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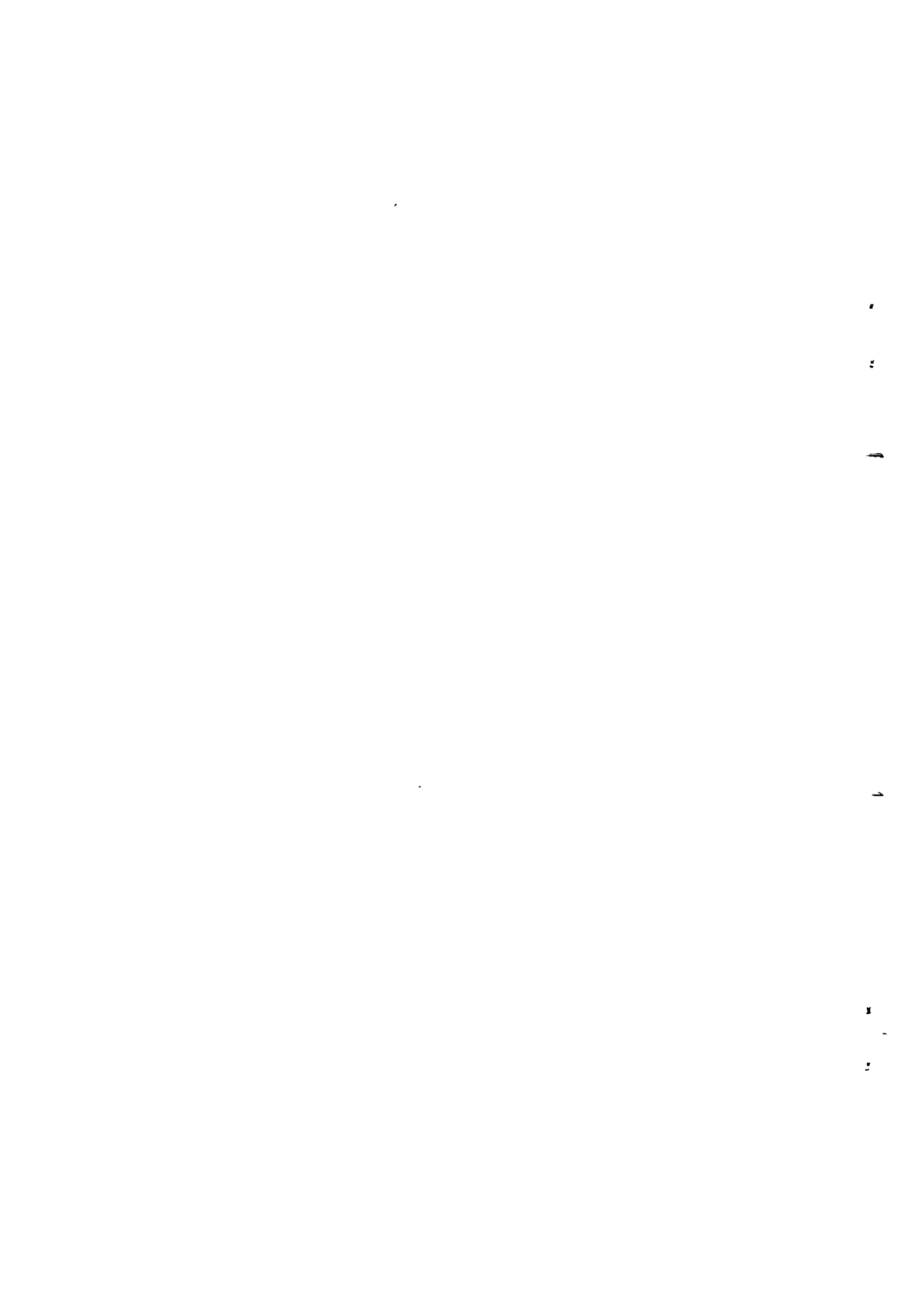


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78/10769

Friday, August 04, 2023

3.38 PM

पावती

Original/Duplicate

नोंदणी क्र. 39म

Recn. 39M

पावती क्र.: 11686 दिनांक: 04/08.2023

मावाचे नाव कुळगाव  
दन्तऐवजाचा अनुक्रमांक उहून2-10769-2023  
दन्तऐवजाचा प्रकार : कटारनामा  
सादर करण्याच्या नाव कल्याणी चंद्रवंत कडू

नोंदणी फी  
दस्त हाताळणी फी  
पृष्ठांची संख्या: 64

₹ 30000.00

₹ 1280 00

एकूण:

₹ 31280.00

आपणाम मूळ दस्त , धवनेल प्रिंट,सुर्भा-२ अदाजे  
3 59 PM ह्या वेळेस मिळेल.

  
Sub-Registrar Ulhasnagar 2

सह दुय्यम निबंधक वर्ग-२

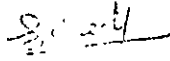
उल्हासनगर-२

वाजार मूल्य: ₹.3210600 /-

मोवदला ₹.3935000/-

भरलेले मूद्राफ शुल्क . ₹ 236100/-

- देयकाचा प्रकार: DHC रकम ₹.1280/-  
डीडी/धनादेशाचे आडर क्रमांक. 0208202302655 दिनांक 04/08/2023  
बँकेचे नाव व पत्ता:
- देयकाचा प्रकार. eChallan रकम: ₹.30000/-  
डीडी/धनादेशाचे आडर क्रमांक: MH006186842202324E दिनांक: 04/08/2023  
बँकेचे नाव व पत्ता:



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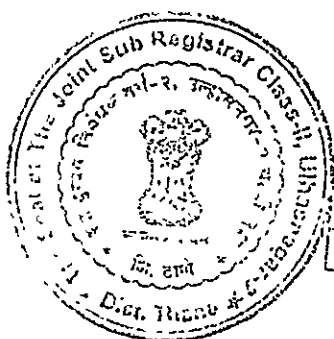


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मूल्यांकन पत्रक ( शहर क्षेत्र - बांधीव )						
संग्रह क्र. (S.D.)	2020/0001188	01 Aug 2020			2020	
मूल्यांकन वर्ष	2021					
विकास क्षेत्र	ठाणे					
विकास विभाग	ता.बांधीव					
प्रमुख विभाग	2/6-बी-1/क-1) कुळगावचे उर रिकडील कायम मात लीचे सोमपासन हायटेशन साईनपर्यंत पाश्चिमेकडील कायम शहरावपासून दक्षिणेकडील से.नं. 35, 40, 41 इत्यादी गावठाण सी. नं. 8, 9, 10 व 12 च्या दग्यातच्या भिडकती					
प्लॉट नं. (A)	A Class Palika	सर्व नगर	भू. क्रमांक	सर्व नगर		
मूल्य दर	मि. मी. व. र.	चौ. मी. र.	दु. मी. र.	अ. मी. र.	मोजम. फ. नाच एकाच चौ. मी. र.	
मूल्य दर	146.00 रु. मी. व. र.	40.00 रु. मी. र.	0.00 रु. मी. र.	32.00 रु. मी. र.		
चौ. मी. र.	71.34 चौ. मी. र.	मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -	निवासी रुदनिक - 0.10 रु. व. र.	मिळकतीचा प्रकार - उधकासाठी दर -	बांधीव रु. 2525	
अ. मी. र.	1-आर सी सी आहे		1. To 4.51.00			
<p>1. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p> <p>2. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p> <p>3. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p>						
<p>4. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p> <p>5. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p>						
<p>6. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p> <p>7. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p>						
<p>8. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p> <p>9. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p>						
<p>10. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p> <p>11. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p>						
<p>12. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p> <p>13. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p>						
<p>14. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p> <p>15. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p>						
<p>16. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p> <p>17. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p>						
<p>18. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p> <p>19. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p>						
<p>20. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p> <p>21. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p>						
<p>22. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p> <p>23. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p>						
<p>24. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p> <p>25. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p>						
<p>26. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p> <p>27. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p>						
<p>28. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p> <p>29. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p>						
<p>30. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p> <p>31. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p>						
<p>32. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p> <p>33. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p>						
<p>34. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p> <p>35. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p>						
<p>36. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p> <p>37. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p>						
<p>38. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p> <p>39. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p>						
<p>39. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p> <p>40. मिळकतीचे मूल्य - मिळकतीचा वापर - मिळकतीचे वय - नंबर 1 -</p>						

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उपरोक्त - २  
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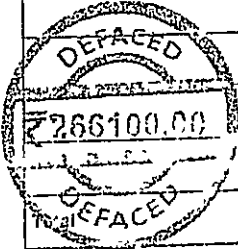
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CHALLAN  
MTR Form Number-6



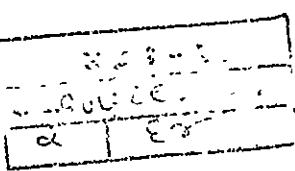
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Department	Inspector General Of Registration				Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)						
			PAN No.(If Applicable)						
Office Name	ULH2_ULHASNAGAR 2 JT SUB REGISTRAR		Full Name	KALYANI CHANDRAKANT KADU					
Location	THANE		Flat/Block No.	FLAT NO 402 SACHINAM CHS					
Year	2023-2024 One Time		Premises/Building	KULGAON					
Account Head Details	Amount In Rs.		Road/Street	BADLAPUR					
0030046101	Stamp Duty	236100 00	Area/Locality	BADLAPUR					
0030063301	Registration Fee	30000 00	Town/City/District						
			PIN	4 2 1 5 0 3					
			Remarks (If Any)	SecondPartyName=MS SHREEKANTH DEVELOPERS-					
			Amount In	Two Lakh Sixty Six Thousand One Hundred Rupees Onl					
			Words	y					
			2,66,100 00						
Payment Details			FOR USE IN RECEIVING BANK						
Cheque/DD Details			Bank CIN	Ref. No	691C33320230320310		2821716654		
Cheque/DD No			Bank Date	RBI Date	03/08/2023-16.26.46		Not Verified with RBI		
Name of Bank			Bank-Branch		IDBI BANK				
Name of Branch			Scrol No		Date		Not Verified with Scrol		



Department ID: 01000...  
NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
याचर चालान केवल दुय्यम विभागात कार्यालय वारदाती कार्यालयाना प्रसासारी लागू आहे. नोदणी व कार्यालयाना प्रसासारी सत्य सहीत ही आहे।

Challan Defaced Details

Sr. No	Ref No	Document No.	Defacement Date	UserId	Defacement Amount
1	(IS)-78-10/C9	000300042202324	04/08/2023-15 38 38	IGR129	30000 00
2	(IS)-76-10/C9	000300042202324	04/08/2023-15 38 38	IGR129	236100 00
Total Defacement Amount					2,66,100 00



Print Date 04-08-2023 04.26.22

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CHALLAN  
MTR Form Number-6



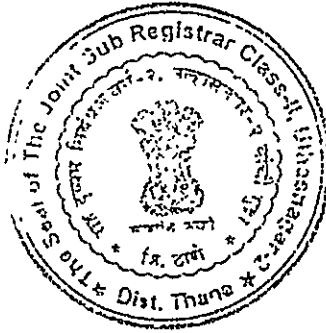
GRN	MH006186842202324E	BARCODE	Date 03/08/2023-18 25 51		Form ID	25 2	
Department	Inspector General Of Registration			Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)				
			PAN No.(If Applicable)				
Office Name	ULH2_ULHASNAGAR 2 JT SUB REGISTRAR		Full Name	KALYANI CHANDRAKANT KADU			
Location	THANE		Flat/Block No.	FLAT NO 402 SACHINAM CHS			
Year	2023-2024 One Time		Premises/Building				
Account Head Details	Amount In Rs.	Road/Street	KULGAON				
0030046401 Stamp Duty	236100.00	Area/Locality	BADLAPUR				
0030063301 Registration Fee	30000.00	Town/City/District					
		PIN	4 2 1 5 1 0				
		Remarks (If Any)	SecondPartyName=MS SHREEKANTH DEVELOPERS-				
		Amount In	Two Lakh Sixty Six Thousand One Hundred Rupees				
Total	2,66,100.00	Words	y				
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref No.	69103332023080320310		2821716654		
Cheque/DD No.	Bank Date	RBI Date	03/08/2023-18 26 46		Not Verified ...		
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  
सदर चालन केवल दुर्यम नियमक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन वापर  
नाही.



उह न - २	
द. नं. १०७६२	२०२३
२	६४

Department of Revenue, Government of Karnataka	
<b>Receipt of Document Handling Charges</b>	
PRN 0208202302655	Date 02/08/2023
Received from SHREEKANTH DEVELOPERS, Mobile number 0100000000, an amount of Rs 1280/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R.Uhasnagar 2 of the District Thane Grm	
<b>Payment Details</b>	
Bank Name IBKL	Date 02/08/2023
Bank CIN 10004152023080202506	REF No 2349592206
This is computer generated receipt, hence no signature is required.	



उहग - २	
र. अ. गौडर	२०२३
४	६४

**THIS AGREEMENT MADE**

**AT BADLAPUR, TAL.AMBERNATH**

ON THIS 4<sup>th</sup> DAY OF August, 2023

B E T W E E N

M/S. SHREEKANTH DEVELOPERS (AELFS6812F) through its Partner MR. YOGESH SHANKAR PAWAR age 42 years, having office at: Sai Pooja Apartment, Near Hero showroom, Katrap, MIDC Road, Badlapur (E) - 421 503 hereinafter called and referred to as the "PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include executors, administrators and assigns) being the party of the first part.



उपज्ञ - २	
२. १०६६	२०२३
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1) MRS. KALYANI CHANDRAKANT KADU, aged about 49 years, PAN NO.AUCPK6135E, 2) MR. CHANDRAKANT DATTATRAY KADU, aged about 57 years, PAN NO.ACOPK9807F both residing at: Room No.11, Saraswati Apartment, Karjat Road, Near Mumbai Badlapur Transport, Badlapur (E) - 421 503 hereinafter Collectively called and referred to as the "PURCHASER/S/ALLOTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators and assigns) being the Party of the Second Part.

WHEREAS Sachinam Co Op Housing Society Ltd., is the owner of and/or otherwise well and sufficiently entitled to all that piece and parcel of land lying, being and situate at Survey No.4 H. No.13, 18 & 19, Plot No.4 area admeasuring about 489.60 Sq.mtr., (as per computerized new S. No.4/13/18/19/4), at Village: Kulgaon, Taluka Ambernath, District Thane. within the limits of Kulgaon Badlapur Municipal Council and more particularly described in the **FIRST SCHEDULE** hereunder written hereinafter for the sake of brevity and convenience called and referred to as the 'said Property'.

AND WHEREAS By Conveyance Deed dated 13/12/2017 Mr. Achyut Vinayak Vaidya as the owner alongwith as the confirming party M/s. Shree Construction Company through its partner Mr. Chandrashekhar Yashwant Kane have conveyed, transferred all the rights of ownership of the said property alongwith structures standing thereon having 11 flats & 3 shops in favour of Sachinam Co- Op Housing Society Ltd. through Chairman Shri. Sujit Madhukar Khadakban, Secretary Shri. Keshav Tukaram Mahadik And

*Yogesh Pawar*

*Sukant*

*C.D.Kadu*

thereafter, the said society have followed necessary procedure and mutated their names in the revenue records vide mutation entry no.6957 passed by Talathi Saja Kulgaon and started enjoying the said property as absolute owners thereof.

AND WHEREAS that the construction of the building is in dilapidated condition and requires huge repairs and therefore, all the society members have collectively passed resolution for re-development of the said property alongwith the building standing thereon and by re-development agreement dated 16/11/2021 all the members of Sachinam Co Op Housing Society Ltd. have granted re-development rights of said property unto M/s. Shreekanth Developers through its partners Mr. Prashant Kesarinath Dalal & Mr. Yogesh Shankar Pawar. And necessary permission for re-development of the said property has been obtained from the office of Assistant Registrar, Co-operative society, Ambernath.

AND WHEREAS the Promoters have obtained Construction permission from the KULGAON BADLAPUR MUNICIPAL COUNCIL vide their letter No.KBNP/NRV/BP/10105/2021-2022 Unique No.160 dated 21/12/2021. And whereas as per approved plan the proposed construction on said property.

AND WHEREAS the Promoters have purchased TDR from Shri Mr. Shankar Halya Pawar by Agreement for Sale of T.D R (F.S.I.) dtd.17/12/2021 duly registered under UHN2-18610/2021 dtd.17/12/2021 against DRC No.KBMC/TDR/TDR/2021-2022/3861 dtd.25/11/2021 of area admeasuring about 145 Sq.mtr. TDR/FSI and have utilized the same for construction of the building on the said property by obtaining construction permission accordingly.

The authenticated copies of the plans of the Layout of the said project as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C1.

AND WHEREAS the copy of the proposed layout plan and the proposed building plan showing future proposed development as disclosed by the developer in his registration before the RERA authority and further disclosures on the website as mandated by the developer have been annexed hereto and marked as Annexure C2.

AND WHEREAS the Promoters herein in pursuance to the above referred permissions have intention to commence, carry out the building known as "SACHINAM CO OP HOUSING SOCIETY LTD." on the property. And the said property is more particularly described in the SCHEDULE mentioned hereunder written. Hereinafter for the sake of brevity and always called and referred to as the said "PROPERTY UNDER DEVELOPMENT".

*Prashant Dalal*

*Subodh*

*C.Dkady*

AND WHEREAS in pursuance to the sanctioned plans and permissions, the Promoter is entitled to commence, carry out the construction work of the above referred amalgamated properties are more particularly described in the Schedule hereunder written.

AND WHEREAS the Promoters have further intended to get the said plans and specification revised, renewed and altered for consumption of remaining floor space index, transfer of development rights, staircase FSI and all other permissible FSI to be used and utilized on the said property as may be granted by the Municipal Council from time to time and further the Promoters have given the clear inspection of the plans and specifications to the Purchasers herein as regards the existing sanctioned building and the further proposed building to be constructed on the said property.

AND WHEREAS the Promoter declares that the above referred Agreements, permissions and sanctions are still, existing and completely in force. E ✓

AND WHEREAS as per the above recited Agreements and permissions, the Promoter is entitled to develop the said property and carry out the construction of the proposed building at their own costs and expenses and to dispose of the residential flats / units/shops constructed in the building on ownership basis and to enter into agreements with the purchaser and to receive the sale price in respect thereof.

AND WHEREAS, the Promoter/Developer has registered the said project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Mumbai On 14/03/2022 under registration no.P51700033985 have been annexed and marked as Annexure D.

AND WHEREAS the Purchaser has agreed to pay the sale price / consideration in respect of the flat / shop / unit in accordance with the provisions of under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "The Said Act") and rules and regulations made under and in accordance with the progress of the construction work of the said scheme.

AND WHEREAS this agreement is made in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 and the rules framed there under including the model form of Agreement prescribed therein.

AND WHEREAS by executing this agreement the Purchaser has accorded his / her consent as required under the Real Estate (Regulation and Development) Act, 2016, whereby the Promoters are entitled to sell, mortgage or create charge on any flats / shops / units etc., which is not hereby agreed to be sold.

AND WHEREAS by executing this agreement the Purchaser has accorded his / her consent as required under the Real Estate (Regulation and Development) Act, 2016, whereby the Promoters are entitled to make such modifications, alterations in the building and structures as well as the said flats/ shops/unit

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etc., agreed to be purchased by the Purchaser and/or such other revisions, alterations or additions in the structure of the building as may be necessary and expedient and accordingly the Purchaser herein has granted his express and irrevocable consent for the same.

AND WHEREAS the Purchaser has accepted the title of the owner to the said property as shown in the records of right in respect thereof as well as the scheme of construction and the Promoter has brought to the knowledge of the purchaser herein and the Purchaser is aware that the Promoter during the course of completion of the entire scheme of construction will acquire additional FSI / TDR as per the rules and regulations of the Municipal Council and will further avail, use and consume additional floor space index thereby constructing additional floors, flats and units in the said scheme of construction and will get the plans, amended, revised, modified as the Promoter may deem fit and proper and further shall also acquire additional adjacent land and carry out the development on such amalgamated property as the Promoters may deem fit and proper and the Purchaser has accorded his / her express and irrevocable consent for the same.

AND WHEREAS the Promoter has provided to the Purchaser the copy of orders, sanctioned plans, permissions, approvals, documents of title and have clearly brought to the knowledge of the Purchaser and the Purchaser is fully aware of the covenants, common rights as appearing on the sanctioned plans and after being fully satisfied about the same has granted his / her express and irrevocable consent for the same.

AND WHEREAS the Promoter has appointed Mr. Rahul Shrikhande - Architect registered with the Council of Architects, as their Architect having its office at Badliapur for the preparation of the structural designs and drawings of the building and the Promoters accept the professional supervision of the Architects and M/s. Atul Kudtarkar & Associates, the R.C.C. Engineer till the completion of the building.

AND WHEREAS the Promoter has proposed to construct the building known as "SACHINAM CO OP HOUSING SOCIETY LTD.", Comprises Total 26 flats and 5 shops in the said Project, and particularly on the landed property.

AND WHEREAS the Allottee has offered to purchase an Residential Flat bearing Residential Flat number 402 on the Fourth floor, (herein after referred to as the said "Apartment") in the Building "SACHINAM CO OP HOUSING SOCIETY LTD." (herein after referred to as the said "Building") being constructed in the said project, by the Promoter.

AND WHEREAS The Allottee/s herein has demanded from the Promoter and the Promoter has given inspection to the Allottee/s, of all the documents of title relating to the said project described in the Schedules hereunder written and also the plans, designs and specifications of the said building prepared by the Architect and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "The Said

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Act") and rules and regulations made by State of Maharashtra there under. After the Allottee/s enquiry, the Promoter herein has requested to the Allottee/s to carry out independent search by appointing his/her/their own attorney/advocate and to ask any queries, he/she/they have regarding the marketable title and rights and authorities of the Promoter. The Allottee/s has/have satisfied himself/herself/themselves in respect of marketable title and rights and authorities of the Promoter herein. That the allottee has given his/her/their specific confirmation herein that the responsibility of title of the said land be on the Developer up and until transfer of all rights to the existing society.

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

AND WHEREAS the copy of the proposed layout plan and the proposed building plan as disclosed by the developer in his registration before the RERA authority and further disclosures on the website as mandated by the developer have been annexed hereto and marked as Annexure C2.

AND WHEREAS while granting the permission and sanctioned plans the Municipal / Planning Authorities have laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said property and upon due observance and performance of which only completion and/or occupation certificate in respect of the new building shall be granted by the concerned local authority.

AND WHEREAS the Promoters expressed their intention to dispose off the flats/shops and Basement etc., in the proposed building known as "SACHINAM CO OP HOUSING SOCIETY LTD."

AND WHEREAS after inspection of the documents and plans and permissions, the PURCHASER herein offered to purchase Flat No.402 on Fourth floor, area admeasuring about 51.2 Sq.mtr. Carpet in the Building known as "SACHINAM CO OP HOUSING SOCIETY LTD." at and for price/ consideration of Rs.39,35,000/- (Rupees Thirty Nine Lakhs Thirty Five Thousand Only).

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

AND WHEREAS the Purchaser has examined and approved of the building and floor plans the nature and quality of construction fittings, fixtures, facilities and amenities provided / to be provided thereto as per the general specifications as well as the restricted and common facilities and amenities

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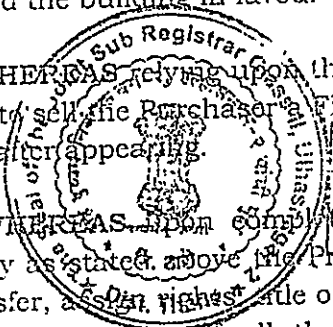
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AND WHEREAS the Purchaser has seen the site of the building and the work of construction of the said building being in progress and is satisfied with the quality of the work and has approved the same and that the Promoters will be carrying on the construction and completing the building and that as and when the building is completed, the entire flats there in are sold out, and the prospective purchasers of the Flats in the Building shall join in existing Society namely Sachinam Co. op. Housing Society Limited and for this purpose the Purchaser/s shall also from time to time sign and execute the necessary applications and/or other papers and documents necessary for the same and return to the Promoter within seven days of the same being forwarded by Promoter.

And only after all the Flats in the building have been sold and disposed of by the Promoter and after the Promoter have received all dues payable to them under the terms of the agreement with various flat Purchaser/s of the Flats the Promoter shall permit to join the Buyer/Purchaser to become a member of Sachinam Co. op. Housing Society Limited as may be deemed convenient and economical to the Promoter and only thereupon the Promoter shall transfer and cause to be transferred to the Society all the rights, title and interest of the owner of the land more particularly described in the First Schedule of the said land and the building in favour of such society or societies as the case may be

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



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AND WHEREAS upon completion of the proposed development of the said property as stated above the Promoter has agreed to complete sale and cause to transfer, assign, highest title of the said property so developed in favour of the co-operative society of all those several persons (including the purchaser herein) purchasing / acquiring the respective flats and basement etc., in the said new building as the nominees of the Promoters.

