भरणा तपशिल	शेरा
१	ARI 020101	65424/-	FI04/13091	11/06/2021		
२	ARI 020102					
३	ARI 020103	1425/-	FI04/13091	11/06/2021		
४	ARI 020104	136880/-	FI04/13091	11/06/2021		
५	ARI 020105	98600/-	FI04/13091	11/06/2021		
६	ARI 020106					
७	ARI 020107					
८	ARI 020108					
९	ARI 020109					
१०	ARI 020110					
११	ASI 010304	84600/-	FI04/13091	11/06/2021		
१२	ASI 010513	75068/-	FI04/13091	11/06/2021		
१३	ASI 010518	65424/-	FI04/13091	11/06/2021		
१४	ASI 010519					
	Total	527421/-				

सहाय्यक संचालक नगररचना (कृति)  
कल्याण डोंबिवली महानगरपालिका, कल्याण.

प्रत :-

१) कर निर्धारक व संचालक क.डो.म.पा.कल्याण.

२) प्रभाग क्षेत्र अधिकारी 'ड' प्रभाग क्षेत्र.

*[Handwritten Signature]*

*Sujata Jadhav*  
*P.N. Jadhav*



92 07 11  
 1000 1 1000 1000

STAMP OF APPROVAL OF PLAN

PROJ. A  
 BUILDING

SHEET NO. 1 OF 1

OFFICE OF THE KALYAN DOMBIVLI  
 MUNICIPAL CORPORATION, KALYAN.

Building Detail Plan  
 LMC/111/15/10/2016-17/108  
 Date: 14/06/2021

SANCTIONED



ASSISTANT DIRECTOR OF  
 TOWN PLANNING  
 Kalyan-Dombivli Municipal Corporation

BUILDING ON PLOT BEARING S. NO. 123, H.NO. 3

KATMANIVLE TAL. KALYAN, DIST. THANE.

SRI - PAPPU A. PAWSHE  
 SRI - GURISH R. PAWSHE  
 SRI - MUKARAJA PAWSHE

JOB No.	PRG No.	SCALE	DRAWN BY	CHECKED BY	DATE
	1	AS STATED			

NAME ADDRESS & SIGNATURE OF ARCHITECT



STHAPATYA NIRMAAN  
 Architects & Interior Designers

ARCHITECT: SHIRISH G. NACHANE

CAD002-1527

**UN** STHAPATYA NIRMAAN  
 CIVIL & ARCHITECTURAL SERVICES

1ST FLOOR KAILAS MANTION, NEAR ADITYA MANGAL KARYA AYA, ASARKAR ROAD, DOMBIVLI (E).

*Handwritten signature*

Suyata Jadhav  
 P.N. Bhoran

क ल न - ४  
दस्न क्र. ४०२६/२०२३  
६६/७

क्र./महसूल/टे-२/जमिनबाब/विनिश्चिती

वली/दिनांक २६/१६



महाराष्ट्र शासन

तहसिलदार तथा कार्यकारी दंडाधिकारी कार्यालय, कल्याण

पत्ता - दिवाणी न्यायालयासमोर, स्टेशन जवळ, कल्याण (प.)  
दुरध्वनी क्र. ०२५१-२३१५१२४ फॅक्स क्र. ०२५१-२३१५१२४

Email Id - tahkalyan@gmail.com

क्र./महसूल/टे-२/जमिनबाब/विनिश्चिती/मौजे काटेमानिवली/एसआर २६४/१६.

दिनांक: १५ OCT 2023

प्रति,

नगररचनाकार  
कल्याण डोंबिवली महानगर पालिका,  
कल्याण. (नगररचना विभाग)

विषय:- महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४२अ  
१(अ)प्रमाणे वर्ग, भोगवटा व भार विनिश्चितीबाबत.  
मौजे काटेमानिवली, ता. कल्याण, जि. ठाणे

स.नं.	एकुण क्षेत्र (७/१२ प्रमाणे चौ.मी.)	विनिश्चितीकरीता क्षेत्र (चौ.मी.)
१२३/३	१७४०.०	१७४०.०
एकुण क्षेत्र	१७४०.०	१७४०.०

संदर्भ:- नगररचनाकार (क.वि.) कल्याण डोंबिवली महानगरपालिका, कल्याण  
यांचेकडील पत्र क्र. जा.क्र.कडॉमपा/नरवि/२३६, दिनांक २१/०९/२०१६

