

71/9109

पावती

Original/Duplicate

Friday October 09, 2020

11:29 AM

नोंदणी क्र. 39म

Regn. 39M

पावती क्र.: 10504

दिनांक: 09/10/2020

गावचे नाव: शिवाजीनगर

दस्तावेजाचा अनुक्रमांक: कलन2-9109-2020

दस्तावेजाचा प्रकार: करारनामा

मादम करगान्याचे नाव: संगीत राजेश खलाटे - -

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 600.00

पृष्ठांची संख्या: 30

एकूण:

रु. 30600.00

आपणाम मूळ दस्त थंबनेल प्रिंट, मूची-२ अंदाजे

11.46 AM ह्या वेळेस मिळेल.

Joint Sub Registrar Kalyan 2

बाजार मूल्य: रु. 2700000/-

मोबदला रु. 3000000/-

भरलेले मुद्रांक शुल्क: रु. 90000/-

(सही) जी. बी. सातदिवे

सह. दुय्यम निबंधक वर्ग-३

कल्याण क्र. ३

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005304775202021E दिनांक: 09/10/2020

वेळचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रकम: रु. 600/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0810202016401 दिनांक: 09/10/2020

वेळचे नाव व पत्ता:

*Khatalate,*  
*Khatalate*  
मुळप्रत मिळाली



19/10/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

दस्त क्रमांक : 9109/2020

नोंदणी :

Regn 63m

## गावाचे नाव : शिवाजीनगर

|   |  |
|---|--|
| (1) विलेखाचा प्रकार   | करारनामा   |
| (2) मोबदला  | 3000000  |
| (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)   | 2700000  |
| (4) भू-मापन,पोटहिस्सा व धरक्रमांक (असल्यास)   | 1) पालिकेचे नाव:कल्याण-डोंबिवली इतर वर्णन : , इतर माहिती: मौजे शिवाजी नगर,जुना स नं 340,स. नं 86,हि नं 2,प्लॉट ए,वरील कुलस्वामिनी प्रसन्न बिल्डिंग नं 1,तळ मजला,दुकान क्रं 4,क्षेत्र -16.44 चौ मी कार्पेट (176.95 चौ फूट)( ( Survey Number : 86 ; HISSA NUMBER : 2 ; ) )   |
| (5) क्षेत्रफळ   | 1) 16.44 चौ.मीटर   |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.  |  |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1): नाव:-सदाशिव बाळाराम म्हात्रे -- वय:-54; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: जोम साई बंगला, राजू नगर, मंगेश्वर टॉवर जवळ, डोंबिवली, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AEKPM0449M   |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                   | 1): नाव:-संगीत राजेश खलाटे -- वय:-50; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: बी-1, विष्णू प्रसाद पार्क, सुभाष रोड, नवापाडा, डोंबिवली, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ASCPK3204G<br>2): नाव:-पियुष राजेश खलाटे -- वय:-24; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: बी-1, विष्णू प्रसाद पार्क, सुभाष रोड, नवापाडा, डोंबिवली, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-HGWPk4499C |
| (9) दस्तऐवज करून दिल्याचा दिनांक  | 09/10/2020   |
| (10) दस्त नोंदणी केल्याचा दिनांक  | 12/10/2020   |
| (11) अनुक्रमांक, खंड व पृष्ठ  | 9109/2020  |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क  | 90000  |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क  | 30000  |
| (14) श्रेय  |  |
| मुल्यांकनासाठी विचारात घेतलेला तपशील:-  |  |
| मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-  | (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it  |

