

Receipt (pavti)

78/10422

Thursday, July 27, 2023

5:36 PM

पावती

Original/Duplicate

नोंदणी क्र 39म

Regn 39M

पावती क्र.: 11301 दिनांक: 27/07/2023

गावाचे नाव: वेलवली

दस्तऐवजाचा अनुक्रमांक: उहन2-10422-2023

दस्तऐवजाचा प्रकार : करारनामा

मादर करणान्याचे नाव: संजुळता सामल -

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

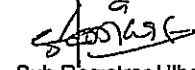
₹ 2000.00

पृष्ठांची संख्या: 100

एकूण:

₹. 32000.00

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अदाजे  
5:56 PM ह्या वेळेस मिळेल.



Sub Registrar Ulhasnagar 2

सह दुय्यम निबंधक वर्ग-२

उल्हासनगर-२

बाजार मूल्य: ₹.3035000 /-

मोबदला ₹ 3757200/-

भरलेले मुद्राक शुल्क : ₹. 225440/-

1) देयकाचा प्रकार: DHC रक्कम: ₹.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2707202308850 दिनांक: 27/07/2023

वँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: ₹.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH005778122202324E दिनांक: 27/07/2023

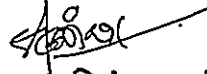
वँकेचे नाव व पत्ता:

Sanju

12  
13  
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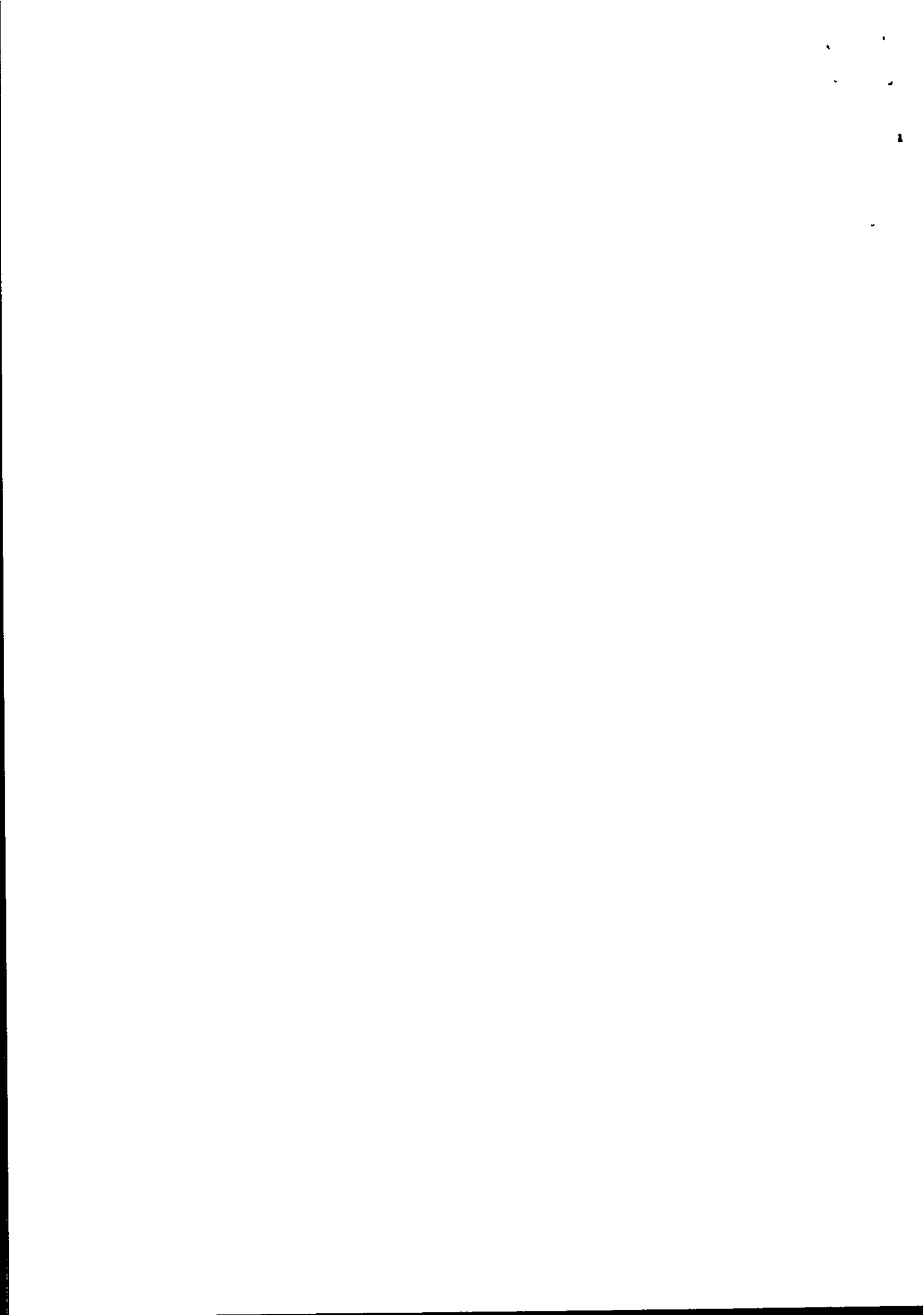
भूत्याकन पत्रक ( गहरी क्षेत्र - बाधीच )					
Valuation ID	202307272760				27 Jul 2023 12:37:03 PM
भूत्याकन क्र. (Plot No.)	2023				
पिन	ठाणे				
भूती विभाग	नगरीय अधिग्रहण				
उप भूती विभाग	7/15-डी-2) देवयती मायतील संडे उंबर 83 व 53 उबडील नाद गावडा उन्नत पंशियकडील भाग				
धर्माच वर्ग	A Class Palika	सल्ले नंबर / व. मू. प्रमाक		सल्ले नंबर#69	
धार्मिक मूल्य दर मळ्यानुसार मूल्यदर रु.					
सुना बनाव	निराळे सददिका	खयतिय	हुदन	औद्योगिक	पात्रपावनाय धरन
9440	48700	56000	61900	56000	वा. माल
बाधीच धजामी बाडिली					
कण्ठधम क्षम (Built up)	59 334 चौ. मीटर	विल्डकीचा बाण-	वि. ओ. सददिका	विल्डकीचा प्रमाण-	बाण
बांधणेकरी बनाव	1-आर. सी. सी.	विल्डकीचे वेव-	0 10 टॉचे	कण्ठधम जा. मू.	Rs. 25289
उपभूती बरिग	अरु	पयसा -	51 to 10th Floor		
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt 02/01/2018					
मळ्या मल्ल मूळ	= 105 / 100 Apply to Rate= Rs 51135/-				
पसा-मसुमा धि-पसोना प्रदि चौ. मीटर मूल्यदर	= ((धार्मिक मूल्यदर - सुनाय उबिलीये वा.) * धरान-धरुसा टाकळी) + सुनाय उबिलीये वा.)				
	= ( ( 51135-9440 ) * ( 100 / 100 ) ) + 9440 )				
	= Rs 51135/-				
A) मूळ विल्डकी मूल्य	= बाडिले प्रमाणे मूल्य मू. * विल्डकीचे क्षेत्र				
	= 51135 * 59 334				
	= Rs 3034044 09/-				
Applicable Rules	= 3 9, 18, 19				
एकत्रित उबिले मूल्य	<p>▲ मूळ विल्डकीचे मूल्य + मळ्याच मूल्य + मळ्याचे बाधावा धर मूल्य + सल्ले नंबर मळ्याचे मूल्य (मुदी बाडळी) - धरान मळ्याचे मूल्य (मूळ मळ्या मळ्या मळ्या मूळ) + इकोली बाडळीचे मूल्य बाणो मूल्य - बाडिले बाडळी वळणयेल बाणयल</p>				
	= A + B + C + D + E + F + G + H + I + J				
	= 3034044 09 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
	= Rs.3034044/-				
	= ₹ तीस लाख चालीस हजार धव्याडळील /-				

Home | Print

  
सह दुस्यम निबंधक वर्ग-२  
उल्हासनगर-२



उदन - २  
र. क्र. 908/2023  
9 | 900

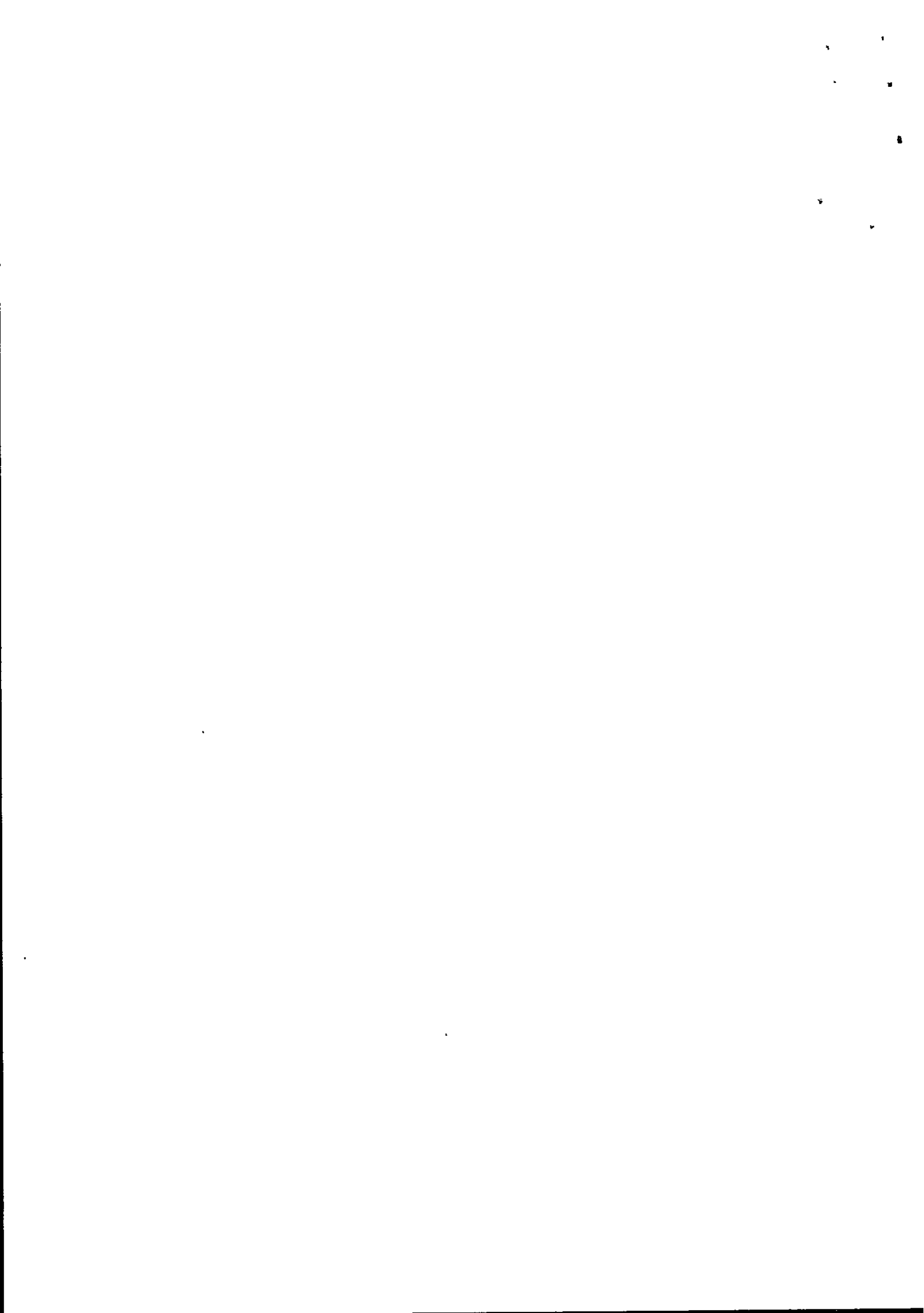




**CHALLAN**  
MTR Form Number-6



GRN	MH005778122202324E	BARCODE	[Barcode]				Date	26/07/2023-19.03 36	Form ID	25 2
Department						Inspector General Of Registration				
Type of Payment						Stamp Duty Registration Fee				
Office Name						ULH2_ULHASNAGAR 2 JT SUB REGISTRAR				
Location						THANE				
Year						2023-2024 One Time				
Account Head Details						Amount In Rs.				
0030046401 Stamp Duty						225440 00				
0030063301 Registraton Fee						30000 00				
Payer Details						TAX ID / TAN (If Any)				
						PAN No.(If Applicable) DVHPS7215C				
Full Name						SANJULATA SAMAL				
Flat/Block No.						FLAT NO 604 F WING KENDALE EMERALDS				
Premises/Building						BELAVALI				
Road/Street						BADLAPUR				
Town/City/District						PIN 4 2 1 5 0 3				
Remarks (If Any)						PAN2=AJVPJ2964Q--SecondPartyName=SAGAR KAILAS JADHAV-				
Amount In						Two Lakh Fifty Five Thousand Four Hundred Forty Rupees Only				
Words						2,55,440 00				
Payment Details						IDBI BANK				
FOR USE IN RECEIVING BANK						Cheque-DD Details				
Bank CIN						Ref. No 69103332023072621426 2820311408				
Bank Date						RBI Date 26/07/2023-19 04:17 Not Verified with RBI				
Name of Bank						Bank-Branch IDBI BANK				
Name of Branch						Scroll No , Date 100 , 27/07/2023				
Department ID						Mobile No 9833565294				
NOTE:- This challan is valid for documents to be registered in Sub Registrar office only Not valid for unregistered document.						सदर चढान कोवल दुय्यम नितधक का नदियाव कोदणी करवधकन कोदणी साठी लागू आहे. नोदणी न करवधकाच्या दस्तासाठी सदर चढान लागू नाही.				
Challan Defaced Details						<p align="center">उहरन - २ २. १०४४२ २०२३ ३ १००</p>				
Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount					
1	(IS)-78-10422	0003012105202324	27/07/2023-17:36:01	IGR129	30000.00					
2	(IS)-78-10422	0003012105202324	27/07/2023-17:36 01	IGR129	225440.00					
Total Defacement Amount					2,55,440.00					





CHALLAN  
MTR Form Number-6



GRN	MH005778122202324E	BARCODE	[Barcode]				Date	26/07/2023-19.03 36	Form ID	25.2		
Department	Inspector General Of Registration				Payer Details							
Type of Payment	Stamp Duty Registration Fee				TAX ID / TAN (If Any)							
Office Name	ULH2_ULHASNAGAR 2 JT SUB REGISTRAR				PAN No.(If Applicable)	DVHPS7215C						
Location	THANE				Full Name	SANJULATA SAMAL						
Year	2023-2024 One Time				Flat/Block No.	FLAT NO 604 F WING KENDALE EMERALDS						
Account Head Details				Amount In Rs.	Premises/Building							
0030046401	Stamp Duty			225440 00	Road/Street	BELAVALI						
0030063301	Registration Fee			30000.00	Area/Locality	BADLAPUR						
					Town/City/District							
					PIN		4	2	1	5	0	3
					Remarks (If Any)	PAN2=AJVPJ2964Q-SecondPartyName=SAGAR KAILAS JADHAV-						
					Amount In	Two Lakh Fifty Five Thousand Four Hundred Forty Ru						
Total				2,55,440 00	Words	pees Only						
Payment Details				IDBI BANK	FOR USE IN RECEIVING BANK							
Cheque/DD Details				Bank CIN	Ref No	69103332023072621426		2820311408				
Cheque/DD No				Bank Date	RBI Date	26/07/2023-19.04 17		Not Verified with RBI				
Name of Bank				Bank-Branch		IDBI BANK						
Name of Branch				Scroll No. , Date		Not Verified with Scroll						

Department ID

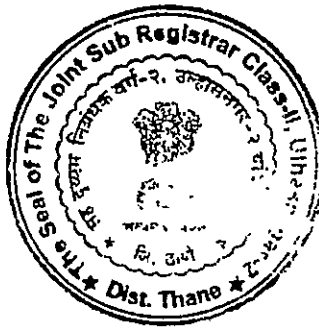
Mobile No. .

9833565294

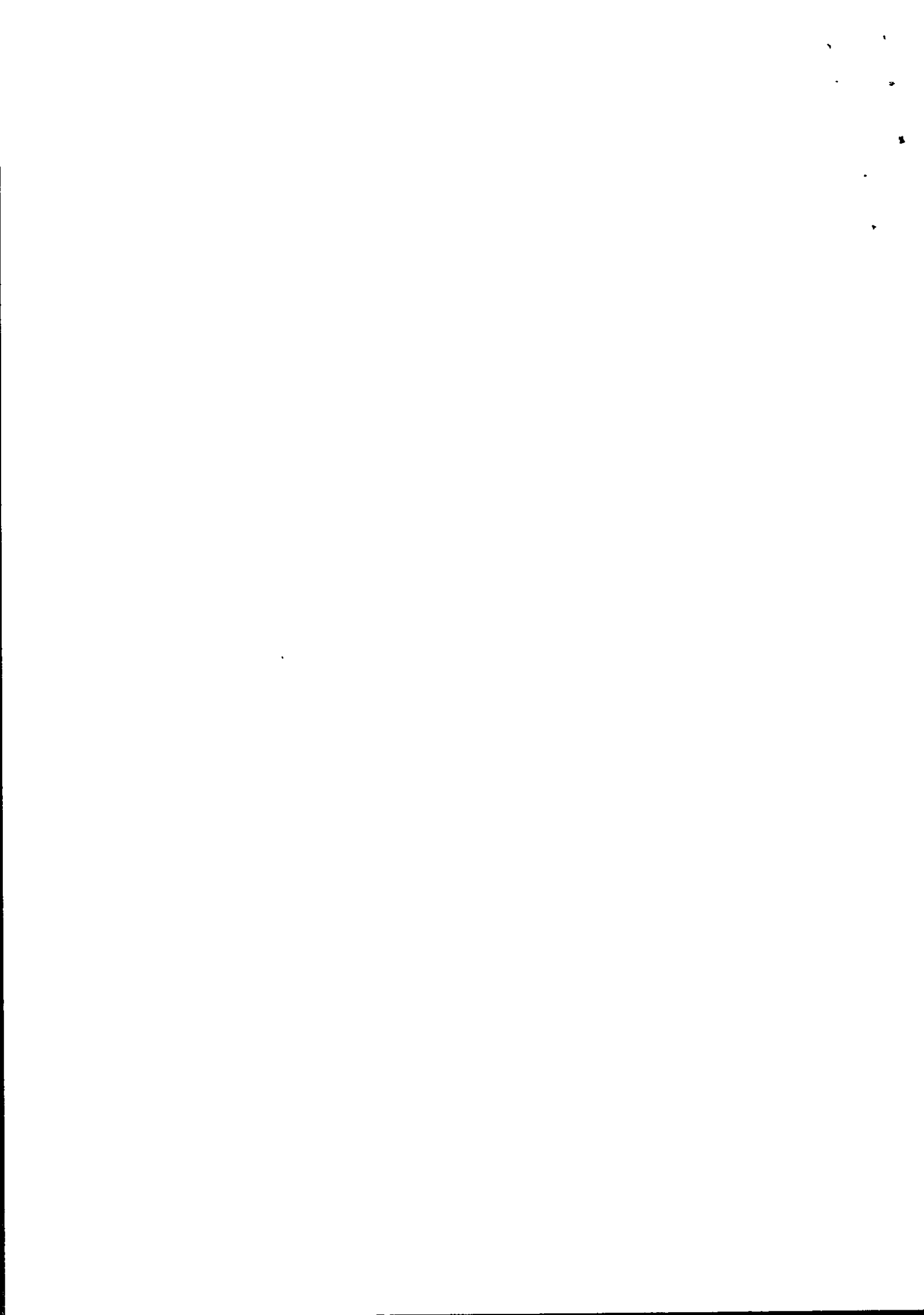
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चालन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.

*Sanjay*  
*[Signature]*



उद्दन - २  
नं. क्र. १०४०२ २०२३  
31900







## कुळगांव बदलापूर नगरपरिषद

नगरपरिषद मुख्यालय ईमरत, पहिला मजला, आदर्श विद्यामंदिर रोड, बदलापूर तालुका, कुळगांव तालुका, ता.अंबरनाथ जि.ठाणे.  
ईमेल - cloud.kulgaonbadalapur@maharashtra.gov.in, वेबसाईट - https://kulgaon.gov.in

### अपॅडिक्स डी - १

जा.क्र.कु-ब.न.प./नरवि/बां.प./ 2426 /2021-2022 युनिक नं. 230 दिनांक: 24/03/2022

प्रति,

श्री.कैलास सखाराम जाधव व श्री.सागर कैलास जाधव यांचे कु.मु.प.धारक मे.केंदळे डेव्हलपर्स तर्फे  
भागीदार श्री.संतोष तुळजाराम केंदळे, श्रीम.लता संतोष केंदळे व श्री.सुधीन एस. भट्टाचार्य  
द्वारा श्रीमती एस. आर. खंभायत (वास्तुशिल्पकार), कुळगांव-बदलापूर

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

स.नं.६९/१ व स.नं.६९/२/१, मौजे बेलवली, ता.अंबरनाथ येथे बांधकाम करण्याच्या  
सुधारीत मंजूरीबाबत.

संदर्भ : १) आपला दि.१९/०१/२०२२ रोजीचा श्रीमती एस.आर.खंभायत (वास्तुशिल्पकार), कुळगांव-बदलापूर  
यांचे मार्फत सादर केलेला अर्ज क्र.११२३.

२) यापूर्वी या कार्यालयाने दिलेली दि.०७/१०/२०१९ रोजीची बांधकाम परवानगी.

वरील संदर्भाधीन अर्जांमध्ये विषयांकित स.नं.६९/१ व स.नं.६९/२/१, मौजे बेलवली, ता.अंबरनाथ मध्ये  
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम ४४ व महाराष्ट्र नगरपरिषद अधिनियम १९६५ चे कलम  
१८९ अन्वये सुधारीत बांधकाम परवानगीकरीता अर्ज या कार्यालयास प्राप्त झाला आहे. सदर जागा मंजूर विकास योजना  
कुळगाव बदलापूर प्रमाणे निवासी भागात समाविष्ट असून १५.०० मी. रुंद विकास योजना रस्त्यावर दर्शनी आहे.  
तथापि, या जागेमधून असणाऱ्या ६.० मी. रुंद विद्यमान रस्त्यापासून प्रस्तावित विकास योजना रस्त्यापर्यंत पोचमार्ग  
उपलब्ध होत असल्याने ही परवानगी देण्यात येत आहे. या जागेवर वर संदर्भिय पत्र क्र.२ अन्वये बिल्डींग नं.१-विंग-अ व  
बी, बिल्डींग नं.२-विंग-सी व बिल्डींग नं.३-विंग-डी (भागस्टिल्ट, तळ+सात मजले), बिल्डींग नं.४-विंग-ई (भाग  
स्टिल्ट, तळ+चार मजले) व बिल्डींग नं.५-विंग-एफ (भाग स्टिल्ट, तळ+सहा मजले) या इमारतींना परवानगी दिलेली  
आहे आता सुधारीत नियमावलीनुसार बिल्डींग नं.१-विंग-अ व बी (भागस्टिल्ट, तळ+आठ मजले) व बिल्डींग नं.२-  
विंग-सी (भागस्टिल्ट, तळ+सात मजले), बिल्डींग नं.३-विंग-डी (स्टिल्ट+दहा मजले), बिल्डींग नं.४-विंग-ई  
(भागस्टिल्ट, तळ+पाच मजले) व बिल्डींग नं.५-विंग-एफ (भागस्टिल्ट, तळ+दहा मजले) या इमारतीचे अतिरीक्त  
बांधकाम प्रस्तावित केलेले आहे. प्रकरणी अर्जदाराच्या अर्जाच्या सीमांकनास मालकी हक्कास, रस्त्याच्या  
स्थितीस व पार्किंग क्षेत्राचे अधीन राहून सुधारीत परवानगी देण्यात येत आहे.

सबब, विषयांकित प्रकरणात ३२८२.०० चौ.मी. क्षेत्राच्या ८४००.०० चौ.मी. मूळडामध्ये एकत्रिकृत  
विकास नियंत्रण व प्रोत्साहन नियमावलीच्या तरतुदीनुसार १५१२.०० चौ.मी. सीमांकित क्षेत्राच्या २६.६६ चौ.मी.  
अॅन्सेलरी क्षेत्रासह एकूण अनुज्ञेय क्षेत्र २०३००.५८ चौ.मी. पैकी प्लॅनमंजूरीप्रमाणे १२२५.२७ चौ.मी. व नव्याने  
७८२९.८४ चौ.मी. असे एकूण १९७८४.५१ चौ.मी. नियोजित बांधकाम क्षेत्र प्रस्तावित करून बांधकाम करण्यासाठी  
केलेल्या दि.१९/०१/२०२२ च्या अर्जास अर्जदाराच्या पडिलेला शर्तीत अधिन राहून तुमच्या मालकीच्या जागेत, महाराष्ट्र  
प्रादेशिक व नगर रचना अधिनियमाचे कलम ४४ अन्वये, भागस्टिल्ट, तळ+दहा मजले/ दुकाने/ राहणेसाठी व  
वाणिज्यसाठी/ ड्रायव्हर रुम/ सोसायटी ऑफीस/ सॅनिटरी ब्लॉक/ मीटर रुम/ प्लोअर मिल/ स्वीमींग पूल/ क्लबहाऊस/  
वाडे भितीच्या इमारतीच्या बांधकामाबाबत, सुधारीत बांधकाम परवाना/ प्रारंभ प्रमाणपत्र देण्यात येत आहे. [नियोजित:  
बिल्डींग नं.१-विंग-अ व बी (भागस्टिल्ट, तळ+आठ मजले) व बिल्डींग नं.२-विंग-सी (भागस्टिल्ट, तळ+सात  
मजले), बिल्डींग नं.३-विंग-डी (स्टिल्ट+दहा मजले), बिल्डींग नं.४-विंग-ई (भागस्टिल्ट, तळ+पाच मजले) व  
बिल्डींग नं.५-विंग-एफ (भागस्टिल्ट, तळ+दहा मजले) करीता]

-: अटी :-

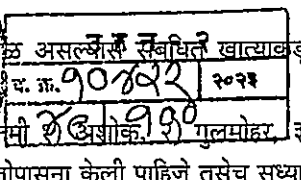
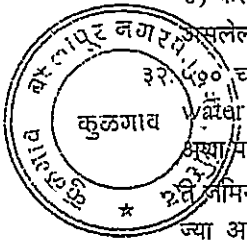
१. महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम १५१(३) नुसार मुंबई महानगर प्रदेश विकास प्राधिकरणाने प्रदान केलेल्या विकास नियंत्रण व जमिन वापर या बाबतचे अधिकारांस अधीन राहून ही परवानगी देण्यात येत आहे.

भाग समजण्यात येईल.

- ८ 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 वर्षे करता येईल. वैध मुदतीत किमान प्लॅथ लेव्हलपर्यंत पूर्ण करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेतांना त्यावेळी अस्तित्वात असलेल्या नियमांचा व नियोजित विकास आराखड्याच्या अनुषंगाने छाननी करण्यात येईल.
९. बांधकाम सुरु करण्यापूर्वी नगर भूमापन अधिकारी/ भूमी अभिलेख खात्याकडून जागेची आखणी करून घेण्यात यावी आणि तसा दाखला नगरपरिषदेकडे सादर केल्यानंतर बांधकाम सुरु करावे
१०. मंजूर नकाशाबाबत जागेवर प्रारंभ प्रमाण पत्राचा क्रमांक/दिनांक आणि इतर माहिती लिहून फलक लावावा
११. भूखंडाचे क्षेत्रफळात व हद्दीमध्ये फरक आढळल्यास सुधारीत परवानगी घेणे बंधनकारक राहिल तसेच प्रकरणी प्रस्तावासोबत आपण सादर केलेल्या कागदपत्रांवरून जागेची मालकी निश्चित केलेली आहे. सादर प्रकरणी ८४०० चौ.मी. जागा विकासाचे कुलमुखत्यारपत्र दिलेले आहे. त्यामुळे जागेच्या मालकी हक्काबाबत/ वहीवाटीबाबत वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी विकासकर्ता/ कु.मु.प.धारक/ जमिन मालक यांची राहिल.
१२. 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/ वहीवाटीबाबत वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी विकासकर्ता/ कु.मु.प.धारक/ जमिन मालक यांची राहिल.
१३. कुलमुखत्यार पत्र धारक/ भाडेकरू/ काल धारक/ मुळ मालक यांच्यात काही वाद निर्माण झाल्यास त्याची सर्वस्वी जबाबदारी धारक/ भाडेकरू/ काल धारक/ मुळ मालक यांचेवर राहिल.
१४. कुळ कायद्याची जमिन अधिनियम टेनेसी अक्ट कलम ५३ प्रमाणे मा.जिल्हाधिकारी, ठाणे यांची मंजूरी घेतल्याशिवाय बांधकाम करू नये.
१५. प्रस्तावा सोबत सादर केलेले उताऱे फेरफार उताऱे, मालकी ठिकाणी, कुळ मुखत्यार पत्राच्या आधारे सादर हू बांधकाम परवानगी घेण्यात आलेली अर्जाची मालकी ठिकाणी आढळून आल्यास ही बांधकाम परवानगी संपुष्टात येईल.
१६. बांधकाम सुरु करण्यापूर्वी इमारतीच्या पाया उत्खननासाठी आवश्यक असलेल्या गौण खनिजाचे स्वामित्वधन जिल्हाधिकारी कार्यालयात भरले असल्याचा दाखला सादर करणे आवश्यक आहे.
१७. जागेत जूने भाडेकरू असल्यास त्याच्या बाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरू यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निवारण मालकाने करणे आवश्यक राहिल व त्याबाबतीत नगरपरिषद जबाबदार राहणार नाही
१८. मंजूर नकाशानुसार बांधकाम न करणे तसेच प्रचलित विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम/ वापर करणे महाराष्ट्र प्रादेशिक व नगररचना अधिनियमाचे कलम ५२ अनुसार दखलपत्र गुन्हा आहे. त्यामुळे मंजूर बांधकाम परवानगीच्या विपरीत बांधकाम करण्यापूर्वी अथवा मंजूर परवानगीच्या अनुषंगाने बांधकामात फेरफार करण्यापूर्वी सुधारीत बांधकाम परवानगी घेणे आवश्यक राहिल
१९. बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटी प्रमाणे करावे जोत्यापर्यंत बांधकाम झाल्यानंतर मंजूर नकाशाप्रमाणे बांधकाम केल्या बाबतचे वास्तुशिल्पकाराचे प्रमाणपत्र नगरपरिषदेस सादर करण्यात यावे त्यानंतरच पुढील बांधकाम सुरु करावे.
२०. बांधकाम चालू करण्यापूर्वी (७) दिवस आधी नगरपरिषद कार्यालयास लेखी कळविण्यात यावे व ही परवानगी आपल्या मालकीच्या कब्जातील जमिनीव्यतिरिक्त इतर जमिनीवर बांधकाम अगर विकास करण्यास हक्क देत नाही.
२१. विषयाधिन जागेवरील बांधकाम करताना आय एस १३९२०-१९९३ भुक्तंपरोधक आर.सी.सी. डीझाईननुसार बांधकाम घटकाचे नियोजन अहर्ताप्राप्त नोंदणीकृत स्ट्रक्चरल इंजिनियर याचेकडून करून घेणे आवश्यक असून त्यांचे देखरेखीखाली नियोजित इमारतीचे बांधकाम पूर्ण करणे अर्जदार/ विकासकर्ता यांचेवर बंधनकारक

राहील इमारतीच्या बांधकाम सुरक्षिततेची (Structural Safety) जबाबदारी सर्वस्वी आपल्या स्थापत्य-विशारद/ स्ट्रक्चरल इंजिनअर यांचेवर राहील

