



Manohar Vikas
Shreeji Paraiso
12/10/2023

AGREEMENT FOR SALE



Survey No. 60/5 & 6, 61/1, 62/1, 91/4 & 6, Near Katrap Lake, Katrap, Badlapur East.

Mr. / Mrs. TEJAS VITTHAL GULVE
Mrs. MONIKA TEJAS GULVE

Flat / Shop No. 803 Bldg. Type E On EIGHTH Floor
Registration No. Date: / / 20 23

78/8159
Monday, June 12, 2023
1:27 PM

पावती

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

पावती क्र.: 8869 दिनांक: 12/06/2023


गावाचे नाव: कावप
दस्तऐवजाचा अनुक्रमांक: उहम2-8159-2023
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: तेजस विठ्ठल गुळवे

नोंदणी फी
दस्त हाताळणी फी
पृष्ठांची संख्या: 95

एकूण:

₹. 31900.00

आपणास मूळ दस्त, शंबनेल प्रिंट, सूची-२ अंदाजे
1:47 PM रोजी वेळेस मिळेल.


Sub Registrar Uhasnagar 2
सह दुय्यम निबंधक वर्ग-२
उल्हासनगर-२

बाजार मूल्य: ₹.3754000/-
मोबदला ₹.4545095/-
भरलेले मुद्रांक शुल्क : ₹. 272800/-

- 1) देयकाचा प्रकार: DHC रकम: ₹.1900/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 1006202302388 दिनांक: 12/06/2023
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003402545202324E दिनांक: 12/06/2023
बँकेचे नाव व पत्ता:





CHALLAN
MTR Form Number-6



GRN MH003402545202324E **BARCODE** Date 10/06/2023-16:08:40 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)

Office Name ULH2_ULHASNAGAR 2 JT SUB REGISTRAR Full Name TEJAS V GULVE

Location THANE

Year 2023-2024 One Time Flat/Block No. MANOHAR VIKAS SHREEJI PARAIISO PHASE 2

Account Head Details Amount In Rs.

0030046401 Stamp Duty 272800.00 Road/Street FLAT NO 803

0030063301 Registration Fee 30000.00 Area/Locality KATRAP BADLAPUR

Town/City/District

PIN PIN

Remarks (If Any)

SecondPartyName=MS DEEP LAXMI DEVELOPERS-

302800.00

Amount In Three Lakh Two Thousand Eight Hundred Rupees Only

Total 3,02,800.00 Words

Payment Details IDBI BANK FOR USE IN RECEIVING BANK

Cheque/DD No. Cheque-DD Details Bank CIN Ref. No. 691033332023061014228 2812639618

Bank Date RBI Date 10/06/2023-16:09:32 Not Verified with RBI

Name of Bank Bank-Branch IDBI BANK

ame of Branch Scroll No. Date Verified with Scroll

Department ID : Mobile No. : 9822508049
NOTE:- This challan is valid for document to be registered in Sub Registrar Office only. Not valid for document registered elsewhere.
यादी चालान द्यावा घड्याला नोंद घ्याव्याची आहे. या चालानावर अन्य ठिकाणी नोंद घ्यावयाची नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(S)-78-8159	0001811169202324	12/06/2023-13:27:38	IGR129	30000.00
2	(S)-78-8159	0001811169202324	12/06/2023-13:27:38	IGR129	272800.00
Total Defacement Amount					3,02,800.00



CHALLAN
MTR Form Number-6



GRN	MH003402545202324E	BARCODE					Date	10/06/2023-16:08:40	Form ID	25.2
Department	Inspector General Of Registration	Payer Details								
Type of Payment	Stamp Duty Registration Fee	TAX IC / TAN (If Any)								
Office Name	ULH2_ULHASNAGAR 2 JT SUB REGISTRAR	PAN No.(If Applicable)								
Location	THANE	Full Name	TEJAS V GULVE							
Year	2023-2024 One Time	Flat/Block No.	MANOHAR VIKAS SHREEJI PARAIISO PHASE 2							
Account Head Details	Amount In Rs.	Premises/Bulding								
0030046401 Stamp Duty	272800.00	Road/Street	FLAT NO 803							
0030063301 Registration Fee	30000.00	Area/Locality	KATRAP BADLAPUR							
		Town/City/D strict								
		PIN	4 2 1 5 0 3							
		Remarks (If Any)	SecondPartyName=MS DEEP LAXMI DEVELOPERS~							
Total	3,02,800.00	Amount In Words	Three Lakh Two Thousand Eight Hundred Rupees Only							
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK								
Cheque/DD No.		Bank CIN	Ref. No.	691033332023061014228 2812639618						
Name of Bank		Bank Date	R3I Date	10/06/2023-16:09:32 Not Verified with RBI						
		Bank-Branch	IDBI BANK							
		Scroll No. , Dare	Not Verified with Scroll							

Department ID: Mobile No.: 9822508049
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 यादर चलन कवळ दुर्यम विबधक कार्यालयत नोदणी कार्यालयाच्या दखतासाठी लागू आहे. नोदणी न कार्यालयाच्या दखतासाठी यादर चलन लागू नाही.

Tejas Gulve



उपलब्ध - 2
2992
3 2992

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	1006202302388	Date	10/06/2023
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Received from TEJAS V GULVE, Mobile number 9822508049, an amount of Rs.1900/-, towards Document Handling Charges for the Document to be registered(ISARITA) in the Sub Registrar office Joint S.R.Ulhasnagar 2 of the District Thane Grm.

Payment Details

Bank Name	SBIN	Date	10/06/2023
Bank CIN	10004152023061002239	REF No.	316141046481

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



उत्तर - २	२०२३
दि. नं. ६९८	
४	२५

Type of Building	:: - E
Flat No.	:: - 803
Carpet Area	:: - 52.64 Sq. Mtrs.
Market Value	:: - ३७,९५,०००/-
Actual Value	:: - 4545095/-
Stamp Duty	:: - २,१७,८००/-
Reg Fees	:: - ३०,०००/-
Ward No.	:: - 10/25
Village	:: - Katrap

AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT made at KATRAP, Taluka Ambemath, Dist Thane; on this 12th day of June, 2023.

B E T W E E N

Tejas Gulve
Tejas Gulve

Gulve

File

M/S. DEEP LAXMI DEVELOPERS Through its Partner MR. PIYUSH RATILAL PATEL Age - 38 Years, Occupation - Business, Having Office at: - Shop No. 22, Ground Floor, Shreeji Center, Ghorpade Chowk, Katrap, Badlapur East 421503 Tal -Ambernath, Dist - Thane having Pan No. **AAHFD4099H** Hereinafter referred as **"THE BUILDER/PROMOTER"** (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being constituting the said firm his/her/their heirs, executors, administrators, assigns and the survivors of them) of the **FIRST PART.**

AND

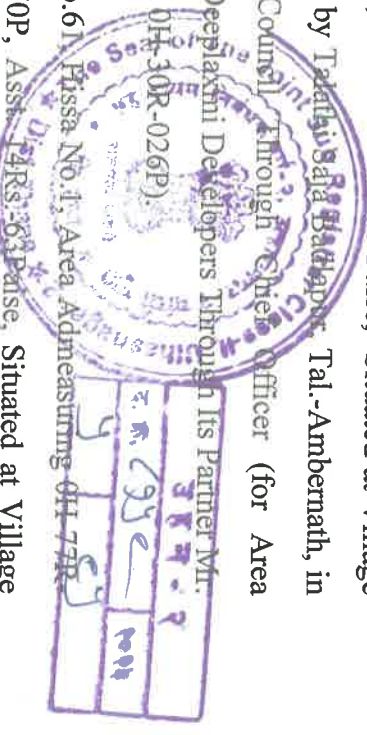
MR. TEJAS VITTHAL GULVE / MRS. MONIKA TEJAS GULVE Age 33 / 32 / Year having Pan No. **ATEPG6287A / BRFPM0194L /** Residing at: - **FLAT NO. 07, SHRADHA APPARTMENT, VANASHRI COLONY, NEAR CORPORATION WATER TANK, DGP NAGAR-02,NASHIK, AMBAD A.S, MAHARASHTRA-422010.** Hereinafter referred to as **"THE FLAT PURCHASER/S"** (Which expression shall unless the context does not so admit includes his/ her/ their heirs, executors, administrators and assigns) of the **OTHER PART.**

WHEREAS the 7/12 extract of Survey No.60, Hissa No.5, Area Admeasuring 0H-05R-10P, Asst. 0 Rs.-67 Paise, Situated at Village Katrap, Tal - Ambernath, Dist – Thane issued by Talathi Saja Badlapur, Tal.-Ambernath, in favour of 1) Kulgaon Badlapur Municipal Council Through Chief Officer (for Area Admeasuring Area 0H-03R-22P), 2) M/s. Deeplaxmi Developers, Through Its Partner Mr. Kantilal Mavji Patel (for Area Admeasuring Area 0H-01R-88P).

AND WHEREAS the 7/12 extract of Survey No.60, Hissa No.6, Area Admeasuring 0H-37R-00P, P.K. 0H-03R-00P, Total Area 0H-40R-00P, Asst. 400 Rs.-00 Paise, Situated at Village KATRAP, Tal - Ambernath, Dist – Thane issued by Talathi Saja Badlapur, Tal.-Ambernath, in favour of 1) Kulgaon Badlapur Municipal Council Through Chief Officer (for Area Admeasuring Area 0H-09R-974P), and 2) M/s. Deeplaxmi Developers Through Its Partner Mr. Kantilal Mavji Patel (for Area Admeasuring Area 0H-30R-026P)

AND WHEREAS the 7/12 extract of Survey No.61, Hissa No.1, Area Admeasuring 0H-74R-40P, P.K. 0H-01R-30P, Total Area 0H-78R-70P, Asst. 14Rs.-63Paise, Situated at Village KATRAP, Tal. - Ambernath, Dist – Thane. issued by Talathi Saja Badlapur, Tal.-Ambernath, in favour of M/s. Deeplaxmi Developers Through Its Partner Mr. Kantilal Mavji Patel.

AND WHEREAS Sale Deed on dated 02/05/2016, duly registered at the Office of Sub-Registrar Uhasnagar-2 under serial No.UHN4/934/2016, between 1) Madhukar Pandurang Patil, 2) Malti Madhukar Patil, 3) Hemant Madhukar Patil, 4) Milan Hemant Patil, 5) Mansi



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Hemant Patil, 6) Parth Hemant Patil, No. 5 & 6 through natural guardian father Hemant Madhukar Patil, 7) Naresh Madhukar Patil, 8) Madhura Naresh Patil, 9) Shreeya Naresh Patil, 10) Aryan Naresh Patil, No. 9 & 10 through natural guardian father Naresh Madhukar Patil, 11) Kishor Madhukar Patil, 12) Uma Kishor Patil, 13) Swara Kishor Patil, 14) Jitendra Madhukar Patil, 15) Nilesh Madhukar Patil, 16) Kalyani Nilesh Patil, 17) Tanish Nilesh Patil through natural guardian father Nilesh Madhukar Patil (As Owners) and M/s. Deeplaxmi Developers Through Its Partner Mr. Kantilal Mavji Patel (As Purchasers) and M/s. Aditya Enterprises Through its Partners 1) Shripad Shridhar Apte, 2) Jayashree Vikas Gupte, 3) Sulochana Manohar Mhaskar (As Confirming Party) regarding land bearing (1) Survey No.60, Hissa No.5, Area Admeasuring 0H-05R-10P, Asst. 0Rs.-67Paise, (2) Survey No.60, Hissa No.6, Area Admeasuring 0H-37R-00P, P.K. 0H-03R-00P, Total Area 0H-40R-00P, Asst. 0Rs.-67Paise, and (3) Survey No.61, Hissa No.1, Area Admeasuring 0H-77R-40P, P.K. 0H-01R-30P, Total Area 0H-78R-70P, Asst. 14Rs.-63 Paise, Situated at Village KATRAB, Tal.- Ambemath, Dist.- Thane.

AND WHEREAS Confirmation Deed on dared 02/05/2016, duly registered at the Office of Sub-Registrar Ulhasnagar-2 under Serial No. UHN4/936/2016, between 1) Smt. Pramila Shankar Ladge, 2) Ashutosh Shankar Ladge, 3) Abhay Shankar Ladge, 4) Meghayati Shankar Ladge through Power of Attorney Holder Manohar Kanhu Mhaskar and M/s. Deeplaxmi Developers Through Its Partner Mr. Kantilal Mavji Patel regarding the said land bearing Survey No.60/5, 60/6 & 61/1 and other lands, according to the said Confirmation Deed, Smt. Pramila Shankar Ladge & others have legally confirmed the Sale Deed dated 02/05/2016, which was duly registered at the Office of Sub-Registrar Ulhasnagar-2 under Serial No.UHN4/934/2016, between the 1) Madhukar Pandurang Patil & others (As Owners/Vendors) and M/s. Deeplaxmi Developers Through Its Partner Mr. Kantilal Mavji Patel (As Purchasers).

AND WHEREAS as per **Mutation Entry No. 3158** certified by Circle Officer Ambemath on dated 05/05/2016, according to the said mutation entry, the land owners i.e. 1) Madhukar Pandurang Patil, 2) Malti Madhukar Patil, 3) Hemant Madhukar Patil, 4) Milan Hemant Patil, 5) Mansi Hemant Patil, 6) Parth Hemant Patil, No. 5 & 6 through natural guardian father Hemant Madhukar Patil, 7) Naresh Madhukar Patil, 8) Madhura Naresh Patil, 9) Shreeya Naresh Patil, 10) Aryan Naresh Patil, No. 9 & 10 through natural guardian father Madhukar Patil, 11) Kishor Madhukar Patil, 12) Uma Kishor Patil, 13) Swara Kishor Patil, 14) Jitendra Madhukar Patil, 15) Nilesh Madhukar Patil, 16) Kalyani Nilesh Patil, 17) Tanish Nilesh Patil through natural guardian father Nilesh Madhukar Patil have sold the lands bearing Survey No.60/5, 60/6 & 61/1 to M/s. Deeplaxmi Developers Through Its Partner Mr. Kantilal Mavji Patel for consideration amount of **Rs.18,00,00,000/- (Rupees Eighteen Crores only)**. And hence, according to Sale Deed, the name of M/s. Deeplaxmi Developers through Its Partner Mr. Kartilal Mavji Patel was mutated on the 7/12 extract of the said land.



TV Online

M Patel

AND WHEREAS the 7/12 extract of Survey No.62, Hissa No.1, Area Admeasuring 0H-81R-30P, P.K. 0H-06R-60P, Total Area 0H-87R-90P, Asst. 15Rs.-87 Paise, Situated at Village KATRAP, Tal - Ambernath, Dist - Thane issued by Talathi Saja Kulgaon, Tal.-Ambernath, in favour of Shri. Jayram Amruta Bhande (owned Area 0H-37R-35P + P.K. 0H-06R-60P) and M/s. Deep laxmi Developers through Its Partner: Mr.: Kantilal Mavji Patel (owned Area 0H-43R-95P).

AND WHEREAS Sale Deed on dated 16/05/2018 duly registered at the Office of Sub-Registrar Ulhasnagar-2 at Serial No. UHN2-6260-2018 between, Shri. Jayram Amruta Bhande (as Vendor) And M/s. Deeplaxmi Developers through its partner Shri. Kantilal Mavji Patel (as Purchasers) And Mrs. Shakuntala Jayram Bhande, 2) Shri. Rajendra Jayram Bhande, 3) Shri. Ramesh Jayram Bhande, 4) Shri. Sanjay Jayram Bhande (as the Confirming Party). The Vendor & Confirming Party has sold the land bearing Survey No. 62/1, area admsg. 0H-43R-95P out of total land situated at Katrap to Purchasers for consideration of Rs.7,71,90,000/- (Rupees Seven Crore Seventy One Lakh Ninety Thousand Only)

AND WHEREAS the 7/12 extract of Survey No.91, Hissa No.4, Area Admeasuring 0H-32R-10P, Asst. 2933 Rs.-94 Paise, Situated at Village Katrap, Tal - Ambernath, Dist - Thane issued by Talathi Saja Kulgaon, Tal.-Ambernath, in favour of M/s. Deeplaxmi Developers Through Its Partners 1) Mr. Kantilal Mavji Patel, 2) Mr. Vikas Raghunath Gupte, 3) Mr. Manohar Kanhu Mhaskar.

AND WHEREAS Sale Deed on dated 16/04/2019, duly registered at the Officer of Sub-Registrar Ulhasnagar-2 under Serial No.UHN2-5780-2019, executed between, 1) Mr. Ananta Dharma Patil, 2) Mr. Janardhan Dharma Patil, 3) Mr. Prakash Dharma Patil, 4) Mr. Bhagwan Dharma Patil, 5) Mr. Surdas Dharma Patil (as Vendors), And M/s. Deeplaxmi Developers, through its partner Shri. Kantilal Mavji Patel, 2) Shri. Vikas Raghunath Gupte, 3) Shri. Manohar Kanhu Mhaskar (as the Purchasers), And M/s. Balaji Developers, Through Its Partner 1) Mr. Bharat Veljibhai Tank, 2) Mr. Haresh Purshotam Chouhan, 3) Mr. Janardhan Dharma Patil, 4) Mr. Surdas Dharma Patil (as the Confirming Party), in respect of land bearing Survey No. 91/4, area admsg. 0H-32R-10P, Situated at Village KATRAP, Tal.- Ambernath, Dist.- Thane for amount of Rs.5,11,50,000/- (Rupees Five Crores Eleven Lakhs Fifty Thousand only) out of this Rs.1,11,50,000/- (Rupees One Crore Eleven Lakhs Fifty Thousand only) to Land Owners and Rs.4,00,00,000/- (Rupees Four Crores only) to the Confirming Party.

AND WHEREAS the 7/12 extract of Survey No.91, Hissa No.6, Area Admeasuring 0H-15R-40P, Asst. 1407 Rs.-56 Paise, Situated at Village Katrap, Tal.-Ambernath, Dist - Thane issued by Talathi Saja Kulgaon, Tal.-Ambernath, in favour of M/s. Deeplaxmi Developers Through Its Partners 1) Mr. Kantilal Mavji Patel, 2) Mr. Manohar Kanhu Mhaskar, 3) Mr. Vikas Raghunath Gupte.



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AND WHEREAS Sale Deed on dated 05/04/2019, duly registered at the Office of Sub-Registrar Ulhasnagar-2 under Serial No.UHN2-5069-2019, executed between, Mr. Narendra SBhagwan Desai (as Vendor), And M/s. Deeplaxmi Developers, through its partner Shri. Kantilal Mavji Patel, 2) Shri. Vikas Raghunath Gupte, 3) Shri. Manohar Kanhu Mhaskar (as the Purchasers), And 1) Mr. Mohanlal Premji Patel, 2) Mr. Ratilal Somji Patel (as the Confirming Party), in respect of land bearing Survey No. 91/6, area admsg. 0H-15R-40P, Situated at Village KATRAP, Tal.- Ambernath, Dist.-Thane for amount of Rs.2,50,00,000/- (Rupees Two Crores Fifty Lakhs only) out of this Rs.2,10,00,000/- (Rupees Two Crore Ten Lakhs only) to Land Owners and Rs.40,00,000/- (Rupees Forty Lakhs only) to the Confirming Party.

AND WHEREAS Development Right Certificate on dtd.08/09/2017, bearing no. KBMC/TPD/TDR/315/2017-2018 issued by Kulgaon Badlapur Municipal Council, in favour of Shri. Kantilal M. Patel partner of M/s. Deeplaxmi Developers. The land situated at Katrap, bearing Survey No. 60/5 Part & 60/6 Part, area admeasuring 2859.27 Sq.Mtrs. is affected by Reservation for Reservation No. 11 & 14, Parking & Secondary School from Kulgaon Badlapur Municipal Council.

AND WHEREAS Development Right Certificate on dtd.26/09/2018, bearing no. KBMC/TPD/TDR/346/2018-2019 issued by Kulgaon Badlapur Municipal Council, in favour of M/s. Kanti Laxmi Developers through partner Shri. Kantilal M. Patel & Shri. Mohanlal H. Patel. The land situated at Kulgaon, bearing Survey No. 54/7A, area admeasuring 17976.15 Sq.Mtrs. is affected by Reservation for Reservation No. 68- Play Ground, Reservation No. 65 – Garden of 18 Mtrs. D.P. Road from Kulgaon Badlapur Municipal Council.

AND WHEREAS TDR Agreement on dtd. 26/04/2019, duly registered at the office of Sub-registrar Ulhasnagar-2 under serial no.UHN2- 6402-2019 between M/s. Kanti Laxmi Developers through partner Shri. Kantilal Mavji Patel & Shri. Mohanlal Hansraj Patel (As a Vendors) AND M/s. Deeplaxmi Developers through Its Partners 1) Mr. Kantilal Mavji Patel, 2) Mr. Vikas Raghunath Gupte (As a Purchasers). The Vendors have sold the TDR. Area admsg.

10219.88 Sq.Mtrs. out of Total TDR area 17976.15 Sq.Mtrs. which is generated from Survey No. 54/7A, situate at Village Kulgaon, Tal. Ambernath, Dist. Thane to Purchasers for consideration of Rs. 8,18,65,000/- (Rupees Eight Crore Eighteen Lakhs Sixty Five Thousand Only).

AND WHEREAS TDR Agreement on dtd. 28/08/2019, duly registered at the office of Sub-

registrar, Ulhasnagar-2 under serial no. UHN2-12559-2019 between M/s. Kanti Laxmi Developers through partner Shri. Kantilal Mavji Patel & Shri. Mohanlal Hansraj Patel (As a Vendors) AND M/s. Deeplaxmi Developers through Its Partners 1) Mr. Kantilal Mavji Patel, 2) Mr. Vikas Raghunath Gupte (As a Purchasers). The Vendors have sold the TDR. Area admsg. 144.40 Sq. Mtrs. out of Total TDR area 17976.15 Sq.Mtrs. which is generated from Survey No.



54/7/A, situate at Village Kulgaon, Tal. Ambernath, Dist. Thane to Purchasers for consideration of Rs.11,60,000/- (Rupees Eleven Lakhs Sixty Thousand Only).

AND WHEREAS Letter issued by Tahsildar and Executive Magistrate Office, Ambernath on dated 10/10/2016 under order bearing No. Mahsul/K-1/T-3/Jaminbab/Kavi-255/2016, according to the said letter the said authority is declared that the said land is acquired under the Class-I, It also reveals that, the said land is free of any charges and the said land is not belongs to any schedule tribes or caste.

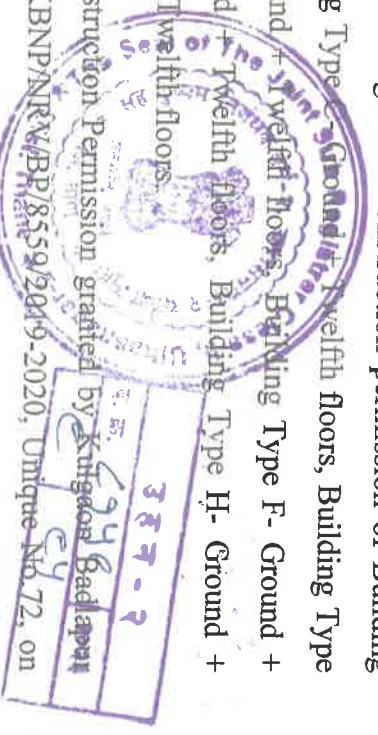
AND WHEREAS Building Construction Permission granted by Kulgaon Badlapur Municipal Council by order bearing No. KBNP/NRV/BP/327/2016-2017, Unique No.127, on dated 12/01/2017. The Building permission has granted for land bearing Survey No.60/5, 60/6 & 61/1, proposed area admeasuring 14192.80 Sq. Mtrs., situated at Village Katrap, Tal. Ambernath, Dist. Thane, And thus, the said authority have granted construction permission of Stilt, Ground floor + Twelfth upper floors for residential, commercial and club house use, (Type A- Stilt, Ground + Twelfth floors, Type B- Stilt + Fifth floors, Type C- Stilt + Seventh floors, Type D- Ground floor).

AND WHEREAS Commencement Certificate granted by Kulgaon Badlapur Municipal Council by order bearing No. Javak No. KBNP/NRV/BP/396/2016-2017, on dated 13/01/2017.

AND WHEREAS Revised Building Construction Permission granted by Kulgaon Badlapur Municipal Council by order bearing No. KBNP/NRV/BP/4065/2019-2020, Unique No.14, on dated 06/05/2019. The Building permission has granted for land bearing Survey No.60, Hissa No. 5 Part & 6 Part, Survey No.61, Hissa No. 1 Part, Survey No.62, Hissa No. 1, Survey No.91, Hissa No. 4 & 6, aggregate land area admeasuring 21,525.00 Sq.Mtrs., Proposed area along with Premium & TDR 39211.10 Sq.Mtrs. situated at Village Katrap, Tal. Ambernath, Dist. Thane, And thus, the said authority have granted construction permission of Building Type B- Ground + Twelfth floors, Building Type C- Ground + Twelfth floors, Building Type D- Ground floor, Building Type E- Ground + Twelfth floors, Building Type F- Ground + Twelfth floors, Building Type G- Ground + Twelfth floors, Building Type H- Ground + Seventh floors, Building Type I- Ground + Twelfth floors.

AND WHEREAS Revised Building Construction Permission granted by Kulgaon Badlapur Municipal Council by order bearing No. KBNP/NRV/BP/8559/2019-2020, Unique No.72, on dated 21/09/2019. The Building permission has granted for land bearing Survey No.60, Hissa

No. 5 Part & 6 Part, Survey No.61, Hissa No. 1 Part, Survey No.62, Hissa No. 1, Survey No.91, Hissa No. 4 & 6, aggregate land area admeasuring 20225.33 Sq. Mtrs., Proposed area along with Premium & TDR 39,358.73 Sq.Mtrs. situated at Village Katrap, Tal. Ambernath, Dist. Thane, And thus, the said authority have granted construction permission of Building Type B- Ground + Twelfth floors, Building Type C- Ground – Twelfth floors, Building Type



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D- Club House Ground Floor+ First Floor, Building Type E- Ground + Twelfth floors, Building Type F- Ground + Twelfth floors, Building Type G- Ground + Twelfth floors, Building Type H- Ground + Seventh floors, Building Type I- Ground + Twelfth floors.

AND WHEREAS Revised Building Construction Permission granted by Kulgaon Badlapur Municipal Council by order bearing No. KBNP/NRV/BP/2501/2020-2021, Unique No.110, on dated 23/03/2021. The Building permission has granted for land bearing Survey No.60, Hissa No. 5 Part & 6 Part, Survey No.61, Hissa No. 1 Part, Survey No.62, Hissa No. 1, Survey No.91, Hissa No. 4 & 6, aggregate land area admeasuring 20225.33 Sq. Mtrs., Proposed area along with Premium & TDR 51,906.15 Sq.Mtrs. situated at Village Katrap, Tal. Ambarnath, Dist. Thane, And thus, the said authority have granted construction permission of Building Type B- Ground + Twelfth floors, Building Type C- Ground + Twelfth floors, Building Type D- Club House Ground Floor + First Floor, Building Type E- Ground + Thirteen floors, Building Type F- Ground + Thirteen floors, Building Type G- Ground + Twelfth floors, Building Type H- Ground + Twelfth floors, Building Type I- Ground + Twelfth floors.

AND WHEREAS Part Occupancy Certificate for Building Type- I, is granted by Kulgaon Badlapur Municipal Council by order bearing No. KBNP/NRV/5530/2022-23 on dated 27/06/2022.