मौजे काटेमानिवली, ता. कल्याण येथील वर नमुद वर्णनाच्या जमीन मिळकती बाबत महाराष्ट्र जमीन महसूल  
संहिता, १९६६ च्या कलम ४२ अ (१) (अ) प्रमाणे वर्ग व भार विनिश्चिती बाबतचे प्रकरण नगररचनाकार, कल्याण  
डोंबिवली महानगरपालिका, कल्याण यांचेकडील क्र कडॉमपा/नरवि/२३६, दिनांक २१/०९/२०१६ रोजी या कार्यालयास प्राप्त  
झाले आहे. सदर पत्राचे अनुषंगाने अप्पर मंडळ अधिकारी कल्याण यांचे कडील दिनांक ०६/०९/२०१६ रोजीच्या अहवालाचे  
अनुषंगाने व महाराष्ट्र जमीन महसूल संहिता, १९६६ (दुसरी सुधारणा) अधिनियम, २०१४ (महाराष्ट्र अधिनियम ३७/२०१४)  
व शासन निर्णय क्रमांक. एनएपी २०१६/प्र.क्र.७/टी - १, दिनांक २२ जानेवारी, २०१६ व महाराष्ट्र जमीन महसूल संहिता,  
१९६६ च्या कलम ४२ अ(१)(अ) अनुसार महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ च्या तरतुदीन्वये  
तयार करण्यात आलेल्या प्रारूप विकास योजना अथवा अंतिम विकास योजनेत निश्चित केलेल्या वापरानुसार भोगवटादार  
वर्ग एक म्हणून धारण केलेल्या जमिनीच्या वर्गाबाबत, भोगवट्याबाबत तसेच अशा जमीनीवरील भाराबाबत विनिश्चिती  
करण्यासाठी संबंधित महसूली प्राधिका-याकडून विनिश्चिती करील असे नमुद आहे. सदर तरतुदीनुसार खालील जमिनीचा  
वर्ग व त्यावरील भार याबाबतची खालील अटी व शर्तीवर विनिश्चिती कळविणेत येत आहे.

१. अप्पर मंडळ अधिकारी कल्याण यांचे अहवाला नुसार तसेच प्रकरणात दाखल तलाठी यांचे  
कडील ७/१२ उतारे पहाता, व कल्याण डोंबिवली महानगर पालिका यांनी प्रस्तावित भोगवटादार केलेले जमिनी  
आजरोजीचे ७/१२ पहाता मौजे काटेमानिवली, ता. कल्याण येथील खालील वर्गात  
वर्ग, महसूल अभिलेखानुसार असणारे भोगवटादाराचे नांव (जमिनीचा भोगवटा) तसेच इतर हक्कातील नोंदीनुसार  
असणारा जमिनीवरील भार खालील प्रमाणे दिसून येत आहे.