NOW THIS AGREEMENT WITNESSETH THAT by the end of 31/03/2024 but subject to the availability of the controlled building materials, government and other restrictions and/or circumstances beyond the control of the Promoters, the Promoters agree to complete in all respect the construction of the proposed building known as "SACHINAM CO OP HOUSING SOCIETY LTD." on the said land particularly described in the Schedule hereunder written in accordance with the plans recited above and as per the general specifications hereto but subject to such additions, alterations, modifications if any that may be required by the government local planning authorities from time to time till the completion of the proposed development of the said property and the Promoters agree to sell and cause to transfer, assign right, title and interest of the said building when completed in all respect absolutely freehold and free from encumbrances in favour of the Sachinam co-operative housing society and for an aggregate price/consideration to be contributed and

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paid by the Purchaser herein according to their respective agreements (similar to these presents) with the Promoters.

AND WHEREAS the Promoter accordingly shall sell and the Purchaser shall purchase acquire the said flats/shops and Basement etc., by becoming member/share holder/ constituent of the Sachinam co-operative society and the Purchaser shall pay to the promoter Lump sum consideration of Rs.39,35,000/- (Rupees Thirty Nine Lakhs Thirty Five Thousand Only) as the agreed price/consideration in respect of the said flat, being Flat No.402 on Fourth floor, area admeasuring 51.2 sq.mtrs. (carpet) "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment. In the building known as "SACHINAM CO OP HOUSING SOCIETY LTD." allotted to the Purchaser and shown and marked accordingly on the floor plan annexed hereto.

AND WHEREAS the Promoter has clearly brought to the knowledge and notice of the Purchaser, that there is no exclusive allotment of parking spaces to the Purchaser herein that it shall be the sole and absolute discretion of the Promoters to deal with the allotment of the parking spaces as they may deem fit and proper and the Purchaser herein has granted his/her free, express and irrevocable consent and confirmation thereto and in confirmation thereof has agreed to acquire the said flat.

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

1. THE recital contained above shall form an integral and operative part of this Agreement, as if the same were set out and incorporated in this Agreement and it is agreed that singular includes plural.
2. THE Promoter shall construct the building on the said property in accordance with the plans, design specifications approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variation and modification as the Promoters may consider necessary or as may be required by the municipal authorities to be made in them or any of them for which the Purchaser herein has granted his/her/their express and irrevocable consent for the same.

THE Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser/s the Flat No.402 on Fourth floor, area admeasuring 51.2 sq.mtrs. (carpet) + 7.10 Sq.mtr. Enclosed Balcony + 6.56 Sq.mtr. projection area = 64.86 Sq.mtr. in the building known as "SACHINAM CO OP HOUSING SOCIETY LTD." as shown on the floor plan thereof hereto annexed and marked as Annexure "E" (hereinafter referred to as "the said premises") for the Lump sum

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consideration of Rs.39,35,000/- (Rupees Thirty Nine Lakhs Thirty Five Thousand Only) and The Purchaser agrees to pay the above consideration in the following manner:

- a) Amount of Rs.4,35,000/- (Rs. Four Lakhs Thirty Five Thousand Only) paid before execution of this Agreement as mentioned in the Receipt.

Balance payment to be made in the following manner:-

At the time of Plinth completion	10%
Ist slab	10%
IInd Slab	10%
IIIrd Slab	10%
IVth Slab	10%
Vth Slab	5%
VIth Slab	5%
VIIth Slab	5%
VIIIth Slab	5%
Plaster external	5%
Plaster Internal	5%
Tiling and Plumbing	5%
At the time of possession	5%

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The Purchaser has paid amount on account of or towards, legal charges, entrance fees and share capital, electric procurement, meter security deposit, electric cable charges, sub-station/ Transformer charges, lift generator and its accessories and water connection Deposit and charges, common electric expenses, Development Charges which is inclusive in the above consideration amount.

IT is hereby expressly agreed that the time for payment of each of the aforesaid installment of the consideration amount shall be the essence of this contract. All the above respective payments shall be made within 7 days of the Promoters sending notice to the Purchaser/s calling upon him/her to make payment of the same. Such notice is to be sent Under Certificate of Posting at the address of the Purchaser/s mentioned above and this posting will be sufficient discharge to the Promoters.

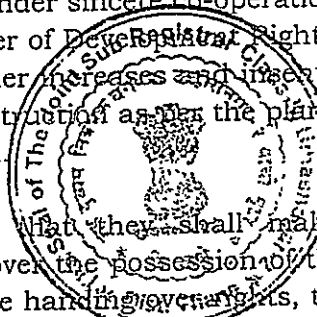
3. THE Promoter hereby agree to observe perform and comply with all the terms, conditions, stipulations if any which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter.
4. THE Promoter hereby declares that they have utilized the floor space index as mentioned in the approved plan and the Promoter has brought to the notice of the Purchaser herein and the Purchaser herein is fully aware that the Promoter intends to consume balance F.S.I. and further to acquire the transfer of development rights to be used, availed and consumed on the

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said property and thereby construct additional floors, flats, units and the Purchaser herein has granted his/her express and irrevocable consent for the same and the Purchaser herein along with the other purchasers in personal capacity or in the capacity as the member of the co-operative housing society or any corporate body as the case may be will not raise any objection / hindrance and will render sincere co-operation for the Promoter to consume and avail the Transfer of Development Rights and/or staircase Floor Space Index along with other increases and incentives in floor space and complete the additional construction as per the plans and permissions granted by the Municipal Council.



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- 5. THE Promoter hereby agrees that they shall make out clear and marketable title before handing over the possession of the premises to the Purchaser and in any event before handing over rights, title and interest to the Sachinam Co-op. Housing Society Ltd and ensure that the said property is free from all encumbrances and that the Promoter has absolute, clear and marketable title to the said property so as to enable him to assign to the said Society such absolute, clear and marketable title on transfer of rights, title and interest of the said property by the Promoters in favour of the said Society.
- 6. THE Purchaser agrees to pay to the Promoters interest as per State Bank of India highest Marginal cost of Lending rate plus 2% per annum, with monthly rests, on all the amounts which becomes due and payable by the Purchaser to the Promoters under the terms and conditions of this agreement from the date the said amount is payable by the Purchaser to the Promoters.
- 7. ON Committing default by the Purchaser in payment on due dates of any amount due and payable by the Purchasers to the Promoters under this agreement including his/her proportionate share of taxes levied by the local concerned Authority and other charges and expenses outgoings claimed by the Promoters and on the Purchaser/s committing breach of any of the terms and conditions herein contained the Promoters shall be entitled to at their option to terminate this Agreement.

PROVIDED always that the power of termination hereinbefore contained shall not be exercised by the Promoters unless and until the Promoters shall have given to the Purchaser/s 15 days prior notice in writing of the Promoters intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which they intend to terminate the agreement and default shall have been made by the Purchaser/s in remedying such breach or breaches within a reasonable time after giving of such notice (reasonable time is agreed by both the parties as 15 days from the day of notice).

PROVIDED further that upon the termination of this Agreement as aforesaid, the Promoters shall refund to the Purchaser/s the earnest money and all other amounts which may till then have been paid by the

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Purchaser/s to the Promoters after deducting an amount equal to 20% of the amount paid by the Purchaser or 10% of the total cost price of the flat/shop whichever is higher, as liquidated damages and but the Promoters shall not be liable to pay to the Purchaser/s any interest on the amount so refunded and upon termination of this agreement and refund of aforesaid amount by the Promoters by Bank Draft/Pay-slip at the address given herein under postal certificate post or by Registered A.D post or by courier service as the Promoters may deem fit. The Promoters herein shall refund the said amount only after the sell of the said flat and execution and registration of the Deed of Cancellation by the Purchaser herein. The Promoters shall be at liberty to dispose off and sell the flat/unit to such person and at such price as the Promoters may in their absolute discretion deem fit.

8. THE fixtures, fittings, and amenities to be provided by the Promoters in the premises and the said building are those that are set out in the Annexure annexed hereto.
9. THE Promoters shall give possession of the said premises to the Purchaser or his / her nominee or nominees on or before 31/03/2024. If the Promoters fails or neglect to give possession of the premises to the Purchaser or his / her nominee or nominees by the aforesaid date or dates prescribed in clause (B) of the section 8 of the said Act then the Promoters shall forthwith refund to the Purchaser the amount already received by him in respect of the premises with the interest as per State Bank of India highest Marginal Cost of Lending Rate plus @ 2% p.a. from the date of Promoters received the sum till the date the entire amount and interest thereon is refunded by the Promoters to the Purchaser.

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

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

The Allottee agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the Promoter shall refund to the Allottee the entire amount received by the Promoter from the allotment within 30 days from that date.

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10. THE Purchaser shall take possession of the said premises within 7 days of the Promoters giving written notice to the Purchaser intimating that the said premises are ready for use and occupation.

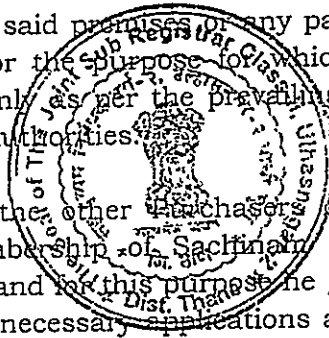
11. THE Purchaser shall use the said premises or any part thereof or permit the same to be used only for the purpose for which it allotted to the Purchaser by the Promoter only as per the prevailing rules, regulations, and bylaws of the concerned authorities.

12. THE Purchaser along with the other Purchaser of the Flats in the building shall join the membership of Saktinagar co-operative society which is already in existence and for this purpose he / she also from time to time sign and execute the necessary applications and/or other papers and documents necessary and duly fill in, sign and hand over to the Promoters. No objection shall be taken by the Purchaser if any changes or modification are made in the draft bye laws or the Memorandum and/or Article of Association, as may be required by the Registrar of Co-operative Societies or any other competent authority.

13. THE Promoters shall if necessary become a member of the society in respect of the Promoters' rights and benefits conferred herewith or otherwise. If the Promoters transfer, assign and/or dispose off such rights and benefits at any time to anybody, such assignee, transferee and/or purchasers thereof shall become the members of the society in respect of the said rights and benefits. The Purchaser/s herein and the society will not have any objection to admit such assignee or transferee as the members of the society and shall not charge any fees or other amounts therefore.

14. THE Promoters may complete the said building or any part thereof or floor and obtain part occupation certificate thereof and give possession of Flat therein to the acquirers of such Flat and the Purchaser herein shall have no right to object to the same and will not object to the same and the Purchaser hereby gives his specific consent to the same. If the Purchaser takes possession of Flat in such part completed and or floor or otherwise the Promoters and/or its Agents or Contractors shall be entitled to carry on the remaining work including further and additional construction work of building in which the said Flat are, the said building or any part thereof the Purchaser is aware that such construction will cause inconvenience to the Purchaser, and agrees and assures to the Promoters that the Purchaser shall not protest, object to or obstruct the execution of such work nor the Purchaser shall be entitled to any compensation and/or damage and/or claim and/or to complain for any inconvenience and/or nuisance which may be caused to him/her or any other person/s.

15. COMMENCING a week after notice in writing is given by the Promoters to the Purchaser that the said premises are ready for use and occupation The Purchaser shall be liable to bear and pay the proportionate share of outgoings in respect of the said land from the date of grant of occupation



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certificate as well as the proportionate share of municipal tax, outgoings in respect of the said land, flat / shop / unit and building namely local taxes, betterment charges or such other levies by the concerned local authority and/or government water charges, common lights, repairs and salaries of clerks, bills of collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenances of the said building. The Purchaser shall pay to the Promoters such proportionate share of outgoings as may be determined by the Promoters. The Purchaser further agrees that till the Purchaser's share so determined by the Promoters shall pay to the Promoters provisional monthly contribution of Rs.1,000/- per flat and for shop Rs. 1,000/- per shop per month towards the outgoings from the date of notice as aforesaid. The amount so paid by the Purchaser to the Promoters shall not carry any interest and shall remain with the Promoters until all rights, title and interest transferred to co-operative society as aforesaid. Subject to the provisions of section 6 of the Maharashtra Co-operative Societies Act, on such conveyance being executed the aforesaid deposits (less deductions there from for the actual expenses incurred in various account ) shall be paid over by the Promoters to the Co- operative Society or as the case may be.

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

16. THE Purchaser hereby agrees to pay on demand the Purchaser's share of stamp duty, registration charges and legal expenses payable, if any, by the said society on the Conveyance or any document or instrument of transfer in respect of the said property and the building or the said premises to be executed in favor of the society.
17. THE Promoters hereby declare that the said premises is not subject to any mortgage, charge, lien or any other encumbrances whatsoever.
18. THE Purchaser shall from the date of possession maintain the premises at Purchaser's own cost in good tenantable condition and shall not do or suffer to be done anything in or to the building in which the said building or the premises, staircase or common passage which may be against the rules, regulations of the concerned local or any other authority and the Purchaser shall not change, alter or make additions in or to the said premises or the building or any part thereof.
19. THE Purchaser shall not store in the said premises any goods which are hazardous, combustible and/or dangerous in nature or are so heavy as to damage the construction or structure of the building or are rejected to by the concerned local or other authority or authorities shall not carry out or cause to be carried heavy packaged to upper floors which may damage or likely to damage the staircase, common passages or any other structure of

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the building including the entrance of the premises and the Purchaser shall be liable for the consequences of breach of this clause. The Purchaser hereby agrees that he/she will not keep any things including pots of plants, gas cylinders, weather sheds, etc. at the outer surface or the exterior side of the building so that the building elevation, ambience, aesthetic, and dignity of the building does not spoil and further, will not do such acts which will damage/ harm the building, elevations and paint of the building.

20. THE Purchaser shall at their costs, carry out all internal repairs to the said premises and maintain the same in good condition, Shite and order in which the same was delivered by the Promoters, and shall not do or suffer to be done anything in or to the building in which the said building or to the said premises, which may be against the rules, regulations and bye laws of the concerned local authority and/or public authorities and the Purchaser shall be responsible to the concerned local authorities and or the other public authority for anything so done in connection with the said building and/or the said premises and shall be liable for the consequences thereof.

21. THE Purchaser shall not at any time demolish or cause to be demolished the said premises or any part thereof nor shall at any time made or cause to be made any additions or alterations of whatsoever nature to the said premises or any part thereof or any alterations in the elevation and outside color scheme of the said premises. The Purchaser shall keep the partition walls, sewer, drains, pipes in the said premises and appurtenances thereto in good tenatable repairs and condition of and in particular so as to support shelter and protect the other parts of the building and shall not chisel or hammer or break or cause damage to any columns, R.C.C. pardis or other structure or structural members in the said building without prior written permission of the Promoters and/or Society.

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

22. THE Purchaser shall not do or permit or be done any act or thing which render void or voidable any insurance of the said property and building or any part thereof or whereby any increase in premium shall become payable in respect of the insurance.

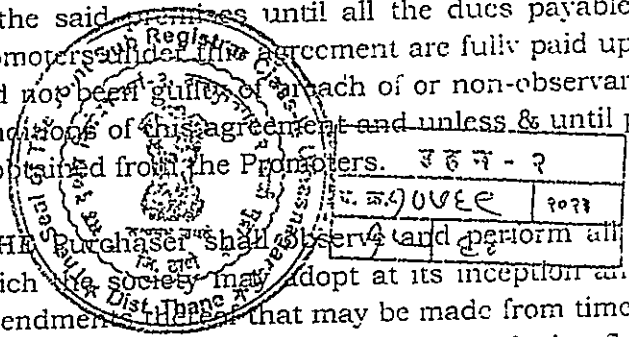
23. THE Purchaser shall not throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in compound or any portion of the said property or building.

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24. IN case any security deposit is demanded by the concerned local authorities or government for the purpose of giving water connection to the said building, such deposit shall be payable by the Purchaser along with the other Purchasers of the said building. The Purchaser agrees to pay to the Promoters within seven days of demand the Purchaser's share of such amount of deposit. The Purchaser also agrees to contribute proportionate expenses for transformer etc., if insisted by M.S.E.B. charges and penalties leviable by the concerned planning authority in connection with the enclosing of balconies or otas.
25. THE development and/or betterment charges, N.A. taxes, open land taxes, GST Tax or other taxes levied by the concerned local authority, Government and/or any other public authority in respect of the said property and/or building, shall be borne and paid by the Purchaser along with all the Purchasers of flats in the building in proportion to the floor area of their respective premises.
26. THE Purchaser and/or the Promoters shall from time to time sign all applications, papers and documents and do all such acts, deeds and things as the Promoters and/or the Society may require for safe-guarding the interest of the Promoters and/or the Purchaser and the other Purchasers of the said premises in the said building.
27. THE Purchaser shall not let, sub-let, transfer, assign or part with his/her interest or benefit factors under this agreement or part with the possession of the said premises until all the dues payable by the Purchaser to the Promoters under this agreement are fully paid up and only if the Purchaser had not been guilty of breach of or non-observance of any of the term and conditions of this agreement and unless & until prior permission in writing is obtained from the Promoters.
28. THE Purchaser shall observe and perform all the rules and regulations which the society may adopt at its inception and additions, alterations or amendments that may be made from time to time for protection and maintenance of the said building and the flats there in and for the observance and performance of the building rules, regulations and bye laws for the time being of the concerned local authority and of government and other public bodies. The Purchaser shall also observe and perform all stipulations and conditions laid down by the co-operative society regarding the occupation and use of the said premises in the building and shall pay and contribute regularly and punctually towards the taxes, expenses and other outgoings in accordance with the terms and conditions of this agreement.
29. ANY delay tolerated or indulgence shown by the Promoters in enforcing the terms of this agreement or any forbearance or giving of time to the Purchaser by the Promoters shall not be construed as a waiver on the part of the Promoters of any breach or non-compliance of any of the terms and



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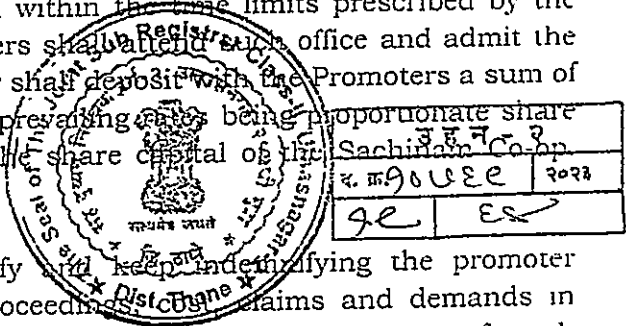
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conditions of this agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Promoters.

30. ALL costs, charges and expenses, penalties, G.S.T., Sales-Tax, Service-Tax if any, including stamp duty, registration charges and expenses in connection with the preparation and execution of this Agreement as well as or instrument of transfer, lease assignment deed and other documents and increase in share capital shall be borne, shared and paid by all the Purchasers of the flats, shops or other units or other spaces and/or paid by such co-operative society or as the case may be. The Purchaser shall present this Agreement as well as the Conveyance or instrument of transfer, lease assignment deed and other documents at the proper registration office for registration within the time limits prescribed by the Registration Act and the Promoters shall attend such office and admit the execution thereof. The Purchaser shall deposit with the Promoters a sum of which will be worked out at the prevailing rates being proportionate share of capital which shall increase the share capital of the Sachin Co-op Housing Society Ltd.



That the allottee shall indemnify and keep indemnifying the promoter towards against any actions, proceedings, claims and demands in respect of any breach, non-observance or non-performance of such obligations given specifically herein to the allottee.

- a. That any nominated surveyor/ architect appointed for specific purposes stated in this covenant the fees of which shall be mutually decided by and between the promoter and the allottee and the same shall be paid by the purchaser as agreed mutually.
  - b. That nothing herein contained shall construe as entitling the allottee any right on any of the adjoining, neighboring or the remaining buildings/ common areas etc of the remaining portion of the proposed project layout unless specifically agreed and consideration dispensed by the allottee to the developer in this regards.
31. ALL notices to be served on the Purchaser as contemplated by this agreement shall be deemed to have been duly served if sent by the Registered A.D. Post or Under Certificate of Posting to the Purchaser at his / her / their address as specified hereinabove.
32. THE Purchaser shall permit the Promoters and his / her Surveyors and agents, with or without workmen and others at all reasonable time, to enter upon, into the said property and premises or any part thereof to view and examine the state and condition thereof.
33. IT is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace flat in the said building, if any, shall be exclusively to the respective Purchasers of the terrace flat and such terrace spaces are intended for the exclusive use of

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the respective terrace Flat Purchaser. The said terrace shall not be enclosed by the Purchaser till the permission in writing is obtained from the concerned local authority and the Promoters or the society.

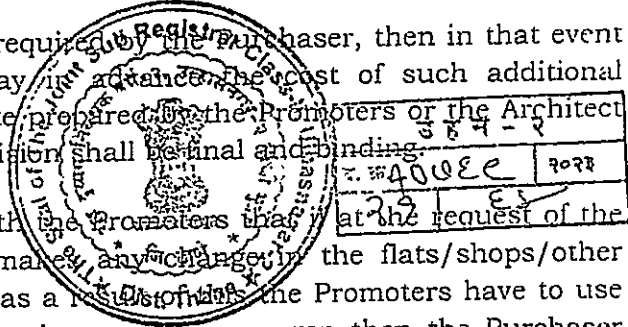
- a) The Promoters shall be entitled to sell in any manner he / she deem proper Basement to anybody. The Purchaser along with the other Purchasers will not raise any objection of whatsoever nature.
- b) The Promoters shall become the member of the society in respect of their rights and benefits concerned above. If the Promoters transfers, assigns and disposes of such rights and benefits at any time to anybody the assignee / transferee shall become the member of the society in respect of the said rights and benefits. The Purchaser will not have any objection to admit such assignee or transferee as the member/s of the Society.
- c) The Purchaser agrees that they along with the other Purchasers of the flats will not charge anything from the Promoters or its nominee or nominees or transferee any amount by way of monthly maintenance charges or any other charges or outgoings for the use of such terrace, compound walls, display of advertisement or hoardings etc., for the purpose mentioned hereinabove.
34. This is specifically agreed and understood by and between the Promoters and the Purchaser/s of the premises (the other premises buyers having signed and executed an agreement similar and incidental to this one) if for any reason the Municipal Council on the basis of its policy do not give regular water supply to the building though ready for occupation for certain time as per Municipal Council's time schedule and if on humanitarian ground the Promoters allow the Purchaser/s and/or any other premises, buyer (at the sole discretion of Promoters alone) to obtain a temporary water connection from Municipal Council on humanitarian ground on their own name at their own risk, cost and expenses then and in that event all costs, charges and expenses in respect of obtaining and maintaining or renewal of such temporary water supply shall be borne and paid by the Purchaser/s and the other premises buyers proportionately from time to time till proper authorized regular water supply is made available to the said building by the Municipal Council, In the event for the purpose of furnishing, the Promoters on the request of the Purchasers gives temporary possession before obtaining occupation and water supply, the Purchaser so taking possession shall pay and contribute such charges, outgoing as the Promoters deem fit.
35. THE Purchaser do hereby agrees and confirm that he/she has purchased the flat/shop/space/premises only after seeing the place and noticing the situation of surroundings and satisfied himself/ herself with it.
36. THE Purchaser shall not claim any deduction in the cost of his / her flat on account of deletion of any item of construction as per his / her requirements, of the Purchaser in his / her flat.

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37. IF additional amenities are required by the Purchaser, then in that event the Purchaser agrees to pay in advance the cost of such additional amenities as per the estimate prepared by the Promoters or the Architect of the Promoters and his decision shall be final and binding.
38. THE Purchaser covenant with the Promoters that at the request of the Purchasers the Promoters make any change in the flats/shops/other units agreed to be sold and as a result of that the Promoters have to use any materials less than the other purchasers, even then the Purchaser shall not be entitled to any reduction in the agreed price of the said flat and he/she shall be liable to pay the entire agreed price as per this agreement. Similarly, the Promoters are not bound to carry out any extra additional work for the Purchasers without there being a written acceptance by the Promoters that they have agreed to execute the additional extra work for the Purchaser. In case if the Promoters have agreed to do any additional extra work for the Purchaser, the Purchaser shall make the payment within 7 days from the date when the Promoters give the estimated cost. If the Purchaser fails to deposit with the Promoters the estimated cost for the additional extra work agreed to be carried out by the Promoters, then the Promoters shall not be liable to carry out the said additional work in the premises of the said Purchaser.
39. THE Purchaser herein has desired to avail the special amenities over and above the general amenities as mentioned in the Annexure hereto and the Purchaser has agreed to pay the extra consideration as mentioned in the supplemental agreement for providing amenities. It is further agreed and understood by and between the parties that the said amenities shall be provided only on payment of installment as mentioned in the supplemental agreement and that such agreement shall form a part and parcel of this agreement.
40. THE Promoters shall have the right to make additions and/or alterations and raise or put up additional structures, as may be permitted by concerned authorities on the terrace or the said land and/or grant right of way from the said land for development of any property adjacent to this property.
41. THAT although society is the owner of the plot, the sale and disposal by the Promoters of all the Flats, shops and other spaces, Basement, in the said building and in the compound, the power and authority of the Society or of the Flat holders and the Purchasers of flats and other spaces and car parking spaces shall be subject to the overall authority and control of the Promoters. In respect of any of the matters concerning the said building the construction and completion thereof and all amenities pertaining to the same and in particular the Promoters shall have absolute authority and control as regards the unsold Flats, terraces, compounds and other spaces, hoardings and car parking spaces and the disposal thereof. The Promoters shall be liable to pay only the Municipal taxes at actual in



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respect of the unsold Flats, hoarding spaces and/or car parking spaces, terraces.