AND WHEREAS Part Occupancy Certificate for Building Type- B, is granted by Kulgaon Badlapur Municipal Council by order bearing No. KBNP/NRV/073/2022-23 on dated 26/08/2022.

Whereas Promoter have availed total Proposed FSI area along with Premium & TDR is 39,358.73 Sq.Mtrs. out of which 9,459.69 sq.mtrs has been used by promoter Residential – cum- Commercial Project named “Manohar Vikas Shreeji Paraiso – Phase 1” and KBMC has issued Completion Certificate dated 14/03/2019 vide their letter no. KBNP/NRV/2765/2018-



AND WHEREAS the Promoter is in possession of the project land.

AND WHEREAS the Promoter has proposed to construct on the project land under their project named and marketed as “**MANOHAR VIKAS SHREEJI PARAIISO PHASE-2**” (hereinafter referred to as “the said Complex”) on the said land bearing (1) Survey No.60, Hissa No.5, Area Admeasuring OH-05R-10P out of this Area Admeasuring OH-01R-88P, Asst. ORs.-67Paise, (2) Survey No.60, Hissa No.6, Area Admeasuring OH-37R-00P, P.K. OH-03R-

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00P, Total Area 0H-40R-00P out of this Area Admeasuring 0H-30R-026P, Asst. 400Rs.-00Paise; (3) Survey No.61, Hissa No.1, Area Admeasuring 0H-77R-40P, P.K. 0H-01R-30P, Total Area 0H-78R-70P, Asst. 14Rs.-63Paise; (4) Survey No.62, Hissa No.1, Area Admeasuring 0H-81R-30P, P.K. 0H-06R-60P, Total Area 0H-87R-90P, Asst. 15Rs.-87Paise; out of this area 0H-43R-95P (5) Survey No.91, Hissa No.4, Area Admeasuring 0H-32R-10P, Asst. 2933Rs.-94Paise, and (6) Survey No.91, Hissa No.6, Area Admeasuring 0H-15R-40P, Asst. 1407Rs.-56 Paise, Situated at Village Katrap, Tal.- Ambernath, Dist.-Thane within local limit of Kulgaon Badlapur Municipal Council (more particularly set out and described in the 'FIRST SCHEDULE' written hereunder).

AND WHEREAS while sanctioning the said Plans, Collector- Thane has land down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said land and the said buildings, which shall have to be duly observed and performed.

AND WHEREAS Allotee/s is/are offered Flat bearing No. 803 on Eighth Floor in the Building Type E (hereinafter referred to as the "SAID FLAT/SHOP") in the complex to be Known As "MANOHAR VIKAS SHREEJI PARAISO PHASE 2" (hereinafter referred to as the "SAID COMPLEX") which is to have Carpet area of 52.64 Sq. Mtrs. constructed in the phase of said project by the Promoter.

AND WHEREAS the Promoter has entered into a Standard Agreement with an Architect registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects;

AND WHEREAS the Promoter has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at "Maharashtra Real Estate Regulatory Authority" No. P51700024942 Authenticated copy is attached in Annexure "F".

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

AND WHEREAS by virtue of the Sale Deed the Promoter has sole and exclusive right to sell the Flat (Apartments) /Shops in the said building/s to be constructed by the Promoter on the project land and to enter into Agreement/s with the Allotee(s)/s of the Flat (Apartments)/ Shops to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the Allotee, the Promoter has given inspection to the Allotee of all the documents of title relating to the project land and the plans, designs and specifications prepared by the Promoter's Architects "URBAN VASTU DESIGNER" and of such other documents as are specified under the Real Estate (Regulation and Development)



Manohar Vikas Shreeji Paraiso Phase 2

Manohar Vikas Shreeji Paraiso Phase 2

Act. 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made thereunder.

AND WHEREAS the authenticated copies of Certificate of Title issued by the Advocate of the Promoter, authenticated copies of extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Flat (Apartments) /Shops 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 sanctioned plans of the building by the Promoter 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 (Floor Plan) of the Flat/Shop agreed to be purchased by the Allottee, as sanctioned and approved by the local authority have been annexed and marked as **Annexure D**.

AND WHEREAS the Promoter has 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 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 Promoter while developing the project land and the said buildings 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 Promoter has accordingly commenced construction of the said building/s in accordance with the said proposed plans.

AND WHEREAS the Allottee has applied to the Promoter for allotment of **Flat No. 803 on Eighth Floor** in the **Building Type E** situated in the project known as "**MANOHAR VIKAS SHREEJI PARAIISO PHASE -2**" being constructed in the said Project.

AND WHEREAS the carpet area of the said Flat is **52.64** square meters and "carpet area" means the net usable floor area of Flat (Apartment), excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Flat



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for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the Flat.

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, under section 13 of the said Act the Promoter is required to execute a written Agreement for sale of said Flat with the Allottee, 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 Promoter hereby agrees to sell and the Allottee hereby agrees to purchase the Flat/Shop and the garage/covered parking (if applicable).

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

1. The Promoter shall construct the Total 8 buildings which shall consist of Building Type B-Ground + Twelfth floors, Building Type C- Ground + Twelfth floors, Building Type D-Club House Ground Floor + First Floor, Building Type E- Ground + Thirteen floors, Building Type F- Ground + Thirteen floors, Building Type G- Ground + Twelfth floors, Building Type H- Ground + Twelfth floors, Building Type I- Ground + Twelfth floors. upon said land in accordance with the plans, designs and specifications as approved by the

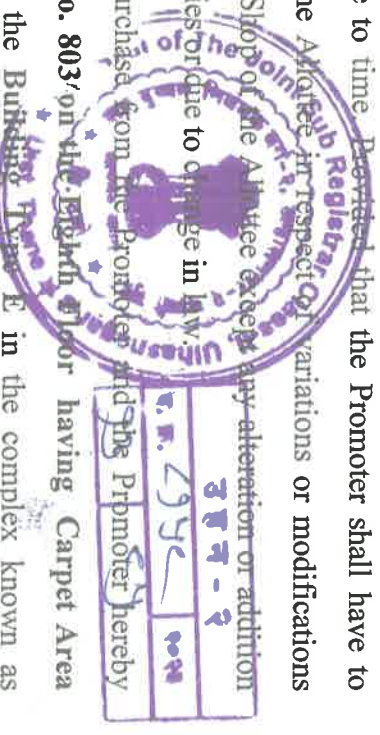
concerned local authority from time to time. ~~Provided that~~ the Promoter shall have to obtain prior consent in writing of the Allottee in respect of variations or modifications which may adversely affect the Flat/Shop of the Allottee except any alteration or addition required by any Government authorities or due to change in law.

1a (i) The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Flat No. 803' on the Eighth floor having Carpet Area 52.64 sq. meters in the Building Type E in the complex known as

“MANOHAR VIKAS SHREEJI PARAIISO PHASE -2” (hereinafter referred to as “the

Flat/Shop ") as shown in the Floor plan thereof hereto annexed and marked Annexures-D for the consideration of Rs. 4545095/- (Rupees Forty Five Lac Forty Five Thousand **Ninety Five 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.

(ii) All payment to be made by the Allottee/s under this agreement shall be by Cheque/Demand draft/ pay order / wire transfer / any other instrument drawn in favour of “**Deep Laxmi Developers A/c No. 5213795279.**



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1(c) The Allottee has paid on or before execution of this agreement a sum of **Rs. 1345095/- (Rupees Thirteen Lac Forty Five Thousand Ninety Five Only)** as advance payment or application fee and Purchaser hereby agrees to pay to that Promoter the balance amount of **Rs. 3200000/- (Rupees Thirty Two Lac Only)** in the following manner:-

- i. 30% of the total consideration to be paid to the Promoter on or before the execution of Agreement.
 - ii. 15% of the total consideration to be paid to the Promoter on completion of the Plinth of the building or wing in which the said Flat is located.
 - iii. 10% of the total consideration to be paid to the Promoter on completion of the 3rd Floor slabs including podiums and stilts of the building or wing in which the said Flat is located.
 - iv. 10% of the total consideration to be paid to the Promoter on completion of the 7th Floor slabs of the building or wing in which the said Flat is located.
 - v. 5% of the total consideration to be paid to the Promoter on completion of the 12th Floor slabs of the building or wing in which the said Flat is located.
 - vi. 3% of the total consideration to be paid to the Promoter on completion of the walls, internal plaster, the said Flat.
 - vii. 2% of the total consideration to be paid to the Promoter on completion of the floorings doors and windows of the said Flat.
 - viii. 10% of the total consideration to be paid to the Promoter on completion of the sanitary fittings, staircases, lift wells, lobbies up to the floor level of the said Flat
 - ix. 5% of the total consideration to be paid to the Promoter on completion of the external Plumbing & external plaster, of the building or wing in which the said Flat is located.
 - x. 3% of the total consideration to be paid to the Promoter on completion of the external Plumbing, elevators, terraces with waterproofing, of the building or wing in which the said Flat is located.
 - xi. 3% of the total consideration to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, etc. of the building or wing in which the said Flat is located.
 - xii. Remaining 2% Balance Amount against and at the time of handing over of the possession of the Flat to the Allottee on or after receipt of occupancy certificate or completion certificate.
- 1(d) The Total Price above excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST and Cess or any other similar taxes which may be levied, in connection



consideration to be paid to the Promoter on completion of the lifts, water pumps, electrical fittings, electro, etc. of the building or wing in which the said Flat is located.

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with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the Flat (Apartment).

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 Promoter undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter 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 Allottee, which shall only be applicable on subsequent payments.

1(f) The Promoter may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee by discounting such early payments @ _ % 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 an Allottee by the Promoter.

1(g) The Promoter shall confirm the final carpet area that has been allotted to the Allottee 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 Promoter. If there is any reduction in the carpet area within the defined limit then Promoter shall refund the excess money paid by Allottee 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 Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoter shall demand additional amount from the Allottee 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 Allottee authorizes the Promoter 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 Promoter may in its sole discretion deem fit and the Allottee undertakes, not to object/demand/direct the Promoter to adjust his payments in any manner.



1(i) The purchaser/s is/are aware that he/she have to make the applicable Tax Deduction at Source (TDS) as the time of making the actual payment of credit of such sums to the account of Developer, whichever is earlier as per section 194IA in the Income Tax Act 1961. Further purchaser/s shall submit the Original TDS Certificate within the prescribed timeline as mentioned in the Income Tax Act 1961.

2.1 The Promoter 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

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authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Flat (Apartment) /Shop to the Allottee, obtain from the concerned local authority occupancy and/or completion certificates in respect of the Flat (Apartment)/Shop.

- 2.2 Time is essence for the Promoter as well as the Allottee. The Promoter shall abide by the time schedule for completing the project and handing over the Flat (Apartment)/Shop to the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be. Similarly, the Allottee 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 Promoter as provided in clause 1 (c) herein above (“Payment Plan”).

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is **39,358.73** Sq. Mtrs only by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI 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 applicable to the said Project and Promoter has utilized **9459.69** Sq.Mtrs FSI in project Manohar Vikas Shreeji Paraiso-Phase1 and remaining FSI **29,899.04** Sq.Mtrs to be utilized in Project Manohar Vikas Shreeji Paraiso Phase 2. The Promoter has disclosed the Floor Space Index of **29,899.04** Sq.mtrs as proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Flat / Shop based on the proposed construction and sale of Flat/Shops (Apartments) to be carried out by the Promoter by utilizing the proposed FSI and on the understanding that the declared proposed FSI shall belong to Promoter only. The Purchaser/s has/have been informed and is/are aware that the buildable area has been sanctioned for the entire Land as a single layout on the basis of the available Floor Space Index (“FSI”) and accordingly the Developer intends to develop the Land in multiple segments/phases. It is specially agreed that and aware, promoter shall right to develop the said land with adjoining other land, project known as “Manohar Vikas Shreeji Paraiso Phase 2” and also amalgamating /revising the plan by sanctioning the same by the concerned town planning authority as they may deem fit and proper and registered with Maharashtra RERA in multiple phases of Manohar Vikas Shreeji Paraiso in future and that the Flat purchaser had agreed that, the common amenities like Road, Garden, Children Play area & Club House etc., shall be used commonly & at that time Flat purchaser not arise any objection for common area. The Flat Purchaser has also agreed that, the Promoter has exclusive rights regarding society formation, they shall formed separate society or common society/federation of society & that time the Flat purchaser have not arise any objection regarding the society.



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- 4.1 If the Promoter fails to abide by the time schedule for completing the project and handing over the Flat (Apartment) to the Allottee, the Promoter agrees to pay to the Allottee, who does not intend to withdraw from the project, interest rate of (i) 2% (two percent) above the then existing SBI MCLR (State Bank of India – Marginal Cost of Lending Rate) per annum or (ii) such other rate of interest higher/ lower than 2% as may be prescribed under the Act/ Rules, on all the amounts paid by the Allottee, for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoter, interest rate of (i) 2% (two percent) above the then existing SBI MCLR (State Bank of India – Marginal Cost of Lending Rate) per annum or (ii) such other rate of interest higher/ lower than 2% as may be prescribed under the Act/ Rules, on all the delayed payment which become due and payable by the Allottee to the Promoter under the terms of this Agreement from the date the said amount is payable by the Allottee(s) to the Promoter.
- 4.2 Without prejudice to the right of promoter to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoter under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the allottee committing three defaults of payment of installments, the Promoter shall at his own option, may terminate this Agreement:
- Provided that, Promoter shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the allottee and mail at the e-mail address provided by the Allottee, 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 Allottee fails to rectify the breach or breaches mentioned by the Promoter within the period of notice then at the end of such notice period, promoter shall be entitled to terminate this Agreement. Provided further that upon termination of this Agreement as aforesaid, the Promoter shall refund to the Allottee (subject to adjustment and recovery of any agreed liquidated damages of any ~~other~~ amount which may be payable to Promoter) within a period of thirty days of the termination of the instalments of sale consideration of the Flat / Shop which may then ~~be~~ being paid by the Allottee to the Promoter.
- The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range as provided by the Promoter in the said building and the Flat / Shop as are set out in Annexure 'E', annexed hereto.
6. The Promoter shall give possession of the Flat (Apartment) to the Allottee on or before 31/03/2028 of the project to be named as "Manohar Vikas Shreeji Paraiso- Phase 2" having 8 buildings namely Type-B, Type-C, Type-D, Type-E, Type- F, Type- G, Type- H, and Type-I subject to the Purchaser/s being in compliance of all its obligations under this



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7.4 If within a period of five years from the date of handing over the Flat (Apartment) to the Allottee, the Allottee brings to the notice of the Promoter any structural defect in the Flat (Apartment) or the building in which the Flats (Apartments) are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoter at his own cost however, Parties agree and confirm that the decision of the Developer's architect shall be final in deciding whether there is any actual structural defect in the Flat /shop or defective material being used or regarding workmanship, quality or provision of service. In case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoter, compensation for such defect in the manner as provided under the Act.

7.5 After the Possession Date, any damage due to wear and tear of whatsoever nature is caused to thereto (save and except the defects as mentioned in Clause 7.4), the Developer shall not be responsible for the cost of re-instating and/or repairing such damage caused by the Purchaser/s and the Purchaser/s alone shall be liable to rectify and reinstate the same at his/her/its/their own costs.

7.6 If within a period of 5 (Five) years from the date of handing over the Flat/Shop to the Allottee (s), the Allottee (s) brings to the notice of the Promoters any structural defect in the Flat/Shop or the building in which the Flat/Shop are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoters at its own cost and in case it is not possible to rectify such defects, then the Allottee (s) shall be entitled to receive from the Promoters, compensation for such defect in the manner as provided under the Act. Provided however, that the allottee/s shall not carry out any alterations of the whatsoever nature in the said Flat/Shop of phase/wing and in specific the structure of the said unit/wing/phase of the said building which shall include but not limit to columns, beams etc or in fittings therein, in particular it is hereby agreed that the allottee/s shall not make any alterations in any of the fittings, pipes, water supply connections or any erection alterations in the bathroom, toilet and kitchen, which may result in seepage of the water, if any all such works are carried out without the written consent of the promoter. ~~the defect liability automatically shall become avoid. The work defect here means only the manufacturing and workmanship defects caused on account of willful neglect on the part of the promoter, and shall not mean defect/s caused by normal wear and tear and by negligent use of Flat/Shop by the occupants, vagaries of nature etc. That it shall be the responsibility of the allottee to maintain his unit in a proper manner and take all due care needed including but not limiting to the joints in the tiles in his Flat/Shop are regularly filled with white cement/epoxy to prevent water seepage. Further where the manufacturer warranty as shown by the developer to the allottee ends before the defects liability period and such~~



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warranties are covered under the maintenance of the said unit/building/phase/wing. And if the annual maintenance contracts are not done/renewed by the allottee/s the promoter shall not be responsible for any defects occurring due to the same. That the project as a whole has been conceived, designed and constructed based on the commitments and warranties given by the vendors/manufacturers that all equipment's, fixtures sustainable and in proper working condition to continue warranty in both the Flat/Shops and the common project amenities wherever applicable. That the allottee has been made aware and that the allottee expressly agrees that the regular wear and tear of unit/building/phase/wing includes minor hairline cracks on the external and internal walls excluding the RCC structure which happens due to variation in temperature of more than 20 c and which do not amount to structure defects and hence cannot be attributed to either bad workmanships or structural defect. It is expressly agreed that before any liability or defect is claimed by or on behalf of the allottee, it shall be necessary to appoint an expert who shall be a nominated surveyor who shall then submit a report to state the defects in materials used, in the structure built of the unit/phase/wing and in the workmanship executed keeping in mind the aforesaid agreed clauses of this agreement.

8. The Allottee shall use the Flat / Shop or any part thereof or permit the same to be used only for purpose of residence/office/show-room/godown respectively for carrying on any industry or business. (*strike of which is not applicable) He shall use the garage or parking space only for purpose of keeping or parking vehicle, if allotted.

9.1 The Allottee along with other allottee(s) of Flat/Shops (Apartments) in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the Promoter may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoter within seven days of the same being forwarded by the Promoter to the Allottee, so as to enable the Promoter to register the common organization of Allottee. No objection shall be taken by the Allottee if any changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.



9.2 The Promoter shall, form an apex organization (being either a co-operative society/condominium/limited company or combination of them) ("Apex Body") for the entire development or separate apex association / apex body / apex bodies (being either a cooperative society/condominium/limited company or combination of them) ("Apex Bodies") for each of residential and commercial zones, as the Developer may deem fit, for

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the purposes of effective maintenance and management of the entire Project/L and including for common areas and amenities of the Project at such time and in such a manner as the Developer may deem fit to be known by such name as the Developer may decide, within such period as may be prescribed under the relevant law.

- 9.2 The Promoter shall, convey the right, title and the interest of land of project in favour of the Federation/apex body of the Societies or Limited Company, as per relevant law. However, The Purchaser/s hereby acknowledge(s) and agree(s) that the Phase part of a single layout development and as such the Developer would be conveying only the built-up area of the Building(s) (except the basements and podiums, if any) to the association formed of the individual building(s), which shall not be later than 2 years from the date of handover all the Apartment(s)/Flat in the Building(s)/Wing(s) to respective purchasers of the Building(s)/Wing(s) and the underlying Land would be conveyed to the Apex Body / Apex Bodies formed of the association in such parts as the Developer may deem fit. However such conveyance shall not be later than 5 (five) years from date of the completion of the entire development all phases on the said Land by utilizing the entire FSV/TTDR that may be permitted to be utilized therein in accordance with D.C. Regulations that may be in force from time to time.

- 9.3 Within 15 days after notice in writing is given by the Promoter to the Allottee that the Flat / Shop is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share [i.e. in proportion to the carpet area of the Flat/Shop (Apartment)] of outgoings in respect of the project land and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and buildings. Until the Society or Limited Company is formed and the said structure of the buildings or wings is transferred to it, the Allottee shall pay to the Promoter such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined, the Allottee shall pay to the Promoter provisional monthly contribution of Rs. _____ per month towards the outgoings. The amounts so paid by the Allottee to the Promoter shall not carry any interest and remain with the Promoter until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoter to the Society or the Limited Company, as the case may be.

10. The Allottee shall on or before delivery of possession of the said premises shall pay to the Promoter Rs _____ which includes the following:-



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- (i) Share money, application entrance fee of the Society or Limited Company/Federation/ Apex body.
- (ii) Formation and registration of the Society or Limited Company/Federation/ Apex body.
- (iii) Proportionate share of taxes and other charges/levies in respect of the Society or Limited Company/Federation/ Apex body
- (iv) Deposit towards Water, Electric, and other utility and services connection charges
- (v) Electrical receiving and Sub Station provided in Layout.

11. The Allottee shall pay to the Promoter a sum of Rs...../- for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance or assignment of lease.

12. At the time of registration of conveyance or Lease of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building /wing of the building. At the time of registration of conveyance or Lease of the project land, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation.

13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottee as follows:

- i. The Promoter has clear and marketable title with respect to the project land, as declared in the title report annexed to this agreement and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- ii. The Promoter has careful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

iii. There are no encumbrances upon the project land or the Project except those disclosed in the title report;



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- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- vi. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- vii. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Flat / Shop which will, in any manner, affect the rights of Allottee under this Agreement;
- viii. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Flat / Shop to the Allottee in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;
- x. The Promoter has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other impositions, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever payable with respect to the said project to the competent Authorities;
- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed in the title report.
14. The Allottee/s or himself/himself/himself with intention to bring all persons into whosever hands the Flat / Shop may come, hereby covenants with the Promoter as follows :-



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- i. To maintain the Flat / Shop at the Allottee's own cost in good and tenable repair and condition from the date that of possession of the Flat (Apartment) /Shop is taken and shall not do or suffer to be done anything in or to the building in which the Flat/ (Apartment) /Shop is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Flat (Apartment) /Shop is situated and the Flat/ (Apartment) /Shop itself or any part thereof without the consent of the local authorities, if required.
- ii. Not to store in the Flat / Shop any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Flat / Shop is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Flat / Shop is situated, including entrances of the building in which the Flat / Shop is situated and in case any damage is caused to the building in which the Flat (Apartment) /Shop is situated or the Flat / Shop on account of negligence or default of the Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.
- iii. To carry out at his own cost all internal repairs to the said Flat (Apartment) and maintain the Flat (Apartment) in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Flat (Apartment) is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

Upon the possession of the Premises being delivered to the Purchaser/s, the Purchaser/s



shall be deemed to have granted a license to the Developer, its engineers, workmen, repairers or architects to enter upon the Flat by reasonable notice in writing or in case of emergency without notice for the purpose of rectifying any defect or damage to the Building of if necessary any part of the Flat provided the Flat is restored to the same condition as far as possible after the restoration work or rectification of the defect or damage caused due to any act of commission or omission of the Purchaser/s or his agents and the Purchaser/s shall reimburse and/or pay to the Developer or any other person the loss or damage suffered by them on account of the act of the Purchaser/s or his agents. The Developer shall not be liable for any theft or loss or inconvenience caused to the Purchaser/s on account of entry to the Flat as aforesaid. If the Flat is closed and in the opinion of the Developer any rectification or restoration is necessary

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in the interest of the Building and/or purchasers therein, the Purchaser/s consent(s) to the Developer to break open the lock on the main door/entrance of the Flat and the Developer shall not be liable for any loss, theft or inconvenience caused to the Purchaser/s on account of such entry into the Flat.

iv. Not to demolish or cause to be demolished the Flat (Apartment) /Shop or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Flat / Shop or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Flat / Shop is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Flat / Shop is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Flat / Shop without the prior written permission of the Promoter and/or the Society or the Limited Company. The Purchaser at own cost shall fix grills in windows/balcony/cornice only as per specification to be provided by developer.

v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the project land and the building in which the Flat / Shop is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Flat / Shop in the compound or any portion of the project land and the building in which the Flat / Shop is situated.

vii. Pay to the Promoter within fifteen days of demand by the Promoter, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connected to the building in which the Flat / Shop is situated.

viii. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Flat / Shop by the Allottee for any purposes other than for purpose for which it is sold.

ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Flat / Shop until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.



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- x. The Allottee shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Flat/Shops therein 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 Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/Limited Company/Apex Body/Federation regarding the occupancy and use of the Flat / Shop in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- xi. Till a conveyance of the structure of the building in which Flat / Shop is situated is executed in favour of Society/Limited Society, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.
- xii. Till a conveyance of the project land on which the building in which Flat / Shop is situated is executed in favour of Apex Body or Federation, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.
15. The Promoter shall maintain a separate account in respect of sums received by the Promoter from the Allottee as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.
- Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flat/Shops (Apartments) or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Flat / Shop hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.



Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Flat/Shops (Apartments) or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Flat / Shop hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases, terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the project land is transferred to the Apex Body /Federation as hereinbefore mentioned.

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17. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE

After the Promoter executes this Agreement he shall not mortgage or create a charge on the *[Apartment/] and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such [Apartment/plot].

18. BINDING EFFECT

Forwarding this Agreement to the Allottee by the Promoter does not create a binding obligation on the part of the Promoter or the Allottee until, firstly, the Allottee signs and delivers this Agreement with all the schedules along with the payments due as stipulated in the Payment Plan within 30 (thirty) days from the date of receipt by the Allottee and secondly, appears for registration of the same before the concerned Sub-Registrar as and when intimated by the Promoter. If the Allottee(s) fails to execute and deliver to the Promoter this Agreement within 30 (thirty) days from the date of its receipt by the Allottee and/or appear before the Sub-Registrar for its registration as and when intimated by the Promoter, then the Promoter shall serve a notice to the Allottee for rectifying the default, which if not rectified within 15 (fifteen) days from the date of its receipt by the Allottee, application of the Allottee shall be treated as cancelled and all sums deposited by the Allottee in connection therewith including the booking amount shall be returned to the Allottee without any interest or compensation whatsoever.

19. ENTIRE AGREEMENT

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any between the Parties in regard to the said apartment/plot/building, as the case may be.

20. RIGHT TO AMEND

This Agreement may only be amended through a written consent of the Parties.



21. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees

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of the [Apartment/Plot], in case of a transfer, as the said obligations go along with the [Apartment/Plot] for all intents and purposes.

22. SEVERABILITY

If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement.

23. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the [Apartment/Plot] to the total carpet area of all the Flat/Shops (Apartments) in the Project.

24. FURTHER ASSURANCES

Both Parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provisions of this Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction.

25. PLACE OF EXECUTION

The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place which may be mutually agreed between the Promoter and the Allottee, the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Badlapur.

26. The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

27. That all notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the



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Promoter by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

Promoter name: - **M/S. DEEP LAXMI DEVELOPERS**

Having office at: - **Shop No. 22, Shreeji Center, Chorpada Chowk,
Katrapp, Badlapur (East) 421503.**

Notified Email ID: - deepplaxmidewelopers1@gmail.com

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

28. JOINT ALLOTTEES

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Allottees.

29. Stamp Duty and Registration: - The charges towards stamp duty and Registration of this Agreement shall be borne by the allottee.

30. Dispute Resolution: - Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the RERA Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

31. GOVERNING LAW

That the rights and obligations of the parties under arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the CIVIL courts will have the jurisdiction for this Agreement.



That piece of land lying being and situated at Village Katrap, Taluka-Ambemath, District - Thane, Maharashtra; within the local limit of Ambemath Municipal Council bearing (1) Survey No.60, Hissa No.5, Area Admeasuring 0H-05R-10P out of this Area Admeasuring 0H-01R-88P, Asst. 0Rs.-67Paise; (2) Survey No.60, Hissa No.6, Area Admeasuring 0H-37R-00P, P.K. 0H-03R-00P, Total Area 0H-40R-00P out of this Area Admeasuring 0H-30R-026P, Asst. 400Rs.-00Paise; (3) Survey No.61, Hissa No.1, Area Admeasuring 0H-77R-40P, P.K. 0H-01R-30P, Total Area 0H-78R-70P, Asst. 14Rs.-63Paise; (4) Survey No.62, Hissa No.1, Area Admeasuring 0H-81R-30P, P.K.