(सही) जी. व्ही. सावदिवे  
सह. दुय्यम निबंधक वर्ग-२  
कल्याण क्र.२





**CHALLAN**  
**MTR Form Number-6**



|                      |                                   |         |  |                           |  |                      |                       |      |
|----------------------|-----------------------------------|---------|--|---------------------------|--|----------------------|-----------------------|------|
| SRN                  | MH005304775202021E                | BARCODE |  |                           | Date   | 08/10/2020-11:03:03  | Form ID               | 25.2 |
| Department           | Inspector General Of Registration |         |  | Payer Details             |  |                      |                       |      |
| Type of Payment      | Stamp Duty<br>Registration Fee    |         |  | TAX ID / TAN (If Any)     |  |                      |                       |      |
| Office Name          | KLN2_KALYAN 2 JOINT SUB REGISTRAR |         |  | PAN No.(If Applicable)    | ASCPK3204G   |                      |                       |      |
| Location             | THANE                             |         |  | Full Name                 | SANGITA RAJESH KHALATE   |                      |                       |      |
| Year                 | 2020-2021 One Time                |         |  | Flat/Block No.            | SHOP NO 004, GND FLOOR, KULSWAMINI                             |                      |                       |      |
| Account Head Details |                                   |         |  | Premises/Building         | PRASANNA BUILDING NO 01  |                      |                       |      |
|                      |                                   |         |  | Road/Street               | MAUJE SHIVAJI NAGAR, DOMBIVALI                                 |                      |                       |      |
|                      |                                   |         |  | Area/Locality             | DIST THANE   |                      |                       |      |
|                      |                                   |         |  | Town/City/District        |  |                      |                       |      |
|                      |                                   |         |  | PIN                       |  |                      |                       |      |
|                      |                                   |         |  | Remarks (If Any)          | PAN2=AEKPM0449M-Second Party Name SADASHIV BHATRE-<br>KALYAN-2 |                      |                       |      |
|                      |                                   |         |  | Amount In                 | One Lakh Twenty Thousand Rupees Only                           |                      |                       |      |
|                      |                                   |         |  | Words                     | 1,20,000.00  |                      |                       |      |
| Payment Details      |                                   |         |  | FOR USE IN RECEIVING BANK |  |                      |                       |      |
| Cheque-DD Details    |                                   |         |  | Bank CIN                  | Ref. No.   | 69103332020100812228 | 2634260850            |      |
| Cheque/DD No.        |                                   |         |  | Bank Date                 | RBI Date   | 08/10/2020-11:04:23  | Not Verified with RBI |      |
| Name of Bank         |                                   |         |  | Bank-Branch               | IDBI BANK  |                      |                       |      |
| Name of Branch       |                                   |         |  | Scroll No. , Date         | Not Verified with Scroll                                       |                      |                       |      |



Department ID :   
 Note:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 8108157216  
 चालन केवल दायम निबंधक कार्यालयत नोंदणी करावयाच्या दस्तावाची लागू आहे. नोंदणी के कार्यालयाच्या दस्तावाची सदर चालन लागू

**क.ल.न.२**  
 क्र. २९०८ २०२०  
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## AGREEMENT FOR SALE

This agreement for sale is executed at Kalyan on 9<sup>th</sup> day of October 2020

MARKET VALUE: 14,05,500/-  
CONSIDERATION AMOUNT: 30,00,000/-  
STAMP DUTY: 90,000/-  
REGISTRATION FEES: 30,000/-

Between

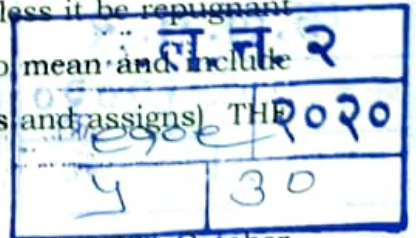
**Shri.Sadashiv Balaram Mhatre**, Age 54 years, Occupation: Business, PAN No: AEKPM0449M residing at: OmSai Bunglow, Raju Nagar, Near Gangeshwar Tower, Dombivli (W) hereinafter referred to as **"THE 'VENDOR'** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his legal successors, administrators and assigns) THE

AND



1) **Mrs. Sangeeta Rajesh Khalate**, Age 50 years, Business, PAN No: ASCPK3204G 2) **Mr. Piyush Rajesh Khalate**, age 24 years, Occupation: Service, PAN No: HGWPK4499C, Both are residing at: B-1, Bali Vishnu Prasad Park, CHS, Subhash Road, Navapada, Dombivli (W), Dist: Thane. hereinafter referred to as **"THE PURCHASER"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal successors, executors, administrators and assigns) THE

SECOND PART.



WHEREAS by virtue of Development Agreement dated 20<sup>th</sup> October 2010 between Shri. Baliram Sudam Mhatre and others, through their constituted Attorneys Shri. Harishchandra Balaram Mhatre and Shri. Sadashiv Balaram Mhatre, therein as the owners and M/s. Kulswamini Developers, through its partner Mr. Sanjay R.