२२. सांडपाण्याचे व पागोळ्याचे पाणी नगरपरिषदेच्या गटारीस स्वखर्चाने नगरपरिषद अभियंता यांचे पसंतीप्रमाणे सोडावे लागेल सांडपाण्याच्या बाबतीत आरोग्य खात्याचे प्रमाणपत्र असल्याशिवाय चापर परवाना देण्यात येणार नाही.
२३. सदर प्रकल्पातील घनकचऱ्याची विल्हेवाट सुरक्षितपणे लावण्यासाठी योग्य ती व्यवस्था विकासकांनी/ सहकारी गृहनिर्माण संस्थेनी स्वतःच्या जबाबदारीवर करणे आवश्यक राहील. घनकचरा व्यवस्थापनासाठी ओला कचरा/ सुका कचरा स्वतंत्रपणे ठेवण्याची, त्याचा साठा व प्रक्रीया करण्याची व त्याकरीता संयंत्र उभारण्याची जबाबदारी विकासकाची/ सहकारी गृहनिर्माण संस्थेची राहील
२४. नवीन इमारतीस मजूर नकाशे प्रमाणे सेप्टीक टॅक पाहिजे व मलनिःसारण नलिका भविष्य काळात जवळच्या मलनिःसारण नलिकेस स्वखर्चाने नगरपरिषद अभियंता यांचे परवानगीने जोडणे आवश्यक राहील.
२५. उक्त जमीनीवर विकास करतांना जागेवरील भूपृष्ठ रचनेत अनावश्यक बदल करू नये व सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो इकडील परवानगी शिवाय वळवू अथवा बंद करू नये.
२६. बांधकाम परवानगी नियोजित रस्त्याप्रमाणे दिली असल्यास त्या रस्त्याचे काम नगरपरिषदेच्या सोयीप्रमाणे व प्राधान्यतेप्रमाणे केले जाईल तसा रस्ता होईपावेतो इमारतीकडे जाण्यायेण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहील.
२७. जागेतून अतिदाब विद्युतवाहिनी जात असून, याबाबत मंडळ अभियंता, मध्य रेल्वे, मुंबई यांनी त्याचेकडील दि.२६/०६/२०१४ रोजीचे पत्रान्वये नाहरकत प्रमाणपत्र दिलेले आहे. सदर नाहरकत प्रमाणपत्रात नमूद अटीचे पालन करण्याची जबाबदारी वास्तुतज्ञ/ विकासकाची राहील. तसेच बांधकाम करत असतांना कामगारांच्या व इतर व्यक्तींच्या सुरक्षिततेबाबत आवश्यक उपाययोजना करण्याची जबाबदारी वास्तुविशारद/ विकासक यांची राहील.
२८. नागरी जमीन कमाल धारणा अधिनियम १९७६ मधील तरतुदी प्रमाणे जागा बाधीत होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहील
२९. जागेतून किंवा जागे जवळून अतिदाब विद्युतवाहिनी जात असल्यास बांधकाम करण्यापूर्वी संबंधित खात्याकडून नाहरकत दाखला घेतला पाहिजे. रस्त्या व इतर विद्युतवाहिनी पासून सुरक्षित अंतर ठेवले जाईल याची जबाबदारी घेण्याची जबाबदारी विकासकाची राहील.
३०. जागा महामार्ग किंवा रेल्वे मार्गास सन्मुख जागीन किंवा इतर असेल असेल संबंधित खात्याकडून बांधकाम करण्यापूर्वी नाहरकत दाखला घेतला पाहिजे.
३१. बांधकामाच्या सभोवताली सोडलेल्या खुल्या जागेत अमुकी अमी २) अमोकी २) गुलमोहर ३) निलगिरी, ४) करंज, ५) आंबा, इ.पैकी एकही दहा अंश लावून भ्रष्टाचारी जोपासना केली पाहिजे तसेच सध्या अस्तित्वात असलेली झाडे तोडण्यापूर्वी परवानगी घ्यावी.
३२. ३२. ५०० चौ.मी.वरील भूखंडास नैसर्गिक पावसाळी पाण्याचा पुनर्वापर करणेसाठी रेन वॉटर हार्वेस्टिंग (Rain Water harvesting) ची यंत्रणा उभारण्यात यावी. तसेच रुफ टॉपचे पावसाळी पाणी जमिनीमध्ये जिरेल अथवा मध्दतीने खड्डा घेवून पाईप व्यवस्था करणेत यावी. जेणेकरून पावसाचे पाणी वाहून वाया जाणार नाही व जमीनीमध्ये मुरेल. बांधकाम पूर्णतेचा दाखला सादर करतेवेळी सदर योजना राबिल्या बाबत त्याचे फोटो व ज्या अभिकर्ता (ऐजन्सी) मार्फत ही योजना तयार करण्यात आली आहे त्यांचेकडील, योजना सुस्थीतीत असलेबाबत प्रमाणपत्र जोडावे त्याशिवाय बांधकाम भोगवटा प्रमाणपत्र देण्यात येणार नाही याची नोंद घ्यावी. सदर यंत्रणा भविष्यात निष्क्रीय किंवा निकामी झाल्यास, इमारतीच्या प्रत्येक १०० चौ.मी. बांधकाम क्षेत्रासाठी रु १०००/- प्रतीवर्ष प्रमाणे दंड होऊ शकतो
३३. इमारतीसाठी बसविली जाणारी लिफ्ट हि ISI मार्क असलेली दर्जेदार व नामांकित कंपनीची असावी. लिफ्टच्या सुरक्षिततेच्या सदर्भात संबंधित सक्षम अधिकाऱ्याची मान्यता घ्यावी. तसेच तीची भविष्यात वेळोवेळी सुरक्षिततेचे दृष्टीने तपासणी करण्यात यावी तसेच लिफ्ट ला पॉवर बँक अप असावा.
३४. सदर इमारत बांधकामामुळे काही वृक्ष बाधीत होत असल्यास वृक्ष अधिकारी यांचा विहीत पध्दतीने परवाना घ्यावा व त्याचे प्रमाणेच वधतो.दीनतर इमारत बांधकाम हाती घेणेची कार्यवाही करावी.



- निरूपयागा माल (मदरायल) नगरपरिषद सागरा (पाठवणा सवखना नगरपरिषद) माल
- ३९ बांधकाम सुरु करण्यापूर्वी अग्निशमन विभागाकडील ना हरकत दाखला घेणे आपणांवर बंधनकारक राहिल. तसेच प्रत्येक मजला व प्रत्येक विंग मध्ये फायर एक्स्टिंग्विशर बसवावे.
४०. स्टीलची कमाल उंची नियमानुसार असावी व ती चहूबाजूने खुली असावी व ती कोणत्याही परिस्थितीत बदीस्त करू नये.
४१. शासन निर्णयानुसार इमारत व इतर बांधकाम कामगार कल्याणकारी उपकर अधिनियम १९९६ अंतर्गत इमारत बांधकामाच्या मुल्यावर १% उपकर नगरपरिषदेमार्फत भरणे आपणांस बंधनकारक आहे. अन्यथा दिलेली परवानगी रद्द समजण्यात येईल.
- ४२ बांधकाम नकाशात खिडकीबाहेर/ बाल्कनीलगत दाखविलेले आर्किटेक्चरल प्रोजेक्शन/ कॉर्निस/ इलेवेशनल प्रोजेक्शन हे कोणत्याही परिस्थितीत रेलिग किंवा पॅरापेट वॉल ने बंदीस्त करू नये अथवा वापरात आणण्यायोग्य करू नये. अन्यथा भोगवटा प्रमाणपत्र दिले जाणार नाही व सदरचे क्षेत्र बांधकाम क्षेत्रात गणले जाईल
४३. सदर जागेस माथेरान इको सेसेटिव्ह तसेच महाराष्ट्र खाजगी वने (संपादन) अधिनियम १९७५ चे कलम २२ अ व ६ च्या तरतुदी लागू झाल्यास सदरची बांधकाम परवानगी रद्द समजण्यात येईल.
४४. स्टॅप पेपरवर स्टॅप नं. TZ ४८३०६०, दि. ०७/०१/२०१९ व स्टॅप नं. TZ ४८३०६१, दि. ०७/०१/२०१९ रोजी बंधपत्र लिहून दिल्याप्रमाणे मुळ जमिन मालकास ते बंधनकारक राहिल. त्यास नगरपालिका जबाबदार राहणार नाही
४५. कामगार विभागाने निर्गमित केलेल्या नियम/परिपत्रक/प्रचलित आदेश यांची जमिन मालक/विकासक यांनी पूर्तता करणे बंधनकारक राहिल. बांधकाम करताना कामगारांच्या व लागतच्या वहीवाटदारांच्या सुरक्षिततेची पूर्ण जबाबदारी संबंधितांवर राहिल.
४६. साडपाण्याव, पाकघरा किंवा इतर धुक्या करणे करून पाण्याचा पुनर्वापर प्रकल्प करणे बंधनकारक राहिल
४७. जलतरण तालाव, निमाणे, जाले, असेल किंवा भूखिंडाचे निर्माण केल्यास प्रशिक्षित जीव रक्षक नेमणे बंधनकारक राहिल.
४८. गटाराचे वेळीस पाण्याचा पातळी निचरू होणेकरिता नगरपरिषदेच्या मुरास जोडणेसाठी पक्क्या स्वरूपाची गटारे बांधावीत व पातळी मुरास जोडणेकरिता पक्क्या स्वरूपात गटारासह तयार केल्याखेरीज वापर परवाना मिळणार नाही.
४९. इमारतीच्या टोके व मध्ये लो पॉल्युमर सिस्टमचा वापर करण्यात यावा.
५०. इमारतीचे बांधकाम करताना कामगारांसाठी स्वच्छतागृहाची (Toilet) व्यवस्था करण्याची जबाबदारी विकासकाची राहिल. कामगारांनी आजूबाजूचा परीसर अस्वच्छ केल्यास, इमारतीच्या बांधकामाविरुद्ध कार्यवाही करण्याचे अधिकार नगरपरिषदेस असतील
५१. कुळगाव बदलापूर नगरपरिषद क्षेत्राकरीता हवा प्रदुषण नियंत्रण कृती आराखड्यात सुचविल्याप्रमाणे, बांधकाम साहित्य जसे वाळू, सिमेंट यांना अच्छादित ठेवणे, बांधकाम भूखंडावर ट्रकच्या आवागमनाने होणारी धूळ नियंत्रणात ठेवण्याचे दृष्टीने, आत व बाहेर जाणाऱ्या गेट वर पाणी फवारण्याची व्यवस्था करणे, बांधकाम भूखंडावर ये-जा करणाऱ्या वाहनांच्या चाकांवर पाणी फवारणी व्यवस्था करणे इ. बाबी आवश्यक आहेत. याप्रमाणे नियम न पाळल्यास बांधकाम परवानगी रद्द होण्यास पात्र ठरू शकते.
५२. 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 याना माहितीस्तव सविनय सादर

गाव नमुना ६  
 फेरफार नोंदवही ( फेरफार पत्रक )  
 | महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९६१ यातील नियम १० |  
 गाव :- बेलवली तालुका :- अंबरनाथ जिल्हा :- ठाणे

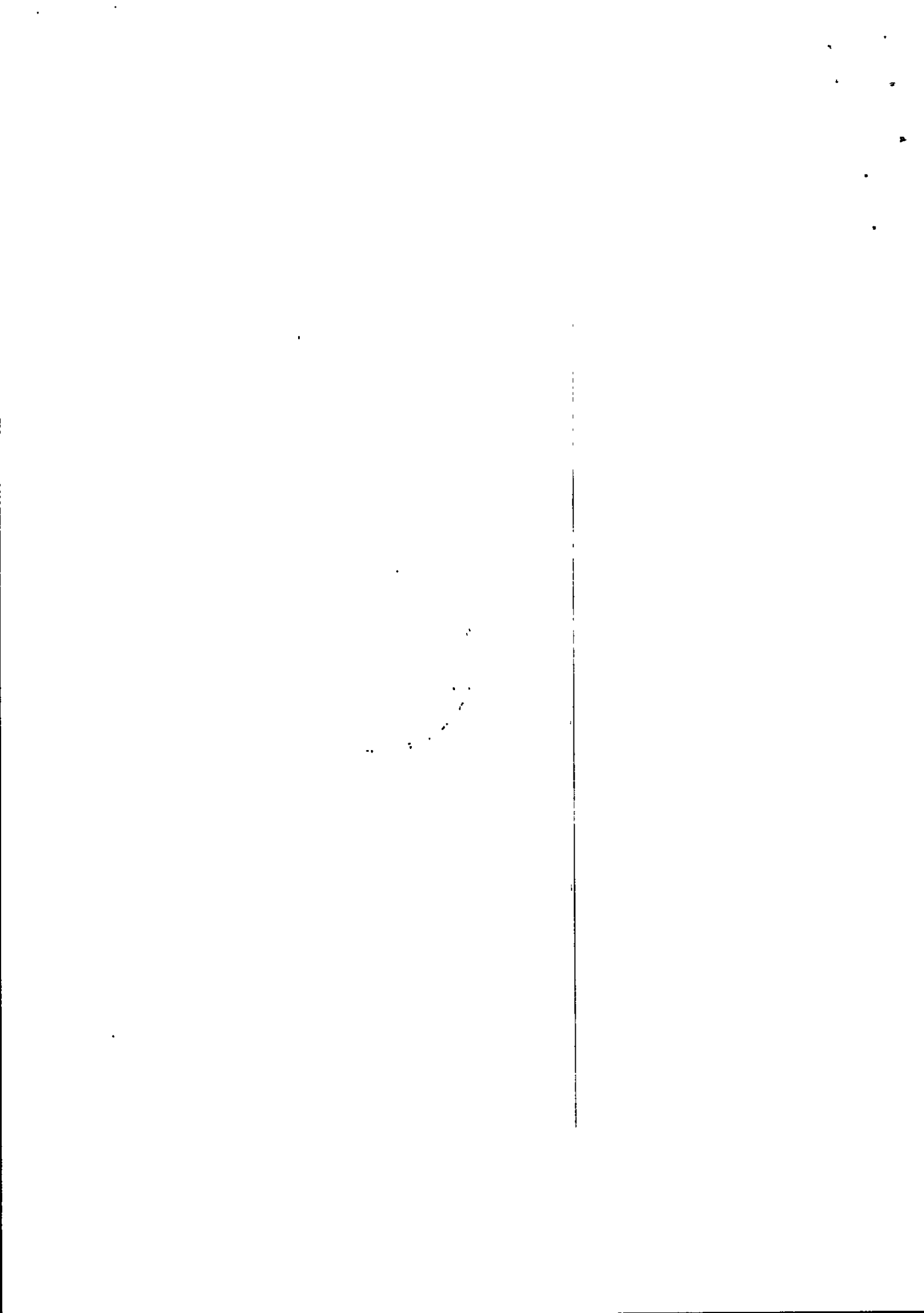
नोंदीचा अनुक्रमांक	संपादन केलेल्या अधिकाराचे स्वरूप	परिणाम झालेले भूमापन व उपविभाग क्रमांक	अधिकार्याचे नाव , आदयाक्षरी व शेरा
4267	<p>नोंदीचा प्रकार : आदेश व दस्तावेज फेरफाराचा दिनांक : 25/01/2019 माहिती मिळालेचा दिनांक :- 16/01/2019                      अधिकारी : तहसीलदार                      आदेश क्रमांक : मह/क-1/टे-3/जमीनबाब/ रु.क./कावि-237/2017                      आदेश दिनांक : 09/08/2017</p> <p>आदेशाने बाजूस दाखल केलेल्या स.न. ची जमीन कळगाव बदलापुर नगरपालिका हद्दीतील असून विकास योजनेमध्ये समाविष्ट आहे. सदर जमीनीबाबत जमीन मालक सखाराम महादेव जाधव यांनी रूपांतरीत कर व बिनशेती कर असा रक्कम रुपये 37209/- मात्राचा भरणा चलन क्रमांक GRN No. MH0 10594944 201819M दिनांक 14/01/2019 अन्वये शासन जमा केलेला आहे. सबब सदरची जमीन अकषिक प्रयोजनाकडे वर्ग करून क्षेत्रात खालील प्रमाणे दुरुस्ती केली असे.</p> <p>स.न. 69/1 क्षेत्र हे.आर. लागवड लायक 1.03.92 पो.ख. 0.19.00 आकारणी रु. 2.00 पै. या मिळकतीचे इतर हक्कात क्षेत्र 5460.33 चौ.मी. बिनशेती कडे वर्ग अशी नोंद केली असे.</p> <p>स.न. 69/2/1 क्षेत्र हे.आर. लागवड लायक 1.58.00 पो.ख. 0.22.00 आकारणी रु. 2.75 पै. या मिळकतीचे इतर हक्कात क्षेत्र 3035.00 चौ.मी. बिनशेती कडे वर्ग अशी नोंद केली असे.</p> <p>महाराष्ट्र शासन व वन विभाग यांचे कडील महाराष्ट्र जमीन महसूल संहिता (सुधारणा) अध्यादेश 2017 अधिसूचना दिनांक 05/01/2017. मा. विभागीय आयुक्त कोकण विभाग यांचे कडील पत्र क्रमांक मशा/कार्या-5/प्रशासन/महसूल / परिषद/2017 दिनांक 19/06/2017. मा. जिल्हाधिकारी ठाणे यांचे कडील पत्र क्रमांक महसूल/क-1/टे-1,2/कावि-7/2017 दिनांक 24/07/2017. मा. तहसिलदार अंबरनाथ यांचे कडील परिपत्रक क्रमांक मह/क-1/टे-3/जमीनबाब/ रु.क./कावि-237/2017 दिनांक 09/08/2017 असे नोंद केलेले आहे.</p> <p>हितसंबंधितांना नोटीस बजावल्याचा दि. फेरफार नोंद निर्गतीचा दि. 29/01/2019</p>	<p>69/1, 69/2/1</p> <p>एकूण :- 2</p>	<p>वर्दी अर्ज पाहिला. चलन क्रमांक GRN No. MH0 10594944 201819M दिनांक 14/01/2019 पाहिले. सदर नोंद प्रमाणित</p> <p>आनंदा पांडुरंग जाधव                      मंडळ :- अंबरनाथ                      ता.: अंबरनाथ                      जि.: ठाणे                      दि. 29/01/2019</p>

बेलवली साझा मांजली



उत्तर - २  
 स. नं. १०४२२  
 ५९ | १००

तलाठी सजा मांजली  
 ता. अंबरनाथ जि. ठाणे 29/01/2019





**Sachin R. Shete**

B Com LL B

Advocate High Court

Off - 2nd Floor, Shivambika, Opp Namaskar Mandal Agra Road, Kalyan (W)  
email shehesachin9999@hotmail.com • Mob 8655115355 / 9322217413

Date : 14.11.2019

To,  
M/s Kendale Developers, a Partnership Firm,  
having its Office at Jadhav Nagar, Survey No. 69 Hissa No 1  
and Survey No. 69 Hissa No. 2/1, Opp. Sun and Shed Hotel,  
Near Carmel High School, Katrap Road, Belavali, Badlapur (E).

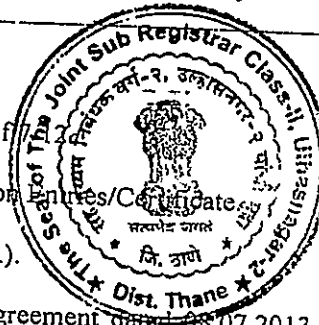
Reg : ALL that area admeasuring 8400.00 sq. meters, hereinafter called and referred to as "Said Property" forming the part of all those pieces and parcels of land lying, being and situate at Village Belavali, Taluka Ambernath, District Thane bearing :

Survey No.	Hissa No.	Total Area (H-R-P)
69	1	1-28-0 P. K. 0-19-0
69	2/1	1-58-0 P. K. 0-22-0

and within the limits of Kulgaon Badlapur Municipal Council and within the Jurisdiction of Registration District Thane and Sub-Registration Uhasnagar. The said property owned by Mr. Sakharam Mahadev Jadhav.

READ :

1. Latest Extracts of
2. Relevant Mutation Entries/Certificate
3. Khate Utara (8-A).
4. Development Agreement dated 08.07.2013, registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr. No 8254/2013 dated 08.07.2013 made and executed between Mr. Sakharam Mahadev Jadhav as the Vendor, M/s. Magsan Developers, a Partnership Firm, having its Office at Shop No. 3, Shubhdip Building, Near Monalisa Hotel, Katrap, Badlapur (E), Taluka Ambernath, District Thane as the Developers and Mr Kailas Sakharam Jadhav and Others as the Confirming Party and Power of Attorney in pursuance of said Development Agreement.
5. Deed of Reconstitution of Partnership On Admini...



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५२	१००

Patel HUF through its Karta Mr. Tulsidas V. Patel and Others as the Retiring Partners

6. Building Commencement Certificate obtained from Kulgaon Badlapur Municipal Council bearing No. KBNP /BP/2019-2020 /8996 /Unique No 80 dated 07 10 2019 in respect of said property.

7 Upto date Search Report

On perusal of Extract of 7/12, relevant mutation entries and Khate Utara (8-A), it appears that Mr Sakharam Mahadev Jadhav is Owner of above said property

It further appears that, by and under Development Agreement dated 08.07.2013, registered at the Office of Sub-Registrar of Assurances at Kalyan under Sr No 8254/2013 dated 08.07.2013 made and executed between Mr Sakharam Mahadev Jadhav, as the Vendor, M/s. Magsan Developers, a Partnership Firm, having its Office at Shop No. 3, Shubhdip Building, Near Monalisa Hotel, Katrap, Badlapur (E), Taluka Ambernath, District Thane as the Developers and Mr. Kailas Sakharam Jadhav and Others as the Confirming Party, said Mr. Sakharam Mahadev Jadhav has granted development rights in respect of above said property to the said M/s. Magsan Developers, a Partnership Firm on terms and conditions and for the consideration mentioned therein and in pursuance to said development agreement the said Mr. Sakharam Mahadev Jadhav and Others have also granted the power of attorney in favour of said M/s. Magsan Developers, a Partnership Firm

It further appears that by and under Deed of Reconstitution of Partnership On Admission and Retirement of Partners dated 31.03.2018 made and executed between Mr. Santosh Tuljaram Kendale as the Continuing Partner, Mrs. Lata Santosh Kendale and Mr. Sudhin S. Bhattacharya as the Incoming Partners and Tulsidas V. Patel HUF through its Karta Mr. Tulsidas V. Patel and Others as the Retiring Partners, the said Mrs. Lata Santosh Kendale and Mr. Sudhin S. Bhattacharya, are admitted to said partnership firm as partner thereof and said Tulsidas V. Patel HUF through its Karta Mr. Tulsidas V. Patel and Others are retired from said partnership firm. That under said Deed of Reconstitution of Partnership, name of partnership firm is change from M/s Magsan Developers to M/s. Kendale Developers

It further appears that said M/s. Kendale Developers erstwhile known as M/s. Magsan Developers with a view to develop the said property by constructing multistoried building thereon submitted necessary building proposal with Kulgaon Badlapur Municipal Council and Kulgaon Badlapur Municipal Council sanctioned the Building plan and granted building



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Off 2nd Floor, Shivambika, Opp Namaskar Mandal Agra Road, Kalyan (W)  
email shetesachin9999@hotmail.com • Mob 8655115355 / 9322217413

commencement certificate in respect of said property by and under its permission bearing No. KBNP /BP/2019-2020 /8996 /Unique No.80 dated 07.10.2019;

Search taken at the office of-Sub-Registrar of Assurances at Ulhasnagar does not reveal any other entry which will fall in the category of registered encumbrances over said property.

On persual of the above mentioned documents and subject to what is stated herein above, I am of the opinion that the title of Mr. Sakharam Mahadev Jadhav to the above said property is clear and free from reasonable doubts and encumbrances and said owners have in terms of the abovesaid Development Agreement dated 08.07.2013 granted development rights in respect of said property in favour of said M/s. Kendale Developers erstwhile known as M/s. Magsan Developers and said M/s Kendale Developers in terms of the abovesaid Development Agreement dated 08.07.2013, are well and sufficiently entitled to develop said property by constructing multistoried building/s thereon as per sanctioned plans and permissions and in accordance with development Rules, Regulations and Bye-laws in force from time to time and by complying with conditions as mentioned in abovesaid permissions, orders and sanctions.

SACHIN R. SHETE  
ADVOCATE



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08/07/2013

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. उल्हासनगर 2

दस्त क्रमांक : 8254/2013

नोंदणी :

Regn:63m

गावाचे नाव : 1) बेलवली

(1)विनेखाचा प्रकार

विकसनकरानामा

(2)भोवदला

53208000

(3) वाजारभाव(भाडेपट्ट्याच्या वायतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

42000000

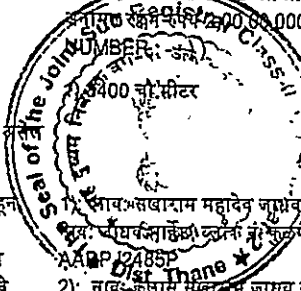
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव,कुळगांव-वदलापूरइतर वर्णन : , इमारतीचे नाव: मीजे- बेलवली, ब्लॉक नं: ता. अंबरनाथ, रोड : जि. ठाणे, इतर माहिती: , इमारतीचे नाव: मीजे- बेलवली, ब्लॉक नं: ता. अंबरनाथ, रोड नं: जि. ठाणे, इतर माहिती: मीजे- बेलवली, 1.स नं. 69, हि.नं. 1, क्षेत्र 1 हे 28 आर 0 प्रति + पो. ख. 0 हे 19 आर 0 प्रति,एकुण क्षेत्र 1 हे 47आर 0 प्र म्हणजेच क्षेत्र 14669.83 चौ.मी.यापैकी फक्त 5365 चौ.मी. (2). स.नं. 69, हि.न. 2/1, क्षेत्र 1 हे 58 आर 0 प्रति + पो. ख 0 हे 22 आर 0 प्रति,एकुण क्षेत्र 1 हे.80 आर 0 प्र म्हणजेच क्षेत्र 18008.51 चौ.मी.यापैकी फक्त 3835 चौ.मी. देन्ही मिळून एकुण क्षेत्र 8400 चौ.मी.विकसन क्षेत्र व मासुण रकमेपैकी 200,00,000/-मात्र ( Survey Number : 69/1, 69/2/1 ; HISSA NUMBER : 3835 )

(5) क्षेत्रफळ

(6)आकारणी किंवा जुडी देण्यात येते तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.



1) नाव:असखाराम महादेव जाधव वय:-85; पत्ता:-प्लॉट नं/203, माळा नं:- इमारतीचे नाव: शंभुजी शिंदे लघुपर्वी कु. अंजली सखाराम जाधव यांचे कु.मु.म्हणून कैलास सखाराम जाधव वय:-50; पत्ता:-प्लॉट नं: 165, सदनिका क्र 203, माळा नं: - इमारतीचे नाव: एरिस्टोक्रेट जी को.ऑप.ही.सोसा.लि., ब्लॉक नं: तुल्लानगर, रोड नं: पुणे, . . पिन कोड:-421503 पॅन नं:-AARPJ248SP

2) नाव:-सा. रंजना सखाराम जाधव वय:-50; पत्ता:-प्लॉट नं. 171, माळा नं: - इमारतीचे नाव: एरिस्टोक्रेट जी को.ऑप.ही.सोसा.लि., ब्लॉक नं: तुल्लानगर, रोड नं: पुणे, . . पिन कोड:-411040 पॅन नं:-AARPJ3793N

3) नाव:-सा. अंजली जगन्नाथ शिंदे लग्नापूर्वी कु. अंजली सखाराम जाधव यांचे कु.मु.म्हणून कैलास सखाराम जाधव वय:-50; पत्ता:-प्लॉट नं: 165, सदनिका क्र 203, माळा नं: - इमारतीचे नाव: एरिस्टोक्रेट जी को.ऑप.ही.सोसा.लि., ब्लॉक नं: तुल्लानगर, रोड नं: पुणे, . . पिन कोड:-411040 पॅन नं:-EKCP58611H

4) नाव:-सा. पद्मा मधुकर भाकरे लग्नापूर्वी कु. पद्मा सखाराम जाधव, याचे कु.मु.म्हणून कैलास सखाराम जाधव वय:-50; पत्ता:-प्लॉट नं: - , माळा नं: - , इमारतीचे नाव. मधु शोषिण सेंटर, ब्लॉक नं: तळेगांव इमदरे, रोड नं: ता शिक्नापूर, पुणे, . . पिन कोड:-411040 पॅन नं:-AXJPB5648K

5) नाव:-सा. स्नीता दिलीप गायकवाड लग्नापूर्वी कु. रंजना सखाराम जाधव यांचे कु.मु.म्हणून कैलास सखाराम जाधव वय:-50; पत्ता:-प्लॉट नं: 162, सदनिका क्र 103, माळा नं: - , इमारतीचे नाव: एरिस्टोक्रेट जी को.ऑप.ही.सोसा.लि., ब्लॉक नं: तुल्लानगर, रोड नं: पुणे, . . पिन कोड:-411040 पॅन नं:-ALPPG2235H

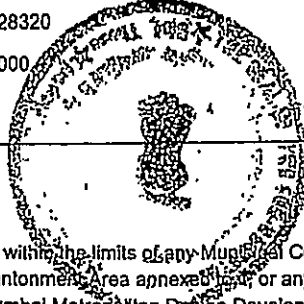
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता

1) नाव:-मे. भेंगसन डेव्हलपर्स भागीदारी संस्था तर्फे भागीदार श्री संतोष तुळजाराम कैदळे वय:-39; पत्ता:-प्लॉट नं: संस्थेचा पत्ता- शोषिण न 3, माळा नं: - , इमारतीचे नाव: शुभदिप विव्डींग, ब्लॉक नं: मोनालिसा हॉटेल जवळ, कात्रप, रोड नं: वदलापूर पू, . . पिन कोड:-421503 पॅन नं:-AAWFM5778R

2) नाव:-मे. भेंगसन डेव्हलपर्स भागीदारी संस्था तर्फे भागीदार तुलसीदास वेलजी पटेल एचयुएफ तर्फे कर्ता श्री तुलसीदास वेलजी पटेल वय:-37; पत्ता:-प्लॉट नं: संस्थेचा पत्ता- शोषिण

3) नाव:-मे. मंगसन डेव्हलपर्स भागीदारी संस्था तर्फे भागीदार अश्विन वेलजी पटेल एचयुएफ तर्फे कर्ता श्री अश्विन नैलजी पटेल बय-34; पत्ता:-प्लॉट नं: संस्थेचा पत्ता- शांप न. 3, माळा न: -, इमारतीचे नाव: शुभदिप विल्डींग, ब्लॉक न: मोनालिसा हटिल जवळ, कावप, रोड न: बदलापूर पू, . . पिन कोड:-421503 पॅन नं:-AAWFM5778R

(9) दस्तऐवज करून दिल्याचा दिनांक 08/07/2013  
(10)दस्त नोंदणी केल्याचा दिनांक 08/07/2013  
(11)अनुक्रमांक,खंड व पृष्ठ 8254/2013  
(12)वाजारभावाप्रमाणे मुद्रांक शुल्क 2728320  
(13)वाजारभावाप्रमाणे नोंदणी शुल्क 30000  
(14)शेरा

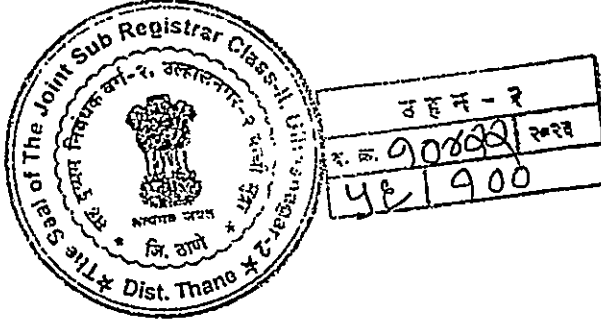


सचि दुय्यम निबंधक वर्ग - 2  
उत्तरासनागर - 2

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारतांना निवडलेला अनुच्छेद :-

(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to 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.



5/5/2021

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05/05/2021

सूची क्र 2

दुरधम 11-44 नं. 161/2021  
महानगरपालिका  
मोहर  
Regd.

