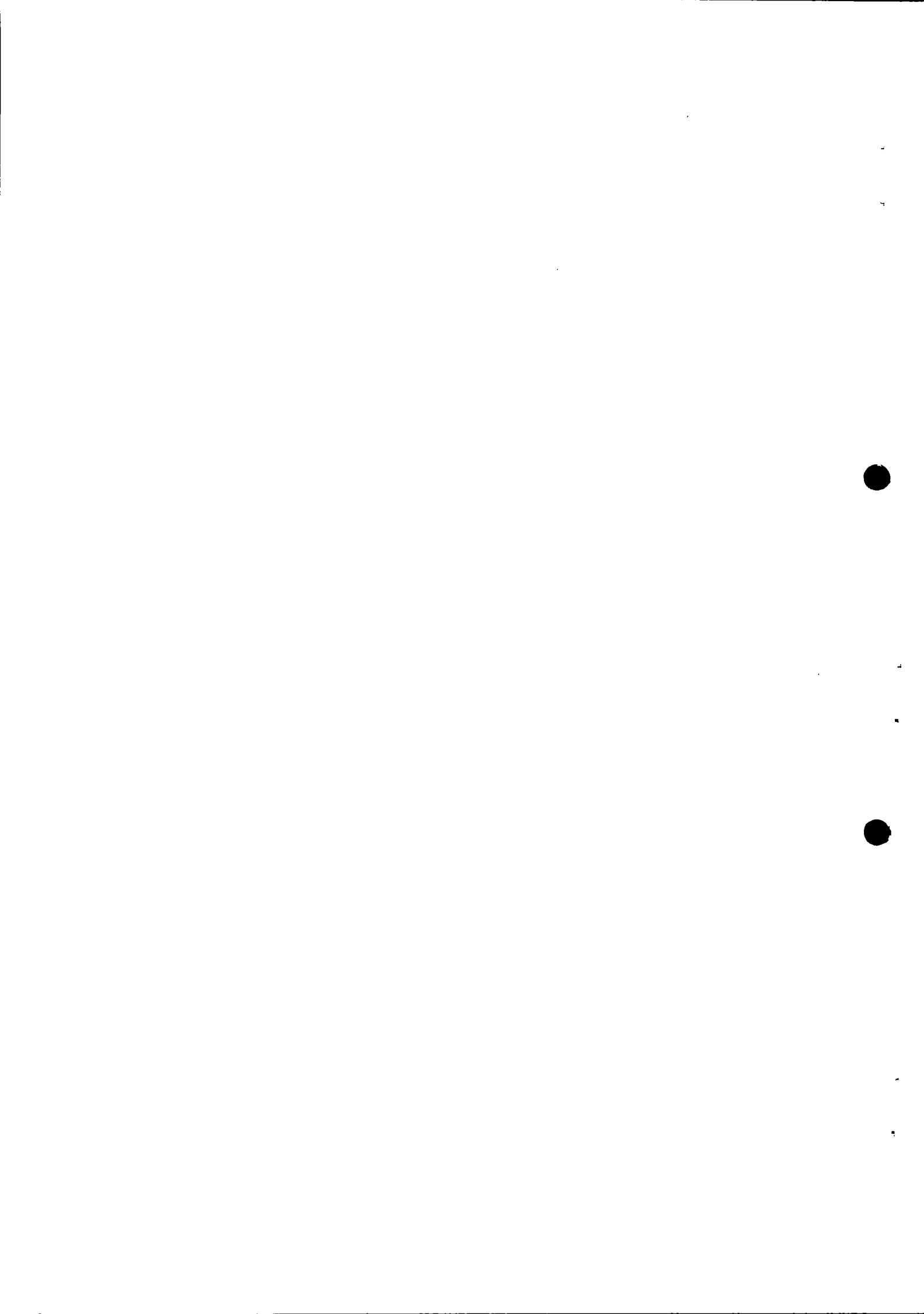


Kaushikendra Kumar,

Plot No. 1603



507/8220

पावती

Original/Duplicate

Sunday, June 11, 2023

नोंदणी क्र. :39म

12:14 PM

Regn.:39M

पावती क्र.: 8572 दिनांक: 11/06/2023

गावाचे नाव: तिसगाव

दस्तऐवजाचा अनुक्रमांक: कलन5-8220-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: पूजा कुमारी --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे
12:33 PM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 5

वाजार मूल्य: रु.2362500 /-

मोवदला रु.3000000/-

भरलेले मुद्रांक शुल्क : रु. 210000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1006202303508 दिनांक: 11/06/2023

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.300000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH003128017202324E दिनांक: 11/06/2023

वँकेचे नाव व पत्ता:

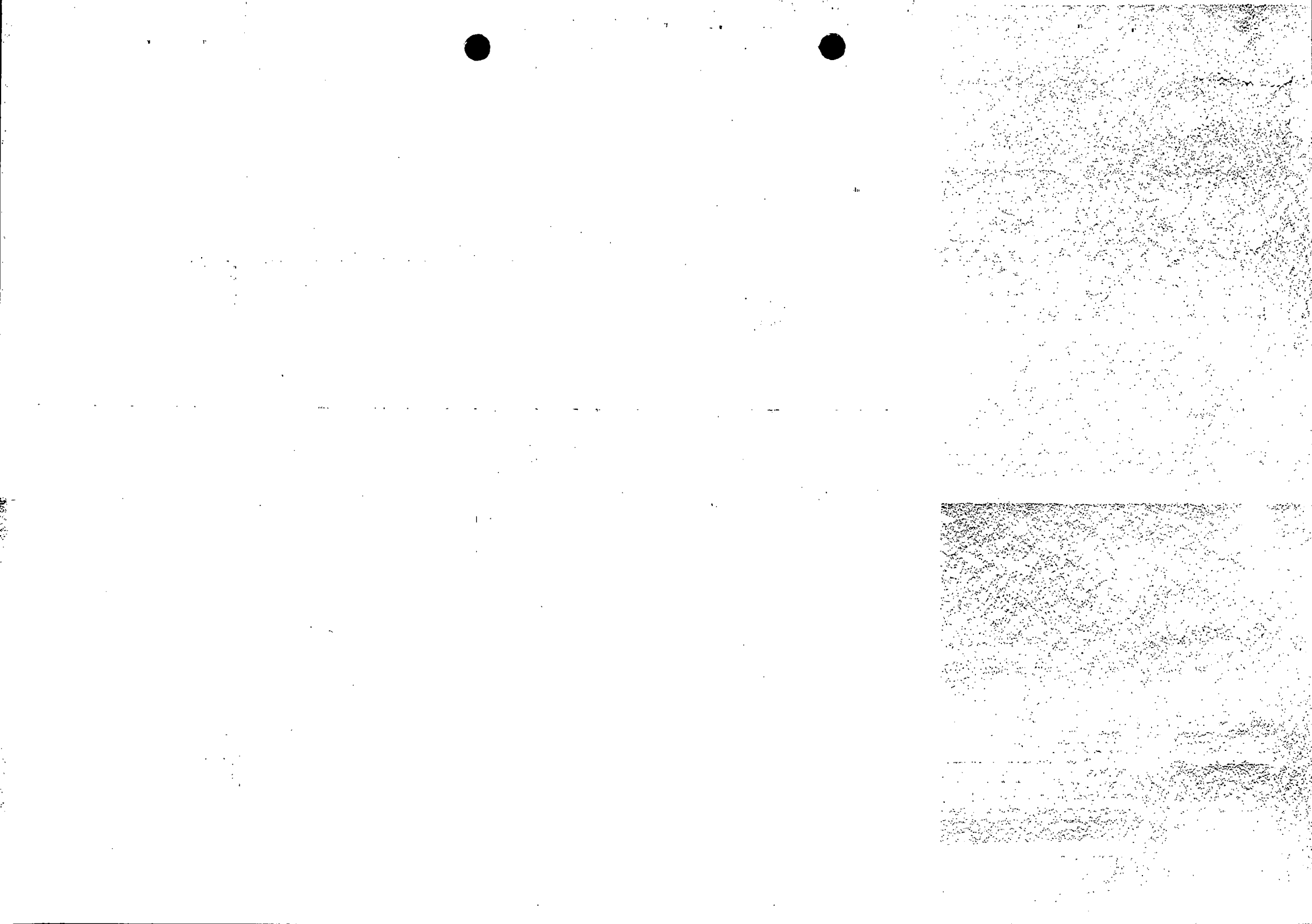
पूजा कुमारी

Pooja Kumari

पूजा कुमारी

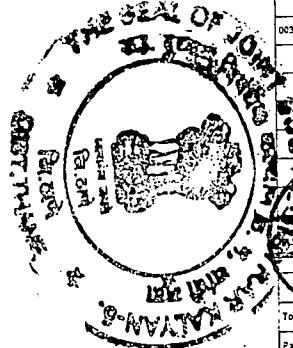
पूजा कुमारी

पूजा कुमारी



CHALLAN
MTR Form Number-6

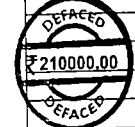
GRN	MH03128017202324E	BARCODE	[Barcode]		Date	06/06/2023-11:48:25	Form ID	
Department		Inspector General Of Registration			Payer Details			
Type of Payment	Registration Fee	TAX ID / TAN (If Any)						
Type of Payment	Ordinary Collections IGR	PAN No.(If Applicable)	GVMPK7033D					
Office Name	KLNS_KALYAN 5 JOINT SUB REGISTRAR	Full Name	Kaushendra Kumar					
Location	THANE	Flat/Block No.	Flat 1603 ON 16TH Floor Wing B Building No 2					
Year	2023-2024 One Time	Premises/Building	Krishna Vansh					
Account Head Details		Amount In Rs.	Road/Street					
0030063301	Amount of Tax	30000.00	Village Tisgaon					
			Area/Locality					
			Taluka Kalyan					
			Town/City/District					
			PIN					
			4 2 1 3 0 6					
			Remarks (If Any)					
			PAN2+AAQFC3467M-SecondPartyName+Chaitanya Developers					
			Amount In					
			Thirty Thousand Rupees Only					
Total		30,000.00	Words					
Payment Details		FOR USE IN RECEIVING BANK						
Cheque/DD Details		Bank CIN	Ref No.					
			691033320230613425 2811797652					
Cheque/DD No.		Bank Date	RBI Date					
			06/06/2023-11:47:39 07/06/2023					
Name of Bank		Bank Branch		IDBI BANK				
Name of Branch		Branch Code		150, 07/06/2023				
Department ID		Signature Not		Mobile No. 9097289531				
NOTE: This challan is valid to be registered in Sub Registrar office only. Not valid for unregistered document.								
[Stamp]								
Challan Defacement Details								
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount			
1	IS-507-8220	0031757142202324	11/06/2023-12:14:10	IGRS42	30000.00			
GRN: MH03128017202324E		Amount: 30,000.00	Bank: IDBI BANK	Date: 05/06/2023-11:48:25	Total Defacement Amount: 30,000.00			



क.न.न.-९
 रकम. २२२०
 २०२३
 ३०

CHALLAN
MTR Form Number-6

GRN	MH018072906202223E	BARCODE	[Barcode]		Date	31/03/2023-15:04:10	Form ID	252
Department		Inspector General Of Registration			Payer Details			
Type of Payment		Sale of Non Judicial Stamps IGR Rest of Maha			TAX ID / TAN (If Any)			
					PAN No.(If Applicable)			
					GVMPK7033G			
Office Name		KLNS_KALYAN 5 JOINT SUB REGISTRAR			Full Name			
					Kaushendra Kumar			
Location		THANE			Flat/Block No.			
					Flat 1603 ON 16TH Floor Wing B Building No 2			
Year		2022-2023 One Time			Premises/Building			
					Krishna Vansh			
Account Head Details		Amount In Rs.	Road/Street					
0233046401		Sale of Non Judicial Stamp	210000.00					
			Village Tisgaon					
			Area/Locality					
			Taluka Kalyan					
			Town/City/District					
			PIN					
			4 2 1 3 0 6					
			Remarks (If Any)					
			SecondPartyName+Chaitanya Developers-CA=3000000					
			Amount In					
			Two Lakh Ten Thousand Rupees Only					
Total		2,10,000.00	Words					
Payment Details		FOR USE IN RECEIVING BANK						
Cheque/DD Details		Bank CIN	Ref No.					
			69103332023033128514 2800806768					
Cheque/DD No.		Bank Date	RBI Date					
			31/03/2023-15:05:32 31/03/2023					
Name of Bank		Bank Branch		IDBI BANK				
Name of Branch		Branch Code		1, 31/03/2023				
Department ID		Signature Not		Mobile No. 9097289531				
NOTE: This challan is valid to be registered in Sub Registrar office only. Not valid for unregistered document.								
[Stamp]								
Challan Defacement Details								
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount			
1	IS-507-8220	0031757142202324	11/06/2023-12:14:10	IGRS42	210000.00			
GRN: MH018072906202223E		Amount: 2,10,000.00	Bank: IDBI BANK	Date: 31/03/2023-15:04:10	Total Defacement Amount: 2,10,000.00			



मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)		Valuation ID 20230611136		11 June 2023, 11:49:28 AM कलन5	
मूल्यांकनाचे वर्ष	2023	जिल्हा	ठाणे	मूल्यांकन विभाग	तालुका : कल्याण
उप मूल्यांकन विभाग	22/72-विभाग(12-अ.2) तिसगांव - तिसगांव गावातील उल्हासनगर स्टेशनकडे जाणा-या रस्त्याच्या दक्षिणेकडील भाग	क्षेत्राचे नांव	Kalyan/Dombival Municipal Corporation	सर्व्हे नंबर/न. भू. क्रमांक :	सर्व्हे नंबर#44
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.		खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने
		14700	56400	65100	74600
				औद्योगिक	मोजमापनाचे एकक
				65100	चौ. मीटर
बांधीव क्षेत्राची माहिती		बांधकाम क्षेत्र(Built Up)-	36.96चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका
बांधकामाचे वर्गीकरण-		1-आर सी सी		मिळकतीचे वय -	0 TO 2वर्षे
उद्भवान सुविधा -		आहे		मजला -	11th to 20th Floor
					मिळकतीचा प्रकार-
					बांधकामाचा दर-
					कापेट क्षेत्र-
					बांधीव
					Rs.26620/-
					33.6चौ. मीटर
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ					= 107.5 / 100 Apply to Rate= Rs.60630/-
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर					=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार दर) / खुल्या जमिनीचा दर)
					=(((60630-14700) * (100 / 100)) + 14700)
					= Rs.60630/-
A) मुख्य मिळकतीचे मूल्य					= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
					= 60630 * 36.96
					= Rs.2240884.8/-
F) लगतच्या गच्चीचे/खुली बाल्कनी क्षेत्र					5.01चौ. मीटर
लगतच्या गच्चीचे/खुली बाल्कनी मूल्य					= 5.01 * (60630 * 40/100)
					= Rs.121502.52/-
Applicable Rules					= 3, 9, 18, 19, 14
एकत्रित अंतिम मूल्य					= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ
					= A + B + C + D + E + F + G + H + I + J
					= 2240884.8 + 0 + 0 + 0 + 0 + 121502.52 + 0 + 0 + 0 + 0
					= Rs.2362387/-
					= ₹ तेवीस लाख बासठ हजार तीन शे सत्त्याऐशी /-

क.ल.न.-९
दस्त क्र. ८२२० २०२३
१ ३०

Home Document Handling Charges		Inspector General of Registration & Stamps	
Receipt of Document Handling Charges			
PRN	1006202303508	Receipt Date	11/06/2023
Received from Joint Sub Registrar Kalyan , Mobile number 9822200055, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered on Document No. 8220 dated 11/06/2023 at the Sub Registrar office Joint S.R.Kalyan 5 of the District Thane.			
DEFACED		DEFACED	
₹ 600		DEFACED	
Payment Details			
Bank Name	SBIN	Payment Date	10/06/2023
Bank CIN	100041520230610032		352717004727
Deface No	1006202303508D	Deface Date	11/06/2023
This is computer generated receipt, hence no signature is required.			



Print Date 31-03-2023 03:08:11

(Handwritten signature)

Kaushik Kulkarni

Kaushikendrakulkarni

(Handwritten signature)



श्री/आर्मी वाली सही करणर लिहण देवी क.सदर ग्राविकर मणील विक्री केल्या कारणाया मध्ये सदीका/कारण/व्यापारी मळ क. 1603. सोबत बंधित किंवा खुले वाहतवळ (Parking) विकले गेले.

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. एकर एकाच कबळ एकराक कारागारा एकरा करवावळ्या एकरा एकरा आहे. एकरा एकरा करवावळ्या एकरा एकरा आहे.

Department ID : 9097289531
Mobile No. :

GRN MH018072906202223E		BARCODE		Date 31/03/2023-15:04:10		Form ID 25.2	
Department Inspector General Of Registration				Payer Details			
Stamp Duty		TAX ID / TAN (if Any)		PAN No.(if Applicable) GVMFK7035Q		Full Name Kaushendra Kumar	
Type of Payment Sale of Non Judicial Stamps IGR Rest of Maha		Office Name KLN5 KALYAN 5 JOINT SUB REGISTRAR		Location THANE		Year 2022-2023 One Time	
Flat/Block No.		Premises/Building		Flat 1603 ON 16TH Floor Wing B Building No 2		Krishna Vansh	
Amount In Rs. 210000.00		Road/Street		Village Tisgaon		Taluka Kalyan	
Account Head Details		Area/Locality		PIN		Remarks (if Any)	
0030046401 Sale of Nonjudicial Stamp		210000.00		क.म.क. - १६०३		च.म.क. (२२२०) २०२३	
Total		Amount in		Words		SecondPartyName=Chaitanya Developers-CA=3000000	
2,10,000.00		Two Lakh Ten Thousand Rupees Only					
Payment Details		Cheque-DD Details		Bank CIN		Ref. No.	
IDBI BANK		Bank CIB		69103332023033128514		2800806768	
Cheque/DD No.		Bank Date		RBI Date		31/03/2023-15:05:32	
Name of Bank		Bank-Branch		IDBI BANK		Not Verified with RBI	
Name of Branch		Scroll No. , Date		Not Verified with Scroll			



CHALLAN MTR Form Number-6





CHALLAN
MTR Form Number-6



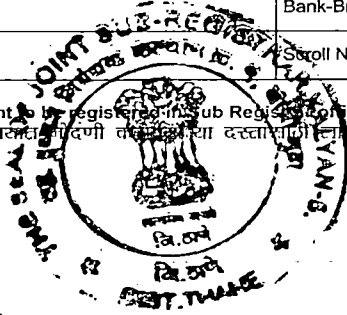
GRN MH003128017202324E	BARCODE	Date 06/06/2023-11:46:25	Form ID						
Department Inspector General Of Registration	Payer Details								
Registration Fee	TAX ID / TAN (If Any)								
Type of Payment Ordinary Collections IGR	PAN No.(If Applicable)	GVMPK7035Q							
Office Name KLN5_KALYAN 5 JOINT SUB REGISTRAR	Full Name	Kaushlendra Kumar							
Location THANE	Flat/Block No.	Flat 1603 ON 16TH Floor Wing, B Building No 2							
Year 2023-2024 One Time	Premises/Building	Krishna Vansh							
Account Head Details	Amount In Rs.	Road/Street	Village Tisgaon						
0030063301 Amount of Tax	30000.00	Area/Locality	Taluka Kalyan						
<table border="1"><tr><td colspan="2">क.ल.न.-९</td></tr><tr><td>दस्तक्र. (२२०)</td><td>२०२३</td></tr><tr><td>४</td><td>३०</td></tr></table>	क.ल.न.-९		दस्तक्र. (२२०)	२०२३	४	३०	Town/City/District		
	क.ल.न.-९								
दस्तक्र. (२२०)	२०२३								
४	३०								
	PIN	4	2	1	3	0	6		
	Remarks (If Any)	PAN2=AAQFC3467M-SecondPartyName=Chaitanya Developers-							
	Amount In	Thirty Thousand Rupees Only							
Total	30,000.00	Words							
Payment Details IDBI BANK	FOR USE IN RECEIVING BANK								
Cheque-DD Details	Bank CIN	Ref. No.	69103332023060613426	2811797652					
Cheque/DD No.	Bank Date	RBI Date	06/06/2023-11:47:39	Not Verified with RBI					
Name of Bank	Bank-Branch		IDBI BANK						
Name of Branch	Scroll No. , Date	Not Verified with Scroll							

Department ID :

NOTE:- This challan is valid for document registration in sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुर्यम निबंधक कार्यालय में ही दर्ज कराने के लिए मान्य है। नोदणी न करवाया गया दस्तावेजों का प्रयोग नहीं है। नोदणी न करवाया गया दस्तावेजों का प्रयोग नहीं है। नोदणी न करवाया गया दस्तावेजों का प्रयोग नहीं है।

Mobile No. : 9097289531



Kaushlendra Kumar

(Signature)

Roata Kumari

(Signature)

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1006202303508	Date 10/06/2023
Received from Joint Sub Registrar Kalyan , Mobile number 9822200055, an amount of Rs.600/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R.Kalyan 5 of the District Thane.	
Payment Details	
Bank Name SBIN	Date 10/06/2023
Bank CIN 10004152023061003251	REF No. 352717004727
This is computer generated receipt, hence no signature is required.	

क.ल.न. - ७	
दस्तक्र. ८२२०	२०२३
५	३०

Flat No. 1603, on 16th Floor,
 in the Building No. 02 , Wing 'B'
 in the Building Complex Known as "KRISHNA VANSH"
 Area : 27.91 Sq. Meters. (Carpet)
 Market Value : Rs.
 Actual Value : Rs. 30,00,000/-



AGREEMENT FOR SALE
 THIS AGREEMENT made at KALYAN
 On this 11th day of JUNE 2023
 BETWEEN

Kaushleendera Kumari

Poata Kumari

Mr. ASHWIN KRISHNA GAIKWAD, aged about 33 years

Pan No. ATSPG4566C, Occupation: Business,

Email address: _____

residing at Mouje Tisgaon, Kalyan (E)-421306, Taluka Kalyan District Thane, hereinafter called and referred to as the "OWNER / VENDOR" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) being the PARTY OF THE FIRST PART.

A N D

1) Mrs. POOJA KUMARI, aged about 27 years,

Pan No. IXJPK9175E, Occupation: Housewife,

2) Mr. KAUSHLENDRA KUMAR, aged about 29 years,

Pan No. GVMPK7035Q, Occupation: Service

क. व. नं. - ७	Both Residing at Flat No. 403, Wing A-6, 4 th Floor, Krishna Paradise, New
दस्त क्र. २०/२०२३	100 ft. Road, Tisgaon, Kalyan (E) - 421306, District Thane, hereinafter
	called and referred to as "PURCHASERS" (which expression shall unless
	it be repugnant to the context or meaning thereof mean and include
	survivors of them and their respective heirs, executors, administrators and
	assigns) being the PARTY OF THE SECOND PART.

A N D

M/S CHAITANYA DEVELOPERS, a Partnership firm, having its address at Shop No.1, Parvati Apartment, Poona Link Road, Tisgaon Naka, Kalyan (East), Taluka Kalyan, District Thane. (Pan Card No. AAQFC 3467M), email address chaitanyadevelopers9293@gmail. com, herein after called and referred to as the "PROMOTERS/ CONFIRMING PARTY" (which expression shall unless it be repugnant to the context or meaning thereof mean and include partners constituting the said firm for the time being and their heirs, executors, administrators and assigns) being the PARTY OF THE THIRD PART.

WHEREAS

(i) THE Owner/Vendor herein is the owner and/or otherwise well and sufficiently entitled to all the premises being Flat bearing No. 1603, on 16th Floor, admeasuring 27.91 sq. meters (Carpet) Plus Balcony of 4.25



Pooja Kumari



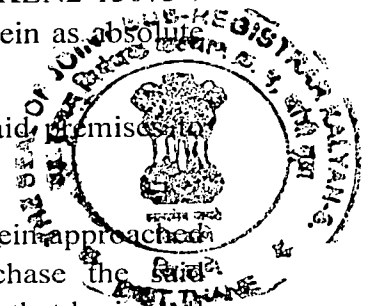
sq. meters Plus F.B. / C.B. / A.P. area of 1.44 sq. meters Plus Open Terrace / Patio area of 5.01 sq. meters in Building No. 02, Wing "B" in the Building Complex known as "KRISHNA VANSH", lying being and situated at Village Tisgoan, Taluka Kalyan, District Thane, to be constructed on all that piece and parcel of land bearing Survey No. 44 Hissa No. 1 and within the limits of Kalyan Dombivali Municipal Corporation and within the Jurisdiction of Registration District Thane and Sub-Registration District Kalyan, hereinafter called and referred to as the "SAID PREMISES" and more particularly described hereunder written.

K. M. J. - 69	
referred to as the	2023
in the SCHEDULE	
0	30

(ii) That Owner/Vendor herein has by and under Agreement for Allotment dated 28/04/2023, registered at the Office of Sub-Registrar of Assurances, Kalyan under Serial No. KLN2-10849 / 2023 dated 03/05/2023 made and executed between the Party the Third Part herein as the Promoters and Smt. Sunanda Krishna Gaikwad and Others as Owners/ Confirming Party and the Vendor herein, therein called and referred to as Owner / Allottee, the Owner/ Vendor herein has acquired the said premises as kind consideration in terms of Deed of Conveyance dated 13/07/2021 registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No. KLN2-13073 / 2021 dated 13.07.2021 from the Party of the Third Part herein as absolute owner thereof.

(iii) THAT the Owner/Vendor is desirous of selling the said premises to intending purchaser/s.