91

*Khalate*

*Sanjay R.*

Singh therein as the Developers. The said owners granted and entrusted development rights with respect to Plot-A, of land property bearing Old Survey No: 340, New Survey No: 86, Hissa No. 2 admeasuring about 3026 Sq.Mtrs. The said Development Agreement is duly registered before the office of Sub-registrar Kalyan-3 bearing serial No: 6881/2010. As mentioned hereinbefore the Promoter/Developers have allotted the Shop No: 044 to the 'Vendor' through AGREEMENT FOR ALLOTMENT OF COMMERCIAL SHOP duly registered with Sub-Registrar Kalyan-2 bearing serial No: 2579/2020, being the consideration of his share of the said entire property as per the development agreement. WHEREAS the 'Vendor' is now bonafide owner and well sufficiently in possession of Shop bearing No: 004, admeasuring 16.44 Sq.Mtrs (i.e 176.95 Sq.Ft) Carpet area, On ground Floor of building known as "KULSWAMINI PRASANNA BUILDING NO: 1" constructed on Plot- A, of land property bearing Old Survey No: 340, New Survey No: 86, Hissa No. 2 admeasuring about 3026 Sq.Mtrs, at revenue Village, Shivajinagar, within the limits of Kalyan-Dombivli Municipal Corporation and within the Registration District Kalyan, registration District Thane. (hereinafter referred to as the "said flat" for the sake of brevity)

title to the said SH...  
 encumbrances whatso...  
 WHEREAS the 'Vend...  
 he has been enjoying...  
 and marketable title to...  
 AND WHEREAS the '...  
 that the said property...  
 nature and that there...  
 AND WHEREAS the 'V...  
 right, title and interes...  
 16.44 Sq.Mtrs (i.e 176...  
 building known as "...  
 land his interest in...  
 Shop and the possession...  
 a total price or consi...  
 Lakhs Only) and on ter...  
 between the parties.

**NOW THIS AGREEMENT HEREBY AGREED HERETO AS FOLLOWS**



AND WHEREAS the 'Vendor' herein desired to sell the 'said Shop' and 'purchaser' having acquired knowledge of the same approached the 'Vendor' with an offer to purchase the said shop. WHEREAS the aforesaid offer of the 'Purchaser' was highest amongst all the offer received by the 'Vendor' the same was accepted by 'Vendor' and as such the 'vendor' sell his rights, title and interest in the 'said Shop' in favour of 'Purchaser'.

AND WHEREAS The 'Vendor' has disclosed and given inspection of all the documents in his possession relating to the said Shop and hereby declares that, he is fully entitled to the said Shop and has now in himself full right and complete authority to sell and dispose of the said Shop to the Purchaser herein. The 'Vendor' further declares that, he has not agreed to sell and/or transfer the said Shop to any person or persons at any time hereinbefore, and

- 1) The 'Vendor' herein and interest in the 16.44 Sq.Mtrs (i.e. of building known NO: 1 and his interest in the said Shop to the consideration of Rs and on terms and conditions the parties.
- 2) The 'Purchaser' hereunder:-

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title to the said Shop is clear, marketable and free from all encumbrances whatsoever.

WHEREAS the 'Vendor' is the absolute owner of the property and he has been enjoying the same with absolute right and he has clear and marketable title to the Schedule Property.

AND WHEREAS the 'Vendor' has represented to the 'Purchaser' that the said property is free from all encumbrances of whatsoever nature and that there are no tenants occupying the said property

AND WHEREAS the 'Vendor' is now desirous of transferring all his right, title and interest in the said Shop No: 004, admeasuring 16.44 Sq.Mtrs (i.e 176.95 Sq.Ft) Carpet area, On ground Floor of building known as **"KULSWAMINI PRASANNA BUILDING NO: 1** and his interest in the capital and the property of the said Shop and the possession of the said Shop to the purchaser herein for a total price or consideration of Rs 30,00,000/- (Rupees Thirty Lakhs Only) and on terms and conditions mutually agreed by and between the parties.



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

1) The 'Vendor' herein hereby agrees to transfer all his right, title and interest in the said Shop bearing No: 004, admeasuring 16.44 Sq.Mtrs (i.e 176.95 Sq.Ft) Carpet area, On ground Floor of building known as **"KULSWAMINI PRASANNA" BUILDING NO: 1** and his interest in the said Shop and the possession of the said Shop to the purchaser herein for a total price or consideration of Rs 30,00,000/- (Rupees Thirty Lakhs Only) and on terms and conditions mutually agreed by and between the parties.

2) The 'Purchaser' herein have paid token amount of Rs. 5,00,000/- (Rupees Five Lakhs only) by cheque mentioned hereunder:-

|                |      |
|----------------|------|
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| ದತ್ತ.ಕ್ರ. ೨೯೦೦ | ೨೦೨೦ |
| ೬              | ೩೦   |

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| Bank Name | Cheque Number | Date       | Amount     |
|-----------|---------------|------------|------------|
| IDBI BANK | 644777        | 17/06/2019 | 5,00,000/- |

It is agreed by and between the parties that the remaining consideration amount of Rs. 25,00,000/- (In words Rupees Twenty Five Lakhs Only) is subjected to the sanctioning of loan amount from Hindustan bank. In the event of non-sanctioning of the loan, the 'Purchaser' shall revoke the agreement and the 'Vendor' shall forfeit Rs. 2,00,000/- ( In Words Rupees Two Lakhs Only) and the remaining amount of Rs. 3,00,000/- ( In Words Rupees Three Lakhs Only) shall be refunded.