मात्रा नं. वेसवसी

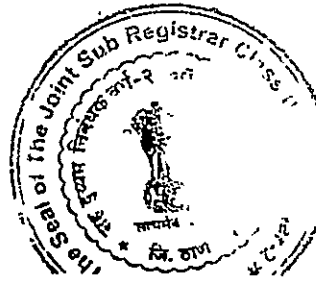
(1) विलेवाचा प्रकार	पुरवणी करारनामा
(2) मॉडेल नं.	1
(3) आकारनाम (भारतीय स्टॅण्डरडाच्या बाबत किंवा अन्वयित आकाराची वेळी वी पट्टेबांधणे)	1
(4) भू-मापन, टोपोग्राफी व वरदानांक (असल्यास)	1) मानिकेचे नाव-पुण्या-बसवसापूर इतर नव्या, इतर भागिती वीज जलवली सातुका अयनाम लिहून ठाणे वेधीस नं. 69 दिनांक 1, 11 व 69 दिनांक 2/1 मूळ नं. 4400 वी वी मानक प्रामाण्य वना क्र 6254/2013 दि 08/07/2013 रोजीचा विकतनाम वारदाच्या मालका व परतून सदन पुनर्मापना ( ( Survey Number 69/1.69/2/1 ) ) 2) 8400 चौ मीटर
(5) क्षेत्रफळ	
(6) भागवारी किंवा जुडी देण्यात असेल असेल	
(7) दस्तऐवज कला देणा-या/द्वारे देण्यात आलेल्या पत्रावलीचे नाव किंवा दिनाची न्यायालयीन हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) मानिकेची वेलास सवापनाम - व - व - 58, पत्ता - व - 171 माळा नं. - इमारतीचे नाव अरिन्देव नं. वी वी अरिन्देव होसिंग सोसायटी लि., ब्लॉक नं. - रोड नं. पुणे नगर पुणे, महाराष्ट्र, पुणे जिल्हा कोट - 411040 पं नं - AARPJ3793N 2) मानिकेची वेलास सवापनाम - व - व - 31, पत्ता - व - 171, माळा नं. - इमारतीचे नाव अरिन्देव नं. वी वी अरिन्देव होसिंग सोसायटी लि., ब्लॉक नं. - रोड नं. पुणे नगर पुणे, महाराष्ट्र, पुणे जिल्हा कोट - 411040 पं नं - AARPJ2864C 3) मानिकेची वेलास सवापनाम - व - व - 58, पत्ता - व - 203, माळा नं. - इमारतीचे नाव अरिन्देव नं. वी वी अरिन्देव होसिंग सोसायटी लि., ब्लॉक नं. - रोड नं. पुणे नगर पुणे, महाराष्ट्र, पुणे जिल्हा कोट - 411040 पं नं - EKCP58611H 4) मानिकेची वेलास सवापनाम - व - व - 58, पत्ता - व - 171, माळा नं. - इमारतीचे नाव अरिन्देव नं. वी वी अरिन्देव होसिंग सोसायटी लि., ब्लॉक नं. - रोड नं. पुणे नगर पुणे, महाराष्ट्र, पुणे जिल्हा कोट - 411040 पं नं - AXJPB5648K 5) मानिकेची वेलास सवापनाम - व - व - 58, पत्ता - व - 103, माळा नं. - इमारतीचे नाव अरिन्देव नं. वी वी अरिन्देव होसिंग सोसायटी लि., ब्लॉक नं. - रोड नं. पुणे नगर पुणे, महाराष्ट्र, पुणे जिल्हा कोट - 411040 पं नं - ALPPG2235H
(8) दस्तावेज करून देणा-या व संस्थापके व किंवा दिनाची न्यायालयीन हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) मानिकेचे नाव-पुण्या-बसवसापूर इतर नव्या, इतर भागिती वीज जलवली सातुका अयनाम लिहून ठाणे वेधीस नं. 69 दिनांक 1, 11 व 69 दिनांक 2/1 मूळ नं. 4400 वी वी मानक प्रामाण्य वना क्र 6254/2013 दि 08/07/2013 रोजीचा विकतनाम वारदाच्या मालका व परतून सदन पुनर्मापना ( ( Survey Number 69/1.69/2/1 ) ) 2) मानिकेचे नाव-पुण्या-बसवसापूर इतर नव्या, इतर भागिती वीज जलवली सातुका अयनाम लिहून ठाणे वेधीस नं. 69 दिनांक 1, 11 व 69 दिनांक 2/1 मूळ नं. 4400 वी वी मानक प्रामाण्य वना क्र 6254/2013 दि 08/07/2013 रोजीचा विकतनाम वारदाच्या मालका व परतून सदन पुनर्मापना ( ( Survey Number 69/1.69/2/1 ) ) 3) मानिकेचे नाव-पुण्या-बसवसापूर इतर नव्या, इतर भागिती वीज जलवली सातुका अयनाम लिहून ठाणे वेधीस नं. 69 दिनांक 1, 11 व 69 दिनांक 2/1 मूळ नं. 4400 वी वी मानक प्रामाण्य वना क्र 6254/2013 दि 08/07/2013 रोजीचा विकतनाम वारदाच्या मालका व परतून सदन पुनर्मापना ( ( Survey Number 69/1.69/2/1 ) )
(9) दस्तावेज करून देणा-या दिनांक	05/05/2021
(10) दस्तऐवज नोंदणी केल्याचा दिनांक	05/05/2021
(11) भूतकामांक, खंड व पृष्ठ	3461/2021
(12) भागवारीप्रमाणे शुल्कांचे शुल्क	500
(13) भागवारीप्रमाणे नोंदणी शुल्क	100
(14) शेर	



*(Signature)*  
सहा. सुरेश निंबंधके वर्ग-२  
उल्हासनगर-४.

पुरवणीसाठी विचारत घेतलेला तपशील -  
मुद्रांक शुल्क आकारनामा निवडलेला अनुच्छेद -

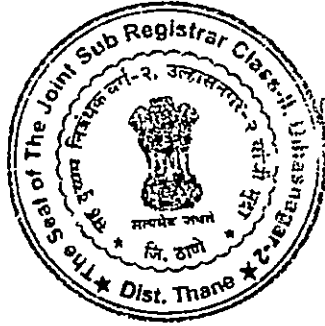
पुरवणीसाठी आवश्यकता नसती कारण दस्तऐवजातून नोंदणी करणा-या माहिती कारणाचा तपशील दस्तऐवजातून आचार्य नसतो.  
(ii) within the limits of any Municipal Council, Panchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area as 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 Properties) Rules 1995



नं. 90892/2021  
यु 900

२१	सहावा मजला	एफ/६०२	३८ ७०	३.३०		४२.००
२२		एफ/६०४	४७ ३७	६.६०		५३ ९७
२३	सातवा मजला	एफ/७०२	५३ १५	३ ३०		५६ ४५
२४		एफ/७०३	४२ ०७	३.३०		४५.३७
२५		एफ/७०५	५३.१५	३.३०		५६.४५
२६		एफ/७०६	३६ १८	३ ३०		३९.४८
२७	आठवा मजला	एफ/८०२	३८ ७०	३ ३०		४२.००
२८		एफ/८०३	४२.०७	३ ३०		४५.३७
२९		एफ/८०५	५३.१५	३ ३०		५६.४५
३०	नववा मजला	एफ/९०४	४७.३७	६ ६०		५३ ९७
३१	दहावा मजला	एफ/१००१	५३ १५	३ ३०		५६ ४५

*(Handwritten signatures and marks)*



उत्तर - १  
 ५७१९००  
 ५७१९००

मे. केंदळे डेव्हलपर्स, भागीदारी संस्था,  
यापुर्वी मे, मॅगसन डेव्हलपर्स या नावाने ओळखली जाणारी  
भागीदारी संस्था  
संस्थेचा पत्ता - सर्व्हे नं. ६९ हिस्सा नं. १ व सर्व्हे नं. ६९  
हिस्सा नं. २/१, जाधव नगर, सन अँड शेड हॉटेल समोर,  
कामेल हायस्कूल जवळ, कात्रप रोड, बेलवली, बदलापुर (पूर्व)  
तर्फे भागीदार,  
१ श्री. सतोष तुळजाराम केंदळे, सज्जान,  
२. सौ. लता सतोष केंदळे, सज्जान,  
३. श्री. सुधीन एस. भट्टाचार्य, सज्जान,

) प्रथम पक्षीय  
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त्यांना प्रथम पक्षीय असा उल्लेख केला असून त्यात त्यांचे वालीवारस,  
प्रतिनीधी, व्यवस्थापक यांचा समावेश आहे)

यांस ...

१. श्री. कुलीप सखाराम जाधव, सज्जान,  
२. श्री. जगज्ज केशव जाधव, सज्जान,  
रा - फ्लॉट नं. १७१, अँस्टोक्रेट जी:को ऑपरेटिव्ह हौसिंग  
सोसायटी लिमिटेड, लुल्लानगर, पुणे ४११०४०

) द्वितीय पक्षीय  
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)

(करारात यापुढे त्यांना द्वितीय पक्षीय असा उल्लेख केला असून त्यात त्यांचे वालीवारस,  
प्रतिनीधी, व्यवस्थापक यांचा समावेश आहे)

उ	ह	द	क्र.	३६८१	/	२०२१
५						

आणि ...

१. सौ. अंजली जयभव शिंदे, सज्जान,  
लग्नापुर्वीचे नाव कु. अंजली सखाराम जाधव  
रा - १६५, फ्लॉट नं. २०३, अँस्टोक्रेट एफ:को ऑपरेटिव्ह हौसिंग)  
सोसायटी लिमिटेड, लुल्लानगर, पुणे ४११०४०  
२. सौ. पद्मा मधुकर भाकरे, सज्जान,  
लग्नापुर्वीचे नाव कु. पद्मा सखाराम जाधव  
रा :- मधु शांतिंग सेंटर, तळेगाव कर्नाट, पुणे शिवाजी जि. पुणे  
३. सौ. स्मिता दिलीप गायकवाड, सज्जान,  
लग्नापुर्वीचे नाव कु. रंजना सखाराम जाधव  
रा.- फ्लॉट नं. १६२, फ्लॉट नं. १०३, अँस्टोक्रेट जी:को ऑपरेटिव्ह  
हौसिंग सोसायटी लिमिटेड, लुल्लानगर, पुणे

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५२	१००			

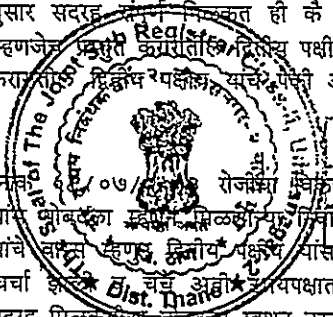
(करारात यापुढे त्यांना तृतीय पक्षीय असा उल्लेख केला असून त्यात त्यांचे वालीवारस,  
प्रतिनीधी, व्यवस्थापक यांचा समावेश आहे)

कारणे पुरवणी करार लिहून देतात व घेतात तो येणे प्रमाणे :-

ज्या अर्थी,  
तुकडी जिल्हा ठाणे, पोट तुकडी तालुका अंबरनाथ, मौजे बेलवली, येथील व कुळगांव  
बदलापुर नगरपालिकेच्या हद्दीतील खालील वर्णनाच्या मिळकती :-

गरज मासल्यास, प्रथम पक्षीय यांना सदर श्री. सखाराम महादेव जाधव व द्वितीय पक्षीय यांचा वेगळी संमती घेण्याची गरज नाही तसे हक्क प्रथम पक्षीय यांना होते व यापुढेही राहतील

सदर दरम्यानच्या काळात सदर श्री. सखाराम महादेव जाधव हे दिनांक १०.०८.२०२० रोजी मयत झाले आहेत. सदर कै. सखाराम महादेव जाधव यांनी त्यांच्या जीवना काळात दि. १२.०७.२०१८ रोजीचे मृत्युपत्र केले आहे व ते दुय्य निबंधक साहेब, हवेली क्र. २३, पुणे याच्या कार्यालयात अ.क्र. १०८५९/२०१८ दि. १३.०७.२०१८ अन्वये नोंदवलेले आहे सदर मृत्युपत्रानुसार सदरहू मिळकत ही कै. सखाराम महादेव जाधव यांनी त्यांचा मुलगा कैलास म्हणजेच सखाराम महादेव जाधव यांचे पैकी अ. क्र. १ व नातू सागर म्हणजेच प्रस्तुत करणारा सखाराम महादेव जाधव यांचे पैकी अ. क्र. २ यांस संपुर्ण मालकी हक्काने दिलेली आहे



उपक्रम - २
दिनांक: २०/०८/२०२१
०८/०७/२०१३

सदर दिनांक ०७/०७/२०१३ रोजीच्या विकसन करारात सदर कै. सखाराम महादेव जाधव यांच्या वडीलाने म्हणजेच सदर कै. सखाराम महादेव जाधव यांचे वडील म्हणजेच द्वितीय पक्षीय यांस देण्याच्या आहेत सदर कायदात उभय पक्षीय यांचे चर्चा इ. इ. अर्ही उभयपक्षांत ठरल्याप्रमाणे प्रथम पक्षीय यांचेकडून द्वितीय पक्षीय सदरहू मिळकत व नुसत म्हणून ठरलेले ४६ % बांधकाम क्षेत्रात कोपल्या निवासी सदनिका देण्याचे ठरले आहे याची अंतिम यादी सोबत जोडलेल्या परिशिष्ट 'अ' मध्ये नमूद करण्यात आली आहे सदर दोन्ही परिशिष्ट 'अ' हे प्रस्तुत करणारा उभय पक्षीय यांचे आता ठरल्याप्रमाणे सोबत जोडलेल्या परिशिष्ट 'अ' मध्ये नमूद केल्याप्रमाणे निवासी सदनिका परिशिष्ट 'अ' मध्ये नमूद केल्याप्रमाणे निवासी सदनिका देण्याच्या आहेत व त्याबाबत योग्य सुचणी करीत उभय पक्षीय यांचेत होणे गरजेचे आहे व त्याप्रमाणे प्रस्तुत पुरवणी करार उभयपक्षीय यांचेत करण्यात येत आहे.

तृतीय पक्षीय हया सदर मयत सखाराम महादेव जाधव यांच्या मुलांनी व नांवा सदर त्यांच्या वडीलानी म्हणजेच सदर कै. सखाराम महादेव जाधव यांनी नमूद केलेल्या मृत्युपत्राची माहिती आहे व सदरहू संपुर्ण मिळकत ही द्वितीय पक्षीय यांनाच दिलेली आहे याची देखील त्यांना माहिती आहे व त्यास त्याची समती आहे तसेच सदर विकसीत करारा अंतर्गत व त्या अनुषंगाने प्रस्तुत करारा अंतर्गत मिळणारा संपुर्ण वास्तुस्वरूपा मोवदला हा द्वितीय पक्षीय यांनाच मिळणार आहे त्यास तृतीय पक्षीय यांची कुठलीही भाग, हिस्सा नाही या सर्व गोष्टींची साक्ष व भविष्यात उपस्थित होऊ नये म्हणून तृतीय पक्षीय हे प्रस्तुत करारात समिल

कुठलीही कोटिरीशे अडवणे...
दिले आहेत ३६६१ / २०२१
दस्त क्र.

सदर उभयपक्षांत ठरलेल्या व्यवहाराची नोंद कागदोपत्री रक्कम म्हणून प्रस्तुत करा अर्ही उभयपक्षांत करीत आहेत व त्याच्या अटी व शर्ती येणे प्रमाणे :-

- १) सदरहू मिळकत ही पूर्वी द्वितीय पक्षीय यांचे वडील कै. सखाराम महादेव जाधव यांच्या मालकीची व कब्जेवहीवाटीची होती. सदर सखाराम महादेव जाधव यांनी त्यांचे हयातीत सदरहू मिळकत ही दिनांक ०८/०७/२०१३ रोजीच्या विकसन करारान्वये प्रथम पक्षीय यांस त्यामधील नमुद अटी, शर्ती व मोबदल्याकरीता कायमस्वरूपी विकसीत करण्याकरता दिली आहे व सदर दिनांक ०८/०७/२०१३ रोजीच्या विकसन करारात प्रस्तुत करारातील द्वितीय पक्षीय हे मान्यता देणार म्हणून सामील आहेत व सदर दिनांक ०८/०७/२०१३ रोजीच्या करारात ठरल्याप्रमाणे दिनांक ०८/०७/२०१३ रोजीचे कुलमुखत्यारपत्र सदर करारातील अटी व शर्तीची पूर्तता करण्याकरीता सदर सखाराम महादेव जाधव व द्वितीय पक्षीय यांनी प्रथम पक्षीय यांच्या लाभांत लिहून दिले आहे उभयपक्षीय असे जाहोर व उद्धोषित करतात की,

*[Handwritten signatures and marks]*



78/15302

पावती

Original/Duplicate

Thursday, October 21, 2021

नोंदणी क्र 39म

5:19 PM

Regn 39M

पावती क्र.: 16367 दिनांक 21/10/2021

गावाचे नाव: मांजली

दस्तऐवजाचा अनुक्रमांक: उहून2-15302-2021

दस्तऐवजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव. श्रुती सचिन मलबारी

नोंदणी फी ₹ 100 00

दस्त हाताळणी फी ₹. 320.00

पृष्ठांची संख्या 16

एकूण: ₹ 420 00

आपणास मूळ दस्त, थवनेल प्रिंट, सूची-२ अदाजे  
5 38 PM ह्या वेळेस मिळेल

Sub Registrar Ulhasnagar 2

वाजार मूल्य ₹ 1/-

मोवदला ₹.1/-

भरलेले मुद्राक शुल्क : ₹ 500/-

सह दुय्यम निबंधक वर्ग-२  
उल्हासनगर-२

1) देयकाचा प्रकार: DHC रक्कम ₹ 320/-

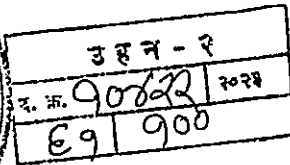
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2010202114530 दिनांक: 21/10/2021

बँकेचे नाव व पत्ता:

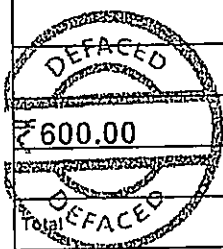
2) देयकाचा प्रकार: eChallan रक्कम. ₹ 100/-

डीडी/धनादेश/पे ऑर्डर क्रमांक. MH007576671202122E दिनांक: 21/10/2021

बँकेचे नाव व पत्ता



Office Name ULH2_ULHASNAGAR 2 JT SUB REGISTRAR		PAN No.(If Applicable)	
Location THANE		Full Name SHRUTI SACHIN MALBARI	
Year 2021-2022 One Time		Flat/Block No SURVEY NO 69 KENDALE EMREALDS	
Account Head Details		Amount In Rs.	
0030046401 Stamp Duty		500 00	
0030063301 Registration Fee		100 00	
Premises/Building		Road/Street BELAVALI	
Area/Locality		BADLAPUR	
Town/City/District		PIN 4 2 1 5 0 3	

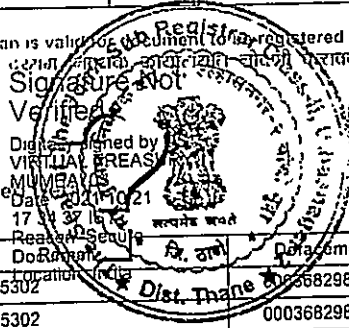


Remarks (If Any)  
 SecondPartyName=KAILASH SAKHARAM JADHAV-

Amount In Six Hundred Rupees Only  
 Words 600 00

Payment Details IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref No	69103332021101613438	2708071134
Cheque/DD No		Bank Date	RBI Date	16/10/2021-15 38 12	18/10/2021
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No , Date		100 , 18/10/2021	

Department ID: 9321401010  
 NOTE: This challan is valid only for document registered in Sub Registrar office only Not valid for unregistered document



उत्तर - २  
 १००८२२ २०२१  
 ER १००

94202 2029  
 9 96

Sr. No	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-78-15302	21/10/2021-17 18 51	IGR129	100 00
2	(IS)-78-15302	21/10/2021-17 18 51	IGR129	500 00
Total Defacement Amount				600.00



CHALLAN  
MTR Form Number-6



GRN	MH007576671202122E	BARCODE	[Barcode]		Date	16/10/2021-15 37 11	Form ID	48(I)
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	SHRUTI SACHIN MALBARI			
Location	THANE							
Year	2021-2022 One Time			Flat/Block No.	SURVEY NO 69 KENDALE EMREALDS			
Account Head Details		Amount In Rs.		Premises/Building				
0030046401	Stamp Duty	500 00		Road/Street	BELAVALI			
0030063301	Registration Fee	100 00		Area/Locality	BADLAPUR			
				Town/City/District				
				PIN	4	2	1	5 0 ?
				Remarks (If Any)				
				SecondPartyName=KAILASH SAKHARAM JADHAV-				
				Amount In	Six Hundred Rupees Only			
Total			600 00	Words				
Payment Details			IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank CIN	Ref No	69103332021101613438	2708071134		
Cheque/DD No			Bank Date	RBI Date	16/10/2021-15 38 12	Not Verified with RBI		
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No . Date		Not Verified with Scroll			



Department ID :

NOTE - This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document

Mobile No 9321411010

राखण करलन केवल दुयम नियमक कार्यालयात नोदणी करायच्या दस्ताखाती लागू आहे. नोदणी न करायच्या दस्ताखाती सदर चलन नाही.



उहन - २  
१००८९२ २०२१  
८३ १००

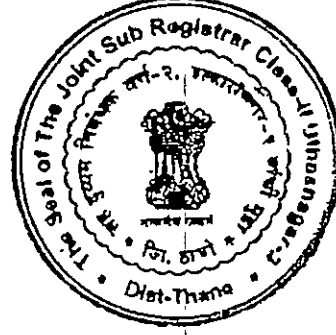
१५२०२ २०२१  
९ १६

## कुलमुखत्यारपत्र

सदरचे कुलमुखत्यारपत्र आज दिनांक 21 माहे ऑक्टोबरसन 2021 रोजीचे दिवशी खालील पक्षकारामध्ये करण्यात येत आहे

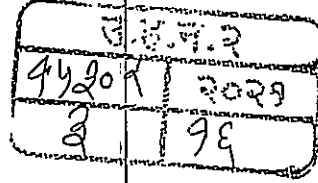
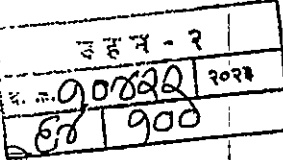
१)श्री. कैलास सखाराम जाधव,  
वय 58 वर्ष, व्यवसाय - व्यापार,  
पॅन क्र. AARPJ3793N

2)श्री. सागर कैलास जाधव  
वय 32 वर्ष, व्यवसाय - व्यापार  
पॅन क्र. AJVPJ2964Q  
राहणार - 171, ऍरिस्टोक्रेट जी. को. ऑ. हौ.सो.लि.  
सदनिका क्र.103, लुल्ला नगर, पुणे-411040,  
(ज्यात त्यांचे वालीवारस, व्यवस्थापक,  
हितसंबधी, उत्तराधिकारी, मृत्युपत्र चालविणारे,  
कुलमुखत्यारी वैगरेंचा समावेश असेल).....कुलमुखत्यार पत्र लिहून देणार.



गाररी

1 सौ. श्रुती सचिन मलबारी  
वय 47 वर्ष, व्यवसाय - नोकरी  
कार्यालय - 002, बी-विंग, सावंत प्लाझा को.ऑ.हौ.सो. लि.,  
बेलवली रोड, बदलापूर(प), 421503



2 श्री. सचिन दत्तात्रय मलबारी  
वय 50 वर्ष, व्यवसाय- नोकरी  
रा. 002, बी-विंग, सावंत प्लाझा को.ऑ.हौ.सो. लि.,  
बेलवली रोड, बदलापूर(प), 421503. ....कुलमुखत्यार पत्र लिहून घेणार.

कारणे कुलमुखत्यारपत्र तथा पॉवर ऑफ अॅटॉर्नी लिहून देत आहेत की

1)अ. श्री. कैलास सखाराम जाधव व श्री. सागर कैलास जाधव यांचे मालकीची मौजे बेलवली, ता. अंबरनाथ, जि.ठाणे येथील सर्व्हे क्रमांक 69 हिस्सा क्रमांक 1 व सर्व्हे क्रमांक 69 हिस्सा क्रमांक 2/1 क्षेत्रफळ 8400 चौ.मी. यावरील कॅदळे डेव्हलपर्स यांचे कॅदळे अॅमराल्ड्स या कॉम्प्लेक्स मधील लिहुन देणार क्रमांक 1 यांना दिनांक 8-7-2013 रोजीच्या दस्त नोंदणी क्रमांक 8254-2013 अंतर्गत नोंदविण्यात आलेल्या विकसन कराराच्या मोबदल्यात प्राप्त झालेल्या सदनिकांचे / गाळ्यांचे दस्त नोंदणीसाठी लिहुन देणार हे लिहुन घेणार यांना कुलमुखत्यार पत्र लिहुन देत आहेत.

ब. श्री. कैलास सखाराम जाधव व श्री. सागर कैलास जाधव यांचे मालकीची मौजे बेलवली, ता. अंबरनाथ, जि.ठाणे येथील सर्व्हे क्रमांक 69 हिस्सा क्रमांक 1 व सर्व्हे क्रमांक 69 हिस्सा क्रमांक 2/1 क्षेत्रफळ 20,832 चौ.मी. ह्या मिळकतीवर बांधण्यात येणा-या इमारतीमधील सदनिकांचे / गाळ्यांचे दस्त नोंदणीसाठी लिहुन देणार हे लिहुन घेणार यांना कुलमुखत्यार पत्र लिहुन देत आहेत.

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क. श्री. कैलास सखाराम जाधव यांचे मालकीची मौजे मांजली, ता. अंबरनाथ जिल्हा ठाणे येथील सर्व्हे क्रमांक 53/1, प्लॉट क्रमांक 15, एकुण क्षेत्र 3171 चौ.वार पैकी श्री. कैलास सखाराम जाधव व श्री. सागर कैलास जाधव यांचे सामाईक मालकीच्या जमिनीपैकी 744 चौ.वार मोजमापाची जमिन श्री. साई कन्स्ट्रक्शन अॅन्ड डेव्हलपर्स यांना विकसन करारा अंतर्गत देण्याचे मान्य केले आहे, विकसन कराराच्या मोबदल्यात प्राप्त होणा-या सदनिकांचे / गाळ्यांचे दस्त नोंदणीसाठी लिहुन देणार हे लिहुन घेणार यांना कुलमुखत्यार पत्र लिहुन देत आहेत.

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ड. श्री. कैलास सखाराम जाधव यांचे मालकीची मौजे मांजली, ता. अंबरनाथ जिल्हा ठाणे येथील सर्व्हे क्रमांक 53/1, प्लॉट क्रमांक 15, एकुण क्षेत्र 3171 चौ.वार पैकी श्री. कैलास सखाराम जाधव व श्री. सागर कैलास जाधव यांचे सामाईक मालकीच्या जमिनीपैकी 744 चौ.वार मोजमापाची जमिन श्री. साई कन्स्ट्रक्शन अॅन्ड डेव्हलपर्स यांना विकसन करारा अंतर्गत देण्याचे मान्य केले आहे, विकसन कराराच्या मोबदल्यात प्राप्त होणा-या सदनिकांचे / गाळ्यांचे दस्त नोंदणीसाठी लिहुन देणार हे लिहुन घेणार यांना कुलमुखत्यार पत्र लिहुन देत आहेत.

इ. श्री. कैलास सखाराम जाधव यांचे मालकीची मौजे मांजली, ता. अंबरनाथ जिल्हा ठाणे येथील सर्व्हे क्रमांक 54/1, प्लॉट क्रमांक 1, एकुण क्षेत्र 0-10-55 हे.आर.चौ.मी. पैकी लिहुन देणार क्रमांक 1 यांचे मालकीचे क्षेत्र 0-10-55 हे.आर.चौ.मी. मोजमापाची जमिन विकसित करण्याकरीता देण्याचे ठरले आहे, विकसन कराराच्या मोबदल्यात प्राप्त होणा-या सदनिकांचे/गाळ्यांचे दस्त नोंदणीसाठी लिहुन देणार हे लिहुन घेणार यांना कुलमुखत्यार पत्र लिहुन देत आहेत.

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उपरोक्त मुद केलेल्या जमीन मिळकती पैकी मिळकत क्रमांक अ लिहुन देणार

व श्री. सागर कैलास जाधव

उ हु न - २

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प्रत्येक वेळी दुय्यम निबंधक कार्यालयत हजर राहणे शक्य होत नाही, म्हणुन श्री. कैलास सखाराम जाधव व श्री. सागर कैलास जाधव यांनी सौ श्रुती सचिन मलबारी व श्री सचिन दत्तात्रय मलबारी यांना त्यांचे कुलमुखत्यारी म्हणुन नेमूत आहेत.

3. लिहून देणार यांचे कुलमुखत्यारी म्हणुन सौ. श्रुती सचिन मलबारी व श्री. सचिन दत्तात्रय मलबारी यांनी खालील प्रमाणे कामे करावयाची आहेत.

अ. उपरोक्त नमुद केलेल्या मिळकतीवर बांधण्यात येणा-या इमारती मधील आमचे हिश्याच्या सदनिका, दुकानाचे गाळे, गॅरेज बाबत जे दस्त भावी खरेदीदारांच्या लाभात निष्पादित करून ते दस्त म्हणजेच करारनामा, रद्दपत्र, चुकदुरुस्तीपत्र, पुरवणी करार, कल्परमेशन डीड, इ. आमच्या कुलमुखत्यारपत्र धारकाने सह. दुय्यम निबंधक कार्यालय 2, 3 किंवा 4 या ठिकाणी नोंदणीसाठी सादर करून आमच्यावतीने कबुली जबाब देणे.

ब. नोंदणीकृत केलेल्या दस्तऐवजावरील फोटो पेज वर तसेच नोंदणीपूर्व घोषवा-यावर सहया करणे, दस्तऐवजाच्या मुळ प्रती, नोंदणीपावती, इंडेक्स-2 आमच्यावतीने स्विकारणे.

क. सदरहु कुलमुखत्यार पत्राच्या आधारे फक्त आम्ही निष्पादित केलेले दस्त दुय्यम निबंधक कार्यालयात सादर करता येतील, या कुलमुखत्यारपत्राच्या आधारे कोणत्याही प्रकारचा विक्री व्यवहार कुलमुखत्यार पत्र धारकास करू नये.

ड. अशाप्रकारे उपरोक्त नमुद केलेल्या मिळकतीवर बांधण्यात येणा-या इमारतीमधील सदनिका, दुकान, गॅरेज यांचे दस्तऐवज निष्पादित केलेल्या कुलमुखत्यारपत्राच्या आधारे सादरचे दस्त दुय्यम निबंधक उल्हासनगर-2 /3 /4, यांचे कार्यालयात सादर करावे. कबुलायत देणे या कामासाठीच सदरचे कुलमुखत्यार पत्र वापरता येईल.

उपरोक्त नमुद केलेली सर्व कामे आम्ही स्वतः हजर राहून केली आहेत असे गृहीत धरण्यात येऊन ती सर्व कामे आमच्यावर बंधनकारक आहेत व राहतील. येणेप्रमाणे सदरच्या कुलमुखत्यारपत्रावर आम्ही खालील साक्षीदारांच्या केलेल्या आहेत.

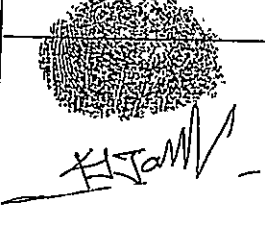

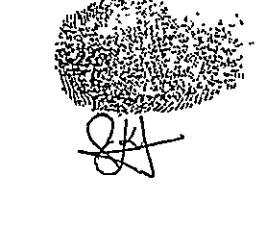



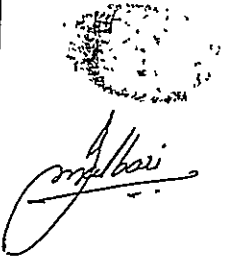



उल्हासनगर-२  
१००८२२ २०२३  
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उल्हासनगर-२	१००८२२
१००८२२	२०२३
९	९६

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कुलमुख्यालय पत्र लिखून देणार	सही व अगळा	फोटो
1) श्री. कैलास सखाराम जाधव पॅन क्रमांक AARPJ3793N		
2) श्री. सागर कैलास जाधव पॅन क्रमांक AJVPJ2964Q		

कुलमुख्यालय पत्र लिखून देणार	सही व अगळा	फोटो
सौ. श्रुती सचिन मलबारी पॅन क्रमांक ATTPM9688C		
2. श्री. सचिन दत्तात्रय मलबारी पॅन क्रमांक AUPM9955H		

1- श्री. केशवराज बलवंत मलबारी  
वय 38 वर्ष, जि. ठाणे  
रा. पाटीलवाडी, पंचवेली,  
बदलापूर(प), ता. अंबरनाथ, जि. ठाणे.