(iv) THAT coming to know the said fact the Purchasers herein approached the Owner/Vendor and shown their willingness to purchase the said premises. That the Owner/Vendor represented to Purchasers that he is well and sufficiently entitled to said premises and he has by and under Agreement For Allotment Dated 28/04/2023 have acquired the said premises from the Party of the Third Part herein as kind consideration in terms of Deed of Conveyance dated 13/07/2021 as absolute owner thereof and that ___ % construction work of the said building in which said premises is situated is completed and balance work is about to be completed and the Party of the Third Part, in terms of said Agreement For Allotment dated 28/04/2023 have agreed to hand over the possession of said premises to him on or before date 31/12/2028 and that in terms of said Agreement For Allotment he is well and sufficiently entitled to sell / transfer the said premises to intending Purchaser/s and appropriate the sale proceeds arising thereof for his exclusive use and benefits and his title to the said premises is clear and marketable and free from all encumbrances



[Signature]

Kaushlendra Kumar

Boota Kumari

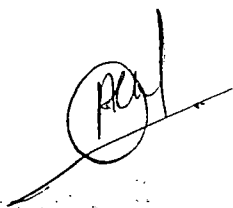
and charges. That on being protracted meeting between the Owner/Vendor and the Purchaser herein, the Owner/Vendor has agreed to sell, transfer the said Premises along with occupancy rights in respect of the said Premises together with fixtures attached to it and the electric meter to said premises together with right to become member of the Co-Operative Housing Society to be formed by the occupants of the said building at and for a lump sum price/consideration of **Rs. 30,00,000/- (Rupees Thirty Lakhs Only)** to the PURCHASERS herein on the terms and conditions mutually agreed to and appearing hereinafter.

(v) That Promoters / Confirming Party have allotted/provided the said premises to Owner/Vendors herein by and under Agreement For Allotment dated 28.04.2023, in terms of Deed of Conveyance dated 13/07/2021 and Owner/Vendor is well and sufficiently entitled to sell the same to intending purchaser and appropriate sale proceeds thereof for his i.e. Owner/Vendor's exclusive use and benefit and further the Promoters/Confirming Party are constructing the said buildings and in due course they are going to form the Co-operative Housing Society of flats/shops/unit purchasers in the said building and they have agreed to admit the purchaser herein to the membership of such society as and when formed and therefore to confirm all above said facts and to remove legal ambiguity and doubts the Promoters / Confirming Party have joined the execution of these presents as Party of the Third Part.

(vi) That Promoters /Confirming Party are no way concerned with the consideration received/receivable by the Owner/Vendor herein from the Purchasers.

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

- 1) THE Owner /Vendor has agreed to sell, assign and transfer unto the Purchasers and the Promoters/Confirming hereby confirm the sell to the Purchasers and the Purchasers have agreed to purchase and acquire on what is more popularly known as ownership-basis-all that premises being Flat bearing No. 1603, on 16th Floor, admeasuring 27.91 sq. meters (Carpet) Plus Balcony of 4.25 sq. meters Plus F.B. / C.B. / A.P. area of 1.44 sq. meters Plus Open Terrace / Patio area of 5.01 sq. meters in Building No. 2, Wing "B" in the Building Complex known as "KRISHNA VANSI", lying being and situated at Village Tisgoan, Taluka Kalyan, District Thane, to be



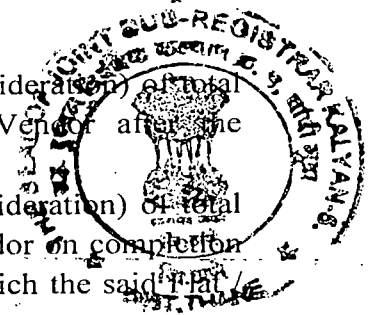
Pooja Karmori Kaushlenadas Karmori

constructed on all that piece and parcel of land bearing Survey No. 44 Hissa No. 1 and within the limits of Kalyan Dombivali Municipal Corporation and within the Jurisdiction of Registration District Thane and Sub-Registration District Kalyan, hereinafter called and referred to as the "SAID PREMISES" and more particularly described in the SCHEDULE hereunder written, together with right to become member of the Co-Operative Housing Society Limited as and when formed of the occupants of the said building along with fixture attached to said premises and electric meter to said premises absolutely and forever and free from all encumbrances to the PURCHASERS herein at and for the lump sum price / consideration of Rs. 30,00,000/- (Rupees Thirty Lakhs Only).

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- 2) The Purchasers have paid on or before execution of this agreement a sum of Rs. 1,00,000/- (Rupees One Lakh Only) by Cheque bearing No. 259326, drawn on State Bank of India, Lakhisarai Branch, dated 23/05/2023 to the Owner / Vendor herein (Payment and receipt whereof the Owner/Vendor doth hereby admit, acknowledge, acquit and discharge the Purchasers absolutely and forever) (not exceeding 10 % of the total consideration) as advance payment or application fee and hereby agrees to pay to the Owner/Vendor the balance consideration amount of Rs. 29,00,000/- (Rupees Twenty Nine Lakhs Only) in the following manner :-

- 20 % (not exceeding 30% of the total consideration) of total consideration to be paid to the Owner/Vendor after the execution of Agreement.
- 15% (not exceeding 45% of the total consideration) of total consideration to be paid to the Owner/Vendor on completion of the Plinth of the building or wing in which the said flat / said Premises is located.
- 3% of total consideration to be paid on completion of first slab.
- 3% of total consideration to be paid on completion of Fourth slab.
- 3% of total consideration to be paid on completion of Seventh slab.
- 4% of total consideration to be paid on completion of Tenth slab.



(Signature)
Kaushlendra Kumar
Pooja kumarj

(Signature) Kaushlendra Kumar Pooja kumarj

- vii. 4% of total consideration to be paid on completion of Thirteenth slab.
- viii. 4% of total consideration to be paid on completion of Sixteenth slab.
- ix. 4% of total consideration to be paid on completion of Nineteenth slab.

(not exceeding 70% of the total consideration) to be paid to the Owner/Vendor on completion of the slabs including stilts of the building or wing in which the said Flat/said Premises is located.

- x. 5% of total consideration (not exceeding 75% of the total consideration) to be paid to the Owner/Vendor on completion of the walls, internal plaster, floorings doors and windows of the said Flat/said Premises.

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दस्त क्र. २२०	२०१३
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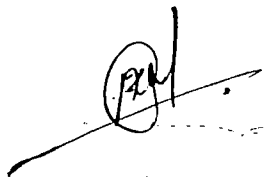
- xi. 5% of total consideration (not exceeding 80% of the total consideration) to be paid to the Owner/Vendor on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Flat/said Premises.

- xii. 5% of total consideration (not exceeding 85% of the total consideration) to be paid to the Owner/Vendor on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Flat/said Premises is located.

- xiii. 10% of total consideration (not exceeding 95% of the total consideration) to be paid to the Owner /Vendor on completion of the lifts, water pumps, electrical fittings, electro, mechanical, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Flat/said Premises is located.

- xiv. 5% of total consideration against and at the time of handing over of the possession of the Flat/said Premises to the Flat Purchaser/s on or after receipt of occupancy certificate or completion certificate.

It is specifically agreed and understood by and between the parties that the Purchasers herein are going to avail housing loan for payment of balance consideration and accordingly Owner/Vendor herein shall give handover necessary documents such as original Agreement for sale, registration receipt thereof, N.O.C. etc., to Purchasers herein for the said purpose. The payment of balance consideration is subject to satisfactory completion of the



Roata Kumari

Raathendra Kumar

documentation as may be required for processing the loan application of the Purchasers with the Housing Finance Companies / Banks. The Owner/Vendor will co-operate with such Housing Finance Companies / Banks for said purpose.

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दिनांक १०	२०२३
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- 3) That in terms of said Agreement For Allotment dated 28/04/2023 the Promoters / Confirming Party have agreed to hand over the possession of said premises to the Owner / Vendor herein on / or before date 31.12.2028 and the Owner / Vendor herein has agreed and undertaken to hand over vacant and peaceful possession of said premises to the Purchasers herein on completion of construction of said premises i.e. on or before date 31.12.2028 and on receipt of full and final consideration in respect of said premises as envisaged in these presents.
- 4) THE Owner/Vendor has not entered into any agreement for sale, transfer or letting out the said premises with any other person and he is absolute owner of said premises. That the Owner/Vendor is not restrained either under Income-Tax Act or Gift Tax Act or any other statute from selling or transferring the said premises.
- 5) IT is agreed and understood by and between the parties that the Owner/Vendor is liable and responsible to clear all dues, taxes, cessess, M.S.E.B. charges and other out goings in respect of the said premises till the date of handing over of said premises and after handing over of said premises to Purchasers herein, the Purchasers will be liable and responsible for the same.
- 6) THE Owner/Vendors upon entering into this agreement agree to sign and execute or get signed and executed all necessary documents and do all such acts, deeds, matters and things as may be necessary to set in motion the process of transfer of the said Premises in favour of Purchasers.
- 7) THE Owner/Vendor declares that the title to the said Premises is free from all charges, lien and encumbrances and that there is no liability on the said Premises and the said Premises is not mortgaged with any one and in the event of any objection or claim is preferred by any person over the said Premises the Owner/Vendor shall be liable and responsible for the same and the Owner/Vendor shall indemnify and keep indemnified the PURCHASERS for any loss occasioned to and /or sustained by the PURCHASERS on account of objection or claim by any third party.



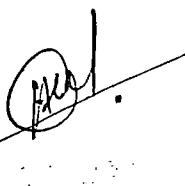
Kaushlendra Kumar Rosta Kumar

- 8) THE Owner/Vendor have requested the Promoters/Confirming Party to substitute the Purchasers name in the records, in the name of the PURCHASERS and /or their nominees and also to admit the PURCHASERS to the membership of the Society as and when formed, and the Promoters/Confirming Party, have agreed and consented for the same and in confirmation thereof they have joined the execution of these presents as Confirming Party. THE Purchasers have agreed to render utmost co-operation to the Promoters / Confirming Party, for formation and registration of the Co-Operative Housing Society and will perform all the acts, things, deeds, obligations of the Owner/Vendor herein in respect of the said Premises for formation of the Co-Operative Housing Society.

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THE parties hereby agree to abide by the provisions of the MAHARASHTRA OWNERSHIP FLATS ACT, 1963, Maharashtra Real Estate (Regulation and Development) Act, 2016 and MAHARASHTRA CO-OPERATIVE SOCIETIES ACT as also rules made there under to effectuate the legal and perfect transfer of the said Premises in favour of the Purchasers herein.

- 10) IT is agreed and understood by the parties that the terms and conditions of the Agreement For Allotment dated 28/04/2023 made and executed between the Owner / Vendor and the Promoters / Confirming Party, shall always remain binding on the Purchasers herein and they shall abide by the terms and conditions of the said agreement.
- 11) IT is agreed and understood by and between the parties that the aforesaid consideration includes the cost of electric meter to be fixed to said premises.
- 12) The Purchasers shall as absolute owner be entitled to occupy hold and enjoy the said premises peacefully and quietly and without any interruption from the Owner/Vendor or any person or persons claiming through or under the Owner/Vendor or otherwise claiming title to the said premises.
- 13) ALL the relevant papers and the receipts of the payments made by the Owner/Vendor in respect of the said Premises shall be delivered to the PURCHASERS.
- 14) ALL expenses in connection with this Agreement and expenses in connection with the stamp duty, registration fees, out of pocket expenses, legal charges and incidental expenses thereof shall be borne and paid by the Purchasers herein only.



Roshni Kumari

Kaushikendra Kumar

15) The present Agreement is executed under the provisions of Maharashtra Real Estate (Regulation and Development) Act, 2016

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SCHEDULE

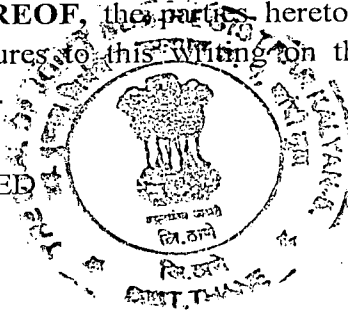
ALL that Flat bearing No. 1603, on 16th Floor, admeasuring 27.91 sq. meters (Carpet) Plus Balcony of 4.25 sq. meters Plus F.B. / C.B. / A.P. area of 1.44 sq. meters Plus Open Terrace / Patio area of 5.01 sq. meters in Building No. 02, Wing "B" in the Building Complex known as "KRISHNA VANSH", lying being and situated at Village Tisgoan, Taluka Kalyan, District Thane, to be constructed on all that piece and parcel of land bearing Survey No. 44 Hissa No. 1 and within the limits of Kalyan Dombivali Municipal Corporation and within the Jurisdiction of Registration District Thane and Sub-Registration District Kalyan, together with right to become member of the Co-Operative Housing Society Limited as and when formed of the occupants of the said building.

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective signatures to this Writing on the day and the year first hereinabove mentioned.

SIGNED & DELIVERED

by the within named
OWNER / VENDOR

Mr. ASHWIN KRISHNA GAIKWAD



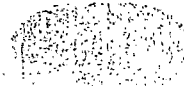
(Signature of Mr. Ashwin Krishna Gaikwad)



SIGNED & DELIVERED

by the within named
PURCHASERS

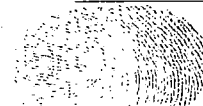
1) Mrs. POOJA KUMARI



(Signature of Mrs. Pooja Kumari)



2) Mr. KAUSHLENDRA KUMAR



(Signature of Mr. Kaushlendra Kumar)



SIGNED & DELIVERED

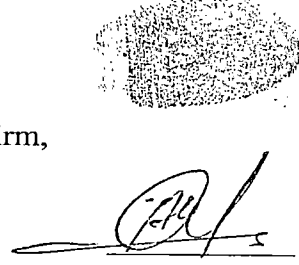
by the within named

PROMOTERS/CONFIRMING PARTY

M/S CHAITANYA DEVELOPERS, a partnership firm,

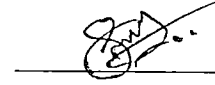
through its Partner,

SHRI ASHWIN KRISHNA GAIKWAD



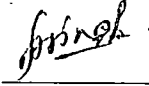

WITNESS:

1. Name: Mr. Shashikant S Jadhav



Address: At. Shreemanlang Road Kalyan E

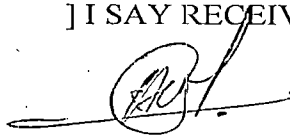
क. व. नं. - ६०	
Name: Mr. Shivam Singh	
दस्त क्र. २२०	२०२३
Address: At. Lishon Kalyan E	
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RECEIPT

RECEIVED WITH THANKS FROM]
 THE WITHIN NAMED PURCHASER/s]
 THE SUM OF Rs. 1,00,000/-]
 (Rupees One Lakh Only)]
 being the part price /]
 consideration in respect]
 of sale of the flat]
 hereinabove mentioned.]