42 THAT the Purchaser shall at no time have any portion of their interest in the said SCHEDULE hereunder written or the said building or being hereby agreed and declared by the Purchaser that their interest in the piece or parcel of land more particularly described in the SCHEDULE hereunder written and the building and land is impartible and it is further agreed that the Promoters shall not be liable to execute a transfer deed in favor of the Purchaser unless the Promoters decided to submit the entire building/s to the provisions of the Real Estate (Regulation and Development) Act, 2016.

43. NOTWITHSTANDING any other provisions of this agreement the Promoters shall be entitled at their sole and absolute discretion:

a) To transfer, assign rights, title and authority to Co-operative Housing Society.

b) To decide and determine how and in what manner the Infrastructures including the common areas and amenity space all other open spaces, layout may be transferred and /or conveyed/ assigned/leased.

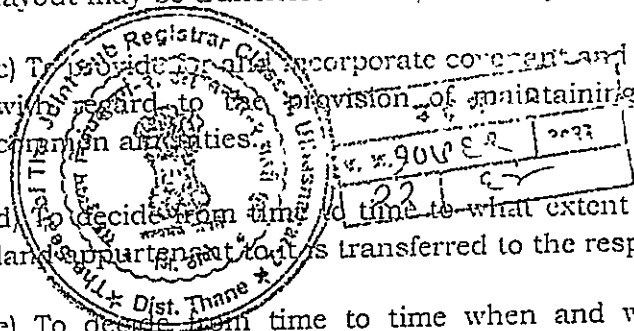
c) To provide for all incorporate covenant and restriction and obligations with regard to the provision of maintaining the Infrastructures and common amenities.

d) To decide from time to time to what extent the building/s along with land appurtenant to it is transferred to the respective body formed.

e) To decide from time to time when and what sort of document of transfer should be executed.

f) To grant of right of access/way from and through the said property to the adjacent buildings and plots as well as the easement rights of the said property.

44 IT is clearly understood and agreed by and between the parties hereto that the Promoters shall have the unqualified and unfettered right to sell on ownership basis to any one of their choice, the terrace above the top floor of the said building subject to the necessary means of access to be permitted for such purpose so as to reach the water tank. The Purchaser/Occupant of such terrace shall be entitled to make use of the same for the purpose whatsoever, as permissible by law. However, the Purchaser/Occupant of such terrace shall not enclose or cover the said terrace without the written permission of the Promoters and/or the Society or such body formed, as the case may be and Municipal Council and other concerned authorities.

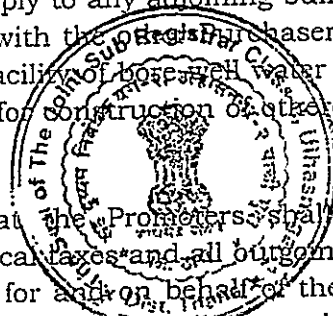


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45. IT is specifically declared that the if the Promoters provides the facility of bore well then the Promoter shall have full right and absolute authority to grant the water connection / supply to any adjoining buildings / societies and the Purchaser herein along with the other Purchasers shall not raise any objection for such grant of facility of bore well water and use of such bore well water by the Promoter for construction of other buildings in the adjoining properties.
46. THE Purchaser/s is aware that the Promoters shall be paying the maintenance, municipal taxes, local taxes and all outgoing as aforesaid in respect of whole of the property for and on behalf of the Purchaser/s of the flats and it shall be the paramount responsibility and obligation of the Purchaser/s to pay all the outgoing regularly. In the event of the default being committed by the Purchaser/s herein or any of the Purchaser/s of any other units and in such event the Promoters shall not be bound to pay the outgoings for and on behalf of such defaulting persons and in the event of any essential supply being disconnected, it shall be the responsibility of the Purchaser/s together in respect of the flats in respect of which possession has been given by the Promoters.
47. THAT although society is in existence before the sale and disposal by the Promoters of all the persons in the said building, the power and authority of the society or the corporate body so formed or of the Purchaser herein and other Purchasers of the flat shall be subject to the overall powers of the Promoters in any matter concerning the building construction and completion thereof and the Promoter shall have absolute authority and control as regards the unsold flats, the balance floor space and its disposal thereof.
48. THE Promoters shall be entitled to sell the premises in the said building for the purpose of using the same as bank, dispensaries, nursing homes, maternity homes, coaching classes and for other non-residential purpose and the Purchaser herein along with the other Purchasers shall not raise any objection for such non-residential use of the premises sold by the Promoters to the intending Purchasers.
49. THE Purchaser shall lodge at his own costs as to the registration charges for registration within seven days of the date of this agreement and shall intimate the Promoters within 7 days from the date of lodgment and serial number under which the same is lodge for registration with Xerox copy of receipt in order to enable the Promoters to admit the execution of the same.
50. THE basement shall always be the property of the Promoters and the Promoters have full right and authority to enclose and access to the said area of the building and further right to sell the same to any prospective purchaser/s and the Purchaser/s herein along with other purchasers will not take any objection for the same and the Purchaser has only the right in respect of the flat agreed to be purchased by him or her.



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51. THE Promoters shall not be responsible for the consequences arising out of change in law or change in municipal and other laws, rules, regulations etc.,
52. IT is brought to the notice of the Purchaser that the electric meters of all the flats / shops / office premises as well as the water meters will be in the name of the Promoters herein and the Purchasers and / or their society shall get the same transferred in their favor and the Promoters herein will grant the no objection as and when required.
53. THE Promoters have clearly brought to the knowledge and notice of the Purchaser herein that in pursuance to the sanctioned plans and permissions, the Promoter is entitled to commence, carry out the construction work on the said property and the Promoters have further brought to the notice and knowledge of the purchaser herein that during the course of the scheme of construction, the Promoters will acquire, use, utilize the transferable development rights and increases in the Floor Space Index from time to time and the purchasers will not raise any objection, hindrance and/or obstruction for such use of the above facilities by Registrar intending purchasers and the purchaser herein has granted his/her express and irrevocable consent for the same and agree and assure that such above covenant shall always remain binding upon him.
54. THE Purchaser herein is aware that the property under this Agreement has been described in the SCHEDULES hereunder written and therefore the said property shall always be the subject matter of this Agreement and except this property the Promoters herein shall always entitle to deal with the remaining property and the Promoters herein shall deal with and / or dispose of and/or develop the said property either in their own name and/or in Joint venture and/or in any such manner as they deem, think, fit and the Purchaser herein has given his/her/their irrevocable consent for the same.
55. THE Purchaser has seen the layout of the proposed building complex, provisions for further expansion etc. and has agreed and understood the common amenities like common roads, drainage, sewers, water pipe lines, street lights etc., shall be the common property and shall be available for common use by all the buyers of the premises in the said complex and accordingly the Purchasers of the premises in the said complex and the different common organization will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.,
56. IN the event of any portion of the said property being required for putting up an electric sub-station, the Promoters shall be entitled to give such portion to the concerned body for such purpose on such terms and conditions as the Promoters shall think fit.



*Registrar*

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57. THE Purchaser shall be responsible for additional municipal taxes that may be levied by reason of the user of any permitted tenancy or leave and license agreement in respect of the premises allotted to the purchaser.
58. AFTER the possession of the premises is handed over to the Purchaser if any additions or alterations in or about or relating to the said building are thereafter required to be carried out by the Government, municipality or any statutory authority the same shall be carried out by the Purchaser in co-operation with the Purchaser of the other premises in the said building at his own costs and the Promoter/s shall not be in any manner be liable or responsible for the same and for any damage caused to the building.
59. IT is hereby agreed that the Promoter/s shall be at liberty to amalgamate and / or combine one or more plots of land adjacent to the said land and get the plan of the proposed building/s to be constructed on the land so amalgamated / combined sanctioned from the planning authority and the Purchaser herein shall not, in any manner object the said right of the promoters. It is further agreed that in such event (purchasers of the adjacent land for the purpose of development) the Promoter shall be at liberty and / or entitled to grant a right of way from or through the said land for approaching (or of the better approach) to the adjacent lands those would be acquired with a view to developing them and the Purchaser herein shall not object the said right of the Promoter in any manner.
60. THE Purchaser/s hereby declare and confirm that he / she/they have entered into this agreement, after reading and having understood the contents of all the aforesaid order, building permissions, deeds, documents, writings and papers and all disclosures made by the Promoters to the Purchaser/s as regards the amalgamation of the said property with the other adjacent and abutting lands and with the full, clear knowledge and information thereof and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the Municipal Council and all other concerned government bodies and authorities and also subject to the Promoter's right to make the necessary amendments, variations, modifications and / or changes therein and their right to avail, use, utilize, consume and exploit the entire balance and additional floor space index available on the said property as well as the transferable development rights as may be permissible by law and other benefits in floor space index on the said land.
61. THE Purchaser/s agree and undertake to observe, abide by and comply with all the terms, conditions and stipulations of all orders, scheme, building permission, sanctions, approvals, NOCs etc, that have been granted or sanctions and which may hereafter be granted or sanctioned or imposed by any authority, statutory or otherwise, including making payment of all amounts, charges, expenses, deposits etc., whether refundable or not.

*(Signature)*

*(Signature)*

C.D Kady

62. ALL terms, conditions and covenants of this agreement, including the powers, authorities, permission and covenant given by the Purchaser/s to the Promoters herein shall remain valid, operative, binding, continuous, subsisting, irrevocable and in full force and effect before and after the occupation/possession of the said premises is handed over to the Purchaser/s under the possession of the said building is handed over to the said organization and the deed of conveyance / assignment / lease or any other transfer document is executed

63. IT is also hereby expressly agreed that so long as it does not in any way affect or prejudice the rights created in favor of the Purchaser/s in respect of the 'flat, the Promoters shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose off their rights, title and interest in the said building and/or in the said property or any part thereof or open land surrounding the said building and give them as parking space or in any other manner which they deem fit including to assign and/or give on lease or sub-lease or, including any portion or portions of the said property and the same shall be binding on the Purchaser/s.

64. IT is expressly agreed that the Promoters shall be entitled to put hoardings and / or cable network station mobile phone set up or station on the said property or on the building to be constructed on the said property and the said hoardings may be illuminated or comprising of neon sign or such other type or mode as may be designed by the Promoter and for the purpose Promoter is fully authorized to allow temporary or permanent construction or erection in installation either on the exterior or the said building or on the property as the case may be and the Purchaser agrees not to object or dispute the same. The Promoter or his nominees shall be exclusively entitled to the income that may be derived by display of such advertisement or installation of cable network or mobile phone station, at any time hereafter. The Purchaser shall not be entitled to any abatement in the price of the said premises or to object to the same for any reason and shall allow the Promoter, his agents, servants etc., to enter into the said property including the terraces and other open spaces in the building for the purpose of putting and / or preserving and / or maintaining and / or removing the advertisements and / or hoardings, neon lights or such installations etc., The Promoter shall be entitled to transfer or assign such right to any person or persons whom they deem fit and the limited company shall not raise any objection thereto.

65. THE Promoters have reserved its right to allot the terrace area of the premises above lift well for the purpose of installation of mobile link towers or B.T.S. equipments and the Purchaser is aware of the same and has granted express and irrevocable consent for the same and has granted express and irrevocable consent for the same. The Purchaser or his/her nominees shall not be entitled to claim any compensation or any part of the revenue accrued from the same nor be entitled to levy any maintenance charges for using the said facility. The Purchaser herein has granted his/her express and irrevocable consent to the Promoters and



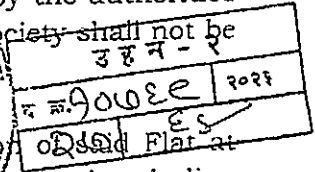
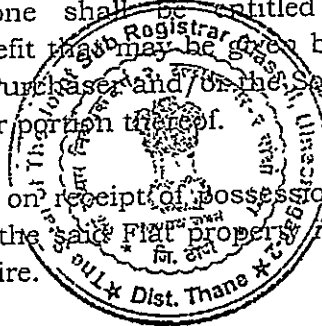
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their agents, representatives' activities for setting up, maintaining and up-keeping of such mobile installations, equipment and for that purpose have allowed and permitted them to carry out the cabling, wiring and fixing up of wires, installations, equipment in and through the said building/land and every part thereof.

66. IN the event of any land of the said entire land being notified for setback, D.P. Road, the Promoters alone shall be entitled to receive the compensation or such other benefit that may be given by the authorities concerned for the same and the Purchaser and/or the Society shall not be entitled to the same or any part or portion thereof.
67. THE Purchaser will immediately on receipt of possession of the said Flat at his own costs and expenses get the said Flat property insured including for theft, earthquake, storm and fire.
68. THE Promoters will provide pipeline, overhead water tank underground water tank and water connection to each flat as per the norms rules and regulations of Municipal Council and will obtain occupation and water connection. Thereafter if there is any shortage in water supply for any reason whatsoever the Promoters shall not be responsible for the same.
69. THE Purchaser shall not be entitled to claim partition of his/her Share in the said property and/or the said Building and/or the said Flat and the same shall always remain undivided and importable.
70. THE Transfer Deed and all documents shall be prepared by the Advocates of the Promoters and shall contain covenants and conditions including those contained in this Agreement with such modifications, alterations, and additions therein as the Promoters may deem fit and proper and other clauses which they think necessary and desirable.
71. IT is clearly brought to the notice of the Purchaser and the Purchaser is made aware that Government has imposed G.S.T. and therefore the Purchaser herein is entirely liable and responsible to bear and pay the such taxes and other levies as imposed by the government authorities as and when called upon by the Promoters and the Purchaser agree and assure to pay the same without any delay.
72. IT is clearly brought to the notice of the Purchaser and the Purchaser agree and undertake that at the time of the Purchaser transferring his flat to any intending purchaser and on grant of no objection certificate from the Promoter, the Promoter will incorporate a clause stating that all the covenants, terms and conditions as mentioned in this agreement shall always be binding upon the intending purchaser / transferee.
73. PROVIDED and ALWAYS that if any dispute, difference or question at any time hereafter arises between the parties hereto or their respective representatives or between Purchasers of other premises in the said



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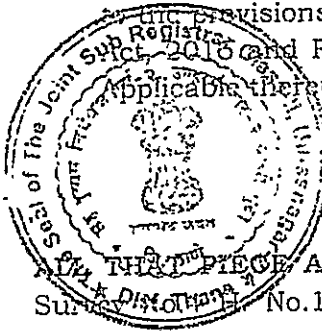
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building, and the Promoter in respect of the construction of these presents or concerning anything hereto contained or arising out of the premises or as the rights liabilities or the duties of the said parties hereunder the same shall be referred to Arbitrators of two persons one to be appointed by the Purchaser or all other Purchasers together and one by the Promoter. The Arbitrator so appointed shall appoint before entering upon the reference, appoint Chairman. The provisions of the Arbitration and Conciliation Act, 1996 shall apply to such reference.

74. THE expenses in connection with this Agreement, i.e. Stamp Duty and Registration Fees are born and paid by the PURCHASER/S/ALLOTTEE herein.

75. THIS agreement shall, to the extent they are statutory, always be subject to the provisions contained the Real Estate (Regulation and Development) Act, 2016 and Rules made there under and any other provisions of Law applicable thereto.



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S. No. 906/85	
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THIS PIECE AND PARCEL OF N.A. LAND lying, being and situate at Survey No.13, 18 & 19, Plot No.4 area admeasuring about 489.60 Sq.mtr., (as per computerized new S. No.4/13/18/19/4), at Village: Kulgaon, Taluka Ambernath, District Thane, bearing within the limits of the Kulgaon Badlapur Municipal Council, within the Sub registration district Ambernath, Registration district Thane. and bounded as follows:

ON OR TOWARDS EAST	: As Per Revenue Record
ON OR TOWARDS WEST	: As Per Revenue Record
ON OR TOWARDS SOUTH	: As Per Revenue Record
ON OR TOWARDS NORTH	: As Per Revenue Record

together with all easement rights and benefits etc.

## SECOND SCHEDULE

(Schedule of Flat)

Flat being Flat No.402 on Fourth floor, in the Building known as "SACHINAM CO OP HOUSING SOCIETY LTD." area admeasuring 51.2 sq.mtrs. (carpet) + 7.10 Sq.mtr. Enclosed Balcony + 6.56 Sq.mtr. projection area = 64.86 Sq.mtr. (carpet), constructed on all that piece and parcel of land bearing Survey No.4 H. No.13, 18 & 19, Plot No.4 area admeasuring about 489.60 Sq.mtr., (as per computerized new S. No.4/13/18/19/4), at Village: Kulgaon, Tal.Ambernath, Dist.Thane within the local limits of Kulgaon Badlapur Municipal Council.

*Signature*

*Signature*

C.D Kady



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

30/07/21  
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SIGNED & DELIVERED  
by the within named PROMOTERS  
M/S. SHREEKANTH DEVELOPERS  
PAN NO.AELFS6812F  
through its Partner  
MR. YOGESH SHANKAR PAWAR

*Yogesh Pawar*



SIGNED & DELIVERED  
by the within named PURCHASER/S/ ALLOTEE/S  
1) MRS. KALYANI CHANDRAKANT KADU  
PAN NO.AUCPK6135E

*Kalyani Kadu*



2) MR. CHANDRAKANT DATTATRAY KADU  
PAN NO.ACOPK9537R

*C.D Kadu*



WITNESS:

1. Chinmay Chandrakant Kadu

*Chinmay Kadu*

2. VAJIBHAI . P. MHPSE

*Vajibhai MHPSE*

## RECEIPT

RECEIVED of from the flat PURCHASEE/S/ALLOTTEE/S above named the sum of Rs.4,35,000/- (Rs. Four Lakhs and Thirty Five Thousand only) by Cheque/RTGS in the following manner:-

Date	Amount	Cheque No. / RTGS	Name of Bank
13/07/2023	2,00,000/-	972504	State Bank of India, Badlapur
30/07/2023	2,35,000/-	972506	State Bank of India, Badlapur
Total	4,35,000/-		

In Regarding Flat No.402 on Fourth Floor, area admeasuring 64.36 Sq.mtr. (Carpet), in the Building known as "SACHINAM CO OP HOUSING SOCIETY LTD." situated at Village Kulgaon, being the sum of earnest part payment paid to us as within mentioned.



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Rs.4,35,000/-

I say Received

M/s Shreekanth Developers  
Through its partner  
Mr. Yogesh Shankar Pawar  
The Builders/Developers

## AMENITIES

1. Building shall be registered under MAHARERA Act.
2. Earthquake resistance structure.
3. Decorative entrance lobby.
4. C.C.T.V. Camera for security will be provided.
5. Branded Lift facility with power back-up.
6. Provision for drinking water & borewell.
7. High quality laminated main doors will be provided.
8. French style powder coated Aluminum sliding windows.
9. Standard 2 X 2 vitrified marbonite tiles.
10. Anti-skid flooring balcony, flower bed, toilet with double coated water proof paint will be provided.
11. Marble frames will be provided for windows.
12. Kitchen Platform will be provided with Black Granite stone and with Stainless Steel Sink
13. Exhaust fan point for kitchen will be provided.
14. Luster glazed wall tiles in kitchen, toilet and full tiles in bathroom of reputed company like Kajaria.
15. Water proofing for terrace will be provided.
16. High quality W.C. with concealed plumbing.
17. Provision of Water connection on loft.
18. For W.C. & bathroom marble frame with door will be provided.
19. For external walls 100 % waterproof Acrylic Paint.
20. Society Office shall be provided.
21. Safety grills will be provided for windows.
22. POP with LED lights & R.C.C. frame for Hall & bedroom.
23. Provision of water tank on terrace & underground water tank
24. Garden and pevar block work will be provided on the ground floor.
25. Inverter wiring & firefighting system with copper wire will be provided.
26. High quality wiring & switches for Fridge, Washing Machine, T.V., Cable & A.C. point will be provided.



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*Agarwal*

*Sukesh*

C.D.Kady

आगत दिनांक 19/11/2022



**भारतीय प्रशासन**

गांधी स्मृत गांधी परिषद अधिनियम 1952

[ मरणापरांत नवीन प्राप्त अधिकार अर्जित करून घ्यावे याबाबतचा ( मरणापरांत नवीन प्राप्त अधिकार ) अधिनियम, 1952 चा परिच्छेद 13(1) अन्वये ]  
जिल्हा - ठाणे

कार्यालय :- अद्यतनालय

गांधी - मुळागाव

मरणापरांत नवीन प्राप्त अधिकार अर्जाची दिनांक : 4/13/18/19/4

क्र.	मरणापरांत नवीन प्राप्त अधिकार अर्जाची दिनांक	पत्तिका क्र.	भोगवट्याचा नाव	धर्म	अवस्था	पत्तिका क्र.	फोटो क्र.	पत्तिका क्र. 4
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		2585	भोगवट्याचा नाव	धर्म	अवस्था	पत्तिका क्र. (6957)	फोटो क्र.	पत्तिका क्र. 4

गांधी नमुना वारसा ( पत्तिका क्र. 10/18/19/4 )

[ मरणापरांत नवीन प्राप्त अधिकार अधिनियम अर्जाची दिनांक ( मरणापरांत नवीन प्राप्त अधिकार ) अधिनियम, 1952 चा परिच्छेद 13(1) अन्वये ]  
जिल्हा - ठाणे

कार्यालय :- अद्यतनालय

गांधी - मुळागाव

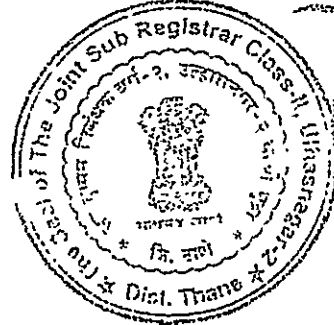
मरणापरांत नवीन प्राप्त अधिकार अर्जाची दिनांक : 4/13/18/19/4

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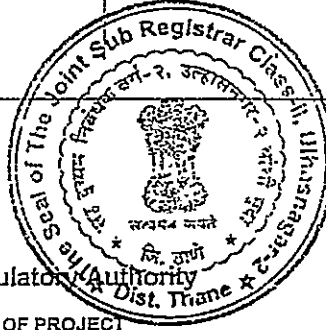
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आगत दिनांक 19/11/2022  
मरणापरांत नवीन प्राप्त अधिकार अर्जाची दिनांक : 4/13/18/19/4

मरणापरांत नवीन प्राप्त अधिकार अर्जाची दिनांक : 4/13/18/19/4



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Maharashtra Real Estate Regulatory Authority  
Dist. Thane

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 :  
P51700033985

Project: SACHINAM CO OP HSG SOCIETY, Plot Bearing / CTS / Survey / Final Plot No.:S NO 4 , H NO 18 , PLOT NO 4 at Badlapur (M Cl), Ambarnath, Thane, 421503;

1. Shreekanth Developers having its registered office / principal place of business at Tehsil: Ambarnath, District: Thane, Pin: 421503.
2. This registration is granted subject to the following conditions, namely:-
  - o The promoter shall enter into an agreement for sale with the allottees;
  - o 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, Rate of Interest and Disclosures on Website) Rules, 2017.
  - o 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.
  - o The Registration shall be valid for a period commencing from 14/03/2022 and ending with 31/03/2024 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
  - o The promoter shall comply with the provisions of the Act and the rules and regulations made there under.
  - o 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. Vasanti Remanand Prabhu  
(Secretary, MahaRERA)  
Date:14-03-2022 17:31:17

Dated, 14/03/2022  
Place Mumbai

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

पदाः १) जीमती इ. व. उ. जिल्हा-जाणो यांचा दिनांक १०.१०.८६ चा अर्ज.