2- श्री. भास्कर बी. दरवडा  
वय 33 वर्ष, रा. पाषाणे गाव,  
ता. कर्जत, जि. रायगड

उ.प्र. २

उ.प्र. - २  
द. क्र. १००२२/२५६  
६/२/२०१९



सुभासतन क्रमांक व उपविभास	भू-धाराणा व धदती	सोडवडादाता नाव	धेव	अभास	धो.ध.	के.का	खत क्रमांक
सुभासतन क्रमांक व उपविभास 53/1	भू-धाराणा व धदती सोडवडादाता कां -1						
सातवे सावतिक नाव :- फोड न 14 व 15							
धेव वनक	आ.चो धो		26 51 34	213 11		( 2004 )	[28], 853
धिव रोडो	26 51 34						कुडाणे नाव
धिव रोडो अफकाणी	212 11					( 2004 )	इतर अफिकास
धियास						( 2004 )	
नागासत			26 51 34	0 00			
सरो							
नाकास							
इतर							
एकुस क्षेत्र							
पोट-खदान (तागवरोस अलेस)							
कां (अ)							
कां (ब)							
कां (ग)	0 00 00						
कां (घ)	0 00						
नुदो धिया विरोड अवसली							

धो केफास क्र ( 220),(226),(236),(274),(275),(276),(290),(291),(292),(310),(311),(312),(894),(1284),(1801) सोना अणि सुभासतन विहडे :

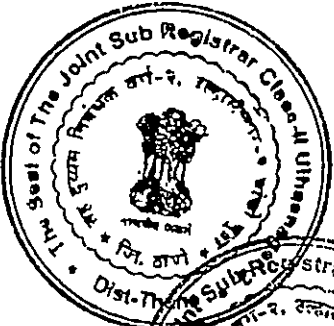
पाव नदुस आस  
विहडो धो नदुस  
[ महाराष्ट्र जमीन महसूल अधिकांश अधिनियम आणि नदुसधडा ( तपसू क्रमांक व सुविधीत ठेवणे ) नियम, १९७१ पाठोस नियम २१ ]  
तातुका - अंबरनाथ विहडा - ठाणे रोडवडा केफास क्रमांक : 2004 व दिनांक : 25/05/2021

धवे	इगास	विकाखालोस धेवधा तपसूस									सागाधोसोसो उपतय्य नसलेली जमीन		जस सिधनाच सोधन	सो
		विकाखालोस धेव			विकाखालोस धेव						स्यक	धज		
		विकाखालोस धेव	जस सिधित	अजस सिधित	विकाधे नाव	जस सिधित	अजस सिधित	विकाधे नाव	जस सिधित	अजस सिधित				
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
		आ. चो धो	आ. चो धो	आ. चो धो	आ. चो धो	आ. चो धो	आ. चो धो	आ. चो धो	आ. चो धो	आ. चो धो			आ. चो धो	
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"स प्रजासित प्रदोसो धो वसुत १५- रुपये धियाले."  
धियांक :- 27/05/2021  
सावतिक क्रमांक :- 272100140000036200520211127

(नाम :- वितीन सहाद धोण)  
तलाठी सागा :- नंदवली :- अंबरनाथ वि :- ठाणे

तलाठी सजा-मांजली  
ता. अंबरनाथ जि. ठाणे



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६ १६

उह न - २  
१०४०४ २०२१  
६६ १००





### महाराष्ट्र शासन

गांव नमुना सार

अधिकांश अगिलेख पत्रक

[ महाराष्ट्र जमीन मालकी अधिकांश अधिकांश अगिलेख अगिलेख नोंदव्या ( तयार करणे व सुविधित केवले ) नियम, 1901 च्या अंतर्गत नियम 3,4,5 आणि 6 ]

पत्र - मासिकी तालुक्या - अंबरनाथ विल्हा - ठाणे शेवटचा केवला क्रमांक : 1806 व दिनांक : 08/09/2017

मुपाचन क्रमांक व उपविभाग 54/4		पु-माराणा पध्दती भोगवटदार घां - I	भोगवटदाराचे नाव				खते क्रमांक
शेवटचे स्थलीक नाव :-		शेज	आकार	पो.ख.	के.सा		
शेज रकम	हे आर.चौ मी	केलारा सहायान नाथ			(1105)	687	
विपक्ष	-	अंबुती बालनाथ सिंदि			(1105)	कुळाचे नाव	
वाक्य	-	इन्ना दितीय नाथकाळ			(1105)	इतर अधिकांश	
वती	-	आशा सहायान नाथ			(1105)		
बालक	-	सहायान महादेव नाथ			(1105)		
इतर	0 05 05	घाणार्क शेज	0 05.05	0 07			
रुजुन शेज	0 05.05						
शेज-शेज (सामयिक अचोच)							
वर्ग (रु)	-						
वर्ग (रु)	-						
रुजुन शेज	0 00 00						
आकलने	0 07						
दुघी मिना मिनेश साकाराणे	-						

दुघी केवला क्र. (333),(893),(1105),(1110),(1198),(1284),(1806)

सोपा आणि घुमान घिरे :

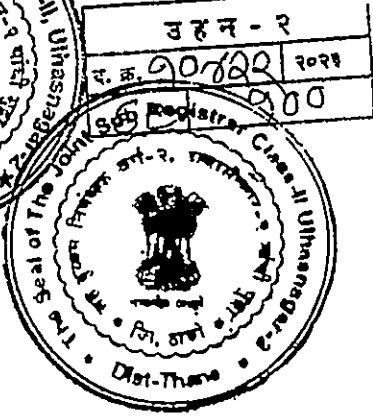
गाव नमुना सार  
विकाधी नोंदव्या

[ महाराष्ट्र जमीन मालकी अधिकांश अधिकांश अगिलेख अगिलेख नोंदव्या ( तयार करणे व सुविधित केवले ) नियम, 1901 च्या अंतर्गत नियम 21 ]

पत्र - मासिकी तालुक्या - अंबरनाथ विल्हा - ठाणे शेवटचा केवला क्रमांक : 1806 व दिनांक : 08/09/2017

विकाखालील शेजराच तयारोल													सांगणकीतारो मरलम्य मरलेलो जमीन	जल सिंचनाचे साधन	शेत
मिथ विकाखालील शेज						विभळ विकाखालील शेज									
सर्वे	हेगाव	विभगाचा संकेत क्रमांक	घटक पिके व प्रत्येकाखालील शेज			विकाचे नाव			जल सिंचित	अजल सिंचित	स्वरूप	शेज	जल सिंचनाचे साधन	शेत	
			जल सिंचित	अजल सिंचित	विकाचे नाव	जल सिंचित	अजल सिंचित								
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)	
		हे आर. चौ मी	हे आर. चौ मी	हे आर. चौ मी	हे आर. चौ मी	हे आर. चौ मी	हे आर. चौ मी	हे आर. चौ मी	हे आर. चौ मी	हे आर. चौ मी		हे आर. चौ मी			
2019-20	सर्वे नं.										साधकामाकळ	0 0505			

"वा प्रमाणित प्रतीकारी की प्रमाणित  
दिनांक :- 20/10/2020  
सांकेतिक क्रमांक :- 272/001/00000/2001(00000)



(नाम :- मिनी कडारु मोग)  
वलाही साभार :- मंडळीला :- अंबरनाथ वि :- ठाणे

उहरन - २  
क्र. १०७६२ २०२१  
१००

उ.उ.न.२  
१५/१०/२०२१  
८ १६



महाराष्ट्र शासन

गणतंत्राचा  
अधिकार अधिकारी

[ महाराष्ट्र राज्य महाराष्ट्र अधिकार अधिकारी (वर्गा वर्ग) व अधिकारी (वर्ग वर्ग) व अधिकारी (वर्ग वर्ग) व अधिकारी (वर्ग वर्ग) ] दिनांक १९७१ च्या दिनांक १६/६/२०२०

पत्र :- भोवती  
पुनर्वसन अधिकारी व अधिकारी ५४/१

दिनांक :- ०६/०७/२०

दिनांक :- ०६/०७/२०

पुनर्वसन अधिनियम : १९४७ च्या दिनांक १३/१०/२०२०

पुनर्वसन अधिनियम च्या दिनांक ५४/१		पुनर्वसनासाठी घोषित क्षेत्र - १		पुनर्वसनासाठी घोषित क्षेत्र - २		सर्वेक्षणा क्र. ५०८/६१७
विवरण	प्लॉट/खंड	क्षेत्र	खंड	क्षेत्र	खंड	प्लॉट/खंड
जमीन क्षेत्र	१.२०८.०० चौ.	३०७	३०८	३०९	३१०	५०८/६१७
प्लॉट/खंड						
विवरण	कैलाश लक्ष्मी नगर					५०८/६१७
प्लॉट/खंड	पु. महाराष्ट्र प्लॉट					
विवरण	विशिष्ट महाराष्ट्र प्लॉट					(१९४७)
प्लॉट/खंड	पुनर्वसन महाराष्ट्र प्लॉट					(१९४७)
विवरण	पुनर्वसन महाराष्ट्र प्लॉट					(१९४७)
प्लॉट/खंड		०.०४४३	०००			
विवरण	पुनर्वसन महाराष्ट्र प्लॉट					
प्लॉट/खंड						
विवरण						
प्लॉट/खंड						
विवरण						
प्लॉट/खंड						

पुनर्वसन अधिनियम महाराष्ट्र अधिकार अधिकारी (वर्गा वर्ग) व अधिकारी (वर्ग वर्ग) व अधिकारी (वर्ग वर्ग) व अधिकारी (वर्ग वर्ग) ] दिनांक १९७१ च्या दिनांक १६/६/२०२०

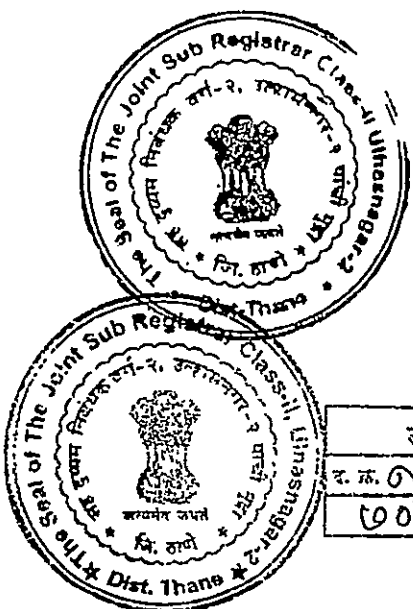
पुनर्वसन अधिनियम महाराष्ट्र अधिकारी (वर्गा वर्ग) व अधिकारी (वर्ग वर्ग) व अधिकारी (वर्ग वर्ग) व अधिकारी (वर्ग वर्ग) ] दिनांक १९७१ च्या दिनांक १६/६/२०२०

वर्ग	खंड	पुनर्वसनासाठी घोषित क्षेत्र			पुनर्वसनासाठी घोषित क्षेत्र			पुनर्वसनासाठी घोषित क्षेत्र	पुनर्वसनासाठी घोषित क्षेत्र	पुनर्वसनासाठी घोषित क्षेत्र	पुनर्वसनासाठी घोषित क्षेत्र
		पुनर्वसन	पुनर्वसन	पुनर्वसन	पुनर्वसन	पुनर्वसन	पुनर्वसन				
(१)	(१)	(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)
२०१९-२०	०४/१										०.०४४३

"महाराष्ट्र राज्य महाराष्ट्र अधिकारी (वर्गा वर्ग) व अधिकारी (वर्ग वर्ग) व अधिकारी (वर्ग वर्ग) व अधिकारी (वर्ग वर्ग) ] दिनांक १३/१०/२०२०

(दस्तऐवज - विवरण देखील घेऊन)  
महाराष्ट्र शासन - भोवती - अर्थव्यवस्था विभाग

३.७.२०२०  
४५६०२  
९ १६



दहान - २  
००१००



महाराष्ट्र शासन

गाय नमुना सार  
अधिकार अभिलेख पत्रक

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुविधितोत देवणे ) नियम, १९७१ यातील नियम ३,५,६ आणि ७ ]

गाय - वेतवली  
सुमापन क्रमांक व उपविभाग : 69/1

जातुका - अंबरला

विस्था - ठाणे

रोबटचा फेरफार क्रमांक : 4467 व दिनांक : 25/05/2021

सुमापन क्रमांक व उपविभाग 69/1		सू-धारणा पध्दती भोगवटोदारा वर्ग -1	भोगवटोदाराचे नांव				
सोताचे स्थापिक नंबर :-			क्षेत्र	आकार	चौ.उ.	फेरफा	छाते क्रमांक
क्षेत्र एक	हे.आर.ची मी	अमरनाथ चव्हाण	1.03.92	1.62	0.1900	(4467)	(253), 709, 2240
द्वितीय	-	कुळगाय व दत्तापूर नगरपालिका	0.24.08	1.03		(3745)	कुळगाय नाथ इतर अधिकार
तृतीय	-	सागर कौलास जाधव				(4467)	अकृषिक बांध
चतुर्थ	1.28 00	केसाव घुळगाय नाथव				(4467)	क्षेत्र 5460.33 चौ मी विस्तारीत करे वर (4267)
पंचम	-	गामार्गिक क्षेत्र	1 03 92	1 62	0 19 00		
गोट-छातर (संपन्न क्षेत्र अन्वये)							
वर्ग (अ)	0 19 00						
वर्ग (ब)	-						
एकूण क्षेत्र	1 28 00						
गोट-छातर (संपन्न क्षेत्र अन्वये)							
वर्ग (अ)	0 19 00						
वर्ग (ब)	-						
एकूण क्षेत्र	2.00						
अति	-						
दुसरी किती विदेश आकाली	-						
सुने फेरफार क्र (518),(1762),(2768),(3108),(3745),(4066),(4154),(4463)							सोता आणि सुमापन क्रिणे :

गाय नमुना सार  
विकाची नोंदवही

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा ( तयार करणे व सुविधितोत देवणे ) नियम, १९७१ यातील नियम २१ ]

गाय - वेतवली  
सुमापन क्रमांक व उपविभाग : 69/1

जातुका - अंबरला

विस्था - ठाणे

रोबटचा फेरफार क्रमांक : 4467 व दिनांक : 25/05/2021

विकाखालील क्षेत्राचा तयारीत														
		मिळ विकाखालील क्षेत्र						निर्धेत विकाखालील क्षेत्र			सागावडोसाठी उपसभ्य दाखलेली जमीन	जल सिंचनाचे साधन	सोता	
वर्ष	हंगाम	मित्रगाया संकेत क्रमांक	जल सिंचित	अजल सिंचित	विकाचे नाव	जल सिंचित	अजल सिंचित	विकाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी		
2019-20	चरण							पगत		1 2800				

"या प्रमाणित प्रतीसाठी की प्रगत १५/- रुपये मिळाले."  
दिनांक :- 27/05/2021  
सांकेतिक क्रमांक :- 2721001400003660052021



(नाथ :- विलास महदू पिंग)  
तयारीत सागाव :- मानवतीत :- अर्जलाय नि :- ठाणे

तयारीत सागाव :- मानवतीत :- अर्जलाय नि :- ठाणे

सं. क्र. 90822 2021  
90 96



90 96

गाव - येतवली तालुका - अंबरनाथ विस्था - ठाणे शेवटचा फेरफार क्रमांक : 4467 व दिनांक : 25/05/2021  
सुधारण क्रमांक व उपविभाग : 69/2/1

सुधारण क्रमांक व उपविभाग 69/2/1	पु.पारगा पध्दती भोगवटदार वर्ग -1	भोगवटदाराचे नाव				छाते क्रमांक
रोमाचे स्थानिक नाव :-		हेक्टर	अंका	चौ.ज.	के.पा	
शेज एकक	हे.आर.चौ.मी	1-58-00	2-75	0-2200	(4467)	[353], 2240
विरासत	-					कुळचे नाव
नामासत	-				(4467)	इतर अधिकार
वरी	-				(4467)	अकृषिक घाबर
याकना	1 58 00	1 58 00	2 75	0 22 00		शेज 3035 00 चौ.मी. विस्तारी करे करे (4267)
इतर	-					
एकूण शेज	1 58 00					
कोट-घाबर (सामग्रीचे अंकाचे)	-					
वरी (अ)	0 22 00					
वरी (ब)	-					
एकूण चौ.घ	0 22 00					
आर	2 75					
मुदी किती दिवसे आकरली	-					

शेज फेरफार क्र (135),(320),(321),(511),(1762),(2768),(3108),(4154),(4463) / सोबा आणि सुधारण धिंड :

गाव - येतवली तालुका - अंबरनाथ विस्था - ठाणे शेवटचा फेरफार क्रमांक : 4467 व दिनांक : 25/05/2021  
सुधारण क्रमांक व उपविभाग : 69/2/1  
[ महापट्ट जमीन महसूल अधिकार अधिलेख अधिनियम (कपा करणे व सुविधितो देणे) नियम, १९७१ यातील नियम ३९ ]

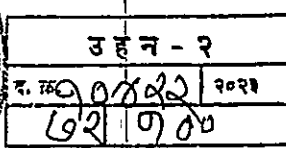
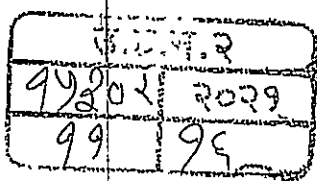
वर्ष	ईगव	विकासातील शेजा संपादन						निबंध विकासातील शेज			संपादनाची उपलब्ध नसलेली जमीन	जल सिंचनाय साधन	शेज	
		विश्रामातील शेज			पट्टक पिके व प्रत्येकासाठी शेज			विकासातील शेज						
		जल सिंचित	अजल सिंचित	विकासाचे नाव	जल सिंचित	अजल सिंचित	विकासाचे नाव	जल सिंचित	अजल सिंचित	स्वरूप				शेज
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी	हे.आर. चौ.मी		हे.आर. चौ.मी		
2019-20	घटत							गवत			1 5800			

*(Handwritten Signature)*

"या प्रमाणित प्रतीसाठी फी गन्गून १५/- रुपये मिळाले"  
दिनांक :- 27/05/2021  
संकेतिक क्रमांक :- 272100140000036600520211131

(नाम :- निरंजन सहदू भोंस)  
तलाठी साधना :- पं.बं.लीला :- अंबरनाथ वि. :- ठाणे

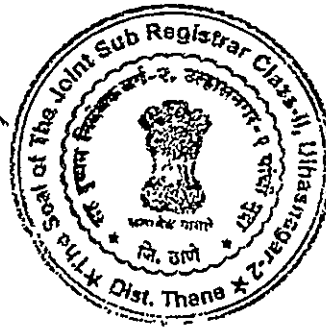
तलाठी सजा-मांजली  
ता. अंबरनाथ जि. ठाणे



27/05/2021



94202	5329
92	94



प्रमाण - ५	
क्र. १०४०२	१०११
६३	९००

हस्ताक्षर / SIGNATURE

*K. S. Chavhan*

असले अणुस 1 पुणे  
Commissioner of Income-tax 1 Pune

*K. S. Chavhan*

*84*

IDENTITY CARD 0 : 207 89

BAR COUNCIL OF  
MAHARASHTRA & GOA  
HIGH COURT, MUMBAI 400 002  
ADVOCATE

NAME: Malbani (Mrs.) Smriti Sachin.  
ADDRESS: Mauli Sadan, Mhada Plot  
No. 73, Kurla East, Maladapur (E.),  
Dist: Thane.  
Date: 21.9.99. (Mah/5018/1999) SECRETARY

Office name: Sachin Malbani & Co.  
Date: 21/9/99

5515 4404 1222



92	9E
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MAHARASHTRA STATE  
REGISTRAR GENERAL  
MUMBAI

भास्कर वाळूकर दरवडी  
Bhaskar Valku Darvadi  
विवरण / DOB: 1966/1968  
पुंस / MALE  
Mobile No.: 901332574

5235 0809 2043

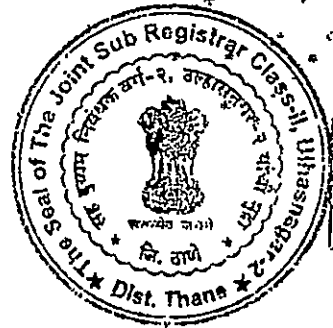
माझे आधार, माझी ओळख

*Teax*

*80*



3-11-22	
4/202	2022
98	44



3-11-22	
4/202	2022
14/900	

बाजार मूल्य रु 01/-

मावदला: रु. 01/-

भगलेले मुद्राक शुल्क रु 500/-

दु नि सह दु नि उहन 2 यांचे कार्यालयात

पावती.16367

पावती दिनांक 21/10/2021

अ क्र 15302 वर दि 21-10-2021

सादरकरणाचे नाव शुती सचिन मलवारी

गेजी 5 17 मन वा हजर केला

नोंदणी फी

रु 100 00

दस्त हाताळणी फी

रु 320 00

पृथांची संख्या: 16

दस्त हजर करणाऱ्याची सही

एकूण 420 00

Sub Registrar Ulhasnagar 2

Sub Registrar Ulhasnagar 2

दस्ताचा प्रकार कुलमुखत्यारपत्र

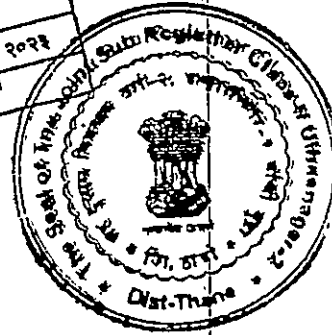
मुद्राक शुल्क. (48-क) जेव्हा त्यामुळे खड (अ) मध्ये उल्लेखिलेल्या वावीहून अन्य असा एकाच संव्यवहारात एकाच किंवा अधिक व्यक्तीम काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्षा क्र 1 21 / 10 / 2021 05 17 36 PM ची वेळ (सादरीकरण)

शिक्षा क्र 2 21 / 10 / 2021 05 18 47 PM ची वेळ (फी)



उहन - २  
द. क्र. १००२२१ २०२१  
७९ १००





दम्न गोपवाग भाग-2

उद्दन 2 95/96  
दम्न क्रमांक 15302/2021

21/10/2021 5 36 39 PM

दम्न क्रमांक उद्दन2/15302/2021  
दम्नाचा प्रकार -कुलमुखत्यारपत्र

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अगठ्याचा टप्पा
1	नाव धुनी मचिन मलवारी पत्ता फ्लॉट न -, माळा न -, इमारतीचे नाव -, ब्लॉक न -, रोड न वी 002 तळ मजला गुरुमदन विल्डींग न 4 शिवाजी चौक वदलापूर पूर्व , महाराष्ट्र, ठाणे पिन नंबर	पॉवर ऑफ अटॉर्नी होल्डर वय -47 स्वाक्षरी-		
2	नाव मचिन दत्तात्रय मलवारी पत्ता फ्लॉट न -, माळा न -, इमारतीचे नाव -, ब्लॉक न -, रोड न वी 002 तळ मजला गुरुमदन विल्डींग न 4 शिवाजी चौक वदलापूर पूर्व , महाराष्ट्र, ठाणे. पिन नंबर	पॉवर ऑफ अटॉर्नी होल्डर वय :-50 स्वाक्षरी-		
3	नाव कैलाश मयारगम जाधव पत्ता फ्लॉट न -, माळा न -, इमारतीचे नाव -, ब्लॉक न -, रोड न मदनिका न 103 गॅरिस्टोक्रेट जी को ऑफ हॉसिंग मोमायटी लि मुल्ना नगर पुणे , महाराष्ट्र, पुणे पिन नंबर AARPJ3793N	कुलमुखत्यार देणार वय -58 स्वाक्षरी-		
4	नाव मायार कैलाश जाधव पत्ता फ्लॉट न -, माळा न -, इमारतीचे नाव -, ब्लॉक न -, रोड न मदनिका न 103 गॅरिस्टोक्रेट जी को ऑफ हॉसिंग मोमायटी लि मुल्ना नगर पुणे, महाराष्ट्र, पुणे पिन नंबर AJVPJ2964Q	कुलमुखत्यार देणार वय -32 स्वाक्षरी-		

वरील दम्नऐवज करून देणार तथाकथित कुलमुखत्यारपत्र चा दम्न ऐवज करून दिल्याचे कबुल करतात  
शिक्का क्र 3 ची वेळ 21 / 10 / 2021 05 . 35 51 PM

ओळख -

खासगी इमम असे निवेदीन करणात की ते दम्नऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अगठ्याचा टप्पा
1	नाव दशरथ काशिताथ झाडे - - वय 48 पत्ता पार्टील बाई बायल विप्लवी बदले पिन कोड 424008	स्वाक्षरी		
2	नाव माणिक केशवराव वय 33 पत्ता पापाराजिनी कुर्जेत विन्डींग नम्रगड पिन कोड 410101	स्वाक्षरी		

शिक्का क्र.4 ची वेळ 21 / 10 / 2021 05 : 36 . 29 PM

शिक्का क्र 5 ची वेळ 21 / 10 / 2021 05 36 35 PM नोंदणी पुस्तक 4 मध्ये

Sub Registrar Ulhasnagar 2

Payment Details

sr	Purchaser	Type	Verification no/Veridof	GRN/Licence

प्रमाणित करण्यात येते की, या दस्तऐवजा मध्ये एकूण १६ पाने आहेत.  
सह दुय्यम निबंधक वर्ग-२, उल्हासनगर वर्ग-२.  
पुस्तक क्र १ चे १५३०२ क्रमांकाने नोंदला .  
दिनांक :- २१ / १० / २०२१  
(एम.बी. वरुण)  
सह दुय्यम निबंधक, उल्हासनगर-२

Amount	Used	Deface Number	Deface Date

(1) विलेखाचा प्रकार कुलमुखत्यागपत्र

(2) मोवदला 1

(3) वाजारभाव(भाडेपट्ट्याच्या वायनितपट्टाकार आकारणी देतो की पट्टेदार ने नमूद करावे) 1

(4) भू-मापन, पॉट्रिम्मा व घरक्रमांक(अमन्याम) 1) पालिकेचे नाव कुळगाव-वदलापूर इतर वर्णन , इतर माहिती, ईतर माहिती दस्तामध्ये नमूद केल्याप्रमाणे( ( Survey Number : 69,53,54 ; HISSA NUMBER 1AND OTHER . ) )

(5) क्षेत्रफळ 1) 0 हेक्टर , आर

(6) आकारणी किंवा जुडी देण्यात अमेग तेव्हा.

(7) दम्नगंज करन देणा-या/निहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमन्याम, प्रतिवादिचे नाव व पत्ता 1). नाव -कैलाश मखाराम जाधव वय -58, पत्ता -प्लॉट नं - , माळा नं - , इमारतीचे नाव - , ब्लॉक नं - , गेड नं - सदरिका नं 103 एरिस्टोक्रेट जी को ऑफ हौसिंग सोसायटी लि मुल्ता नगर पुणे , महाराष्ट्र, पुणे पिन कोड -411040 पॅन नं -AARPJ3793N  
2) नाव -सागर कैलाश जाधव वय -32, पत्ता -प्लॉट नं - , माळा नं - , इमारतीचे नाव - , ब्लॉक नं - , गेड नं - सदरिका नं 103 एरिस्टोक्रेट जी को ऑफ हौसिंग सोसायटी लि मुल्ता नगर पुणे, महाराष्ट्र, पुणे पिन कोड -411040 पॅन नं -AJVPJ2964Q

(8) दम्नगंज करन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमन्याम, प्रतिवादिचे नाव व पत्ता 1): नाव -शुती सचिन मलबारी वय -47; पत्ता -प्लॉट नं - , माळा नं - , इमारतीचे नाव - , ब्लॉक नं - , गेड नं वी 002 तळ मजला गुलनदन विल्डींग नं 4 शिवाजी चौक बदलापूर पूर्व , महाराष्ट्र, ठाणे पिन कोड -421503 पॅन नं.-  
2) नाव -सचिन दत्तात्रय मलबारी वय -50, पत्ता -प्लॉट नं - , माळा नं - , इमारतीचे नाव - , ब्लॉक नं - , गेड नं वी 002 तळ मजला गुलनदन विल्डींग नं 4 शिवाजी चौक बदलापूर पूर्व , महाराष्ट्र, ठाणे पिन कोड -421503 पॅन नं -

(9) दम्नगंज करन दिल्याचा दिनांक 21/10/2021

(10) दम्न नोंदणी केल्याचा दिनांक 21/10/2021

(11) अनुक्रमांक, खंड व पृष्ठ 15302/2021

(12) वाजारभावाप्रमाणे मुद्राक शुल्क 500

(13) वाजारभावाप्रमाणे नोंदणी शुल्क 100

(14) अंग



मह दुय्यम निबंधक वर्ग-२  
उल्हासनगर-२

मुल्याकनामाटी विचारण घेतलेला तपशील - मुल्याकनाची आवश्यकता नाही कारण दम्नप्रकारनुसार आवश्यक नाही कारणचा तपशील दम्नप्रकारनुसार आवश्यक नाही

मुद्राक शुल्क आकारणाना निवडलेला अनुच्छेद (48-c) when authorising one person or more to act in a single transaction other than as mentioned in clause a



उद्दन - २  
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(pavti)

78/7225

Tuesday, May 04, 2021

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पावती

Original/Duplicate

नोंदणी क्र. :39M

Regn..39M

पावती क्र.: 7778 दिनाक: 04/05/2021

गावाचे नाव बेलवली  
दन्तगोवजाचा अनुक्रमाक उहण2-7225-2021  
दन्तगोवजाचा प्रकार कुलमुखत्यारपत्र  
मादर करणाऱ्याचे नाव ओमकार सतोप केदळे

नोंदणी फी	₹. 100.00
दस्त हाताळणी फी	₹. 200.00
पृष्ठाची संख्या. 10	
एकूण:	₹. 300.00

आपणाम मूळ दस्त ,थवनेल प्रिंट,सूची-२ अदाजे  
3 42 PM ह्या वेळेस मिळेल

Sub Registrar Ulhasnagar 2

वाजार मूल्य रु 1/-

मोबदला रु.0/-

मगनेले मुद्राक शुल्क रु. 500/-

सह दुय्यम निबंधक वर्ग-२  
उल्हासनगर-२

1) देयकाचा प्रकार DHC रकम रु 200/-

डीडी/धनादेश/पे ऑर्डर क्रमाक 0405202101705 दिनाक 04/05/2021

बँकेचे नाव व पत्ता

2) देयकाचा प्रकार eChallan रकम रु.100/-

डीडी/धनादेश/पे ऑर्डर क्रमाक MH000967175202122E दिनाक. 04/05/2021

बँकेचे नाव व पत्ता

मुळ दस्त परत मिळाला

स्वाक्षरी दस्त परत नेणार.

दिनांक

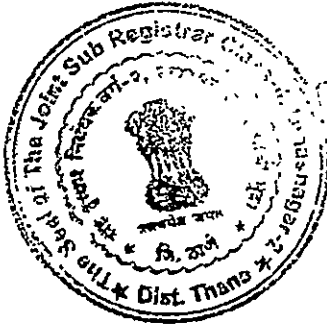


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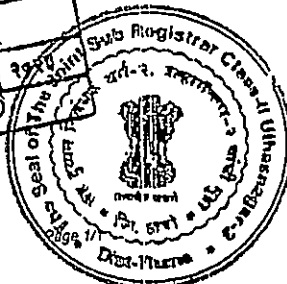
Department Inspector General Of Registration		Payer Details			
Stamp Duty		TAX ID / TAN (If Any)			
Type of Payment Registration Fee		PAN No (If Applicable)		HDWPK6544P	
Office Name ULH2_ULHASNAGAR 2 JT SUB REGISTRAR		Full Name		OMKAR SANTOSH KENDALE	
Location THANE		Flat/Block No.		Survey No 69/1 Survey No 69/2/1	
Year 2021-2022 One Time		Premises/Building			
Account Head Details		Amount In Rs.			
0030046401	Stamp Duty	500 00	Road/Street	Village Belavali, Taluka Ambernath, District Thane	
0030083301	Registration Fee	100 00	Area/Locality	belavali	
		Town/City/District			
		PIN		4 2 1 5 0 3	
		Remarks (If Any)			
		PAN2=AAWFM5778R~SecondPartyName=KENDALE DEVELOPERS~			
Total		600 00	Words	Six Hundred Rupees Only	
Payment Details IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref No	69103332021050411412	2678591818
Cheque/DD No		Bank Date	RBI Date	04/05/2021-12 13 11	Not Verified with RBI
Name of Bank		Bank-Branch		IDBI BANK	
Name of Branch		Scroll No , Date		Not Verified with Scroll	

Department ID  
 NOTE - This challan is valid for document to be registered in Sub Registrar office only Not valid for unregistered document  
 सधर चलन फेरल दुय्यम निराधक कार्यालयात नोंदणी करायत्याच्या दस्ताव्याची लागू आहे. नोंदणी न करायत्याच्या दस्ताव्याची सधर चलन लागू नाही.

Mobile No 8655115355



ल. नं. - २  
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Print Date 04-05-2021 12.13 22

*[Handwritten signature]*

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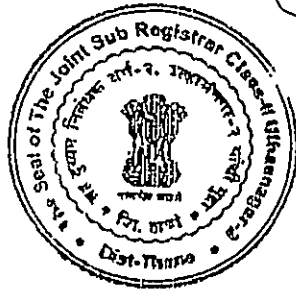
SPECIAL POWER OF ATTORNEY

THIS POWER OF ATTORNEY MADE AT BADLAPUR

(only for Admission)

ON 04 DAY OF May 2021

*[Handwritten Signature]*



*[Handwritten Signature]*



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DEVELOPERS, a Partnership Firm, (Pan No. AAWFM5778R) having its Office at Jadhav Nagar, Survey No. 69 Hissa No. 1 and Survey No. 69 Hissa No. 2/1, Opp. Sun and Shed Hotel, Near Carmel High School, Katrap Road, Belavali, Badlapur (E), District Thane.

DO HEREBY SEND GREETINGS:

WHEREAS M/s. KENDALE DEVELOPERS, are developing the project "KENDALE EMERALDS" on all those pieces and parcels of land lying, being and situate at Village Belavali, Taluka Ambarnath, District Thane bearing .