] I SAY RECEIVED



OWNER / VENDOR





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT
FORM 'C'
[See rule 6(a)]

क.ल.न.-७	
दस्त क्र. C220	2023
१५	३०

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700031076

Project: KRISHNA VANSH , Plot Bearing / GTS / Survey / Final Plot No.: SURVEY NO 44 HISSA NO at Tisgaon, Kalyan, Thane, 421306;

1. Chaitanya Developers having its registered office / principal place of business at Tehsil: Kalyan, District: Thane, Pin: 421306.

2. This registration is granted subject to the following conditions, namely:-
- The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (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 05/10/2021 and ending with 31/12/2028 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under,
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premchand Prabhu
(Secretary, MahaRERA)
Date: 05-10-2021 12:12:07

Dated: 05/10/2021
Place: Mumbai



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



क.ल.न.-२	
दस्त क्र. १०६५९	२०२३
३०	१५

अहवाल दिनांक : 15/11/2021



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम ३.५.६ आणि ७।
गाव :- तिसगाव तालुका :- कल्याण जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 44/1

भू-धारणा पध्दती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र आकार पो.ख. फे.फा.	कुळ, खंड व इतर अधिकार	
अ) लागवड कार्य क्षेत्र (कृषक ला.पो.0.41.30)	10549	चंद्रभागा सुरेश गायकवाड प्रभाकर सुरेश गायकवाड सरिता सुरेश गायकवाड अविता सुरेश गायकवाड सुरेश सुरेश गायकवाड अश्विन कृष्ण गायकवाड सुनील कृष्ण गायकवाड संजिव कृष्ण गायकवाड दशरथ कृष्ण गायकवाड सामाईक क्षेत्र	0 0	(3044) (3044) (3044) (3044) (3044) (3044) (3044) (3044) (3044) (3044) (3044)	कुळचे नाव व खंड इतर अधिकार प्रलंबित फेरफार : नाही. शेवटचा फेरफार क्रमांक : 3074 व दिनांक : 16/09/2021
ब) वाट-रस्ता क्षेत्र (लागवड अयोग्य)	10549	अविता सुरेश गायकवाड चंद्रभागा सुरेश गायकवाड प्रभाकर सुरेश गायकवाड सरिता सुरेश गायकवाड हंदिदा सुरेश गायकवाड सामाईक क्षेत्र	0.2065 2.66 0.0150	(3044) (3044) (3044) (3044) (3044) (3044)	
क) वाट-रस्ता क्षेत्र (लागवड अयोग्य)	10573	दशरथ कृष्ण गायकवाड अश्विन कृष्ण गायकवाड मे.तत्या डेव्हलपर्स भागिदारी संजिव तर्फे भागिदार सामाईक क्षेत्र	0 0	(3074) (3074) (3074) (3074)	
द) वाट-रस्ता क्षेत्र (लागवड अयोग्य)			0.2065 2.66 0.0150		

क.ल.न.-५

दस्त क्र. 220

2023

शेताचे अधिकार क्र. (141) (256) (625) (1085) (1091) (1711) (1933) (2218) (2347) (2371) (2372) (3044)

सामा आणि भूमापन चिन्ह :

गाव नमुना बारा (पिकांची नोंदवही)

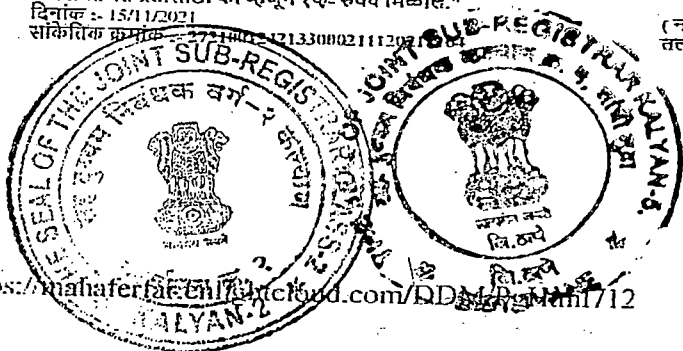
। महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यातील नियम २९।
गाव :- तिसगाव तालुका :- कल्याण जिल्हा :- ठाणे

भूमापन क्रमांक व उपविभाग : 44/1

वर्ष	हंगाम	खाता क्रमांक	पिकाखालील क्षेत्राचा तपशील						लागवडीसाठी उपलब्ध नसलेली जमीन	जल सिंचनाचे साधन	शेरा	
			मिश्र पिकाखालील क्षेत्र			निभळ पिकाखालील क्षेत्र						
(१)	(२)	(३)	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र	(१५)	(१६)
2019-20	खराप		हे.आर. चौ.मी			गवत			0.4130		हे.आर. चौ.मी	

गण. *४ - मिश्रणाचा संकेत क्रमांक. *५ - जल सिंचित. *६ - अजल सिंचित

"या प्रमाणित प्रतीसाठी फी म्हणून ₹५० रुपये मिळावे."
दिनांक : 15/11/2021
सांकेतिक क्रमांक : 2711002213308021112021



(नाव :- किरण ज्ञान कदम)
जलाठी सादर
ता. कल्याण, जि. ठाणे.

किरण कदम

https://mahafertile.com/QRcode/1712

11/15/2021

क.ल.न. २
दस्त क्र. १०६५९ २०२३
३८ ५५

KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

**FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT
CERTIFICATE**

To,
Shrimati Chandrabhaga Suresh Gaiikwad & Others
P.O.A M/s Amit Suresh Sonawane & Ashvin Gaiikwad
Architect - Mr. Dilip Tambade Kalyan (w)
Structural Engineer - Mr. Vinayak Chopdekar, Thane.

क.ल.न.-५	
दस्तक्र. ८२२०	२०२३
३७	३०

Sir,

With reference to your application dated 25/03/2022 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on S No.44,H.no1 Mauje-Tisgaon,Kalyan (E) the Commencement Certificate /Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

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

Office No. | KDMC | TPD | BP | KD | 2021-22 | 21 | 115

Office Stamp

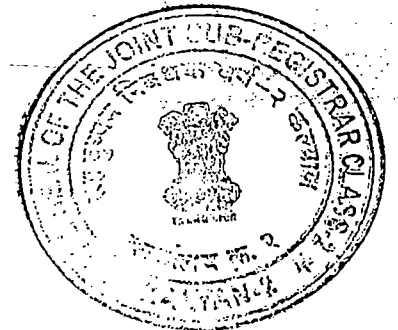
Date : 07/06/2022 .

Yours faithfully,

[Signature]
Assistant Director of Town Planning
Kalyan Dombivali Municipal Corporation, Kalyan.



Page No-1/4

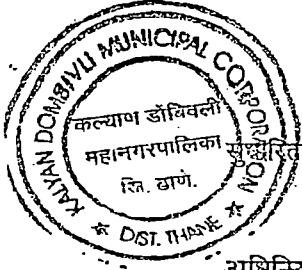


क.ल.न.-२	
दस्तक्र. १०८५९	२०२३
३८	५५

कल्याण डोंबिवली महानगरपालिका

नगर रचना विभाग

अटी व शर्ती



बांधकाम परवानगी क्र. KDMC/TPD/BP/KD/2021-22/21/115.

Dt 07/06/2022.

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार योजे-तिसगांव, स.नं.४४ हि.नं.३ मध्ये ४४३०.०० चौ.मी.

क्षेत्राच्या भूखंडावर UDCPR नुसार Additional Premium FSI, Ancillary FSI व Basic FSI चाविचार करून एकूण १७६४५.०७ चौ.मी. बांधकाम क्षेत्राच्या भूखंडाचा विकास करावयास बांधकाम करण्यासाठी केलेल्या दिनांक २५/०३/२०२२ च्या अर्जास अनुसरून खालील अटी व शर्तीस अधिन राहून, तसेच नकाशावर हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे वाडे-भिंतीच्या बांधकामासह, सुधारीत

बांधकाम प्रमाणपत्र देण्यात येत आहे.

क.ल.न.-९	
बांधकामाचा तपशील :-	
दस्त क्र. ८२२०	इमारत क्र. २०२३
९८	इमारत विंग A - स्टील (पै.) तळ (पै.) + पहिला मजला ते विसावा मजला (रहिवास + वाणिज्य)
३०	इमारत क्र. २

इमारत विंग B - स्टील + पहिला मजला ते अठरावा मजला (रहिवास)

इमारत क्र. ३

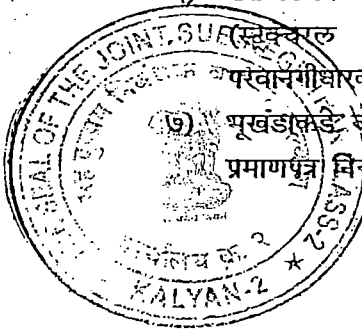
इमारत विंग C - स्टील + पहिला मजला (रहिवास + वाणिज्य)

- १) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR)मधील विनियम क्र. २.८.३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करणेपूर्वी बांधकाम मंजुरीचा फलक लावणे आपणांवर बंधनकारक राहिल.
- २) UDCPR मधील विनियम क.1.5 Savings मध्ये नमूद a to h बाबत शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणांवर बंधनकारक राहिल.
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ४) UDCPR मधील Appendix-F नुसार वाडेभिंत व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- ५) सदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सदरची विकास परवानगी रद्द समजण्यात येईल.
- ६) UDCPR मधील विनियम क्र. १२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुरक्षिततेची

(स्विकृत सेफ्टी) जबाबदारी सर्वस्वी वास्तुशिल्पकार, Structural Engineer व परवानगीधारक यांचेवर राहिल, याची नोंद घ्यावी.

७) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र मिळो जित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी

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क.ल.न.२	
दस्त क्र. १०८६	२०२३
४०	५५

प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे येणा-जाण्याचे मार्गाची जबाबदारी सर्वस्वी आपली राहिल.

८) जागेत जूने भाडेकरू असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरू यांचेमध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल.

९) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.

१०) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग, (क.डों.म.पा.) च्या परवानगीशिवाय वळवू अथवा बंद करू नये.

११) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी दस्तऐवज (दंड झाल्यास त्यासह रक्कम) भरावी लागेल. तसेच निरूपयोगी साहित्य महापालिका सांगिल त्या ठिकाणी स्वखर्चाने वाहून टाकणे आपणावर बंधनकारक राहिल.

१२) सदर जागेत बांधकाम करण्याबाबत पूर्वीची बांधकाम परवानगी असेल तर ती या बांधकाम परवानगीमुळे अधिकमीत (Supersede) झाल्या असे समजण्यात यावे.

१३) रेखांकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी भूमी अभिलेख यांचेमार्फत करून घ्यावी व त्यांचेकडील प्रमाणित मोजणी नकाशाची प्रत, सुधारीत बांधकाम प्रमाणपत्र दिल्या तारखेपासून एक वर्षाचे आत सादर करावी.

१४) भूखंडातील आरक्षित भाग समतल करून व वाडेभिंतीचे बांधकाम करून तसेच विकास योजना रस्ते रितसर नोंदीकृत करारनामा व खरेदीखतासह क.डों.म.पा.स विनामूल्य हस्तांतरित करावे.

१५) वापर परवाना दाखला घेण्यापूर्वी कर विभाग, जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डों.म.पा. यांचेकडील ना-हरकत दाखला बांधकाम नकाशासह सादर करणे आपणावर बंधनकारक राहिल.

१६) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्यांचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.

१७) ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करणे आपणावर बंधनकारक राहिल.

१८) बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरउर्जा उपकरणे बसवून विद्युत विभागाकडील ना हरकत दाखला घ्याव्यात व बांधकाम बंधनकारक राहिल.

१९) UDCPR मधील विनियम क. १३.३ नुसार भुखंडावरील इमारतीत रेन वॉटर ड्रिपिंगबाबत अंमलबजावणी करणे आपणावर बंधनकारक राहिल.

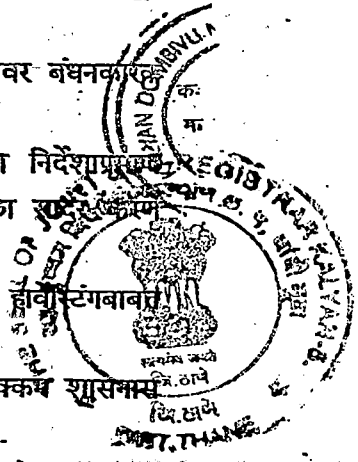
२०) वापर परवाना दाखला घेणेपूर्वी महसूल विभागाकडून गौणखनिज स्वामित्वधन रक्कम शासनास जमा केलेबाबतचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.