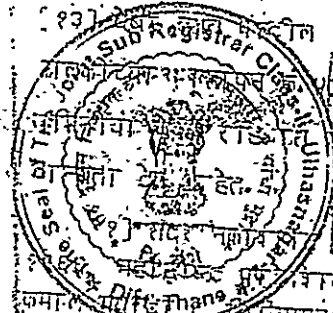
२) तहसिलदार उल्हासनगर यांचा अधिपान क्र. एनस्पि-स/आर- ६४ वार्डि-१६११ दिनांक २६.१२.८६

३) तहसिलदार उल्हासनगर यांचा अधिपान क्र. एनस्पि-स/आर- ६४ वार्डि-१६११ दिनांक २६.१२.८६

४) उल्हासनगर महानगरपालिका लिमिटेड वरिष्ठ अधिकारी नं. कमपा-रे. म-बदलापूर-वि-३०२८-३२० दिनांक २५.३.८६ व १३.८.८७

आदेशः-

महाराष्ट्र जमीन महसूल (जमिनीच्या वापरात बदल व विमरतीतली आकाररणी) नियम १९६९ या मधील नियम ९(१) आणि त्यामधील अनुसूची तीन यात द्याव्यात परिच्छेद १६ चा अन्वये जिल्हाधिकारी, जाणो यांच्याकडे निहित करण्यात आलेल्या उल्हासनगर यांचा वापर केला, उक्त जिल्हाधिकारी, यांच्याकडे श्रौतमन इंधनाच्या भांड्या पधार [१] तितायाड : गाड पधार [२] गुलाब सुधाजी पधार [३] चन्द्रकांत सुधाजी पधार [४] विरा सुधाजी पधार [५] निरं सुधाजी पधार [६] मंदा सुधाजी पधार [७] सुधा सुधाजी पधार [८] जोंडी वड हरिवंदर राणो [९] धोंडी शंकर त्रेकर [१०] तुमन च्यराम मसाने [११] तुनदा हरीचंद्र सडे [१२] राजपार गांव कुडाव, तालुका-उल्हासनगर, यांच्या [१३] यांच्याकडे पधार करणाऱ्यांना यापुढील शर्तीवर



GOVERNMENT OF INDIA  
JALGAON  
10/2/28

१) उल्हासनगर महानगरपालिका लिमिटेड वरिष्ठ अधिकारी नं. कमपा-रे. म-बदलापूर-वि-३०२८-३२० यांच्या अधिपान क्र. एनस्पि-स/आर- ६४ वार्डि-१६११ दिनांक २६.१२.८६ च्या अन्वये जिल्हाधिकारी, जाणो यांच्याकडे निहित करण्यात आलेल्या उल्हासनगर यांचा वापर केला, उक्त जिल्हाधिकारी, यांच्याकडे श्रौतमन इंधनाच्या भांड्या पधार [१] तितायाड : गाड पधार [२] गुलाब सुधाजी पधार [३] चन्द्रकांत सुधाजी पधार [४] विरा सुधाजी पधार [५] निरं सुधाजी पधार [६] मंदा सुधाजी पधार [७] सुधा सुधाजी पधार [८] जोंडी वड हरिवंदर राणो [९] धोंडी शंकर त्रेकर [१०] तुमन च्यराम मसाने [११] तुनदा हरीचंद्र सडे [१२] राजपार गांव कुडाव, तालुका-उल्हासनगर, यांच्या [१३] यांच्याकडे पधार करणाऱ्यांना यापुढील शर्तीवर

२) उल्हासनगर महानगरपालिका लिमिटेड वरिष्ठ अधिकारी नं. कमपा-रे. म-बदलापूर-वि-३०२८-३२० यांच्या अधिपान क्र. एनस्पि-स/आर- ६४ वार्डि-१६११ दिनांक २६.१२.८६ च्या अन्वये जिल्हाधिकारी, जाणो यांच्याकडे निहित करण्यात आलेल्या उल्हासनगर यांचा वापर केला, उक्त जिल्हाधिकारी, यांच्याकडे श्रौतमन इंधनाच्या भांड्या पधार [१] तितायाड : गाड पधार [२] गुलाब सुधाजी पधार [३] चन्द्रकांत सुधाजी पधार [४] विरा सुधाजी पधार [५] निरं सुधाजी पधार [६] मंदा सुधाजी पधार [७] सुधा सुधाजी पधार [८] जोंडी वड हरिवंदर राणो [९] धोंडी शंकर त्रेकर [१०] तुमन च्यराम मसाने [११] तुनदा हरीचंद्र सडे [१२] राजपार गांव कुडाव, तालुका-उल्हासनगर, यांच्या [१३] यांच्याकडे पधार करणाऱ्यांना यापुढील शर्तीवर

३) उल्हासनगर महानगरपालिका लिमिटेड वरिष्ठ अधिकारी नं. कमपा-रे. म-बदलापूर-वि-३०२८-३२० यांच्या अधिपान क्र. एनस्पि-स/आर- ६४ वार्डि-१६११ दिनांक २६.१२.८६ च्या अन्वये जिल्हाधिकारी, जाणो यांच्याकडे निहित करण्यात आलेल्या उल्हासनगर यांचा वापर केला, उक्त जिल्हाधिकारी, यांच्याकडे श्रौतमन इंधनाच्या भांड्या पधार [१] तितायाड : गाड पधार [२] गुलाब सुधाजी पधार [३] चन्द्रकांत सुधाजी पधार [४] विरा सुधाजी पधार [५] निरं सुधाजी पधार [६] मंदा सुधाजी पधार [७] सुधा सुधाजी पधार [८] जोंडी वड हरिवंदर राणो [९] धोंडी शंकर त्रेकर [१०] तुमन च्यराम मसाने [११] तुनदा हरीचंद्र सडे [१२] राजपार गांव कुडाव, तालुका-उल्हासनगर, यांच्या [१३] यांच्याकडे पधार करणाऱ्यांना यापुढील शर्तीवर



४] कोणात्याही मूळांदातील प्रत्येक जागेवर नकाशात दर्शविलेल्या रस्त्याचे प्रस्तावपत्रे वाढाऊन केल्याशिवाय आणि ते सामाजिक प्रयोजनांसाठी नकाशात दर्शविलेल्या मोठ्या जागांमध्ये संबंधित स्थानिक प्राधिकरणाच्या संवत्धानीत कलम १२५(१)च्या अन्वये मूळांदाची घोषणाही प्रसारे - विलेवॉट जायता येणार नाही.

५] या आदेशाच्या दिनांकापासून एक वर्षाच्या कालावधीत सर्व मूळांदाची विलेवॉट जायता आली पाहिजे. वर उल्लेखिलेल्या नकाशात कालावधीत जमिनीच्या किंमत शेतकी जापरात सुट्यात करण्यात आली नसेल तर खालील तह्ये करणा-या व्यक्तीकडून निश्चितपणे पूर्व परवानगी मिळविल्या शिवाय, मोठ्या मूळांदाची पुढे पुनर्विणी करता येणार नाही.

६] एक वर्षाच्या अखेरीस पर्यंत कोणात्याही मूळांदाची किंवा मूळांदाची किंवा आलेली असेल आणि अशा विणी करण्याची मुदत वाटवून देण्यात आलेली नसेल तर अशाप्रकारे ही परवानगी देण्यात येणार नाही. समजण्यात येईल. अशा बाबतीत ही परवानगी देण्यात येणार नाही. अशा प्रकारे विणी न झालेल्या ही परवानगी देण्याची मुदत वाटवून घेण्यात आली नाही तर देण्यात येणार नाही.

७] उल्लेखित शासकीय पातळी करण्यात आले नसेल किंवा मूळांदाची पूर्णविणी करण्यात आली नसेल तर त्या मूळांदाची किंवा अशा प्रकारे विणी न झालेल्या ही परवानगी देण्याची मुदत वाटवून देण्यात येणार नाही. अशा बाबतीत ही परवानगी देण्यात येणार नाही. अशा प्रकारे विणी न झालेल्या ही परवानगी देण्याची मुदत वाटवून घेण्यात आली नाही तर देण्यात येणार नाही.

८] धारेदीदाराने धारणा देलेली नागरी जमीन ही नागरी जमीन [धारणाची कमाल मर्यादा व विनियमन] अधिनियम, १९७६, अन्वये विहित केलेल्या मर्यादा आधिक होत असताना, तर धारेदीदाराने त्या अधिनियमान्वये आवश्यक असलेली नमुना ६ मधील एक विवरण त्या अधिनियमाखालील शक्य प्रमाणात वाढवून घ्यायला पाहिजे. धारेदीदाराने असे न केल्यात, त्यानवर तदर्थ अधिनियमान्वये धारेदीदारी कार्यवाही करण्यात ती पात्र ठरेल.

९] प्रत्येक मूळांदाची विणी करताना किंवा त्या मूळांदाच्या संबंधित याच्या विणीचा करार करताना विलेवॉटदाराने मंजूर झालेल्या नकाशाची एक प्रत आणि त्याचबरोबर या आदेशाची एक प्रत न घेऊन प्रत्येक मूळांदा धारणात घेतले पाहिजे.

१०] अनुशासनाची अखेरीस धारेदीदाराने धारेदीच्या दिनांकापासून एक वर्षाच्या आत अशा मूळांदाच्या विणीची मुदत जापरात सुट्यात केली पाहिजे. त्या आधी त्याने, अनुक्रमे अनुचित प्रकल्प व स्थानिक प्राधिकरणाकडून धारणासाठी लागणाऱ्या आवश्यक परवानगी मिळवून घेतली पाहिजे, त्याने जो वेळ नाडा आणि विणी/धारणाची परवानगी त्याने वाटवून घेतली नाही तर, अशा परवानगी देऊ लागला आहे असे समजण्यात येईल.



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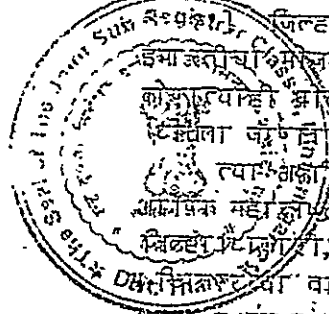
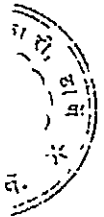
ध्वी] जिल्हाधिकारी आणि यांची पूर्व परवानगी मिळविल्या नंतर खोली कोणत्याही मूळांसाठी आणखी पोट विभागणी करता येणार नाही. किंवा कोणतेही मूळांड रूत्रित करता येणार नाहीत.

9] तमुचित प्राधिका-वांकून म्हणजेच महसूल गांधारती व त्याधिक प्राधिका-वांकून इमारतीच्या नकाशा मंजूर केल्या नंतर खोली मूळांसाठी आणखी बांधता येणार नाही. इमारतीचे बांधकाम हे महाराष्ट्र जमीन महसूल नियम व त्याधिक प्राधिका-वांकून त्थार करण्यात आलेले नियम यांच्या उपबंधावर होणे असे पाहिजे.

10] नकाशातील सर्व मूळांसाठी निवासी प्रयोजनासाठी वापर केला पाहिजे त्या करदा, या आदेशाच्या निनांकापलून एक वर्षाच्या आत मूळांड धारकाने अनितीस आणून इमारतीचे नकाशे यांतले इमारतीच्या बांधकामात पुर्वाने मिळविल्यासाठी महाराष्ट्र पातिका कयाण यांचे अर्ज केला पाहिजे.

9] नकाशात मोठ्या जागा म्हणून दर्शविलेल्या जमिनीवर कोणत्याही प्रकारचे बांधकाम करण्यात आला नसेल. या मोठ्या जागांचा योग्य रितीने विकास केला पाहिजे. आणि ते करण्यात आलेले असता त्याची देहाभार करण्यासाठी असे बांधकाम तमुचित प्राधिका-वांकून स्वाधीन करिपर्यन्त धारकाने त्याची निगा राखली पाहिजे.

10] वहािटाद्वाराचे आज्ञावृथा पातारात कोणत्याही प्रकारची दसवयला निर्माण होणार नाही असा रितीने आपल्या स्वतःच्या आचाने आपली पाणी, विष पुरवठा आणि जलनिःतारण आदींची व्यवस्था केली पाहिजे.



जिल्हा मू-अभिलेखा, निरिधाक, आणि यांनी प्रमाणित केलेला इमारतीच्या मूळमापयुक्त असा अधिकृत नकाशा त्थार केल्याशिवाय कोणत्याही मूळांसाठी कोणतेही इमारत बांधण्याचा प्रस्ताव विचारात घेतला जाणार नाही असे न - २

त्याच्या अर्जात अर्जात अर्जात अर्जात महसूल अधिनियम, १९६६ चे कलम ४४ अन्वये महाराष्ट्र पातिका कयाण अधिनियम, १९६६ चे कलम १८ अन्वये अर्जात अर्जात अर्जात अर्जात

महाराष्ट्र पातिका कयाण अधिनियम, १९६६ चे कलम ४४ अन्वये महाराष्ट्र पातिका कयाण अधिनियम, १९६६ चे कलम १८ अन्वये अर्जात अर्जात अर्जात अर्जात

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इमारत यांच्या इतर कोणत्याही पत्रांजली किंवा अधिकाऱ्यांच्या यांच्याकडून त्रुटी आढळल्या आगाऊ नोंदी परवानगी मिळविल्याशिवाय वापर करता कामा नये. या प्रयोजनांसाठी इमारतीच्या वापरकर्त्यांनी जमिनीच्या वापर ठरविण्यात येईल.

१४] अशा परवानगी देणाऱ्या प्राधिका-याकडून अशा भांडांची नोंद घ्यावी. कोणतेही तपशील करणान्याच मंजुरी मिळाली असेल त्या उपभांडांची आगाऊ नोंदी घेण्याबाबत आगाऊ परवानगी मिळविल्याशिवाय अनुज्ञाग्राही अशा भांडांचे किंवा उप भांडांची आगाऊ नोंदी घेण्याबाबत मंजूर करणे.

१५] अनुज्ञाग्राही व्यक्तीने कोणत्याही काळात सर्वोच्च नगरपालिका प्राधिकाऱ्याच्या याचि तसाधन कोणत्याही अशा नोंदी घ्याव्यात रती, गटारे वगैरे बांधान आगि विभागाकडून अशा नोंदी घ्याव्यात व त्याचे तीमांकन करणे जमीन या आदेशाच्या तुरुळीतून एक वर्षाच्या आत मंजूर आराडाडयाप्रमाणेच काटेकोरपणे कितीत फेले उभे होणे, जो अशा रितेने तो जमीन विकतित केला घाईपणे मिने त्या जमिनीच्या कोणत्याही रितेने विल्हेवाट लावता कामा नये.

१६] अनुज्ञाग्राही व्यक्तीने अशा भांडांचे कितीत फेले उभे किंवा तुरुळी इतर प्रकारे विल्हेवाट लावतामिळते तर अशा अनुज्ञाग्राही व्यक्तीने तो भांडांचे या आदेशात आगि तुरुळीमध्ये नमूद केलेल्या रीतीत घ्याव्यात व विकणे किंवा अशा इतरितारच त्याची अन्य प्रकारे विल्हेवाट लावणे, आगि त्याने निघपादीत केलेल्या विल्हेवाट घ्यावाचत यात उल्लेख करणे हे त्याचे कर्तव्य असेल.

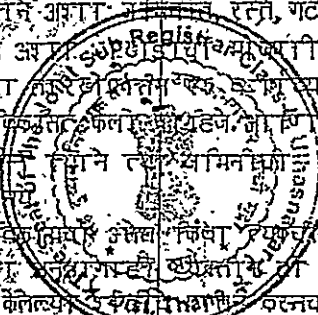
१७] भांडांच्या १/३ प्रत्येक भांडांच्या जोतेक्षेत्रावर बांधकाम करण्याविषयी ही परवानगी आहे. भांडांचे उर्वरित क्षेत्र विना बांधकाम मोठे मोठे पाहिजे.

१८] प्रस्तावित इमारत किंवा अन्य कोणत्याही कामात (अतल्यात) यांच्या बांधकामात तुरुळीत करण्यापधी अनुज्ञाग्राही व्यक्तीने (ग्रेन्नीने) महा नगरपालिका कल्याण यांची असे बांधकाम करण्याविषयीची आवश्यक ती परवानगी मिळवणे हे अशा व्यक्तीवर बांधकाम असेल.

१९] रवादाया तक्षाम प्राधिका-याकडे इमारतीच्या बांधकामाचे नियंत्रण करण्याचे अधिकार निवृत्त झालेले असतील तर अशा प्रतंगी अनुज्ञाग्राही व्यक्तीने तदर प्राधिका-याकडून इमारतीचे मंजूर करणे घेतले पाहिजे, कोणत्याही प्रकारची त्रुटी अशा इमारतीचे नकाशे (महाराष्ट्र जमीन महसुल जमिनीच्या वापरकर्त्या वर आगि मंजूरपती आकारण्याचे) नियम १९६२ यात नोंदलेल्या अनुज्ञा तुरुळी मध्ये तसा विषय असेल त्या उपबंधात, तुरुळी काटेकोरपणे तदर केले पाहिजेत आगि ते वाप्याच्या जिल्हाधिका-याकडून मंजूर करणे घेतले पाहिजे. आगि अशा मंजूर नकशासुतारच इमारतीचे बांधकाम केले पाहिजे.

२०] अनुज्ञाग्राही व्यक्तीने कल्याण महा नगरपालिकेने मंजूर केलेल्या नकाशात दर्शिलेले प्रमाणे तीमांकन मोठे अंतर (ओपन स्पेस) डिटनतेत) मोठे पाहिजे.

२१] अशा आदेशाच्या अंतर्गत मंजूर झाल्याच्या कालावधीत



उत्तर - २	
र. क्र. १००९६	२०२१
२७	२८



अनुज्ञाग्राहक अशा जमिनीच्या विंगरशेतकी प्रयोजनासाठी वापर करण्यात  
 तुल्यात केली पाहिजे. मात्रा-वर्षावधी अशा कालावधी वापरण्यात आला असेल  
 तर ती गोष्ट अशा विंगरशेतकी प्रयोजनासाठी व्यवस्थीने उपरोक्तप्रमाणे न केल्यातही  
 परवानगी देऊ करण्यात आली अतल्फाचे तमजण्यांत येईल.

२२] अनुज्ञाग्राहक व्यवस्थीने अशा जमिनीचा विंगरशेतकी  
 प्रयोजनासाठी वापर करण्यात ज्या दिनांकात तुल्यात केली असेल आणि/किंवा  
 ज्या दिनांकात त्याने अशा जमिनीच्या वापरात बदल केला असेल तो दिनांक  
 त्याने एक महिन्यांचे या आता तलाक्या मार्फत उल्हासनगर तहसिलदारकड  
 कळविले पाहिजे. जर तो अति करण्यात येऊन तर महाराष्ट्र जमीन महसूल  
 [जमिनीच्या वापरात बदल अथवा विंगरशेतकी आकारणी] नियम १९६९ मधील  
 नियम ६ अन्वये त्यांच्यावर कार्यवाही करण्यात आता अनुज्ञाग्राहक पात्रा उरेल.

२३] अशा जमिनीचा ज्या प्रयोजनासाठी वापर करण्यात अनुज्ञाग्राहीत  
 परवानगी देण्यात आली असेल, त्या प्रयोजनासाठी त्या जमिनीचा वापर करण्यात  
 प्रारंभ करण्याच्या दिनांकापासून तद्वर अनुज्ञाग्राहीने त्या जमिनीच्या  
 तसेच तिचे दर चौ.मीटर मागे २०-२०-८ या दराने विंगरशेतकी आकारणी  
 दिली पाहिजे. अशा जमिनीच्या वापरात कोणत्याही प्रकारचा बदल  
 करण्यात आला तर त्याप्रतली परवानगी दराने अशा विंगरशेतकी आकारणी  
 केली पाहिजे. मग या पूर्वी आकारण्यात आलेल्या विंगर शेतकी आकारणीच्या  
 हमीची मुदत अजून तमाप्त व्हाण्याची आहे हो गोष्ट विचारात घेण्यात  
 येणार नाही.

२४] जमिनीच्या विंगरशेतकी वापरात तुल्यात केल्यापासून एक  
 महिन्याच्या आत अनुज्ञाग्राही व्यवस्थीने जमिनीची फी दिली पाहिजे.

२५] ही विंगर शेतकी दराने आकारणी हमी दिनांक ३१/५/९१  
 रोजी तपणा-या कालावधी पर्यन्तच आहे. यानंतर अशा दराने  
 तुल्यारणा करण्यात आली असेल तर या दराची फेरतपणाची करण्यात येईल.

आमोपन विभागाकडून जमिनीची मोजणी करण्यात आल्यानंतर  
 जिल्हे क्षोत्राफळ आढळून येईल तितक्या क्षोत्राफळानुसार या  
 सनदीमध्ये नमुद केलेले क्षोत्राफळ तसेच विंगरशेतकी आकारणी  
 याद्वारे करण्यात येईल.



अशा जमिनीच्या वापरात प्रारंभ केल्याच्या  
 दिनांकापासून तद्वर अनुज्ञाग्राहीने अशा जमिनीवर  
 आकारणी दिली पाहिजे अथवा कोणत्याही अन्य बांधकाम  
 करण्यात येऊन त्याच्या विवेकानुसार प्रातकीय आदेशानुसार आकारता  
 येईल अतः घडादाखल क्षोत्राफळ-चेजून वाढवून घेता येईल.

२८] पूर्वीच मंजूर केलेल्या नकाशावर हुकूम अगोदरच बांधलेल्या  
 इमारतीत अनुज्ञाग्राहीने कोणतीही आरंभालता कामा नये किंवा तीमध्ये  
 कोणताही फेरबदल करता कामा नये. मात्रा अशा आरंभालण्यासाठी किंवा  
 फेरबदल करण्यासाठी जिल्हाधिकारी यांची परवानगी घेतली असेल आणि  
 अशा आरंभ किंवा फेरबदलाचे नकाशा मंजूर करून घेतले अततील तर ती  
 गोष्ट वेगळी.

२९] जमिनीच्या विंगर शेतकीच वापरान्त तुस्वात केल्याच्या दिनांकापासून एक महिन्याच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमीन महसूल [जमिनीच्या वापरान्त बदलान्त विंगर शेतकी आकारणी] नियम १९६९, यातील अनुतुवी पाच मध्ये दिलेल्या नमुन्यात एक तपद करत देउन तीत सग आदेशातील तपे शेतकी तमा विष्ट करणेत त्यात वधानकरान्त अतेल.

३०] हा आदेश निर्गमित केल्याच्या दिनांकापासून ३० दिवतांच्या आत विंगर शेतकी आकारणीच्या तिश्यत रकम म्हणुन दोन हजार तीनशे आठ पैसे सैंगी मात्रा इतकी रकम जमिनदारान्त देउन आता व्यक्तीने भारती पाहिजे. जर अत करण्यात येऊ नये तर तो जमिनदारीच्या वापरान्त देण्यात आलेली परवानगी रकम ही देण्यात येऊ नये. याकराची उद्दन - २ रकम तंतुपित तह तिनदाराकडे आरणी पाहिजे.

३१] या आदेशान्त अनुज्ञा ग्राही व्यक्तीने उल्लंघन केल्या अत अति करणेत त्याही शेतकी अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्या अत अति करणेत त्या उपबंधांत नव अता अनुज्ञाग्राही ज्या कोणाच्याही आत तिनत सग आदेशातील बाधा न येऊ देता घोण्याच्या जिल्हाधिकार्यात तो निदिष्ट करेल अता वंड आणि आकारणी भरल्यानंतर उक्त जमिन किंवा भांडा अंदाराच्या ताव्यात राहू देण्याचा अधिकार अतेल.

३२] मरील खाड [रा]मध्ये काहीही अंतर्भूत अतले तरीही, या परवानगीच्या तरतुदी विरुद्ध जाऊन कोणातीही इमारत किंवा बांधकाम उभे करण्यात आले अतेल किंवा अशा तरतुदी विरुद्ध त्या इमारतिया किंवा बांधकामाचा वापर करण्यात आला अतेल तर विनिदिष्ट मुदतीच्या आत अशा रितीने उभारलेली इमारत कादन टाळण्याविषयी किंवा तीत फेरबदल करण्याविषयी घोण्याच्या जिल्हाधिकार्याला अशा इमारत किंवा बांधकाम कादन टाळण्याचे किंवा तीत फेरबदल करण्याचे काम करवून घेण्याच्या आख्या त्याप्रित्यर्थ आलेला धार्य अनुज्ञाग्राही व्यक्तीकडून जमीन महसूलायो धारुबाजी म्हणून वतून करत घोण्याचा अधिकार अतेल.

तही/-  
[भाकर पाटील]  
जिल्हाधिकारी ठाणे.

श्रीमती इंदुबाई भाऊ पवार स. इतर  
रा. बुव्यांव; ता. उल्हातनगुर



जिल्हाधिकारी ठाणे, करिता.