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0H-06R-60P, Total Area 0H-87R-90P, Asst. 15Rs.-87Paise; (5) Survey No.91, Hissa No.4, Area Admeasuring 0H-32R-10P, Asst. 2933Rs.-94Paise, and (6) Survey No.91, Hissa No.6, Area Admeasuring 0H-15R-40P, Asst. 1407Rs.-56Paise, Situated at Village KATRAB, Tal.- Ambernath, Dist.-Thane. within local limit of Kulgaon Badlapur Municipal Council.

And collectively bounded as follows:-

On or towards East : Tulsi Aangan Complex
 On or towards West : 30.00 M.W.DP Road
 On or towards South : 15.00 M.W.DP Road
 On or towards North : Katrap Lake

THE FIRST SCHEDULE ABOVE REFERRED TO

That piece of land lying being and situated at Village **KATRAB** Taluka-Ambernath, District - Thane, Maharashtra; within the local limit of Badlapur Municipal Council bearing **Flat No. 803 on Eighth floor of building Type E, of complex known as "Manohar Vikas Shreeji Paraiso Phase 2"** which is to have carpet area of **52.64 Sq. Mtrs.** (i) Carpet Area of the Flat is **52.64** square meters ("Carpet Area" means the net usable floor area of the Flat, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser/s or veranda area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser/s or veranda area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser/s, but includes the area covered by the internal partition walls of the Flat) and (ii) Exclusive Areas of the said Flat is **6.03** square meters "Exclusive Areas" means exclusive balcony appurtenant to the said Flat for exclusive use of the Purchaser/s or veranda or cornice area and exclusive open terrace area appurtenant to the said Flat for exclusive use of the Purchaser/s. (iii) Total area of flat admeasures **58.67** square meters, in the project "**MANOHAR VIKAS SHREEJI PARAIISO PHASE-2**" constructed on (1) Survey No.60, Hissa No.5, Area Admeasuring 0H-05R-10P out of this Area Admeasuring 0H-01R-88P, Asst. 0Rs.-67Paise, (2) Survey No.60, Hissa No.6, Area Admeasuring 0H-37R-00P, P.K. 0H-03R-00P, Total Area 0H-40R-00P out of this Area Admeasuring 0H-77R-40P, P.K. 400Rs.-00Paise; (3) Survey No.61, Hissa No.1, Area Admeasuring 0H-30R-026P, Asst. 0H-01R-30P, Total Area 0H-78R-70P, Asst. 14Rs.-63Paise; (4) Survey No.62, Hissa No.3, Area Admeasuring 0H-81R-30P, P.K. 0H-06R-60P, Total Area 0H-87R-90P, Asst. 3Rs.-87Paise; (5) Survey No.91, Hissa No.4, Area Admeasuring 0H-32R-10P, Asst. 2933Rs.-94Paise and (6) Survey No.91, Hissa No.6, Area Admeasuring 0H-15R-40P, Asst. 1407Rs.-56Paise. Situated at Village KATRAB, Tal.- Ambernath, Dist.-Thane, within local limit of Kulgaon Badlapur Municipal Council.

And collectively bounded as follows:-

On or towards East : Tulsi Aangan Complex
 On or towards West : 30.00 M.W.DP Road
 On or towards South : 15.00 M.W.DP Road
 On or towards North : Katrap Lake



No. 1407 Rs. 56 Paise
 Sited at Village Katrap, Tal. Ambernath, Dist. Thane.

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RECEIPT

RECEIVED of from the Flat Purchaser / Allottee above named the sum of Rs. 1345095/- (Rupees Thirteen Lac Forty Five Thousand Ninety Five Only) by Cheque in following manner:-

Date	Amount	Cheq. No.	Name of Bank
21/05/2023	51000	UPI	-
06/06/2023	1294095	000005	HDFC BANK, NASHIK

in Regarding Flat No. 803 on Eighth Floor, Building Type E Building Known as "Manohar Vikas Shreeji Paraiso Phase 2" which is to have Admeasuring area 52.64 Sq. mtrs. Carpet. constructed on (1) Survey No.60, Hissa No.5, Area Admeasuring 0H-05R-10P out of this Area Admeasuring 0H-01R-88P, Asst. 0Rs.-67Paise, (2) Survey No.60, Hissa No.6, Area Admeasuring 0H-37R-00P, P.K. 0H-03R-00P, Total Area 0H-40R-00P out of this Area Admeasuring 0H-30R-026P, Asst. 400Rs.-00Paise; (3) Survey No.61, Hissa No.1, Area Admeasuring 0H-77R-40P, P.K. 0H-01R-30P, Total Area 0H-78R-70P, Asst. 14Rs.-63Paise; (4) Survey No.62, Hissa No.1, Area Admeasuring 0H-81R-30P, P.K. 0H-06R-60P, Total Area 0H-87R-90P, Asst. 15Rs.-87Paise; (5) Survey No.91, Hissa No.4, Area Admeasuring 0H-32R-10P, Asst. 2933Rs.-94Paise, and (6) Survey No.91, Hissa No.6, Area Admeasuring 0H-15R-40P, Asst. 1407Rs.-56Paise, Situated at Village KATRAP, Tal.- Ambermath, Dist.-Thane within local limit of Kulgaon Badlapur Municipal Council being the sum of earnest part payment paid to us as within mentioned.

Rs. 1345095/-

I say Received

Sign



M/S. DEEP LAXMI DEVELOPERS

Through its Partner

MR. PIYUSH R. PATEL

THE PROMOTER



LIST OF AMENITIES**Annexure 'E'**

- Vitrified Flooring in all Rooms.
- Designer Glaze Tiles in Bathrooms and W.C.
- Granite Kitchen Platform with S.S. Sink.
- Glazed Tiles above Kitchen Platform.
- Marble Frame for W.C. & Bath Doors & all Windows.
- Powder coated aluminum Sliding Windows.
- Concealed Copper wiring with attractive switches.
- P.O.P. type finish wall.
- Cable / T.V. point in living room.
- A.C. point in master bedroom (only 2BHK)
- Concealed Plumbing, Quality Sanitary Ware & Premium branded Fittings.
- Plastic Paint on internal wall & acrylic Paint on External wall.
- High Speed Lift of branded make.

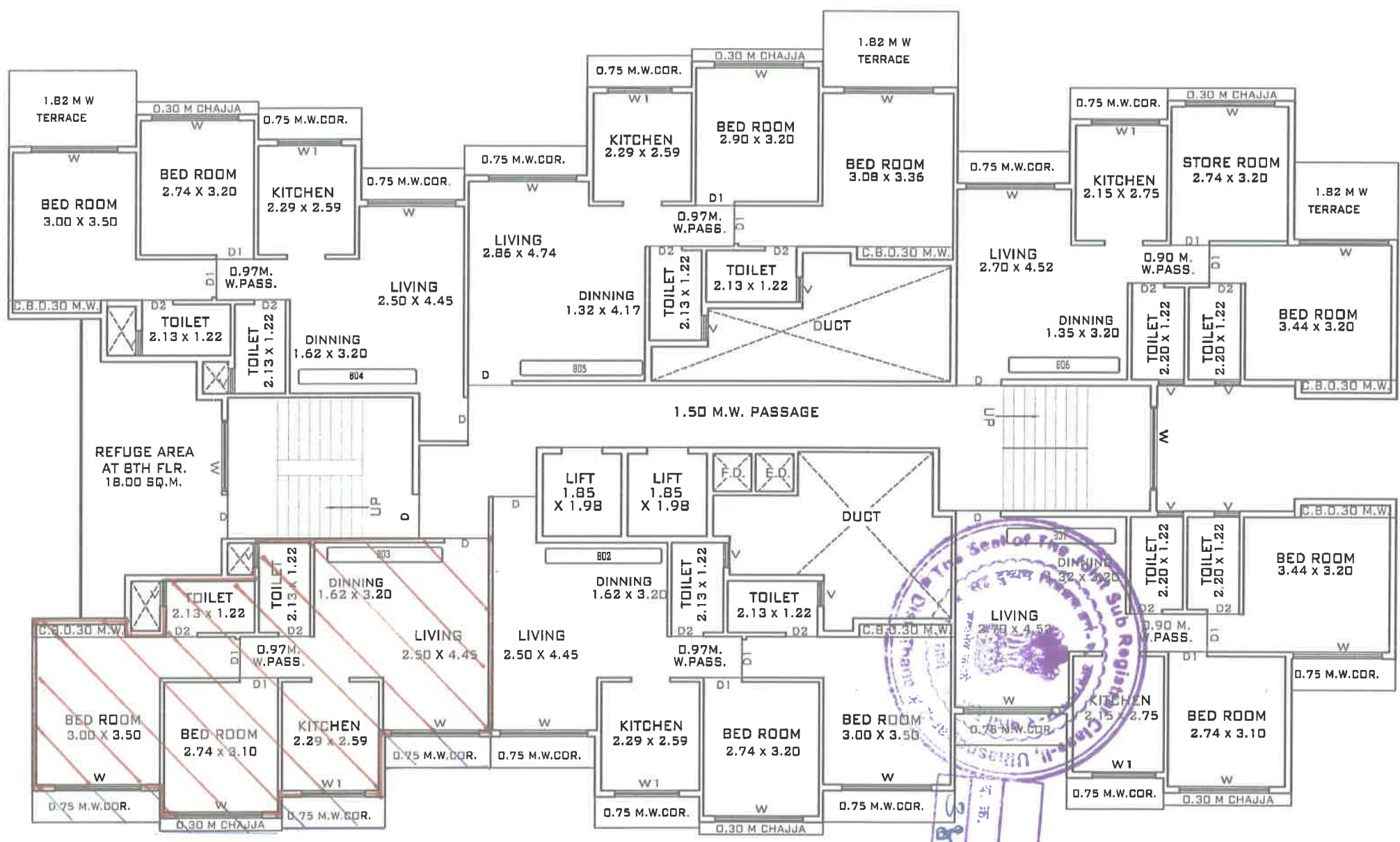
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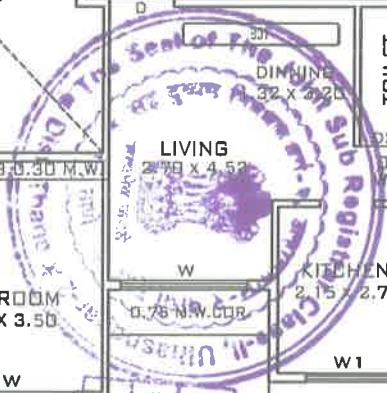
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EIGHTH FLOOR PLAN
BUILDING TYPE - E
SCALE - 1:100



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KIRAN B. BANOTE
B.A., LL.B.
ADVOCATE HIGH COURT

Mobile No. 9324639187
Office No. 95251-2699069

Office at :- Trimurti Apartment, First Floor, Near Kamavat Class, Opp. Maruti Temple, Gandhi Chowk
KulgaonBadlapur (E) Tal- AmbernathDist- Thane-421 503E-mail Id :-kiranbanote12@gmail.com
Ref. Date: 08/04/2021

TITLE CERTIFICATE

To,
M/s. DEEPLAXMI DEVELOPERS
Through Its Partner
MR. KANTILAL MAVJI PATEL
Having Office at: - Shop No.21, Ground Floor,
Shreeji Center, Ghorprade Chowk, Katrap,
Tal - Ambernath, Dist - Thane.

:- SCHEDULE OF PROPERTY :-

Village KATRAP, Tal- Ambernath, Dist.-Thane
Within local limits of Kulgaon Badlapur Municipal Council and
Sub-Registrar Ulhasnagar-2, Dist.-Thane.

Sr. No.	Survey No.	Hissa No.	Area Admeasuring H-R-P	Asst. Rs.Paise	Name of Owners
I	60	6	0-37-00 P.K. 0-03-00 <u>Total 0-40-00</u>	400-00	1) Kulgaon Badlapur Municipal Council Through Chief Officer (for Area Admeasuring Area 0H-03R-02P), 2) M/s. Deoplaxmi Developers, Through Its Partner Mr. Kantilal Mavji Patel (for Area Admeasuring 0H-02R-08P)

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61	1	0-77-40 P.K. 0-01-30 Total 0-78-70	14-63	M/s. Deepaxmi Developers Through Its Partner Mr. Kantilal Mavji Patel
II	1	0-81-30 P.K. 0-06-60 Total 0-87-90	15-87	1) Shri. Jayram Amruta Bhande (owned Area 0H-37R-35P + P.K. 0H-06R-60P) 2) M/s. Deepaxmi Developers Through Its Partner Mr. Kantilal Mavji Patel (owned Area 0H-43R-95P)
III	4	0-32-10	2933-94	M/s. Deepaxmi Developers Through Its Partner 1) Mr. Kantilal Mavji Patel 2) Mr. Vikas Raghunath Gupte 3) Mr. Manohar Kanhu Mhaskar
IV	6	0-15-40	1407-56	M/s. Deepaxmi Developers Through Its Partners 1) Mr. Kantilal Mavji Patel, 2) Mr. Manohar Kanhu Mhaskar, 3) Mr. Vikas Raghunath Gupte

SCHEDULE OF PROPERTY - I

TRACING OF TITLE :-

A DOCUMENTS PERSUED :-

1) Read 7/12 extract of Survey No.60, Hissa No.5, Area Admeasuring OH-05R-10P, Asst. 0Rs.-67Paise, Situated at Village KATRAPP, Tal - Ambernath, Dist - Thane. issued by Talathi Saja Badlapur, Tal.-Ambernath, in favour of 1) Kulgaon Badlapur Municipal Council Through Chief Officer (for Area Admeasuring Area 0H-03R-02P), 2) M/s. Deepaxmi Developers, Through Its Partner Mr. Kantilal Mavji Patel (for Area Admeasuring 0H-02R-08P).

2) Read 7/12 extract of Survey No.60, Hissa No.6, Area Admeasuring OH-37R-00P, P.K. 0H-03R-00P, Total Area 0H-40R-00P, Asst. 400Rs.-00Paise, Situated at Village KATRAPP, Tal - Ambernath, Dist - Thane issued by Talathi Saja Badlapur, Tal.-Ambernath, in favour of 1) Kulgaon Badlapur Municipal Council Through Chief Officer (for Area Admeasuring Area 0H-09R-974P), and 2) M/s. Deepaxmi Developers Through Its Partner Mr. Kantilal Mavji Patel (for Area Admeasuring 0H-30R-026P).



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KIRAN B. BANOTE
B.A., LL.B.
ADVOCATE HIGH COURT

Mobile No. 9324639187
Office No. 95251-2699069

Office at :- Trimurti Apartment, First Floor, Near Karnavat Class, Opp. Maruti Temple, Gandhi Chowk
KulgaonBadlapur (E) Tal- AmbernathDist- Thane.421 503E-mail Id :-kiranbanote12@gmail.com

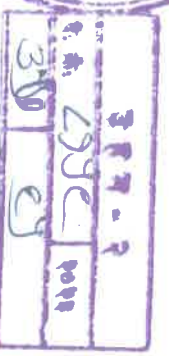
Ref.

Date: 08/04/2021

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- 3) Read 7/12 extract of Survey No.61, Hissa No.1, Area Admeasuring 0H-77R-40P, P.K. 0H-01R-30P, Total Area 0H-78R-70P, Asst. 14Rs.-63Paise, Situated at Village KATRAP, Tal. - Ambernath, Dist - Thane. issued by Talathi Saja Badlapur, Tal.-Ambernath, in favour of M/s. Deeplaxmi Developers Through Its Partner Mr. Kantilal Mavji Patel.
- 4) Read letter dtd. 24/09/2010 issued by Talathi Saja Kulgaon, according to the said letter, **Mutation Entry No. 18** is not available the record.
- 5) Read **Mutation Entry No. 110** on dated 25/08/1946, according to the said mutation entry, the previous land owner i.e. Gopal Budhaji Patil have expired on dated 23/04/1946 and he leaving behind his following legal heirs :-
 - (1) Pandurang Gopal Patil – Son
 - (2) Laxman Gopal Patil – Son
 - (3) Rama Budhaji Patil – Brother
 - (4) Mahadu Budhaji Patil – Brother
- 6) Read **Mutation Entry No. 118** on dated 20/04/1948, according to the said mutation entry, the land owner Pandurang Gopal & Laxman Gopal have mutually made the partition of their properties.
- 7) Read **Mutation Entry No. 135** on dated 14/11/1952, Government Resolution Number 5869/45-7 dtd. 17/05/1950 the type of the land is recorded.
- 8) Read **Mutation Entry No. 136** on dated 05/12/1952, according to the said mutation entry, the lard owner Dattatray Ramchandra Aamdekar expired on dated 18/02/1952 & he leaving his only one legal heir i.e. his son Yashwant Dattatray Aamdekar. Hence, the name of Yashwant Dattatray Aamdekar was mutated on the 7/12 extract of the said lands as owner.
- 9) Read **Mutation Entry No. 218** on dated 03/05/1953, the said mutation entry is not related to the said lands, the said mutation entry is related to Survey No.87/1.
- 10) Read **Mutation Entry No. 225** on dated 01/08/1953, according to the said mutation entry, the name of Ghali A. Amruta is mutated on the 7/12 extract of the said lands as a Protected Tenant as per sec. 3 of Bombay Tenancy Act, 1939.





- 11) Read **Mutation Entry No. 243** on dated 19/08/1955, according to the said mutation entry, as per the Order of W.S.R. 597 dated 17/08/1955, Pandurang Gopal, Laxman Gopal are become the owners of the said lands. And hence the names of Pandurang Gopal, Laxman Gopal were mutated on the 7/12 extract of the said land.
- 12) Read **Mutation Entry No. 320**, the said mutation entry is also not related to the said lands.
- 13) Read **Mutation Entry No. 327** on dated 15/10/1963, according to the said mutation entry, the co-owners i.e. (1) Pandurang Gopal Patil & (2) Laxman Gopal Patil have made partition of the said lands and other lands. And hence, according to the said partition the said lands i.e. survey no.60/5, 60/6 & 61/1, is comes in favour of Pandurang Gopal Patil.
- 14) Read **Mutation Entry No. 655** on dated 18/04/1969, the land bearing its S. No. 60/6 was not in the possession of the Tenant Ghali Amruta and hence, the name of Ghali Amruta have been deleted as the Tenant for S. No. 60/6.
- 15) Read **Mutation Entry No. 2208** on dated 01/10/2001, according to the said mutation entry, the land owner Pandurang Gopal Patil have expired on dated 08/02/2001. And said owner Pandurang Gopal Patil made a Will registered under Serial No. 664/2001 and according to the said Will, Madhukar Pandurang Patil is the only owner of the said lands i.e. Survey no.60/5, 60/6 & 61/1.
- 16) Read **Mutation Entry No. 2360** certified by Circle Officer Ambernath dated 16/10/2006, according to the said mutation entry, the said lands were declared as surplus as per Maharashtra Urban Land (Ceiling and Regulation) Act, 1976 and according to the Order of Tahsil Office, Ambernath, by bearing No. Janninbab/T.3/Kavi-100/06 dated 30/01/2006 and order of Sub-District Officer and Competent Authority, Ulhasnagar, Urban Ceiling, Thane, bearing No.UJC/UJLN-6 (1)/SR-23 Ambernath dated 20/09/2005, the said entry was kept in the other rights column of the 7/12 extract of the said land and the lands declared as surplus.
- 17) Read **Agreement dated 09/05/2007** between 1) Madhukar Pandurang Patil, 2) Hemant Madhukar Patil, 3) Naresh Madhukar Patil, 4) Kishor Madhukar Patil, 5) Jitendra Madhukar Patil, 6) Nilesh Madhukar Patil (As Vendors) and M/s. Aditya Enterprises Through its Partners 1) Shripad Shridhar Apte, 2) Jayashree Vikas Gupte, 3) Sulochana Manohar Mhaskar (As Purchasers) regarding land bearing (1) Survey No. 60, Hissa No.5, Area Admeasuring 0H-05R-10P, Asst. 0Rs.-67Paize, (2) Survey No. 60, Hissa No.6, Area Admeasuring 0H-37R-00P, P.K. 0H-03R-00P, Total Area 0H-40R-00P, Asst. 0Rs.-67Paize, and (3) Survey No.61, Hissa No.1, Area Admeasuring 0H-77R-40P, P.K. 0H-01R-30P, Total Area 0H-78R-70P, Asst. 14Rs.-63Paize, Situated at Village KATRAP, Tal.- Ambernath, Dist.-Thane, according to the said Agreement the

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Date: 08/04/2021

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vendors have decided to sale the said lands to purchaser for total amount of **Rs.1,04,00,000/- (Rupees One Crore Four Lakhs only).**

18) Read **Agreement dated 30/06/2007** between 1) Smt. Pramila Shankar Ladge, 2) Ashutosh Shankar Ladge, 3) Abhay Shankar Ladge, 4) Meghavati Shankar Ladge (As owner) and M/s. Aditya Enterprises Through its Partners 1) Shripad Shridhar Apte, 2) Jayashree Vikas Gupte, 3) Sulochana Manohar Mhaskar (As purchaser) regarding land bearing (1) Survey No.60, Hissa No.5, Area Admeasuring 0H-05R-10P, Asst. 0Rs.-67Paise, (2) Survey No.60, Hissa No.6, Area Admeasuring 0H-37R-00P, P.K. 0H-03R-00P, Total Area 0H-40R-00P, Asst. 0Rs.-67Paise, and (3) Survey No.61, Hissa No.1, Area Admeasuring 0H-77R-40P, P.K. 0H-01R-30P, Total Area 0H-78R-70P, Asst. 14Rs.-63Paise, Situated at Village KATRAP, Tal.- Ambernath, Dist.-Thane, according to the said Agreement the owners have sold their share in the above mentioned lands to purchaser for consideration amount of **Rs. 10,00,000/- (Rupees Ten Lakhs Only).**

19) Read **Release Deed on dated 04/08/2008**, duly registered at the Office of Sub-Registrar Ulhasnagar-2 under Serial No.6285/2008, between Jayashri Dattatray Pawar (expired) through legal heirs :- Sanjay Dattatray Pawar, Rajendra Dattatray Pawar, Girish Dattatray Pawar, Sangita Pandurang Shelke; Shakuntala Bharat Banavlekar (expired) through legal heir Tushar Bharat Banavlekar through natural guardian Madhukar Pandurang Patil (Ghorpade) (As Releasors) and Madhukar Pandurang Patil (Ghorpade) (As Releasee) regarding the said lands and other lands, according to the said release deed the Releasors have released their rights, tile & interest and also their share of the said land in favour of Releasee.

20) Read **Mutation Entry No. 2635** certified by Circle Officer Ambernath dated 08/09/2010, the said lands, which were declared as surplus as per Maharashtra Urban Land (Ceiling and Regulation) Act, 1976, under Order of Tahsil Office, Ambernath, by bearing No. Jamnibab/T.3/Kavi-100/06 dated 30/01/2006 and order of Sub-District Officer and Competent Authority, Ulhasnagar, Urban Ceiling, Thane, bearing No.UJC/UJLN-6 (1)/SR-23 Ambernath dated 20/09/2005, and hence, according to the said mutation entry, said order was cancelled and the said land was become free from all encumbrances, the said entry of surplus also deleted from other rights column of the said 7/12 extract of the said lands as per order of Sub-District Officer and Competent Authority, Ulhasnagar, Urban Ceiling, Thane, bearing No.UJC/UJLN-6 (1)/SR-78/Kulgaon dated 06/09/2010, and the name of land owner Pandurang Gopal Patil was mutated.



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- 21) **Mutation Entry No. 2748** on dated 08/08/2011, the said mutation entry is not related to the said land, the said mutation entry is related to Survey No.58/3/1.
- 22) **Read Confirmation Deed on dated 24/08/2011**, duly registered at the Office of Sub-Registrar Ulhasnagar-2 under Serial No.8791/2011, between Tushar Bharat Banavlekar and Madhukar Pandurang Patil (Ghorpade) regarding the said lands and other lands, according to the said Confirmation Deed, Tushar Bharat Banavlekar have legally confirmed the Release Deed dated 04/08/2008, which was duly registered at the Office of Sub-Registrar Ulhasnagar-2 under Serial No.6285/2008, and also which is in favour of Madhukar Pandurang Patil (Ghorpade).
- 23) **Read Notice of Lis-pendency on dated 05/05/2014**, duly registered at the Office of Sub-Registrar Ulhasnagar-2 under serial No.4758/2014, between M/s. Aditya Enterprises Through its Partners Shripad Shridhar Apte, Jayashree Vikas Gupte, Sulochana Manohar Mhaskar vs. Madhukar Pandurang Patil & Others, for the appeal which is filed in the Court of Hon'ble High Court, Mumbai on dated 31/01/2014 bearing Appeal No.729/2013 and hence according to this, Plaintiffs i.e. M/s. Aditya Enterprises Through its Partners Shripad Shridhar Apte, Jayashree Vikas Gupte, Sulochana Manohar Mhaskar have prohibited to create any third party rights, interest in regard to the said property. And hence the said entry is mutated on the 7/12 extract of the said land by **Mutation Entry No. 3034** on dated 17/05/2014 certified by Circle Officer Ambemath, according to the said mutation entry, the Notice of Lis-pendency was registered regarding said lands.
- 24) **Read Sale Deed on dated 02/05/2016**, duly registered at the Office of Sub-Registrar Ulhasnagar-2 under serial No.934/2016, between 1) Madhukar Pandurang Patil, 2) Malvi Madhukar Patil, 3) Hemant Madhukar Patil, 4) Milan Hemant Patil, 5) Mansi Hemant Patil, 6) Parth Hemant Patil, No. 5 & 6 through natural guardian father Hemant Madhukar Patil, 7) Naresh Madhukar Patil, 8) Madhura Naresh Patil, 9) Shreye Naresh Patil, 10) Aryan Naresh Patil, No. 9 & 10 through natural guardian father Naresh Madhukar Patil, 11) Kishor Madhukar Patil, 12) Uma Kishor Patil, 13) Swara Kishor Patil, 14) Jitendra Madhukar Patil, 15) Nilesh Madhukar Patil, 16) Kalyani Nilesh Patil, 17) Tanish Nilesh Patil through natural guardian father Nilesh Madhukar Patil (As Owners) and M/s. Deepaxmi Developers Through Its Partner Mr. Kanitlal Mavji Patel (As Purchasers) and M/s. Aditya Enterprises Through its Partners 1) Shripad Shridhar Apte, 2) Jayashree Vikas Gupte, 3) Sulochana Manohar Mhaskar (As Confirming Party) regarding land bearing (1) Survey No.60, Hissa No.5, Area Admeasuring 0H-05R-10P, Asst. 0Rs.-67Paise, (2) Survey No.60, Hissa No.6, Area Admeasuring 0H-37R-00P, P.K. 0H-03R-00P, Total Area 0H-40R-00P, Asst. 0Rs.-67Paise, and (3) Survey No.61, Hissa No.1, Area Admeasuring 0H-77R-40P, P.K. 0H-01R-30P, Total Area 0H-78R-70P, Asst. 14Rs.-63Paise, Situated at Village KATRAP, Tal.- Ambemath, Dist.-Thane, according to the said Sale Deed, the Owners and Confirming party have sold the said lands to purchaser after settlement of dispute which was filed before the Civil Judge (S.D.), Kalyan and for consideration amount of **Rs.17,50,00,000/- (Rupees Seventeen Crores Fifty**

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25) Read Power of Attorney dated 02/05/2016, duly registered at the Office of Sub-Registrar Ulhasnagar-2 under serial No. 935/2016, between 1) Madhukar Pandurang Patil, 2) Malti Madhukar Patil, 3) Hemant Madhukar Patil, 4) Milian Hemant Patil, 5) Mansi Hemant Patil, 6) Parth Hemant Patil, No. 5 & 6 through natural guardian father Hemant Madhukar Patil, 7) Naresh Madhukar Patil, 8) Madhura Naresh Patil, 9) Shreeya Naresh Patil, 10) Aryana Naresh Patil, No. 9 & 10 through natural guardian father Naresh Madhukar Patil, 11) Kishor Madhukar Patil, 12) Uma Kishor Patil, 13) Swara Kishor Patil, 14) Jitendra Madhukar Patil, 15) Nilesh Madhukar Patil, 16) Kalyani Nilesh Patil, 17) Tanish Nilesh Patil through natural guardian father Nilesh Madhukar Patil (As Principal) and M/s. DeepLaxmi Developers Through Its Partner Mr. Kantilal Mavji Patel (As Power of Attorney Holders). According to the said Power of Attorney the Owners/Principals have granted all the rights, power and authority of the land bearing (1) Survey No. 60, Hissa No.5, Area Admeasuring 0H-05R-10P, Asst. 0Rs.-67Paise, (2) Survey No.60, Hissa No.6, Area Admeasuring 0H-37R-00P, P.K. 0H-03R-00P, Total Area 0H-40R-00P, Asst. 0Rs.-67Paise, and (3) Survey No.61, Hissa No.1, Area Admeasuring 0H-77R-40P, P.K. 0H-01R-30P, Total Area 0H-78R-70P, Asst. 14Rs.-63Paise, Situated at Village KATRAP, Tal.- Ambarnath, Dist.-Thane, to purchasers/power of attorney holders i.e. M/s. DeepLaxmi Developers Through Its Partner Mr. Kantilal Mavji Patel.