२१) वापर परवाना दाखल्यापूर्वी मा. जिल्हाधिकारी, यांचेकडील सनद सादर करणे आपणावर बंधनकारक राहिल.

२२) UDCPR मधील विनियम क.१३.४ नुसार ग्रे-वॉटर रिसायकलिंग बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.

२३) UDCPR मधील विनियम क.१३.५ नुसार घनकचरा व्यवस्थापना बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.

क.ल.न.-९	
दस्तावेज क्र. १२०	२०२३
३२	३०



क.ल.न.२	
दस्तावेज क्र. १०६	२०२३
४९	५५

२४) नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.

२५) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशांप्रमाणे आणि वरीलप्रमाणे घालून दिलेल्या अटीप्रमाणे करणे आपणावर बंधनकारक राहिल.

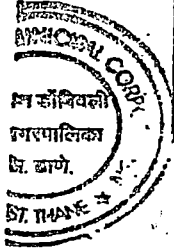
२६) सदर प्रकरणी चुकीची व अपुर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द समजण्यात येईल.

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

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

बांधकाम परवानगीअंतर्गत भरण्यात आलेल्या रक्कमेचा तपशिल:

क.ल.न.	अ.क्र.	लेखशिर्ष	रक्कम	पावती क्र.	दिनांक	यापुर्वीचा एकुण भरणा तपशिल	शेरा
दस्त क्र. २२२०	१	ARI 020101	3,35,866/-	AC/1123	26/05/22		
	२	ARI 020101					
२०	३	ARI 020103	14,280/-	AC/1123	26/05/22		
	४	ARI 020104	5,99,766/-	AC/1123	26/05/22		
	५	ARI 020105					
	६	ASI 010518					
	७	ARI 020107					
	८	ASI 010304	8,56,800/-	AC/1124	26/05/22		
	९	ASI 010513	3,04,107/-	AC/1123	26/05/22		
	१०	ASI 010518	8,39,634/-	AC/1126	26/05/22		
		Total	29,50,477/-				

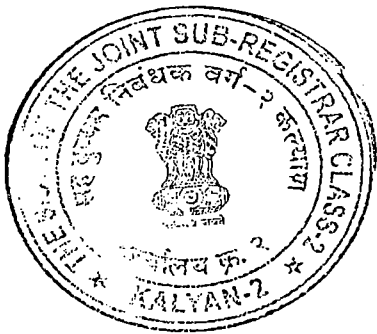


सहाय्यक संचालक, नगररचना, कल्याण
कल्याण डोंबिवली महानगरपालिका, कल्याण.

प्रत :-

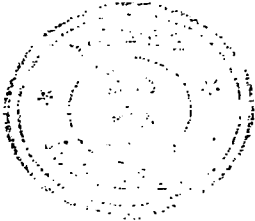
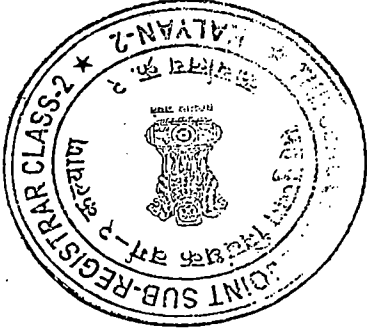
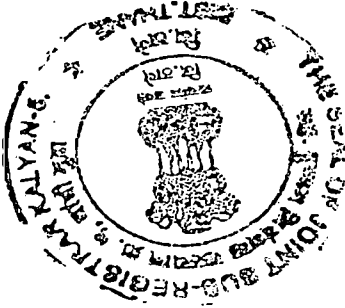
- १) करनिर्धारक व संकलक क.डो.म.पा.कल्याण.
- २) प्रभाग क्षेत्र अधिकारी 'ड' प्रभाग क्षेत्र.

Page No-4/4



क.ल.न.२
१०६८२०२३
४२ ५५

2022-2706
2.1.10



नदिसदर कल्पाम

(कक्षा कक्षा)

कायान्यात सनद निवळोवामी अर्ज करावा.
अद्यावत माव नमुना नं.७/१९२२ उता (२) बांधकाम परवानगीच्या प्रमाणपत्राची प्रतीसह मा.निवळोविकासी ठाणे यांचे कल्पानंतर तसेच नियोजन प्राधिकारी यांचेकडून बांधकाममाबाबत परवानगी (O.D./C) प्राप्त केल्यानंतर (१) जमिनीचे मालकाच्या नावावर कोणत्याही शासनाच्या संपत्तीस देण्यात येईल किंवा कोणत्याही शासनाच्या संपत्तीस देण्यात येईल अशी प्रतिक्रिया देण्यात येईल.

22	20	१९२२	००.०२२२	२७.५२११२
१९२२	१९२२	१९२२	००.०२२२	२७.५२११२
१९२२	१९२२	१९२२	००.०२२२	२७.५२११२

कार्यालय आणखी कळविण्यात येत आहे.
प्रतिपक्षाने दिलेल्या सूचनांप्रमाणे आपण विनंती केलेल्या विषयांतील जमीन निळकतीची खालील रकमीत
सदर रकमीत करावी रक्कम ही महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम १५७ मधील
नसल. तसेच सदर रकमीत कर निवोजन प्राधिकारी यांचेकडून कोणत्याही शासनाच्या संपत्तीस देण्यात येईल किंवा कोणत्याही
मजून घेण्यात येत आहे. त्यापैकी जमीन महसूल संहिता १९६६ चे कलम ४२ व नसल. प्राधिकार प्राधिकाराने सार
प्राधिकारी यांचेकडून निवळकतीमधील बांधकाम परवानगी प्राप्त करून घेतल्यानंतर मजूर नकरासहीत नसल.
अतिरीक्त रकमीत कर परीक्षणाने द्याव्यात त्याची प्रमाणे बांधकाम करावे आपणाने बांधकाम करणे आपणाने बांधकाम करणे असले.
मिळकतीवर नियोजन प्राधिकारी यांचेकडून कोणत्याही शासनाच्या संपत्तीस देण्यात येईल किंवा कोणत्याही शासनाच्या संपत्तीस देण्यात येईल अशी प्रतिक्रिया देण्यात येईल.
कायान्यात सनद निवळोवामी अर्ज करावा.

88	84
2023	2023
20	20



सहा. यंत्रण विभाग वी ३.
(सही) श्री.डी.सोनिदे

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2023	2023
20	20



13/07/2021

श्री. क्र. 2

गणित नं. 1307/2021

Regn.53m

(1) निवेदन क्र. 20	2023
(2) निवेदन	0
(3) वाणिज्य नोंदणी क्र. 29724000	20
(4) वाणिज्य नोंदणी क्र. 29724000	20

- (1) निवेदन क्र. 20 2023 वाणिज्य नोंदणी क्र. 29724000
- (2) निवेदन क्र. 0
- (3) वाणिज्य नोंदणी क्र. 29724000
- (4) वाणिज्य नोंदणी क्र. 29724000
- (5) धातू
- (6) वाणिज्य नोंदणी क्र. 29724000
- (7) वाणिज्य नोंदणी क्र. 29724000
- (8) वाणिज्य नोंदणी क्र. 29724000
- (9) वाणिज्य नोंदणी क्र. 29724000
- (10) वाणिज्य नोंदणी क्र. 29724000
- (11) वाणिज्य नोंदणी क्र. 29724000
- (12) वाणिज्य नोंदणी क्र. 29724000
- (13) वाणिज्य नोंदणी क्र. 29724000
- (14) वाणिज्य नोंदणी क्र. 29724000

(1) Within the limits of any Municipality or Corporation or any Cantonment area annexed to it.

गावाचे नाव : तिसगाव

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	0
(3) बाजारभाव (भाडेपट्ट्याच्या बावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डॉ. विवली इतर वर्णन : , इतर माहिती : , इतर माहिती: मौजे तिसगाव तालुका कल्याण जिल्हा ठाणे येथील सर्व्हे नं 44 हिस्सा नं 1, या मिळकतीवर कृष्ण वंश कॉम्प्लेक्स मधील विल्डिंग नं 2 विंग बी मध्ये सदनिका नं. 1603 सोळावा मजला क्षेत्र 27.91 चौरस मीटर कारपेट + बाल्कनी एरिया 4.25 चौरस मीटर + सी बी एरिया 1.44 चौरस मीटर + ओपन टेरेस एरिया 5.01 चौरस मीटर (मे. सह दुय्यम निबंधक कार्यालय कल्याण 2 यांच्या कार्यालयात दस्त क्र. 13073/2021 दिनांक 13/07/2021 रोजी नोंदविण्यात आलेल्या अभिहस्तांतरण पत्राच्या अनुषंगाने मोबदल्यात लिहून देणार मालक यांच्या लाभांत लिहून दिलेली सदनिका) (Survey Number : सर्व्हे नं 44 हिस्सा नं 1 ;)
(5) क्षेत्रफळ	1) 38.61 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालय हकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-मे. चैतन्या डेव्हलपर्स भांगीदारी संस्था तर्फे भांगीदार दर्शन कृष्णा गायकवाड वय:-27; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: शॉप नं 1 पार्वती अपार्टमेंट पुणे लिंक रोड तिसगाव नाका कल्याण (ईस्ट) तालुका कल्याण जिल्हा ठाणे., ब्लॉक नं: रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AAQFC3467M 2) नाव:-मान्यता देणार - अश्विन कृष्णा गायकवाड वय:-33; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मौजे तिसगाव तालुका कल्याण जिल्हा ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-ATSPG4566C 3) नाव:-मान्यता देणार - सुनंदा कृष्णा गायकवाड वय:-60; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मौजे तिसगाव तालुका कल्याण जिल्हा ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-ADTPG0567C 4) नाव:-मान्यता देणार - रसिका कृष्णा गायकवाड लग्ना नंतरचे नाव रसिका प्रविण भोईर वय:-31; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मौजे तिसगाव तालुका कल्याण जिल्हा ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-BEWPG9840R 5) नाव:-मान्यता देणार - दर्शन कृष्णा गायकवाड वय:-27; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मौजे तिसगाव तालुका कल्याण जिल्हा ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-BNUPG2540K
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-अश्विन कृष्णा गायकवाड वय:-33; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मौजे तिसगाव तालुका कल्याण जिल्हा ठाणे, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-ATSPG4566C
(9) दस्तऐवज करून दिल्याचा दिनांक	28/04/2023
(10) दस्त नोंदणी केल्याचा दिनांक	03/05/2023
(11) अनुक्रमांक, खंड व पृष्ठ	10849/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	

दस्त क्र. 10220 2023
27 30

(सही) सी. बी. सातदिवे

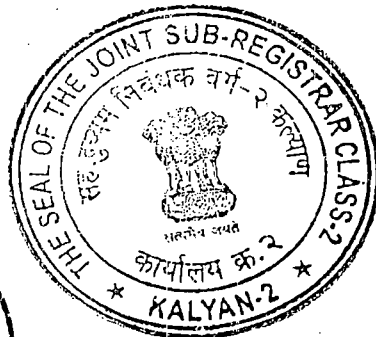
सह. दुय्यम निबंधक वर्ग २,

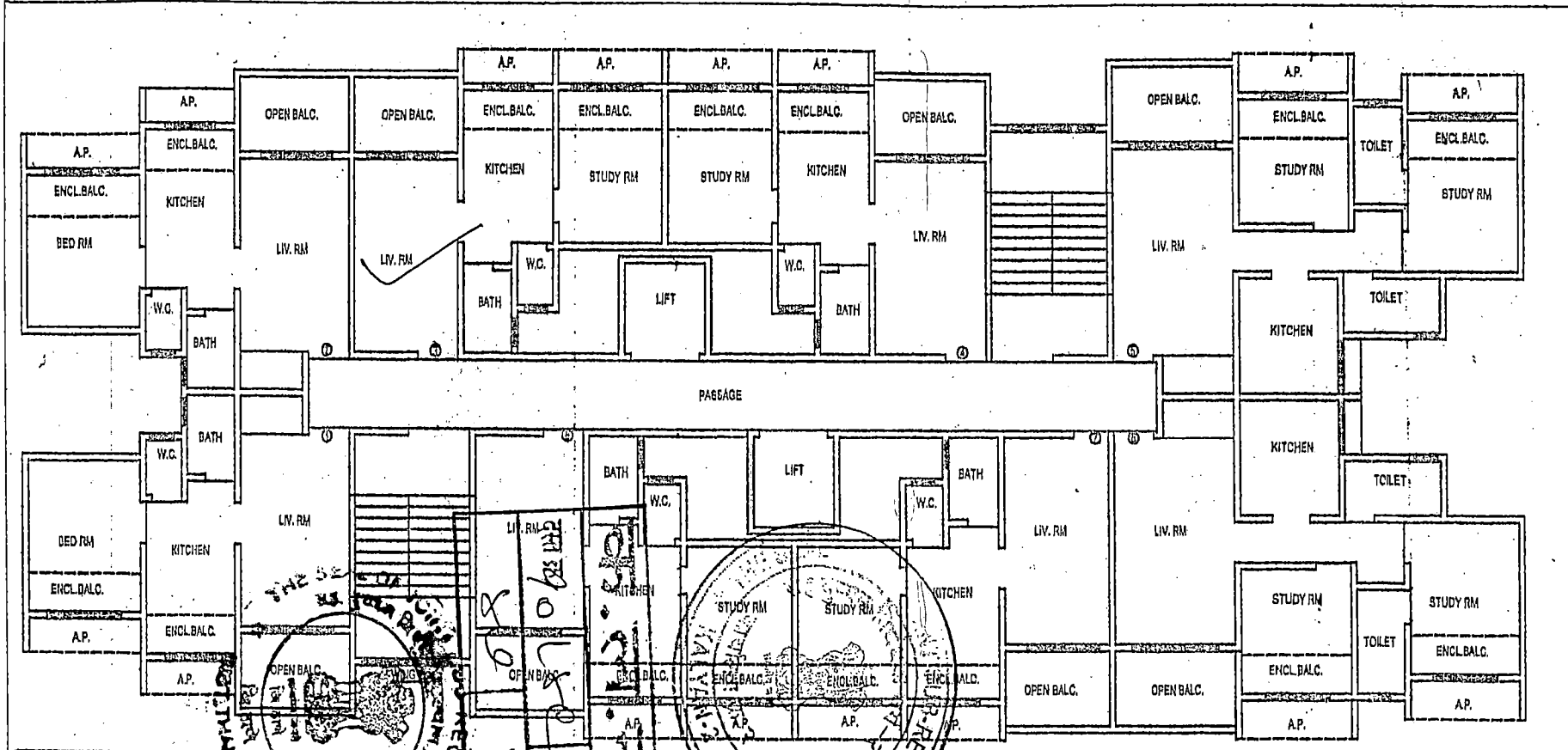
कल्याण क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