Survey No.	Hissa No.	Total Area (H-R-P)	Out of Total area, the area under "R" Zone (in Sq. Meters)
69	1	1-28-0 P. K. 0-19-0	8400.00
69	2/1	1-58-0 P. K. 0-22-0	

and within the limits of Kulgaon Badlapur Municipal Council and within the Jurisdiction of Registration District Thane, Sub-Registration District Ulhasnagar, hereinafter called and referred to as the "Said Property ;

AND WHEREAS M/s. Kendale Developers intend to sell the said flats / shops / units constructed / to be constructed in the building/s to be constructed in the Complex on the said property to be known as "KENDALE EMERALDS" and for the said purpose necessary agreements, all such to be executed and registered under the provisions of Real Estate (Regulation and Development) Act 2016 and/or any other law for time being in force.

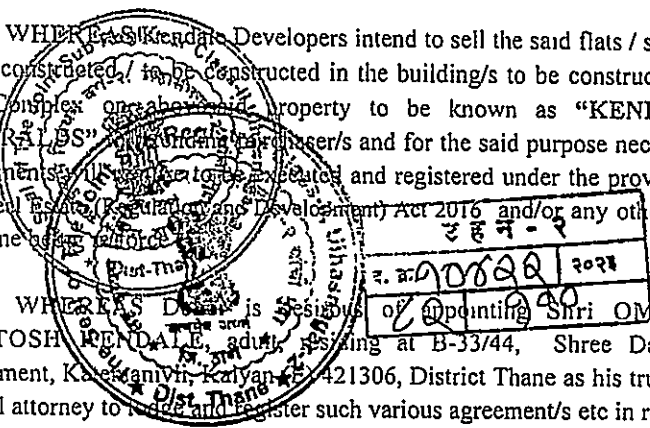
AND WHEREAS I, Santosh Tuljaram Kendale, adult, residing at B-33/44, Shree Darshan Apartment, Kaveri Ganvi, Kalyan - 421306, District Thane as his true and lawful attorney to execute and register such various agreement/s etc in respect of said Flats/Shops/Units constructed/to be constructed in the said building/s before the Sub-Registrar of Assurances at Ulhasnagar and accordingly executing the present power of attorney ;

NOW KNOW YE AND THESE PRESENTS WITNESS THAT, I Shri Santosh Tuljaram Kendale, adult, a partner of M/s. KENDALE DEVELOPERS, a Partnership Firm, (erstwhile Known as Magsan Developers, a Partnership Firm), having its Office at Jadhav Nagar, Survey No. 69 Hissa No. 1 and Survey No. 69 Hissa No. 2/1, Opp. Sun and Shed

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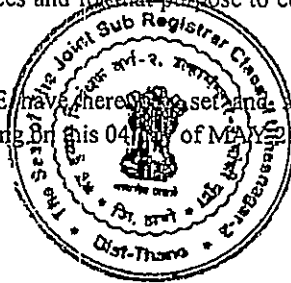
Hotel, Near Carmel High School, Katrap Road, Belavali, Badlapur (E), District Thane do hereby nominate, constitute and appoint, Shri OMKAR SANTOSH KENDALE, adult, as my true and lawful attorney to act on my behalf for doing, carrying and to perform all or any of the following acts :

ject  
ng,  
ane

1. TO lodge for registration the Agreement/s For Sale, Deed of Correction, Deed of cancellation, Supplementary Agreements, etc executed by the Donor in respect of flats/shops/units in the building/s on above said property in the Complex to be known as "KENDALE EMERALDS" from time to time and admit the execution of any such agreement/s before the Sub-Registrar or Registrar of assurances at Ulhasnagar or otherwise as the case may me and comply all procedure for registration of such documents under the provisions of Indian Registration Act. *This Deed of Attorney is given only for admission purpose.*
2. To collect the original agreements, documents, etc from the office of Sub-Registrar of Assurances and for that purpose to comply with all necessary procedure.

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IN WITNESS WHEREOF, WE have hereunto set and subscribed our respective signatures to this writing on this 04<sup>th</sup> of MAY 21.



SIGNED & DELIVERED  
BY THE WITHIN NAMED  
DONOR

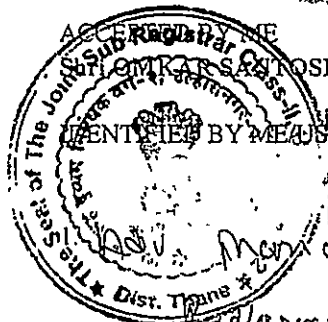
M/s. KENDALE DEVELOPERS, a Partnership Firm,  
through its Partner,

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SHRI SANTOSH TULJARAM KENDALE

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Omkar Santosh Kendale

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Belapur - (E)

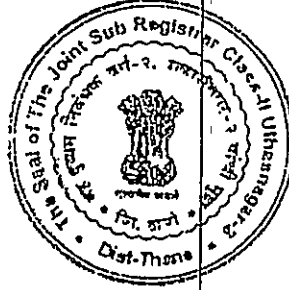
गाव - वेतवली  
भूनापन क्रमांक व उपविभाग 69/1

तालुका - अंबरनाथ

जिल्हा - ठाणे

शेवटचा फेरफार क्रमांक . 4267 व दिनांक . 29/01/2019

भूनापन क्रमांक व उपविभाग 69/1		भूधारणा पध्दती भोगवटदार वर्ग - I		भोगवटदाराचे नांव		खाली क्रमांक	
शेताचे स्थानिक नाव :-		क्षेत्र	आकार आणि पै	पो.स.	फेर.का		
क्षेत्र एकूण हे आर चौ मी		सखाराम महादेव जाधव	1 03 92 1.62	0 19.00 (3108)		253, 709	
जिरायत		कुळगांव बदलापुर नगरपालिका	0 24.08 1.03	(3745)		कुळगांव नाव इतर अधिकार अनुपिक घापर क्षेत्र 5460 33 चौ.मी विनशेती कड वगं (4267)	
सागायत							
तरी							
वरकत 1 28 00							
इतर							
एकूण क्षेत्र 1 28 00							
पोट-खराब (सागावडीस अचोप्य)							
वर्ग (अ) 0 19 06							
वर्ग (ब)							
एकूण पो 0 19 06							
आवकरीज 2 00							
जडी कित्या							
देशीय							
भावनारणी							
जुने फेरफार क्र :- (518),(1762),(2768),(3108),(3745),(4066),(4154)						सोना आणि भूनापन चिन्ह	



गाव नमुना धरा

पिकांची नोंदवही

[ महाराष्ट्र जमीन महसूल अधिकाऱ अमितेख आणि नोंदवही ( तयार करणे व सुस्थितीत ठेवणे ) नियम, 1981 यातील नियम २९ ]

गाव - वेतवली

तालुका :- अंबरनाथ

जिल्हा - ठाणे

शेवटचा फेरफार क्रमांक . 4267 व दिनांक : 29/01/2019

भूनापन क्रमांक व उपविभाग - 69/1

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील						निर्भेक पिकाखालील क्षेत्र			सागावडीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाचे साधन	शेरा
		मिश्र पिकाखालील क्षेत्र	घटक पिके व प्रत्येक पिकाखालील क्षेत्र		निर्भेक पिकाखालील क्षेत्र		स्वरूप	क्षेत्र						
(1)	(2)	मिश्र पिकांचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	पिकाचे नाव	जल सिंचित	अजल सिंचित	(13)	(14)	(15)	(16)
2015-16	खरीप							गवत		1.2800				
2016-17	खरीप							गवत		1.2800				
2017-18	खरीप							गवत		1.2800				

<http://10.195.33.67/efcrfar2beta/pg712.aspx>

तलाठी मंजूर मी.जर्नी

29/01/20



उहम - २  
स. नं. १००२२ / २०२१  
७/१००

स. नं. १००२२ / २०२१  
५ / १०



गाव नमुना सात

अदवाल दिनांक

अधिकार अभिलेख पत्रक  
 [ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम  
 ३, ५, ६ आणि ७ ]

गाव - बेंतवली  
 भूनापन क्रमांक व उपविभाग : 69/2/1

तालुका - अंबरनाथ

जिल्हा - ठाणे

शेवटचा फेरफार क्रमांक : 4267 व दिनांक

भूनापन क्रमांक व उपविभाग 69/2/1	भू-धारणा पध्दती भोगवटादारक वर्ग - I	भोगवटादाराचे नाव	क्षेत्र	आकार	आयुष्य	पो.ख.	फ.का	घाते क्रमांक
शेताचे स्थानिक नाव :- क्षेत्र एकक हे आर पी मी	सखाराम महादेव जाधव	1.58 00	2.75	0.22 00	(3108)	253		
जिरावत								कळापे नाव इतर अधिकार अकृषिक वापर क्षेत्र 3035 00 चौ मी विनरोती कडे व
गावनात								
नदी								
परकत : 58 00								
इतर								
एकूण क्षेत्र : 58 00								
पो.ट. धराब (सागवडीस आयुष्य)								
वर्ग (अ) : 22 00								
वर्ग (ब) : 22 00								
एकूण गा व								
आकारणो 2.75								
जूडी किंवा विरोध आकारणो								
जुने फेरफार क्र. :- (135) (320),(321),(511),(1762),(2768) (3108),(4154)								सौमा आणि भूनापन घिन्ने



गाव नमुना सात

पिकाची नोंदवह्या

[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या ( तयार करणे व सुस्थितीत ठेवणे ) नियम, १९७१ यातील नियम २९ ]

गाव - बेंतवली  
 भूनापन क्रमांक व उपविभाग : 69/2/1

तालुका - अंबरनाथ

जिल्हा - ठाणे

शेवटचा फेरफार क्रमांक : 4267 व दिनांक

वर्ष	इमान	पिकासाठी क्षेत्राचा तपशील										जत सिद्ध साधन	
		मिश्र पिकासाठी क्षेत्र					निर्मळ पिकासाठी क्षेत्र						सागवडीसाठी उपलब्ध नसलेली जमीन
		निश्रणाचा सकेत क्रमांक	जस सिद्धित	अजस सिद्धित	पिकाचे नाव	जस सिद्धित	अजस सिद्धित	पिकाचे नाव	जस सिद्धित	अजस सिद्धित			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)				
(11)	(12)	(13)	(14)	(15)	(16)	(17)	(18)	(19)	(20)	(21)	(22)		
2015-16	खराप							गवत		1 5800			
2016-17	खराप							गवत		1 5800			
2017-18	खराप							गवत		1 5800			

http://10.1



तलाठी सज्जात मांजली  
 ता. अंबरनाथ जि. ठाणे

अहम - २

53  
हलाचे नाव  
दर अधिकार  
हकीमिक बापर  
रु. 3035 00 ची मो विमोचनी फळे वं

सांगवडीसाठी उपलब्ध असलेली जमीन		जस सिपा साधन
स्वरूप	क्षेत्र	
(13)	(12)	(10)
	ह.अ.र. वी.सि.	

मि. न. भोजर्ली  
थ. जि. ठाणे



आयकर विभाग INCOME TAX DEPARTMENT  
भारत सरकार GOVT. OF INDIA



स्थायी लेखा मंख्या कार्ड  
Permanent Account Number Card  
HDWPK6544P

नाम / Name  
OMKAR SANTOSH KENDALE

पिता का नाम / Father's Name  
SANTOSH TULJARAM KENDALE

जन्म की तारीख / Date of Birth  
24/08/1999

हस्ताक्षर / Signature



27052019



उ.ह.न.-२  
२०२१



६२४	२०२१
६	१०



CHALLAN  
MTR Form Number-6



MH000967175202122E		BARCODE		Date	04/05/2021-12 12 05	Form ID	48(f)
Department Inspector General Of Registration				Payer Details			
Stamp Duty		TAX ID / TAN (If Any)					
Registration Fee		PAN No (If Applicable)		HDWPK6544P			
Account Name ULH2_ULHASNAGAR 2 JT SUB REGISTRAR		Full Name		OMKAR SANTOSH KENDALE			
Location THANE		Flat/Block No.		Survey No 69/1 Survey No 69/2/1			
Year 2021-2022 One Time		Premises/Building					
Account Head Details		Amount In Rs		Road/Street			
J046401 Stamp Duty		500 00		Village Belavali, Taluka Ambernath, District Thane			
J063301 Registration Fee		100 00		Area/Locality			
				Town/City/District			
				PIN			
				4 2 1 5 0 3			
				Remarks (If Any)			
				PAN2=AAWFM5778R~SecondPartyName=KENDALE DEVELOPERS-			
		Amount In		Six Hundred Rupees Only			
		600 00		Words			
Payment Details		IDBI BANK		FOR USE IN RECEIVING BANK			
Cheque/DD Details		Bank CIN		Ref No		69103332021050411412 2678591818	
Cheque/DD No		Bank Date		RBI Date		04/05/2021-12 13 11 Not Verified with RBI	
Name of Bank		Bank-Branch		IDBI BANK			
Name of Branch		Scroll No . Date		Not Verified with Scroll			

Document ID: [Blank] Mobile No: 8655115355  
 Note: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 टी. चालन केवल प्रत्यक्ष निवृत्त कार्यालयत नोंदणी करवावयाच्या दस्तावेजासाठी लागू आहे. नोंदणी न करता येणारे दस्तावेजांवर चालन लागू नाही.

Challan Defaced Details

No	Remarks	Defacement No	Defacement Date	Userid	Defacement Amount
(IS)-78-7225		0000476896202122	04/05/2021-15 25.21	IGR129	100 00
(IS)-78-7225		0000476898202122	04/05/2021-15 25 21	IGR129	500 00
Total Defacement Amount					600.00

उ.ह.प.२  
 ७२२५ २०२१  
 ८ १०

*[Handwritten Signature]*

*[Handwritten Signature]*



सह दु. नि. उहान2 याचे कार्यालयान

पावती 7778

पावती दिनांक 04/05/2021

7225 वर दि.04-05-2021

मादरकरणाराचे नाव: ओमकार संतोष केंदळे

3 21 म न वा हजर केला

नोदणी फी ₹ 100.00  
दम्न हाताळणी फी ₹ 200.00  
पृष्ठाची मख्या 10

*[Handwritten Signature]*

हजर करणाऱ्याची सही

एकूण 300.00

*[Handwritten Signature]*

Registrar Ulhasnagar 2

*[Handwritten Signature]*

Sub Registrar Ulhasnagar 2

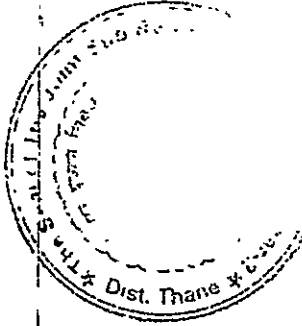
माचा प्रकार कुलमुख्यापरपत्र

क शुल्क (48-ह) (अ) ते (ग) खेरीज@ इतर कोणत्याही प्रकरणात

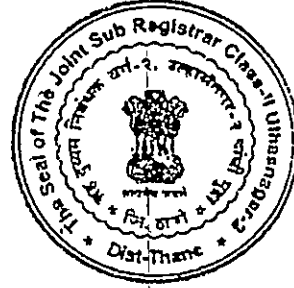
क्रा क्र 1 04 / 05 / 2021 03 21 . 35 PM ची वेळ (सादरीकरण)

क्रा क्र 2 04 / 05 / 2021 03 22 . 19 PM ची वेळ (फी)

*[Handwritten Signature]*



1 - 2  
90822/2022  
CL 900



*[Handwritten Signature]*

दस्तावेज भाग-2

उद्दन 2 90-90  
दस्तावेज क्रमांक. 7225/2021

2021 3 26 5:1 PM

मार्क. उद्दन 2/7225/2021  
प्रकार - कुलमुखत्यारपत्र

पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1 नाव ओमकार मनोप केदळे पत्ता प्लॉट नं. - माळा नं. - इमारतीचे नाव वी-33/44, श्री दर्शन अपार्टमेंट कार्टेमानिवनी, कल्याण (ईस्ट) जि. लोहा ठाणे, ब्लॉक नं. - गेड नं. - महागट्ट, THANE पिन नंबर	पॉवर ऑफ अटॉर्नी होल्डर वय -21 स्वाक्षरी-		
2 नाव-मे. केदळे उन्हेलपरम भागीदारी संस्था तर्फे भागीदार मनोप तुळजागम केदळे पत्ता प्लॉट नं. - माळा नं. - इमारतीचे नाव: सल्ले न 69 हिस्सा न 1 मल्ले न 69 हिस्सा न 2/1 जाधव नगर मन अंड शेड हाटिस मनोर कार्मेल हायस्कूल जवळ कायप रोड वेलवनी बदलापूर पूर्व, ब्लॉक नं. - गेड नं. - महागट्ट, ठाणे पिन नंबर. AAWFM5778R	कुलमुखत्यार देणार वय -47 स्वाक्षरी-		

दस्तावेज करून देणार नयाकपीत कुलमुखत्यारपत्र चा दस्तऐवज करून दिव्याचे फवुल करताना  
क्र 3 ची वेळ 04 / 05 / 2021 03 : 23 20 PM

इसम दुय्यम निबंधक पांच्या ओळखीचे असुन दस्तावेज करून देणा-याना व्यक्तीश ओळखतान, व न्याची ओळख पटवितान

पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1 नाव वकील मनोज कमनाकर भोईर वय 30 पत्ता बदलापूर गाव रोहिदास बाबा कान्होर रोड बदलापूर पिन फोड 421503		

क्र 4 ची वेळ: 04 / 05 / 2021 03 : 23 : 42 PM

क्र 5 ची वेळ 04 / 05 / 2021 03 . 23 50 PM नोदणी पुस्तक 4 मध्ये

Registrar Ulhasnagar 2

प्रमाणित करण्यात येते की, या दस्तऐवजात  
मध्ये एकूण 90 पाने आहेत.  
सह दुय्यम निबंधक वर्ग-2, उल्हासनगर वर्ग-2.  
पुस्तक क्र 9 चे 10223 क्रमांकाने नोंदला.  
दिनांक :- 08 / 05 / 2021  
(एम.बी. महापात्र)

Document Details

Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
OMKAR SANTOSH KENDALE	eChallan	69103332021050411412	MH000967175202122E	500 00	SD	0000476896202122	04/05/2021
	DHC		0405202101705	200	RF	0405202101705D	04/05/2021
OMKAR SANTOSH KENDALE	eChallan		MH000967175202122E	100	RF	0000476896202122	04/05/2021

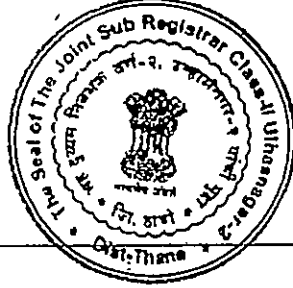
[Stamp Duty] [RF: Registration Fee] [DHC: Document Handling Charges]



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उद्दन - 2

निष्ठाचा प्रकार	कुलमुखत्यारपत्र
विबदना	0
राजारभाव(भाडेपट्ट्याच्या तितपट्टावाग आकारणी देतो की पट्टेदार मुद करावे)	1
सू-मापन,पोटहिल्ला व माक(अमल्यान)	1) पालिकेचे नाव कुळगाव-बदनापूर इतर वर्णन , इतर माहिती. दम्नात नमुद केल्याप्रमाणे( ( Survey Number मव्हें न 69 हिल्ला न 1 मव्हें न 69 हिल्ला न 2/1 ;))
क्षेत्रफळ	1) 0.00 चौ.मीटर
आकारणी किंवा जुडी देण्यान अमेल तेव्हा	
दम्नाऐवज करून घेणा-या/लिहून ठेवणा-या आगाचे नाव किंवा दिवाणी न्यायालयाचा नमासा किंवा आदेश अमल्यान,प्रतियादिचे व पत्ता	1) नाव -मै केदळे डेव्हलपमें भागीदारी मन्था तर्फे भागीदार सतोप तुळजाराम केदळे वय -47, पत्ता -प्लॉट न - , माळा न - , इमारतीचे नाव मव्हें न 69 हिल्ला न 1 मव्हें न 69 हिल्ला न 2/1 जाधव नगर मन अँड शेड हॉटेल ममीर कार्मेल हायस्कूल जवळ कात्रप रोड वेनवली बदनापूर पूर्व , ब्लॉक न - , रोड न - , महाराष्ट्र, ठाणे पिन कोड -421503 पॅन न-AAWFM5778R
दम्नाऐवज करून घेणा-या पक्षकाराचे व दिवाणी न्यायालयाचा हुकुमनासा किंवा आदेश अमल्यान,प्रतियादिचे नाव व पत्ता	1) नाव -ओमकार सतोप केदळे वय -21, पत्ता -प्लॉट न - , माळा न - , इमारतीचे नाव वी-33/44, थी दर्शन अपार्टमेंट काटेमानिवली, कल्याण (ईस्ट) जिल्हा ठाणे , ब्लॉक न - , रोड न - , महाराष्ट्र, THANE पिन कोड -421306 पॅन न -
दम्नाऐवज करून दिल्याचा दिनाक	04/05/2021
दस्त नोंदणी केल्याचा दिनाक	04/05/2021
अनुकरमाक,छड व पृष्ठ	7225/2021
राजारभावाप्रमाणे मुद्राक शुल्क	500
राजारभावाप्रमाणे नोंदणी शुल्क	100
शेग	



*[Signature]*  
सह दुय्यम नियंत्रक वर्ग-२  
उल्हासनगर-२

याकनामाठी विचारान घेतलेला तपशील -

याक शुल्क आकारवाना निवडलेला अनुच्छेद (48-h) In any other case, Excluding (a) to (g)

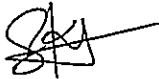



901900  
2021


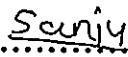
हमी पत्र

सदरचे हमी पत्र आज दिनांक...२७... माहे जुलै...सन २०२३ रोजीचे  
दिवशी या द्वारे घोषित करण्यात येते की, दस्तासोबत निवासी /वाणिज्य या  
स्थावर मिळकतीसोबत वाहनतळ विकत देण्यात / विकत घेण्यात आलेले नाही.

लिहून देण्या-याची सही

   
.....

लिहून घेणा-याची सही

   
.....



उद्देश - २

१०/१२ २०२३

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

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

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

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

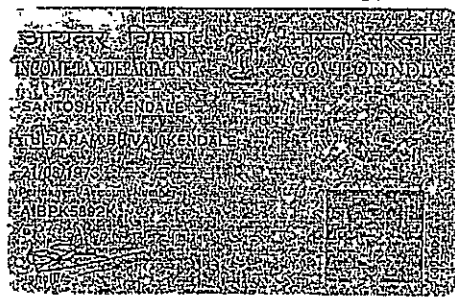
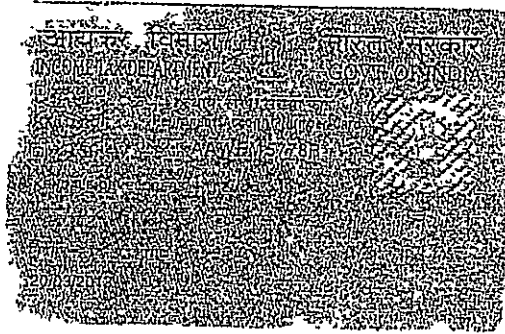
स्थायर मिळकती विषय सादर होत असलेली फसवणुक/बन्निवृत्तिकरण त्या अनुषंगाने पोलीस स्टेशन मध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजामधील मिळकती विषयी होवु नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार माझ्या व्यवहारात मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली, बुडवली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उदभवल्यास त्यास मी/ आम्ही व दस्ताऐवजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत यांची आम्हांस पुर्ण कल्पना आहे.

त्यामुळे मी /आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचा कायदेशीर गुन्हा घडणारे कत्ये केलेली नाही. जर भविष्यात कायदयानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड सहीत १८६० मधील नमूद असलेल्या ७ वर्षांचा शिक्षेस आम्ही पत्र राहणार आहोत याची मला /आम्हाला पुर्णपणे जाणीव आहे. त्यामुळे हे घोषणापत्र शपथपत्र दस्ताचा भाग म्हणून जोडत आहे

लिहून देणार

लिहून घेणार





*[Handwritten signature]*

आयकर विभाग : भारत सरकार  
INCOME TAX DEPARTMENT : GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
HDWPK6544P

नाम / Name  
OMKAR SANTOSH KENDALE

पिता का नाम / Father's Name  
SANTOSH TULJARAM KENDALE

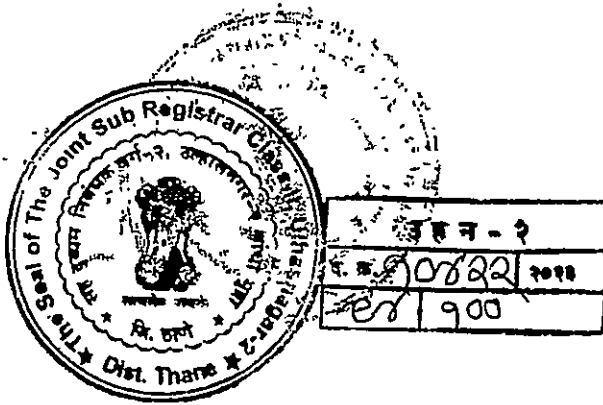
जन्म की तारीख / Date of Birth  
24/08/1999

*[Handwritten signature]*  
हस्ताक्षर / Signature



*[Handwritten signature]*

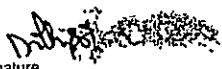
उह न - २  
१०७२२१ २०२२




**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**DILIP KUMAR SAMAL**  
**HAREKRISHNA SAMAL**  
**24/04/1979**  
 Permanent Account Number  
**BGAPS4457G**

  
 Signature



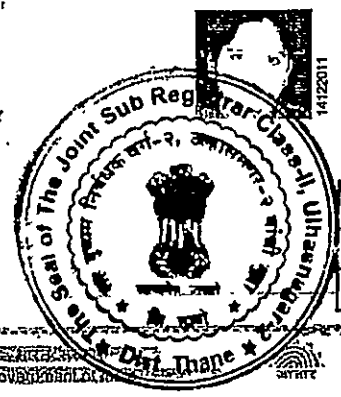
*Handwritten initials*

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**SANJULATA SAMAL**  
**BHAGABAN MOHANTY**  
**25/03/1981**  
 Permanent Account Number  
**DVHPS7215C**  
**Sanju**

*Sanju*




उहान - २	
२००२	२०११
०५	१००

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**Aniket Rajesh Pawar**  
**DOB : 20/03/1997**  
**Male**



15-04/2012


**6146 4609 9933**  
**मेरा आधार, मेरी पहचान**

*Handwritten signature*

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**Address: 13, RUKHMINI KRUPA,**  
**SUBHASH ROAD, NAVAPADA**  
**DOMBIVALI WEST, DOMBIVALI**  
**Thane, Maharashtra 421202**





उत्तर-२	
द. क्र. १०००१	२०१९
९९	१००

7/27/2023

Summary 1 (Dastgoshwara bhag 1)

78/10422

गुरुवार, 27 जुलै 2023 5:36 म.नं.

दस्त गोषवारा भाग-1

उहन2 26-900

दस्त क्रमांक: 10422/2023

दस्त क्रमांक: उहन2 /10422/2023

बाजार मूल्य: रु. 30,35,000/-

मोवदला रु. 37,57,200/-

भरलेले मुद्राक शुल्क: रु.2,25,440/-

दु. नि. सह. दु. नि. उहन2 याचे कार्यालयात

पावती:11301

पावती दिनांक: 27/07/2023

अ. क्र. 10422 वर दि.27-07-2023

सादरकरणाचे नाव: संजुळता सामल -

रोजी 5:35 म.नं. वा. हजर केला.

नोदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2000.00

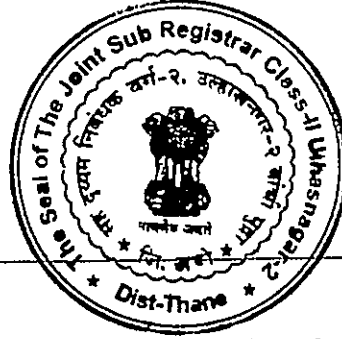
पृष्ठांची संख्या 100

Sanju

दस्त हजर करणाऱ्याची सही:

एकूण: 32000.00

Sub Registrar Ulhasnagar 2



Sub Registrar Ulhasnagar 2

दस्ताचा प्रकार. करगनामा

मुद्राक शुल्क: (दोन) कोणत्याही नगरपालिका किंवा नगर पंचायत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा मुंबई महानगर प्रदेश ॥ विकास प्रा॥धिकरणाच्या हद्दीत असलेल्या कोणत्याही ग्रामीण क्षेत्रात, किंवा मुंबई मुद्रांक (मालमत्तेच्या प्रत्यक्ष बाजार मूल्याचे निधारण) नियम, 1995 अन्वये प्रकाशित झालेल्या वार्षिक विवरणपत्रातील दराप्रमाणू प्रभाव क्षेत्रात.

शिक्का क्रं. 1 27 / 07 / 2023 05 : 35 : 58 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 27 / 07 / 2023 05 : 36 : 46 PM ची वेळ: (फी)

### प्रतिज्ञा पत्र

सादर दस्तावेज नोदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोदणीरा दाखल केला आहे. दस्तामधील संपुर्ण मजकूर, दिव्यादक व्यक्ती, साक्षीदार व सोबत जोडलेले कागदपत्रे दस्तांत अत्यंत, वैधता, कायदेशीर बाबीसाठी खालील दिव्यादक व्यक्ती संपुर्ण जबाबदार आहेत तसेच सादर हस्तांतरण दस्तांमुळे राज्यशासन / सरकारसह यांच्या कोणत्याही कायदा/ नियम / परिपत्रक यांचे उल्लंघन होत नाही.

Sanju

लिहून घेणारा सही

लिहून घेणार सही



उह न - २	
व. नं. १२२	२०११
८८	१००



27/07/2023 5 40:01 PM

दस्त गोपवारा भाग-2

उहन2 २२-१००

दस्त क्रमांक 10422/2023

दस्त क्रमांक उहन2/10422/2023

दस्ताचा प्रकार -करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:सागर कैलास जाधव यांच्या तर्फे क ज देणार सचिन द. मलवारी पत्ता:प्लॉट नं -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रूम नं .201 ,जाधव मार्केट कुळगाव बदलापूर पश्चिम,, महाराष्ट्र, ठाणे. फोन नंबर:AJVPJ2964Q	लिहून देणार वय :-52 स्वाक्षरी-		
2	नाव:कैलास सखाराम जाधव यांच्या तर्फे क ज देणार सचिन द. मलवारी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रूम नं .201 ,जाधव मार्केट कुळगाव बदलापूर पश्चिम, महाराष्ट्र, ठाणे. फोन नंबर:AARPJ3793N	लिहून देणार वय :-52 स्वाक्षरी-		
3	नाव:मान्यता देणार-केदळे डेव्हलपर्स तर्फे भागीदारी सत्या पूर्वीची मे मॅगमन डेव्हलपर्स भागीदारी सत्या तर्फे संतोष केदळे यांच्या तर्फे क ज देणार ओमकार केदळे पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: ऑफिस - जाधव नगर, सन आणि शेड हॉटेल समोर, कावप रोड वेलवली बदलापूर पूर्व, महाराष्ट्र, ठाणे. फोन नंबर:AAWFM5778R	मान्यता देणार वय :-24 स्वाक्षरी-		
4	नाव:सजुळता मामल - पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा- रूम नं-202,विन्डिंग नं -70, पोद्दार समृद्धी एन्व्हराईन्स, कल्याण कर्जत रोड, जुवेल त्रिज, बदलापूर पूर्व, महाराष्ट्र, ठाणे. फोन नंबर DVHPS7215C	लिहून घेणार वय :-42 स्वाक्षरी-		
5	नाव:दिलीप कुमार सामल पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा- रूम नं-202,विन्डिंग नं -70, पोद्दार समृद्धी एन्व्हराईन्स, कल्याण कर्जत रोड, जुवेल त्रिज, बदलापूर पूर्व, महाराष्ट्र, ठाणे. फोन नंबर:BGAPS4457G	लिहून घेणार वय :-44 स्वाक्षरी-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्षा क्र 3 ची वेळ:27 / 07 / 2023 05 : 38 : 42 PM


ओळख:-

दस्तऐवज निष्पादनाचा कबुलीजवाव देणाऱ्या सर्व पक्षकाराची ओळख संमती-आधारित - आधार प्रणालीद्वारे पडताळण्यात आली आहे. त्याबाबत प्राप्त माहिती पुढीलप्रमाणे आहे.