3) That the 'Vendor' has agreed to communicate the Purchaser the necessary requirements required to be complied for execution and registration Agreement for sale as well as handing over the possession etc.

4) The 'Vendor' shall hand over to the 'Purchaser', vacant & peaceful possession of the said Shop, immediately after one month from the date of execution of this Agreement for sale.



5) It is hereby agreed by and between the parties hereto that the 'Vendor' herein shall, immediately on the realization of the entire amount of consideration as agreed upon in Clause No. 1 and execute all the forms, papers, undertakings, declarations etc, as may be required by 'purchaser'.

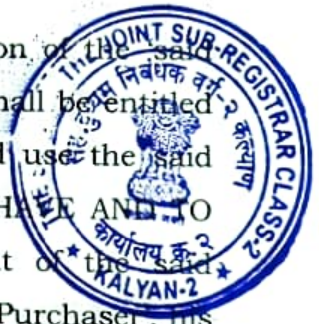
6) The 'Vendor' herein shall, immediately on the realization of entire amount of consideration as agreed upon hereinabove from the 'Purchaser' herein, execute all other and further documents and do or cause to be done all such other acts, matters and things, deemed necessary for effectively transferring the 'said Shop'.

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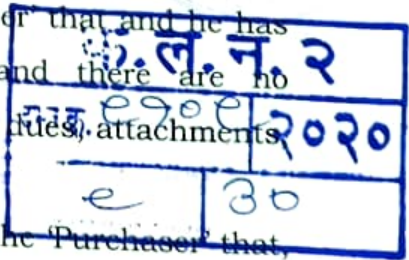
7) The 'Vendor' herein hereby declares that, he has fully paid and discharged all calls, demands, contribution and dues payable to the said municipal and/or any other local

authorities, including the electricity bill in respect of the said Shop till date, and further undertakes to pay and discharge all the aforesaid payments till the date of handing over possession of the said Shop to the 'Purchaser', and hereby further agrees and undertakes to indemnify the Purchaser herein, if anything is found due and payable in respect thereof he would pay the same. The 'Purchaser' herein hereby agrees and undertakes to pay and discharge all such calls, demands, contribution and dues becoming due and payable to the said municipal and/or any other local authorities, including the electricity bills in respect of the said Shop from the date of his receiving vacant and peaceful possession of the said Shop from the 'Vendor' herein.

8) After delivering vacant and peaceful possession of the said Shop to the Purchaser, the Purchaser herein shall be entitled to quietly and peacefully possess, occupy and use the said Shop, and the Purchaser shall be entitled to HAVE AND TO HOLD possession, occupation and enjoyment of the said Shop UNTO AND TO the use and benefit of the 'Purchaser', his heirs, successors and assigns forever, without any claim, charge, right, interest, demand, lien hindrance, denial, interruption or eviction by the 'Vendor' or by any other person or persons lawfully or equitably claiming through, under or in trust for the 'Vendor'.



9) The 'Vendor' hereby assures the 'purchaser' that and he has absolute power to convey the same and there are no encumbrances, liens, charges, Government dues, attachments, acquisition, or requisition, proceedings etc.



10) The 'Vendor' hereby covenants with the 'Purchaser' that, he has not at any stage hereto made, done, executed, committed or knowingly or willfully permitted to suffer or been party or privy to any act, deed, matter or thing whereby or by reason or means whereof he is, can, shall or may be prevented, charged, encumbered, impeached or prejudicially affected as to title or otherwise howsoever in respect of the

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'said Shop', or any part thereof.

11) The 'Vendor' hereby declares that, the said Shop or any part thereof are not subject to any lis pendens or any insolvency proceedings and there are no prohibitory orders passed by the Income Tax Department or by any other Competent Authority against the 'Vendor' thereby restricting him from selling, disposing of or otherwise parting with the possession of the said Shop or the said Shares.

12) That the 'Vendor' has not created or purported to create any tenancy, license, charge, lease, mortgage, lien or any kind of third party rights over the said premises and no other person or party have any right, title or interest, claim or demand in or upon the same either by way of mortgage, gift, trust, inheritance, lease or otherwise and that the same are free from all encumbrances and there is no pending litigation of any kind whatsoever and further that the transferor shall so long as this agreement is valid, not enter into any agreement/writing with any third party for creating any rights of whatsoever nature in respect of the said premises.