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

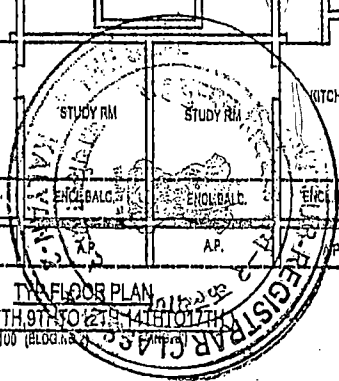





FLAT NO.	FLAT TYPE	CARPET AREA (SQ.MT.)	C.B. AREA (SQ.MT.)	BALC. AREA (SQ.MT.)	OPEN BALC. AREA (SQ.MT.)
603	1BHK				

NAME OF THE PURCHASER: *[Signature]*
 SIGNATURE OF THE PURCHASER: *[Signature]*
 NAME OF THE DEVELOPERS: *[Signature]*
 SIGNATURE OF THE DEVELOPERS: *[Signature]*

10/01/2023
 10/01/2023
 10/01/2023



M/S. CHAITANYA DEVELOPERS
 (BLDG. NO. 2) (WING 'B')
 S. NO. 44 H. NO. 1, MOUJE - TISGOAN
 TAL - KALYAN DIST. - THANE.

DILIP TAMBDAY & ASSO.
 architect
 2nd Floor, Bhashani Chambers,
 Shree Park, Kalyan (W)

23
 30
 2220
 2023
 क.म.न.-७

STAMP OF APPROVAL OF PLAN

DESCRIPTION OF PROPOSED WORK
 APPROVED & PLAN REGISTERED AT THE OFFICE OF THE MUNICIPAL CORPORATION KALYAN
 DATE OF APPROVAL: 22/11/18
 DATE OF REGISTRATION: 22/11/18

OFFICE OF THE MUNICIPAL CORPORATION
 MUNICIPAL CORPORATION KALYAN
 SANCTION NO.

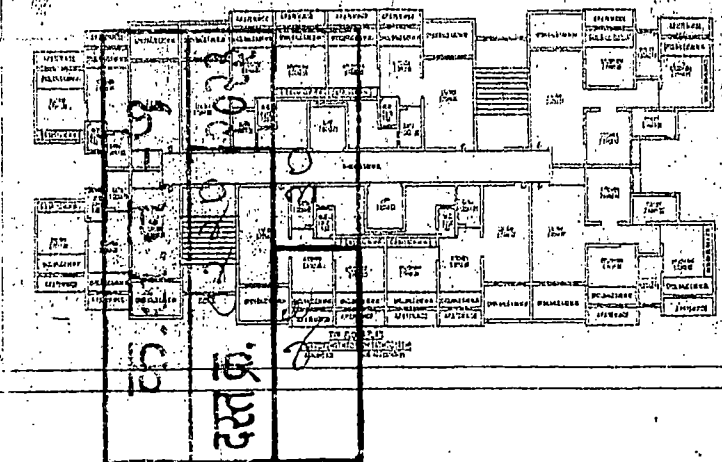
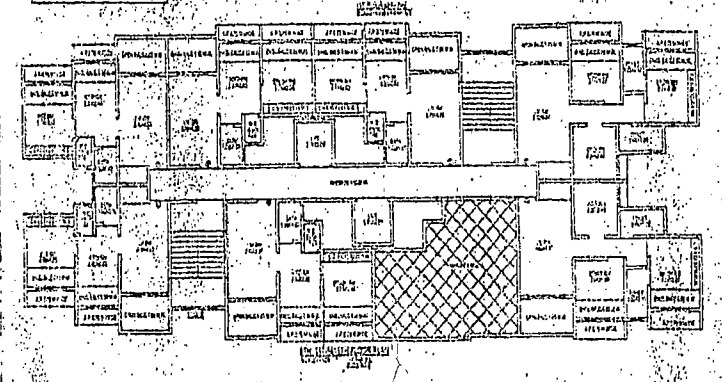


APPROVED BY THE MUNICIPAL CORPORATION

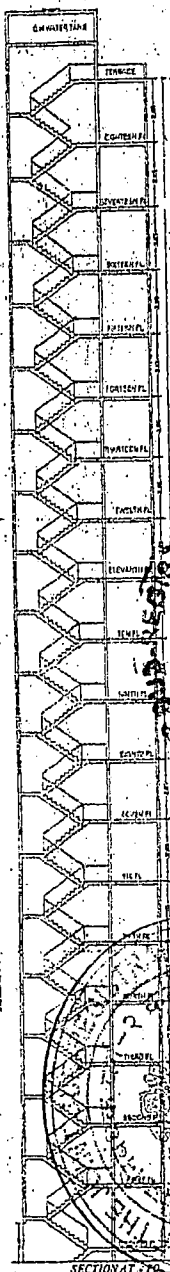
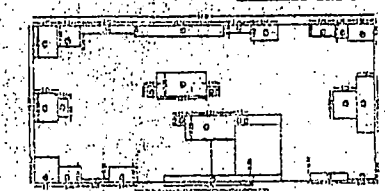
CARPET AREA STATEMENT

NO.	DESCRIPTION	AREA
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NO.	DESCRIPTION	AREA
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NO.	DESCRIPTION	AREA
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NO.	DESCRIPTION	AREA
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SECTIONAL PLAN

Handwritten notes and signatures in the bottom right corner, including the number '18'.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ATSPG4566C

नाम / Name
ASHWIN KRUSHNA GAIKWAD

पिता का नाम / Father's Name
KRISHNA GAIKWAD

जन्म की तारीख / Date of Birth
25/07/1989

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAQFC3467M

नाम / Name
CHAITANYA DEVELOPERS

निगमन / गठन की तारीख / Date of Incorporation/Formation
06/01/2021

क.ल.न.-५

दस्ता क्र. ८२२०	२०२३
२७	३०

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
IXJPK9175E

नाम / Name
POOJA KUMARI

पिता का नाम / Father's Name
ARUN KUMAR SINGH

जन्म की तारीख / Date of Birth
04/01/1993

Pooja Kumari

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
GVMPK7035Q

नाम / Name
KAUSHLENDRA KUMAR

पिता का नाम / Father's Name
RAMADHAR SINGH

जन्म की तारीख / Date of Birth
15/08/1993

Kaushlendra Kumar

Pooja Kumari



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CBEP55467B

नाम / Name
SHIVAM ARUNKUMAR SINGH

पिता का नाम / Father's Name
ARUN YADUNATH SINGH

जन्म की तारीख / Date of Birth
30/05/1988

Shivam

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ELVJK7035N

नाम / Name
SHANTARAM SHANTARAM JADHAV

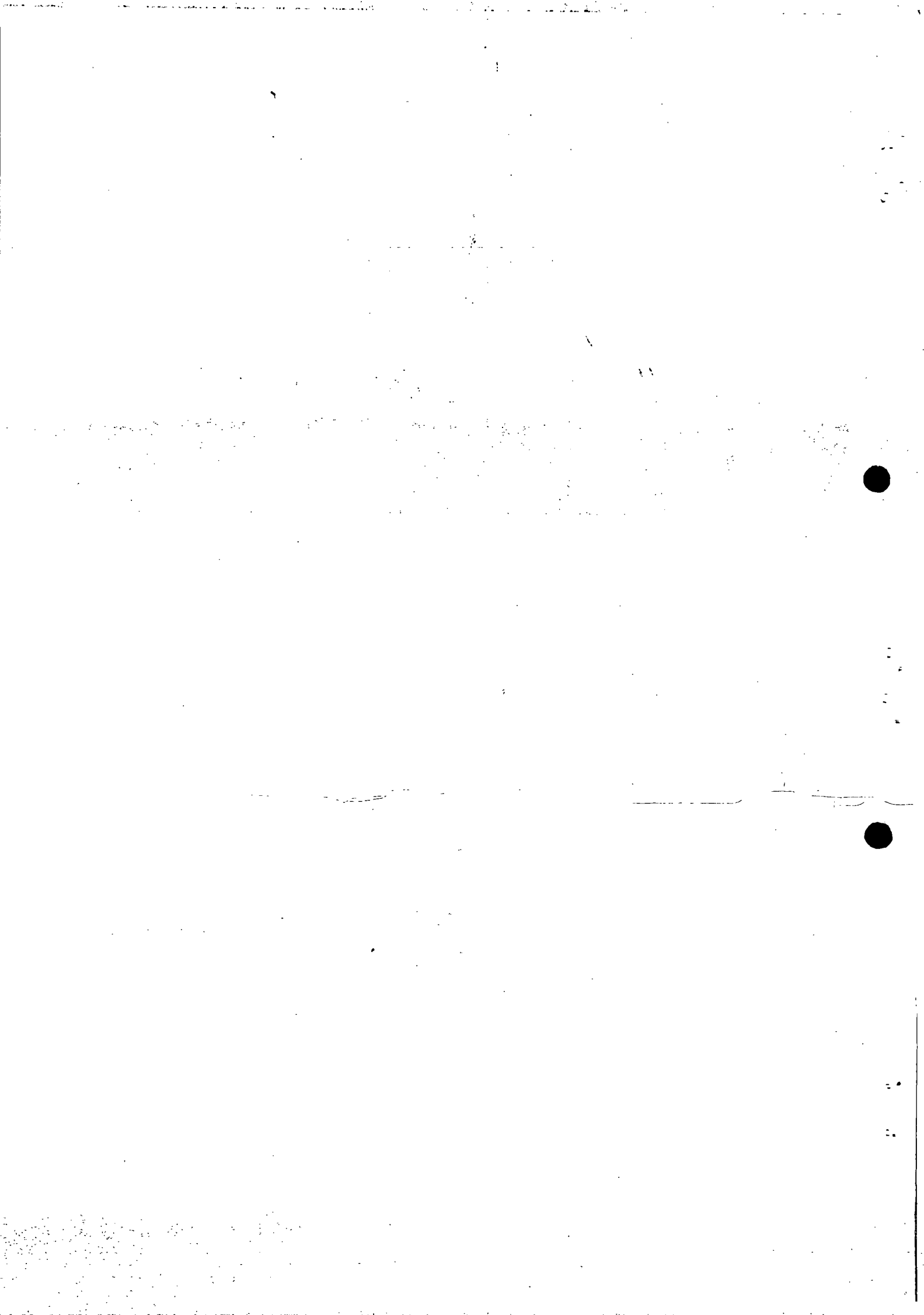
पिता का नाम / Father's Name
SHANTARAM JADHAV

जन्म की तारीख / Date of Birth
19/02/1958

Shantaram

Shivam

Shantaram



507/8220

रविवार, 11 जून 2023 12:15 म.नं.

दस्त गोषवारा भाग-1

कलन5

२८/३०

दस्त क्रमांक: 8220/2023

दस्त क्रमांक: कलन5 /8220/2023

बाजार मूल्य: रु. 23,62,500/-

मोवदला: रु. 30,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,10,000/-

दु. नि. सह. दु. नि. कलन5 यांचे कार्यालयात

अ. क्रं. 8220 वर दि.11-06-2023

रोजी 12:11 म.नं. वा. हजर केला.