ओक/उ. ३. ८८

क्र. १०७६६	२०२३
६४६	

सहाय्यक निबंधक, सहकारी संस्था, अंबरनाथ तालुका

यांचे

नवरे आकडे, सत्यम टावर, ३, रंगमंजरी, शिव मंदिर रोड, अंबरनाथ (पूर्व) ता. अंबरनाथ, जिल्हा-ठाणे

जा.क्र. सनि/अंबरनाथ/वा-२/सचिनम्/पुनर्विकास/ना.हरकत/७६८७/सन २०२१

दिनांक :- ०२/०९/२०२१

वाचावे :- १) सहकार, पणन व वस्त्रोद्योग विभाग, महाराष्ट्र शासन यांचेकडील शासन निर्णय सगृह्यो

जा.क्र. ८५/२४-स. दि. ०४/०७/२०१९.

२) अध्यक्ष/सचिव, सचिनम् को-ऑप. होमिंग सोसायटी लि, वदलापूर (पूर्व),

ता. अंबरनाथ, जि. ठाणे या संस्थेचा दि. ११/०८/२०२१ रोजीचा प्रस्ताव.

३) या कार्यालयाकडोल जा.क्र.सनि/अंबरनाथ/वा-२/सचिनम्/ना.अ.वि.स.स./१४७८/सन

२०२१, दि. १२/०८/२०२१ रोजीचे प्राधिकृत अधिकारी नियुक्ती आदेश.

४) संस्थेने दि. ३०/०८/२०२१ रोजी या कार्यालयास सादर केलेला अहवाल.

५) प्राधिकृत अधिकारी यांचा दि. ३०/०८/२०२१ रोजीचा अहवाल.



ज्याअर्थी, सचिनम् को-ऑप. होमिंग सोसायटी लि.. सच्छे नं. ४, मॉड नं. ४, अनंत नगर, गांवदेवी मॉर रोड, कुळगाव-वदलापूर (पू). ता. अंबरनाथ, जि. ठाणे ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० व निगम १९६१ मधील तरतुदीनुसार नोंदणीकृत सहकारी गृहनिर्माण संस्था असून तीचा नोंदणी क्रमांक टीएनए/बुएलआर/एचएसजी/(टि.सी)/७३१२/१९६१-१९९५/सन १९९५ दि. २४/०२/१९९५ रात. आहे. सदर नोंदणीकृत सहकारी गृहनिर्माण संस्था या कार्यालयाच्या अधिकार कक्षेत येत आहे. आणि..

ज्याअर्थी, शासनाचे जा.क्र. सगृह्यो २०१८/७७८५/२४-स, दिनांक ०४/०७/२०१९ नुसार प्राप्त महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ७९(अ) अन्वये नियमानुसार सहकारी गृहनिर्माण संस्थांच्या उभारतीचा पुनर्विकास कामेनाही विकासकाची निवड करण्याबाबत आयोजित करावयाच्या विरोध सर्वसाधारण सभेस प्राधिकृत अधिकारी नियुक्ती करणेबाबत अहवाल तालुका निबंधकांना प्रदान केलेले आहेत. आणि..

ज्याअर्थी विकासकाच्या नियुक्तीसाठी विरोध सर्वसाधारण सभा बोलाविण्याकरिता प्राधिकृत अधिकार्याचा नियुक्ती करणेबाबत संस्थेने याचा क्र. २ नुसार प्रस्ताव सादर केलेला आहे. त्यानुसार या कार्यालयाकडील याचा क्र. ३ या दि. २९/०८/२०२१ मध्ये उपस्थित उपस्थित श्री. राजेंद्र विठ्ठल मरकड, सहकारी अधिकारी यांनी याचा प्राधिकृत अधिकारी नियुक्ती करणेबाबत अहवाल सादर केलेला आहे. आणि..

ज्याअर्थी, सदर नियुक्ती आदेशास अनुसरून संस्थेची दि. २९/०८/२०२१ रोजी या कार्यालयातील नियुक्त अधिकारी सभे उपस्थित विशेष सर्वसाधारण सभा झालेली आहे. प्राधिकृत अधिकारी यांनी दि. ३०/०८/२०२१ रोजी आपला अहवाल या कार्यालयास सादर केलेला आहे. तसेच संस्थेने सदर सभेमध्ये विकासक निवडीबाबत मंजूर झालेल्या ठरावाचे इतिवृत्त या कार्यालयास दि. ३०/०८/२०२१ रोजी सादर केलेले आहे. आणि..

ज्याअर्थी, संस्थेने या कार्यालयास सादर केलेले इतिवृत्त व प्राधिकृत अधिकारी यांचा अहवाल यांचे अवलोकन केले असता संस्थेच्या एकूण १४ समासदापैकी १० समासद सभेस उपस्थित होते. पुनर्विकाससाठीच्या विरोध सर्वसाधारण सभेस एकूण १० समासद सभेस असल्यामुळे ठरावक असलेली २/३ गणपूर्ती पूर्ण झाल्यामुळे सभा घेण्यात आलेली आहे. उपस्थित सर्वसाधारण सभेच्या १५.१% पेक्षा अधिक ठरावाच्या बाजूने मतदान केले व विकासक निवडीबाबतचा ठराव संमत झाल्याचे दिसून आलेले आहे. सदर ठरावात विकासक म्हणून संस्थेने मेसर्स श्री कंठ डेहलपर्स चे भागीदार श्री. प्रशांत के. दलाल, श्री. योगेश शे. पवार, श्री. समीर तु. मोंपो व श्री. शैलेश जमदरे, पत्ता - ००२, साईपूजा अपार्टमेंट, आपटेवाडी-कात्रप रोड, हिरो शोरूम जवळ, वदलापूर (पूर्व), ता. अंबरनाथ, जि. ठाणे यांची उपस्थित सभासदांच्या सवानुमते (६१% पेक्षा अधिक) निवड केलेली आहे. आणि..

त्याअर्थी, उपरोक्त नमुद प्रमाणे वरील सर्व प्रक्रियेचा अवलोकन केले असता व अवलंबिलेली पध्दतीचा विचार करता संस्थेला पुनर्विकासासाठी मेसर्स श्री कंठ डेव्हलपर्स चे भागीदार श्री. प्रशांत के. दलाल, श्री. योगेश शं. पवार, श्री. समीर तु. भोपी व श्री. शैलेश जमदरे, पत्ता - ००२, साईपूजा अपार्टमेंट, आपटेवाडी कात्रप रोड, हिरो शोरुम जवळ, बदलापूर (पूर्व), ता. अंबरनाथ, जि. ठाणे यांचे नियुक्तीस मान्यता देणे आवश्यक असल्याची माहिती घालिली आहे. त्यामुळे मला प्राप्त अधिकारानुसार मी खालील प्रमाणे आदेश करित आहे.

:- आ दे श



क्र. १०६६	२०२१
७	७४

महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ३१(१) व सहकारी, पणजी व वस्त्रोद्योग विभाग, यांचेकडील जा. क्र. सग्यो २०१८/प्र.क्र.८५/१४-स, दिनांक ०४/०७/२०१९ च्या आदेशानुसार प्राप्त अधिकारानुसार मी रामचंद्र लोखंडे, सहाय्यक निबंधक, सहकारी संस्था, अंबरनाथ तालुका, सचिनम् को-ऑप, हौसिंग सोसायटी लि., सर्व्हे नं. ४, प्लॉट नं. ४, अनंत नगर, गांवदेवी मंदिर रोड, कुळगांव-बदलापूर (पु), ता. अंबरनाथ, जि. ठाणे या संस्थेच्या इमारतीच्या पुनर्विकासास परवानगी देत असून विकासक म्हणून मेसर्स श्री कंठ डेव्हलपर्स चे भागीदार श्री. प्रशांत के. दलाल, श्री. योगेश शं. पवार, श्री. समीर तु. भोपी व श्री. शैलेश जमदरे, पत्ता - ००२, साईपूजा अपार्टमेंट, आपटेवाडी कात्रप रोड, हिरो शोरुम जवळ, बदलापूर (पूर्व), ता. अंबरनाथ, जि. ठाणे यांच्या नियुक्तीस मान्यता देत आहे.

सदर आदेश मी माझे सही व शासन मुद्रेशह आज दिनांक ०२/०९/२०२१ रोजी दिला असे.



ठिकाण :- अंबरनाथ.  
दिनांक :- ०२/०९/२०२१

(रामचंद्र लोखंडे)  
सहाय्यक निबंधक,  
सहकारी संस्था, अंबरनाथ तालुका.

प्रति,

- १) मा. मुख्याधिकारी, कुळगांव-बदलापूर नगरपरिषद, बदलापूर (पूर्व), ता. अंबरनाथ, जि. ठाणे.
- २) चेअरमन/सेक्रेटरी, सचिनम् को-ऑप, हौसिंग सोसायटी लि., सर्व्हे नं. ४, प्लॉट नं. ४, अनंत नगर, गांवदेवी मंदिर रोड, कुळगांव-बदलापूर (पु), ता. अंबरनाथ, जि. ठाणे  
२/- यांना कळविण्यांत येते की, इमारतीच्या पुनर्विकासानंतर संस्थेतील वाढीव गाळवांना रितसर सभासदत्व देणेबाबतच्या प्रक्रियेचा अवलंब करून अधिकृत भागभांडवल वाढीस या कार्यालयाची परवानगी घ्यावी.
- ३) मेसर्स श्री कंठ डेव्हलपर्स चे भागीदार श्री. प्रशांत के. दलाल, श्री. योगेश शं. पवार, श्री. समीर तु. भोपी व श्री. शैलेश जमदरे, पत्ता - ००२, साईपूजा अपार्टमेंट, आपटेवाडी कात्रप रोड, हिरो शोरुम जवळ, बदलापूर (पूर्व), ता. अंबरनाथ, जि. ठाणे  
२/- यांना कळविण्यांत येते की, इमारतीच्या पुनर्विकासानंतर संस्थेतील वाढीव गाळवांची विक्री झाल्यानंतर तसे संस्थेस अवगत करून संस्थेमार्फत भागभांडवल वाढीचा प्रस्ताव या कार्यालयास सादर करावा.

(रामचंद्र लोखंडे)  
सहाय्यक निबंधक,  
सहकारी संस्था, अंबरनाथ तालुका.



सूची क्र.2

दुय्यम नियंत्रक : सह दु.नि. उल्हानगर 2

दस्ता क्रमांक : 6634/2021

नोदणी :

Regn:63m

गावाचे नाव : कुळगाव

क्रमांक 18409000

सब(भाडेपट्ट्याच्या प्रकार आकारणी देतो की पट्टेदार के

1.पॉटिंगला व परतण्याक(अनन्यम)

1) गाभिकेचे नाव कुळगाव-बदलापूर हा वरान , इतर गाभिकेची , इतर गाभिकेची: गोडे कुळगाव,हा. अनन्यम,जि ठाणे येथील न न 4(नवीन संशोधन 7/12 सुधारक न 4/13/18/19/4,पॉट न. 4)रिजिस्ट्रार न 13.18 व 19,पॉट न 4 क्षेत्र 499 00 ची मी. अने पत्रेपत्रे क्षेत्र व गाभिकेचे सचिनम को. अथ वरिगिग सोसायटी नि डिजिटिंग/सोसायटी व त्यागातीन सर्व मरनिता,पॉट न 8 व बदलून नव्यानह विकसककरातने (( Survey Number 4/13/18/19/4. ))

1) 489 60 ची मीटर

ते किंवा सुडी देण्यात अनेक वेळा

व करून देणा-या/मिळून देणा-या नर किंवा दिवाणी न्यायापयाचा किंवा आदेश अनन्यम,प्रतिपादिके

1). नार-सचिनम को. ऑफ. हॉमिंग सोसायटी नि. वरिगिग सोसायटी न न-76; पत्ता-पॉट न. - माळा न. - इमारतीचे नाव: बदलिका न. 1, वराननला, सचिनम सोसायटी गावदेवी मंदिर रोड, बदलापूर पु. ब्लॉक न. - रोड न. - महापट्ट, ठाणे पिन कोड-421503 पॅन न.-AHZPV8345H

2): नाव-सचिनम को. ऑफ. हॉमिंग सोसायटी नि. वरिगिग सोसायटी न न-56; पत्ता-पॉट न. - माळा न. - इमारतीचे नाव: मरनिता न 2, वराननला, सचिनम सोसायटी गावदेवी मंदिर रोड, बदलापूर पु. ब्लॉक न. - रोड न. - महापट्ट, ठाणे. पिन कोड-421503 पॅन न.-BYFPS178EH

3) नाव-सचिनम को. ऑफ. हॉमिंग सोसायटी नि. वरिगिग सोसायटी न न-43; पत्ता-पॉट न. - माळा न. - इमारतीचे नाव: बदलिका न. 2, वराननला, सचिनम सोसायटी, गावदेवी मंदिर रोड, बदलापूर पु. ब्लॉक न. - रोड न. - महापट्ट, ठाणे. पिन कोड-421503 पॅन न.-ESHPS89\*3K

4) नाव-सचिनम को. ऑफ. हॉमिंग सोसायटी नि. वरिगिग सोसायटी न न-52; पत्ता-पॉट न. - माळा न. - इमारतीचे नाव: बदलिका न. 7, सचिनम सोसायटी, गावदेवी मंदिर रोड, बदलापूर पु. ब्लॉक न. - रोड न. - महापट्ट, ठाणे. पिन कोड-421503 पॅन न.-AEPPT7986B

5) नाव-सचिनम को. ऑफ. हॉमिंग सोसायटी नि. वरिगिग सोसायटी न न-75; पत्ता-पॉट न. - माळा न. - इमारतीचे नाव: मरनिता न. 9, सचिनम सोसायटी, गावदेवी मंदिर रोड, बदलापूर पु. ब्लॉक न. - रोड न. - महापट्ट, ठाणे. पिन कोड-421503 पॅन न.-AJDPK9980D

6) नाव-सचिनम को. ऑफ. हॉमिंग सोसायटी नि. वरिगिग सोसायटी न न-57; पत्ता-पॉट न. - माळा न. - इमारतीचे नाव: मरनिता न 10, सचिनम सोसायटी, गावदेवी मंदिर रोड, बदलापूर पु. ब्लॉक न. - रोड न. - महापट्ट, ठाणे. पिन कोड-421503 पॅन न.-AQSPM9517N

7) नाव-सचिनम को. ऑफ. हॉमिंग सोसायटी नि. वरिगिग सोसायटी न न-29; पत्ता-पॉट न. - माळा न. - इमारतीचे नाव: मरनिता न 11, सचिनम सोसायटी, गावदेवी मंदिर रोड, बदलापूर पु. ब्लॉक न. - रोड न. - महापट्ट, ठाणे. पिन कोड-421503 पॅन न.-BHXPM5596A

8) नाव-सचिनम को. ऑफ. हॉमिंग सोसायटी नि. वरिगिग सोसायटी न न-34; पत्ता-पॉट न. - माळा न. - इमारतीचे नाव: मरनिता न. 12, सचिनम सोसायटी, गावदेवी मंदिर रोड, बदलापूर पु. ब्लॉक न. - रोड न. - महापट्ट, ठाणे. पिन कोड-421503 पॅन न.-AZNPJ2451Q

9) नाव-सचिनम को. ऑफ. हॉमिंग सोसायटी नि. वरिगिग सोसायटी न न-64; पत्ता-पॉट न. - माळा न. - इमारतीचे नाव: मरनिता न 13, सचिनम सोसायटी, गावदेवी मंदिर रोड, बदलापूर पु. ब्लॉक न. - रोड न. - महापट्ट, ठाणे. पिन कोड-421503 पॅन न.-AXVPB1426D

10). नाव-सचिनम को. ऑफ. हॉमिंग सोसायटी नि. वरिगिग सोसायटी न न-62; पत्ता-पॉट न. - माळा न. - इमारतीचे नाव: मरनिता न. 14, सचिनम सोसायटी, गावदेवी मंदिर रोड, बदलापूर पु. ब्लॉक न. - रोड न. - महापट्ट, ठाणे. पिन कोड-421503 पॅन न.-APSPS5749G

11): नाव-सचिनम को. ऑफ. हॉमिंग सोसायटी नि. वरिगिग सोसायटी न न-23; पत्ता-पॉट न. - माळा न. - इमारतीचे नाव: दुकान न.1, सचिनम सोसायटी, गावदेवी मंदिर रोड, बदलापूर पु. ब्लॉक न. - रोड न. - महापट्ट, ठाणे. पिन कोड-421503 पॅन न.-BYYPG8302J

12): नाव-सचिनम को. ऑफ. हॉमिंग सोसायटी नि. वरिगिग सोसायटी न न-52; पत्ता-पॉट न. - माळा न. - इमारतीचे नाव: दुकान न. 2, सचिनम सोसायटी, गावदेवी मंदिर रोड, बदलापूर पु. ब्लॉक न. - रोड न. - महापट्ट, ठाणे. पिन कोड-421503 पॅन न.-AKGPK4926R

13): नाव-सचिनम को. ऑफ. हॉमिंग सोसायटी नि. वरिगिग सोसायटी न न-50; पत्ता-पॉट न. - माळा न. - इमारतीचे नाव: दुकान न. 3, सचिनम सोसायटी, गावदेवी मंदिर रोड, बदलापूर पु. ब्लॉक न. - रोड न. - महापट्ट, ठाणे. पिन कोड-421503 पॅन न.-APYPK0184J

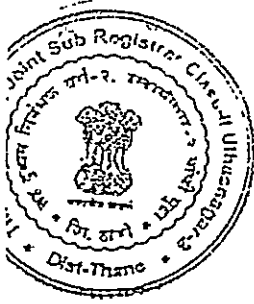
व करून देणा-या परतण्याचे व किंवा सचिनमकोचा हुकूमनामा किंवा आदेश प्रतिपादिके नाव व पत्ता

1): नाव-श्री गणेश रेकलपन वरिगिग सोसायटी प्रशासक देवगीनाथ दामा वर-50, पत्ता-पॉट न. - माळा न. - इमारतीचे नाव: हाडे पूजा आर्टमेंट, हिरो शोल्स जवळ, जाण, एम.आय.डी.सी. रोड, बदलापूर पु. ब्लॉक न. - रोड न. - महापट्ट, ठाणे. पिन कोड-421503 पॅन न.-AELFS6812F

2): नाव-श्री गणेश रेकलपन वरिगिग सोसायटी प्रशासक देवगीनाथ दामा वर-41; पत्ता-पॉट न. - माळा न. - इमारतीचे नाव: हाडे पूजा आर्टमेंट, हिरो शोल्स जवळ, जाण, एम.आय.डी.सी. रोड, बदलापूर पु. ब्लॉक न. - रोड न. - महापट्ट, ठाणे. पिन कोड-421503 पॅन न.-AELFS6812F

दस्ता क्रमांक दिव्यात दिव्यात 16/11/2021  
नोदणी देण्याचा दिवस 16/11/2021  
दस्ता क्रमांक व पत्र 16534/2021  
दस्ता क्रमांक व पत्र 920500

सह दुय्यम नियंत्रक वर्ग-2  
सहस्रकार-2





सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. उल्हासनगर 2

22/11 2021

दस्ता क्रमांक : 16832/2021

गावाचे नाव : कुळगाव



उत्तर - २	
क्र. १००६८	२०२१
४३	६५

(1) वित्तेखाचा प्रकार	पुरवणी करारनामा
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या वावनिवृत्तपट्ट्याकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1

(4) भू-मापन, पांढरिन्ना व धरक्याक(अनन्याय) 1) पानिकेचे नाव कुळगाव-वदलापूर इतर वर्णन :- इतर माहिती: नाव कुळगाव, 1) अचरनाथ, जि. ठाणे येथील स. न. 4(नवीन सगणीकुन 7/12 नुमा न न. 4/13/18/19/4, प्लॉट न 4) हिन्ना न 13, 18 व 19, प्लॉट न 4 क्षेत्र 489.60 चौ. मी. अने अन्वलेने क्षेत्र व त्यावरील मन्दिम को ऑप हीनिंग नोनायटी नि विल्डिंग/मासायटी व त्यामधील नव नदनिका, गळे अशा मिल्कलीनदमात दस्त क्र उद्दन2-16634/2021 दिनांक 16/11/2021 रोजीच्या पुनर्विकसन करारनाम्याच्या अनुषंगाने मंदर पुरवणी करारनामा. ( Survey Number 4/13/18/19/4 : )

(5) क्षेत्रफळ 1) 489.60 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

(7) दस्तावेज कर न देणा-या/निवृत्त देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यान, प्रतिवादिचे नाव व पत्ता. 1) नाव:- सचिनम को. ऑप. हांसिंग सोसायटी नि. वर्फे समासद मुनिल चद्रनात गेडने बय-41; पत्ता -प्लॉट न - माळा न:-, इमारतीचे नाव: सदनिका न. ६ सचिनम सोसायटी, गोंगदेवी मंदिर रोड वदलापूर पु., प्लॉक न:-, गेड न:-, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन न:-AMVPG7218B

(8) दस्तावेज कर न देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यान, प्रतिवादिचे नाव व पत्ता

1) नाव:- मं श्रीकंठ देव्हलपर्स वर्फे भार्गदार प्रगत केसरीनाथ दनाल बय:-50; पत्ता -प्लॉट न:-, माळा न:-, इमारतीचे नाव: साई पुजा अपार्टमेंट, हिरो शोरूम जवळ, कायप, एम.आय.डी.सी. रोड, वदलापूर पु., प्लॉक न :-, रोड न:-, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन न:-AELFS6812F  
2) नाव:- मे. श्रीकंठ देव्हलपर्स वर्फे भार्गदार योगेश शंकर पवार बय:-41; पत्ता:-प्लॉट न:-, माळा न:-, इमारतीचे नाव: साई पुजा अपार्टमेंट, हिरो शोरूम जवळ, कायप एम.आय.डी.सी. रोड, वदलापूर पु., प्लॉक न:-, रोड न:-, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन न:-AELFS6812F

(9) दस्तावेज कर न देणा-या पक्षकाराचे दिनांक	22/11/2021
(10) दस्तावेज कर न देणा-या पक्षकाराचे दिनांक	22/11/2021
(11) धरक्याक, खड व पट्ट	16832/2021
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेरा	



मह दुय्यम निबंधक वर्ग-३  
उल्हासनगर-२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाना तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्राक शुल्क आकारनामा निवडलेला अनुच्छेद :-

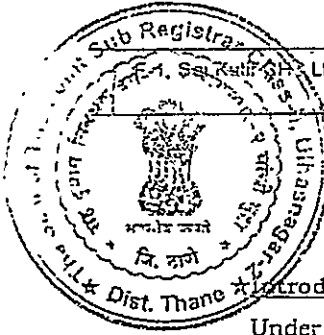
(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of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



Adv. RUCHA K. JOSHI

B.Com., LL.M.

Advocate - Bombay High Court



Ltd First Floor, Near Post Office, Ganesh Chawk, Kulgaoon, Badlapur (E) - 421 503, Dist. Thane  
Mob 9922076789 • E-mail : joshik.rucha@gmail.com

उद्देश - ३	
नं. म. १०७८२	३०३३
TO WHOMSOEVER IT MAY CONCERN	
TITLE REPORT	

Date : 29/11/2021

Introduction:

Under the instructions from M/s. Shreekanth Developers that I submit my Title Report.

Description of Property:

All that piece and parcel of N.A. land, lying, being and situate at revenue Village. Kulgaoon, Taluka: Ambernath District: Thane

Bearing:

Survey No.	Hissa No.	Plot No.	Area (Sq.mtr)
4 (New S No.4/13/18/19/4	13, 18 & 19	4	489.60

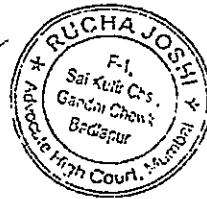
Presently in the name/s of:

SACHINAM CO OP HOUSING SOCIETY LTD.

(with all right, title and interest therein) hereinafter for brief referred to as "the said property"

Document perused:

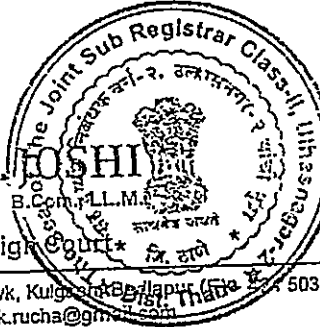
- Extract in Village form No. 7/12 extract dtd.06/08/2021.
- Extract in Village form No. 6D.