26) Read Confirmation Deed on dated 02/05/2016, duly registered at the Office of Sub-Registrar Ulhasnagar-2 under Serial No.936/2016, between 1) Smt. Pramila Shankar Ladje, 2) Ashutosh Shankar Ladje, 3) Abhay Shankar Ladje, 4) Meghavati Shankar Ladje through Power of Attorney Holder Manohar Kanhu Mhaskar and M/s. DeepLaxmi Developers Through Its Partner Mr. Kantilal Mavji Patel regarding the said land bearing Survey No.60/5, 60/6 & 61/1 and other lands, according to the said Confirmation Deed, Smt. Pramila Shankar Ladje & others have legally confirmed the Sale Deed dated 02/05/2016 which was duly

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registered at the Office of Sub-Registrar Ulhasnagar-2 under Serial No.934/2016, between the 1) Madhukar Pandurang Patil & others (As Owners/Vendors) and M/s. Deeplaxmi Developers Through Its Partner Mr. Kantilal Mavji Patel (As Purchasers).

27) Read **Mutation Entry No. 3158** on dated 05/05/2016 certified by Circle Officer Ambernath, according to the said mutation entry, the land owners i.e. 1) Madhukar Pandurang Patil, 2) Malti Madhukar Patil, 3) Hemant Madhukar Patil, 4) Mian Hemant Patil, 5) Mansi Hemant Patil, 6) Parth Hemant Patil, No. 5 & 6 through natural guardian father Hemant Madhukar Patil, 7) Naresh Madhukar Patil, 8) Madhura Naresh Patil, 9) Shreyya Naresh Patil, 10) Aryan Naresh Patil, No. 9 & 10 through natural guardian father Naresh Madhukar Patil, 11) Kishor Madhukar Patil, 12) Uma Kishor Patil, 13) Swara Kishor Patil, 14) Jitendra Madhukar Patil, 15) Nilesh Madhukar Patil, 16) Kalyani Nilesh Patil, 17) Tanish Nilesh Patil through natural guardian father Nilesh Madhukar Patil have sold the lands bearing Survey No.60/5, 60/6 & 61/1 to M/s. Deeplaxmi Developers Through Its Partner Mr. Kantilal Mavji Patel for consideration amount of Rs.18,00,00,000/- (Rupees Eighteen Crores only). And also Notice of Lis-pendency on dated 05/05/2014, which was duly registered at the Office of Sub-Registrar Ulhasnagar-2 under serial No. 4758/2014, between M/s. Aditya Enterprises Through its Partners Shripad Shridhar Apte, Jayashree Vikas Gupta, Sulochana Manohar Mhaskar vs. Madhukar Pandurang Patil & Others, for the appeal which is filed in the Court of Hon'ble High Court, Mumbai on dated 31/01/2014 bearing Appeal No.729/2013 for prohibiting to create any third party rights, interest in regard to the said property, is deleted according to the said entry.

28) Read **Mutation Entry No. 3196** certified by Circle Officer Ambernath on dated 21/02/2018. According to the said mutation entry, by utilizing E-Mutation Project under edit module by virtue of Government Gazzete No. ट. प्र. ३/११.११.१८०/१-१, dated 07/05/2016, for comparing Handwritten and Computerized Revenue Record exactly, the Tahsildar Ambernath, Dist. Thane, by Order dated 28/07/2018 passed an order for amendment in computerized 7/12 extract of the said land and other lands situated at Katrap.

29) Read **Mutation Entry No. 3225** certified by Circle Officer Ambernath on dtd. 22/08/2017. The Area Admeasuring 0H-03R-22P of land bearing Survey No. 0H-03R-22P of Area Admeasuring 0H-09R-974P of land bearing Survey No. 60/6 was



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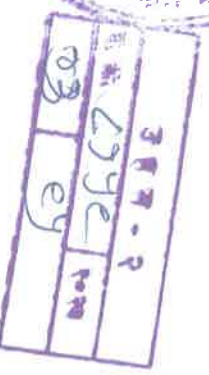
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reserved by Kulgaon Badlapur Municipal Council for Park by Reservation No.11 and for Secondary School by Reservation No. 14 and hence the owner of the said land M/s. Deepplxmi Developers Through Its Partner Mr. Kantilal Mayji Patel have conveyed the said land to Kulgaon Badlapur Municipal Council Through Chief Officer by Sale Deed dtd. 12/07/2017 for land bearing Survey No. 60/5 & 60/6, and the said Sale Deed was duly registered at the office of Sub-Registrar Ullhasnagar-2 by bearing no. 8722/2017 and hence the name of Kulgaon Badlapur Municipal Council Through Chief Officer was mutated on 7/12 extract of said land.

30) Read **Mutation Entry No. 3237** certified by Circle Officer Ambernath on dtd. 07/10/2017. According to the said mutation entry, As per Maharashtra Government & Forest Department notification on dated 05/01/2017 the Letter of Hon'ble Divisional Kokan Commissioner bearing No. शस/कांफ 5/गणनाम/ससस/परिच/2017 on dated 19/06/2017 & Maharashtra Land Revenue Code 1966 Sec. 42 (B) & (C), & Sec. 2 of Maharashtra Regional Town Planning 1966, finally published in Development Scheme/Regional Scheme published by state Government, the land Owner M/s. Deepplxmi Developers Through Its Partner Mr. Kantilal Mayji Patel have paid Converted Tax and Non Agriculture Tax of amount Rs. 8104/- by Challan No. 54/2017 on dated 24/01/2017. And therefore, the said land was converted into non-agriculture use by the letter of Tahsildar Ambernath bearing No. शस/क-1/रे.3/समीनबाब/क.क/कादि-237/2017, as per the letter Additional Collector Thane शसस/क-1/रे, 2/कादि 07/2017 dated 24/07/2017. And accordingly, the entry of non-agriculture land was mutated on the 7/12 extract of the said land by the said mutation entry.

31) Read **Mutation Entry No. 3251** certified by Circle Officer Ambernath on dated 27/11/2017. According to the said mutation entry, by utilizing E-Mutation Project under re-credit module by virtue of Government Gazette No. ट. श. अ./ग.क.





१८०/८-१, dated 07/05/2016, for comparing Handwritten and Computerized Revenue Record exactly, the Tahsildar Ambernath, Dist. Thane, by Order dated 06/11/2017 passed an order for amendment in computerized 7/12 extract of the said land and other lands situated at Katrap.

32) Read **Mutation Entry No. 3254** certified by Circle Officer Ambernath on dated 23/11/2018. According to the said mutation entry, by utilizing E-Mutation Project under re-edit module by virtue of Government Gazette No. १. १. ३१./१.१. १८०/८-१, dated 07/05/2016, for comparing Handwritten and Computerized Revenue Record exactly, the Tahsildar Ambernath, Dist. Thane, by Order dated 15/11/2017 passed an order for amendment in computerized 7/12 extract of the said land and other lands situated at Katrap.

33) Read **Mutation Entry No. 3293** certified by Circle Officer Ambernath on dated 23/11/2018. According to the said mutation entry, by utilizing E-Mutation Project under re-edit module by virtue of Government Gazette No. १. १. ३१./१.१. १८०/८-१, dated 07/05/2016, for comparing Handwritten and Computerized Revenue Record exactly, the Tahsildar Ambernath, Dist. Thane, by Order dated 19/02/2018 passed an order for amendment in computerized 7/12 extract of the said land and other lands situated at Katrap.

34) Certified Copy of Decree of Special Civil Suit No. 514/2010 dtd. 14/07/2016 Hon'ble Civil Judge have passed the order in Special Civil Suit no. 514/2010 on 12/05/2016 that, "Plaintiffs, Defendants and their advocates present. It appears from the joint consent pursis Exh. 63 that the parties have settled their climes amicably out of court. In view of the same suit stands disposed as settled. Decree be drawn accordingly and Court fees be refunded as per rules."

35) Read **Mutation Entry No. 3522** certified by Circle Officer Ambernath on dated 22/03/2021. According to the said mutation entry, as per rectified Order of Tahasildar Ambernath on dated 22/03/2021 bearing no. Durusti/6/2021/2021 Sec 155 of Maharashtra Revenue Code 1966 the area of land bearing Survey No.60, Hissa No.5, is rectified. And therefore as per order of Tahasildar Ambernath the 7/12 extract stood Rectified.

36) Read Search Report issued by Searcher Shri. Satish A. Farad on dated 07/04/2021 for the period of 30 years i.e. from 1992 to 2021 regarding the said



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land bearing Survey No.60, Hissa No.5, Area Admeasuring 0H-05R-10P, Asst. 0Rs.-67Paise, (2) Survey No.60, Hissa No.6, Area Admeasuring 0H-37R-00P, P.K. 0H-03R-00P, Total Area 0H-40R-00P, Asst. 0Rs.-67Paise, and (3) Survey No.61, Hissa No.1, Area Admeasuring 0H-77R-40P, P.K. 0H-01R-30P, Total Area 0H-78R-70P, Asst. 14Rs.-63Paise, Situated at Village KATRAP, Tal.- Ambemath, Dist.-Thane and there is no adverse entry on the Index of the said land except mentioned above.

SCHEDULE OF PROPERTY - II

TRACING OF TITLE :-

A DOCUMENTS PERUSED :-

- 37) Read 7/12 extract of Survey No.62, Hissa No.1, Area Admeasuring 0H-81R-30P, P.K. 0H-06R-60P, Total Area 0H-87R-90P, Asst. 15Rs.-87Paise, Situated at Village KATRAP, Tal - Ambemath, Dist - Thane issued by Talathi Saja Kulgaon, Tal.-Ambemath, in favour of Shri. Jayram Amruta Bhande (owned Area 0H-37R-35P + P.K. 0H-06R-60P) and M/s. Deelaxmi Developers Through Its Partner Mr. Kantilal Mavji Patel (owned Area 0H-43R-95P).
- 38) Read Mutation Entry No. 92, according to the said mutation entry, the land owner Abdul Karim Dadamiya Attar, Jainamiya Chandubhai Attar, Gulam Hussain Sajjan Attar had mortgaged the said Survey No. 62/1 and other lands to Vishnu Laxman Phadke by Mortgage on dtd. 22/06/1942 for amount of Rs. 250/-.
- 39) Read Mutation Entry No. 145 the said mutation entry is not related to the said Survey No. 62/1.

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40) **Read Mutation Entry No. 340** certified by Circle Officer Ambernath. According to the Mutation entry, the said land was purchased by the tenant Mr. Jayram Amruta Bhande from landlord Abdul Karim Dadamiya by order of Additional Mamledar bearing Order No. No.24, dtd. 16/12/1951 under sec. 32G of Bombay Tenancy & Agriculture Act for purchase price of Rs. 1726/- and it is to be paid & hence the said land was mutated in the name of Tenant & charge of landlord kept in the other rights column of 7/12 extract of said land. The said land was subject of provision of Sec. 43 of Bombay Tenancy & Agriculture Act.

41) **Read Mutation Entry No. 1037** the said mutation entry is not related to the said Survey No. 62/1. The said mutation entry is related to Survey No. 67/4 ,34/6/2, 36/6/2

42) **Read Mutation Entry No. 1082** certified by Circle Officer Amberanath on dt.26/04/2002. The tenant of the said land Mr. Jayram Amruta Bhande had paid the charge of previous land owner Abdul Karim Dadamiya & hence, according to 32M Certificate bearing No. 32M/15/7, the charge of the said land which was in the other rights column was deleted on the 7/12 extract.

43) **Read Mutation Entry No. 1650** Certified by Circle Officer Ambernath. According to the Hukum No. RTS 387 on dated 18/02/1989, declared the said land & others land as Surplus Land under provision of Urban Land (Ceiling and Regulation) Act 1976 & therefore according to said mutation entry said land is mutated as surplus land of 7/12 extract of the said land.

44) **Read Mutation Entry No. 2360** certified by Circle Officer Ambernath dated 16/10/2006, according to the said mutation entry, the said lands were declared as surplus as per Maharashtra Urban Land (Ceiling and Regulation) Act, 1976 and according to the Order of Tahsil Office, Ambernath, by bearing No. Jamnibab/T.3/Kavi-100/06 dated 30/01/2006 and order of Sub-District Officer and Competent Authority, Ulhasnagar, Urban Ceiling, Thane, bearing No.ULC/ULN-6 (1)/SR-23 Ambernath dated 20/09/2005, the name of "Government of Maharashtra" was also mutated & entered on 7/12 extract of the said land & other lands.

45) **Read Mutation Entry No. 2649** certified by Circle Officer Ambernath on dtd.02/11/2010. As per Sec. 10(3) & 10(5) of ULCR 1976, the name of

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Government of Maharashtra was mutated in the other rights column in 7/12 extract of land bearing Survey No. 62, Hissa No. 1 and thereafter under Provisions of Urban Land Ceiling & Regulation Act 1976 and by order no. ULC/ULN/ 6(1) SR-3/ Katrap on dated. 07/10/2010. The said land was declared free hold and the name of land owner was mutated on the 7/12 extract of said land. The entry of Government of Maharashtra was deleted from other rights column of 7/12 extract of said lands.

46) Read Mutation Entry No. 2754 certified by Circle Officer Ambernath on dtd. 09/09/2011. According to the said Mutation Entry, the said land and other lands are owned by Jayram Amruta Bhande, Janabai Laxman Gage, Fasubai Narayan Lahane, Sonabai Jaywant Patil, out of this Janabai Laxman Gage, Fasubai Narayan Lahane, Sonabai Jaywant Patil have released their rights, title, interest upon the said land & other lands for in favour of Shri. Jayram Amruta Bhande by Release Deed on dtd. 02/11/2010, 15/06/2007 & 11/08/2011, which is duly registered at the Office of Sub-Registrar Ulhasnagar at Sr. No. 8408/2011, 3044/2007 & 10270/2010. And hence, the name of Janabai Laxman Gage, Fasubai Narayan Lahane, Sonabai Jaywant Patil were deleted from the 7/12 extract of the said land.

47) Read Mutation Entry No. 3065 certified by Circle Officer Ambernath on dt. 12/12/2014. According to the said mutation entry, Mr. Jayram Amruta Bhande has paid the 40 times of revenue of the said land & other lands to the Government as per Order by Tahsildar & Agriculture Land Tribunal Ambernath bearing Order No. Tenancy/Change in Tenure/ SR-14/136, dated 25/11/2014, hence, the condition of Section 43 of Tenancy Act was deleted.

48) Read Mutation Entry No. 3254 certified by Circle Officer Ambernath on dated 23/11/2018. According to the said mutation entry by utilizing E-Mutation



Project under re-edite module by virtue of Government Gazzete No. र. फ़. अ./र.फ़. १८०/र-१, dated 07/05/2016, for comparing Handwritten and Computerized Revenue Record exactly, the Tahsildar Ambernath, Dist. Thane, by Order dated 15/11/2017 passed an order for amendment in computerized 7/12 extract of the said land and other lands situated at Katrap.

49) **Read Sale Deed on dated 16/05/2018** duly registered at the Office of Sub-Registrar Ulhasnagar-2 at Serial No. 6260/2018 between, Shri. Jayram Amruta Bhande (as Vendor) And M/s. Deeplaxmi Developers through its partner Shri. Kantilal Mavji Patel (as purchasers) And Mrs. Shakuntala Jayram Bhande, 2) Shri. Rajendra Jayram Bhande, 3) Shri. Ramesh Jayram Bhande, 4) Shri. Sanjay Jayram Bhande (as the Confirming Party). The Vendor & Confirming Party has sold the land bearing Survey No. 62/1, area admsg. 0H-43R-95P out of total land situated at Katrap to Purchasers for consideration of Rs.7,71,90,000/-.

50) **Read Power of Attorney dated 16/05/2018** duly registered at the Office of Sub-Registrar Ulhasnagar-2 at Serial No. 6261/2018, between Shri. Jayram Amruta Bhande (As Principal), And M/s. Deeplaxmi Developers through its partner Shri. Kantilal Mavji Patel (As Power of Attorney Holders) And Mrs. Shakuntala Jayram Bhande, 2) Shri. Rajendra Jayram Bhande, 3) Shri. Ramesh Jayram Bhande, 4) Shri. Sanjay Jayram Bhande (as the Confirming Party). According to the said Power of Attorney the Owners/Principals & Confirming Party have granted all the rights, power and authority of the land bearing Survey No. 62/1, area admsg. 0H-43R-95P out of total land, Situated at Village KATRAP, Tal.- Ambernath, Dist.-Thane to purchasers/power of attorney holders.

51) **Read Mutation Entry No. 3326** Certified by Circle Officer Ambernath on dtd. 20/06/2018. According to the said Mutation Entry, the said land bearing Survey No. 62/1, area admsg. 0H-43R-95P cut of total land was purchased by M/s. Deeplaxmi Developers through its partner Shri. Kantilal Mavji Patel from Shri. Jayram Amruta Bhande by Sale Deed on dated 16/05/2018 duly registered at the Office of Sub-Registrar Ulhasnagar-2 at Serial No. 6260/2018. And hence, according to the said Sale Deed the name of M/s. Deeplaxmi Developers through its partner Shri. Kantilal Mavji Patel stood mutated on the 7/12 extract of the said land for area admsg. 0H-43R-95P as Owner.

52) **Read Mutation Entry No. 3420** certified by Circle Officer Ambernath on dtd. 04/07/2019. The Collector Thane, Collector Office Thane have granted non-



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agriculture permission for the said land i.e. Survey No. 62/1, 91/6 by Order bearing No. ११५१/४-१/६.१.२/१०१७ on dated 24/07/2017 in favour of M/s. **Deeplaxmi Developers Through Its Partners 1) Mr. Kantilal Mavji Patel, 2) Mr. Manohar Kanhu Mhaskar, 3) Mr. Vikas Raghunath Gupte, 4) Mr. Narendra Bhagwan Desai** and therefore, the entry of non-agriculture land was mutated on the 7/12 extract of the said land by the said mutation entry.

53) Read Search Report issued by Searcher Shri. Satish A. Farad on dated 07/04/2021 for the period of 30 years i.e. from 1992 to 2021 regarding the said land bearing Survey No.62, Hissa No.1, Area Admeasuring **0H-81R-30P, P.K. 0H-06R-60P, Total Area 0H-87R-90P, Asst. 15Rs.-87Paise**, Situated at Village **KATRAP**, Tal- Ambernath, Dist.-Thane and there is no adverse entry on the Index of the said land except mentioned above.

SCHEDULE OF PROPERTY - III

TRACING OF TITLE :-

A DOCUMENTS PERSUED :-

54) Read 7/12 extract of Survey No.91, Hissa No.4, Area Admeasuring **0H-32R-10P, Asst. 2933Rs.-94Paise**, Situated at Village **KATRAP**, Tal - Ambernath, Dist - Thane issued by Talathi Saja Kulgaon, Tal.-Ambernath, in favour of **M/s. Deeplaxmi Developers Through Its Partners 1) Mr. Kantilal Mavji Patel, 2) Mr. Vikas Raghunath Gupte, 3) Mr. Manohar Kanhu Mhaskar.**

55) Read Mutation Entry No. 117, according to the said mutation entry, the Family partition was made between 1) Shri. Jaiu Namaji Patil, 2)Shri. Narayan Namaji Patil 3) Shri. Nana Namaji Patil for joint property and said land bearing Survey No. 91, Hissa No. 4 was parted & mutated in the name of Shri. Nana Namaji Patil.





56) **Read Mutation Entry No. 866** Certified by Circle Officer Ambernath on dtd. 25/12/1975. As per written statement given by Shri. Nana Namaji Raut, the said land and other lands are given in his sons name i.e. 1) Tukaram Nana Raut, 2) Pandurang Nana Raut & 3) Dharna Nana Raut and the said Survey No. 91/4 had came to the share of Dharna Nana Raut.

57) **Read Mutation Entry No. 1650** Certified by Circle Officer Ambernath. According to the Hukum No. RTS 387 on dated 18/02/1989, declared the said land & others land as Surplus Land under provision of Urban Land (Ceiling and Regulation) Act 1976 & therefore according to said mutation entry said land is mutated as surplus land of 7/12 extract of the said land.

58) **Read Mutation Entry No. 2328** certified by Talathi Saja Kulgaon on dated 22/06/2005, according to the said mutation entry, the said land and others land mentioned in the said mutation entry were declared excess according to provisions of Urban Land (Ceiling & Regulation) Act, 1976 and therefore according to Sec.10, Sub-section 5, the said land was mutated in the name of Government of Maharashtra by order bearing No.U LC/U L N/T-1/VASHI-84 and the name of land owners/vendors was kept in other rights column.

59) **Read Mutation Entry No. 2335** Certified by Circle Officer Ambernath on dtd.05/10/2005. According to the said mutation entry, the land holded excess by the landlord and therefore according to the order issued by Additional District Collector Thane & Competent Authority Ulhasnagar Agglomeration Thane bearing no. ULC/U L N/6(1) Vashi/152 the name of land owner was deleted and the name of 'Govt. of Maharashtra' was mentioned in the 7/12 extract of said land.

60) **Read Mutation Entry No. 2631** certified by Circle Officer Ambernath on dtd. 06/09/2010, according to the said mutation entry, Application was filed by Land owners Mr. Dharna Nana Raut for deleting the entry of Government of Maharashtra upon 7/12 extract of said land. And therefore as per order of Ld. Additional District Collector & Competent Authority Ulhasnagar Agglomeration Thane dated 29/07/2010 bearing No. ULC/U L N/6(1) SR-5 Katrap. The name of Government of Maharashtra was deleted and the name of original land owners was mutated on 7/12 extract of the said land.





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- 61) Read Mutation Entry No. 2997 certified by Circle Officer Ambernath on dated 28/10/2013. According to the said mutation entry, land owners i.e. (1) Dharma Nana Raut (Patil), (2) Nirmala Dharma Patil, (3) Surekha Bhalchandra Shelar Alias Vimal Dharma Raut (Patil) have sold the said land & other lands to
- 1) Mr. Bhagwan Dharma Patil, 2) Mr. Prakash Dharma Patil, 3) Mr. Ananta Dharma Patil, 4) Mr. Janardhan Dharma Patil, 5) Mr. Surdas Dharma Patil for amount of Rs.31,00,000/- (Rupees Thirty One Lakhs only) by Sale Deed on dated 03/10/2013, duly registered at the Officer of Sub-Registrar Ullhasnagar-2 under Serial No.11212/2013. And hence, according to the said Sale Deed the names of
- 1) Mr. Bhagwan Dharma Patil, 2) Mr. Prakash Dharma Patil, 3) Mr. Ananta Dharma Patil, 4) Mr. Janardhan Dharma Patil, 5) Mr. Surdas Dharma Patil were mutated on the 7/12 extract of the said land as owners.
- 62) Read Agreement for Sale dated 15/02/2017, duly registered at the Office of Sub-Registrar Ullhasnagar-2 under Serial No. 1539/2017 between 1) Mr. Bhagwan Dharma Patil, 2) Mr. Prakash Dharma Patil, 3) Mr. Ananta Dharma Patil, 4) Mr. Janardhan Dharma Patil, 5) Mr. Surdas Dharma Patil (As Owners/Vendors) & Balaji Developers Through Its Partner 1) Mr. Bharat Vejibhai Tank, 2) Mr. Haresh Purshotam Chouhan, 3) Mr. Janardhan Dharma Patil, 4) Mr. Surdas Dharma Patil (As Purchasers) regarding land bearing Survey No.91, Hissa No.4, Area Admeasuring 0H-32R-1P i.e. 3839.16 Sq. Yards, Asst. 3Rs.-00Paise, Situated at Village KATRPA, Tal.- Ambernath, Dist.-Thane. According to the said Sale Deed land owners/vendors have sold, conveyed the above mentioned land to Purchasers.
- 63) Read Power of Attorney dated 15/02/2017, duly registered at the Office of Sub-Registrar Ullhasnagar-2 under Serial No. 1540/2017 between 1) Mr. Bhagwan Dharma Patil, 2) Mr. Prakash Dharma Patil, 3) Mr. Ananta Dharma Patil, 4) Mr. Janardhan Dharma Patil, 5) Mr. Surdas Dharma Patil (As Principals)

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& Balaji Developers Through Its Partner 1) Mr. Bharat Veljibhai Tank, 2) Mr. Haresh Purshottam Chouhan, 3) Mr. Janardhan Dharmna Patil, 4) Mr. Surdas Dharmna Patil (As Power of Attorney Holders), According to the said Power of Attorney the Owners/ Principals have granted all the rights, power and authority of the land bearing Survey No.91, Hissa No.4, Area Admeasuring OH-32R-1P i.e. 3839.16 Sq. Yards, Asst. 3Rs.-00Paise, Situated at Village KATRAP, Tal.-Ambernath, Dist.-Thane to purchaser/power of attorney holders.

64) Read **Sale Deed on dated 16/04/2019**, duly registered at the Officer of Sub-Registrar Ulhasnagar-2 under Serial No.5780/2019, executed between, 1) Mr. Ananta Dharmna Patil, 2) Mr. Janardhan Dharmna Patil, 3) Mr. Prakash Dharmna Patil, 4) Mr. Bhagwan Dharmna Patil, 5) Mr. Surdas Dharmna Patil (as Vendors), And M/s. Deeplaxmi Developers, through its partner Shri. Kantilal Mavyi Patel, 2) Shri. Vikas Raghunath Gupte, 3) Shri. Manohar Kanhu Mhaskar (as the Purchasers), And M/s. Balaji Developers, Through Its Partner 1) Mr. Bharat Veljibhai Tank, 2) Mr. Haresh Purshottam Chouhan, 3) Mr. Janardhan Dharmna Patil, 4) Mr. Surdas Dharmna Patil (as the Confirming Party), in respect of land bearing Survey No. 91/4, area admsng. OH-32R-10P, Situated at Village KATRAP, Tal.- Ambernath, Dist.-Thane for amount of Rs.5,11,50,000/- (Rupees Five Crores Eleven Lakhs Fifty Thousand only) out of this Rs.1,11,50,000/- (Rupees One Crore Eleven Lakhs Fifty Thousand only) to Land Owners and Rs.4,00,00,000/- (Rupees Four Crores only) to the Confirming Party.