पावती:8572

पावती दिनांक: 11/06/2023

सादरकरणाराचे नाव: पूजा कुमारी - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकुण: 30600.00

Pooja kumari

दस्त हजर करणाऱ्याची सही:

Joint Sub Registrar Kalyan 5

सह. दुय्यम निबंधक वर्ग-२

Joint Sub Registrar Kalyan 5

सह. दुय्यम निबंधक वर्ग-२

कल्याण क्र.५

दस्ताचा प्रकार: करारनाम

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्रं. 1 11 / 06 / 2023 12 : 11 : 47 PM ची वेळ: (सादरीकरण)

शिक्षा क्रं. 2 11 / 06 / 2023 12 : 13 : 49 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

सादर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तावधील संपूर्ण मजकूर, नियमक माली सादीदार व सोबत जोडलेले कागदाचे दस्तऐवज सत्यता, वैधता कायदेशीर बाबीसाठी खालील नियमावली वरती संपूर्णतः मान्यता आहे. तसेच सादर हस्तांतरण दस्तावेजे राज्य सरकार / केंद्रशासना यांच्या कायदा / नियम / परिपत्रक यांचे उल्लंघन होत नाही

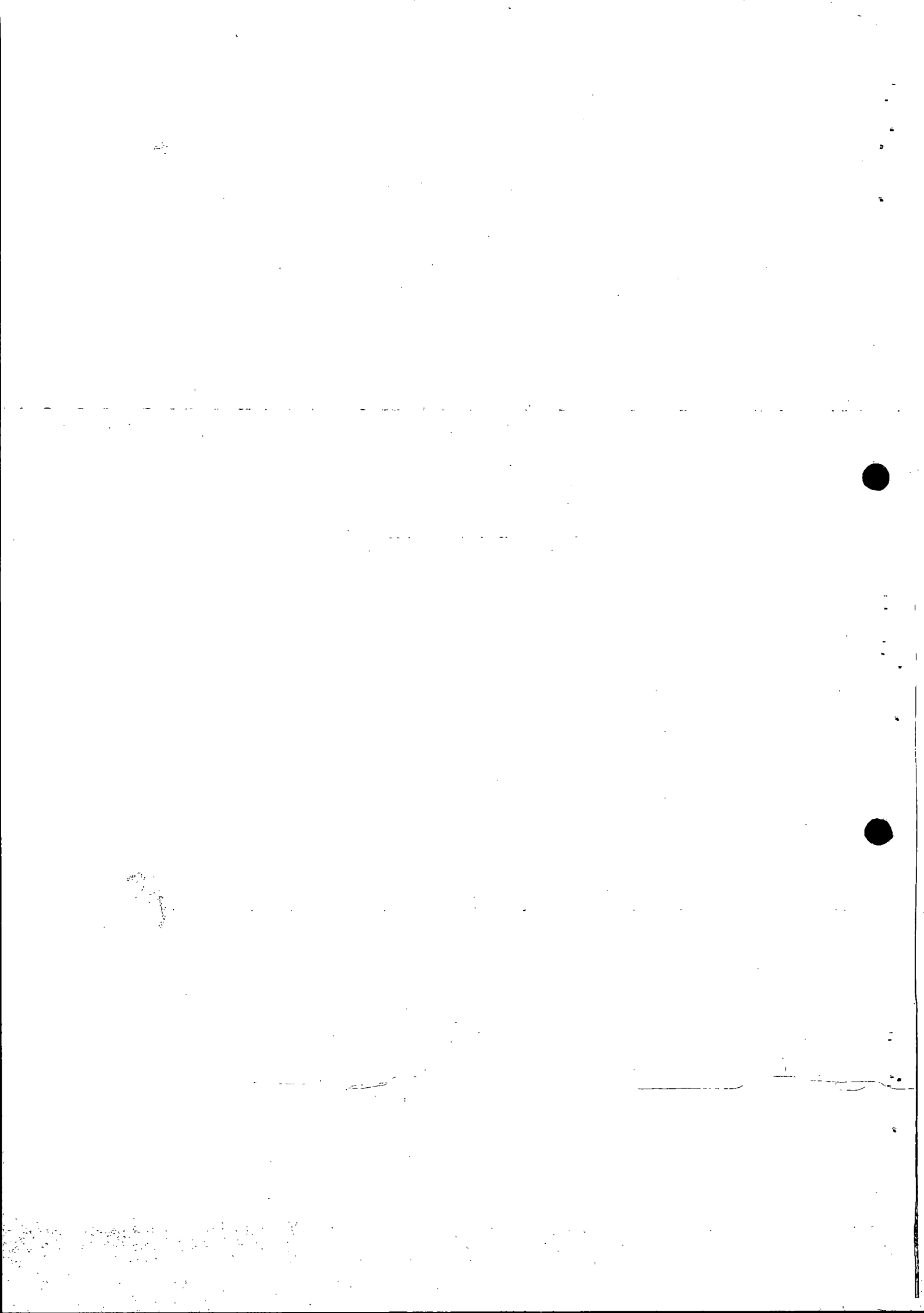
Pooja kumari

निहल दपार सही

निहल दपार सही

Kaushtendras kumar





दस्त गोषवारा भाग-2

कलन5

2e/30

दस्त क्रमांक:8220/2023

11/06/2023 12 32:47 PM

दस्त क्रमांक :कलन5/8220/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मान्यता देणार - मे. चैतन्या डेव्हलपर्स भागिदारी संस्था तर्फे भागिदार अश्विन कृष्णा गायकवाड कृष्णा गायकवाड पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शॉप नं. १ पार्वती अपार्टमेंट पुना लिंक रोड तिसगाव नाका कल्याण पूर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AAQFC3467M	मान्यता देणार वय :-33 स्वाक्षरी:-		
2	नाव:अश्विन कृष्णा गायकवाड पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मौजे तिसगाव तालुका कल्याण जिल्हा ठाणे., ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:ATSPG4566C	लिहून देणार वय :-33 स्वाक्षरी:-		
3	नाव:पूजा कुमारी - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं. 403 विंग ए6 चौथा मजला क्रिष्णा पॅराडाइस न्यू 100 फूट रोड तिसगाव कल्याण पूर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:IXJPK9175E	लिहून घेणार वय :-27 स्वाक्षरी:- Poata Kumari		
4	नाव:कौशलेन्द्र कुमार - - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं. 403 विंग ए6 चौथा मजला क्रिष्णा पॅराडाइस न्यू 100 फूट रोड तिसगाव कल्याण पूर्व, ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:GVMPK7035Q	लिहून घेणार वय :-29 स्वाक्षरी:- Kaushlendra Kumar		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:11 / 06 / 2023 12 : 31 : 26 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:शिवम सिंह - - वय:35 पत्ता:चक्री नाका कल्याण पूर्व पिन कोड:421306			
2	नाव:शशिकांत एस जाधव - - वय:30 पत्ता:श्रीमलंग रोड कल्याण पूर्व पिन कोड:421306			

शिक्का क्र.4 ची वेळ:11 / 06 / 2023 12 : 32 : 28 PM

Joint Sub Registrar Kalyan 5

सह दस्यम निबंधक वर्ग-२

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GR/Invoice Number	Amount	Used At	Deface Number	Deface Date
1	Kaushlendra Kumar	eChallan	69103332023033128514	MH003128042202324E	200000.00	SD	0001797140202324	11/06/2023
2		DHC		1006202303508D	600	RF	1006202303508D	11/06/2023
3		eChallan		MH003128042202324E	200000	RF	0001797142202324	11/06/2023

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

8220 /2023

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

प्रमाणित करण्यासाठी येते की, सदर दस्त
क्र. < २२० मध्ये S.D. पाने आहेत,
पुस्तक क्रमांक २ वर नोंदला
दिनांक ११ / ०६/२०२३

सह-दुय्यम विबंधक वर्ग-२
कल्याण क्र. ५

का.मि.न. - १५	
दस्त क्र. < २२०	२०२३
३०	३०





11/06/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 5

दस्त क्रमांक : 8220/2023

नोंदणी :

Regn:63m

गावाचे नाव : तिसगाव

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	3000000
(3) वाजारभाव (भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2362500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन : इतर माहिती: मौजे तिसगाव तालुका कल्याण जिल्हा ठाणे येथील सर्व्हे नं 44 हिस्सा नं 1, या मिळकतीवर कृष्ण वंश कॉम्प्लेक्स मधील विलिंडिंग नं 2 विंग वी मध्ये सदनिका नं. 1603 सोळावा मजला क्षेत्र 27.91 चौरस मीटर कारपेट + वाल्कनी एरिया 4.25 चौरस मीटर + सी वी एरिया 1.44 चौरस मीटर + ओपन टेरेस एरिया 5.01 चौरस मीटर (Survey Number : सर्व्हे नं 44 हिस्सा नं 1 ;)
(5) क्षेत्रफळ	1) 38.61 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:-अश्विन कृष्णा गायकवाड वय:-33; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: मौजे तिसगाव तालुका कल्याण जिल्हा ठाणे., ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-ATSPG4566C 2) नाव:-मान्यता देणार - मे. चैतन्या डेव्हलपर्स भागिदारी संस्था तर्फे भागिदार अश्विन कृष्णा गायकवाड कृष्णा गायकवाड वय:-33; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: शॉप नं. १ पार्वती अपार्टमेंट पुना लिंक रोड तिसगाव नाका कल्याण पुर्व, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-AAQFC3467M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:-पूजा कुमारी -- वय:-27; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका नं. 403 विंग ए6 चौथा मजला क्रिष्णा पॅराडाइस न्यू 100 फूट रोड तिसगाव कल्याण पुर्व, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-IXJPK9175E 2) नाव:-कौशलेन्द्र कुमार -- वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका नं. 403 विंग ए6 चौथा मजला क्रिष्णा पॅराडाइस न्यू 100 फूट रोड तिसगाव कल्याण पुर्व, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421306 पॅन नं:-GVMPK7035Q
(9) दस्तऐवज करून दिल्याचा दिनांक	11/06/2023
(10) दस्त नोंदणी केल्याचा दिनांक	11/06/2023
(11) अनुक्रमांक, खंड व पृष्ठ	8220/2023
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	210000
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

सह. दुय्यम निबंधक वर्ग-२
कल्याण क्र. ५

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

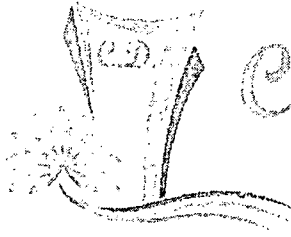
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-



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

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Kaushlendra Kumar	eChallan	69103332023033128514	MH018072906202223E	210000.00	SD	0001797140202324	11/06/2023
2		DHC		1006202303508	600	RF	1006202303508D	11/06/2023
3		eChallan		MH003128017202324E	30000	RF	0001797142202324	11/06/2023

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



Chaitanya

Developers

॥ श्री ॥

Add. : Parvati Apt., 1st Floor, Shop No. 6, Tisgaon Naka, Kalyan (E.)

Ref. No. :

14th June 2023
Date :

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

Dear Sir,

I/We, Chaitanya Developers here by certify that :

1. I/We have transferable rights to the property described below, which has been allotted by me/us to **Shri. Kaushlendra Kumar and Smt. Pooja Kumari** herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter/Sale Agreement dated **11th June 2023** (herein after referred to as the "Sale document")

Registration No. 8220/2023

Description of the property:

Flat No. 1603, admeasuring 27.91 sq. ft. (Carpet area)

Building No: 2/ Wing B

Building Name: Krishna Vansh

Survey No : 44/1

Street Name: New 100 Feet Road

Locality Name : Tisgaon

Area Name: Tisgaon

City Name: Kalyan East

Pin Code : 421306

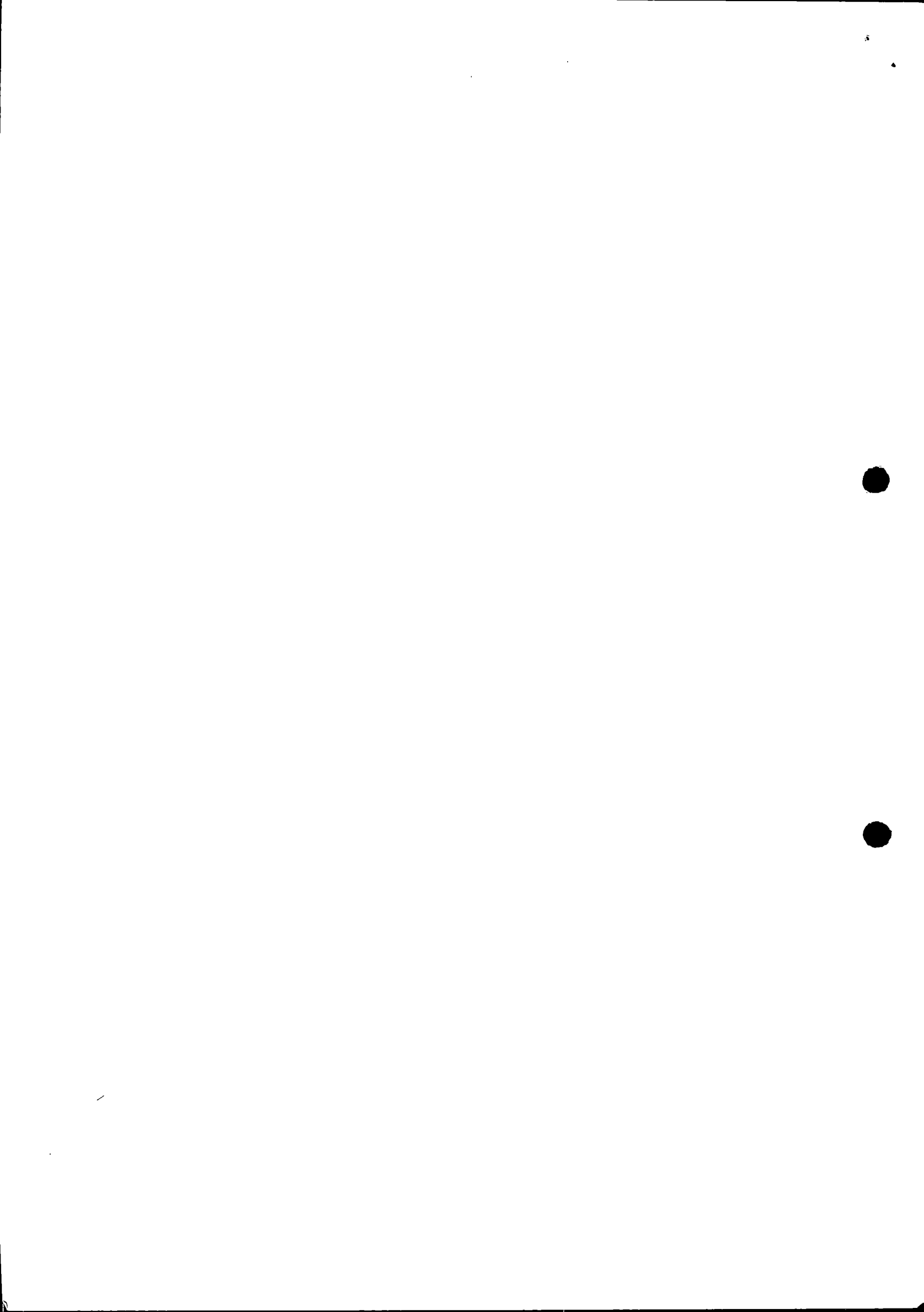
2. That the total consideration for this transaction is **Rs. 30,00,000/- (Rupees Thirty Lakhs Only)** towards agreement for sale/sale deed, dated **11th June 2023**.