Syed Jadhav  
P.N. Jadhav







कलन - ४  
दस्त क्र. ४००५/२०२३  
७०/७०

महसूल/टे-२/जमिनबाब/विनिश्चिती/मौजे काटेमानिवली/ एराआर २६४/१६

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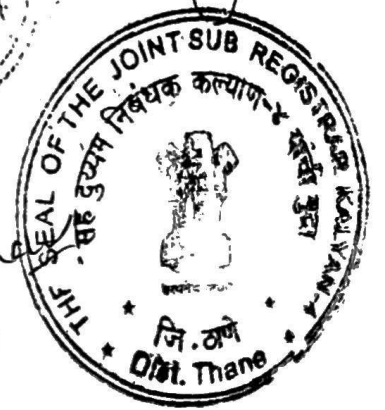
- क्र./मह  
६. तसेच विषयांकित जमीन कोणत्याही शासकिय विभाग अथवा महामंडळ यांचेकडील प्रकल्पाबाबतचे अधिसूचनेने/आरक्षणाने बाधित होत आहे, किंवा नाही याबाबतची खाजी आपल्या स्तरावर करण्यात यावी.
९. विषयांकित जमीन भुसंपादनामध्ये येत आहे अगर कसे ? याबाबत आपले स्तरावर संबंधित सक्षम प्राधिकारी यांचे अभिप्राय घेणे त यावेत.
१०. सदर जमिनीबाबत नागरी जमीन (कमाल मर्यादा व विनियमन) अधिनियम १९७६ मधील तरतुदीबाबत, मा. सक्षम प्राधिकारी यांचे अभिप्राय आपले स्तरावर घेणे त यावेत.
११. ११. शासन निर्णय दिनांक २२/०१/२०१६ मधील निर्देशानुसार महाराष्ट्र जमीन महसूल संहिता, १९६६ चे कलम ४२ अ (१) (अ) व (ब) च्या अनुषंगाने ज्या कोणत्याही व्यक्तीला जमीनीच्या वापरामधील बदलास परवानगी देण्यात आली असेल, त्याने असा वापरातील बदल सुरू केल्यापासुन ३० दिवसांच्या आत या कार्यालयास लेखी कळविणे बंधनकारक आहे. तदनंतर कलम ४७ अ मध्ये नमुद केलेल्या दराप्रमाणे रूपांतरण कराचा आणि त्यावदल अकृषिक आकारणीचा भरणा करणे आवश्यक असून असा भरणा केल्यावर ३० दिवसांच्या कालावधीत सनद घेणे अनिवार्य आहे. याप्रमाणे अट आपले विकास परवानगी मध्ये नमुद करण्यात यावी.
१२. १२. महाराष्ट्र जमीन महसूल संहिता, १९६६ च्या कलम १५७ अन्वये अधिकार अभिलेखातील नोंद व फेरफार नोंदवहीतील प्रमाणित नोंद ही एतद्विरुद्ध सिध्द करण्यात येईपर्यंत किंवा त्यावदल नवीन नोंद कायदेशिररित्या दाखल करण्यात येईपर्यंत खरी असल्याचे गृहीत धरण्यात येते, या तरतुदीच्या अधीन राहून सदरची विनिश्चिती ही सदर जमीनी सदर्भातील अद्ययावत अधिकार अभिलेख व फेरफारांची तपासणी करून देण्यात येत आहे.
१३. १३. विषयांकित मिळकतीबाबतचे कोणतेही अभिलेख अथवा फेरफार हे कोणत्याही सक्षम न्यायालयाने रद्द केल्यास सदरची विनिश्चिती आपोआप रद्द झाले, असे समजणेत येईल, व त्याकरीता कोणतेही स्वतंत्र आदेश काढणेची आवश्यकता राहणार नाही. याप्रमाणे अट आपले विकास परवानगी मध्ये नमुद करण्यात यावी.



तहसिलदार कल्याण

*[Handwritten signature]*

*Sujata Jadhav*  
*P.N. Jadhav*



क ल न - ४  
दस्त क्र ०२६ / २०२३  
०२/१०



**KALYAN DOMBIVLI MUNICIPAL CORPORATION**  
**TOWNPLANNING DEPARTMENT**

**OCCUPANCY CERTIFICATE**

**APPENDIX 'H'**  
**(FOR BUILDING NO. 1)**

Outward No. KDMC/TPD/CC/<sup>KD/</sup>292.  
Date - 18/10/2022.

To,  
Owner :- Mr. Girish Eknath Pavshe & Others  
P.O.A. - M/s. Omlkar Enterprises through partner Mr. Sharad Rajaram Mhatre  
Architect - Mr. Shirish Nachane (M/s. Sthapatya Nirman)  
Structural Engineer - Mr. Manohar Patil, Dombivli.

Ref. No. :- 1) KDMC/TPD/BP/KD/2016-17/58/108, Dt. 14/06/2021.  
2) Your application dated 18/07/2022.

The development work on Revenue Survey No. 123, Hissa No. 3, Mouje - Katemanivali, Kalyan (E) completed Building No. 1 under the supervision of Mr. Shirish Nachane (M/s. Sthapatya Nirman) Architect License No - CA/99/24527 may be occupied on the following conditions.

Sr.No.	Floor	Building	Area (Sq.mt.)
1	Ground Floor	Stilt	-
2	First Floor	02 Tenaments	69.17
3	Second Floor	02 Tenaments	69.17
4	Third Floor	02 Tenaments	69.17
5	Fourth Floor	02 Tenaments	69.17
6	Fifth Floor	02 Tenaments	78.98
7	Sixth Floor	02 Tenaments	69.17
8	Seventh Floor	02 Tenaments	69.17
9	Eighth Floor	02 Tenaments	103.62
10	Terrece Floor	01 Society Office	11.59
	Total	16 Tenaments + 01 Society Office	609.21



1. In case of Road widening the Land within the marginal space have to surrendered to KDMC Free of cost.
2. The additional work if any found without permission will be demolished without prior intimation.
3. The affidavit submitted are binding on you and your legal heirs. A set of certified completion plans is returned herewith.
4. The conditions mentioned in the previous Building Permission will be binding upon you.