Adv. RUCHA K. JOSHI

Advocate - Bombay High Court



उह न - २	
व. नं. १०६६६	२०२१
४५	६४

F-1, Sai Kutir CHS Ltd. First Floor, Near Post Office, Gandhi Chowk, Kulgur, Thane (Dist. Thane) - 400 503, Dist. Thane  
Mob. : 9922076789 • E-mail : joshi.k.rucha@gmail.com

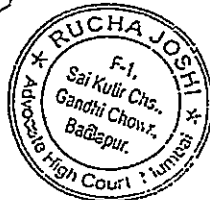
iii. Re-Development Agreement dated 16/11/2021 executed between Sachinam Co Op Housing Society Ltd. through its members as the owners of the one part and M/s. Shreekanth Developers through its partners Mr. Prashant Kesarinath Dalal, Mr. Yogesh Shankar Pawar as the Developers of the other part alongwith registration receipt issued by Sub-Registrar of Assurances, Ulhasnagar-2 under No.UHN2-16634/2021 dated 16/11/2021.

v. Irrevocable Power of Attorney dated 16/11/2021 executed by Sachinam Co Op Housing Society Ltd. through its members as the owners in favour of M/s. Shreekanth Developers through its partners Mr. Prashant Kesarinath Dalal, Mr. Yogesh Shankar Pawar as the Developers of the other part alongwith registration receipt issued by Sub-Registrar of Assurances, Ulhasnagar-2 under No.UHN2-16635/2021 dated 16/11/2021.

vi. Copy of order issued by Assistant Registrar Co-operative Society, Ambarnath bearing No.SN/AMBERNATH/B-2/SACHINAM /PUNARVIKAS/NA-HARKAT/1667/YEAR 2021 dated 02/09/2021.

vii] Supplementary Agreement dated 22/11/2021 executed between Sachinam Co Op Housing Society Ltd. through its member Mr. Sunil Chandrakant Godase as the owner of the one part and M/s Shreekanth Developers through its partners Mr. Prashant Kesarinath Dalal,

*Rm*





**Adv. RUCHA K. JOSHI**

B.Com., LL.M.

Advocate - Bombay High Court

E-1, Sai Kulir CHS Ltd. First Floor, Near Post Office, Gandhi Chowk, Kulgaoon, Badlapur (E) - 421 503, Dist. Thane.  
Mob. : 9922076789 • E-mail joshi.k.rucha@gmail.com

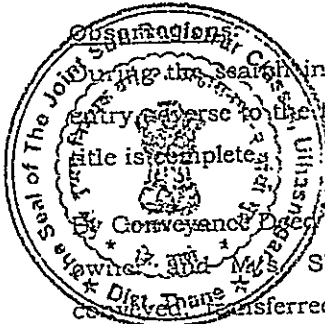
Mr. Yogesh Shankar Pawar as the Developers of the other part alongwith registration receipt issued by Sub-Registrar of Assurances, Ulhasnagar-2 under No.UHN2-16832/2021 dated 22/11/2021.

viii) Search report given by searcher Satish A. Farad bearing GRN no.MH003361887202122E dtd.29/11/2021

Period of Search:

From the year 1992 till 2021 (upto 29/11/2021);

Search was undertaken, by searcher in the records maintained at the Offices of Sub-Registrars of Assurances at Ulhasnagar-1, 2, & 4

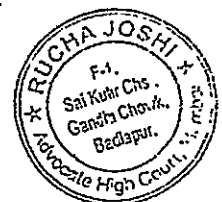


On the search in the records my searcher has not come across any entry adverse to the title of the present owners and therefore the chain of title is complete.

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१३/१२/२०१८

Shree Construction as the confirming party have transferred all the rights of ownership of the said property alongwith structures standing thereon having 11 flats 3 shops in favour of Sachinam Co. Op Housing Society Ltd. And thereafter, the said society have followed necessary procedure and mutated their names in the revenue records vide mutation entry no.6957 passed by Talathi Saja Kulgaoon and started enjoying the said property as absolute owner thereof

*[Handwritten signature]*

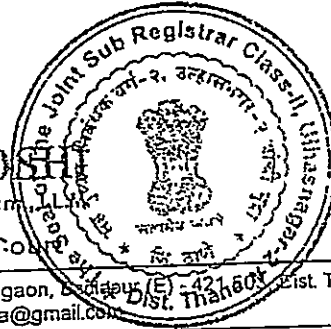




Adv. RUCHA K. JOSHI

B.Ccm.

Advocate - Bombay High Court



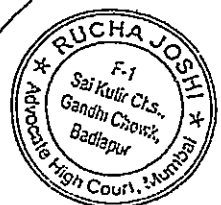
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१७	१४

Sai Kutir CHS Ltd. First Floor, Near Post Office, Gandhi Chowk, Ku'gaon, Badapur, Dist. Thane  
Mob : 9922076789 • E-mail : joshi.k.rucha@gmail.com

That the construction of the building is in dilapidated condition and requires huge repairs and therefore, all the society members have collectively passed resolution for re-development of the said property alongwith the building standing thereon and by re-development agreement dated 16/11/2021 all the members of Sachinam Co Op Housing Society Ltd. have granted re-development rights of said property unto M/s. Shreekanth Developers. And necessary permission for re-development of the aforesaid property has been obtained from the office of Assistant Registrar, Co-operative society, Ambernath

AND WHEREAS one Mr. Sunil Chandrakant Godase have executed separate Supplementary Agreement dta 22/11/2021 which is duly registered with Sub-Registrar of Assurances Ulhasnagar-2 under No.UHN2-16832/2021 whereby he has accord his consent to the Builder/Promoter M/s. Shreekanth Developers for re-development of the said property.

In view of the above it appears that in terms of the orders, permissicns and sanctions obtained under the prevailing laws, enactments and statutes and in compliance thereof as well as in pursuarce to terms and cnditions of Re-Development Agreement, Power of Attorney and Supplementary Agreement referred to hereinabove, the said M/s. Shreekanth Developers is well and sufficiently entitled to the said property with the right and authority to develop the same and to sale the flats, units, shcps being construed therein to prospective purchasers after allotment of flats/shops to the members of the owner society as per re-development agreement.





**Adv. RUCHA K. JOSHI**  
B.Com., LL.M.


Advocate - Bombay High Court

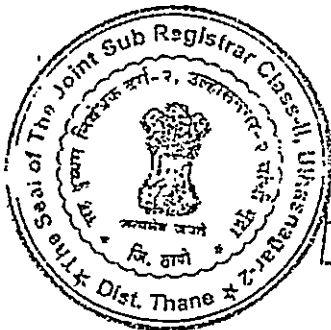
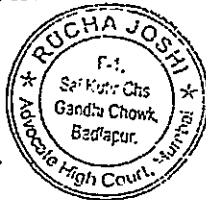
Sai Kutir CHS Ltd. First Floor, Near Post Office, Gandhi Chowk, Kulgaoon, Badlapur (E) - 421 503, Dist. Thane  
Mob. : 9922076789 • E-mail : jcschi.k.rucha@gmail.com

Opinion:

After careful study of the revenue records, search undertaken in the records kept at the Sub-Register's Office/s and foregoing, observations, I have no hesitation, whatsoever, in certifying that the title to the said property is absolutely "CLEAR, MARKETABLE and FREE FROM ENCUMBRANCES".

Hence this report is issued

  
(Rucha Joshi)  
Advocate  
Encl.: Search Note.



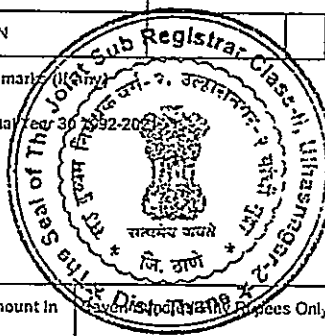
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CHALLAN  
MTR Form Number-6



GRN	MH009361887202122E	BARCODE	[Barcode]		Date	29/11/2021-11 19 15	Form ID	
Department				Inspector General Of Registration				
Search Fee				Payor Details				
Type of Payment				Other Items				
Office Name				ULH2_ULHASNAGAR 2 JT SUB REGISTRAR		Full Name		Adv Joshi Through S A Farad
Location				THANE				
Year				2021-2022 One Time		File/Block No.		New Survey No.4, Hissa No 13/18/19 Plot No 4
Account Head Details				Amount In Rs.		Promises/Bu Iding		
0030072201 SEARCH FEE				750.00		Road/Street		SACHINAM CO OP HOU SOC LTD
						Area/Locality		Kulgaon
						Town/City/District		
						PIN		
						Remarks		
						Total		
						Amount In		
						Words		
Payment Details				IDBI BANK		FOR USE IN RECEIVING BANK		
Cheque-DD Details				Bank CIN		Ret. No.		69103332021112912238 2715485056
Cheque/DD No.				Bank Date		R3 Date		29/11/2021-11:20:52 Not Verified with RBI
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No , Date		Not Verified with Scroll		



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Department ID: [Blank] Mobile No. 5765735433  
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document  
सर् चालान केवल कारणों में ही वैध है। अन्य कारणों से अमान्य है।

Searsher  
SACHIN A FARAD  
Vikas Smaruti, Ward No.4, Vangani (E)  
Tal. Ambemath, Dist. Thane

Mobile No:-9822825660

**MR. SATISH ANAND FARAD**  
**SEARCHER**

Office At:-Vikas Smruti, Ward No. 4, Kalanagar, Vangani (E)  
Tal- Ambernath Dist- Thane

Ref. .

Date:-26/11/2021

**SEARCHREPORT**

**DESCRIPTION OF PROPERTY:-**

New Survey No.4, Hissa No.13/18/19, Plot No.4, Old Survey No.4/13/18/19, Plot No 4 Admeasuring Area 489.60 Sq.Mtrs Building Known as "SACHINAM CO OP HOU SOC LTD" Situated at -Mouje KULGAON Tal - Ambernath Dist- Thane. Within local limit of Ambernath Municipal Council & Sub-Registered Office, Ambernath.

I have taken the search in respect of above mentioned property and I have gone through available Index of Registered kept in the office of Sub-Registered Office, Ambernath -2 for the period of 30 years i.e. 1992 to 2021 (Upto 26/11/2021)

Search Report Number: 40/2021

Year	Transaction	Year	Transaction
1992	Books Not Available	2007	Nil
1993	Books Not Available	2008	Nil
1994	Books Not Available	2009	Nil
1995	Books Not Available	2010	Nil
1996	Torn Condition	2011	Nil
1997	Torn Condition	2012	Nil
1998	Torn Condition	2013	Nil
1999	Torn Condition	2014	Nil
2000	Torn Condition	2015	Nil
2001	Torn Condition	2016	Nil
2002	Nil	2017	Transaction
2003	Nil	2018	Nil
2004	Nil	2019	Nil
2005	Nil	2020	Nil
2006	Nil	2021	Transaction

**1) Transaction For Year 2017 :-**

**Nature of Transaction :- Sale Deed**

**Actual Value of Rs. 0.00/-**

**Market Value of Rs.1.00/-**

**Description of Property:-**New Survey No.4, Hissa No.13/18/19, Plot No.4, Old Survey No.13/18/19/4 Admeasuring Area 489.60Sq.Mtrs Building Known as "SACHINAM CO OP HOU SOC LTD" Total Flat 11 & Shop 3 is Sale Deed Situated at -Mouje KULGAON Tal -Ambernath Dist-Thane..

Shri. Achut Vinayak Vaidhya

Vendor

AND

M/s. Shree Constructions Company Through  
Partner Shri.Chandrashekhkar Yasvant Kane

Confirming Party

AND

Sachinam Co Op Hou Soc Ltd Through  
Chairman 1) Shri. Sujit Madhukar Khadakban  
Secretary 2) Shri. Keshav Tukaram Mahadik

- Purchasers



Date of Execution :-13/12/2017  
Date of Registration:-13/12/2017  
Register Document No:-15906/2G17  
Stamp Duty Paid of Rs.- 1,500/-  
Register Charges of Rs.- 1,500/-

2) Transaction of Year 2021:-

Nature of Transaction :- Development Agreement  
Actual Value of Rs. 1,84,09,000/-  
Market Value of Rs. 32,70,600/-

Description of Property:-New Survey No.4, Hissa No.13/18/19, Plot No.4, Old Survey No.13/18/19/4 Admeasuring Area 489.60Sq.Mtrs Building Known as "SACHINAM CO OP HOU SOC LTD" Total Flat 11 & Shop 3 is Sale Deed Situated at -Mouje KULGAON Tal -Ambarnath Dist-Thane.

Sachinam K. Co Op Hou Soc Ltd Through  
Members 1) Shri. Dyneshwer Namdev Vidhate  
Members 2) Shri. Gopal Ganpat Suryavanshi  
Members 3) Smt. Sajabai Gopal Suryavanshi  
Members 4) Shri. Chandrakant Ganpat Dhasal  
Members 5) Shri. Chandrakant Koyande  
Members 6) Shri. Keshav Tukaram Mahadik  
Members 7) Shri. Rohit Keshav Mahadik  
Members 8) Shri. Amit Kantilal Jadkar  
Members 9) Smt. Neeta Ashok Bhosle  
Members 10) Smt. Ranjana Shivaji Sonavane  
Members 11) Shri. Pratik Datta Gavade  
Members 12) Shri. Sujit Madhukar Khadakban  
Members 13) Shri. Mandar Ramkrishan Khadakban

A N D

M/s. Shrikanth Developers Through Partners  
1) Shri Prashant Kesharinath Dalal  
2) Shri Yogesh Shankar Pawar

Developers

Date of Execution :- 16/11/2021  
Date of Registration:-16/11/2021  
Registered Document No:-16634/2021 (Jlhasnagar-2)  
Stamp Duty Paid of Rs.-9,20,500/-  
Registration Charges of Rs.-30,000/-

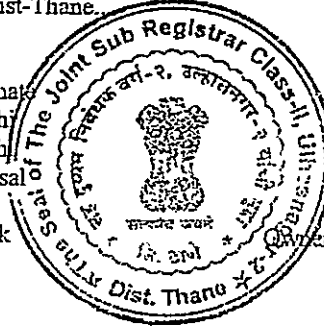
3) Transaction of Year 2021:-

Nature of Transaction :- Power Of Attorney  
Actual Value of Rs. 1.00/-  
Market Value of Rs. 0.00/-

Description of Property:-New Survey No.4, Hissa No.13/18/19, Plot No.4, Old Survey No.13/18/19/4 Admeasuring Area 489.60 Sq.Mtrs Building Known as "SACHINAM CO OP HOU SOC LTD" Total Flat 11 & Shop 3 is Sale Deed Situated at -Mouje KULGAON Tal -Ambarnath Dist-Thane..

Sachinam K. Co Op Hou Soc Ltd Through  
Members 1) Shri. Dyneshwer Namdev Vidhate  
Members 2) Shri. Gopal Ganpat Suryavanshi  
Members 3) Smt. Sajabai Gopal Suryavanshi  
Members 4) Shri. Chandrakant Ganpat Dhasal  
Members 5) Shri. Chandrakant Koyande  
Members 6) Shri. Keshav Tukaram Mahadik  
Members 7) Shri. Rohit Keshav Mahadik  
Members 8) Shri. Amit Kantilal Jadkar  
Members 9) Smt. Neeta Ashok Bhosle  
Members 10) Smt. Ranjana Shivaji Sonavane  
Members 11) Shri. Pratik Datta Gavade

Principals



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Mobile No:-9822825660

**MR. SATISH ANAND FARAD**  
**SEARCHER**

Office At:-Vikas Smruti, Ward No. 4, Kalanagar, Vangani (E)  
Tal- Ambernath Dist- Thane

Ref.

Date:- 26/11/2021

..3..

Members 12) Shri. Sujit Madhukar Khadakban  
Members 13) Shri. Mandar Ramkrishan Khadakban

Principals

AND

M/s. Shrikanth Developers Through Partners

1) Shri. Prashant Kesharinath Dalal

Power Of Attorney Holders

2) Shri. Yogesh Shankar Pawar

Date of Execution :- 16/11/2021

Date of Registration:- 16/11/2021

Registered Document No:-16635/2021 (Ulhasnagar-2)

Stamp Duty Paid of Rs.:-500/-

Registration Charges of Rs.:-100/-

**4) Transaction of Year 2021:-**

Nature of Transaction :-Supplementary Agreement

Actual Value of Rs. 0.00/-

Market Value of Rs. 1.00/-

**Description of Property:-**New Survey No.4, Hissa No.13/18/19, Plot No.4, Old Survey No.13/18/19/4 Admeasuring Area 489.60 Sq.Mtrs Building Known as "SACHINAM CO OP HOU SOC LTD" Total Flat 11 & Shop 3 is Sale Deed Situated at -Mouje KULGAON Tal -Ambarnath Dist-Thane..

Sachinam K. Co Op Hou Soc Ltd Through  
Members Shri. Sachin Chandrakant Godshe

Vendors

M/s. Shrikanth Developers Through Partners

1) Shri. Prashant Kesharinath Dalal

Purchasers

2) Shri. Yogesh Shankar Pawar

Date of Execution :- 22/11/2021

Date of Registration:- 22/11/2021

Registered Document No:-16832/2021 (Ulhasnagar-2)

Stamp Duty Paid of Rs.:-500/-

Registration Charges of Rs.:-100/-

Search GRN No :- MH009361887202122E

Search Application No:- 0030072201/2021

Searcher

SATISH A. FARAD

Vikas Smruti, Ward No.4, Vangani (E)  
Tal. Ambernath, Dist. Thane

**HENCE THIS SEARCH REPORT**

Date :26/11/2021

Note :-

At the time of taking search it was found that

- Pages of some of the Index II Register, were in torn condition and some of the pages were in lost condition.
- No Index is kept for power of attorney at the office hence, the said report is excluding the entry of any power of attorney.
- The Index II from 2007 to 2021 is not properly binded hence the report is also subject to said condition, search is taken as per available record.
- This Property is developed and many flat sale agreement was registered in Sub-registrar Office of Ulhasnagar-2 during 2011 to 2021, entry of Flat Sale Agreement is not mentioned in this Search Report.



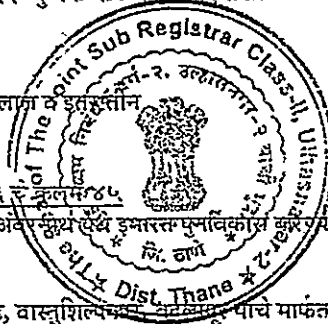
## कुळगांव बदलापूर नगरपरिषद

नगरपरिषद मुख्यालय, कुळगांव, बदलापूर, जिल्हा, महाराष्ट्र, भारत. कुळगांव, बदलापूर, जिल्हा, महाराष्ट्र, भारत. कुळगांव, बदलापूर, जिल्हा, महाराष्ट्र, भारत.  
 Email - [coud.kulgaonbaddalapur@maharashtra.gov.in](mailto:coud.kulgaonbaddalapur@maharashtra.gov.in) पृष्ठभूमी - <https://kbrmc.gov.in>

अपॅडिक्स डी - १

जा. क्र.कु.व.न.प./नरवि/वां.प./ ३०१०५ /२०२१-२०२२ चुनिक नं. १९६६ दिनांक: २९/११/२०२१

प्रति,  
 सचिनम को.ऑप.हौ.सोसायटी लि.चे कु.मु.प.धारक  
 मे.श्री कंठ डेव्हलपर्स तर्फे भागीदार श्री.प्रशांत केसरनाथ दलगाव इतरुस्तान  
 द्वारा श्री.राहुल श्रीखंडे, वास्तुशिल्पकार, बदलापूर



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व. क्र. १०७६८	२०२१
५२	६५

विषय : महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४५  
 स.नं.४, हि.नं.१८, प्लॉट नं.४, मोजे कुळगांव, ता.अंधेरा, जिल्हा महाराष्ट्र, भारत पुनर्विकास करणाऱ्या  
 बांधकाम मंजूरीबाबत.

संदर्भ : आपला दि.२९/११/२०२१ रोजीचा श्री.राहुल श्रीखंडे, वास्तुशिल्पकार यांचे मार्फत  
 सादर केलेला अर्ज क्र.१८५११.

वरील संदर्भाधीन अर्जांन्वये विषयांकित स.न.४, हि.नं.१८, प्लॉट नं.४, मोजे कुळगाव, ता. अंधेरा मध्ये  
 महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४४ व महाराष्ट्र नगरपरिषद अधिनियम १९६५ चें कलम  
 १८९ अन्वये इमारत पुनर्विकासाच्या बांधकाम परवानगीकरिता अर्ज या कार्यालयास प्राप्त झाला आहे. सध्या जग  
 मंजूर विकास योजना कुळगांव बदलापूर प्रमाणे निवासी समाविष्ट असून, ही नियमित भूखंडापेकोची जग आहे व सध्या  
 जागा मंजूर अभिन्यासापैकी १२.० मी. व ९.० मी. रुंद विद्यमान रस्त्यावर दर्शनी आहे. प्रकरणी दि.०३/११/२०२१ रोजी  
 पूर्वी मंजूरी दिल्याप्रमाणे भूखंडाच्या सीमांकनास मालकी हक्कास व रस्त्याच्या स्थितीस अधीन राहून परवानगी विचारत  
 घेण्यात येत आहे.

सवव, विषयांकित प्रकरणातील ४८९.६० चौ.मी. पैकी ४८५.०० चौ.मी. भूखंडामध्ये एक वृक्ष विनायक  
 नियंत्रण व प्रोत्साहन नियमावलीच्या तरतुदीनुसार १४५.५० चौ.मी. प्रीमीयम क्षेत्र, १७५.७३ चौ.मी. डि.डी. झाड  
 इमारत पुनर्विकासाचे १६५.०० चौ.मी. क्षेत्र व ५९८.३७ चौ.मी. अन्सलरो क्षेत्रासह एकूण अनुज्ञेय क्षेत्र  
 १५६८.३६ चौ.मी. पैकी १५६२.७२ चौ.मी. नियोजित बांधकाम क्षेत्र प्रस्तावित करून बांधकाम करण्यासाठी कलम  
 दि.२९/११/२०२१ च्या अर्जास अनुसरून पुढील शर्तीस अधीन राहून तुमच्या मालकीच्या जागेत, महाराष्ट्र प्रादेशिक व  
 नगर रचना अधिनियम १९६६ चे कलम ४५ अन्वये भागस्टिल्ट, तळ + भाग सात मजले/ वृकानट/ राहणघरां व  
 वाणीज्यसाठी/ वाडे भितीच्या इमारतीच्या बांधकामाबाबत, बांधकाम परवाना/ प्रारंभ प्रमाणपत्र देण्यात येत आहे  
 (इमारत-भागस्टिल्ट, तळ + भाग सात मजल्यांकरिता)

-: अटी :-

- महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम १५१ (३) नुसार मुंबई महानगर प्रदेश विकास  
 प्राधिकरणाने प्रदान केलेल्या विकास नियंत्रण व जमिन वपर या बाबतचे अधिकारांस अधीन राहून ही परवानगी  
 देण्यात येत आहे.
- नकाशात दाखविल्याप्रमाणे नियोजित इमारतीचा वापर निवासी व वाणीज्य वापराने करावा व  
 बांधकाम मंजूर नकाशाप्रमाणे असावे.
- महसूल व वन विभाग, महाराष्ट्र शासन, यांचेकडील बिनशेतीबाबत दि.५ जानेवारी २०१७ चे अध्यादेश क्र २  
 मधील लागू असलेल्या आदेशांचे पालन करणे आपणांवर बंधनकारक राहिल.
- स्थळदर्शक नकाशावर दर्शविल्याप्रमाणे नियोजित बांधकामापासून पुढील, मागील व वाजुचे सामासिक अंत  
 प्रत्यक्षात जागेवर असली पाहिजेत व त्याखालील जागा कयम खुली ठेवावी. या सामासिक अंतरात स्टेचर  
 टँक चे बांधकाम करावयाचे झाल्यास, सडर सेंट्रिक टँक चा स्लॅब सभोवतालच्या फ्लोअरिंगी एकपात  
 असावा जेणेकरून वाहतूक व्यवस्थेला बाधा होणार नाही. कोणत्याही बांधकामामुळे तळमजल्याची सामासिक  
 अंतरे कमी होणार नाहीत याची दक्षता घ्यावी.
- सेटबॅक नियमाच्या अंमलबजावणीसाठी मोकळी केलंली/ सोडण्यात आलेली जागा हो ताद्विनांक रस्त्याचा  
 भाग समजण्यात येईल.