Sr. No.	Type of Party & Name	Date & Time of Verification with UIDAI	Information received from UIDAI (Name, Gender, UID, Photo)
1	लिहून देणार सागर कैलास जाधव यांच्या तर्फे क ज देणार सचिन द. मलवारी	27/07/2023 05:39:38 PM	सचिन दत्तात्रय मलवारी M XXXX XXXX 1122 
2	लिहून देणार कैलास सखाराम जाधव यांच्या तर्फे क ज देणार सचिन द. मलवारी	27/07/2023 05 40:12 PM	सचिन दत्तात्रय मलवारी M XXXX XXXX 1122 
	मान्यता देणार	27/07/2023 05:39 01	ओमकार संतोष केदळे 





5	लिहून घेणार दिलीप कुमार सामल	27/07/2023 05:40:48 PM	दिलीप कुमार सामल M XXXX XXXX 5367	
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शिवका क्र.4 ची वेळ: 27 / 07 / 2023 05 : 40 : 49 PM

Sub Registrar Uthasnagar 2

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	SANJULATA SAMAL	eChallan	69103332023072621426	MH005778122202324E	225440.00	SD	0003012105202324	27/07/2023
2		DHC		2707202308850	2000	RF	2707202308850D	27/07/2023
3	SANJULATA SAMAL	eChallan		MH005778122202324E	30000	RF	0003012105202324	27/07/2023

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

10422 /2023

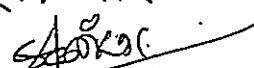
Know Your Rights as Registrants

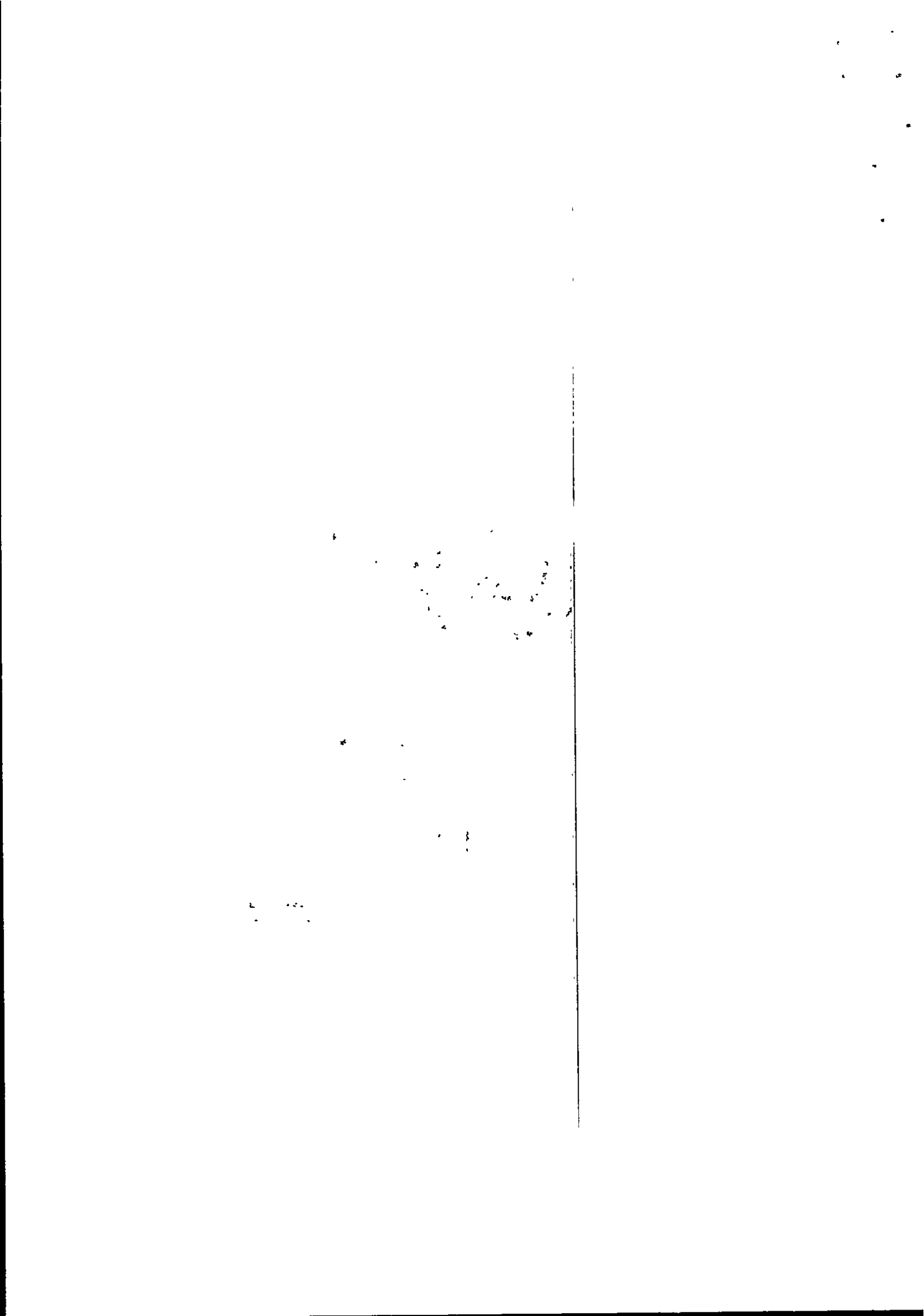
- 1 Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning
- 2 Get print immediately after registration.

For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)



उहन - २	
र. क्र. १०४२२	२०२३
१००	१००

प्रमाणित करण्यात येते की, या दस्तऐवजा मध्ये एकूण १०० पाने आहेत.  
सह दुय्यम निबंधक वर्ग-२, उल्हासनगर जिल्हा-२.  
पुस्तक क्र. १ चे १०४२२ - काम नोंदला.  
दिनांक :- २७/०७/२०२३  
  
सह दुय्यम निबंधक, उल्हासनगर-२



गण नयुना सार  
अधिकार अभिलेख प्रथम  
[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आगि नोंदवडा ( हयार कारणे व सुविधीत केवले ) नियम, १९७१ यातील नियम ३,५,६ आणि ७ ]

नाम - बेलपली  
पुनर्वाचन क्रमांक व उपविभाग : 69/1

दातुका - अयलगाथ

विल्हा - ठाणे

रोकटपा केरकार क्रमांक : 4467 व दिनांक : 25/05/2021

सुधारण क्रमांक व उपविभाग 69/1	पू-भागाचा पध्दती सोपवटादादा र्ण -1	योग्यदादादाचे नांव				खते क्रमांक
शेताचे स्वाधिक नाव :-		क्षेत्र	आकार	पो.उ.	के.का	
क्षेत्र एकूण	हे आर पो मी	1.03.92	1-62	0-1900	(4467)	[353], 709, 2240
विरावट	-					कुळाचे नाव
बागावट	-	0 24 08	1 03		(3745)	इतर अधिकार
तडी	-					अकृषिगत वापर
यकावट	1 28 00				(4467)	क्षेत्र 5460.33 चौ मी विनरोती फंदे र्ण ( 4267 )
इतर	-				(4467)	
एकूण क्षेत्र	1 28 00	1 03 92	1 62	0 19 00		
नोट-उपरोक्त (सांगवटीस अंतर्गत)						
वर्ग (अ)	0 19 00					
वर्ग (ब)	-					
एकूण पो.उ.	0 19 00					
आर	2 00					
दुटी निर्धारित आकारणी	-					

रुने केरकार क्र (518),(1762),(2768),(3108),(3745),(4066),(4154),(4463)

सोपा आणि धरपुनर चिह्ने :

गण नयुना सार  
विकारो नोंदवट्टी  
[ महाराष्ट्र जमीन महसूल अधिकार अभिलेख आगि नोंदवडा ( हयार कारणे व सुविधीत केवले ) नियम, १९७१ यातील नियम ३९ ]  
नाम - बेलपली  
पुनर्वाचन क्रमांक व उपविभाग : 69/1  
दातुका - अयलगाथ  
विल्हा - ठाणे  
रोकटपा केरकार क्रमांक : 4467 व दिनांक : 25/05/2021

वर्ष	प्राप्त	विकाखालील क्षेत्राचा तपसोस						निर्धर विकाखालील क्षेत्र			सांगवटीसोरो उपलगाध मालकी जमाव		अल तिपवणे साधन	सोप
		निर्धर विकाखालील क्षेत्र						निर्धर विकाखालील क्षेत्र			व्यल्प	पुंर		
		विकाखालील क्षेत्र	अल तिपवित	अजल तिपवित	विकाखे नाव	अल तिपवित	अजल तिपवित	विकाखे नाव	अल तिपवित	अजल तिपवित				
	(२)	(१)	(२)	(५)	(५)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
		हे आर पो मी	हे आर पो मी	हे आर पो मी	हे आर पो मी	हे आर पो,७			हे आर पो,७	हे आर पो मी		हे आर पो मी		
2019-20	अंति							मूवट		1 2800				

"या प्रपारिण प्रतोसो की मधुन १५- रवने विवडल "  
दिनांक :- 27/05/2021  
संकेतिक क्रमांक :- 272100140000036600520211130

( नाव :- निर्धर मल्लू पाण )  
वलाको सज्जत :- मानिलीत :- अयलगाथ वि :-ठाणे

तलाठी रंजा-गांजली  
ता. अंबरनाथ जि. ठाणे



उहंन - २  
१०४०२१/२०२१  
४६/१००



महाराष्ट्र शासन

गाव नमुना सार  
अधिकाऱा अभिलेख पत्रक

[ महाराष्ट्र नवोन्नत महसूल अधिकाऱा अभिलेख अगि नोंदवडा ( तपार काले व सुस्थितीक ठेवणे ) नियम, १९७१ यातील नियम ३,५,६ अगि ७ ]

गाव - वेलचली

तालुका - अंबरनाथ

जिल्हा - ठाणे

रोबटपा फेरफार क्रमांक : 4467 व दिनांक : 25/05/2021

पुन्यापन क्रमांक व उपविभाग 69/2/1		पू-भागाचा बांधणी मोमबटादादा नांव -1	मोमबटादादाचे नाव				
रोबटाचे स्थानिक नांव :-			क्षेत्र	आकार	पो.क्र.	फे.पा	खाले क्रमांक
क्षेत्र एकक	हे.आर.चौ.मी	(-अवकाश-अवकाश-अवकाश)	1-58-00	2-75	0-22-00	( 4467 )	[263], 2240
विरासत	-	सगा केलास नाथ				( 4467 )	कुळाचे नाव
बागावट	-	केलास सकाराच नाथ				( 4467 )	इतर अधिकार
नती	-	साधारणिक क्षेत्र				( 4467 )	अनुधिक बाजार
चरका	1 58 00		1 58 00	2 75	0 22 00		क्षेत्र 3035 00 चौ.मी. विस्तारी कडे वर ( 4267 )
इतर	-						
एकुल क्षेत्र	1 58 00						
गोट-छाया (सायबडीस अन्वये)	-						
मार्ग (अ)	0 22 00						
मार्ग (ब)	-						
एकुल चौ.फु.	0 22 00						
अपत्य	2 75						
बुडी किंवा विरोध आक्षरणी	-						
सुर वेपफार क्र (135),(320),(321),(511),(1762),(2768),(3108),(4154),(4463)							सोपा अगि पुन्यापन दिग्दः

गाव नमुना सार  
पिकाची नोंदवडी

[ महाराष्ट्र नवोन्नत महसूल अधिकाऱा अभिलेख अगि नोंदवडा ( तपार काले व सुस्थितीक ठेवणे ) नियम, १९७१ यातील नियम २१ ]

गाव - वेलचली

तालुका - अंबरनाथ

जिल्हा - ठाणे

रोबटपा फेरफार क्रमांक : 4467 व दिनांक : 25/05/2021

पिकाखालील क्षेत्राचा तपसाल														
		पिकाखालील क्षेत्र						निर्धित पिकाखालील क्षेत्र			सामर्थीसाठी उपलब्ध नसलेली जमीन		जल सिंचनाय साधन	गोवा
वर्ष	हंगाम	मिश्रणाचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	पिकांचे नाव	जल सिंचित	अजल सिंचित	व्यत्य	क्षेत्र		
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)	(१२)	(१३)	(१४)	(१५)
			हे आर चौ.मी	हे आर चौ.मी	हे आर चौ.मी	हे आर चौ.मी	हे आर चौ.मी		हे आर चौ.मी	हे आर चौ.मी			हे आर चौ.मी	
2019-20	छाया							गवत			1 58 00			

"या प्रमाणिक प्रतीलाठी फी म्हणून १५/- रुपये मिळाले."  
दिनांक :- 27/05/2021  
संकेतिक क्रमांक :- 272100140000036600520211131

*(Signature)*

( नाव :- विजय महदू पीठ )  
तालाकी साधन :- मानतीत :- अंबरनाथ जि :- ठाणे

तलाठी, सांजर्ली  
ता. अंबरनाथ जि. ठाणे,



ज ह न - २  
१०७७३ / २०२२  
४५ / १००

आई सी टी एन (PEK) AARPJ3793N  
 नाम (NAME) KAILAS SAKHARAM JADHAV  
 पिता का नाम (FATHER'S NAME) SAKHARAM MAHADEO JADHAV  
 जन्म तिथि (DATE OF BIRTH) 30-12-1963  
 प्रेषित हस्ताक्षर (PREPARED SIGNATURE) *K. Jadhav*  
 अधिकारी (OFFICER) *[Signature]*  
 आयकर विभाग, पुणे (Department of Income Tax, Pune)

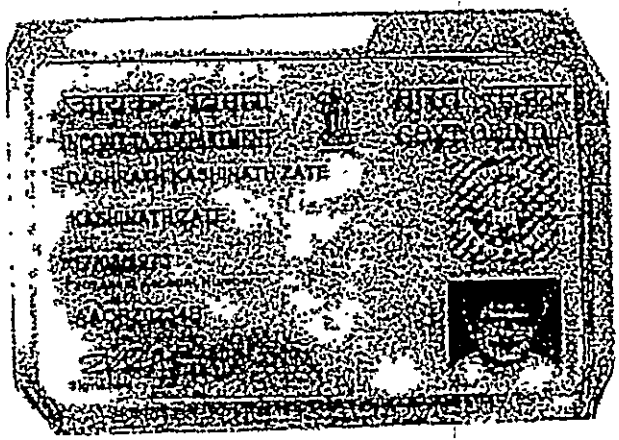
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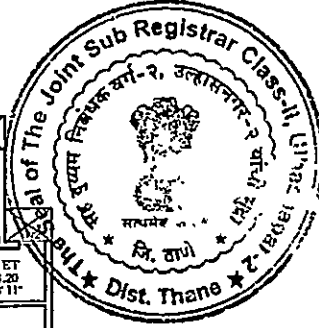
आयकर विभाग (INCOME TAX DEPARTMENT) भारत सरकार (GOVT OF INDIA)  
 SAGAR K JADHAV  
 KAILAS SAKHARAM JADHAV  
 15/03/1980  
 पंजीकृत खाते संख्या (PAN Number) AJVPJ2864Q  
 हस्ताक्षर (Signature) *[Signature]*



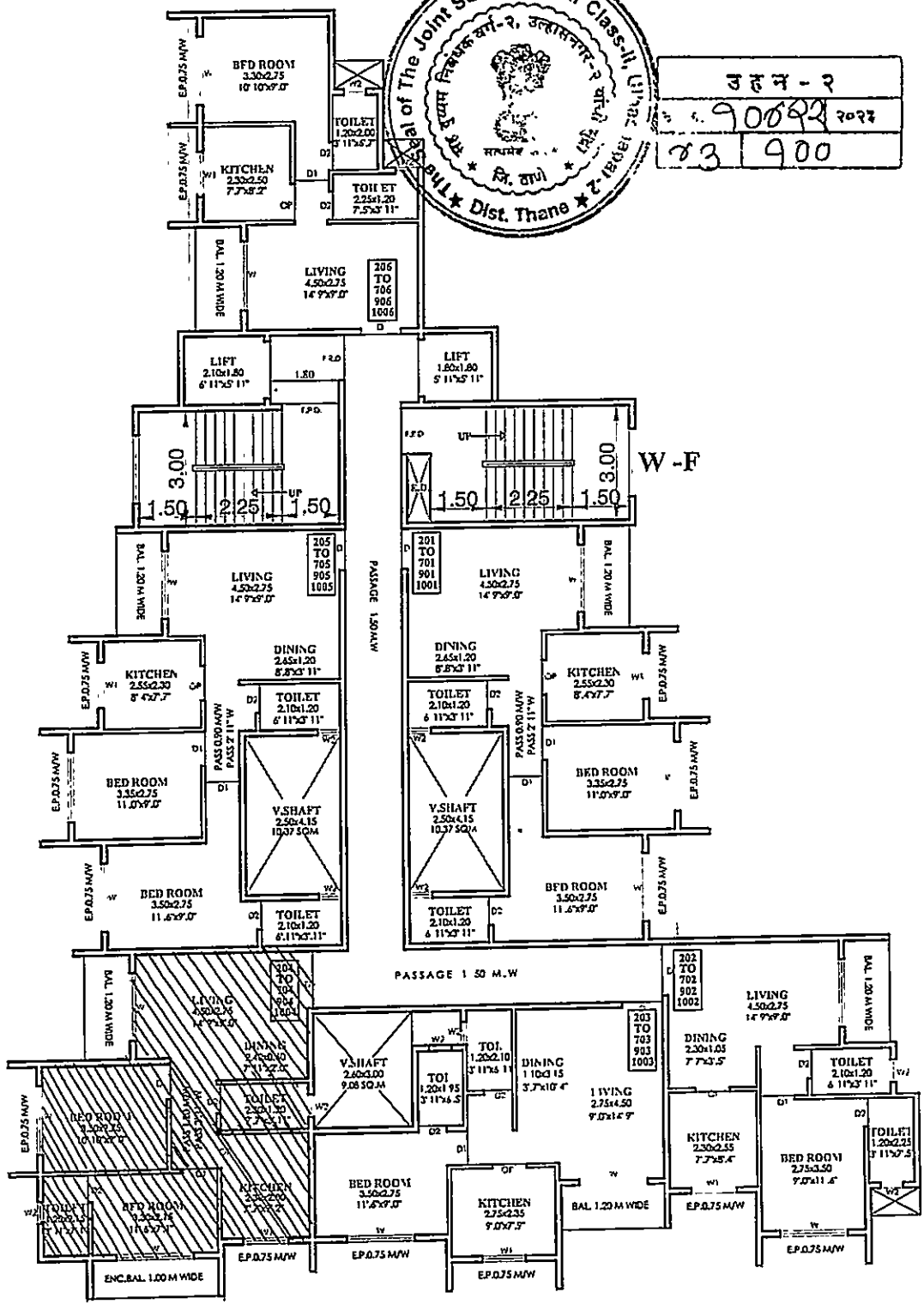
उद्देश - २  
 नं. 90092/2021  
 77/900

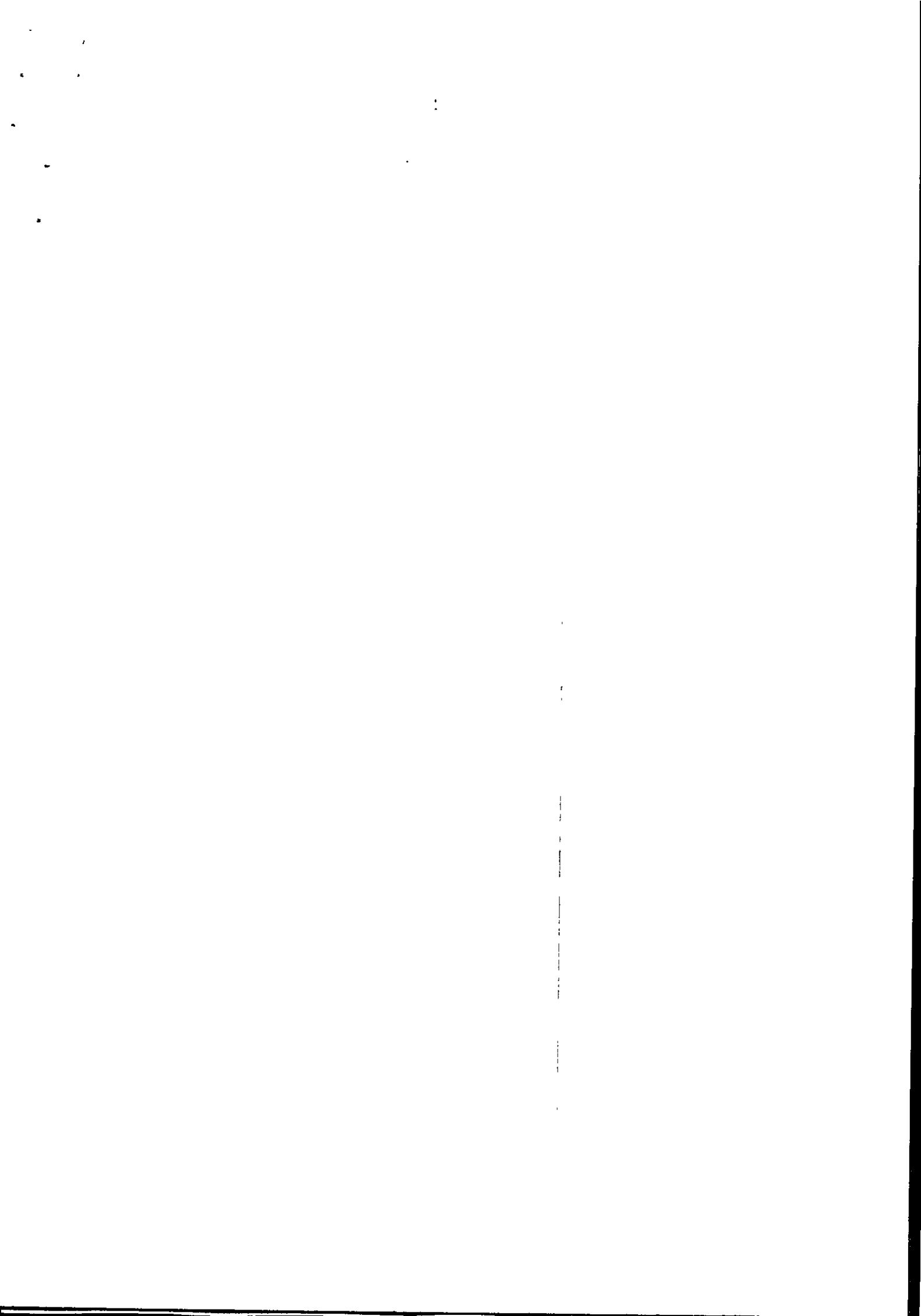
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उत्तर - २  
 १००९२ २०२२  
 २३ ९००





Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number P51700023128

Project. KENDALE EMERALD, Plot Bearing / CTS / Survey / Final Plot No.. SURVEY NO 69/1 AND 69/2/1st Badlapur (M C), Ambarnath, Thane, 421503.

- 1 Kendale 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-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5,  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project
  - The Registration shall be valid for a period commencing from 02/12/2019 and ending with 31/10/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6
  - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
  - That the promoter shall take all the pending approvals from the competent authorities
- 3 If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Dated, 02/12/2019  
Place Mumbai



Signature valid  
Digitally Signed by  
Dr. Vasant Pramanand Prabhu  
(Secretary, MahaRERA)  
Date: 02-12-2019 16:49:03

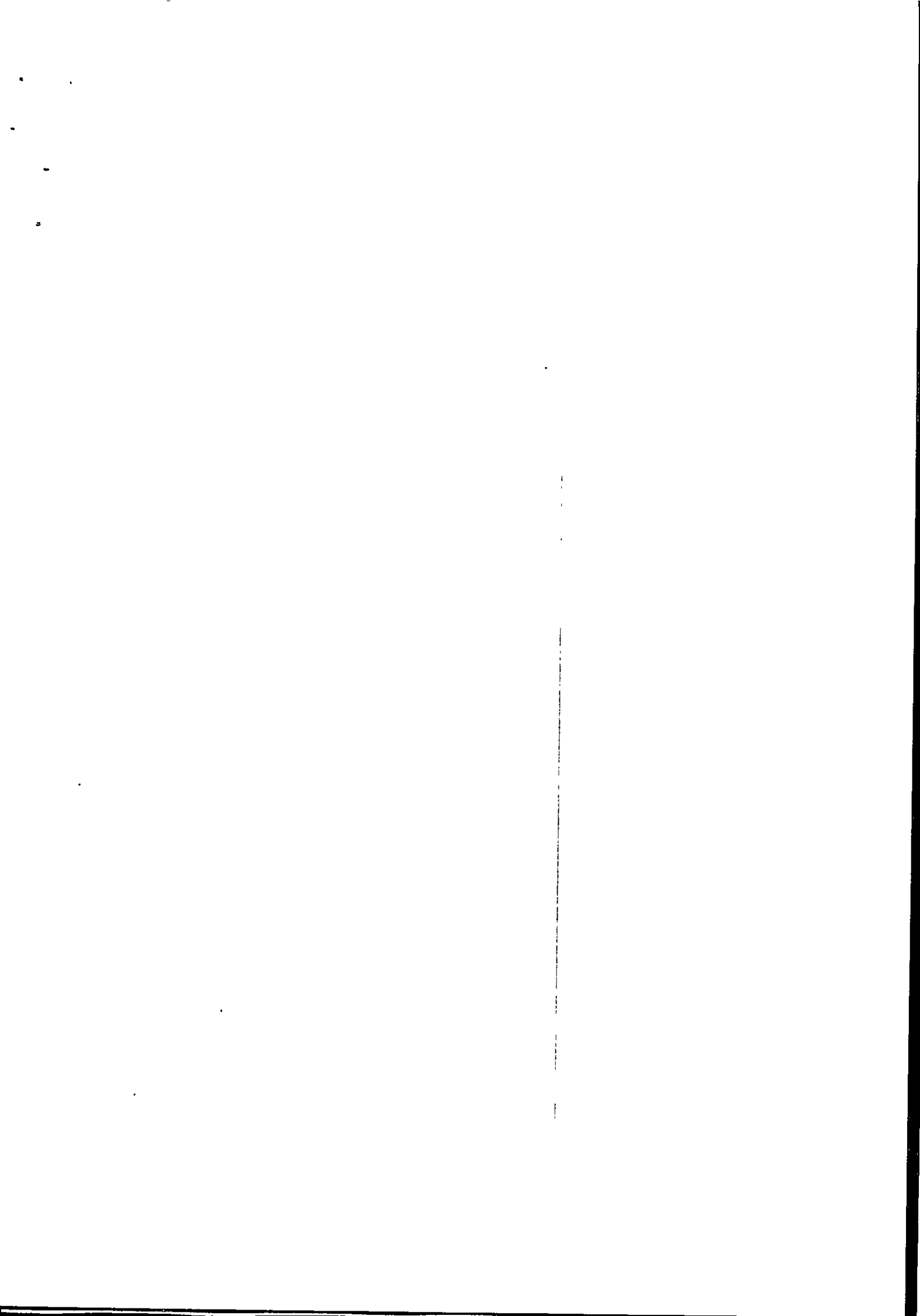
Signature and seal of the Authorized Officer  
Maharashtra Real Estate Regulatory Authority



उहन - २	
१००४३	२०२३
४२	१००

उहन	३४२१	२०२१
३८		२५





**INTERNAL AMENITIES**

- **Structure**

RCC Frame Structure

**Flooring**

Vitrified Tiles for the Entire Flat

- **Kitchen**

Granite Kitchen Platform with Stainless Steel Sink & Glazed tiles Dado Up to Windows level

Adequate Electricals Points with Exhaust Fan Point

- **Windows**

Powder Coated Aluminum Sliding Windows

- **Wall Finish**

Internal Walls Painted in Semi Acrylic Paints

External Walls coated with Acrylic Paints

- **Electricals**

Concealed Copper Wiring with Reputed Brand

Modular Switched, Telephone & TV (Cable) Points in living & Bed Room

- **Bath / WC**

Concealed Plumbing with Good Quality Sanitary Fitting with PVC Plumbing Fitting

Glazed Tiles Up to Door Level

Good Quality Aluminum Sliding Windows in Bath

Hot & Cold Water Mixer Points

One Wash Basin

- **Door**

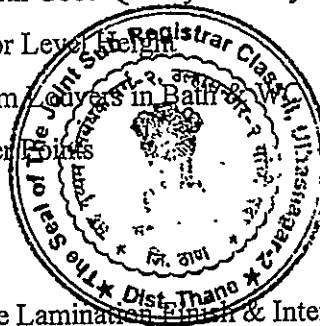
Main Door with Decorative Lamination Finish & Internal Wooden Door

Marble Frame For all the Door of Bath & WC

Wooden Door Frame For all Room

Bathroom / Toilets Door with Laminates, Granite Door Frame

Main Door with Good Quality Night Latch.



उद्देश - २	
क्र. नं. १०८०२	२०१३
२९	१००

viii. 2.5% of total consideration to be paid on completion of Elevated slab.

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

viii. 5% of total consideration (not exceeding 75% of the total consideration) to be paid to the Owners /Promoters on completion of the walls, internal plaster of the said Flat/Shop/Unit.

ix. 5% of total consideration ( not exceeding 80% of the total consideration) to be paid to the Owners/Promoters on completion of the external plumbing and external plaster, elevation, terraces with waterproofing, of the building or wing in which the said Flat/Shop/Unit is located.

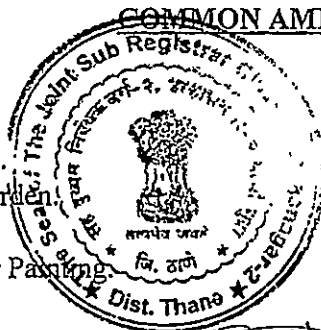
x. 5% of total consideration (not exceeding 85% of the total consideration) to be paid to the Owners/Promoters on completion of the Sanitary fittings, staircases, lift wells, lobbies upto the floor level of the said Flat/Shop/Unit.

x. xi. 10% of total consideration (not exceeding 95% of the total consideration) to be paid to the Owners /Promoters on completion of the floorings, doors and windows, lifts, water pumps, electrical fittings, electro, mechanical, entrance lobby/s, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the Agreement of sale of the building or wing in which the said Flat/Shop/Unit is located.

xii. 5% of total consideration against and at the time of handing over of the possession of the Flat/Shop/Unit to the allottee/s / purchaser/s on or after receipt of occupancy certificate or completion certificate.

COMMON AMENITIES

- Club House.
- Swimming Pool.
- Recreational Garden.
- Fire Fighting.
- Acrylic Exterior Painting.



उ ह न - २
स. नं. १०४२२ / २०२३
२० / १००

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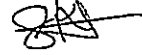
*[Handwritten mark]*

*[Handwritten signature]*

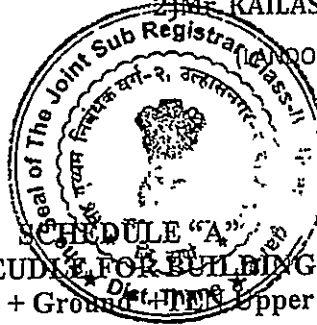
*[Handwritten mark]*

*Sariny*

I SAY RECEIVED



1)MR. SAGAR KAILAS JADHAV


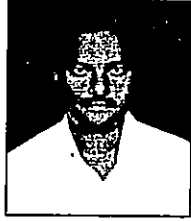

2)MR. KAILAS SAKHARAM JADHAV,  
(OWNER/SELLER)

उ ह न - २	
२०२२	२०२३
३२	९००

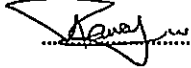

PAYMENT SCHEDULE FOR BUILDING NO. 3 AND 5  
(Stilt (Part) + Ground Floor + Upper Floors)

The allottee/s / purchaser/s has/have paid on or before execution of this agreement a sum of Rs.3,75,720/- (Rupees Three Lacs Seventy Five Thousand Seven Hundred Twenty only)(not exceeding 10 % of the total consideration) as advance payment or application fee and hereby agrees to pay to that Builders/Promoters the balance amount of Rs. 33,81,480/- (Rupees Thirty Three Lacs Eight one Thousand Four Hundred and Eighty Only) in the following manner :-

- i. 20 % (not exceeding 30% of the total consideration) of total consideration to be paid to the Builders/Promoters after the execution of Agreement.
- ii. 15% (not exceeding 45% of the total consideration) of total consideration to be paid to the Builders/Promoters on completion of the Plinth of the building or wing in which the said Flat/Shop/Unit is located.
- iii. 5% of total consideration to be paid on completion of First slab.
- iv. 5% of total consideration to be paid on completion of Third slab.
- v. 5% of total consideration to be paid on completion of Fifth slab.
- vi. 5% of total consideration to be paid on completion of Seventh slab.