The said shop nor any part thereof is subject matter of requisition, requisition or reservation proceeding initiated by the Government authorities, Semi-Government authorities or local body to the best of the knowledge and belief of the 'Vendor' and he has not received any notice of acquisition, requisition or reservation from any Government department, Semi-Government authorities or local body pertaining to said shop or any part thereof.

14) The 'Vendor' is aware that, relying on his declarations, undertakings and representations mentioned in Clause Nos. 12 to 13 amongst other declarations and representations mentioned hereabove, the Purchaser has agreed to purchase the said Shop, and in respect thereof the 'Vendor' hereby agrees and undertakes to indemnify and keep the Purchaser fully indemnified and harmless against any claim made by

anyone in future thereof.

15) Immediately upon consideration as aforesaid the 'Vendor' herein shall hand over the original papers in possession of the said Shop'.

16) That the 'Vendor' shall not create any dispute or ownership of the said Shop.

17) The SELLER shall deliver to the PURCHASER all the things which are necessary and marketable title in favour of the PURCHASER.

18) That both the parties shall be bound by the terms and conditions of this agreement and the parties have not submitted any matter to any competent court by way of litigation.

19) That the 'Vendor' shall indemnify the 'Purchaser' against any claim, omission, or mischievous conduct, right, title or beneficial interest.

The original of the 'Agreement' shall be with the 'Purchaser' and the copy signed shall be with the 'Vendor'.

The Shop bearing No: 004 (Sq.Ft) Carpet area, On the name of **"KULSWAMINI PRASANNA"**, of land property bearing No: 86, Hissa No. 2 admeasur



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anyone in future in respect of the said Shop or any part thereof.

- 15) Immediately on the realization of entire amount of consideration as agreed upon in Clause No.1 hereinabove, the 'Vendor' herein shall, hand over to the 'Purchaser' all the original papers, bills, receipts, documents in the possession of the 'Vendor' relating to his title to the 'said Shop'.
- 16) That the 'Vendor' has undertaken and agreed not to create any disputes or encumbrances in respect of possession or ownership of the 'said Shop' in future.
- 17) The SELLER has specifically agreed and covenants with the PURCHASER that he/she shall do all acts, deeds and things which are necessary and requisite to convey and marketable title in respect of the schedule property in favour of the PURCHASER or his nominee.
- 18) that both the parties shall not violate any of the terms and conditions of this agreement in future failing which both the parties have right to enforce this agreement in a competent court by suit for specific performance of agreement.
- 19) That the 'Vendor' herein doth hereby indemnify and keep indemnified the 'Purchaser' against any defect in title, omission, or mischief of any person wrongfully claiming any right, title or beneficial interest in the said Shop.



The original of the "AGREEMENT" signed by both the parties shall be with the "PURCHASER" and copy of the same similarly signed shall be with the "VENDOR".

|                   |      |
|-------------------|------|
| कूलस्वामिनी       |      |
| दस्तावेज नं. २९०८ | २०२० |
| २९                | ३०   |



**SCHEDULE**

The Shop bearing No: 004, admeasuring 16.44 Sq.Mtrs (i.e 176.95 Sq.Ft) Carpet area, On ground Floor of building known as "KULSWAMINI PRASANNA BUILDING NO: 1" constructed on Plot-A, of land property bearing Old Survey No: 340, New Survey No: 86, Hissa No. 2 admeasuring about 3026 Sq.Mtrs, at revenue

*[Handwritten signatures and initials]*

Village, Shivajinagar, within the limits of Kalyan-Dombivli Municipal Corporation and within the Registration Sub-District of Kalyan, registration District Thane.

IN THE WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEAL TO THE WRITING ON THE DAY AND YEAR FIRST HEREINABOVE MENTIONED.

| THE 'VENDOR'                               | Signature and Thumb Impression   | Photograph  |
|--|--|---|
| <p><b>Shri.Sadashiv Balaram Mhatre</b></p> |  |  |

| THE PURCHASER                               | Signature and Thumb Impression  | Photograph   |
|---|---|--|
| <p><b>Mrs. Sangeeta Rajesh Khalate,</b></p> |  |  |
| <p><b>Mr. Piyush Rajesh Khalate</b></p>     |  |  |



|                  |      |
|------------------|------|
| <b>क.ल.न.२</b>   |      |
| दस्तावेज क्र. ९२ | २०२० |
| १२               | ३०   |

**WITNESS**

कल्याण डोंबिवली महानगरपालिका, कल्याण.