Encl : As above.

Yours faithfully,

Office Stamp



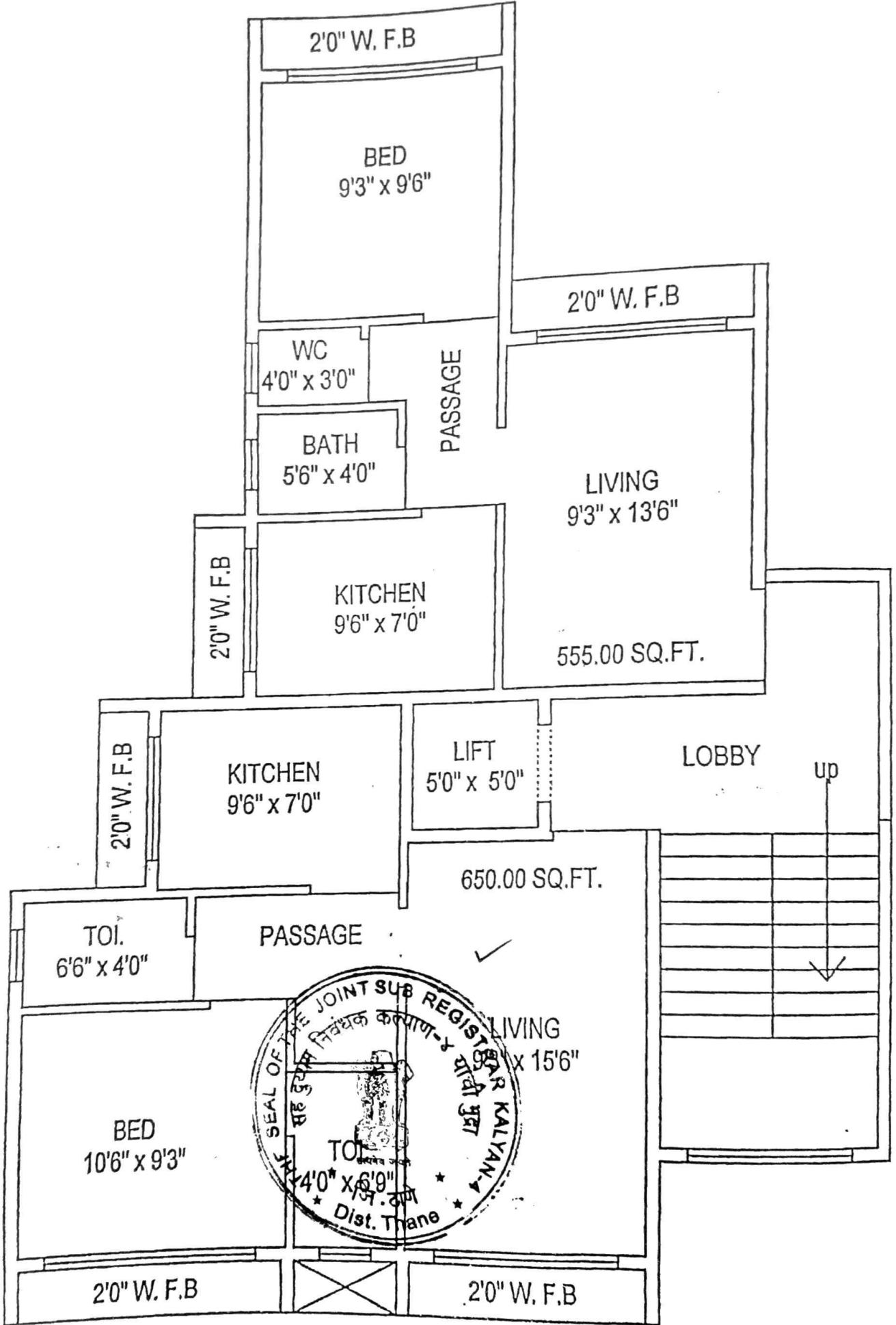
Assistant Director, Town Planning  
Kalyan Dombivli Municipal Corporation, Kalyan.