65) Read **Power of Attorney dated 16/04/2019**, duly registered at the Officer of Sub-Registrar Ulhasnagar-2 under Serial No.5781/2019, between 1) Mr. Ananta Dharmna Patil, 2) Mr. Janardhan Dharmna Patil, 3) Mr. Prakash Dharmna Patil, 4) Mr. Bhagwan Dharmna Patil, 5) Mr. Surdas Dharmna Patil (As Principals), And M/s. Deeplaxmi Developers, through its partner Shri. Kantilal Mavyi Patel, 2) Shri. Vikas Raghunath Gupte, 3) Shri. Manohar Kanhu Mhaskar (As Power of Attorney Holders). According to the said Power of Attorney the Owners/Principals have granted all the rights, power and authority of the land bearing Survey No. 91/4, area admsng. OH-32R-10P, Situated at Village KATRAP, Tal.- Ambernath, Dist.-Thane to purchasers/power of attorney holders.

66) Read **Mutation Entry No. 3400** certified by Circle Officer Ambernath on dated 13/05/2019. According to the said mutation entry, land owners i.e. 1) Mr.

1) Mr. Ananta Dharmna Patil, 2) Mr. Janardhan Dharmna Patil, 3) Mr. Prakash Dharmna



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Patil, 4) Mr. Bhagywan Dharma Patil, 5) Mr. Surdas Dharma Patil have sold the said land to M/s. Deepplxmi Developers, through its partner Shri. Kantilal Mavji Patel, 2) Shri. Vikas Raghunath Gupte, 3) Shri. Manohar Kanhu Mhaskar by Sale Deed on dated 16/04/2019, duly registered at the Officer of Sub-Registrar Ulhasnagar-2 under Serial No.5780/2019. And hence, according to the said Sale Deed the names of M/s. Deepplxmi Developers, through its partner Shri. Kantilal Mavji Patel, 2) Shri. Vikas Raghunath Gupte, 3) Shri. Manohar Kanhu Mhaskar were mutated on the 7/12 extract of the said land as owners.

67) Read **Mutation Entry No. 3421** certified by Circle Officer Ambernath on dtd. 04/07/2019. The Collector Thane, Collector Office Thane have granted non-agriculture permission for the said land i.e. Survey No. 62/1, 91/6 by Order bearing No. ११११/१-१२/१११-७/२०१७ on dated 24/07/2017 in favour of M/s. **Deepplxmi Developers Through Its Partners 1) Mr. Kantilal Mavji Patel, 2) Mr. Manohar Kanhu Mhaskar, 3) Mr. Vikas Raghunath Gupte, 4) Mr. Narendra Bhagwan Desai** and therefore, the entry of non-agriculture land was mutated on the 7/12 extract of the said land by the said mutation entry.

68) Read Search Report issued by Searcher Shri. Satish A. Farad on dated 07/04/2021 for the period of 30 years i.e. from 1992 to 2021 regarding the said land bearing **Survey No.91, Hissa No.4, Area Admeasuring 0H-32R-1P, Asst. 3Rs.-00Paise**, Situated at Village **KATRAP**, Tal.- Ambernath, Dist.-Thane and there is no adverse entry on the Index of the said land except mentioned above.

SCHEDULE OF PROPERTY - IV

TRACING OF TITLE :-

A DOCUMENTS PERSUED :-

69) Read 7/12 extract of **Survey No.91, Hissa No.6, Area Admeasuring 0H-15R-40P, Asst. 1407Rs.-56Paise**, Situated at Village **KATRAP**, Tal -

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Ambernath, Dist - Thane issued by Talathi Saja Kulgaon, Tal.-Ambernath, in favour of **M/s. Deeplaxmi Developers Through Its Partners 1) Mr. Kantilal Mavji Patel, 2) Mr. Manohar Kanhu Mhaskar, 3) Mr. Vikas Raghunath Gupte.**

70) Read **Mutation Entry No. 135**, the said mutation entry is related to standard area declared by Mumbai Government by Resolution No. 5869/457, dtd. 17/05/1950 for the said land.

71) Read **Mutation Entry No. 185** Certified by Circle Officer Ambernath. According to the said mutation entry, the said land owned by Yashwant Vishnu Joshi, but the said cultivating by Pandu Dhau Bhande, therefore his name is mutated on the 7/12 extract of the said land as a Protected Tenant as per sec. 3 of Bombay Tenancy Act.

72) Read **Mutation Entry No. 417** Certified by Circle Officer Ambernath. According to the Mutation entry, the said land was purchased by the tenant Shri. Pandu Dhau Bhande from landlord Yashwant Vishnu Joshi by order of Additional Mamledar bearing Order No. No.54, dtd. 26/03/1962 under sec. 32G of Bombay Tenancy & Agriculture Act for purchase price of Rs. 257/- on dtd. 31/12/1962 and it is to be paid within 3 installments & hence, the said land was mutated in the name of Tenant & charge of landlord kept in the other rights column of 7/12 extract of said land. The said land was subject of provision of Sec. 43 of Bombay Tenancy & Agriculture Act.

73) Read **Mutation Entry No. 469** Certified by Circle Officer Ambernath, according to the said mutation entry, the previous land owner i.e. Shri. Pandu Dhau Bhande have expired before 3 years and he leaving behind his following legal heirs :-

- (1) Ganpat Pandu Bhande - Son
- (2) Ziparu Pandu Bhande - Son
- (3) Waman Padnu Bhande - Son
- (4) Vasudev Pandu Bhande - Son
- (5) Yamubai Kamlu Tare - Daughter

Hence, the name of above legal heirs were mutated on the 7/12 extract of the said lands as owners.



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74) Read **Mutation Entry No. 1720** certified by Circle Officer Ambernath on dtd. 03/01/1990. According to the said mutation entry, the Co-owner i.e. Shri. Ganpat Pandu Bhande have expired before 2 years and he leaving behind his following legal heirs :-

- (1) Vinayak Ganpat Bhande – Son
- (2) Raghunath Ganpat Bhande – Son
- (3) Anant Ganpat Bhande – Son
- (4) Pandharinath Ganpat Bhande – Son
- (5) Chintaman Ganpat Bhande – Son
- (6) Kusum Shankar Patil – Son
- (7) Smt. Jijabai Ganpat Bhande – Wife

Hence, the name of above legal heirs were mutated on the 7/12 extract of the said lands as owners.

75) Read **Mutation Entry No. 2099** certified by Circle Officer Ambernath on dt.29/01/1999. The tenant of the said land Mr. Pandu Dhau Bhande had paid the charge of Rs.257.31/- & hence, according to 32M Certificate bearing No. 3311, dtd. 21/11/1998, the charge of the said land which was in the other rights column was deleted on the 7/12 extract.

76) Read **Mutation Entry No. 2363** certified by Circle Officer Ambernath on dtd. 05/01/2007. According to the said mutation entry, the Co-owner i.e. Shri. Raghunath Ganpat Bhande have expired on dtd. 01/07/2006 and he leaving behind his following legal heirs :-

- (1) Smt. Gulab Raghunath Bhande – Wife
- (2) Mrs. Ratan Natha Bhopi – Daughter
- (3) Mrs. Sangita Sanjay Kalekar – Daughter
- (4) Shri. Raju Raghunath Bhande – Son
- (5) Mrs. Kunda Utam Dalvi – Daughter

Hence, the name of above legal heirs were mutated on the 7/12 extract of the said lands as owners.





77) Read Mutation Entry No. 2453 certified by Circle Officer Ambernath on dtd. 27/08/2008. According to the said mutation entry, the Co-owner i.e. Shri. Ziparu Pandu Bhande have expired on dtd. 29/04/1999 and he leaving behind his wife - Smt. Barkabai Ziparu Bhande as legal heirs and he is not having son and daughter as legal heirs.

The Co-owner i.e. Shri. Waman Pandu Bhande has expired on dtd.

04/08/1993 and he leaving behind his following legal heirs:-

- 1) Shri. Suresh Waman Bhande - Son
 - 2) Late. Chandrakant Waman Bhande – (Died Son)
 - i) Smt. Behitai Chandrakant Bhande – Daughter in law
 - ii) Kum. Harshala Chandrakant Bhande – Grand Daughter
 - iii) Kum. Pradnya Chandrakant Bhande – Grand Daughter
 - iv) Kum. Pramila Chandrakant Bhande – Grand Daughter
- For Sr.No. (ii) to (iv) guardian mother Smt. Behitai Chandrakant Bhande
- 3) Late. Ganpat Waman Bhande (Son expired in the year 1985)
 - i) Smt. Gulab Ganpat Bhande – Daughter in law
 - ii) Kum. Prathmesh Ganpat Bhande – Grand Son
 - iii) Kum. Chiya Ganpat Bhande – Grand daughter
- For Sr.No. (ii) & (iii) guardian mother Smt. Gulab Ganpat Bhande
- 4) Smt. Yamunabai Arna Mundhe – Daughter

Late. Jijabai Ganpat Bhande have expired in the year 1987 and she leaving behind his following legal heirs:-

- 1) Shri. Anant Ganpat Bhande - Son
- 2) Late Vinayak Ganpat Bhande – Son expired on dtd. 05/03/2000
 - i) Late Shevantabai Vinayak Bhande had expired on dtd. 31/12/2007
 - ii) Shri. Balaram Vinayak Bhande – Grandson
 - iii) Shri. Ramesh Vinayak Bhande – Grandson
 - iv) Shri. Ganes Vinayak Bhande – Grandson
 - v) Shri. Pandit Vinayak Bhande – Grandson
 - vi) Mrs. Sadhana Ravindra Bhoir – Grand Daughter
 - vii) Mrs. Indubai Gurnurnath Thanage – Grand Daughter
- 3) Late Raghunath Ganpat Bharde – Son expired in the year 2006
 - i) Smt. Gulab Raghunath Bhande – Daughter in law





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- ii) Mrs. Ratan Natha Bhopi – Grand Daughter
- iii) Mrs. Sangita Sanjay Kalekar – Grand Daughter
- iv) Shri. Raju Raghunath Bhande – Grand Son
- v) Kunda Utram Dalvi – Grand Daughter
- 4) Late Pandharinath Ganpat Bhande – Son expired on dtd. 13/01/1990.
 - i) Late Gulab Pandharinath Bhande – Daughter in law expired in the year 1992
 - ii) Shri. Sunil Pandharinath Bhande – Grand Son
 - iii) Kavita Naresh Bhane – Grand Daughter
 - 5) Shri. Chintaman Ganpat Bhande – Son
 - 6) Smt. Kusum Shankar Patil – Daughter

Hence, the name of above legal heirs were mutated on the 7/12 extract of the said lands as owners.

78) Read **Mutation Entry No. 2454** Certified by Circle Officer Ambernath, according to the said mutation entry, the previous land owner i.e. Smt. Gunabai Kamalu Tare have expired on dtd. 11/12/1985 and she leaving behind her following legal heirs :-

- (1) Shri. Madhukar Kamlu Tare – Son
- (2) Smt. Shobha Maruti Thanage – Daughter
- (3) Late. Manjibai Kamlu Tare – Daughter had expired unmarried before 20-25 years.
- (4) Late. Dattatray Kamlu Tare – Son had expired unmarried before 25-26 years.

Hence, the name of above legal heirs were mutated on the 7/12 extract of the said lands as owners.

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79) Read Deed of Cancellation dated 27/02/2019, duly registered in the office of Sub-Registrar Ulhasnagar-2 at Sr. No. 2948/2019, executed between, M/s. Mahadev Builders & Developers through its partner Shri. Nitant Narendra Desai (as Developer), And 1) Shri. Anant Ganpat Bhande, 2) Shri. Chintaman Ganpat Bhande, 3) Smt. Gulab Raghunath Bhande, 4) Shri. Ratan Natha Bhopi, 5) Mrs. Sangita Sanjay Kalekar, 6) Shri. Raju Raghunath Bhande, 7) Mrs. Kunda Uttam Dalvi, 8) Smt. Behitai Chandrakant Bhande, 9) Smt. Barkabai Ziparu Bhande, 10) Shri. Suresh Waman Bhande, 11) Yamunabai Anna Mundhe, 12) Shri. Sunil Pandharinath Bhande, 13) Smt. Kavita Naresh Bhawe, 14) Shri. Madhukar Kamlu Tare, 15) Smt. Shobha Maruti Thanage, 16) Smt. Gulab Ganpat Bhande, 17) Prathmesh Ganpat Bhande, 18) Chhaya Ganpat Bhande, 19) Balaram Vinayak Bhande, 20) Ramesh Vinayak Bhande, 21) Ganesh Vinayak Bhande, 22) Pandit Vinayak Bhande, 23) Mrs. Sadhana Ravind Bhoir, 24) Indubai Raghunath Thanage, 25) Mrs. Kusum Shankar Patil through power of attorney holder Mr. Narendra Bhagwan Desai (As Owners) regarding land bearing Survey No. 91/6. The Developer unable to develop the said land, but the said Developer have already paid full consideration to land owner, therefore, both the parties decided Cancel the Development Agreement, dtd. 27/01/2009, registered at Sr.No. 532/2009 and Power of Attorney in pursuance of Development Agreement and execute Sale Deed in favour of Developer's father and the land owner have executed Sale Deed on dtd. 25/08/2009, registered at Sr.No. 4963/2009 in favour of Mr. Narendra Bhagwan Desai .

80) Read **Mutation Entry No. 2528** certified by Circle Officer Ambhernath on dated 10/11/2009. According to the said mutation entry, Mr. Narendra Bhagwan Desai have purchased the said land bearing Survey No. 91/6 from Anant Ganpat Bhande, Chintaman Ganpat Bhande, Gulab Raghunath Bhande, Ratan Natha Bhopi, Sangita Sanjay Kalekar, Raju Raghunath Bhande, Kunda Uttam Dalvi, Barkibai Ziparu Bhande, Suresh Waman Bhande, Yamunabai Anna Mundhe, Behitai Chandrakant Bhande for herself and guardian mother of Harshal Chandrakant Bhande, Pradnya Chandrakant Bhande, Pramila Chandrakant Bhande, Gulab Ganpat Bhande for herself and guardian mother of Prathmesh Ganpat Bhande, Chhaya Ganpat Bhande, Sunil Pandharinath Bhande, Kavita Naresh Bhawe, Madhukar Kamlu Tare, Shobha Maruti Thanage, Balaram Vinayak Bhande, Pandit Vinayak Bhande, Sadhana Ravind Bhoir, Indubai Ravind Thanage, Kusum Shankar Patil through power of attorney holder Mr. Narendra



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[Handwritten signature]

KIRAN B. BANOTE
B.A., LL.B.
ADVOCATE HIGH COURT

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KulgaonBadlapur (E) Tal- AmbernathDist- Thane.421 503E-mail Id : kiranbanote12@gmail.com

Ref.

Date: 08/04/2021

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Bhagwan Desai by Sale Deed on dated 25/08/2009, duly registered at the Officer of Sub-Registrar Ulhasnagar-2 under Serial No.4963/2019. And hence, according to the said Sale Deed the names of Mr. Narendra Bhagwan Desai was mutated on the 7/12 extract of the said land as owners.

81) Read **Sale Deed on dated 05/04/2019**, duly registered at the Officer of Sub-Registrar Ulhasnagar-2 under Serial No.5069/2019, executed between, Mr. Narendra Bhagwan Desai (as Vendor), And M/s. Deeplaxmi Developers, through its partner Shri. Kantilal Mavji Patel, 2) Shri. Vikas Raghunath Gupta, 3) Shri. Manohar Kanhu Mhaskar (as the Purchasers), And 1) Mr. Mohanlal Premji Patel, 2) Mr. Ratilal Somji Patel (as the Confirming Party), in respect of land bearing Survey No. 91/6, area admsg. 0H-15R-40P, Situated at Village KATRAP, Tal.-Ambernath, Dist.-Thane for amount of Rs.2,50,00,000/- (Rupees Two Crores Fifty Lakhs only) out of this Rs.2,10,00,000/- (Rupees Forty Lakhs only) to the Confirming Party. The Confirming Party had filed Special Civil Suit No. 431/2010 for cancellation of Sale Deed dtd. 25/08/2009 at Serial No.4963/2019. It appears from the joint consent pursis Exh. 102 & 103 that, the parties have settled their claims amicably out of court and the land Owner herein agreed to give Rs.25,00,000/- alongwith two flats area admsg. 750 Sq.Ft. each flat to the Confirming Party herein. In view of the same suit stands disposed as settled. Decree be drawn accordingly.

82) Read **Power of Attorney dated 05/04/2019**, duly registered at the Officer of Sub-Registrar Ulhasnagar-2 under Serial No.5070/2019, between Mr. Narendra Bhagwan Desai (As Principal), And M/s. Deeplaxmi Developers, through its partner Shri. Kantilal Mavji Patel, 2) Shri. Vikas Raghunath Gupta, 3) Shri. Manohar Kanhu Mhaskar (As Power of Attorney Holders). According to the said Power of Attorney the Owners/Principals have granted all the rights, power and authority of the land bearing Survey No. 91/6, ~~Class-II, Ulhasnagar-2~~ **Class-II, Ulhasnagar-2** 0H-15R-40P,





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Situated at Village KATRAP, Tal.- Ambernath, Dist.-Thane to purchasers/power of attorney holders.

83) Read **Mutation Entry No. 3399** certified by Circle Officer Ambernath on dated 11/05/2019. According to the said mutation entry, land owner i.e. Mr. Narendra Bhagwan Desai has sold the said land bearing Survey No. 91/6 to M/s. Deepplaxmi Developers, through its partner Shri. Kantilal Mavji Patel, 2) Shri. Vikas Raghunath Gupte, 3) Shri. Manohar Kanhu Mhaskar by Sale Deed on dated 05/04/2019, duly registered at the Officer of Sub-Registrar Ullhasnagar-2 under Serial No.5069/2019. And hence, according to the said Sale Deed the names of M/s. Deepplaxmi Developers, through its partner Shri. Kantilal Mavji Patel, 2) Shri. Vikas Raghunath Gupte, 3) Shri. Manohar Kanhu Mhaskar were mutated on the 7/12 extract of the said land as owners.

84) Read **Mutation Entry No. 3420** certified by Circle Officer Ambernath on dtd. 04/07/2019. The Collector Thane, Collector Office Thane have granted non-agriculture permission for the said land i.e. Survey No. 62/1, 91/6 by Order bearing No. शसु/क-1/२.1,2/कॉ-7/2017 on dated 24/07/2017 in favour of M/s. Deepplaxmi Developers Through Its Partners 1) Mr. Kantilal Mavji Patel, 2) Mr. Manohar Kanhu Mhaskar, 3) Mr. Vikas Raghunath Gupte, 4) Mr. Narendra Bhagwan Desai and therefore, the entry of non-agriculture land was mutated on the 7/12 extract of the said land by the said mutation entry.

85) Read Search Report on dtd. 07/04/2021 issued by Searcher Shri. Satish Anand Farad regarding **Survey No.91, Hissa No.6, Area Admeasuring 0H-15R-40P, Asst. 1407Rs.-56Paise**, Situated at Village KATRAP, Tal.-Ambernath, Dist.- Thane For 30 Years i.e. 1992 to 2021 and there is no adverse entry on the Index-II of the said land except mentioned above.

86) Read Development Right Certificate on dtd.08/09/2017, bearing no. KBMC/TPD/TDR/315/2017-2018 issued by Kulgaon Badlapur Municipal Council, in favour of Shri. Kantilal M. Patel partner of M/s. Deepplaxmi Developers. The land situated at Katrap, bearing Survey No. 60/5Part & 60/6 Part, area admeasuring 2859.27 Sq.Mtrs. is affected by Reservation for Reservation No. 11 & 14, Parking & Secondary School from Kulgaon Badlapur Municipal Council.

87) Read **TDR Agreement on dtd. 26/04/2019**, duly registered at the office of Sub-registrar Ullhasnagar-2 under serial no. 6402/2019 between M/s. Kanti



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KIRAN B. BANOTE
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Ref.

Date: 08/04/2021

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Laxmi Developers through partner Shri. Kantilal Mavji Patel & Shri. Mohanlal Hansraj Patel (As a Vendors) AND M/s. DeepLaxmi Developers Through Its Partners 1) Mr. Kantilal Mavji Patel, 2) Mr. Vikas Raghunath Gupte (As a Purchasers). The Vendors have sold the TDR. Area admssg. 10219.88 Sq.Mtrs. out of Total TDR area 17976.15 Sq.Mtrs. which is generated from Survey No. 54/7A, situate at Village Kulgaon, Tal. Ambernath, Dist. Thane to Purchasers for consideration of Rs.8,18,65,000/-.

88) Read Letter issued by Tahsildar And Executive Magistrate Office, Ambernath on dated 10/10/2016 under order bearing No. Mahsul/K-1/T-3/Janninbab/Kavi-255/2016, according to the said letter the said authority is declared that the said land is acquired under the Class-I, It also reveals that, the said land is free of any charges and the said land is not belongs to any schedule tribes or caste.

89) Read Building Construction Permission granted by Kulgaon Badlapur Municipal Council by order bearing No. KBNP/NRV/BP/327/2016-2017, Unique No.127, on dated 12/01/2017. The Building permission has granted for land bearing Survey No.60/5, 60/6 & 61/1, proposed area admeasuring 14192.80 Sq. Mtrs., situated at Village Katrap, Tal. Ambernath, Dist. Thane, And thus, the said authority have granted construction permission of Silt, Ground floor + Twelfth upper floors for residential, commercial and club house use, (Type A- Silt, Ground + Twelfth floors, Type B- Silt + Fifth floors, Type C- Silt + Seventh floors, Type D- Ground floor).

90) Read Commencement Certificate granted by Kulgaon Badlapur Municipal Council by order bearing No. Javak No. KBNP/NRV/BP/396/2016-2017, on dated 13/01/2017.

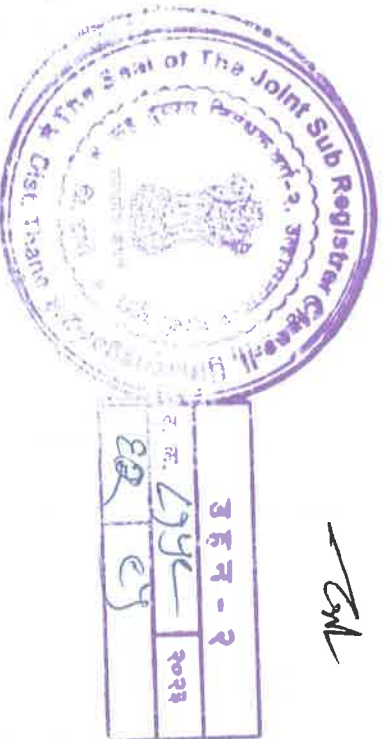




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- 91) Read Challan for Non Agriculture Assessment Receipt of Rs. 8,104/- dated 23/01/2017, to Tahasildar Ambernath for year 2016-2017 paid by M/s. **Deeplaxmi Developers.**
- 92) Read **Completion Certificate** granted by Kulgaon Badlapur Municipal Council on dated 06/10/2017 by order bearing No. Javak No. KBMC/NRV/7461/2017-2018 for building Type A shop no. 4 to 33.
- 93) Read **Completion Certificate** granted by Kulgaon Badlapur Municipal Council on dated 14/03/2019 by order bearing No. Javak No. KBMC/NRV/2765/2018-2019 for building Type A shop no. 1 to 3 and First Floor to Twelveth Floor.
- 94) Read Revised Building Construction Permission granted by Kulgaon Badlapur Municipal Council by order bearing No. KBNP/NRV/BP/4065/2019-2020, Unique No.14, on dated 06/05/2019. The Building permission has granted for land bearing Survey No.60, Hissa No. 5 Part & 6 Part, Survey No.61, Hissa No. 1 Part, Survey No.62, Hissa No. 1, Survey No.91, Hissa No. 4 & 6, land area admeasuring 21525.00 Sq.Mtrs., Proposed area alongwith Premium & TDR 39211.10 Sq.Mtrs. situated at Village Katrap, Tal. Ambernath, Dist. Thane, And thus, the said authority have granted construction permission of Building Type B-Ground + Twelveth floors, Building Type C- Ground + Twelveth floors, Building Type D- Ground floor, Building Type E- Ground + Twelveth floors, Building Type F- Ground + Twelveth floors, Building Type G- Ground + Twelveth floors, Building Type H- Ground + Seventh floors, Building Type I- Ground + Twelveth floors.
- 95) Read **TDR Agreement on dtd. 28/08/2019**, duly registered at the office of Sub-registrar Ulhansagar-2 under serial no. 12559/2019 between M/s. Kanti Laxmi Developers through partner Shri. Kantilal Mavji Patel & Shri. Mohanlal Hansraj Patel (As a Vendors) AND M/s. Deeplaxmi Developers Through Its Partners 1) Mr. Kantilal Mavji Patel, 2) Mr. Vikas Raghunath Gupte (As a Purchasers). The Vendors have sold the TDR. Area admsg. 144.43 Sq.Mtrs. out of Total TDR area 17976.15 Sq.Mtrs. which is generated from Survey No. 54/7A, situate at Village Kulgaon, Tal. Ambernath, Dist. Thane to Purchasers for consideration of Rs. 11,60,000/-.

SM



KIRAN B. BANOTTE
B.A., LL.B.
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Ref.

Date: 08/04/2021

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96) Read Revised Building Construction Permission granted by Kulgaon Badlapur Municipal Council by order bearing No. KBNP/NRV/BP/8559/2019-2020, Unique No.72 on dated 21/09/2019. The Building permission has granted for land bearing Survey No. 60, Hissa No. 5 Part & 6 Part, Survey No.61, Hissa No. 1 Part, Survey No.62, Hissa No. 1, Survey No. 91, Hissa No. 4 & 6 situated at Village Katrap, Tal. Ambernath, Dist. Thane, And thus, the said authority have granted construction permission of Building Type B- Ground + Twelveth floors, Building Type C- Ground + Twelveth floors, Building Type D- Club House, Ground floor + First Floor, Building Type E- Ground + Twelveth floors, Building Type F- Ground + Twelveth floors, Building Type G- Ground + Twelveth floors, Building Type H- Ground + Seventh floors, Building Type I- Ground + Twelveth floors.

97) Read Revised Building Construction Permission granted by Kulgaon Badlapur Municipal Council under order bearing Javak No. KBNP/NRV/BP/2501/2020-2021 Unique No. 110, dated 23/03/2021, And thus, the said authority have granted construction permission upon said land of Building Type B & C Ground Floor + Twelveth Floor, Building Type D Club House, Ground Floor + First Floor, Building Type E Stilt + Thirteenth Floor, Building Type F Stilt + Thirteenth Floor, Building Type G Ground Floor + Twelveth Floor, Building Type H Ground Floor + Twelveth Floor and Building Type I Ground Floor + Twelveth Floor for Residential and Commercial use.

98) Read Search Report on dtd. 07/04/2021 issued by Searcher Shri. Satish Anand Farad regarding Survey No.91, Hissa No.6, Area Admeasuring 0H-1SR-40P, Asst. 1407RS.-56Paise, Situated at Village KATRAP, Tal.-Ambernath, Dist.- Thane For 30 Years i.e. 1992 to 2021 and there is no adverse entry on the Index-II of the said land except mentioned above.