बांधकाम पूर्णत्वाचा दाखला  
(इमारत क.१, प्लॉट 'अ')

जा.क.कडोंमपा/नरवि/सीसी/डों.वि/0CC/495/19  
दिनांक:- 15/11/2019.

प्रति,  
श्री. बळीराम सुदाम म्हात्रे  
कु.मु.प.धा - श्री. संजय सिंग  
वारतु - सौ. धनश्री भोसले, डोंबिवली (प.)  
स्ट्रक्चरल इंजिनियर- श्री.अरविंद पटेल (मे.शांती कन्सल्टंट), डोंबिवली.

वास्तुशिल्पकार सौ.धनश्री भोसले यांचे क.OCN/820/19, दि.15/11/2019 चे अर्जावरून दाखला देण्यात येतो की, त्यांनी कल्याण डोंबिवली महानगरपालिका हद्दीत स.नं.३४०(जुना) ८६(नविन), हि.नं.२(पै.), प्लॉट 'अ', मौजे-शिवाजीनगर, डोंबिवली(प.) येथे महानगरपालिका यांचेकडील सुधारीत बांधकाम परवानगी जा.क.कडोंमपा/नरवि/बां.प/डों.वि/२०१२-१३/१२४/२०१, दि.०७/०३/२०१८ अन्वये १२६५.०० चौ.मी. मंजूर केलेल्या नकाशे प्रमाणे ९८७.८४ चौ.मी. क्षेत्राचे 'रहिवास + कार्यालय' साठी बांधकाम पूर्ण केलेले आहे.

सबब त्यांना सोबतच्या नकाशांमध्ये हिरव्या रंगाने दुरुस्ती दाखविल्याप्रमाणे तसेच खालील अटीवर बांधकामाची वापर परवानगी देण्यात येत आहे.

| इमारत क.१, प्लॉट 'अ' |                                    |                  |
|----------------------|------------------------------------|------------------|
| मजले                 | वर्णन                              | क्षेत्र (चौ.मी.) |
| तळ मजला              | ०६ दुकाने, ०१ सोसा.ऑफिस            | १२.५५ चौ.मी.     |
| पहिला मजला           | ०४ सदनिका                          | १६२.६९ चौ.मी.    |
| दुसरा मजला           | ०४ सदनिका                          | १६२.६९ चौ.मी.    |
| तिसरा मजला           | ०४ सदनिका                          | १६२.६९ चौ.मी.    |
| चौथा मजला            | ०४ सदनिका                          | १६२.६९ चौ.मी.    |
| पाचवा मजला           | ०४ सदनिका                          | १५२.६५ चौ.मी.    |
| सहावा मजला           | ०२ सदनिका                          | ९१.७५ चौ.मी.     |
| एकुण =               | २२ सदनिका, ०६ दुकाने, ०१ सोसा.ऑफिस | ९८७.८४ चौ.मी.    |

अटी:-

- भविष्यात रस्ता रुंदीकरणासाठी जागा लागल्यास ती इमारतीच्या सामासिक अंतरातून क.डों.म.पा.स विनामुल्य हस्तांतरीत करावी लागेल.
- मंजूरी व्यतिरीक्त जागेवर बांधकाम केल्याचे आढळल्यास ते पूर्व सूचना न देता तोडून टाकण्यात येईल.
- पाणी पुरवठा उपलब्ध कर : देण्याची जबाबदारी पाणी पुरवठा सुधारणा होईपर्यंत महानगरपालिकेची राहणार नाही.

प्रत:-

१) कर निर्धारक व संकलक, क.डों.म.पा., कल्याण

२) प्रभाग क्षेत्र अधिकारी, 'ह' प्रभाग कार्यालय, क.डों.म.पा., कल्याण

सहाय्यक सहाय्यक नगररचना (अरिना)  
कल्याण डोंबिवली महानगरपालिका, कल्याण

क.ल.न.२

२५ २०२०

७५ ८०



## 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 :  
**P51700012480**

Project: **Kulswamini Prassanna, Plot Bearing / CTS / Survey / Final Plot No.: OLD S NO 340 AND NEW S NO 86/21  
DOMBIVLI, Kalyan, Thane, 421202;**

1. **Kulswamini Developers** having its registered office / principal place of business at **Tehsil: Kalyan, District: Thane,  
Pin: 421202.**

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 (l) 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 schedule bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated percentage of the project is less than the estimated cost of completion of the project.

- The Registration shall be valid for a period commencing from 01/09/2017 and ending with 31/08/2018, subject to be 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 authority.