3. The title of the property described above is clear, marketable and free from all encumbrances and doubts.

4. I/We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

CONF....2/-





Chaitanya
Developers

Add. : Parvati Apt., 1st Floor, Shop No. 6, Tisgaon Naka, Kalyan (E.)

Ref. No. :

Date :

5. We Chaitanya Developers have not borrowed from any financial institution for the purchase /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are Agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favouring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.

7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed. We also undertake to inform the society to submit the share certificate directly to the bank i.e State Bank of India, as and when issued by the society

8. Please note that the payment for this transaction should be made by crossed cheque/Transfer of funds favouring " Ashwin Gaikwad, The Kalyan Janata Sahakari Bank Ltd, Malang Road, Kalyan East Branch , Account No. 501011100000993 " IFSC Code: KJSB0000501.

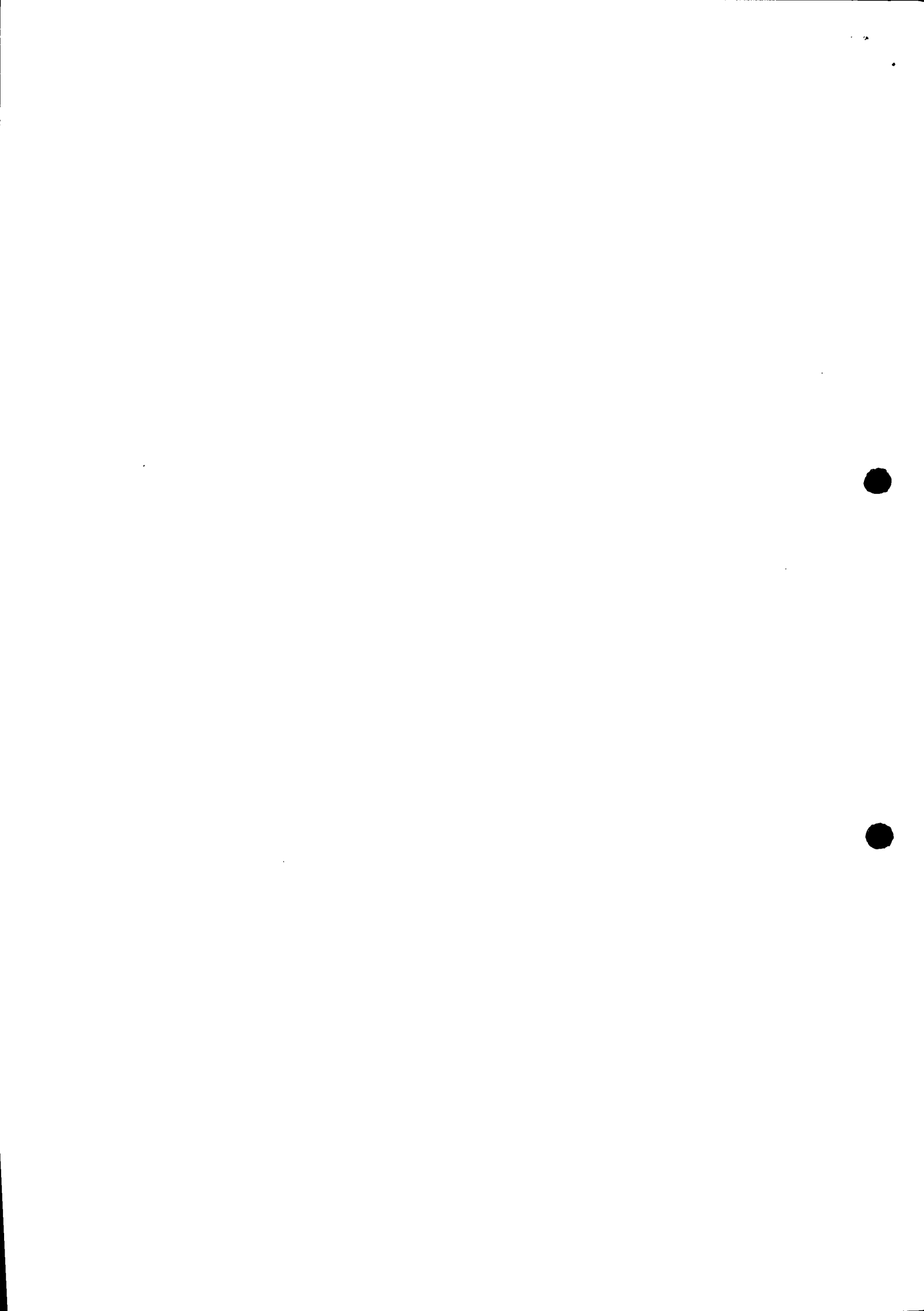
9. In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favouring the Bank A/C "Shri. Kaushlendra Kumar and Smt. Pooja Kumari", and forward the same to you directly.

10. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm vide ----- (description of document of delegation of authority to the signatory.)

Yours faithfully,
For CHAITANYA DEVELOPERS

Darshan Gaikwad

Authorized Signatory, Partner
Name - Darshan Gaikwad
Designation - Partner
Place - Kalyan



ASHWIN GAIKWAD

Office Address: Shop No. 6, Parvati Apartment, Poona Link Road, Tisgaon Nana, Kalyan East-4212063

To,

Mr. Kaushlendra Kumar

Kalyan East.

Subject: Outstanding payment against Flat no. 1603 on 16th Floor, Building No. 2/ Wing B in the project "Krishna Vansh", Near Janhvi Heights, New 100 Feet Road, Kalyan East- 421306

Dear Sir,

With reference to above subject we wish to bring in your kind notice that above mentioned flat has been booked by you with us. As per work progress we have completed 66 % work. So we are requesting to you pay following dues as early as possible.

Particulars	Amount (In Rs.)	Paid Amount (In Rs.)	Balance Amount (In Rs.)
Flat Cost	30,00,000/-		
66% of Flat Cost	19,80,000/-	1,00,000/-	18,80,000/-
GST (1%) above due amount (Flat Cost)	19,800/-		19,800/-
Total due payment			18,99,800/-

Note: Please issue GST & Flat cost Cheque/NEFT/RTGS joint pay.

Cheque/NEFT/RTGS in favor of "Ashwin Gaikwad"

A/c No: 501011100000993

IFSC Code: KJSB0000501

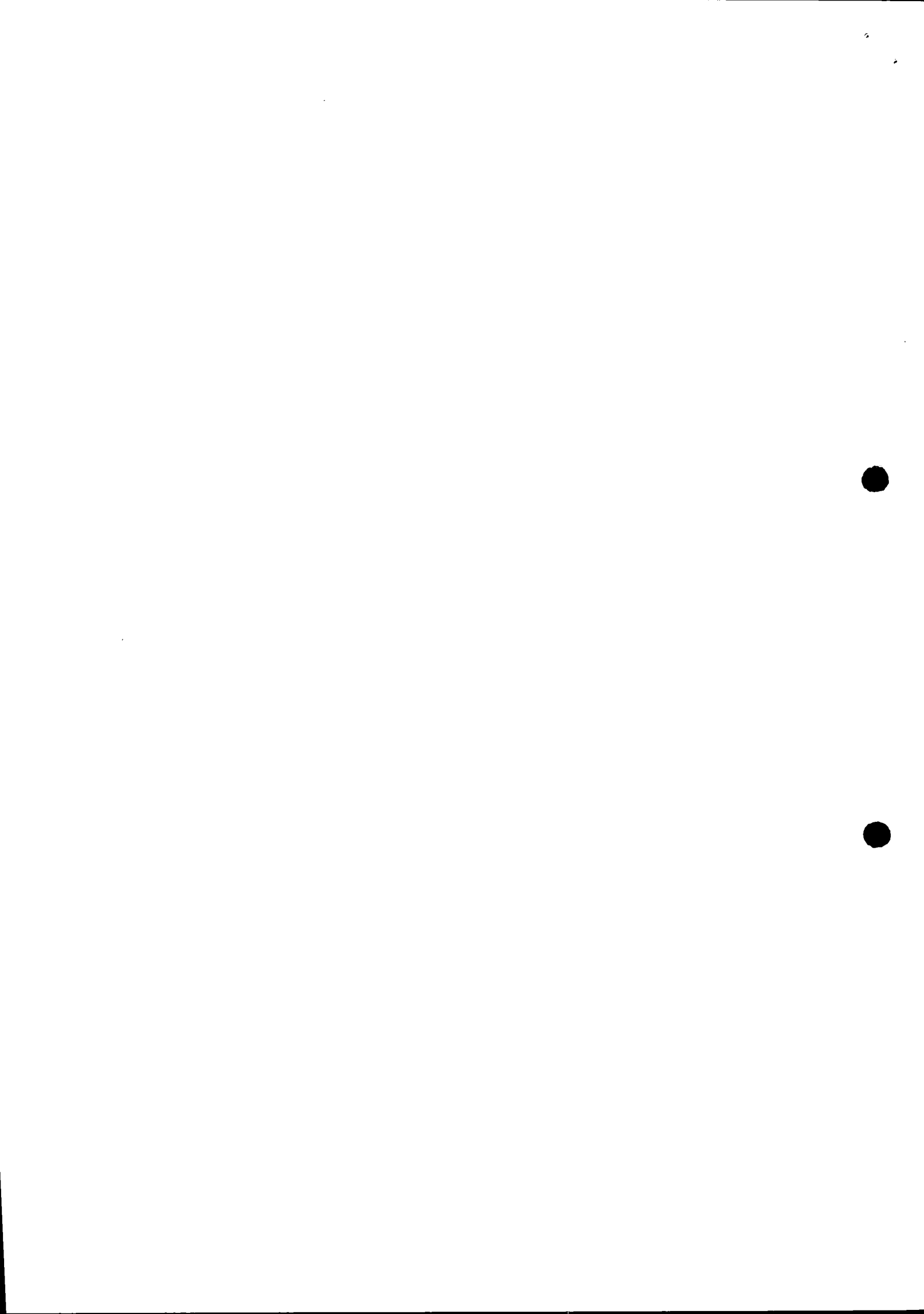
Bank Name: The Kalyan Janata Sahakari Bank Ltd.

Malang Road Branch.

Thanking You!!

For NITYA DEVELOPERS


Proprietor





Date: 24/05/2023

TO WHOM SO EVER IT MAY CONCERN

1. I, SHRI DILIP TAMBDEY AND ASSOCIATION has office at above address. I am registered with Council of Architecture, New Delhi and allowed to provide architectural services within jurisdiction of Kalyan Dombivali Municipal Corporation as well as all over India.
2. I am the architect for the "KRISHNA VANSH" on land bearing Survey No. 44, Hissa No. 1 at Village: Tisgaon, Taluka: Kalyan (E), Dist. Thane for (P.O.A Holder): Shri Ashwin Krishna Gaikwad & Other the project is being supervised by the undersigned.
3. The project is approved by the Kalyan Dombivali Municipal Corporation vide their building approval no. KDMC/TDP/KD/2021-22/Dated 07/06/2022. The said approval is valid till this date and the project is being executed accordingly.
4. Chaitanya Developers are the developer of the project and have their office at Tisgaon Naka, Punalink Road, Mouje: Tisgaon, Kalyan (E). At present stage of the building is at following stage of completion-
 - i) 1st to 16th Slab RCC work has been completed
 - ii) Brick work up to 11th Floor has been completed

The balance work is under progress as per sanctioned plan of KDMC.

Dilip Tambday

ARCHITECT
DILIP TAMBDAY & ASSOCIATES
SUDHANSHU CHAMBERS,
2ND FLOOR, SHIVAJI PATH,
KALYAN (W) 421301.