From the perusal of aforesaid documents and observation, I have come to the conclusion that, the purchaser i.e. **M/s. Deepaxmi Developers Through Its**



Partner Mr. Kantilal Mavji Patel having absolute rights and authority to sale the said properties or carry out development activities on the said property as per the plan and permission granted by Kulgaon Badlapur Municipal Council and Concern Authority and sale the Flats on ownership basis as per the provisions of Maharashtra Ownership Flat (Regulations of Promotions of Constructions, Sale, Management and Transferred) Act, 1962 and rules made thereon.

VERIFICATION OF TITLE :-

In the aforementioned circumstance I am of the Opinion that, Property bearing (1) Survey No.60, Hissa No.5, Area Admeasuring 0H-05R-10P out of this Area Admeasuring 0H-02R-08P, Asst. 0Rs.-67Paise, (2) Survey No.60, Hissa No.6, Area Admeasuring 0H-37R-00P, P.K. 0H-03R-00P, Total Area 0H-40R-00P out of this Area Admeasuring 0H-30R-026P, Asst. 400Rs.-00Paise; (3) Survey No.61, Hissa No.1, Area Admeasuring 0H-77R-40P, P.K. 0H-01R-30P, Total Area 0H-78R-70P, Asst. 14Rs.-63Paise; (4) Survey No.62, Hissa No.1, Area Admeasuring 0H-81R-30P, P.K. 0H-06R-60P, Total Area 0H-87R-90P, Asst. 15Rs.-87Paise; (5) Survey No.91, Hissa No.4, Area Admeasuring 0H-32R-10P, Asst. 2933Rs.-94Paise, and (6) Survey No.91, Hissa No.6, Area Admeasuring 0H-15R-40P, Asst. 1407Rs.-56Paise, Situated at Village KATRAP, Tal.- Ambernath, Dist.-Thane within local limits of Kulgaon Badlapur Municipal Council and within jurisdiction of Sub-Registrar Ullhasnagar has good marketable title and free from all encumbrance.

Signed, Under my hands and seal on this, **08th** of April, 2021.



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Sign,

MR. K. B. BANOTE
(Advocate High Court)

ADV. KIRAN B. BANOTE
(B.A.L.L.B)

Office : Trimurti Apt., 1st Floor,
Near Karnawal Class, Opp. Maruti Temple,
Gandhi Chowk, Badlapur. (E) 421503.
Tal. Ambernath, Dist. Thane.

अवकाश दिनांक : 21/05/2019

गाव नमुना सार
अधिकार अधिलेख परक
गाव नमुना सार
अधिकार अधिलेख आणि नोंदवजा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]
शेवटचा करकार क्रमांक : ३२९३ व दिनांक : 20/02/2018

शेतदार स्थानिक नांव :-	क्षेत्र	आकार	घो.ख.	फ.फा	खेत क्रमांक
दिनेशक बारापार बारा	हे.आर.बो.मा	0.03.22	0.42	(3225)	542, 1950, 1045 कुळार नाव इतर अधिकार [इतर (110) र.मु.न.0291/2013 न्यायप्रवीण ऋष्याचे इकक प्रमाणित करण्यास मनाई] (110) [तुकडा (135) अकुर्विक वापर - रहिवासी (गावठाणावरील) " अकुर्विक प्रयोजना करिता " (3237)
दरकरा	0.05.10				
एकूण क्षेत्र	0.05.10				
पट्टे-खेत (योगावडीस अद्याप)					
दाी (अ)					
दाी (ब)					
एकूण घे.ख	0.00.00				
आकारणी	0.67				
भुयें किंवा विशेष आकारणी					
शेतदार क्र. (135) (3293)					सोमा आणि भूमापन विन्दे :

गाव नमुना बारा
पिकाची नोंदवजा
[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवजा (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २१]
राज्यक्र. :- अवरनाथ
जिल्हा :- ठाणे
शेवटचा करकार क्रमांक : ३२९३ व दिनांक : 20/02/2018

वर्ष	हंगाम	पिकरजालील क्षेत्राचा तपशील		नियुक्त पिकाखालील क्षेत्र		सातत्यासाठी उपलब्ध नसलेली जमीन		ज्वलनाचे साधन	यत्ना					
		पिकाचे स्थिति	अंश	पिकाचे नाव	ज्वलनाचे स्थिति	स्वरूप	क्षेत्र							
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
2017-18	खरीप													

"या प्रमाणित प्रतीसाठी की म्हणून १५/- रुपये भिजवते."
दिनांक :- 21/05/2019
सांकेतिक क्रमांक :- 272100140000036910S20191142
(नाव :- यादिकात घेण्यात येणारे)
तलाठी साधा :- कुळार गा :- अवरनाथ, जिल्हा ठाणे
तालुका अवरनाथ, जि. ठाणे



उपरोक्त - २
दि. क्र. 1996/2019
21/05/2019

अवगत दिनांक : 21/05/2019

गाव नमुना बाण अधिकार अधिनियम प्रक (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

शेवटचा फेरफार क्रमांक : 254 व दिनांक : 28/11/2017

क्रिस्ता :- ठाणे

तालुका :- अंबस्तनाथ

शुभ्रापण पत्रिका क्रमांक व तयारिभाग : 61/1

शेतते स्थानिक नाव :- शुभ्रापण पत्रिका भागदार वगैरे वगैरे

क्षेत्र अकार पा.ख. फ.का खती क्रमांक

क्षेत्र अकार	पा.ख.	फ.का	खती क्रमांक
1		(3158)	(950), 1045
2		(3158)	कुळाचे नाव हेर अशिकार (बाळा) (3034) दि. नं. 729/2013 नायपाकिट देण्याचे ठरक प्रस्थापित करण्यास मानई (3034) अकृषिक बाण्ड - सहिबास (गावतळाबाहेरील) " अकृषिक प्रयोजना कराला " (3237)

शेतते स्थानिक नाव :- शुभ्रापण पत्रिका भागदार वगैरे वगैरे

गाव नमुना बाण पिकाबा नाववही नियम १९७१ यातील नियम २९] शेवटचा फेरफार क्रमांक : 254 व दिनांक : 28/11/2017

शेतते स्थानिक नाव :- शुभ्रापण पत्रिका भागदार वगैरे वगैरे

वर्ष	रिनास क्रमांक	अजल सिंचित	अजल सिंचित	पिकाचे नाव	अजल सिंचित	अजल सिंचित	पिकाचे नाव	अजल सिंचित	अजल सिंचित	तयारिभाग	अजल सिंचित	अजल सिंचित	अजल सिंचित
२०१७	१८			भल						०.७८७०			

"या प्रमाणित प्रतीसाठी फी म्हणून ₹५- रुपये मिळाले." दिनांक :- 21/05/2019 साकारिक क्रमांक :- 272100140080036910520191144

(नाव :- शशिकान्त पोपटवार जगताथ) तयारी साक्षात :- कुळगाव ता :- अंबस्तनाथ जि :- ठाणे



अहवाल दिनांक : 21/05/2019

गाव नमुना सात
अधिकार अधिकार पत्रक
। महाराष्ट्र जमीन महसूल अधिकाऱू अधिवेश आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७]

दिनांक :- कात्रप

तालुका :- अहमदनगर

जिल्हा :- ठाणे

शेवटचा फेरफार क्रमांक : 3326 व दिनांक : 20/05/2018

मुमापन क्रमांक व उपविभाग : 62/1

मु. धारणा पत्रकी

भागवटदार बर्ग -1

भागवटदार बर्ग नाव

क्षेत्र आकार

पो.ख. फ.फा

खान क्रमांक

याचा स्थानिक नाव :-

इ.आर.बा.मी

जयसाम अनुता भाड

0.37.35

7.29

0.06.60

(3326)

997, 1045

खान क्रमांक

क्षेत्रीय क्षेत्र

0.81.30

कृषिपाल मावजी परत

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0.43.95

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(3326)

कृषिपाल मावजी परत

इतर अधिकार

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क्षेत्रीय क्षेत्र

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क्षेत्रीय क्षेत्र

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कृषिपाल मावजी परत

इतर अधिकार

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92), (145), (340), (1037), (1082), (1650), (2360), (2649), (3065), (3254)

सामा आणि ध्यापन विरूतः

दिनांक :- कात्रप

। महाराष्ट्र जमीन महसूल अधिकाऱू अधिवेश आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ११]

तालुका :- अहमदनगर

जिल्हा :- ठाणे शेवटचा फेरफार क्रमांक : 3326 व दिनांक : 20/05/2018

मुमापन क्रमांक व उपविभाग : 62/1

मु. धारणा पत्रकी

भागवटदार बर्ग -1

भागवटदार बर्ग नाव

क्षेत्र आकार

पो.ख. फ.फा

खान क्रमांक

याचा स्थानिक नाव :-

इ.आर.बा.मी

जयसाम अनुता भाड

0.37.35

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0.06.60

(3326)

997, 1045

खान क्रमांक

क्षेत्रीय क्षेत्र

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कृषिपाल मावजी परत

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(3326)

कृषिपाल मावजी परत

इतर अधिकार

इतर

क्षेत्रीय क्षेत्र

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कृषिपाल मावजी परत

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कृषिपाल मावजी परत

इतर अधिकार

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क्षेत्रीय क्षेत्र

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कृषिपाल मावजी परत

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कृषिपाल मावजी परत

इतर अधिकार

इतर

क्षेत्रीय क्षेत्र

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कृषिपाल मावजी परत

इतर अधिकार

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क्षेत्रीय क्षेत्र

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कृषिपाल मावजी परत

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(3326)

कृषिपाल मावजी परत

इतर अधिकार

इतर

"या प्रमाणित रतीसाठी की म्णान १५- रुपये मिळाले."
दिनांक :- 21/05/2019
सांकेतिक क्रमांक :- 272100140000036910520191145

(नाव :- शाशिकान्त पोपट्याव जगताप)
तलाठी साधा :- कुळाव ता :- अहमदनगर जिल्हा अहमदनगर

तालुका अहमदनगर, जि. ठाणे



अहवाल दिनांक : 16/05/2019

गाव नमुना सात
अधिकार अभिलेख पत्रक
महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवशा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम ३, ५, ६ आणि ७।

गाव :- कारभू भुसापन क्रमांक व उपविभाग :- १/1/6 ता.नुका :- अंबरनाथ तालुका :- ठाणे शेवटचा फेरफार क्रमांक : 3399 व दिनांक : 11/05/2019

भुसापन क्रमांक व उपविभाग 91/6		भू-धारण पध्दती भूगोबटाद्वार वर्ग -1	भूगावटाद्वाराचे नाव	क्षेत्र	आकार	पूर.ख.	फे.का	खाल क्रमांक
क्षेत्र एकक	ह.आर.वो.मी		नरद भगवान देसाई				(3399)	[780], 1319
विरापत	-	कांतीबाब मावजी पुटेरा द्विपलक्ष्मी उद्वेलापस तळ भागादार		0.1490	3.25	0.00.50	(3399)	कुळाचे नाव इतर अधिकार [कुळा] (135)
वरील	-	मनाहर काहू मलकर विकास खुनाथ गुद					(3399)	इतर इतर इतर
वरकस	0.14.90						(3399)	
इतर	0.14.90						(3399)	
एकूण क्षेत्र	0.14.90						(3399)	
पाट-खराब (लागवडीस अपाय)	0.00.50							
वा. (अ)	-							
एकूण पूरू	0.00.50							
आकारणी	3.25							
खुडी किंवा विशेष आकारणी	-							
खान फेरफार क्र. (89), (135), (185), (417), (469), (1720), (2099), (2363), (2453), (2454)								सोसा आणि भूसापन विवद :-

गाव नमुना बारा
पिकाची नोंदवशा
महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवशा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम २९।
भुसापन क्रमांक व उपविभाग : १/1/6 ता.नुका :- अंबरनाथ तालुका :- ठाणे शेवटचा फेरफार क्रमांक : 3399 व दिनांक : 11/05/2019

वर्ष	हंगाम	पिकाखालील क्षेत्र		निष्क पिकाखालील क्षेत्र		तारखडीसाठी तपलब्ध नसलेली जमीन		क्षेत्र	जल सिंचनाचे साधन	यंत्र
		जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप			
(१)	(३)	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र	जल सिंचनाचे साधन	यंत्र
(२)	(३)	ह.आर.वो.मी	ह.आर.वो.मी	ह.आर.वो.मी	ह.आर.वो.मी	ह.आर.वो.मी	ह.आर.वो.मी	ह.आर.वो.मी	ह.आर.वो.मी	ह.आर.वो.मी
2017-18	खराप			भत			0.1490			

"या प्रमाणित प्रतीसाठी फी म्हणून १५/- रुपये मिळाले."
दिनांक :- 16/05/2019
सांकेतिक क्रमांक :- 27210014009003691052019182

(नाव :- बाशिकाल पोपटवार जगताप)

तलाठी साक्षा :- कुळगाव

ता :- अंबरनाथ जि. ठाणे

तलाठी साक्षा कुळगाव

तालुका अंबरनाथ, जि. ठाणे



क्र. १७२
१७२
२०१९

अहवाल दिनांक : 16/05/2019

गाव नमुना सात
अधिकार अभिलेख पत्रक
अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७।

गाव : कारभय तालुका :- अंबरनाथ

जिल्हा :- ठाणे

शेवट्या फेरफार क्रमांक : 3400 व दिनांक : 13/05/2019

भूमापन क्रमांक व उपविभाग : 91/4

भू. शारणा पध्दती

भागावटद्वाराच नाव

यातच स्थानिक नाव :-

भू. शारणा पध्दती

भागावटद्वाराच नाव

क्षेत्र एकक

ह.अ.वो.मी

क्षेत्र

आकार

पौ.ज.

फे.फा

जाते क्रमांक

विस्थापन
बागायत
तमी
वरकस
इतर
रूकण क्षेत्र
याट-खराब (शागवर्जास अर्थात)
का (अ)
वर्ग (इ)
एकूण पा.ज
आकारणी
जुडी किंवा विशेष
आकारणी

ह.अ.वो.मी
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सुरवासा धर्मा पाटील
अनदन धर्मा पाटील
प्रकाश धर्मा पाटील
अनन धर्मा पाटील
अनन धर्मा पाटील
सामाईक क्षेत्र
दिवलक्ष्मी डेवलापर्स तर्फे
भागादार 2. दि.कास रघुनाथ गुर्जे
दिवलक्ष्मी डेवलापर्स तर्फे
भागादार 3. मनोहर कार्.म.सकर
दिवलक्ष्मी डेवलापर्स तर्फे
भागादार 1. कारालाल मावजी
दिवल
सामाईक क्षेत्र

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कुळाचे नाव
इतर अधिकार
इतर
[अतिरिक्त घोषित क्षेत्र 3212.15] (1650)

0.32 10
3.00

जल फेरफार क्र. (201\1171\704)\(866)\(1650)\(2328)\(2335)\(2651)\(2997)

सामा आणि भूमापन विनई :-

गाव नमुना बास
दिकांची नोंदवही
गाव नमुना बास
दिकांची नोंदवही
तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २१।
शेवट्या फेरफार क्रमांक : 3400 व दिनांक : 13/05/2019

गाव :- कारभय

भूमापन क्रमांक व उपविभाग : 91/4

तालुका :- अंबरनाथ

जिल्हा :- ठाणे

वर्ष	हंगाम	मिथ्यावाचा सकेत क्रमांक	मिश्र एकखातील क्षेत्र		निभळ एकखातील क्षेत्र		तलावडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
			जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप		
(१)	(२)	(३)	ह.अ.र. वो.मी	ह.अ.र. वो.मी	ह.अ.र. वो.मी	ह.अ.र. वो.मी	ह.अ.र. वो.मी	ह.अ.र. वो.मी	(१४)	(१५)
2017-	खराप				भात		0.3210			

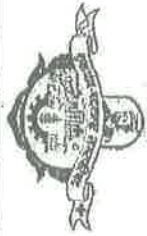
"या प्रमाणात प्रतीसाठी फी म्हणून १५५ रुपये मिळाले."
दिनांक :- 16/05/2019
सांकेतिक क्रमांक :- 27210014000003691052019183

(नाव :- शाशिकांत पोपटराव जातध)
तलाठी साक्षात :- कुळगाव ता :- अंबरनाथ जि :- ठाणे
तलाठी साक्षात :- कुळगाव ता :- अंबरनाथ जि :- ठाणे

तालुका अंबरनाथ, जि. ठाणे



उप न - २	२०१९
७००	६९



कुळगांव



नगरपरिषद

नगरपरिषद कुळे स्वामालय इमारत, पश्चिमी नजला, आदर लेव्हेल, कुळगांव रोड, कुळगांव तालुका, महाराष्ट्र सरकार, मुंबई.
ईमेल:- cauld.kulgaonbadalapur@mahahatksmart.gov.in, वेबसाईट:- <http://kdbmhc.gov.in>

अपॅडीक्स डी - १

जावक क्र.कुबनप/नरवि/बां.प./29 09

/२०२०-२०२१ युनिक क्र. 99 0 दिनांक: 02 / 03 /२०२१

प्रति,
मं.दिपलक्ष्मी डेव्हलपर्सचे भागीदार श्री.कांतीलाल मावजी पटेल व इतर,
द्वारा श्री. हेमंत वैद्य, वास्तुशिल्पकार, कुळगांव-बदलापूर

विषय : महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५

स.नं.६७, हि.नं.५ पैकी व ६ पैकी, स.नं. ६९, हि.नं.१ पैकी, स.नं.६२, हि.नं.१, स.नं.११,
हि. नं.४ व ६, मौजे काजप, ता.अंबरनाथ येथे सुधारित बांधकाम करण्याच्या मंजूरीबाबत.

संदर्भ : १) आपला दि.०१/०३/२०२१ रोजीचा श्री. हेमंत वैद्य, वास्तुशिल्पकार, कुळगांव-बदलापूर;

यांचे मार्फत सादर केलेला अर्ज क्र. ४०७४.

२) या कार्यालयाने यापूर्वी दि.१२/०१/२०१७, दि.०६/०५/२०१९ व दि.११/०९/२०१९ रोजी
दिलेली बांधकाम परवानगी.

वरील संदर्भाधीन अर्जाव्ये विषयार्कित स.नं.६०, हि.नं.५ पैकी व ६ पैकी, स.नं.६१, हि.नं.१ पैकी,
स.नं.६२, हि.नं.१, स.नं.११, हि.नं.४ व ६, मौजे काजप, ता.अंबरनाथ मध्ये महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम
१९६६ चे कलम ४४ व महाराष्ट्र नगरपरिषद अधिनियम १९६५ चे कलम १८९ अन्वये बांधकाम परवानगीकरीता अर्ज
या कार्यालयास प्राप्त झाला आहे. सादर जागा मंजूर विकास योजना कुळगांव बदलापूर प्रमाणे निवासी भागात समाविष्ट
असून, सादर जागा ३०.० मी. व १५.० मी. रुंद विद्यमान रस्त्यावर दर्शनी आहे. या जागेवर वर संदर्भिय पत्र क्र. २ अन्वये
तळ+बारा मजल्याच्या इमारतींना परवानगी दिलेली असून विंग-ए करीता भोगावटा प्रमाणपत्र निर्गमित केलेले आहे.
आंता सुधारित नियमानुसार बिल्डींग टाईप-बी (तळ+बारा मजले), बिल्डींग टाईप-सी (तळ+बारा मजले), बिल्डींग
टाईप-डी (क्लब हाऊस, तळ+एक मजला), बिल्डींग टाईप-ई (स्टिक्ट+तेरा मजले), बिल्डींग टाईप-एफ (स्टिक्ट+तेरा
मजले), बिल्डींग टाईप-जी (स्टिक्ट+बारा मजले), बिल्डींग टाईप-एच (स्टिक्ट+बारा मजले) व बिल्डींग टाईप-आय
(स्टिक्ट+बारा मजले) या इमारती प्रस्तावित केलेल्या आहेत. प्रकरणी पूर्वी मंजूरी दिल्याप्रमाणे भूखंडाच्या सीमंकांस
मालकी हक्कास, रस्त्याच्या स्थितीस व पार्कींग क्षेत्राचे अधीन राहून सुधारित परवानगी विचारात घेण्यात येत आहे.
तसेच सादर प्रकरणात एकंदर बांधकाम क्षेत्र हे ३९३५८.७३ चौ.मी. असल्याने शासन पर्यावरण विभागाने
दि.३१/०३/२०२० रोजी दिलेल्या मान्यतेस अधीन राहून ही परवानगी विचारात घेण्यात येत आहे.

सबब, विषयार्कित प्रकरणातील २०२२५.३३ चौ.मी. भूखंडामध्ये एकत्रिकृत विकास नियंत्रण व प्रोत्साहन
नियमावलीच्या तरतूदीनुसार ६०६७.६० चौ.मी. प्रीमीयम क्षेत्र, १६०१४.७१ चौ.मी. अॅन्सेलरी क्षेत्र व टि.डी.आर सह
एकूण अनड्येय क्षेत्र ५१९०६.१५ चौ.मी. पैकी पूर्वमंजूरीप्रमाणे ३९३५८.७३ चौ.मी. व नव्याने प्रस्तावित
१२५१६.५१ चौ.मी. असे एकूण ५१९०६.१५ चौ.मी. नियोजित बांधकाम क्षेत्र प्रस्तावित करून बांधकाम करण्यासाठी
केलेल्या दि.०१/०३/२०२१ च्या अर्जास अनुसरून पुढील शर्तीस अधिन राहून तुमच्या मालकीच्या जागेत, महाराष्ट्र
प्रादेशिक व नगर रचना अधिनियमाचे कलम ४५ अन्वये, बिल्डींग टाईप-बी (तळ+बारा मजले), बिल्डींग टाईप-सी
(तळ+बारा मजले), बिल्डींग टाईप-डी (क्लब हाऊस, तळ+एक मजला), बिल्डींग टाईप-ई (स्टिक्ट+तेरा मजले),
बिल्डींग टाईप-एफ (स्टिक्ट+तेरा मजले), बिल्डींग टाईप-जी (स्टिक्ट+बारा मजले), बिल्डींग टाईप-एच (स्टिक्ट+बारा
मजले) व बिल्डींग टाईप-आय (स्टिक्ट+बारा मजले) राहणेसाठी एकत्रित वाणिज्यसाठी/क्लब हाऊस/फिटनेस सेंटर/
झायकर रुम/ सॅनिटरी ब्लॉक/ वाडे भितीच्या इमारतीच्या बांधकामापूर्वी/प्रारंभ प्रमाण पत्र
देण्यात येत आहे.

-: अर्दी :-

Seal of the Municipal Corporation, Kulkarni	
क्र. १९५८	२
७९१६९	२०२१

- महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम १५१(३) नुसार मुंबई महानगर प्रदेश विकास
प्राधिकरणाने प्रदान केलेल्या विकास नियंत्रण व जागिन वापर वा बाबतचे अधिकारास अधीन राहून ही परवानगी
देण्यात येत आहे.
- नकाशात दाखविल्याप्रमाणे नियोजित इमारतीचा वापर निवासी व वाणीज्य वापरासाठी करता व
बांधकाम मंजूर नकाशाप्रमाणे असावे.

३. महसूल व वन विभाग, महाराष्ट्र शासन, यांचेकडील दि.५ जानेवारी २०१७ चे अध्यादेश क्र.२ मधील लागू असलेल्या आदेशांचे पालन करणे आपणांवर बंधनकारक राहिले.
४. स्थळदर्शक नकाशावर दर्शाविल्याप्रमाणे नियोजित बांधकामापासून पुढील, मार्गाल व बाजूची सामासिक अंतरे प्रत्यक्षात जागेवर असली पाहिजेत व त्याखालील जागा कायम खुली देवावी. या सामासिक अंतरात सेटिक टॅक व्हे बंधकाम करावयाचे झाल्यास, सडर सेटिक टॅक वा स्ट्रॅब स्थावतत्व्या प्रत्येकही एकघातळी असावा जेणेकरून वाहतूक व्यवस्थेला बाधा होणार नाही. कोणत्याही बांधकाममुळे तळमजल्याची सामासिक अंतरे कमी होणार नाहीत याची दक्षता घ्यावी.
५. प्रस्तावित बांधकाम क्षेत्रासाठी शासन पर्यावरण विभागाची पूर्वमंजूरी घेण्यात यावी. त्याशिवाय बांधकाम सुरू करू नये.
६. सेटबॅक नियमांच्या अंमलबजावणीसाठी मोकळी केलेली/ सोडण्यात आलेली जागा ही सार्वजनिक रस्त्याचा भाग समजण्यात येईल.
७. ही बांधकाम परवानगी/ प्रारंभ प्रमाणपत्र दिलेल्या तारखेपासून एक वर्ष पर्यंत वैध असेल, नंतर पुढील वर्षासाठी परवानगीचे नूतनीकरण मुदत संपणे आधी करणे आवश्यक राहिले. अशाप्रकारचे नूतनीकरण फक्त तीन वर्षे करता येईल. वैध मुदतीत बांधकाम किमान र्थीथ लेवल पर्यंत पूर्ण करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांचा व नियोजित विकास आराखड्याच्या अनुषंगाने खाननी करण्यात येईल.
८. बांधकाम चालू करण्यापूर्वी नगर भूगणन अधिकारी/ भूमी अभिलेख खात्याकडून जागेची आखणी करून घेण्यात यावी आणि तसा दाखला नगरपरिषदेकडे सादर केल्यानंतर बांधकाम सुरू करावे.
९. मंजूर नकाशाबाबत जागेवर प्रारंभ प्रमाण पत्राचा क्रमांक/ दिनांक आणि इतर माहिती लिहून फलक लावावा.
१०. भूखंडाचे क्षेत्रफळाल व हद्दीमध्ये फरक आढळल्यास सुधारित परवानगी घेणे बंधनकारक राहिले.तसेच प्रकरणी प्रस्तावासोबत आपण सादर केलेल्या कागदपत्रांवरून जागेची मालकी निश्चित केलेली आहे, त्यामुळे जागेच्या मालकी हक्काबाबत/ वहीवाटीबाबत वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी विकासकर्ता/ क्र. मु. प. धारक/ जमिन मालक यांची राहिले.
११. कुलमुखत्यार पत्र धारक/ भाडेकस/ गाळेधारक/ मूळ मालक यांच्यात काही वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी वास्तुशिल्पकार/ विकासकर्ता यांचेवर राहिले.
१२. कुळ कायदांची जमिन असल्यास टेन्सी अॅक्ट कलम ४३ प्रमाणे मा.जिल्हाधिकारी, ठणे यांची मंजूरी घेतल्याशिवाय बांधकाम करू नये.
१३. प्रस्तावा सोबत सादर केलेले ७/१२ उतारे, फेरफार उतारे, मोजणी नकाशा, कुळमुखत्यार पत्राच्या आधारे सडरहू बांधकाम परवानगी देण्यात आलेली असून ती बनावट किंवा दिशाभूल करणारी आढळून आल्यास ही बांधकाम परवानगी संपुष्टात येईल.
१४. बांधकाम सुरू करण्यापूर्वी इमारतीच्या प्राया उत्खननासाठी आवश्यक असलेल्या गैण खनिजांचे स्वीकृतधन जिल्हाधिकारी कार्यालयात भरले असल्याचा दाखला सादर करणे आवश्यक आहे.
१५. जागेत जुने भाडेकरू असल्यास त्याच्या बाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिले व मालक भाडेकरू यापध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निवारण मालकाने करणे आवश्यक राहिले व त्याबाबतीत नगरपरिषद जबाबदार राहणार नाही.
१६. मंजूर नकाशानुसार बांधकाम न करणे तसेच प्रचलित विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम/ वापर करणे महाराष्ट्र प्रादेशिक व नगररचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र गुन्हा आहे. त्यामुळे मंजूर बांधकाम परवानगीच्या विपरीत बांधकाम करण्यापूर्वी अथवा मंजूर परवानगीच्या अनुषंगाने बांधकामात फेरफार करण्यापूर्वी सुधारित बांधकाम परवानगी घेणे आवश्यक राहिले.
१७. बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटी प्रमाणे करावे. जोत्यापर्यंत बांधकाम झाल्यानंतर मंजूर नकाशाप्रमाणे बांधकाम केल्या बाबतचे वास्तुशिल्पकाराचे प्रमाणपत्र नगरपरिषदेस बांधकाम चालू करण्यापूर्वी (७) दिवस आधी नगरपरिषद कार्यालयास लेखी कळविण्यात यावे व ही परवानगी नकारल्या जाऊन पुढील बांधकाम सुरू करावे.
१८. बांधकाम चालू करण्यापूर्वी (७) दिवस आधी नगरपरिषद कार्यालयास लेखी कळविण्यात यावे व ही परवानगी नकारल्या जाऊन पुढील बांधकाम सुरू करावे.
१९. विषयाधिन जागेवरील बांधकाम केलाना धोशरीस १३१२०-१९९३ भुकंपरोधक आर.सी.सी. डीझाईननुसार बांधकाम घटकचे नियम अहतासिध्द नोंदणीकृत स्ट्रक्चरल इंजिनिअर यांचेकडून करून घेणे आवश्यक असून त्याचे देखरेखीखाली नियाजत इमारतीचे बांधकाम पूर्ण करणे अर्जादर/ विकासकर्ता यांचेवर बंधनकारक राहिले. इमारतीच्या बांधकाम सुरक्षिततेची (Structural Safety) जबाबदारी सर्वस्वी आपल्या स्थापत्य-विशारद/ स्ट्रक्चरल इंजिनिअर यांचेवर राहिले.
२०. सांडपाण्याचे व पागोळ्याचे पाणी नगरपरिषदेच्या गाटारीस स्वखर्चाने नगरपरिषद अभियंता यांचे पसंतीप्रमाणे सोडवे लागले सांडपाण्याच्या बाबतीत आरोग्य खाल्याचे प्रमाणपत्र असल्याशिवाय वापर परवाना देण्यात येणार नाही.