CC to :-

- 1) Tax Assessor And Collector, K.D.M.C.
- 2) Ward Officer, 'D' Ward, K.D.M.C.

Sujata Jadhav  
AN. Jadhav

कलन - ४  
 दस्तक २२/२०२३  
 ०३/८०



*(Handwritten signature)*

Sujata Jadhav  
 P.N. Jadhav.

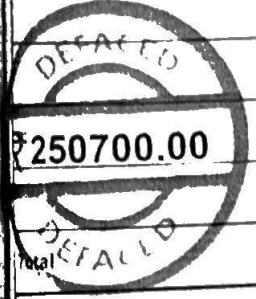
CHALLAN  
MTR Form Number-6

कलन - ४  
दस्त क्र. ७०२४/२०२३  
०६/१०



GRN	MH01/202186202223E	BARCODE		Date	23/03/2023-18 18 55	Form ID	25 2
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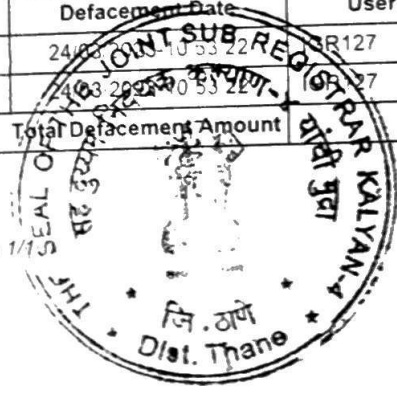
Department		Inspector General Of Registration		Payer Details			
Type of Payment		Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
Office Name		KLN4 KALYAN 4 JOINT SUB REGISTRAR		PAN No (If Applicable)		APDPJ0317D	
Location		THANE		Full Name		SUJATA S JADHAV	
Year		2022-2023 One Time		Flat/Block No.		FLAT NO. 301, THIRD FLOOR	
Account Head Details		Amount In Rs.		Premises/Building		EKNATH HEIGHTS -1, BUILDING NO 1	
0030046401 Stamp Duty		220700.00		Road/Street			
0030063301 Registration Fee		30000.00		Area/Locality		KAEMANIVALI, KALYAN EAST	
				Town/City/District			
				PIN		4 2 1 3 0 0	
				Remarks (If Any)			
				PAN2=AAEFO9982D-SecondPartyName=OMKAR			
				ENTERPRISES-CA=3152500			
				Amount In Words			
				Two Lakh Fifty Thousand Seven Hundred Rupees Only			
Total		2,50,700.00		Words			



Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	Ref No	69103332023032325734	2799220076
Cheque/DD No				Bank Date	RBI Date	23/03/2023-18 20 53	Not Verified with PRI
Name of Bank				Bank-Branch		IDBI BANK	
Name of Branch				Scroll No , Date		Not Verified with Scroll	

Department ID  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
या चालानाचा वापर केवळ निलंबित कार्यालय तोंदणी करावयाच्या दस्तासही लागू आहे. यदणी व करावयाच्या दस्तासही राखत ठेवावे लागेल.

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(IS)-338-4026	0008545161202223	24/03/2023	SR127	220700.00
2	(IS)-338-4026	0008545161202223	24/03/2023	SR127	30000.00
Total Defacement Amount					2,50,700.00



पत्रांक: 42/2012/2  
 दिनांक: 16/05/2012

सामाजिक न्याय कानून विभाग

क्र.सं.	विवरण	अंश
1	सामाजिक न्याय कानून विभाग	22000000
2	सामाजिक न्याय कानून विभाग	22000000
3	सामाजिक न्याय कानून विभाग	22000000
4	सामाजिक न्याय कानून विभाग	22000000
5	सामाजिक न्याय कानून विभाग	22000000
6	सामाजिक न्याय कानून विभाग	22000000
7	सामाजिक न्याय कानून विभाग	22000000
8	सामाजिक न्याय कानून विभाग	22000000
9	सामाजिक न्याय कानून विभाग	22000000
10	सामाजिक न्याय कानून विभाग	22000000
11	सामाजिक न्याय कानून विभाग	22000000
12	सामाजिक न्याय कानून विभाग	22000000
13	सामाजिक न्याय कानून विभाग	22000000
14	सामाजिक न्याय कानून विभाग	22000000