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



Dated: 01/09/2017  
Place: Mumbai

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

|             |      |
|-------------|------|
| क.ल.न.२     |      |
| दिनांक २९०८ | २०२० |
| १५          | ३०   |

ANNEXURE 'F'

हाकात नकाशे नं. \_\_\_\_\_

राने दुकती दाखिल्याप्रमाणे व बांधकाम प्रारंभ

प्रमाणपत्र क्र. कडोमपा / नत्सि / बांध / डी/वि / - 2022-23 / 325 / 326

दिनांक 30/05/2023

दिलेला अटीप्रमाणे



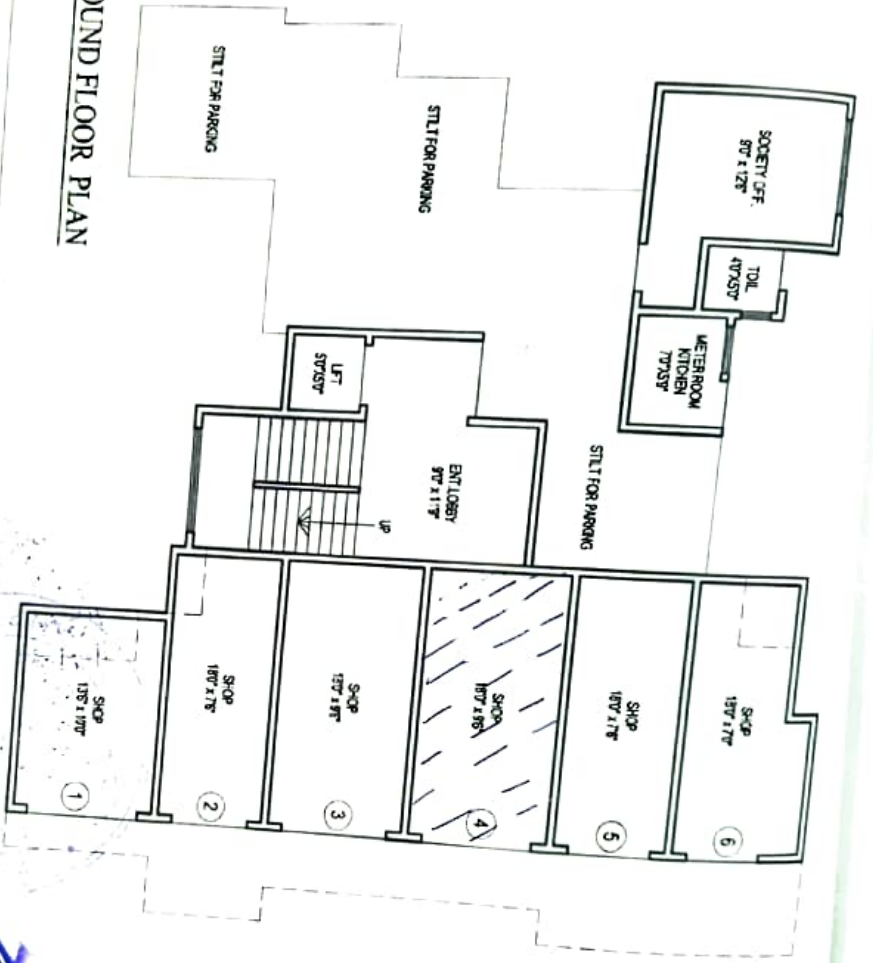
*Handwritten signature*  
अधीक्षक प्रमाणक  
नियोजित अधिकारी

AREA STATEMENT

|   |   |                      |         | TOTAL   |
|---|---|----------------------|---------|---------|
| 1   | AREA OF PLOT                            | 7/12                 |         | 3800.00 |
| 1   | AREA OF PLOT D.P.REMARK.                |                      |         | 3500.00 |
| 2   | AREA IN ROAD/SETBACK                    | 15.00M. WD.D.P. ROAD |         | 474.00  |
| 3   | BALANCE AREA OF PLOT                    |                      |         | 3026.00 |
| 4   | NATURALLY SUB-DIVIDED PLOTS             | PLOT-A               | PLOT-B  | 3026.00 |
|   |   | 1265.00              | 1761.00 |         |
| 5   | DEDUCTION FOR                           |                      |         |         |
| a   | EXISTING ROAD AREA (SET-BACK AREA)      |                      |         | -       |
|   | PROPOSED ROAD                           |                      |         | -       |
|   | ANY RESERVATION                         |                      |         | -       |
|   | TOTAL AREA (a-b-c)                      | NIL                  | NIL     | NIL     |
| 6   | DEDUCTION FOR RECREATION GROUND         |                      |         | -       |
| NET AREA OF PLOT (3-4)                      |   | 1265.00              | 1761.00 | 3026.00 |
| ADDITION FOR F.S.I. (2a) set back area 100% |   | NIL                  | 474.00  | 474.00  |
| TOTAL AREA                                  |   | 1265.00              | 2235.00 | 3500.00 |
| 10  | F.S.I PERMISSIBLE                       | ONE                  | ONE     | (ONE)   |
| 11  | F.S.I CREDIT AVAILABLE                  |                      |         | -       |
| 12  | PERMISSIBLE FLOOR AREA                  | 1265.00              | 2235.00 | 3500.00 |
| 13  | EXISTING FLOOR AREA                     | 24.80                | -       | 24.80   |
| 14  | PROPOSED FLOOR AREA                     | 1183.59              | 2186.71 | 3370.29 |
| 15  | EXCESS BALCONY AREA                     |                      |         | 3.68    |
| 16  | TOTAL PROPOSED BUILT UP AREA (11+12-13) | 1208.79              | 2186.71 | 3395.50 |
| 17  | F.S.I CONSUMED                          | 0.98                 | 0.98    | 0.98    |