२१. सदर प्रकल्पातील घनकचऱ्याची विल्हेवाट सुरक्षितपणे जावण्यासाठी योग्य ती व्यवस्था विकासकांनी/ सहकारी गृहनिर्माण संस्थेनी स्वतःच्या जबाबदारीवर करणे आवश्यक राहिल. घनकचरा व्यवस्थापनासाठी ओला कचरा/ सुका कचरा स्वतंत्रपणे ठेवण्याची प्रकिया संयंत्र उभारण्याची जबाबदारी विकासकाची/ सहकारी गृहनिर्माण संस्थेची राहिल.
२२. नवीन इमारतीस मंजूर नकाशे प्रमाणे सेटिक टँक पाहिजे व इमारतीची मलनिःसारण नलिका भविष्य काळात जावळच्या मलनिःसारण नलिकेस स्वखर्चाने नगरपरिषद अभियंता यांचे परवानगीने जोडणे आवश्यक राहिल.
२३. उक्त जमीनीवर विकास करताना जागेवरील भूपृष्ठ रचनेत अनावश्यक बदल करू नये व सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो इकडील परवानगी शिवाय वळवू अथवा बंद करू नये.
२४. बांधकाम परवानगी नियोजित रस्त्याप्रमाणे दिली असल्यास त्या रस्त्याचे काम नगरपरिषदेच्या सोयीप्रमाणे व प्राधान्यतंत्रप्रमाणे केले जाईल तसा रस्ता होईनावेतो इमारतीकडे जाण्यायेण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल.

२५. नागरी जमीन कमाल धारणा अधिनियम १९७६ मधील तरतुदी प्रमाणे जागा बाधीत होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.

२६. जागेतून किंवा जागे जवळून अतिदाब विद्युतवाहिनी जात असल्यास बांधकाम करण्यापूर्वी संबंधित खात्याकडून ना हरकत दाखला घेतला पाहिजे. तसेच अशा विद्युतवाहिनीपासून सुरक्षित अंतर ठेवले जाईल याची खबरदारी घेण्याची जबाबदारी विकासकाची राहिल.

२७. जागा महामार्ग किंवा रेल्वे मार्गास सन्मुख लागून किंवा जवळ असल्यास संबंधित खात्याकडून बांधकाम करण्यापूर्वी नाहरकत दाखला घेतला पाहिजे.

२८. बांधकामाच्या समोवाताली सोडलेल्या खुल्या जागेत कमीत कमी १) अशोक, २) गुलमोहर, ३) निलगिरी, ४) करंज, ५) आंबा, इ.पैकी एकूण दहा झाडे लावून त्यांची जोपासना केली पाहिजे तसेच सध्या अस्तित्वात असलेली झाडे तोडण्यापूर्वी परवानगी घेणे बंधनकारक आहे.

२९. ५०० चौ.मी.वरील भूखंडास नैसर्गिक पावसाळी पाण्याचा पुनर्वापर करणेसाठी रेन वॉटर हार्वेस्टिंग (Rain water Harvesting) ची यंत्रणा उभारण्यात यावी. तसेच रुफ टॉपचे पावसाळी पाणी जमिनीमध्ये जिरेल अशा पध्तीने खुद्दा घेवून पाईप व्यवस्था करणेत यावी. जेजेकरून पावसाचे पाणी वाहून वायू जाणार नाही व ते जमिनीमध्ये पुरेल. बांधकाम पूर्णतेचा दाखला सादर करतवेळी सदर योजना राबिल्या बाबत त्याचे फोटो व ज्या अधिकर्ता (एजन्सी) मार्फत ही योजना तयार करण्यात आली आहे त्यांचेकडील, योजना सुस्थीतीत असलेबाबत प्रमाणपत्र जोडावे त्याशिवाय बांधकाम भोगवटा प्रमाणपत्र देण्यात येणार नाही याची नोंद घ्यावी. सदर यंत्रणा भविष्यात निष्क्रीय किंवा निकामी झाल्यास, इमारतीच्या प्रत्येक १०० चौ.मी. बांधकाम क्षेत्रासाठी रु.१०००/- प्रतीवर्ष प्रमाणे दंड ठेऊ शकतो.

३०. इमारतीसाठी बसविली जाणारी लिफ्ट हि ISI मार्क असलेली दर्जेदार व नामांकित कंपनीची असावी. लिफ्टच्या सुरक्षिततेच्या संदर्भात संबंधित सक्षम अधिकार्याची मान्यता घ्यावी. तसेच तीवी भविष्यात वेळोवेळी सुरक्षिततेचे दृष्टीने तपासणी करण्यात यावी. सदर लिफ्ट ला पॉवर बॅक अप असावा.

३१. सदर इमारत बांधकामामुळे काही वृक्ष बाधीत होत असल्यास वृक्ष अधिकारी यांचा विहीत पध्तीने परवाना प्राप्त करून त्यांचे आदेशाप्रमाणेच वृक्षतोडीनंतर इमारत बांधकाम हाती घेणेची कार्यवाही करावी.

३२. बांधकाम साहित्यात फ्लाय अॅश विटा व फ्लाय अॅश आधारीत साहित्याच्या वापर करण्यासाठी केंद्र शासनाच्या नियमांची अंमलबजावणी करणे बंधनकारक राहिल. याबाबत वास्तुशास्त्रज्ञ व प्रमाणपत्र सादर न केल्यास इमारतीत भोगवटा प्रमाणपत्र दिले जाणार नाही.

३३. बांधकाम पूर्ण झाल्यावर पिण्याच्या पाण्याचे कनेक्शन मिळवण्याकरीता नगरपरिषदेकडून जबाबदारी राहणार नाही किंवा पिण्याच्या पाण्यासाठी नगरपरिषद इमी घेणार नाही. तसेच बांधकाम करण्यासाठी मिळविल्या पाण्याचे पाणी विल्हेवाट घ्यावू नये.

३४. बांधकाम पूर्णतेचा दाखला/ वापर परवानगी घेतल्यानंतर इमारतीचा वापर करू नये अशी शर्त असल्यास ज्याप्रमाणे बांधकाम पूर्ण झाले आहे त्याचा नकाशा वास्तुशास्त्रज्ञाकडून घ्याव्यात व स्थानिक विषय विभाग यांच्यामार्फत विकास नियंत्रण नियमावलीतील अपॉइन्ट्मेंट मध्ये आवेदकाने पूर्ण झालेल्या बांधकामाच्या पाच प्रतीसह व इतर आवश्यक कागद पत्रासह सादर करण्यात यावा. वापर प्रमाणपत्राशिवाय इमारतीचा वापर सुरू केल्यास संपूर्ण इमारत अनाधिकृत ठरविली जाईल.

३५. बांधकामाचे मटेरीयल रस्त्यावर टाकावयाचे झाल्यास बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल त्याकरिता नियमाप्रमाणे लागणारी रक्कम (व दंड झाल्यास त्या रकमेसहिल) भरावी लागेल. बांधकामाच्या वेळी निरपघोषी माल (मटेरीयल) नगरपरिषद सांगेल त्या ठिकाणी स्वखर्चाने वाहून टाकला पाहिजे.

३६. शासन निर्णयानुसार इमारत व इतर बांधकाम कामगार कल्याणकारी उपकर अधिनियम १९९६ अंतर्गत इमारत बांधकामाच्या मुल्यावर १ % उपकर नगरपरिषदेमार्फत भरणे आपणांस बंधनकारक आहे. अन्यथा दिलेली परवानगी रद्द समजण्यात येईल.



३७. अग्निशमन विभागाकडील ना-इरकत दाखला घेणे आणणांवर बंधनकारक राहिल. प्रत्येक मजला व प्रत्येक विंग मध्ये फायर एक्सटींग्विशर बसवावे.
३८. स्टीलटची कमाल उंची नियमानुसार असावी व ती चहुंबाजूने खुली असावी व ती कोणत्याही परिस्थितीत बंदीस्त करू नये.
३९. बांधकाम नकाशात खिडकीबाहेर/ बाल्कनीलागत दाखविलेले ऑर्किटेक्चरल प्रोजेक्शन/ कॉर्निस/ इलेवेशनल प्रोजेक्शन हे कोणत्याही परिस्थितीत रोलिंग किंवा पॅरानेट रॉल ने बांदित करू नये अथवा वापरता आणण्यायोग्य करू नये. अन्यथा भोगवटा प्रमाणपत्र दिले जाणार नाही व सदरचे क्षेत्र बांधकाम क्षेत्रात गणले जाईल.
४०. सदर जागेस माथेरून इको सेंसेटिव्ह तसेच महाराष्ट्र खाजगी वने (संपादन) अधिनियम १९७५ चे कलम २२ अ व ६ च्या तरतुदी लागू झाल्यास सदरची बांधकाम परवानगी रद्द समजण्यात येईल.
४१. स्टॅप पेपरवर स्टॅप नं. UY ०८६०६, दि. २५/०४/२०१९ रोजी बंधपत्र लिहून दिल्याप्रमाणे मुळ जमिन मालकास ते बंधनकारक राहिल. त्यास नगरपालिका जबाबदार राहणार नाही.
४२. कामगार विभागाने निर्गमित केलेल्या नियम/ परिपत्रक प्रचलित आदेश यांची जमिन मालक/विकासक यांनी पूर्तता करणे बंधनकारक राहिल. बांधकाम करताना कामगारांच्या व लागतच्या वहीवाटदारांच्या सुरक्षिततेची पूर्ण जबाबदारी संबंधित विकासक यांची राहिल.
४३. सांडपाण्यावर प्रक्रिया करून व शुध्दीकरण करून पाण्याचा पुनर्वापर प्रकल्प करणे बंधनकारक राहिल.
४४. इमारतीचे बांधकाम करणाऱ्या कामगारांसाठी स्क्वॅटागृहाची (T oilet) व्यवस्था करण्याची जबाबदारी विकासकाची राहिल. कामगारांनी आजूबाजूचा परीसर अस्वच्छ केल्यास, इमारतीच्या बांधकामाविरुद्ध कार्यवाही करण्याचे अधिकार नगरपरिषदेस असतील.
४५. गटाराचे व पावसाच्या पाण्याचा निचरा होणेकरिता नगरपरिषदेच्या गटारास जोडणेसाठी पक्क्या स्वरुपाची गटारे बांधवीत व भूखंडासमोरील रस्ता पक्क्या स्वरुपात गटारासह तयार केल्याखेरीज वापर परवाना मिळणार नाही.
४६. कुळगांव बदलापूर नगरपरिषद क्षेत्राकरिता हवा प्रदुषण नियंत्रण कृती आराखड्यात सुचविल्याप्रमाणे, बांधकाम साहित्य जसे वाळू, सिमेंट यांना अख्छादित ठेवणे, बांधकाम भूखंडावर ट्रकच्या आवानमनाने होणारी धूळ नियंत्रणात ठेवण्याचे दृष्टीने, आत व बाहेर जाणाऱ्या गेट वर पाणी फवारण्याची व्यवस्था करणे, बांधकाम भूखंडावर ये-जा करणाऱ्या वाहनांच्या चाकांवर पाणी फवारणी व्यवस्था करणे इ. बाबी आवश्यक आहेत.
- याप्रमाणे नियम न गळल्यास बांधकाम परवानगी रद्द होण्यास पात्र ठरू शकते.
४७. इमारतीच्या टॉयलेटमध्ये लो वॉल्यूम फ्लॅश सिस्टमचा वापर करण्यात यावा.
४८. सदर जागेतील पूर्वमंजूरीनुसार परवानगी सुधारित करत असल्यामुळे, ही सुधारित बांधकाम परवानगी प्रदान केल्यावर पूर्वमंजूरी संपुष्टात येईल.

सहाय्यक नगर रचनाकार
कुळगांव-बदलापूर नगरपरिषद
कुळगांव



मुख्य अधिकारी तथा नियोजन प्राधिकारी
कुळगांव-बदलापूर नगरपरिषद
कुळगांव

प्रत,

मा.जिल्हाधिकारी, ठाणे यांना माहितीस्तव सविनय सादर.



ड. नं. - २	
१५७६	२०२१
७६	६७



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
PS1700024942

Project: **MANOHAR VIKAS SHREEJI PARAIISO PHASE - 2**Plot Bearing / CTS / Survey / Final Plot No.: **S. NO. 60, H.NO.5 PT,6 PT, S. NO.61,H. NO.1 PART,S. NO. 91,H. NO.4AND 6, S. NO 62, H . NOat Badlapur (M Cl), Ambarnath, Thane, 421503;**

- 1. Deepplaxmi Developers** having its registered office / principal place of business at **Tehsil: Ambarnath, District: Thane, Pin: 421503.**
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
- The Registration shall be valid for a period commencing from **12/03/2020** and ending with **30/03/2029** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabh
(Secretary, Maharashtra)
Date:08-09-2021 15:16:45

Dated: **08/09/2021**
Place: **Mumbai**

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



78/1370
Tuesday, January 25, 2022
4:50 PM

पावती

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

पावती क्र.: 1529 दिनांक: 25/01/2022

गावाचे नाव: कात्रप
दस्तावेजाचा श्रुक्रमांक: उहान-2-1370-2022
दस्तावेजाचा प्रकार : कुलमुखत्यारपत्र
सादर करणाऱ्याचे नाव: भिजभूषण के पडुंजा - -

नोंदणी फी
दस्त हाताळणी फी
पुडांची संख्या: 10

₹. 100.00
₹. 200.00

एकूण:


₹. 300.00

आपणास मूळ दस्त, यंवनेल प्रिंट, सूची-२ अंदाजे
5:10 PM ह्या वेळेस मिळेल.

blaw
Sub Registrar, Ulhasnagar 2
उल्हासनगर-२

वाजार मुल्य: ₹. 1/-
मोबदला ₹. 0/-
भरलेले मुद्रांक शुल्क : ₹. 500/-

- 1) दयकाचा प्रकार: DHC रकम: ₹. 200/-
डीडी/घनादेश/वे ऑर्डर क्रमांक: 2501202207583 दिनांक: 25/01/2022
वकेचे नाव व पत्ता:
- 2) दयकाचा प्रकार: eChallan रकम: ₹. 100/-
डीडी/घनादेश/वे ऑर्डर क्रमांक: MH012144324202122E दिनांक: 25/01/2022
वकेचे नाव व पत्ता:



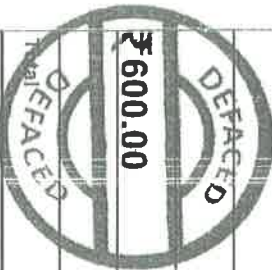
उहान-२	२०२१
द. क्र. 1936	
04	09



CHALLAN
MTR Form Number-6



GRN	MH012144324202122E	BARCODE					Date	25/01/2022-13:30:13	Form ID	480f
Department	Inspector General Of Registration		Payer Details							
Type of Payment	Stamp Duty	TAX ID / TAN (If Any)								
	Registration Fee	PAN No.(If Applicable)								
Office Name	ULH2_ULHASNAGAR 2 JT SUB REGISTRAR	Full Name	BRUBHUSHAN K PARHUA							
Location	THANE	Flat/Block No.	SHREEJI MEADOWS BELAVALI							
Year	2021-2022 One Time	Premises/Building								
	Account Head Details	Amount In Rs.								
	0030046401 Stamp Duty	Road/Street	MANOHAR VIKAS SHREEJI PARAISO KATRAP							
	0030063301 Registration Fee	Areal/Locality	BADLAPUR							
		Town/City/District								
		PIN	4 2 1 5 0 3							
		Remarks (If Any)	SecondPartyName=MS DEEP LAXMI DEVELOPERS-							
		Amount In	Six Hundred Rupees Only							
		Words	600.00							
Payment Details	IDBI BANK	FOR USE IN RECEIVING BANK								
Cheque/DD No.		Bank CIN	Ref. No.	69103332022012514872 2725992112						
Name of Bank		Bank Date	RBI Date	25/01/2022-13:30:52 Not Verified with RBI						
Name of Branch		Bank-Branch	IDBI BANK							
		Scroll No. . Date	Not Verified with Scroll							



Department ID : 9822508049
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर् चालन कोचल दस्तावेज निबंधक कार्यालयला नोंदणी करावयाच्या दस्तावेजाची सांगू आहे. नोंदणी नकारल्यास कोचल चालन सांगू नाही.

3.5.2
9300 2022
9 90

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-78-1370	0005860236202122	25/01/2022-16:50:19	IGR129	100.00
2	(IS)-78-1370	0005860236202122	25/01/2022-16:50:19	IGR129	500.00
Total Defacement Amount					600.00



Print Date 25-01-2022 04:52:40
 3.5.2
 9300 2022
 9 90



CHALLAN
MTR Form Number-6



GRN	MH012144324202122E	BARCODE					Date	25/01/2022-13:30:13	Form ID	48(f)
Department	Inspector General Of Registration	Payer Details								
Stamp Duty		TAX ID / TAN (if Any)								
Type of Payment		Registration Fee	PAN No.(if Applicable)							
Office Name	ULH2_ULHASHNAGAR 2 JT SUB REGISTRAR	Full Name	BRJBHUSHAN K PAHUJA							
Location	THANE	Flat/Block No.	SHREEJI MEADOWS BELAVALLI							
Year	2021-2022 One Time	Premises/Building								
Account Head Details		Amount In Rs.								
0030046401	Stamp Duty	500.00	Road/Street	MANDHAR VIKAS SHREEJI PARAISO KATRAP						
0030063301	Registration Fee	100.00	Area/Locality	BADLAPUR						
			Town/City/District							
			PIN	4	2	1	5	0	3	
Remarks (if Any)		SecondPartyName=MS DEEP LAXMI DEVELOPERS-								
Total		Amount In Words	Six Hundred Rupees Only							
600.00		FOR USE IN RECEIVING BANK								
Payment Details		IDBI BANK								
Cheque/DD Details		Bank CIN	Ref. No.	69103332022012514872 2725992112						
Cheque/DD No.		Bank Date	RBI Date	25/01/2022-13:30:52 Not Verified with RBI						
Name of Bank		Bank-Branch	IDBI BANK							
Name of Branch		Scroll No. , Date	Not Verified with Scroll							

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9300 2022
2 90

Department ID : Mobile No. : 9822508049
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सधर चलन कषत दुय्यज निशुधक काराग्यात नोदणी करावयाच्या दस्ताव्याची सधर आरे. नोदणी व काराव्याच्या दस्ताव्याची सधर चलन लागू नादी.



[Handwritten Signature]

[Handwritten Signature]



उठेन-२
199e
3022
UL Reg

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

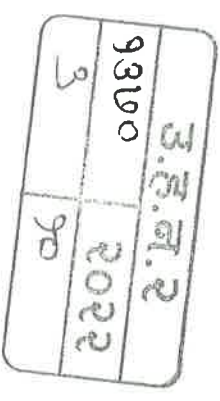
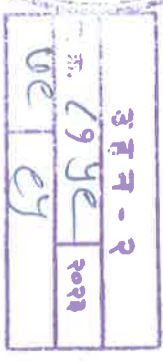
PRN	2501202207583	Date	25/01/2022
------------	---------------	-------------	------------

Received from BRJBUHSHAN K PHAUJA, Mobile number 9822508049, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Registrar office Joint S.R.Ulhasnagar 2 of the District Thane Grm.

Payment Details

Bank Name	IBKL	Date	25/01/2022
Bank CIN	10004152022012506499	REF No.	2739867164

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



SPECIAL POWER OF ATTORNEY

This Power of attorney is made and executed on 25th day of January 2022.

TO ALL TO WHOM THESE PRESENTS SHALL COME, M/s. **DEEP LAXMI DEVELOPERS** partnership firm having its office at: Shcp No. 22, Ground Floor, Shreeji Center, Ghorpade Chowk, Katrap, Badlapur (East) Tal - Ambernath, Dist. - Thane 421503, thought its Partner **Mr. Piyush R. Patel**, age about 39 years, **SEND GREETING:**

WHEREAS: I am a Partner of and carrying on the business of Developers, Builders in the Katrap, Badlapur, Taluka Ambernath, Dist - Thane.

Patel

[Signature]

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9300	2022

AND WHEREAS: I am developing the property by constructing the ⁹⁰multistoried building of premises under the PARTNERSHIP firm named **M/s. DEEP LAXMI DEVELOPERS**, at Village - Belavali, Taluka Ambemath, Dist-Thane, bearing 1) Survey No. 72, Hissa No. 1, Area Admeasuring 0H-8R-00P, Asst. 604 Rs.- 00 Paise, 2) Survey no. 73, Hissa No.1 Area admeasuring 0H-48R-30P, Asst. 3623Rs. - 00 Paise 3) Survey No. 73, Hissa No. 3, Area admeasuring 0H-9R-80P, Asst. 740Rs. - 00Paise and Project named and marketed as and Building Known as "**SHREEJI MEADOWS**" and Village - **BELAVALI**, Taluka Ambemath, Dist - Thane and 1) Survey No. 60, Hissa No. 5, area admeasuring 0H-05R-10P, Asst. 0Rs.- 67Paise, 2) Survey No. 60, Hissa No. 6, Area Admeasuring 0H-37R-00P, P.K. 0H-03R-00P Total Area admeasuring 0H-40R-00P, Asst. 0Rs.- 67Paise, 3) Survey No. 61, Hissa No. 1, Area Admeasuring 0H-77R-40P, P.K. 0H-01R-30P Total Area admeasuring 0H-78R-70P, Asst. 14Rs.- 63Paise, 4) Survey No. 62, Hissa No. 1, area admeasuring 0H-43R-94P, Asst. 8Rs.-58Paise, 5) Survey No. 91, Hissa No. 4, area admeasuring 0H-32R-10P, Asst. 3Rs.-00Paise, 6) Survey No. 91, Hissa No. 6, area admeasuring 0H-14R-90P, P.K. 0H-00R-50P Total Area admeasuring 0H-15R-40P, Asst. 3Rs.-25Paise and Project named and marketed as and Building Known as "**MANOHAR VIKAS SHREEJI PARAISSO**" and Village - **KATRAP**, Taluka Ambemath, Dist - Thane. That registered agreements and other documents are required to be executed registered in favour of the Prospective Purchasers.

AND WHEREAS that I am needed to the executed agreement for Sale executed by me in favour of Prospective Purchaser/s but due to my business I unable to attend the concerned Joint Sub-Registrar of assurance and admit the execution thereof.

AND WHEREAS in order to admit execution of the agreement for Sale execution by me in favour of Prospective Purchaser/s I am proposed to appoint **MR. BRIJBUSSHAN K. PAHUJA**, as our express and authorized attorney on my behalf and our firm's behalf and to do the following acts mentioned herein below and which he has agreed to do.

NOW KNOW YOU ALL THESE PRESENTS WITNESS that **M/S. DEEP LAXMI DEVELOPERS** a partnership firm through its Partner **MR. PIYUSH R. PATEL**, do hereby appoint and constituted **MR. BRIJBUSSHAN K. PAHUJA**, Age 34 Years, at add. Flat No. 204, Abhay Swapna Sakar, Near Saiprasad Fall, Shivaji Chowk, Belavali, Taluka Ambemath, Dist. - Thane 421503, be a true and lawful attorney with full authority and power to demand and execute the following acts deeds and things in our name and on our behalf and to do and execute To lodge the agreement for sale, correction deeds, cancellation of deeds and other documents as required pertaining to Flats/Shops & etc. in respect of the said property and develop the Village - Belavali, Taluka Ambemath, Dist - Thane, bearing 1) Survey No. 72, Hissa No. 1, Area Admeasuring 0H-8R-00P, Asst. 604 Rs.- 00 Paise, 2) Survey No. 73, Hissa No.1 Area admeasuring 0H-48R-30P, Asst. 3623Rs. - 00 Paise 3) Survey No. 73, Hissa No. 3, Area admeasuring 0H-9R-80P, Asst. 740Rs. - 00Paise and Project named and marketed as and Building Known as "**SHREEJI MEADOWS**" and Village - **BELAVALI**, Taluka Ambemath, Dist - Thane and 1) Survey No. 60, Hissa No. 5, area admeasuring 0H-05R-10P, Asst. 0Rs.- 67Paise, 2) Survey No. 60, Hissa No. 6, Area Admeasuring 0H-37R-00P, P.K. 0H-03R-00P Total Area admeasuring 0H-40R-00P, Asst. 0Rs.- 67 Paise, 3) Survey No. 61, Hissa No. 1, Area admeasuring 0H-77R-40P, P.K. 0H-01R-30P Total Area admeasuring 0H-78R-70P, Asst. 14Rs.-



387-2	
७३७८	२०२२

63 Paise, 4) Survey No. 62, Hissa No. 1, area admeasuring 0H-43R-94P, Asst. 8Rs.-58 Paise, 5) Survey No. 91, Hissa No. 4, area admeasuring 0H-32R-10P, Asst. 3Rs.-00Paise. 6) Survey No. 91, Hissa No. 6, area admeasuring 0H-14R-90P, P.K. 0H-00R-50P Total Area admeasuring 0H-15R-40P. Asst. 3Rs.-25Paise and Project named and marketed as and Building Known as "MANOHAR VIKAS SHREJI PARAIISO" and Village - KATRAP, Taluka Ambernath, Dist - Thane. Executed by our in favour of prospective purchaser/s Buyers and which required registration in the office of the joint Sub - Register office Ulhasnagar 2 & 4 of assurance and to admit the execution thereof on our behalf in Badlapur. Taluka Ambernath, Dist. Thane - 421503. To Received Original documents, Papers, Index II, etc., from the Sub Register Office Ulhasnagar - 2 & 4.