<b>PARTY BUILDERS/PROMOTERS</b>		
M/s. KENDALE DEVELOPERS, a Partnership Firm, (erstwhile Known as M/s. Magsan Developers) Through Partner MR. SANTOSH KENDALE		

- Name: Amit Pawar  
Age 26 Yrs.  
Address: NB, Pukhraj, Dombivli
- Name: Dalpat Zate  
Age 48 Yrs.  
Address: at Pimpri  
Badlapur

**RECEIPT**


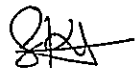



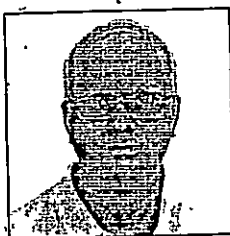
RECEIVED WITH THANKS FROM THE WITHINNAMED PURCHASERS THE SUM OF Rs.3,75,720/- (Rupees Three Lacs Seventy Five Thousand Seven Hundred Twenty only)towards Earnest money on or before the execution of this agreement for sale by way of below mentioned Online Transfer viz.


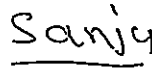



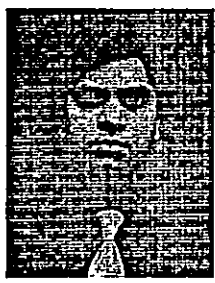
ONLINE TRANSFER VIDE REF. NO.	NAME OF THE BANK	AMOUNT IN RS.	DATE
UTR No.15163050906		11,000/-	08/04/2023
UTR No.312130590623		40,000/-	01/05/2023
Cheque No 808226	State Bank	3,62,292/- (the said cheque amount include amount of GST also)	12/07/2023

Being the part price ~~consideration~~ in respect of sale of the flat / shop / unit hereinabove mentioned.



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SIGNED & DELIVERED BY THE WITHIN NAMED LANDOWNER/SELLER	L.H.T.I./SIGNATURE	PHOTO
1)MR. SAGAR KAILAS JADHAV  PAN NO. AJVPJ2964Q	  	
2)MR. KAILAS SAKHARAM JADHAV  PAN NO. AARPJ3793N	  	

SIGNED & DELIVERED BY THE WITHIN NAMED PURCHASER	L.H.T.I./SIGNATURE	PHOTO
Mrs. SANJULATA SAMAL  Pan No. DVHPS7215C	  	
DILIP KUMAR SAMAL  Pan No. BGAPS4457G	  	

for the Purchaser's viewing. This agreement shall form the only binding agreement between the parties hereto and shall be subject to only the terms and conditions contained herein and this agreement fully supersedes and replaces any previous agreements, any commitments oral or written concerning the said premises between the parties hereto.

**FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

All those pieces and parcels of land lying, being and situate at Village Belavali, Taluka Ambarnath, District Thane bearing : Survey No. Hissa No. Total Area (H-R-P) Out of Total area, the area under "R" Zone (in Sq. Meters) Survey No.69, Hissa No. 1, Area admn. 1H-28R-0P, P.K. 0H-19R-0P i.e., 14,669.83 Sq.mtrs,& Survey No. 69, Hissa No. 2/1, Area admn. 1H-58R-0P, P.K. 0H-22R-0P,i.e., 18,008.51 sq.mtrs, and within the limits of KulgaonBadlapur Municipal Council and within the Jurisdiction of Registration District Thane, Sub-Registration District Ulhasnagar.

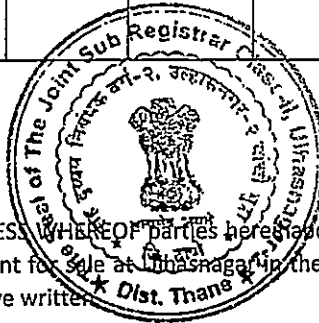
**SECOND SCHEDULE ABOVE REFERRED TO (PRESENT PROJECT/DEVELOPEMNT PHASE II )**

ALL THAT Building No. 3- Wing D, Building No. 4- Wing E and Building No. 5 – Wing F.

to be constructed on portion of land forming the part of all those pieces and parcels of land lying, being and situate at Village Belavali, Taluka Ambarnath, District Thane bearing Survey No.69, Hissa No. 1, Area admn. 1H-28R-0P, P.K. 0H-19R-0P i.e., 14,669.83 Sq.mtrs,& Survey No. 69, Hissa No. 2/1, Area admn. 1H-58R-0P, P.K. 0H-22R-0P,i.e., 18,008.51 sq.mtrs, and within the limits of KulgaonBadlapur Municipal Council and within the Jurisdiction of Registration District Thane, Sub-Registration District Ulhasnagar.

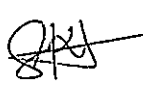



**THIRD SCHEDULE ABOVE REFERRED TO**

FLAT NO.	FLOOR	BUILDING NO. & WING	PHASE NO.	COMPLEX	FLAT AREA ADMN. RERA CARPET
604	6th	BUILDING NO. 5	PHASE-II	"KENDALE EMERALDS"	admeasuring 47.37sq. mtrs
		WING - F			Enclosed Balcony :6.60 Sq. mtr,CB : sq. mts,total Area <u>53.97Sq.mtrs.</u>



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IN WITNESS WHEREOF parties hereto above named have set their respective hands and signed this Agreement for sale at Ulhasnagar in the presence of attesting witness, signing as such on the day first above written.





  
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event ( Purchasers of the adjacent land for the purpose of development ) the Builders/Promoters shall be at liberty and/or entitled to grant a right of way from and through the said property for approaching (or of the better approach) to the adjacent land those would be acquired with a view to developing them and the Allottee/s / Purchaser/s herein shall not object the said right of the Builder in any manner and/or has/have given consent for same.

xxvii. The Allottee/s / Purchaser/s agree and undertake that the terrace of the top floor on the said building, including the parapet wall shall until conveyance of the said building in favour of the society be the property of the Builders/Promoters, the Builders/Promoters shall be entitled to use the parapet wall for any purpose including display of advertisements/ sign boards etc. and the Allottee/s / Purchaser/s, shall not be entitled to raise any objection or ask for any abatement on the price of the said premises on the ground of inconvenience or any other ground whatsoever. Attached terraces to the respective residential premises, shall exclusively belong to the Purchasers thereof and the Allottee/s / Purchasers shall not object to the same at any time in future.

**39. STAMP DUTY AND REGISTRATION:-** The charges towards stamp duty and Registration of this Agreement shall be borne by the Purchaser/s and he/they will deposit the same with Landowner/Seiler as and when demanded.

**40. DISPUTE RESOLUTION:-** Any dispute between parties shall be settled amicably. In case of failure to settled the dispute amicably, which shall be referred to the Maharashtra Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016, Rules and Regulations, thereunder.

**41. JURISDICTION AND ARBITRATION:**

i. That the rights and obligations of the parties under or arising out if this agreement shall be construed and enforced in accordance with the laws of India for the time being in force.

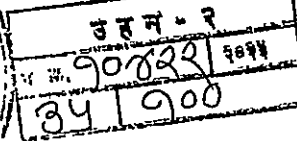
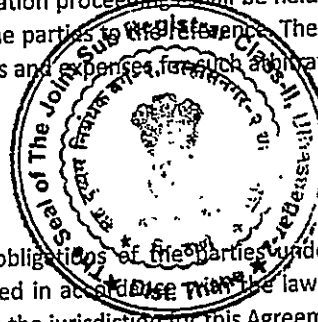
ii. All disputes or differences relating or arising out of or in connection with the provisional allotment read with the terms and conditions contained herein, shall be mutually discussed and settled between the parties.

iii. If the disputes or differences between the parties as mentioned above remain un-resolved shall refer the matter to arbitration in accordance with and subject to the provisions of the Arbitration and Conciliation Act, 1996, or any statutory modification or re-enactment thereof for the time being in force. The reference shall be made to only a sole arbitrator nominated mutually by both the parties. The arbitration proceedings shall be held in Kalyan only. The proceedings shall be held final and binding on the parties to the reference. The arbitration proceedings shall be conducted in English language. Costs and expenses for such arbitration proceedings shall be equally borne by the parties.

**42. GOVERNING LAW**

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

43. This agreement and all annexure as incorporated into this agreement by reference, constitute the entire agreement between the parties hereto and supersedes other representations, warranties, conditions or collateral agreements, express or implied, written or oral, whether made



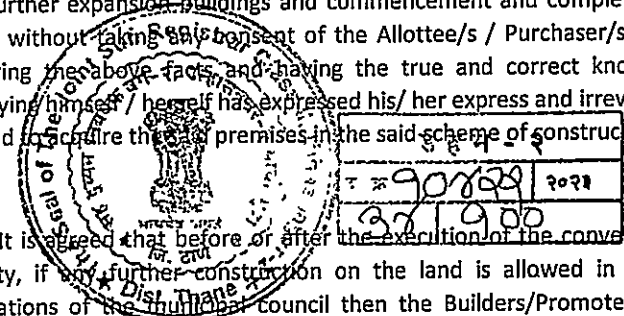


xxiii. The Builders/Promoters have also clearly brought to the notice of the Allottee/s / Purchaser/s during the course of development/ construction they will shift and/ or convert the garden, amenity area of entire or in part or will further use and utilise the benefit of the amenity area as may be sanctioned by the municipal authorities and will avail the additional construction thereof as they may deem fit and proper and also delete the construction of Garden, amenities area and the Allottee/s / Purchaser/s shall not raise any objection for the same and will not demand the construction there of and further will not claim any compensation thereof and thus have granted their express and irrevocable consent to the 42 Builders/Promoters for making any changes, modifications and revisions in the said entire amalgamated property and /or sanction of plans for the further expansion buildings and commencement and completion of construction work of the same without taking the consent of the Allottee/s / Purchaser/s herein and the Purchaser after verifying the above facts and having the true and correct knowledge of the same and after satisfying himself / herself has expressed his/ her express and irrevocable consent for the same and agreed to acquire the said premises in the said scheme of construction.

xxiv. It is agreed that before or after the execution of the conveyance in favour of the proposed society, if any further construction on the land is allowed in accordance with the rules and regulations of the Municipal Council then the Builders/Promoters would be entitled to put up additional or other construction without any hindrance by the Allottee/s / Purchaser/s. Provided that any payment may, have to be made to the municipal council for such additional construction shall be paid by the Builders/Promoters. The Builders/Promoters shall be entitled to sell premises forming part of such additional construction in such manner as they may think fit and proper to any person or persons for such consideration as the Builders/Promoters may in its absolute discretion deem fit and proper. The Builders/Promoters will in those events be entitled to connect the electric meters, sanitary and drainage connections provided however that all costs of construction of such additional floors and the connection to be made thereto should be borne by the Builders/Promoters. The Builders/Promoters and/or their transferees shall have the right to use all the staircase and other common amenities of said building/s. In the event of additional floors being constructed as aforesaid, the water tank shall be shifted to the top of such structures at the cost of Builders/Promoters. Even if any additional construction becoming permissible on the said building/s after the completion of the construction of the said building/s, the Builders/Promoters shall be entitled to construct the same and to sell the additional flats/Units. The Allottee/s / Purchaser/s herein and the members of the society shall admit such new intending Purchaser at its members.

xxv. In the event of any portion of the said property being required for putting up an electric sub-station, the Builders/Promoters shall be entitled to give such portion to the concerned body for such purpose on such terms and conditions as the Builders/Promoters shall think fit.

xxvi. IT is hereby agreed that the Builders/Promoters shall be at liberty to amalgamate and/or combine one or more plots of land adjacent to the said property and get the plan of the proposed building/s to be constructed on the said property so amalgamated/ combined sanctioned from the planning authority and in such event form and get registered co-operative housing society of all the flats/shops/units Purchasers in the said building/s and the Allottee/s / Purchaser/s herein shall not, in any manner object the said right of the Builders/Promoters. IT is further agreed that in such

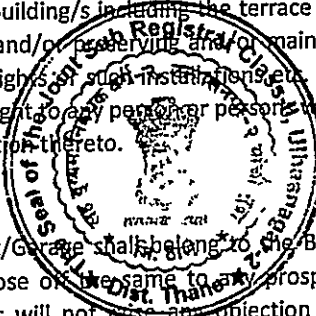


*[Handwritten signatures and initials]*  
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other concerned government bodies and authorities and also subject to the Builders/Promoters right to make the necessary amendments, variations, modifications and / or changes therein and their right to avail, use, utilise, consume and exploit the entire balance and additional floor space index available on the said property as entire transferable development rights as may be permissible by law.

xviii. All terms, conditions and covenants of this agreement, including the powers, authorities, permission and covenant given by the Allottee/s / Purchaser/s to the Builders/Promoters herein shall remain valid, operative, binding, continuous, subsisting, irrevocable and in full force and effect even after the occupation / possession of the said premises is handed over to Allottee/s / Purchaser/s under the possession of the said building/s is handed over to the said organisation and the deed of conveyance / assignment / lease or any other transfer document is executed. xix. THE Builders/Promoters shall not be responsible for the consequences arising out of change in law or change in municipal and other laws, rules, regulations etc.,

xx. It is expressly agreed that the Builder shall be entitled to put a hoarding and/or cable network station, mobile phone antenna and/or tower, shelter or mobile station on the said property or on terrace/water tank any the building/s on the said property or any part thereof and such hoarding may be illuminated or comprising of neon sign and for that purpose the Builders/Promoters are fully authorised to allow temporary or permanent construction or execution in installation either on the exterior of the said buildings or on the said property as the case may be and the Allottee/s / Purchaser/s agrees not to object or dispute the same. Necessary covenants, reservations in respect thereto shall be incorporated in the proposed conveyance. The Builders/Promoters 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 Allottee/s / Purchaser/s 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 Builders/Promoters, his agents, servants etc., to enter into the said property, building/s including the terrace and other open spaces in the building/s for the purpose of putting and/or preserving and/or maintaining and/or removing the advertisement and/or hoarding, neon light, such installations etc. The Builders/Promoters 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.



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xxi. The Stilts/Basement/Garage shall belong to the Builders/Promoters who alone have right to deal with or allot, dispose off the same to any prospective Purchaser for his exclusive use and benefit and Purchaser/s will not raise any objection for the same. The person/s to whom the Stilts/Basement/Garage may be sold or disposed off will be admitted as members to the co-operative society/societies or the limited company/companies or the condominium/s of apartment owners as the case may be and they will not be entitled to the same for shopping or commercial or for any other purpose and the Allottee/s / Purchaser/s confirms that he/she/they has/have no objection to and shall not dispute the same at any time hereafter.

xxii. The Allottee/s / Purchaser/s has/have seen the layout of the proposed building/s and complex 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

a) To form a society or limited Company or condominium or apartment or any other body or bodies of Purchasers to be formed and constituted.

b) To decide and determine how and in what manner the infrastructure including the common utility areas such as gardens, open spaces, roads etc. may be transferred and/or conveyed /assigned/leased.

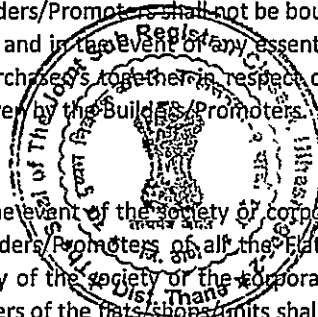
c) To provide for and incorporate covenant and restriction and obligations with regard to the provision of maintaining the infrastructure and common amenities including garden and roads, if any.

d) To decide from time to time to what extent the building/s along with land appurtenant to its 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 carryout the development by amalgamating the said property with adjoining property/s and/or to expand the scheme of development by acquiring adjacent property/s. To provide permanent nature of access to adjoining properties.

xiv. THE Purchaser/s is/are aware that the Builders/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/shops/units 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 Builders/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 responsible of the Purchaser/s together in respect of the flats/shops/units in respect of which possession has been given by the Builders/Promoters.



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xv. IN the event of the society or corporate body being registered before the sale and disposal by the Builders/Promoters of all the Flats / Shops / Units in the said building/s, the power and authority of the society or the corporate body so formed or of the Purchaser/s herein and other Purchasers of the flats/shops/units shall be subject to the overall powers of the Builders/Promoters in any matter concerning the building construction and completion thereof and the Builders/Promoters shall have absolute authority and control as regards the unsold flats/shops.

xvi. THE Builders/Promoters or Landowner/Seller shall be entitled to sell the premises in the said building/s for the purpose of using the same as bank, Hotel, dispensaries, nursing homes, maternity homes, coaching classes, car parking, stilt and for other non residential purpose and the Allottee/s / Purchaser/s herein along with the other Purchasers shall not raise any objection for such non-residential use of the premises sold by the Landowner/Seller or by the Builders/Promoters to the intending Purchasers.

xvii. The Allottee/s / Purchaser/s hereby declare and confirm that he / she have entered into this agreement, after reading and having understood the contents of all the aforesaid deeds, documents, writings and papers and all disclosures made by the Builders/Promoters to the Allottee/s / Purchaser/s and with full knowledge and information thereof and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the Municipality and all

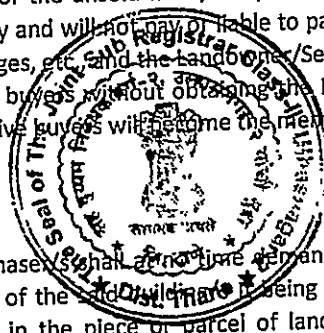
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viii. THE Purchaser/s shall not claim any deduction in the cost of his / her flat/said premises on account of deletion of any item of construction as per his / her requirements, of the Purchaser/s in his / her flat/said premises.

ix. THE Builders/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/said property and/or grant right of way from the said property for development of any other property. If any portion of the said land is acquired or notified to be acquired by the Government or any other Public body or authority, the Builders/Promoters shall be entitled to receive all the benefits in respect of thereof and/or compensatory FSI or all other benefits which may be permitted in lieu thereof.

x. The Purchaser/s may with prior permission in writing provide at his / her own costs, charges, expenses and risk extra amenities to the premises. However to grant or not to grant the permission shall be at the sole discretion of the Builder. The Purchaser/s shall not carry out any internal or external changes, alterations or additions to the said premises until the Purchaser/s has/have paid all the monies payable by him or her to the Builders/Promoters, either towards the consideration or otherwise and only after the Purchaser/s shall have obtained a prior written permission of the Builders/Promoters in writing subject to the same having been approved by the KulgaonBadlapur Municipal Council. Provided further that such additions, alterations or provisions for extra amenities shall be carried out by the approved workmen, contractors of the Builder and not through any contractors or workmen not approved by the Builder. It is further agreed and understood by and between the parties that the Purchaser/s shall not claim any deduction in the cost of his said premises on account of deletion of any item of construction as per his / her requirements in said premises. The Purchaser/s covenant with the Builders/Promoters that if at the request of the Purchaser/s the Builder makes any change in the said premises agreed to be sold by the Landowner/Seller and as a result of this the Builder has to use any materials less than the other Purchasers, even then the Purchaser/s shall not be entitled to any reduction in the agreed price of the said premises and he / she shall be liable to pay the entire agreed price as per this agreement. In case if the Builder have agreed to do any additional extra work for the Purchaser/s, the Purchaser/s shall within 7 days from the date when the Builders/Promoters gives the estimated cost, deposit with Builders/Promoters the amount of such estimated cost. If the Purchaser/s fails to deposit with the Builders/Promoters the estimated cost for the additional extra work agreed to be carried out by the Builders/Promoters then the Builders/Promoters shall not be liable to carry out the said additional work in the premises of the Purchaser/s.

xi. IT is also agreed and understood that the Land owner/Seller or Builders/Promoters will only pay the municipal tax for the unsold flats / shops/ units after obtaining occupation certificate and/or formation of society and will not pay or be able to pay any maintenance charges like common water, light, sweeper charges, etc. and the Landowner/Seller or Builder can sell the said flats /shops/ units to any prospective buyers without obtaining the No objection from the society such formed and then such prospective buyers will become the member of the society without charge of any transfer fees etc.



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xii. THAT the Purchaser/s shall not have demand partition of their interest in the said property hereunder written of the said building/s being hereby agreed and declared by the Purchaser/s that their interest in the piece or parcel of land more particularly described in the SCHEDULE hereunder written and said building/s is/are immoveable.

ii. THE development and/or betterment charges 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/s, shall be borne and paid by the Purchaser/s along with all the Purchasers of flats/shops/units 36 in said building/s in proportion to the floor area of their respective premises.

iii. THE Purchaser/s and/or the Builders/Promoters shall from time to time sign all applications, papers and documents and do all such acts, deeds and things as the Builders/Promoters and/or the Society may require for safeguarding the interest of the Builders/Promoters and/or the Purchaser/s and the other Purchasers of the said premises in the said building/s.

iv. NOTHING contained in this agreement is intended to be nor shall the same be constructed as a grant, demise or assignment in law of the said premises or of the said land and building/s or any part thereof. The Purchaser/s shall have no claim, save and expect in respect of the said premises hereby agreed to be sold to him / her and all open spaces, parking spaces, stilts, lobbies, staircases, terraces, recreation space etc., will remain the property of the Builders/Promoters until the said land and the all said buildings are conveyed to the cooperative society as herein before mentioned.

v. ANY delay tolerated or indulgence shown by the Builders/Promoters in enforcing the terms of this agreement or any forbearance or giving of time to the Purchaser/s by the Builders/Promoters shall not be construed as a waiver on the part of the Builders/Promoters of any breach or non-compliance of any of the terms and conditions of this agreement by the Purchaser/s nor shall the same in any manner prejudice the rights of the Builders/Promoters.

vi. 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/s, if any, shall be exclusively to the respective Purchaser/s of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace flat Purchaser/s. The said terrace shall not be enclosed by the Purchaser/s till the permission in writing is obtained from the concerned local authority and the Builders/Promoters of the society.

vii. a) The Builders/Promoters shall be entitled to transfer, assign, dispose off and/or sell in any manner he / she deems proper the said terrace, etc. to anybody. The Purchaser/s along with the other Purchasers will not raise any objection of whatsoever nature. The open spaces shall always be the property of the Builders/Promoters and the Builders/Promoters shall have full right and absolute authority to enclose the said stilt area of said building/s if permitted by local body / Planning Authority and further shall have the right to sell the same to any prospective Purchaser/s for exclusive use and benefit of such Purchaser.

b) The Builders/Promoters shall become the member of the society in respect of its rights and benefits concerned above. If the Builders/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 and/or the Apartment Owner's Association in respect of the said rights and benefits. The Purchaser/s will not have any objection to admit such assignee or transferee as the member/s of the Society.

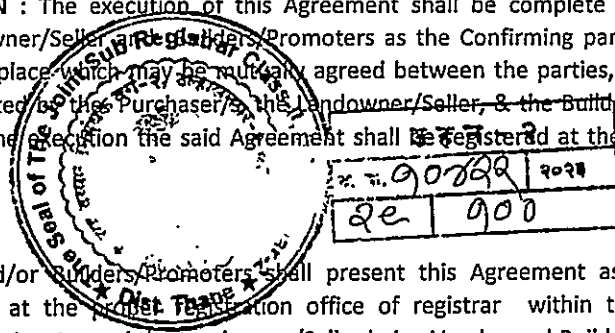
c) The Purchaser/s agrees that he / she along with the other Purchasers of the flats/shops/units will not charge anything from the Builders/Promoters or their nominee or nominees or transferee any amount by way of monthly maintenance charges or any other charges or outgoings for the use of such terrace, compound walls, display of advertisement or hoardings etc., for the purpose mentioned hereinabove.

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**32.METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT** Wherever in this Agreement it is stipulated that the Purchaser/s has/have to make any payment, in common with other Purchaser/s(s) in Project, the same shall be in proportion to the carpet area of the said premises to the total carpet area of all the premises in the Project.

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

**34.PLACE OF EXECUTION :** The execution of this Agreement shall be complete only upon its execution by the Landowner/Seller, Builders/Promoters as the Confirming party through its authorized signatory at place which may be mutually agreed between the parties, and after the Agreement is duly executed by the Purchaser/s, the Landowner/Seller, & the Builders/Promoters or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar.



**35.** The Purchaser/s and/or Builders/Promoters shall present this Agreement as well as the conveyance/assignment at the office of registrar within the time limit prescribed by the Registration Act and the Landowner/Seller being Vendor and Builders/Promoters being confirming party will attend such office and admit execution thereof.

**36.** That all notices to be served on the Purchaser/s and Land owner/Seller or the Builders/Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser/s, Land owner/Seller or the Builders/Promoters by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses as specified hereinabove in names of parties. It shall be the duty of the Purchaser/s and the Landowner/Seller to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the Landowner/Seller, or Builders/Promoters or the Purchaser/s, as the case may be.

**37.JOINT FLAT PURCHASER/SS** That in case there are Joint Flat Purchaser/ss all communications shall be sent by the Landowner/Seller or Builders/Promoters to the Purchaser/s whose name appears first and at the address given by him/her which shall for all intents and purposes to consider as properly served on all the Flat Purchaser/ss.

**38.** IT is further mutually agreed and understood by and between parties as follows :

i. IN case any security deposit is demanded by the concerned local authorities or government for the purpose of giving water, electricity or any other services connection to the said building/s, such deposit shall be payable by the Purchaser/s along with the other Purchasers of the said building/s. The Purchaser/s agrees to pay to the Builders/Promoters within seven days of demand the Purchaser/s share of such amount of deposit. The Purchaser/s also agrees to contribute

forbearance, or giving of time, to the Purchaser by the Builders/Promoters, nor shall the same in any manner prejudice, the rights / remedies of the Builders/Promoters.

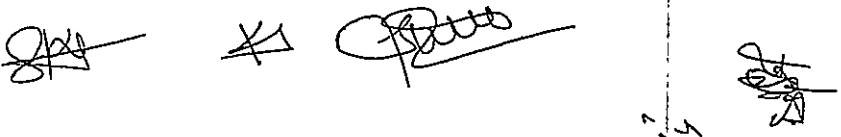
**27. BINDING EFFECT :** Forwarding this Agreement to the Purchaser/s by the Landowner/Seller does not create a binding obligation on the part of the Builders/Promoters or the Purchaser/s until, firstly, the Purchaser/s signs and delivers this Agreement with all the schedules along with the payments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

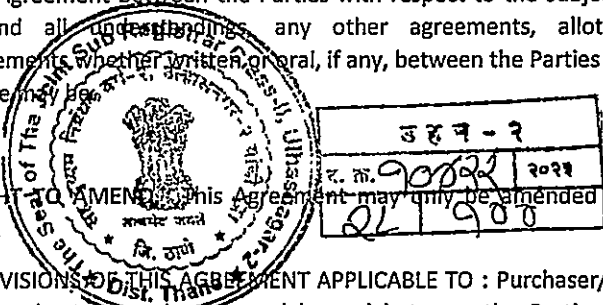
**28. ENTIRE AGREEMENT :** This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said premises, as the case may be.

**29. RIGHT TO AMEND :** This Agreement may only be amended through written consent of the Parties.

**30. PROVISIONS OF THIS AGREEMENT APPLICABLE TO :** Purchaser/s, subsequent Purchaser/s It is clearly understood and agreed by and between the Parties here to that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Purchaser/s of the said premises, in case of a transfer, as the said obligations go along with the said premises for all intents and purposes.

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

  
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loss or damage suffered by them on account of the act of the Purchaser/s or his agents. The Builders/Promoters shall not be liable for any theft or loss or inconvenience caused to the Purchaser on account of entry to the said premises as rectification or restoration is necessary in the interest of the building and / or Purchaser/s therein, the Purchaser/s consent to the Builders/Promoters to break open the lock on the main door/ entrance of the said premises and the Builders/Promoters shall not be liable for any loss, theft or inconvenience caused to the Purchaser/s on account of such entry into the said premises.

#### 24. UNSOLD FLAT :

a. It is agreed and understood between the Builders/Promoters and Purchaser that after the formation of the society/apex body, the Builders/Promoters shall be absolutely entitled to hold and shall have absolute authority and control as regards the unsold apartments, premises, units, un-earmarked areas etc, in the said project.

b. Except the share of allotted unsold flat of the Land Owner/Builder, All unsold and/ or unallotted apartment/s, flat/s, premises/ units, areas and spaces in the building/ phase/ project , including without limitation, parking spaces and other spaces and anywhere else in the building/ phase/ project and project property shall always belong to and remain the property of the Builders/Promoters at all times and the Builders/Promoters shall continue to remain in overall possession of such unsold and/ or unallotted apartment / flats/ premises / units and shall be entitled to enter upon the project property and the buildings/ phase/ project to enable it to complete any unfinished construction work and to provide amenities and facilities as the Builders/Promoters may deem necessary.

c. The Builders/Promoters shall without any reference to the Purchaser/s, association / apex body/ apex bodies, be at liberty to sell, let, sublet, dispose of or otherwise deal with in any manner whatsoever all such unsold and/ or unallotted apartment/ flat/ premises/ units and spaces therein, as it deemed fit and appropriate the sale proceeds thereof for their exclusive use and benefit. The Builders/Promoters and Landowner/Seller shall be entitled to enter into separate agreements with the Purchasers of different apartments/ flats/ premises/ units in the building/ phase/ project on terms and conditions decided by the Builders/Promoters or Landowner/seller in its sole discretion and shall without any delay or demur enrol the new Purchaser as member of the association/ apex body/ apex bodies. The Purchaser and / or the association /apex body/ apex bodies shall not claim any reduction in the Total Consideration and / or any damage on the ground of inconvenience and / or nuisance or on any other ground whatsoever. Further, the Builders/Promoters shall not be liable to pay/ contribute any amount on account of non occupancy charges or for any other charges/ fund provided for under the bye-laws, rules and regulations or resolutions of the association/ apex body/ apex bodies.

25. COMMUNICATION : That all notices to be served on the Purchaser/s and the Landowner/Seller as contemplated by this agreement shall be deemed to have been duly served if sent to Purchaser/s or the Landowner/Seller by Registered Post A.D and notified Email ID/ Under Certificate of Posting at their respective addresses as mentioned in this agreement. It shall be the duty of the Purchaser/s and the Landowner/Seller to inform each other of any change in address subsequent to the execution of this agreement in the above address by the registered post failing which all communications and letters posted at the above address shall be deemed to have been received by the Landowner/Seller or the Purchaser/s, as the case may be.

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pay the charges as may be charged by the Builders/Promoters and shall be entitled to avail the transmission facilities and network as install, maintain and repair the equipment thereof and shall not be entitled to charge the Builders/Promoters and/ or their assignee as aforesaid any amount for the said rights or incidental thereto.

22. The Purchaser/s agree and understand that all the materials and fittings which are exhibited in the show unit/ sample unit/ mock-up unit may vary as to its make, colour, shape, shade and appearance from the ones provided in the actual unit agreed to be constructed. The Purchaser/s agree and understand that the interiors, furniture, kitchenette and fixtures in the show unit/ sample unit / mock up are provided only to give a vision of a furnished unit as per the advice of the interior designer. None of such things, furniture, fittings, items shall be provided except as mentioned in list of amenities. The layout of the show unit/ sample unit/ mock-up may have been changed at some places as per the advice of the interior designer. The Purchaser/s also agree and understand that the dimension and the area of the said unit which is agreed to be constructed, shall vary from this show unit/ sample unit/ mock-up based on the floor, block and location of the unit.


23. The Purchaser/s agree and undertake that on receipt of possession, the Purchaser/s shall carry out any fit-out / interior work strictly, in accordance, with the rules and regulations framed by the Builders/Promoters/ association/ apex body/ apex bodies and without causing any disturbance, to the other Purchasers of apartments/ flats/ premises/ units in the building. The Fit-out-Manual will be shared with the Purchaser/s at the time of handing over possession of the said premises. Without prejudice to the aforesaid, if the Purchaser/s makes any unauthorized change or alteration or causes any unauthorized repairs in or to the said premises or the buildings, the Builders/Promoters shall be entitled to call upon the Purchaser/s to rectify the same and to restore the said premises and/ or buildings/ wings to its original condition within 30 days from the date of intimation by the Builders/Promoters in that behalf. If the Purchaser/s does not rectify the breach within such period of 30 days, the Builders/Promoters may carry out necessary rectification/ restoration to the said premises or building and all such costs/ charges and expense within 7 days of demand by the Builders/Promoters, the same would be deemed to be a charge on the said premises. The Purchaser/s hereby indemnifies and agrees to always keep saved, harmless and indemnified, the Builders/Promoters

a. From and against all actions, proceedings, claims, demands, costs, charges and expenses whatsoever, which may be made against the Builders/Promoters or which the Builders/Promoters may suffer or incur as a result of any unauthorized change or alteration in or causing any unauthorized repairs in or to the flats/ building / wings / and

b. For all costs and expenses incurred by the Builders/Promoters for instituting any legal proceedings for recovery of such costs/ charges and expenses incurred by it for rectification / restoration to the said premises or the building/ wings.