६. ही बांधकाम परवानगी/ प्रारंभ प्रमाणपत्र दिलेल्या तारखेपासून एक वर्ष पर्यंत वैध असेल, नंतर पुढील वर्षासाठी परवानगीचे नूतनीकरण मुदत संपणे आधी करणे आवश्यक राहिल. अशाप्रकारचे नूतनीकरण फक्त तीन वर्ष करता येईल. वैध मुदतीत किमान र्तीय लेव्हलपर्यंत पूर्ण करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेतांना त्यावेळी अस्तित्वात असलेल्या नियमांचा व नियोजित विकास आराखड्याच्या अनुषंगाने छाननी करण्यात येईल.
७. बांधकाम सुरु करण्यापूर्वी नगर भूमापन अधिकारी/ भूमी अभिलेख खात्याकडून जागेची आखणी करून घेण्यात यावी आणि तसा दाखला नगरपरिषदेकडे सादर केल्यानंतर बांधकाम सुरु करावे.
८. मंजूर नकाशाबाबत जागेवर प्रारंभ प्रमाण पत्राचा क्रमांक दिनांक आणि इतर माहिती लिहून फ्लक रतवावा.
९. भूखंडाचे क्षेत्रफळात व हद्दीमध्ये फरक आढळल्यास सुधारीत परवानगी घेणे बंधनकारक राहिल. तसेच प्रकरणी प्रस्तावासोबत आपण सादर केलेल्या कागदपत्रांवरून जागेची मालकी निश्चित केलेली आहे, त्यामुळे जागेच्या मालकी हक्काबाबत/ वहीबाटीबाबत वाद निनांग झाल्यास त्याची सर्वस्वी जबाबदारी विकासकर्ता/ कु.मु.प.धारक/ जमिन मालक यांची राहिल.
१०. कुलमुखत्यार पत्र धारक/ भाडेकरू/ गाळेधारक/ मुळ मालक यांच्यात काही वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी वास्तुशिल्पकार/ विकासकर्ता यांचेवर राहिल.
११. फुळ कायद्यांची जमिन असल्यास टेनन्सी अॅक्ट कलम ४३ प्रमाणे मा.जिल्हाधिकारी. ठाणे यांची मजूती घेतल्याशिवाय बांधकाम करू नये
१२. प्रस्तावा सोबत सादर केलेले ७/१२ उतारे, फेरफार उतारे, मोजणी नकाशाच्या आधारे सधरू बांधकाम परवानगी देण्यात आलेली असून ती बनावट किंवा दिशाभूल करणारी आढळून आल्यास ही बांधकाम परवानगी संपुष्टात येईल.
१३. कोविड-१९ प्रादुर्भावाच्या अनुषंगाने शासनाने जाहिर केलेल्या लॉकडाऊन कालावधीमध्ये सादर जागा भविष्यात कन्टेनमेंट झोनमध्ये आल्यास त्या कालावधीमध्ये काम करता येणार नाही.
१४. बांधकाम सुरु करण्यापूर्वी इमारतीच्या पाया उत्खननासाठी आवश्यक असलेल्या गोंण खनिजाचे त्यामित्त्वधन जिल्हाधिकारी कार्यालयात भरले असल्याचा दाखला सादर करणे आवश्यक आहे.
१५. मंजूर नकाशाानुसार बांधकाम न करणे तसेच प्रचलित विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानगा न घेता बांधकाम/ वापर करणे महाराष्ट्र पाबंदीक व नगररचना अधिनियमाचे कलम ५२ यानुसार दखलपत्र गुन्हा आहे. त्यामुळे मंजूर बांधकाम परवानगीच्या विपरीत बांधकाम करण्यापूर्वी अथवा मंजूर परवानगीच्या अनुषंगाने बांधकामात फेरफार करण्यापूर्वी सुधारीत बांधकाम परवानगी घेणे आवश्यक राहिल.
१६. बांधकाम वा सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या जटी प्रमाणे करावे. जोत्यापर्यंत बांधकाम झाल्यानंतर नकाशाप्रमाणे बांधकाम केलेल्या बाबतचे वास्तुशिल्पकारांचे प्रमाणपत्र नगरपरिषदेस सादर करावे. या प्रमाणपत्रावरून पुढील बांधकाम सुरु करावे.
१७. बांधकाम सुरु करण्यापूर्वी (३) दिवस आधी नगरपरिषद कार्यालयात लेखी कळविण्यात यावे व ही परवानगी नगरपालिका/ जिल्हाधिकारी कार्यालयात जागीरदार/ इतर जमिनीवर बांधकाम अगर विकास करण्यास हक्क देत
१८. बांधकाम जागेवरील बांधकाम करताना आलेल्या २०२०-२१२३ धुळेधारीक आर.सी.सी. डीझाईननुसार बांधकाम घटकांचे पॅनफॉन व अहोमिती नोंदणीकरून घ्यावे व इतर बांधकाम इंग्रिनीडर यांचेकडून करून घेणे आवश्यक असून त्याचे वेळोवेळी निरीक्षण इमारतीचे बांधकाम पूर्ण करणे अर्जदार/ विकासकर्ता यांचेवर बंधनकारक राहिल. बांधकामात सुरक्षिततेची (Structural Safety) जबाबदारी सर्वस्वी आपल्या स्थानत्य-विशारद/ स्ट्रक्चरल इंजिनियर यांचेवर राहिल.
१९. सांडपाण्याचे व पागोळ्याचे पाणी नगरपरिषदेच्या गटारीस स्वखर्चाने नगरपरिषद अभियंता यांचे परसतीप्रमाणे सांडावे लागेल सांडपाण्याच्या बाबतीत आरोग्य खात्याचे प्रमाणपत्र असल्याशिवाय वापर परवाना देण्यात येणार नाही.
२०. सादर प्रकल्पातील धनकचऱ्याची विल्हेवाट सुरक्षितपणे लावण्यासाठी योग्य ती व्यवस्था विकासकर्ता/ सहकारी गृहनिर्माण संस्थेनी स्वतःच्या जबाबदारीवर करणे आवश्यक राहिल. धनकचरा व्यवस्थापनासाठी ओला कचरा/ सुका कचरा स्वतंत्रपणे ठेवण्याची, त्याचा साठ व प्रक्रीया करण्याची व त्याकरीता संयंत्र उभारण्याची जबाबदारी विकासकर्ता/ सहकारी गृहनिर्माण संस्थेची राहिल.
२१. नवीन इमारतीस मंजूर नकारो प्रमाण लेप्टीक टँक ताडणे व स्वच्छतागृहाची मलनिःसारण नलिका ही भाविय्य काळात जवळच्या मलनिःसारण नलिकेत स्वच्छता नगरपरिषद अभियंता यांचे परवानगीने जोडणे आवश्यक राहिल.
२२. उक्त जमीनीवर विकास करतांना जागेवरील भूपृष्ठ रचनेत अनावश्यक बदल करू नये व सादर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो इन्डोल परवानगी शिवाय वळवू अथवा बंद करू नये.

२३. बांधकाम परवानगी नियोजित रस्त्याप्रमाणे दिली असल्यास त्या रस्त्याचे काम नगरपरिषदेच्या जांबीप्रमाणे व प्राधान्यतेप्रमाणे केले जाईल तसा रस्ता होईपावेतो इमारतीकडे जाण्यायेण्याच्या मार्गाची जबाबदारी संश्लेषण आपलेकडे राहिल.

२४. नागरी जमीन कमाल धारणा अधिनियम १९७६ मधील तरतुदी प्रमाणे जागा वधेत होत असल्यास त्याचा सर्वस्वी जबाबदारी आपलेवर राहिल.

२५. जागेतून किंवा जागे जवळून अतिदाब विद्युतवाहिनी जात असल्यास बांधकाम करण्यापूर्वी सर्वाथत खात्याकडून ना हरकत दाखला घेतला पाहिजे. तसेच अशा विद्युतवाहिनीपासून सुरक्षित अंतर ठेवले जाईल याचो खबरदारी घेण्याची जबाबदारी विकासाची राहिल.

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

२७. बांधकामाच्या सभोवताली सोडलेल्या खुल्या जागेत (१) अडोळ, (२) निरतंगरी, (३) निरतंगरी, (४) करंज, (५) आंबा, इ.पैकी एकूण दहा झाडे लावून त्यांचा जोपासन करून पाहिजे तसेच त्या जागेतून असलेली झाडे तोडण्यापूर्वी परवानगी घेणे बंधनकारक आहे.

२८. ५०० चौ.मी.वरील भूखंडास नैसर्गिक पावसाळी पाण्याचा संग्रहण (water harvesting) ची यंत्रणा उभारण्यात यावी. तसेच रूफ टॉप पावसाळी पाण्याची जमावट करून अशा पध्दतीने खड्डा घेवून पाईप व्यवस्था करणेत यावी. जवळील पावसाच पाणी वटवून बाय जाणार नाही व ते जमिनीमध्ये मुरेल. बांधकाम पूर्णतेचा दाखला सादर करतवेळी सदर योजना राबित्या बाबत त्याच फटा व ज्या अधिकतां (एजन्सी) मार्फत ही योजना तयार करण्यात आली आहे त्यांचेकडील, योजना सुस्थीत असलेबाबत प्रमाणपत्र जोडावे त्याशिवाय बांधकाम भोगवटा प्रमाणपत्र देण्यात येणार नाही याचो नोद द्यावी. सदर यंत्रणा भविष्यात निष्क्रीय किंवा निकामी झाल्यास, इमारतीच्या प्रत्येक १०० चौर.मी. बांधकाम क्षेत्रासाठी रु.१०००/- प्रतीवर्ष प्रमाणे दंड होऊ शकतो.

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

३०. सदर इमारत बांधकामामुळे काही वृक्ष बाधित होत असल्यास वृक्ष अधिकारी यांचा विहीत पध्दतीने परवान प्राप्त करून त्यांचे आदेशाप्रमाणेच वृक्षतोडीनंतर इमारत बांधकाम हाती घेणेची कार्यवाही करावी

३१. बांधकाम साहित्यात प्लाथ अंश विटा व प्लाथ अंश आधारीत साहित्याचा वापर करण्यासाठी केंद्र शासनाच्या नियमांची अंमलबजावणी करणे बंधनकारक राहिल. याबाबत वास्तुविशारदचे प्रमाणपत्र सादर न केल्यास इमारतीत भोगवटा प्रमाणपत्र दिले जाणार नाही.

३२. बांधकाम पूर्ण झाल्यावर पिण्याच्या पाण्याचे कनेक्शन मिळण्याकरिता नगरपरिषदेवर जबाबदारी राहणार नाही किंवा पिण्याच्या पाण्यासाठी नगरपरिषद हमी घेणार नाही. तसेच बांधकाम करण्यासाठी पिण्याचे पणो आजिवन वापरू नये.

३३. बांधकाम पूर्णतेचा दाखला/ वापर परवानगी घेतल्याशिवाय इमारतीचा वापर करू नये त्यासाठी जागेवर ज्याप्रमाणे बांधकाम पूर्ण झाले आहे त्याचा नकाशा वास्तुशिल्पकार व स्थापत्य विशारद यांच्यामार्फत विक्रम नियंत्रण नियमावलीतील अपॉइक्स-एच मध्ये आवेदकाने पूर्ण झालेल्या बांधकामाच्या पाच प्रतीसह व इतर आवश्यक कागद पत्रासह सादर करण्यात यावा. वापर प्रमाणपत्राशिवाय इमारतीचा वापर सुरू केल्यास संपूर्ण इमारत अनाधिकृत ठरविली जाईल.

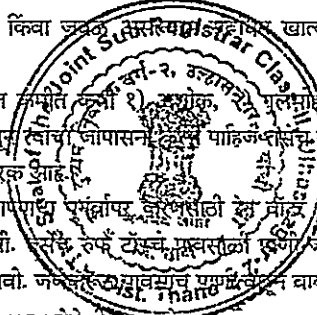
३४. बांधकामाचे मटेरीयल रस्त्यावर टाकावयाचे झाल्यास बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल त्याकरिता नियमाप्रमाणे लागणारी रक्कम (व दड झाल्यास त्या रकमेसहीत) भरावी लगेत. बांधकामाच्या बळा निरुपयोगी माल (मटेरीयल) नगरपरिषद सांगेल त्या ठिकाणी स्वखर्चाने वाहून टाकला पाहिजे.

३५. स्टीलची कमाल उंची नियमानुसार असावी व ती चहूबाजूने खुली असावी व ती कोपत्याही परिस्थितीत बदलून करू नये.

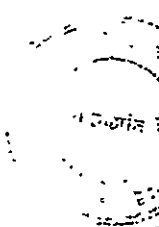
३६. बांधकाम नकाशात खिडकीबाहेर/ घाल्कनीलगत दाखविलेले आर्किटेक्चरल प्रांजेक्शन/ कॉर्निस/ इलेव्हेशनल प्रांजेक्शन हे कोणत्याही परिस्थितीत रेलिंग किंवा पॅरापेट वॉल ने बांदित करू नये अथवा वापरात आणण्यायोग्य करू नये. अन्यथा भोगवटा प्रमाणपत्र दिले जाणार नाही व सदरचे क्षेत्र बांधकाम क्षेत्रगत गजले जाईल.

३७. सदर जागेस माथेरान इको सॅसॅटिव्ह तसेच महाराष्ट्र खाजगी वने (संपादन) अधिनियम १९७५ चं कलम २२ व ६ च्या तरतुदी लागू झाल्यास सदरची बांधकाम परवानगी रद्द समजण्यात येईल.

३८. स्टॅप पॅपरवर स्टॅप नं. ZD ७१३४८७, दि. १/१२/२०२१ व स्टॅप नं. ZD ७१३४८८, दि. १/१२/२०२१ रोजी बंधपत्र लिहून दिल्याप्रमाणे मुळ जमिन मालकास ते बंधनकारक राहिल. त्यास नगरपालिका जबाबदार राहणार नाही.



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३९. सालान निर्णयानुसार इमारत व इतर बांधकाम कामगार कल्याणकारी उपकर अधिनियम १९९६ अंतर्गत इमारत बांधकामाच्या मुल्यावर १% उपकर नगरपरिषदेमार्फत भरणे आपणांस बंधनकारक आहे. अन्यथा दिलेली परवानगी रद्द समजण्यात येईल.
४०. कामगार विभागाने निर्गमित केलेल्या नियम/ परिपत्रक/ प्रचलित आदेशा बांधी जमिन मालक/ विकासक यांनी पूर्तता करणे बंधनकारक राहिल. बांधकाम करताना कामगारांच्या व लगतच्या वहीवाटपारांच्या सुरक्षिततेची पूर्ण जबाबदारी संबंधित विकासक बांधी राहिल.
४१. सांडपाण्यावर प्रक्रिया करून व शुद्धीकरण करून पाण्याचा पुनर्वापर प्रकल्प करणे बंधनकारक राहिल.
४२. गटाराचे व पावसाच्या पाण्याचा निचरा होणेकरिता नगरपरिषदेच्या गटारास जोडणेसाठी पक्क्या स्वरूपाची गटारे बांधावात व भूखंडासमोरील रस्ता पक्क्या स्वरूपात गटारासह तयार केल्याखेरीज वापर परवाना मिळणार नाही.
४३. इमारतीच्या टॉयलेटमध्ये लो वॉल्यूम फ्लॉश सिस्टमचा वापर करण्यात यावा.
४४. इमारतीचे बांधकाम करण्याचे कामगारांसाठी स्वच्छतागृहाची (Toilet) व्यवस्था करण्याची जबाबदारी विकासकाची राहिल. कामगारांनी आजूबाजूच्या परिसर अस्वच्छ केल्यास, इमारतीच्या बांधकामाविरुद्ध कार्यवाही करण्याचे अधिकार नगरपरिषदेस असतील.
४५. कुळगांव बदलापूर नगरपरिषद क्षेत्राकरीता हवा प्रदूषण नियंत्रण कृती आराखड्यात सुचविल्याप्रमाणे, बांधकाम साहित्य जसे वाळू, सिमेंट यांना आच्छादित टेंपणे, बांधकाम भूखंडावर ट्रकच्या आवागमनाने होणारी धूळ नियंत्रणात ठेवण्याचे दृष्टीने, आत व बाहेर जगणाऱ्या गेट वर पाणी फवारण्याची व्यवस्था करणे, बांधकाम भूखंडावर ये-जा करणाऱ्या वाहनांच्या चाकांवर पाणी फवारणी व्यवस्था करणे इ. बाबी आवश्यक आहेत. याप्रमाणे नियम न पाळल्यास बांधकाम परवानगी रद्द होण्यास पात्र ठरू शकते.
४६. आजूबाजूच्या भूधारकांचे सुविधाधिकार बाधित होऊ नयेत. सोबत मंजूर नकाशाच्या तीन प्रती पाठविण्यात येत आहेत.

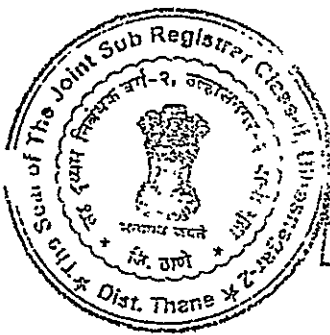
सहाय्यक नगर रचनाकार  
कुळगांव-बदलापूर नगरपरिषद  
कुळगांव



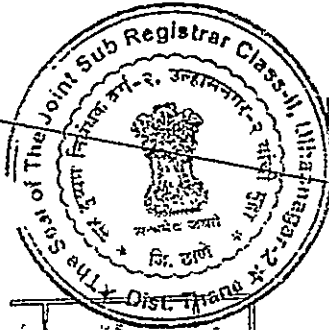
मुख्य अधिकारी तथा नियोजन प्राधिकारी  
कुळगांव-बदलापूर नगरपरिषद  
कुळगांव

प्रत.

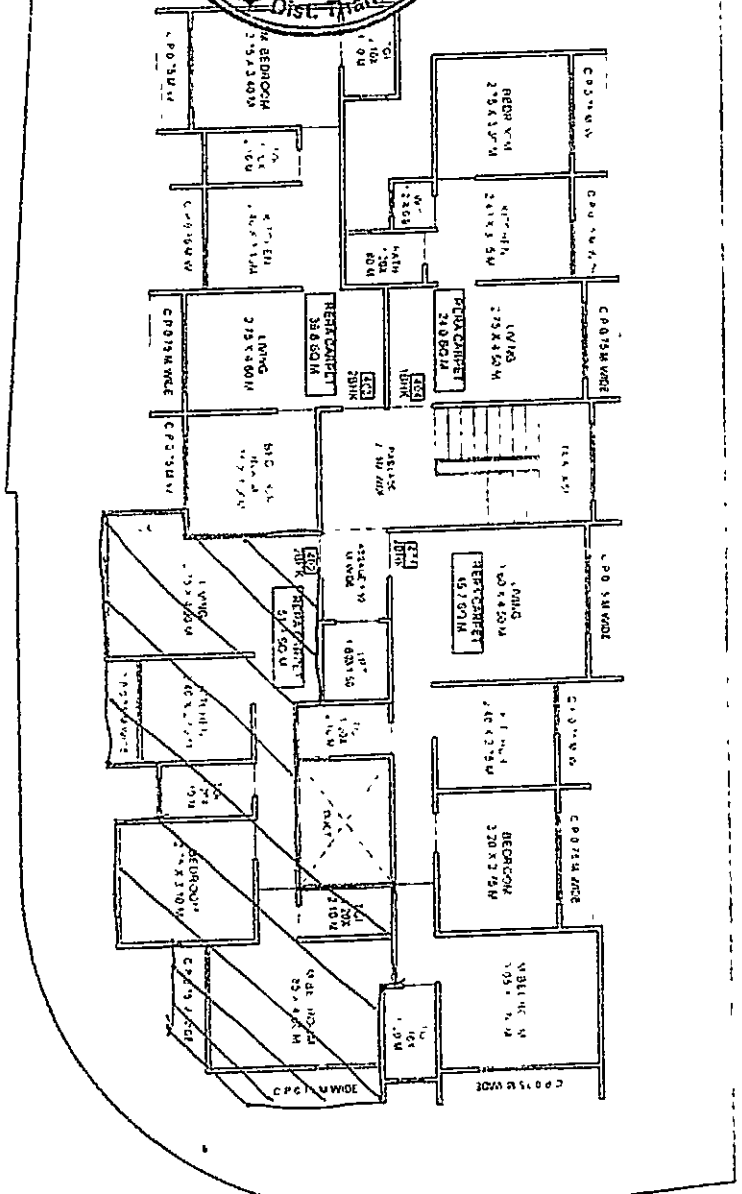
मा.जिल्हाधिकारी, ठाणे दांना मतहितीस्तव सचिनीय रापर.



उहरण - २	
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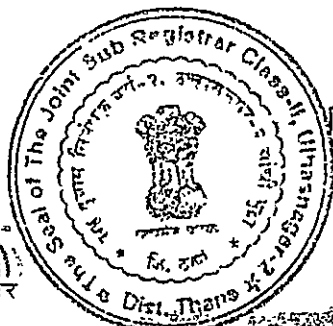
*Signature* C.D.Kady

**PROJECT ADDRESS:**  
 PROPOSED RESIDENTIAL &  
 COMMERCIAL BUILDING  
 ON PLOT NO 4/H NO 19/S NO 4  
 VILLAGE KULGAON  
 TAL ULHASNAGAR  
 DIST THANE

**PROJECT NAME:**  
 SACHINAM CO-OP  
 HOUSING SOCIETY  
 FOR:  
 SHREE KANTH  
 DEVELOPERS  
 MIR PRASHANTI DALAL

REERA STATEMENT OF FOURTH FLOOR PLAN		OTHER AREA			TOTAL AREA
FLAT NO.	REERA AREA	ENCL BAL	PROJECTION AREA	AREA	
401	49.7	8.83	10.16	68.54	
402	51.2	7.10	6.66	64.86	
403	39.6	7.91	9.00	66.51	
404	24.0	6.22	11.27	41.49	

**ARCHITECT**  
 AR. RAHUL SHRIKHANE  
 & ASSOCIATES  
 401 SHREE KANTH APT 10/F  
 MIDC EXT 1, TAL. ULHASNAGAR,  
 DIST. THANE



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**भारत सरकार**  
Unique Identification Authority  
GOVERNMENT OF INDIA

नामांकन क्रम / Enrollment No 1007/21707/00842

1007/21707/00842  
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२५ १० २०२३ १५:५५:५५



आपका आधार क्रमांक / Your Aadhaar No. :

**7946 6648 3989**

आधार - आम आदमी का अधिकार

**भारत सरकार**  
GOVERNMENT OF INDIA  
Yashraj Sankar Fawar  
२५ १० २०२३ १५:५५:५५  
२५ १० २०२३ १५:५५:५५

7946 6648 3989

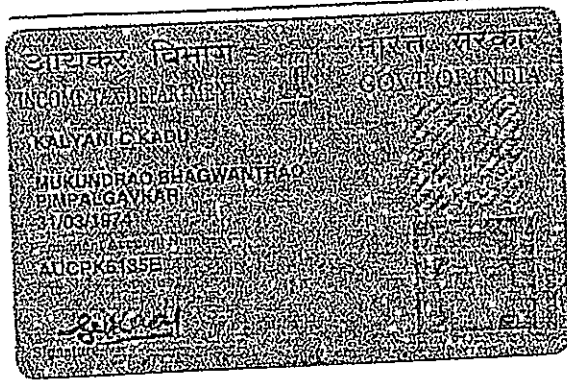
आधार - आम आदमी का अधिकार

**भारत सरकार**  
INCOME TAX DEPARTMENT  
GOVERNMENT OF INDIA  
आयकर विभाग  
भारत सरकार  
GOVERNMENT OF INDIA  
आयकर विभाग  
भारत सरकार  
GOVERNMENT OF INDIA

**भारत सरकार**  
INCOME TAX DEPARTMENT  
GOVERNMENT OF INDIA  
आयकर विभाग  
भारत सरकार  
GOVERNMENT OF INDIA  
आयकर विभाग  
भारत सरकार  
GOVERNMENT OF INDIA

*Yashraj Sankar Fawar*





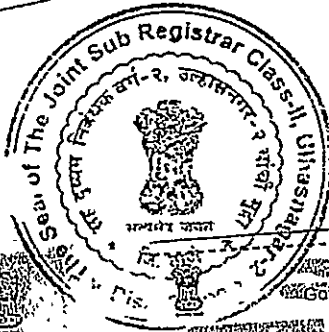
भारत सरकार  
Government of India

कल्याण चंद्रकान्त कादु  
Kalyani Chandrakant Kadu  
जन्म तारीख/DOB: 31/03/1974  
लिंग/ GENDER: FEMALE

7850 2215 0110  
VID : 9162 1220 9117 2740

माझे आधार, माझी ओळख

*Gulkeed*



उत्तर - २

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PERMANENT ACCOUNT NUMBER  
AGOPK9807F

CHANDRAKANT DATTATRAY KADU

FATHER'S NAME  
DATTATRAY DEVIDASIKADU

DATE OF BIRTH  
01-07-1966

SIGNATURE  
*C.D. Kadu*

आयकर अधिकारी, पुणे  
Commissioner of Income-tax I, Pune

चंद्रकान्त दत्तात्रेयराव कादु  
Chandrakant Dattatreyrao Kadu  
जन्म तारीख / DOB 01/07/1966  
पुरुष / Male

Issue Date : 14/03/2012

7212 6593 6512

माझे आधार, माझी ओळख

*C.D. Kadu*

1

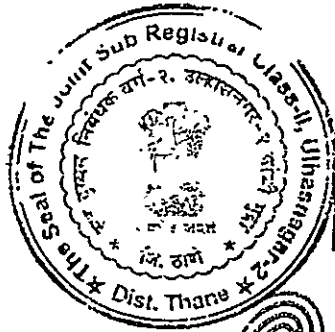
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भारत सरकार  
 Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
 Unique Identification Authority of India

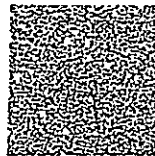
नानस्कन क्रम / Enrollment No : 2836/07786/61343

To  
 Chinmay Chandrakant Kadu  
 चिन्मय चंद्रकांत कडु  
 11, 2ND FLOOR, SARASWATI APT,  
 KARJIAT ROAD,  
 NEAR BADLAPUR TRANSPORT OFFICE  
 BADLAPUR EAST,  
 VTC-Badlapur, PO Kulgaon,  
 Sub Distinct Ambarnath, Distinct Thane  
 State Maharashtra PIN Code 421503  
 Mobile: 8605693395

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आपका आधार क्रमांक / Your Aadhaar No. :

4205 1113 9775

मेरा आधार, मेरी पहचान



भारत सरकार --  
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Issue Date 25/01/2013

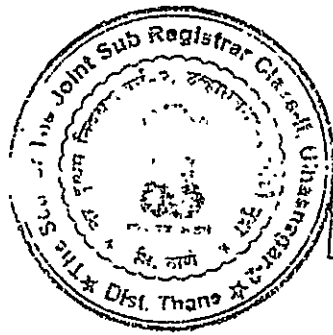


चिन्मय चंद्रकांत कडु  
 Chinmay Chandrakant Kadu  
 जन्म तिथि / DOB 09/03/1997  
 पुरुष / Male

4205 1113 9775

मेरा आधार, मेरी पहचान

*[Handwritten signature]*



उत्तर - २	
म. नं. AGEE	२०२१
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-: घोषणापत्र / नोंदणीतः -:

मी आम्ही जिल्हा नोंदणी कार्यालय ना. नोंदणी नवनिरीक्षक दौलतदास नियंत्रक, न. ज. पुणे यांचे 30.11.2013 रोजीचे परिपत्र याचून असे घोषित करता की, नोंदणीसाठी सावरीकिल्ली वस्तुपेवजानधील निष्कलत ही फक्तपुणेकरिता अथवा दुय्यर यिल्ली होत नाही. वस्तुपेवजानधील निष्कलत देणार / कुलनुखत्यारधारक हे खरे असून याची आम्ही स्वतः याची करून या वस्तुपेवजानधील कोन प्रत्यक्ष ओळखणार इतत सजावरीसाठी घेऊन आलोहोह.