And generally to do all acts and things incidental to the powers hereinbefore given and other acts and things necessary.

And I agree to notify all lawful acts things done and executed by the said general attorney pursuant to the powers given herein.

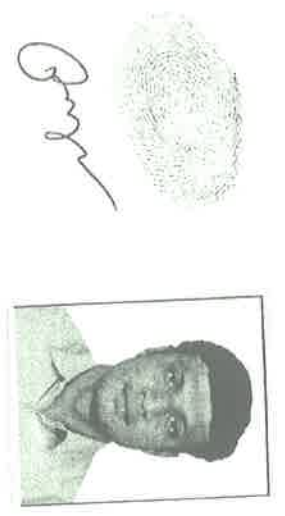
IN WITNESS WHEREOF WE have singed and executed the said special Power of Attorney on this ___ day of January 2022, at Badlapur.

SIGNED and DELIVERED by the

M/S. DEEP LAXMI DEVELOPERS

a partnership firm through its Partner

MR. PIYUSH R. PATEL



Accepted by me

1) MR. BRIJHUSHAN K. PAHUA



Witness:-

1. Name: - Amof B More

Pan Card No. - _____

R/at: - Pavelkhan Shankhul Bannarge
Road Badlapur west

Sign: [Signature]

1. Name: - Ananta B. Jramali

Pan Card No. - _____

R/at: - Chamtoli
Ballapur (East)



आयकर विभाग
INCOME TAX DEPARTMENT
DEEP LAXMI DEVELOPERS

भारत सरकार
GOVT. OF INDIA

03/08/2010

Permit/Grant Account Number

AAHFD4099H

15092010

उ.क.न.२	
१३७०	२०२२
६	१०

संस्थापक / धारता
INCOME TAX DEPARTMENT
PIYUSH RATILAL PATEL

भारत सरकार
GOVT. OF INDIA

RATILAL HANSHAJIBHAI PATEL

25/04/1982

Government Account Number
ALBPP3537B

Signature



3102543



आयकर विभाग
INCOME TAX DEPARTMENT
E RUBHUSHAN KRISHANLAL PAHUJA

भारत सरकार
GOVT. OF INDIA

* RISHANALAL KULDEEP LAL PAHUJA
PAHUJA

C/3/04/1987

* Government Account Number

AUQPP2332Q

Signature



38112014



उ.क.न.-२	
उ.क. ७५२	२०२२
८२	९५

उ.सं.नं.२	
१३७०	२०२२
७	१०

खाताधार विभाग
 INCOME TAX DEPARTMENT
 AMANTA BIRMAJI
 BHAGWAN NANDEY IRMAJI
 01/06/1973
 Permanent Account Number
 ADDP10213R
 भारतीय सरकार
 GOVT. OF INDIA

 श्री. अशोक ...
 Signature



उधर्न-२	
सं.सं.	७१५०
७३	१०



उ.ह.न.२	
६.क्र. ८१५६	२०२२
८४	६९



~~Handwritten signature~~

उ.ह.न.२	
१३७०	२०२२
७	१०



78/1370

मंजळवार, 25 जानेवारी 2022 4:50 म.नं.

दस्त गोषवारा भाग-1

उद्दन 2 ६ - १०
दस्त क्रमांक: 1370/2022

दस्त क्रमांक: उद्दन 2 /1370/2022

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु. 500/-

दु. नि. सह. दु. नि. उद्दन 2 यांचे कार्यालयत

पावती: 1529

पावती दिनांक: 25/01/2022

अ. क्र. 1370 वर दि. 25-01-2022

सादरकारणाचे नाव: त्रिजभूषण के पट्टुजा - -

रोजी 4:49 म.नं. वा. हजर केना.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 200.00

पृष्ठांची संख्या: 10

दस्त हजर करणाऱ्याची सही:

एकूण: 300.00

Sub Registrar Ulhasnagar 2

Sub Registrar Ulhasnagar 2

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-क) जेव्हा त्यामुळे खंड (अ) मध्ये उल्लेखिलेल्या बाबी हून अन्य असा एकाच वेळीच दस्त भरू शकतो. विवाह, नाविक व्यक्तिस काम चालविण्याचा अधिकार मिळत असेल तेव्हा

शिक्षा क्र. 1 25 / 01 / 2022 04 : 49 : 29 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 25 / 01 / 2022 04 : 50 : 17 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

मद्य दस्त देण करंदगी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार
नोंदणीचा दाखल केल्या आहे. दस्तामधील संपूर्ण कलकुर, विध्यादक व्यक्ती,
रुग्णांदाद व सोबत जोडलेले कागदपत्रे दस्ताची सत्यता, वैधता, कायदेशीर
ः शीसठी खालील विध्यादक व्यक्ती संपूर्णपणे जबाबदार आहेत तसेच दस्त
संबंधित दस्तांमुळे राज्यशासन / केंद्रशासन यांच्या कोणताही कायदा /

किडुन देणार सही

किडुन देणार सही











दस्त भोषवारा भाग-2

उद्दन 2 90-90
दस्त क्रमांक: 1370/2022

दस्त क्रमांक : उद्दन 2/1370/2022
दस्ताचा प्रकार :- कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	दस्ताचा उप्ता
1	नाव: ब्रिजभूषण के पट्टुशा - - पत्ता: फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 204, अरुप स्वप्न साकार, शिवाजी चौक बदलापूर पु. जॉक नं. -, रोड नं. -. महाराष्ट्र, ठाणे. पं नंबर: AUQPP2332Q	पॉवर ऑफ अटॉर्नी होल्डर वय :- 34 स्वाक्षरी:-	  
2	नाव: मे. दिप लक्ष्मी डेव्हलपर्स नॉक भागीदार प्रियुष आर. पटेल - - पत्ता: फ्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शीप नं 22, श्रीजी मॅट्ट, शोरपडे चौक, कात्रप बदलापूर पु. ना. अंबरनाथ जि. ठाणे नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पं नंबर: AAHF D4099H	कुलमुखत्यार देणार वय :- 39 स्वाक्षरी:-	  

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कवून करतान.
शिक्रा क्र. 3 ची वेळ: 25 / 01 / 2022 04 : 51 : 18 PM

ओळख:-

खालील इत्सम असे निवेदीन करतान की ते दस्तऐवज करून देणाऱ्याना व्यक्तीशः ओळखतान, व त्यांची ओळख पटवितात

अनु क्र. पक्षकाराचे नाव व पत्ता

द्वयाचित्र

अंगठ्याचा उप्ता

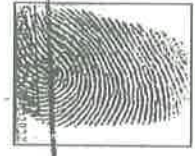
1 नाव: अमोल बाबुगव भोरे - -
वय: 34
पत्ता: सी-003, पनवेलकर धरकुल बदलापूर
पिन कोड: 421503

स्वाक्षरी



2 नाव: अनंता भगवान ईरमाळी -
वय: 46
पत्ता: रा. आमटोळी रा. अंबरनाथ जि. ठाणे
पिन कोड: 421503

स्वाक्षरी



शिक्रा क्र. 4 ची वेळ: 25 / 01 / 2022 04 : 51 : 58 PM.

शिक्रा क्र. 5 ची वेळ: 25 / 01 / 2022 04 : 52 : 04 PM नोंदणी पुस्तक 4 मध्ये

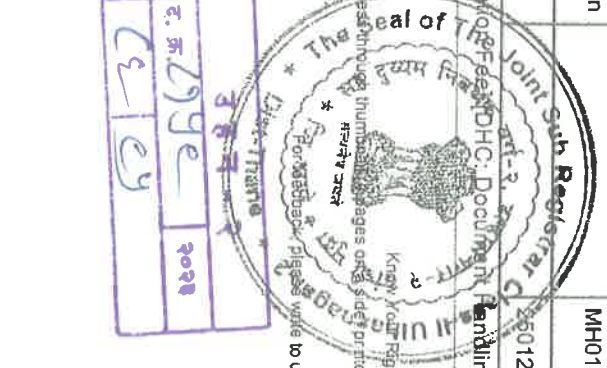
Sub Registrar Uthasraagar 2

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	BRUBHUSHAN K PAHUJA	eChallan	6910332022012514872	MH012144324202122E	500.00	SD	0005860236202122	25/01/2022
2	BRUBHUSHAN K PAHUJA	eChallan		MH012144324202122E	100	RF	0005860236202122	25/01/2022
3		DHC		25012022075383	200	RF	2501202207583D	25/01/2022

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

1370 / 2022



दस्तावेज
२०२२

सह दुय्यम निबंधक वर्ग-२, उल्हासगार वर्ग-२.
पुस्तक क्र १३७० अंकांकाने नोंदला.
दिनांक :- 25 / 09 / 2022
मध्ये एकूण १० पाने आहेत.
(एस.बी. घडगेण)
सह दुय्यम निबंधक, उल्हासगार-२

1. Verify the correctness of the document through thumprints and signatures and \$ defac for amount after scanning.
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Kratu Your Rights as Registrants
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25/01/2022

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. उल्हासनगर 2

दस्त क्रमांक : 1370/2022

नोदणी :

Regn:63m

गावाचे नाव : कात्रप

विवरण	कुलमुबत्तारपत्र
(1) विलेखाचा प्रकार	कुलमुबत्तारपत्र
(2) मोबदला	0
(3) बाजारभाव(धाडेपट्टयाच्या जाबलितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) शुभापन,पोटहिस्सा व धरकरमांक(असल्यास)	1) पालिकेचे नाव:कुळागांव-वदलापूर इतर वर्णन : इतर माहिती: मौजे-बेलवली,ता.अंबरनाथ,जि. ठाणे येथील स.नं. 72/1, 73/1, 73/3 यावरील श्रीजी मिडोज इमारत. मौजे- कात्रप,स.नं. 60/5, 60/6, 61/1, 62/1, 91/4, 91/6 यावरील मनोहर विक्रम श्रीजी पराईसो इमारत. (Survey Number : 72/1, 73/1, 73/3, ; ;)
(5) क्षेत्रफळ	1) 0 NA
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मै. दिप लक्ष्मी डेव्हलपर्स तर्फे मागीदार पियुष शर. पटेल - - वय:-39; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शॉप नं.22, श्रीजी सेंटर, बोरपडे चौक, कात्रप बरनापूर पू. ता.अंबरनाथ जि.ठाणे, प्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं.-AAHFDA099H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-त्रिजसूपर्ण के पट्टेगा - - वय:-34; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: 204, अभय स्वपन साकार, शिवाजी चौक बदलापूर पू. प्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं.-AUQPP2332Q
(9) दस्तऐवज करून दिल्याचा दिनांक	25/01/2022
(10) दस्त नोदणी केल्याचा दिनांक	25/01/2022
(11) अनुक्रमांक, खंड व पृष्ठ	1370/2022
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोदणी शुल्क	100
(14) श्रेण	

सह दुय्यम निबंधक वर्ना-२
उल्हासनगर-२

मुल्यांकनासाठी विचारान घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाने तपशील दस्तप्रकारनुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(48-c) when authorising one person or more to act in a single transaction other than case mentioned in clause a



उद्देश - २
र. नं. १२५६
१०२५

II घोषणा पत्र / शापथ पत्र II

मी / आम्ही खालील सही करणार मा. नोंदणी महानिरिक्षक व मुद्रांक नियंत्रक, म. रा. पुणे, यांचे ३०/११/२०१३ रोजीचे परिपत्र वाचुन असे घोषित करतो की, नोंदणीसाठी सादर केलेले दस्तावेजामधील मिळकत हि फसवणुकीद्वारे अथवा दुबार विक्री होत नाही. दस्तातील लिहून देणार/कुलमुखत्यारधारक हे खरे असुन याची आम्ही स्वतः खात्री करुन या दस्तासोबत दोन प्रत्यक्ष ओळखनारे इसम घेवुन आलो आहे.

सादर नोंदणीचा दस्ताऐवज सियनभादीत करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस, हक्कदार/कब्जेदार हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमुन दिलेल्या कुलमुखत्यारधारक (P. A. Holder) लिहनु देणार हयांत आहे. व फक्त कुलमुखत्यार अद्यापही अस्तित्वात आहे. व ते आजपावतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहेत. तसेच सादरची मिळकत शासन मालकीची नाही. व मिळकतीतील इतर हक्क, कर्ज, बँक बोजे, शासन बोजे व कुलमुखत्यार, धारकानी केलेल्या व्यवहाराच्या आधीन राहुन आम्ही आमचा आर्थिक व्यवहार पूर्ण करुन दस्ताऐवज साक्षीदारासमक्ष निष्पादित केलेला आहे.

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

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाने, उच्च न्यायालयाने दिलेल्या निर्णयानुसार दस्ताऐवजामधील मिळकतीचे मालक कुलमुखत्यारधारक यांची मालकी व दस्ताऐवजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हांस पूर्णपणे जाणीव आहे.

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

त्यामुळे मी/आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा कायदेशीर गुन्हा घडणारे कृत्ये केलेले नाही. जर भविष्यात कायद्यानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १८६० मधील नमुद असलेल्या ७ वर्षांचा शिक्षेस आम्ही मस राहणार आहोत याची मला/आम्हाला पूर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र आपल्यापुढे दस्ताची भाग म्हणुन जोडत आहे.

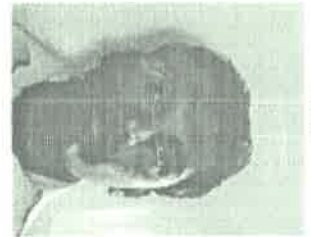


लिहून देणार

लिहून घेणार

भारत सरकार **भारत सरकार**
विभागीय **GOVT. OF INDIA**
INCOMETAX DEPARTMENT
GULVE TEJAS VITTHAL
VITTHAL DAMU GULVE
16/06/1989
 Permanent Account Number
ATEPG6287A
 Signature


Tejas Vitthal Gulve



भारत सरकार
Government of India
तेजस विठ्ठल गुळवे
Tejas Vitthal Gulve
जन्म तारीख / DOB : 16/06/1989
पुरुष / Male



उद्देश - र
 नं. ८९५८
 २०१९
 लेख



2730 6873 8219

आधार - सामान्य मापसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता
S/O विठ्ठल गुलवे, फ्लॉट नों-07
श्रधा अपार्टमेंट, वनश्री कॉलोनी,
कॉर्पोरेशन वॉटर टँक जवळ, डीजीपी
नगर-02, नाशिक, अंबाड ए.एस.,
महाराष्ट्र: 422010

Address:
S/O, Vitthal Gulve, Flat No-07
Shradha Appartment, Vanashri
Colony, Near Corporation Water
Tank, Dgp Nagar-02, Nashik.
Ambad A.s., Maharashtra, 422010

2730 6873 8219

1947
 1800 300 1947


 help@uidai.gov.in


 www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT
MONIKA TEJAS GULVE



भारत सरकार
GOVT. OF INDIA

KISAN RAMBHAU MANJARE

12/06/1990

Permanent Account Number
BRFPM0194L

Signature

क्रिडा



10012014

भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नसिक्कर खास / Enrolment No. : 0658/00424/01330

06/08/2013

To
Monika Tejas Gulve
मॉनिका तेजा गुलवे
W/O Tejas Gulve
Flat Number 7 Shradha Apartment
Varshi Colony
Ambad Link Road
Nashik
Nashik
Ambad A.S., Nashik, Nashik,
Maharashtra - 422010
9888818397

Barcode
KAS25447022F5H
S2544702



उद्देश - २
र. क्र. ७९९
२०११

क्रमांक / Your Aadhaar No. :

8999 0536 8342

माझे आधार, माझी ओळख



भारत सरकार
Government of India
मॉनिका तेजा गुलवे
Monika Tejas Gulve

जन्म तारीख / DOB: 12/06/1990
पत्नी / Female
8999 0536 8342



माझे आधार, माझी ओळख

आयकर विभाग
INCOME TAX DEPARTMENT
DEEP LAXMI DEVELOPERS



भारत सरकार
GOVT. OF INDIA

03/08/2010

Permanent Account Number

AAHFD4099H

15082010

आयकर विभाग
INCOME TAX DEPARTMENT
PIYUSH RATILAL PATEL



भारत सरकार
GOVT. OF INDIA

RATILAL HANSRAJBHAI PATEL

25/04/1982

Permanent Account Number

ALBPP3537B

Signature



03032012



भारत सरकार
GOVERNMENT OF INDIA



पियुष रतीलाल पटेल
Piyush Ratilal Patel
जन्म तारीख / DOB : 25/04/1982
पुल्लिंगी / MALE



5403 2162 5247

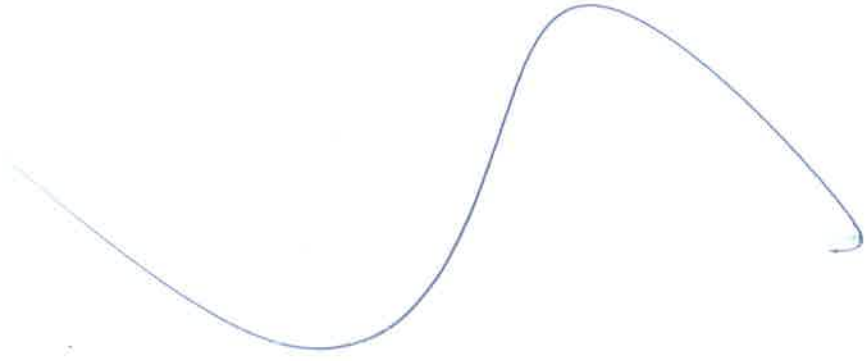
अधार - सामान्य माणसाचा अधिकार



उपन - २
८७५८
२०११
९९



उत्तर - २	
क. म. ८१५६	२०१९
६२	६५



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

VAISHALI VILAS GAWADE
 KISAN RAMBHAU MANJARE
 16/10/1975
 Permanent Account Number
BGZPG4644J

Signature *V. Gawade*



V. Gawade

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

VILAS DYANESHWAR GAWADE
 DYANESHWAR BABU GAWADE
 01/06/1968
 Permanent Account Number
ANTPG7085K

Signature *V. Gawade*



V. Gawade



उत्पन्न - २	
स. नं. १९५६	२०११
०३	०५

78:8159
मोमबारा, 12 जून 2023 1:27 म.नं.

दम्त गोपबारा भाग-1

उठन2 ६४-६५
दम्त क्रमांक: 8159/2023

दम्त क्रमांक: उठन2 /8159/2023

वाजार मूल्या: रु. 37,54,000/-

मोबदला: रु. 45,45,095/-

धरनेले मुद्रांक शुल्क: रु.2,72,800/-

दु. नि. मह. दु. नि. उठन2 यांचे कार्यालयान
अ. क्रं. 8159 नर दि.12-06-2023
गेजी 1:25 म.नं. वा. हजर केला.

पावनी:8869 पावनी दिनांक: 12/06/2023
मादरकरणाचें नाव: नेजम विठ्ठल गुळबे

नोंदणी फी रु. 30000.00
दम्त हाताळणी फी रु. 1900.00
पुढांची मंख्या: 95

एकुण: 31900.00

दम्त हजर करणाऱ्याची मही:

Sub Registrar Uhasnagar 2



Sub Registrar Uhasnagar 2

दम्ताना प्रकार: करारनामा
मुद्रांक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगरपालिका किंवा ग्रामपंचायत किंवा ग्रामपंचायत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीन किंवा मुंबई महानगर प्रदेशाविकास प्रभाग किंवा मुंबई महानगर प्रदेशाविकास प्रभाग किंवा मुंबई महानगर प्रदेशाविकास प्रभाग किंवा मुंबई महानगर प्रदेशाविकास प्रभाग (मालमनच्या प्रत्यक्ष वाजार मूल्याचे निश्चरण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दर्जाप्रमाण प्रभाव क्षेत्रात.

जिक्का क्रं. 1 12 / 06 / 2023 01 : 25 : 47 PM ची वेळ: (मादरीकरण)

जिक्का क्रं. 2 12 / 06 / 2023 01 : 27 : 14 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तानातील संपूर्ण राजकुद, विषादक व्यक्ती, दाक्षीदार व सोबत जोडलेले कागदपत्रे दस्तांवी सत्यता, वैधता, कायदेशीर बाबीसाठी खालील विषयादक व्यक्ती संपूर्णपणे जबाबदार आहेत तसेच सदर दस्तांतर्गत दस्तांबुळे राजशासन / केंद्रशासन यांच्या कोणताही कायदा / विधय / परिपत्रक यांचे उल्लंघन होत नाही.

लिठ्ठल देणार सही

लिठ्ठल देणार सही

दस्तावेज प्रकरण-2

उद्देश 2

दस्तावेज क्र.81591/2023

९५-९५

12/06/2023 1 39:03 PM

दस्तावेज क्र.कः:उद्देश2/81591/2023







दस्तावेज प्रकार :-कः:कारनामा

अनु क्र. पत्रकारनाम नाव व पना

पत्रकारनामा प्रकार

छायाचित्र

अंगठ्याचा उमा

1	नाव:मं. दिप नळ्शी इंटरनॅशनल नॉर्क भागीदार प्रियुष रतीनान पटेल नॉर्क कु मु व क ज देणार त्रिजभूषण के पट्टेजा पना:ज्याई नं. -, माळा नं. -, इमारतीचे नाव: गॉप नं. 22, श्रीजी मंदर, घोरापडे वीक, कात्रप बदलापूर प., जॉर्क नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पॅन नंबर:AAHF4099H	लिहून देणार वय :-35 स्वाभवाची:- पना:ज्याई नं. - पना:ज्याई नं. -		
2	नाव:नेत्रम विठ्ठल गुळवे पना:ज्याई नं. -, माळा नं. -, इमारतीचे नाव: फ्लॉट नं.07, श्रद्धा अपार्टमेंट, बनश्री कॉलनी, कापूरेशन बॉर्डर टॅक जवळ, डीजीपी नगर-002, नाशिक अंबाड प.एम, जॉर्क नं. -, रोड नं. -, महाराष्ट्र, णाम:डॅक. पॅन नंबर:ATEPG6287A	लिहून देणार वय :-33 स्वाभवाची:- पना:ज्याई नं. - पना:ज्याई नं. -		
3	नाव:मोनिका नेत्रम गुळवे पना:ज्याई नं. -, माळा नं. -, इमारतीचे नाव: फ्लॉट नं.07, श्रद्धा अपार्टमेंट, बनश्री कॉलनी, कापूरेशन बॉर्डर टॅक जवळ, डीजीपी नगर-002, नाशिक अंबाड प.एम, जॉर्क नं. -, रोड नं. -, महाराष्ट्र, णाम:डॅक. पॅन नंबर:BRFPM0194L	लिहून देणार वय :-32 स्वाभवाची:- पना:ज्याई नं. - पना:ज्याई नं. -		

.दीन दस्तावेज करून देणार तथाकथीन कारनामा चा दस्तावेज करून दिव्याचे करून करताना
शिक्का क्र.3 ची ब्रेक:12 / 06 / 2023 01 : 37 : 26 PM

ओळख -
दस्तावेज निष्पादनाचा क्युर्नोजवाव देणाऱ्या सर्वा पत्रकारांची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आनी आहे. त्याबाबत ग्राम भाडिनी पुढीलप्रमाणे
आहे:

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार मं. दिप नळ्शी इंटरनॅशनल नॉर्क भागीदार प्रियुष रतीनान पटेल नॉर्क कु मु व क ज देणार त्रिजभूषण के पट्टेजा	12/06/2023 01:37:57 PM	त्रिजभूषण कृष्णानान पट्टेजा M XXXX XXXX 6990
2	लिहून देणार नेत्रम विठ्ठल गुळवे	12/06/2023 01:38:26 PM	नेत्रम विठ्ठल गुळवे M XXXX XXXX 8219
3	लिहून देणार मोनिका नेत्रम गुळवे	12/06/2023 01:38:40 PM	मोनिका नेत्रम गुळवे F

शिक्का क्र.4 ची वेळ:12 / 06 / 2023 01 : 38 : 42 PM

Sub Registrar Uthasnagar 2

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/UIDAI Charge	Amount	Used At	Deface Number	Deface Date
1	TEJAS V GULVE	eChallan	69103332023061014228	MH003402545202324E	272800.00	SD	0001811169202324	12/06/2023
2		DHC		MH06302302388D	39000	RF	1006202302388D	12/06/2023
3	TEJAS V GULVE	eChallan		MH003402545202324E	30000	RF	0001811169202324	12/06/2023

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

प्रमाणित करण्यात येत आहे, या दस्तऐवजा
मध्ये एव घाने आहेत.
सह दुय्यम निबंधक वर्ग-२, उल्हासनगर वर्ग-२.
पुस्तक क्र. १ वे ८९५९ असाकान नोंदला.
दिनांक :- १२/०६/२०२३
सह दुय्यम निबंधक, उल्हासनगर-२

सूची क्र.2

दुधम निबंधक : मह. दु.नि. उल्हासनगर 2

दस्ता क्रमांक : 8159/2023

नोंदणी :

12/06/2023

Regn:63m

गावाचे नाव : कात्रप

क्रमांक	विवरण	प्लॉट नं.	प्लॉट क्षेत्र	प्लॉट क्षेत्र
(1)	विणेबाबा प्रकार	करारनामा		
(2)	मावदना	4545095		
(3)	बाजारभाव(भाडेपट्ट्याच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	3754000		
(4)	सुभाषन,पोट्टिम्मिा व धरक्रमांक(अमल्याम)	1) पालिकेचे नाव:कुळागांव-वदनापूर इनर वर्णन : इनर माहिती: मोजे- कारप.म.नं.60/5,60/6,61/1,62/1,91/6,91/4 यावरील मनोहर विकाम श्रीजी पराईओ फेज-2,विरडीग टाईप ई.निवासी मरनिका क्र.803,आठवा मजला क्षेत्र 52.64 चौ.मी. कारपेट. (Survey Number : 60/5,60/6,61/1,62/1,91/6,91/4 ;)		
(5)	शेत्रफळ	1) 52.64 चौ.मीटर		
(6)	आकारणी किंवा जुडी देण्यात असेल तेव्हा.			
(7)	रुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे.रिप लक्ष्मी डेव्हलपर्स तर्फे भागीदार पियुष रतीलाल पटेल तर्फे कु मु व क ज रेणार त्रिजभूषण के पट्टेजा वय:-35; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शीप नं. 22, श्रीजी सेंटर, योनपडे चौक, कात्रप बदलापूर पू., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AAHFDD4099H		
(8)	रुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	1): नाव:-नेजस विठ्ठल गुळवे वय:-33; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॅट नं.07, श्रध्दा अपार्टमेंट, वनश्री कॉलनी, कार्पोरेशन वॉटर टँक जवळ, डीजीपी नगर-002, नाशिक अवाड ए.एम, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, गासु.ई.क. पिन कोड:-422010 पॅन नं:-ATEPG6287A 2): नाव:-मोनिका नेजस गुळवे वय:-32; पत्ता:-प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: फ्लॅट नं.07, श्रध्दा अपार्टमेंट, वनश्री कॉलनी, कार्पोरेशन वॉटर टँक जवळ, डीजीपी नगर-002, नाशिक अवाड ए.एम, ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, गासु.ई.क. पिन कोड:-422010 पॅन नं:-BRFPM0194L		
(9)	रुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	12/06/2023		
(10)	रुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता	12/06/2023		
(11)	अनुक्रमांक,खंड व पृष्ठ	8159/2023		
(12)	बाजारभावप्रमाणे मुद्रांक शुल्क	272800		
(13)	बाजारभावप्रमाणे नोंदणी शुल्क	30000		
(14)	शेण			



सह दुधम निबंधक वर्ग-२
उल्हासनगर-२

मुल्यांकनासाठी विचारान घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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