सामाजिक न्याय कानून विभाग  
 मुद्रांक शुल्क आकारनामा निवडलेल्या अर्जांचे

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



सह. मुख्य निबंधक कल्याण - 4



सूची क्र.2

दुय्यम निबंधक, सह.दु.नि.कल्याण 4

दस्तावेज क्रमांक 4026/2023

नोंदणी

Regn 63m

गावाचे नाव : काटेमानिवली

1) अर्जादरम्यान	करारनामा
2) अर्जादरम्यान	3152500
3) अर्जादरम्यान	2025000
4) अर्जादरम्यान	1) पालिकेचे नाव कल्याण-डोंबिवली इतर वर्णन : इतर माहिती विभाग क्र. 23/74, दर 46,900/- प्रती चौ मीटर, मौजे काटेमानिवली येथील सर्वे न. 123, हिस्सा न. 3, या मिल्कनीवरील एकनाथ हाईटम विल्डिंग न 1, या इमारतीमधील मदनिका क्र. 301, निमरा मजला, क्षेत्र 398.38 चौ. फूट, कार्पेट + 66.25 चौ फूट श्रावण टेरेस ( ( Survey Number : 123 ; HISSA NUMBER : 3 ; ) )
5) अर्जादरम्यान	1) 398.38 चौ.फूट
6) अर्जादरम्यान	1): नाव:-मे. ओमकार इंटरप्राईझेस तर्फे भागीदार किशोर कृष्णा म्हात्रे - वय:-45; पत्ता:-प्लॉट नं:-, माळा न -, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: / क्रिष्णन इंटेरियर्स, शॉप नं.1, प्रकाश जोशी विल्डिंग, मंतोणी मन मंदिरा जवळ, कोपर रोड, डोंबिवली पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-AAEFO9982D
7) अर्जादरम्यान	1): नाव:-मुजाता मंदिर जाधव वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: / सिद्धार्थ नगर, एम. सी. छगला मार्ग, वामणवाडा, विले पार्ले, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400099 पॅन नं:-APDPJ0317D 2): नाव:-प्रविण निरंजन जाधव वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: / सिद्धार्थ नगर, एम. सी. छगला मार्ग, वामणवाडा, विले पार्ले, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400099 पॅन नं:-AJIPJ8768M
8) अर्जादरम्यान	24/03/2023
9) अर्जादरम्यान	24/03/2023
10) अर्जादरम्यान	4026/2023
11) अर्जादरम्यान	220700
12) अर्जादरम्यान	30000
13) अर्जादरम्यान	
14) अर्जादरम्यान	

न्यायक्रमासाठी विचारान घेतलेला तपशील:-

न्यायक्रमा शूल्क आकारताना निवडलेला अनुच्छेद (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it



सह.दुय्यम निबंधक कल्याण - ४

## गावाचे नाव : काटेमानिवली

करारनामा

3152500

2025000

1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन :, इतर माहिती: विभाग क्र. 23/74,दर 46,900/- प्रती चौ. मीटर,मौजे काटेमानिवली येथील सर्वे नं. 123,हिस्सा नं. 3,या मिळकतीवरील एकनाथ हाईटम विल्डिंग नं. 1,या इमारतीमधील मदनिका क्र. 301,निमरा मजला,क्षेत्र 398.38 चौ. फूट. कारपेट + 66.25 चौ.फूट ओपन टेरेस( ( Survey Number : 123 ; HISSA NUMBER : 3 ; ) )

1) 398.38 चौ.फूट

1): नाव:-मे. ओमकार इंटरप्राईझेस तर्फे भागीदार किशोर कृष्णा म्हात्रे - वय:-45; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: / क्रिएशन इंटेरियर्म, शॉप नं.1, प्रकाश जोशी विल्डिंग, संतोपी मत मंदिरा जवळ, कोपर रोड, डोंबिवली पश्चिम, महाराष्ट्र, ठाणे. पिन कोड:-421202 पॅन नं:-AAEFO9982D

1): नाव:-मुजाता मंदिर जाधव वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: / मिद्दार्थ नगर, एम. सी. छगला मार्ग, वामणवाडा, विले पार्ले, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400099 पॅन नं:-APDPJ0317D

2): नाव:-प्रविण निरंजन जाधव वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: / मिद्दार्थ नगर, एम. सी. छगला मार्ग, वामणवाडा, विले पार्ले, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400099 पॅन नं:-AJIPJ8768M

24/03/2023

24/03/2023

4026/2023

220700

30000

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