सदर नोंदणी वस्तुपेवजानधील निष्कलत करताना नोंदणी प्रक्रियेमध्ये आनच्या जबाबदारीने मी / आम्ही वस्तुपेवजानधील निष्कलतीने नालक / धारक इततदास / कावेदार हितसंबंधीत व्यक्ती यात्रीनालीकी (Title) तसेच निष्कलतीने नालकाने नेनून दिलेल्या कुलनुखत्यारधारक (P.A. Holder) लिहून देणार ह्याही आहे व फक्त कुलनुखत्यार अवघापही अस्तित्वात आहे व ते आजपावेतो एव सावेतो नाही याची मी / आम्ही खात्री देत आहोत. तसेच सदरची निष्कलत शासन नालकीने नाही व निष्कलतीने इतत उद्क, कर्जे, बंध बोजे, शासन बोजे व कुलनुखत्यारधारकांनी केलेल्या व्यवहाराच्या अंधीन राहून आम्ही आनच्या अधिक व्यक्तींमधील करून वस्तुपेवजानधील निष्कलत केलेला आहे.

या वस्तुपेवजानधील नोंदणी प्रक्रियेमध्ये नोंदणीकार यांनी जिल्हा नोंदणी कार्यालय ना. नोंदणी नवनिरीक्षक दौलतदास नियंत्रक, न. ज. पुणे यांचे 30.11.2013 रोजीचे परिपत्र याचून असे घोषित करता की, नोंदणीसाठी सावरीकिल्ली वस्तुपेवजानधील निष्कलत ही फक्तपुणेकरिता अथवा दुय्यर यिल्ली होत नाही. वस्तुपेवजानधील निष्कलत देणार / कुलनुखत्यारधारक हे खरे असून याची आम्ही स्वतः याची करून या वस्तुपेवजानधील कोन प्रत्यक्ष ओळखणार इतत सजावरीसाठी घेऊन आलोहोह.

नोंदणी नियम 1961 चे नियम 44 चे वेळीची नोंदणी करून घ्याव्यात. वस्तुपेवजानधील निष्कलतीने नालक कुलनुखत्यारधारक यांनी नोंदणी करून घ्याव्यात. नोंदणी नियम 1961 चे नियम 44 चे वेळीची नोंदणी करून घ्याव्यात.



उ ह न - २	
दिनांक	२०२३
नोंदणी	२०२३

व्यावर निष्कलती विषय सध्या हात असलेला फक्तपुणेकरिता / संगनमत व रया अनुमतिने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे नाथ्या वस्तुपेवजानधील निष्कलती विषयी होळ नये म्हणून नोंदणी अधिनियम 1908 चे कलम 82 नुसार मी / आम्ही व्यक्तींमधील नुदका शुल्क किर्याणांमधील को कमी कायलो, सुद्धतीने आलेल्या नोंदणी अधिनियम 1908 चे कलम 82 नुसार कोणत्याही प्रकारच्या नोंदणी प्रसून उद्भवल्यास त्याची मी / आम्ही व वस्तुपेवजानधील सवे निष्कलत व ओळख देणार जबाबदार राहणार आहोत याची आम्हात पूर्ण करून आहो.

त्वामुळे मी / आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारच्या गुन्हा घडणारे दृत्व केलेले नाही. जर भविष्यात कायद्यानुसार कोणत्याही गुन्हे घडल्यास मी / आम्ही नोंदणी अधिनियम 1908 चे कलम 83 व भारतीय दंड संहिता 1860 नधील घनुद असलेल्या 7 दबापा विषेले आम्ही मात्र राहणार आहोत याची मला / आम्हाला पूर्णपणे जाणीव आहे. त्वामुळे हे घोषणापत्र आपयमत्र वस्तुपेवजानधील नोंदणीत जोडत आहोत.

*(Signature)*  
लिहून देणार

*(Signature)*  
लिहून देणार  
C-DKady

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78/10769

शुक्रवार, 04 ऑगस्ट 2023 3:38 म.न.

दस्त गोपवारा भाग-1

उहान2-६३/६५  
दस्त क्रमांक: 10769/2023

दस्त क्रमांक: उहान2 /10769/2023

वाजार मूल्य रु. 32,10,600/-

मोघदला न 39,35,000/-

भरलेले मुद्रांक शुल्क रु.2,36,100/-

इ. नि. मह. दु. नि. उहान2 यांचे कार्यालयान

पावती-11686

पावती दिनांक, 04/08/2023

अ क्र 10769 वर दि.04-08-2023

मादरकरणाचे नाव: कल्याणी चंद्रकांत कडू

गेर्जा 3:37 म.न वा हजर केला

नोदणी फी

रु. 30000.00

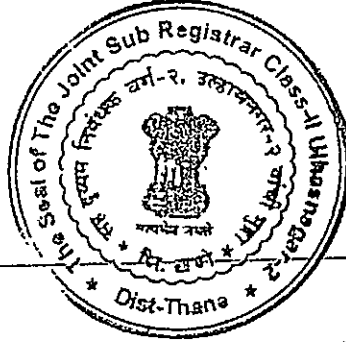
दस्त हाताळणी फी

रु. 1280.00

पृष्ठाची संख्या: 64

दस्त हजर करणाऱ्याची सही:

एकूण: 31280.00



Sub Registrar Ulhasnagar 2

Sub Registrar Ulhasnagar 2

दस्ताचा प्रकार: करारनामा

भूदाक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेशा ॥ चिकान प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मासमतेच्या प्रत्यक्ष वाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाणे प्रभाव क्षेत्रात.

शिफ्टा क्र. 1 04 / 08 / 2023 03 : 37 40 PM ची वेळ: (सादरीकरण)

शिफ्टा क्र. 2 04 / 08 / 2023 03 . 39 11 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

सदर दस्तऐवज नोदणी कायदा १९०८ नियम ११६९ अंतर्गत तत्पुत्रीनुसार  
वोटमोस दाखल केला आहे. दस्तामधील संपूर्ण मजकूर, विषयातक व्यक्ती,  
साक्षीदार व सादर करणारे दस्तामधील सत्यता, वैधता, काबदेशीर  
बाबीसाठी जबाबदार असल्याचे सादर जाहीर केले जाई. सदर दस्तामधील कायदा/  
हस्तामधील संपूर्ण मजकूर सत्यता, वैधता, काबदेशीर  
बाबीसाठी जबाबदार असल्याचे सादर जाहीर केले जाई.

C.D. Kady

लिहू -

लिहून देणार सही

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दत्त सोपवारा भाग-2

उद्दन 2 - 8/16/23  
दत्त क्रमांक 10769/2023

04/08/2023 3 43:18 PM

दत्त क्रमांक - उद्दन 2/10769/2023  
दत्ताचा प्रकार - करारनामा

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	दयापत्रिका	दत्ता प्रमाणित
1	नाव: कल्याणी चंद्रकांत कडु पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रुम नं 11, मंगलवती अपार्टमेंट, कर्जन रोड, मुंबई वदनापूर ट्रान्झपोर्ट जवळ, वदनापूर पु., ज्वांक नं -, रोड नं -, महाराष्ट्र, ठाणे. पॅन नंबर: AUCPK6135E	लिहून घेणार वय -49 स्वाक्षरी - <i>Sulaskar</i>		
2	नाव: चंद्रकांत दत्तात्रय कडु पत्ता: प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: रुम नं 11, मंगलवती अपार्टमेंट, कर्जन रोड, मुंबई वदनापूर ट्रान्झपोर्ट जवळ, वदनापूर पु., ज्वांक नं -, रोड नं -, महाराष्ट्र, ठाणे. पॅन नंबर: ACOPK9807F	लिहून घेणार वय -57 स्वाक्षरी - <i>G.D Kady</i>		
3	नाव नं. श्रीकण्ठ इंद्रलपनं तर्फे भागीदार योगेश शंकर पवार पत्ता, प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: साई पूजा अपार्टमेंट, हिरो थोल्म जवळ, कात्रप, एमआयडीसी रोड, वदनापूर पु, ज्वांक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर: AELFS6812F	लिहून घेणार वय -42 स्वाक्षरी - <i>Yogesh Pawar</i>		

करीब दत्तावबज करून देणार नवाकरीत करारनामा चा दत्त ऐवज करून दिल्याच कबूल करतान.  
शिददा क्र 3 ची वेळ: 04 / 08 / 2023 03 : 40 : 28 PM

आळख -

दत्तावबज निष्पादनाचा कबुलीजवाब देणाऱ्या मक पक्षकाराची ओळख नमनो-आधारित - आधार प्रणालीद्वारे पडताळण्यात आनी आह न्यावावत पाम भाहिनी पडोसप्रमाण अह

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून घेणार कल्याणी चंद्रकांत कडु	04/08/2023 03:42:07 PM	कल्याणी चंद्रकांत कडु F XXXX XXXX 0110 
2	लिहून घेणार चंद्रकांत दत्तात्रय कडु	04/08/2023 03:43:24 PM	चंद्रकांत दत्तात्रय कडु M XXXX XXXX 6512 
3	ने श्रीकण्ठ इंद्रलपनं तर्फे भागीदार योगेश शंकर पवार	04/08/2023 03:41:34 PM	योगेश शंकर पवार M XXXX XXXX 2050 

प्रमाणित करण्यात येते की, या दस्तऐवजा  
मध्ये एकूण ६४ पाने आहेत.  
सह दुय्यम निदेशक वर्ग-२, उत्तरासनगर वर्ग-२.  
पुस्तक क्र. १ चे १०७६९ क्रमांकान नोंदला.  
दिनांक :- ०४/०८/२०२३  
*[Signature]*

शिक्का क्र. 4 ची वेळ: 04 / 08 / 2023 03 : 43 : 38 PM

*[Signature]*  
Sub Registrar Ulhasnagar 2

Payment Details.

sr.	Purchaser	Type	Amount	At	Deface Number	Deface Date
1	KALYANI CHANDRAKANT KADU	eChallan	236100.00	SD	0003229642202324	04/08/2023
2		DnC	1280	RF	0208202302655D	04/08/2023
3	KALYANI CHANDRAKANT KADU	eChallan	30900	RF	0003229642202324	04/08/2023

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

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सूची क्र.2

दुय्यम निबंधक - सह दु.नि. उल्हासनगर 2

दस्ता क्रमांक : 10769/2023

नोंदणी

Regn:63m

04/08/2023

गावाचे नाव : कुळगाव

(1) विलेखाचा प्रकार	करगणना
(2) मोबदला	3935000
(3) वाजाराभाव(भाडेपट्ट्याच्या यावतितपट्टाकार आकारणी देतो की पट्टेदार ने नमुद करावे)	3219600

(4) अ-भाषण, पोटहिन्ना व घरक्रमांक(अनन्याय)

1) पानिकेचे नाव: कुळगाव-बदलापूर इतर वर्णन , इतर माहिती: , इतर माहिती: मॉजे कुळगाव, ता अद्ययनाय, जि ठाणे येर्याल न.न.4, हिन्ना न.13, 18 व 19, प्लॉट न.4(नवीन मगणीकृत 7/12 नुसार स.न 4/13/18/19/4) क्षेत्र 489.60 चौ.मी. यावरील नविनम को ऑप. हॉमिंग सोमायटी लि. मधील चौथा भजला, नदनिका न.402, क्षेत्र 51.2 चौ.मी. कार्पेट - 7.10 चौ.मी. एनक्वोज वास्तवी + 6.56 चौ. मी. प्रॉजेक्शन एरिया. ( ( Survey Number : 4/13/18/19/4 ; ) )

(5) क्षेत्रफळ

1) 64.86 चौ.मीटर

(6) आकारणी किंवा जुडी देण्यात असलेले नॅव्हा.

(7) इन्फोर्मेशन कलम देणा-या/विट्टन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालययाचा हकूमनामा किंवा आदेश अनन्याय, प्रतिवादिचे नाव व पत्ता

1): नाव -मं श्रीकठ डेव्हलपर्स तर्फे भागीदार योगेश शंकर पवार वय:-42; पत्ता:-प्लॉट नं - , माळा नं - इमारतीचे नाव नाव माई पूजा अपार्टमेंट, हिरो शोल्म जवळ, कावप, एमआयटीसी रोड, बदलापूर पु, ब्लॉक नं - रोड नं - महाराष्ट्र ठाणे. पिन कोड:-421503 पॅन नं:-AELFS6812F

(8) इन्फोर्मेशन कलम देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालययाचा हकूमनामा किंवा आदेश अनन्याय, प्रतिवादिचे नाव व पत्ता

1): नाव:-कल्याणी चंद्रकांत कडू वय:-49; पत्ता:-प्लॉट नं: - , माळा नं - , इमारतीचे नाव: रूम नं 11, नरन्वती अपार्टमेंट कॉम्प्लेक्स रोड, मुंबई बदलापूर ट्रान्स्पोर्ट जवळ, बदलापूर पु., ब्लॉक नं - , रोड नं - , महाराष्ट्र, ठाणे. पिन कोड -421503 पॅन नं:-AUCPK6135E  
2): नाव:-चंद्रकांत दत्तात्रय कडू वय:-57; पत्ता:-प्लॉट नं: - , माळा नं - , इमारतीचे नाव: रूम नं 11, नरन्वती अपार्टमेंट कॉम्प्लेक्स रोड, मुंबई बदलापूर ट्रान्स्पोर्ट जवळ, बदलापूर पु., ब्लॉक नं - , रोड नं - , महाराष्ट्र, ठाणे. पिन कोड -421503 पॅन नं:-ACOPK9807F

(9) दस्तावेजाचे कलम दिव्याचा दिनांक

04/08/2023

(10) दस्ता नोंदणी केल्याचा दिनांक

04/08/2023

(11) अनुक्रमांक, खंड व पृष्ठ

10769/2023

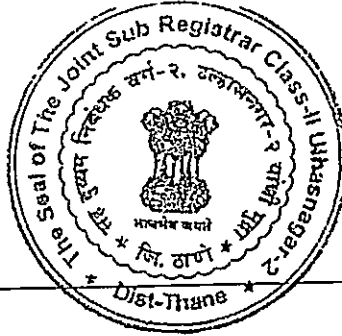
(12) वाजाराभावाप्रमाणे मुद्राक शुल्क

236100

(13) वाजाराभावाप्रमाणे नोंदणी शुल्क

30000

(14) शंग



सह दुय्यम निबंधक वर्ग-2  
उल्हासनगर-2

मूल्यांकनासाठी विचारान घेतलेला तपशील:-

मुद्राक शुल्क आकारनाचा निवडलेला अनुच्छेद :-

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

3  
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5  
6

002.Saipooja Apt Aptewadi Katrap rd. Near Hero Showroom Badlapur (E) - 421503

Imagine Your Design We will Create It

Ref No .

Date

07/08/2023

TO,  
MRS. KALYANI CHANDRAKANT KADU,  
MR. CHANDRAKANT DATTATRAY KADU  
SARASWATI APT ,KARJAT ROAD ,  
NEAR MUMBAI BADLAPUR TRANSPORT  
BADLAPUR(E).

**SUB: DEMAND LETTER**

DEAR SIR,

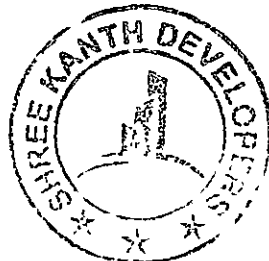
We here with inform to you that we have allotted to you the flat no .402 in "SACHINAM CO-OP-HO SOCIETY " Building Area admeasuring 64.86 sq.mtr(carpet area) 4<sup>th</sup> floor of said building for total cost of Rs.39,35,000/-(Rupees :THIRTYNINE LAC THIRTYFIVE THOUSAND only ) as per our agreement dated 04/08/2023 DOC NO: 10769/2023 .

Now our 95% work has been completed so kindly pay Rs **33,03,250/-** (Rupees THIRTYTHREE LAC THREE THOUSAND TWO HUNDRED FIFTY only) immediately progress report.

Total Agreement Value :- 39,35,000/-  
Amount Due :- 37,38,250 /-  
Amount Received :- 4,35,000 /-  
Amount Outstanding :- **33,03,250/-**

**Our Bank A/C Details:**

Company name : SHREE KANTH DEVELOPERS  
Bank name : I D B I BANK  
Account No : 0661102000013147  
Branch : Badlapur  
IFSC CODE : IBKL0000661



For Shree Kanth Developers

*(Handwritten signature)*  
Partners



002 Saipoc,a Apt Aptewadi Katrap rd Near Hero Showroom Badlapur (E) - 421503

Imagine Your Design, We will Create It

Ref No .

Date :

07/08/2023

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

I/We, SHREE KANTH DEVELOPERS, and here by certify that:

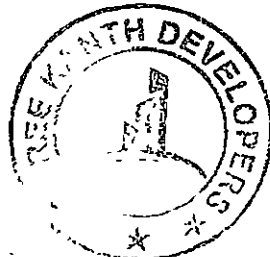
1. I/We have transferable rights to the property described below, which has been allotted by me/us to **MRS. KALYANI CHANDRAKANT KADU AND MR. CHANDRAKANT DATTATRAY KADU** here in after referred to as the purchasers, subject to the due and proper performance and compliances of all the terms and conditions of the Sale Agreement dated **4<sup>TH</sup> AUGUST 2023** Document no **.10769/2023** (herein after referred to as the Sale document)

Description of the property	2 BHK
Flat No./ House No.	402
Building No./Name	SACHINAM CO OP HO SOCIETY
Plot No	4
Street No./Name	GAONDEVI ROAD
Locality Name	KULGAON
Area Name	GAONDEVI
City Name	BADLAPUR
Pin Code	421503

2. That the total consideration for this transaction is **Rs.39,35,000/-** (Rs. THIRTYNINE LAC THIRTYFIVE THOUSAND ONLY) towards sale document and Rs. \_\_\_\_\_ (Rs.) towards \_\_\_\_\_.(name any other agreement, if any)

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.







Ref No .

Date :

5. We 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 Banks charge on the said flat as and when the society is formed.

8. Please note that the payment for this transaction should be made by crossed cheque/Trasfer of funds favouring SHREE KANTH DEVELOPERS (Name), IDBI Bank Name) BADLAPUR Branch, Account No. 0661102000013147.

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 MRS. KALYANI CHANDRAKANT KADU (name of the purchaser), 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,

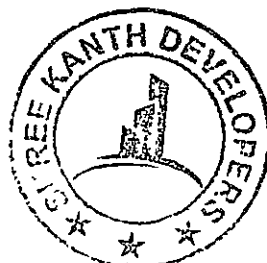
Authorized Signatory.

Name – MR. YOGESH SHANKAR PAWAR

Designation PARTNER

Place - BADLAPUR

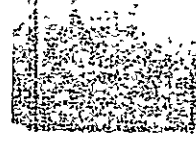
Date - 07/08/2023



For Shree Kanth Developers  
Partners



**ARCHITECT RAHUL SHRIKHANDE  
& ASSOCIATES**



CA/2015/72591  
M.Arch (Sustainable Architecture)  
GRIHA Trainer and Evaluator

+91 9999 843 833  
[shrikhande11@gmail.com](mailto:shrikhande11@gmail.com)

**ARCHITECT CERTIFICATE**

Date :- 15/05/2023  
Ref No. :- Cert/030/2023-24

**TO WHOMSOEVER IT MAY CONCERN**

This is to certify that, with respect to the construction work for the proposed project 'Residential + Commercial Building Sachinam Co Op Hsg society by M/s Shree Kanth Developers situated at Plot No.4, Survey No.18 of Village Kulgoan ,Badlapur East 421503 Dist.Thane, the status of work is stated below

The work is in progress and has been completed 95% of work in respect ie 100% Brick Work is completed, 100% External & Internal plaster completed and 90% Plumbing work has been Completed. The work is been carried out as per the Approved plan and specification vide Letter. No./K.B.M.C/N.R.V./B.P./ 10105-160 Dated 21/12/2021.

95% construction work has been completed.

Yours Faithfully,

Ar. Rahul Shrikhande

Proprietor

Ar Rahul Shrikhande & Associates



RECEIPT



shree kanth developers

002 Saipooja Apt Aptevadi Katrap rd Near Hero Showroom,Badlapur (E) - 421503

Imagine Your Design We will Create It

RECEIPT NO:- 030

DATE:-14/07/2023

RECEIVED with thanks from MRS. KALYANI CHANDRAKANT KADU &  
MR. CHANDRAKANT DATTATRAY KADU .

the sum of Rupee TWO LAC by Cheque

No 972504 Dated 14/07/2023 Drawn on STATE BANK OF INDIA , BADLAPUR

in part/full/advance payment on a/c

SHREE KANTH DEVELOPERS

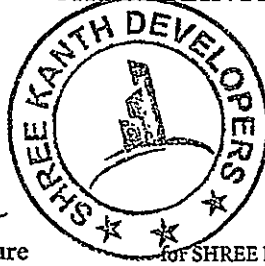
flat no: 402

floor no : FOURTH

Rs : 2,00,000/-

*Seekesh*

Receiver's signature

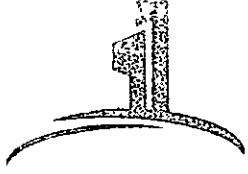


Signature

*[Handwritten Signature]*

for SHREE KANTH DEVELOPERS PARTNER





RECEIPT

shree kanth developers

002 Saipooja Apt Aptewadi Katrap rd Near Hero Showroom Badlapur (E) - 421503

Imagine Your Design We will Create It

RECEIPT NO:- 031

DATE:-30/07/2023

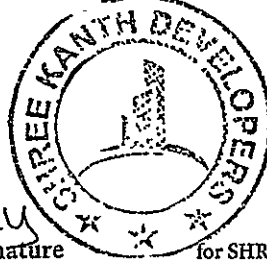
RECEIVED with thanks from MRS. KALYANI CHANDRAKANT KADU &  
MR. CHANDRAKANT DATTATRAY KADU .

the sum of Rupee TWO LAC THIRTY FIVE THOUSAND ONLY by Cheque  
No 972507 Dated 30/07/2023 Drawn on STATE BANK OF INDIA , BADLAPUR  
in part/full/advance payment on a/c SHREE KANTH DEVELOPERS

flat no: 402

floor no : FOURTH

Rs : 2,35,000/-



C.D.Kadu  
Receiver's signature

Signature

for SHREE KANTH DEVELOPERS PARTNER