क. ल. न. २  
 १६ ३०



**GROUND FLOOR PLAN**

| FLAT No. | CARPET AREA | TOTAL  |
|----------|-------------|--------|
| 01       | 140.00      | 210.00 |
| 02       | 140.00      | 210.00 |
| 03       | 177.00      | 265.00 |
| 04       | 177.00      | 265.00 |
| 05       | 140.00      | 210.00 |
| 06       | 147.00      | 220.00 |

**PLOT - A (BUILDING NO. 1)**

DESCRIPTION OF PROPOSAL & PROPERTY  
 PROPOSED BUILDING ON PLOT BEARING S NO. OLD 340 & NEW 8872  
 MOUJE SHIVAJI NAGAR, TAL. KALYAN DIST. THANE.



क.ल.न.२  
 क्र. १९०८ २०२०  
 १५ ३०



13/02/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

दस्त क्रमांक : 2579/2020

नोदणी :

Regn 63m

गावाचे नाव : शिवाजीनगर

- (1) विवेकाचा प्रकार करारनामा
- (2) मोबदला 0
- (3) बाजारभाव (पाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 0
- (4) मू-मापन, पोटहिस्सा व परकमांक (असल्यास) 1) पानिकेचे नाव: कल्याण-डोंबिवली इतर वर्णन :- इतर माहिती: मीजे शिवाजी नगर, ता. कल्याण, जी. ठाणे येथील श्लोख सर्वे नं. 340, न्यु सर्वे नं. 86/2, यावरील कुमस्वामिनी प्रमत्त विन्डींग नं. 1 मधील तळ मजला नॉप नं. 004 क्षेत्र 177ची. फूट कार्पेट ( Survey Number : 86/2 ; )
- (5) क्षेत्रफळ 1) 177 चौ.फूट
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
- (7) दस्तऐवज करून देणा-या/सिद्ध ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता. 1): नाव:-मेतार्स कुमस्वामिनी डेव्हलपर्स तर्फे प्राणीदार संजय रामनारायण तिग -- बय:-54; पत्ता:-, , , , 102, जय बिहार बंगलो, रेगनिंग ऑफिस जवळ, भागलाळा ग्रीड जवळ सर्वे रोड, विष्णूनगर, डोंबिवली प., डोंबिवली, MAHARASHTRA, THANE महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-ARHPS3351C
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता 1): नाव:-सदाशिव बाळाराम म्हाणे -- बय:-54; पत्ता:-प्लॉट नं: -, ग्राऊंड नं: -, इमारत नं: -; नाव:-, ब्लॉक नं: -, रोड नं: भोग साई बंगलो, मंगेश्वर टावर, राजू नगर, डोंबिवली प. महाराष्ट्र, ठाणे. पिन कोड:-421201 पॅन नं:-AEKPM0449M
- (9) दस्तऐवज करून दिव्याचा दिनांक 13/02/2020
- (10) दस्त नोदणी केल्याचा दिनांक 13/02/2020
- (11) अनुक्रमांक, खंड व पृष्ठ 2579/2020
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 500
- (13) बाजारभावाप्रमाणे नोदणी शुल्क 100
- (14) गेरा



(सही) जी.बी. सातदिसे

सह. दुय्यम निबंधक वर्ग-२ कल्याण क्र. २

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुषंग :-

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



|                |      |
|----------------|------|
| क.ल.न.२        |      |
| दस्त क्र. २५७९ | २०२० |
| १९             | ३०   |

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