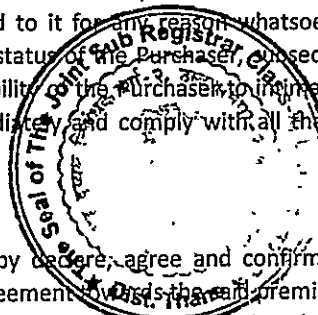
c. Upon the possession of the said premises being delivered to the Purchaser/s, the Purchaser/s shall be deemed to have granted a license to the Builders/Promoters, its engineers, workmen, labourers or architects to enter upon the said premises by reasonable notice in writing or in case of emergency without notice, for the purpose of rectifying any defect or damage to the building or if necessary any part of the said premises provided the said premises is restored to the same condition, as far as caused due to any act of commission or omission, of the Purchaser/s or his agents and Purchaser/s shall reimburse and pay to the Builders/Promoters or any other person the

  
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satisfaction of the Landowner/Seller, stating that the charge created over the said premises is removed. Only pursuant to receipt of such letter from the mortgagee, the Purchaser shall be entitled to the refund of the amount refundable by the Landowner/Seller towards the said premises.

19. The Purchaser/s clearly and unequivocally confirm that in case remittances related to the total consideration and / or all other amounts payable under this agreement for the said premises are made by non-resident / foreign national of Indian origin, then it shall be the sole responsibility of the Purchaser to comply with the provisions of the Foreign Exchange Management Act, 1999 (FEMA) or statutory enactments or amendments thereof and the rules and regulations thereunder and / or any other relevant laws including that of remittance of payments, acquisitions/ sale or transfer of immovable property in India and provide to the Landowner/Seller with such permission/ approvals/ no objections to enable the Landowner/Seller to fulfil its obligations under this agreement. Any implications arising out of any default by the Purchaser shall be the sole responsibility of the Purchaser. The Landowner/Seller accepts no responsibility in this regard and the Purchaser shall keep the Landowner/Seller as well as Builders/Promoters fully indemnified for any harm or injury caused to it for any reason whatsoever in this regard. Whenever there is a charge in the residential status of the Purchaser, subsequent to the signing of this agreement, it shall be the sole responsibility of the Purchaser to intimate in writing to the Landowner/Seller or Builders/Promoters immediately and comply with all the necessary formalities, if any under the relevant laws.



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20. The Purchaser/s hereby declare, agree and confirm that the monies paid/ payable by the Purchaser/s under this agreement towards the said premises is not involved directly or indirectly to any proceeds of any offence and is / are not designed for the purpose of any contravention or evasion of the provisions of the Prevention of Money Laundering Act, 2002, rules, regulations, notifications, guidelines or directions of any other statutory authority passed from and / or amended from time to time. The Purchaser/s further declares and authorize the Builders/Promoters to give personal information of the Purchaser to any statutory authority as may be required from time to time. The Purchaser further affirms that the information/ details provided is /are true and correct in all respect and nothing has been withheld including any material facts within his/ her/ their/ its knowledge.

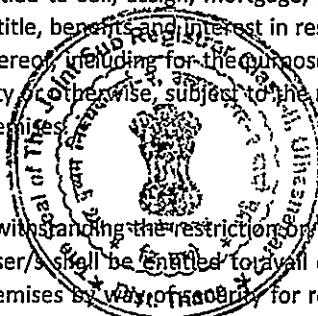
21. The Builders/Promoters has informed the Purchaser/s and the Purchaser/s is/ are aware and agree that in order to provide a common and better quality service the Builders/Promoters shall decide on the specification and vendors for providing T.V/ Internet- cable and dish antennae network on the building and other buildings constructed / to be constructed upon the project property. The aforesaid rights are retained by the Builders/Promoters to itself permanently and the Builders/Promoters shall be entitled to deal with and dispose of and/ or assign the said rights in favour of such person or corporate body as the Builders/Promoters may determine save and unless the Builders/Promoters relinquish the said rights. The consideration received for such assignment shall belong to the Builders/Promoters alone. In view thereof, the Purchaser/s and / or other occupants of apartments / flats/ premises / units in the building shall belong to the Builders/Promoters alone. In view thereof, the Purchaser/s and / or other occupants of apartment/ flats/ premises / units in the building shall not have a right to obtain T.V / internet and or other dish antenna network facilities from the Builders/Promoters or the assignee of the Builders/Promoters

15. The Builders/Promoters shall maintain a separate account in respect of sums received by the Builder from the Purchaser/s as advance or deposit, sums received on account of the share capital for the promotion of the Co-operative Society or association or Company or towards the out goings, legal charges and shall utilize the amounts only for the purposes for which they have been received.

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

17. BUILDERS/ PROMOTERS SHALL NOT MORTGAGE OR CREATE A CHARGE After execution this Agreement Builders/Promoters shall not mortgage or create a charge on the said premises and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the present Purchaser/s, who has taken or agreed to take said premises. Notwithstanding anything contained above, the Builders/Promoters shall have full right, absolute authority and shall be entitled to sell, assign, mortgage, charge, encumber or otherwise deal with all or any of their rights, title, benefits and interest in respect of the said property, and / or the said building/s or any part thereof, including for the purpose of raising finance, monies for the development of the said property or otherwise, subject to the rights of the Purchaser/s under this agreement in respect of said premises.

18. Notwithstanding the restriction on transfer of the said premises contained, it is agreed that the Purchaser/s shall be entitled to avail of loan from banks/ financial institutions and mortgage the said premises by way of ~~loan~~ for repayment of such loans to banks/ financial institutions. The Landowner/Seller will grant its' No Objection addressed to such banks/ financial institution, and provided the mortgage created in favour of the bank/ financial institution in respect of the said premises shall not in any manner jeopardize the Builders/Promoters's right to complete the construction of the said building or to develop other portions of the said property/ larger property or the Builders/Promoters right title or interest in the said building and such mortgage shall be subject to the Landowner/Seller's first lien and charge on the said premises in respect of unpaid instalments towards the purchase price and all other amounts payable by the Purchaser/s to the Landowner/Seller under the terms and conditions of this agreement. The Landowner/Seller will issue its No Objection letter addressed to the bank/ financial institution simultaneously against such bank/financial institution issuing its confirmation in writing addressed to the Landowner/Seller undertaking to make payment of the balance instalments towards the purchase price directly to the Landowner/Seller as per the schedule for payment agreed hereunder and such confirmation letter shall be mutually acceptable to the parties and such bank/ financial institution. Further, in the event of the Purchaser committing a default in payment of the instalments of the purchase price and the Landowner/Seller exercising its right to terminate this agreement, the Purchaser shall forthwith clear the mortgage debt outstanding upon termination. Accordingly, upon termination of the agreement, the Purchaser shall obtain necessary letter/ writing from the mortgagee, to the



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k. The Purchaser/s shall observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body or Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the said premises therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Purchaser/s shall also observe and perform all the stipulations and conditions laid down by the Society / Limited Company/ Apex Body / Federation regarding the occupancy and use of the said premises in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

l. Till a conveyance of the structure of the building in which said premises is situated is executed in favour of Society/Limited Society, the Purchaser/s shall permit the Builders/Promoters and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

m. Till a conveyance of the project land on which the building in which said premises is situated is executed in favour of Apex Body or Federation, the Purchaser/s shall permit the Builder and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the project land or any part thereof to view and examine the state and condition thereof.

n. Purchaser/s agree and undertake to observe, abide by and comply with all the terms, conditions and stipulations of all exemptions, orders, schemes, permission, sanctions, approvals, NOCs etc., that have been granted or sanctioned 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.

o. To use the said premises or permit the same to be used only for residential purpose under the rules, regulations and byelaws of the society and other concerned authorities and further the Purchaser/s shall not use the same for any objectionable, illegal or immoral purpose.

p. The purchaser/s undertakes to install air-conditioners only in the space defined/ identified by the developer, in the said premises, for the same, and shall strictly observe and comply with all the terms and conditions, if any, which may be imposed, by the developer, in respect of the same. q. Not to shift or alter the position of either the kitchen, the water drain piped system or the toilets which would affect the drainage system of the said building in any manner whatsoever.

r. Not to change alter or modify the lift landings and lift lobbies outside the said premises or any part thereof.

s. The Purchaser/s shall ensure that his/ its guests and visitors park their vehicles in the parking lots only and that their guests and visitors do not park their vehicles in the portion of the compound which is not meant for parking or in the drive-way of the said property/ larger property except for the purpose of entering into alighting from the vehicle.

t. If there is unavoidable delay in the supply of basic needs like water and the like from the government agencies or otherwise, then the cost of providing water from other sources like water tankers has to be borne by the Purchaser/s alone and the Purchaser/s along with other Purchaser of premises in the building shall share such expenses and charges in respect thereof proportionately.

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Dist. Thane  
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damage is caused to the building in which the said premises is situated or the said premises on account of negligence or default of the Allottees/s / Purchaser/s in this behalf, the Purchaser/s shall be liable for the consequences of the breach.

c. To carry out at his own cost all internal repairs to the said premises and maintain the said premises in the same condition, state and order in which it was delivered by the Builders/Promoters to the Purchaser/s and shall not do or suffer to be done anything in or to the building in which the said premises is situated or the said premises which may be contrary to the rules and regulations and bye-laws of the concerned local authority or other public authority. In the event of the Purchaser/s committing any act in contravention of the above provision, the Purchaser/s shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.

d. Not to demolish or cause to be demolished the said premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the said premises or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the said premises is situated and shall keep the portion, sewers, drains and pipes in the said premises and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the said premises is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the said premises without the prior written permission of the Builders/Promoters and/or the Society or the Limited Company.

e. Not to do holes or changes in materials and colour on the exterior walls and chajjas of the premises. Not to fix grills outside the windows. Not to change in external elevation by changing the windows and railing or keeping pots, boards and objects outside the windows or in any other manner whatsoever.

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

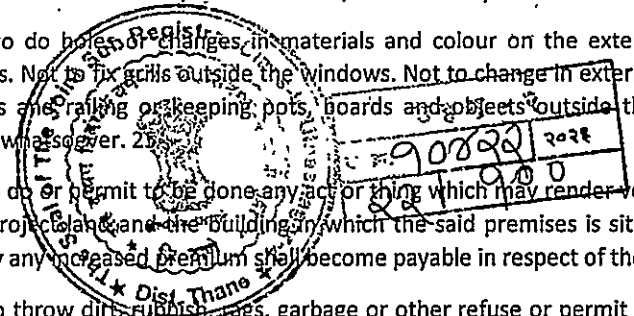
g. Not to throw dirt, rubbish, eggs, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the project land and the building in which the said premises is situated.

h. Pay to the Builders/Promoters, as the case may be within fifteen days of demand, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which Purchaser/s is situated.

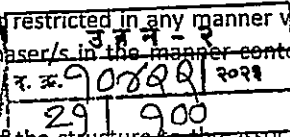
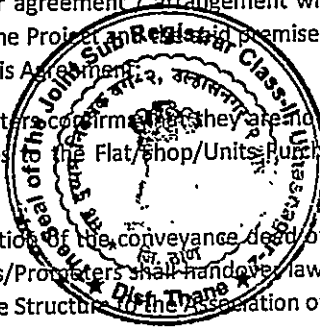
i. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the Purchaser/s by the Purchaser/s for any purposes other than for purpose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

j. The Purchaser/s shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the said premises until all the dues payable by the Purchaser/s to the Builders/Promoters under this Agreement are fully paid up and only if the Purchaser/s had not been guilty of breach of or non-observance of any of the term and conditions of this agreement and unless and until prior permission in writing is obtained from the Builders/Promoters.

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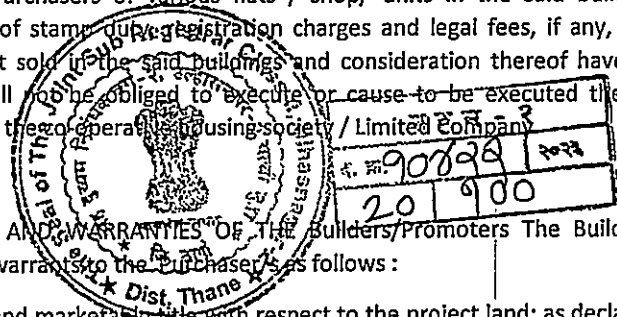
- iii. There are no encumbrances upon the project land or the Project.
- iv. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;
- v. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Builders/Promoters have been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- vi. The Builders/Promoters have the right to enter into this Agreement and have not committed or omitted to perform any act or thing, whereby the right, title and interest of the Purchaser/s created herein, may prejudicially be affected;
- vii. The Builders/Promoters has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project Land and Premises which will, in any manner, affect the rights of Purchaser/s under this Agreement.
- viii. The Builders/Promoters confirm that they are not restricted in any manner whatsoever from selling the said premises the Flat/shop/Units Purchaser/s in the manner contemplated in this Agreement;
- ix. At the time of execution of the conveyance deed of the structure to the association of various Purchaser/s the Builders/Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Purchaser/s;
- x. The Builders/Promoters have duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;
- xi. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Builders/Promoters in respect of the project land and/or the Project except those disclosed in the title report.
14. The Purchaser/s or himself/themselves with intention to bring all persons into whosoever hands the said premises may come, hereby covenants with the Builders/Promoters as follows :-
- a. To maintain the said premises at the Purchaser/s own cost in good and tenantable repair and condition from the date that of possession of the said premises is taken and shall not do or suffer to be done anything in or to the building in which the said premises is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the said premises is situated and the said premises itself or any part thereof without the consent of the local authorities, if required.
- b. Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said premises is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage



recreational grounds, common areas, roads and roads. The Builders/Promoters shall collect the said amount from Allottee/s / Purchaser/s in a separate account maintained by them and same will be handed over to the Federation/Association, formed of various Societies in the Complex. The idea of collecting said fund is to facilitate maintenance of abovementioned common areas and facilities from the interest received on such fund. It is further made clear that, if overheads are more for such repairs and maintenance than the amount of interest so to be received then all the flats purchasers including Allottee/s / Purchaser/s herein have to contribute further amount/sum from time to time as may be required and/or as by Federation/Association of Society.

11. THE Landowner/Vendor and/or Purchaser/s, as may be inter-se agreed between them shall pay at the time of execution of this agreement Rs. 3,75,000- ( Rupees Three Lakhs Seventy Five Thousand Only ) plus applicable taxes without having right to account to Builders/Promoters an amount of his/her/their share of money towards Entrance fees and share capital, towards Society formation charges, Proportionate share of taxes and other charges / levies in respect of the Society or the Limited Company, toward M.S.E.B. transformer, electric meter and water connection charge, Development Charges, Club House Charges, Infrastructure Charges, towards generator/invertors provision for Lift and common passages, all charges and expenses, including professional costs of the Attorney [at law / Advocates of the Builders/Promoters in connection with formation of the said society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye – laws and the cost of preparing and engrossing the conveyance or assignment of lease.

12. At the time of registration of conveyance of the building/s or wing/s of the building/s, the Purchaser/s shall pay to the Builders/Promoters, as the case may be, the 22 Purchaser/s share of stamp duty and registration charges payable, by the said Society or Limited Company on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building/s /wing/s of the building. At the time of registration of conveyance or Lease of the project land, the Purchaser/s shall pay to the Builders/Promoters, as the case may be, the Purchaser/s share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Apex Body or Federation. It is agreed that unless and until the Purchasers of various flats / shop/ units in the said building/s pay the proportionate amount of stamp duty, registration charges and legal fees, if any, and till all the flats/shop/units are not sold in the said buildings and consideration thereof have received, the Builders/Promoters shall not be obliged to execute or cause to be executed the final deed of conveyance in favour of the Apex Body or Federation / Limited Company.



13. REPRESENTATIONS AND WARRANTIES OF THE BUILDERS/PROMOTERS The Builders/Promoters hereby represents and warrants to the Purchaser/s as follows :

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

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f) That Club House will be constructed on completion of construction of whole project on said property i.e of Phase I and Phase II. That Club House constructed on said property and all other common areas and facilities, recreational ground, open spaces, shall be for use and enjoyment of all Flat/Shop/Unit purchaser/s in all building/s in phase I and Phase II to be constructed on said property i.e. for flats/shops purchasers of whole complex to be known as "Kendale Emeralds".

g) That Builders/Promoters have provided access to said property from Ambernath – Karjat Road as shown in sanctioned plan. That there is proposed 15 meter wide D.P. Road which may be developed by KulgaonBadlpur Municipal Council. That Purchaser/s has/have agreed for the same and given his/her/their unequivocal consent and further declares that they will not raise any objection in future.

10.1 PERIOD AGREED BETWEEN PARTIES FOR CONVEYANCE : That within a period of One year from the date of selling all the flats/shops/units in all wings/buildings ( sanctioned and proposed ) in the Lay-out i.e. of Phase I and Phase II and only after receiving whole consideration and all amounts due and payable by all Purchasers in all wings/buildings in the Lay out, Builders/Promoters shall cause to transfer, convey to the Society/association of Allottees, Federation/Apex body of Societies/Association or Limited Company, all the right, title and the interest of the Builders/Promoters/Original Owner and the owners in the said structures of all wings/Buildings and the entire undivided and inseparable land underneath all wings/buildings jointly or otherwise.

10.2 Within 15 days after notice in writing is given by the Builders/Promoters to the Purchaser/s that the said premises is ready for possession and occupancy, the Purchaser/s shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of said premises) of outgoing in respect of the said property and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the project land and building/s. Until the Society or Limited Company is formed and the said structure of the building/s or wings is transferred to it, the Purchaser/s shall pay to the Builders/Promoters such proportionate share of outgoing as may be determined. The Purchaser/s further agrees that till the Purchaser/s share is so determined the Purchaser/s shall pay to the Builders/Promoters provisional monthly contribution for residential premises of Rs. 1750/- per month in case of 1BHK and Rs. 2500/- per month in case of 2BHK and @ Rs. 10/- per month per sq. ft carpet for Commercial Unit towards the outgoing. The amounts so paid by the Purchaser/s to the Builders/Promoters shall not carry any interest and remain with the Builders/Promoters until a conveyance/assignment of lease of the structure of the building or wing is executed in favour of the society or a limited company as aforesaid subject expenses as mentioned above. On such conveyance/assignment of lease being executed for the structure of the building or wing the aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Builders/Promoters to the Society or the Limited Company, as the case may be.

THE Allottee/s / Purchaser/s undertakes to pay such provisional monthly contribution of 18 (eighteen) months in advance to the Builder/Promoter before possession and shall not withhold the same for any reasons whatsoever.

It is further specifically agreed and understood by and between the parties that Allottee/s / Purchaser/s, on or before possession, shall pay/deposit with Builders/Promoters an amount of Rs.



- a) Structural defects caused or attributable to the Allottee including by carrying out structural or architectural changes from the original design attributes, structural framework, putting excess or heavy loads or using the premises other than for its intended purpose.
- b) Structural defects caused by accidental breaking of fire or any kind of explosion of gas cylinder etc.
- c) Structural defects induced anyhow by failure of waterproofing system of the premises or the building. d) Structural defects induced by Force Majeure situations, such as war, flood, act of God, explosions of any kind by territories etc.

e) Structural defects occurring in the unit or unit that has undergone civil renovations. In the event of any damage due to wear and tear of whatsoever nature caused to thereto after the date of completion of building in which said premises is situated., the Builders/Promoters shall not be responsible for the cost of re-instating and/or repairing such damage caused by the Allottee and the Allottee alone shall be liable to rectify and réinstate the same at its own costs and expenses.

8. The Purchaser/s shall use the said premises or any part thereof or permit the same to be used only for purpose for which it is allotted. The Purchaser/s shall use the garage or parking space only for purpose of keeping or parking vehicle.

9. That Builders / Promoters herein have further specifically brought to the notice of Purchaser/s herein that as per scheme envisaged by the Builders / Promoters :

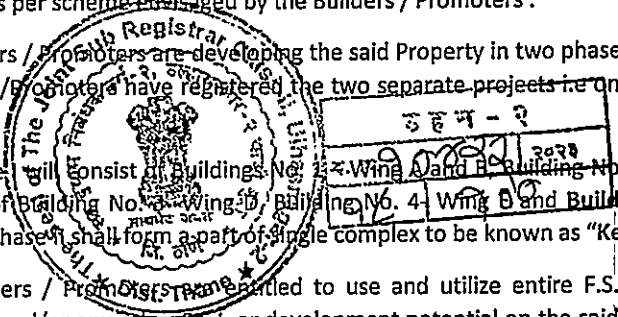
a) The Builders / Promoters are developing the said Property in two phases i.e. Phase I and Phase II. That Builders/Promoters have registered the two separate projects i.e. one for Phase I and another for Phase II ;

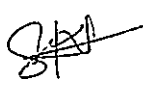



b) That Phase I will consist of Buildings No. 1 - Wing A and B Building No. 2 - Wing C and Phase II will consist of Building No. 3 - Wing D, Building No. 4 - Wing E and Building No. 5 - Wing F. That Phase I and Phase II shall form a part of single complex to be known as "Kendale Emeralds" ;

c) That Builders / Promoters are entitled to use and utilize entire F.S.I., T.D.R., Staircase F.S.I. Premium FSI and/or any other F.S.I. or development potential on the said Property and accordingly to use and utilized maximum permissible F.S.I./T.D.R./F.S.I. with premium potentiality and for that purpose to get the building plans revised ;

d) That at present Building no. 5 - Wing F is sanctioned of Stilt (Part) + Ground + Six Floor and Builders/Promoters are going to 20 revise the building plan in due course by using and utilizing T.R.R. and/or Staircase F.S.I. and/or Premium FSI and/or any other F.S.I. as permissible and accordingly said building will be of Stilt (Part) + Ground + Seven Floors after revision of same ;

e) The Builders / Promoters may at their discretion may form common society for all buildings to be constructed on the said Property or may form a separate society for one or more buildings. In the event, the Builders / Promoters decide to form separate society for each building then the Builders / Promoters will form Apex body/Federation of such societies after completion of entire development of said complex on said property ;



other documentation as prescribed in this Agreement, and the Builders/Promoters shall give possession of the said premises to the Purchaser/s. In case the Purchaser/s fails to take possession within the time provided in clause 6.1 such Purchaser/s shall continue to be liable to pay maintenance charges as applicable. In the event the Purchaser fails to take possession of the unit within such date as mentioned in the offer of possession letter, then the unit shall lie at the risk and cost of the Purchaser.

6.4 The maintenance charges and the defect liability period shall commence from the date of completion of building in which said premises is situated. In addition to payment of interest for delayed payments, the Allottee shall be liable to pay holding charges as specified from the date of completion of building in which said premises is situated till the Allottee takes actual possession of the unit.

The Allottee agrees and acknowledges that the Builders/Promoter's obligation of delivering possession of the unit shall come to an end and the Builders/Promoters shall not be responsible and/ or liable for any obligation towards the possession of the said ~~unit~~ **कॉम - २**

6.5 The Purchaser/s hereby agree that in case the Purchaser/s fail to respond and/ or neglects to take possession of the said premises within the time stipulated by the Builders/Promoters, then the Purchaser/s shall in addition to the ~~cost~~ **र. नं. १००२९ २०२१**  
**१६ १००** the Builder promoter/ Land Owner/Seller holding charges at the rate of Rs. 10,000/- ( Rupees Ten Thousand ) per month of the total area of the said premises (Holding charges) and applicable maintenance charges, municipal charges etc towards upkeep and maintenance of the common facilities for the period of such delay. During the period of said delay the said premises shall remain locked and shall continue to be in possession of the Land Owner/Seller but at the sole risk, responsibility and cost of the Purchaser/s in relation to its deterioration in physical condition.

7.1 If within a period of five years from the date of handing over the said premises to the Purchaser/s, the Purchaser/s brings to the notice of the Builders/Promoters any structural defect in the said premises or the building in which the said premises is situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Builders/Promoters at their own cost and in case it is not possible to rectify such defects, then the Purchaser/s shall be entitled to receive from the Builders/Promoters, compensation for such defect in the manner as provided under the Act. However, parties agree and confirm that the decision of the Builders/Promoters's architect shall be final in deciding whether there is any actual structural defect in the said premises / building or defective material being used or regarding workmanship, quality or provision of service. Provided that if Purchaser/s has/have made holes, drilled to interior and/or external walls, chajjas etc nailed while doing interior work or fixing grills or cause damaged to structure, walls in any manner whatsoever then in such case Builders/Promoters shall not be liable and responsible for rectifying such defects and/or paying any compensation to Purchaser/s and/or other Purchaser/s in building. It is further agreement by and between the parties that after the possession date, if any damage is caused to the said premises/ building due to wear and tear of whatsoever nature, the Builders/Promoters shall not be responsible for the cost of reinstating and / or repairing such damage caused by the Purchaser and the Purchasers alone shall be liable to rectify and reinstate the same at his/ her/ its their own costs. Notwithstanding anything contained in this agreement, the Purchaser are under a permanent obligation to maintain the sanctity of the approved plans, layout, design of the said project and the said premises/ premises and any change made thereto shall absolve the Builders/Promoters entirely from any responsibility towards the same, notwithstanding the defect liability period and the Builders/Promoters shall be

4. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Builders/Promoters in the said building and the said premises as are set out in Annexure 'E', annexed hereto.

5. The Builders/Promoters shall give possession of the said premises to the Purchaser/s on or before 31<sup>st</sup> October 2023 subject to Purchaser/ Purchasers being in compliance of all his/ her/ their obligations under this agreement including timely payment of amounts. Provided that the Builders/Promoters shall be entitled to reasonable extension of time for giving delivery of Flat/Shop/Unit on the aforesaid date, if the completion of building in which the Flat/Shop/Unit is to be situated is delayed on account of – (i) war, civil commotion or act of God; (ii) Non-Availability of building material because of Government Restrictions, (iii) any notice, order, rule, notification of the Government and/or other public or competent authority/court. (iv) reasons beyond the control of the Builders/Promoters and/ or its agents and/ or (v) due to non-compliance on the part of the Purchaser including on account of any default on the part of the Purchaser. Further, in the event the Builders/Promoters fails to complete or is unable to offer possession of the said premises on or before the delivery date for any reasons other than those set out in the forgoing and subject to reasonable extension of time, then on demand in writing by the Purchaser, in case the Purchaser wishes to withdraw from the said project, the Land-Owner/Seller shall refund the amounts received from the Purchaser/s along with applicable interest as prescribed under the relevant laws, from the date of payment of such amount till the date of refund.

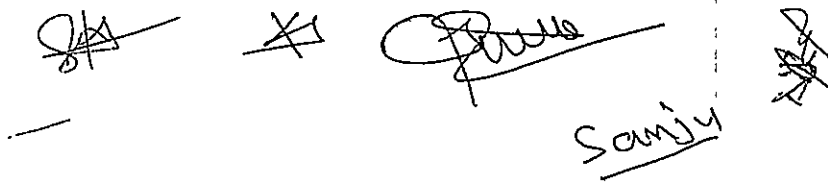
6.1 Procedure for taking possession - The Builders/Promoters, upon obtaining the occupancy certificate from the competent authority and on full and final payment made by the Purchaser/s to the present Land-owner/seller as per the agreement, shall offer in writing the possession of the said premises, to the Purchaser/s in terms of this Agreement to be taken within One month from the date of issue of such notice and the Builders/Promoters shall give possession of the said premises to the Purchaser/s.

The Builders/Promoters agrees and undertakes to indemnify the Purchaser/s in case of failure of fulfilment of any of the provisions, formalities, documentation on part of the Builders/Promoters. The Purchaser/s agrees to pay the maintenance charges as determined by the Builders/Promoters or association of various Purchaser/s, as the case may be.

The Builders/Promoters on its behalf shall offer the possession to the Purchaser/s in writing within 7 days of receiving the occupancy certificate of the Project, subject to payment of full and final consideration amount as agreed in the said Agreement for Sale by the purchaser to the Seller.

6.2 The Purchaser/s shall take possession of the Flat/Shop/Unit within 15 days of the written notice from the Builders/Promoters to the Purchaser/s intimating that the said Flat/Shop/Units are ready for use and occupancy.

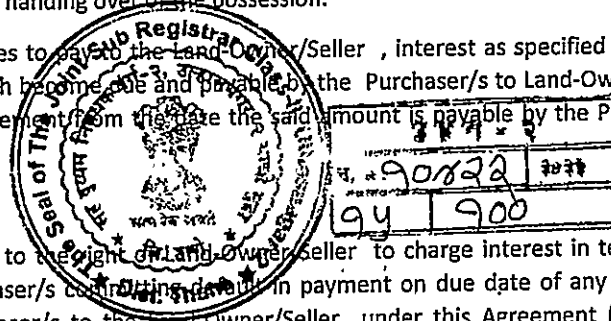
6.3 Failure of Purchaser/s to take Possession of said premises Upon receiving a written intimation from the Builders/Promoters as per clause 6.1, the Purchaser/s shall take possession of the said premises from the Builders/Promoters by executing necessary indemnities, undertakings and such

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3.1 The Builders/Promoters shall confirm the final carpet area that has been allotted to the purchaser/s after the construction of the buildings complete and the occupancy certificate is granted by the component authority, by furnishing details of the changes, if any, in the carpet area, subject to the variation cap as may be permitted under the relevant laws from time to time and the Builder/Promoter shall handover vacant and peaceful possession of the said flat in favour of Landowners i.e Vendors herein, who in turn shall handover to the Purchaser, on receipt of letter by the seller in respect of receipt of full and final consideration amount from the prospective purchaser.

3.2 If the Builders/Promoters fails to abide by the time schedule for completing the project and handing over the said Premises to the Purchaser/s on or before 31<sup>st</sup> October 2023, the Builders/Promoters agrees to pay to the Purchaser/s, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Purchaser/s, for every month of delay, till the handing over of the possession.

The Purchaser/s agrees to pay to the Land-Owner/Seller, interest as specified above, on all the delayed payment which become due and payable by the Purchaser/s to Land-Owner/Seller under the terms of this Agreement from the date the said amount is payable by the Purchaser/s to the Land-Owner/Seller.



3.3 Without prejudice to the right of Land-Owner/Seller to charge interest in terms of aforesaid clause, on the Purchaser/s committing default in payment on due date of any amount due and payable by the Purchaser/s to the Land-Owner/Seller under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Purchaser/s committing three defaults of payment of instalments, the Land-Owner/Seller shall at his own option, may terminate this Agreement, Provided that, Land-Owner/Seller shall give notice of fifteen days in writing to the Purchaser/s, by Registered Post AD at the address provided by the Purchaser/s and mail at the e-mail address provided by the Purchaser/s, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement.

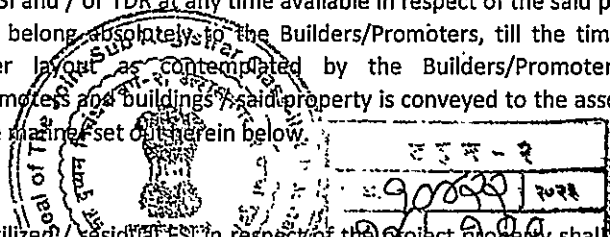
3.4 If the Purchaser/s fails to rectify the breach or breaches mentioned by the Land-Owner/Seller within the period of notice then at the end of such notice period, Land-Owner/Seller shall be entitled to terminate this Agreement. Provided further that upon termination of this Agreement as aforesaid, the Land-Owner/Seller shall refund to the Purchaser/s, after deducting 20% of amount of sale consideration of said premises, paid by Purchaser/s to Land-Owner/Seller herein as liquidated damages, within a period of thirty days of the termination, subject to execution and registration of Deed of cancellation by Purchaser/s of present agreement for sale. If Purchaser/s failed to execute Deed of cancellation then in such case termination shall be through notice and in such case liquidated damages shall be 50 % of amount of sale consideration paid by Purchaser/s to Land-Owner/Seller and in case of termination by notice, there shall not be any need to execute the Deed of Cancellation and/or to obtain order/judgment from Court for cancellation of this agreement.

Further, the Land-Owner/Seller shall not be liable in any case of cancellation/ termination to reimburse to the Purchaser/s any Government Charges such as stamp duty, registration charges, service Tax, VAT, GST etc. Upon the cancellation/ termination of this agreement, under this clause,

the declared proposed FSI shall belong to Builder only.

2.6 The allottee/s /purchaser/s acknowledges that the Builders/Promoters alone is entitled to utilize and deal with all the development potential of the land/said property including the existing and future FSI and or transferable development rights (TDR) hereto before sanctioned or as may hereafter be sanctioned and shall be entitled to use any or all of such FSI and / or TDR for construction of buildings and development of facilities and/ or amenities on any part of the land or elsewhere as may be permitted and in such manner as the Builders/Promoters deems fit. The allottee/s /purchaser/s further acknowledges that, at its sole discretion a) the Builders/Promoters shall also be entitled to freely deal with other phases comprised in the said property including by way of sale/ transfer to any entity as the Builders/Promoters may deem fit b) the Builders/Promoters may sale/ transfer its sake in the other phases to any person as it deem fit, in accordance with the then existing laws. The purchaser/s has / have entered into this agreement knowing fully well the scheme of development to be carried out by the Builders/Promoters on the said property. Neither the purchaser/s nor any of the other Purchasers of the apartments/ flats/ premises/ units in the buildings being constructed on the land/said property not the association/ apex body/ apex bodies to be formed of Purchasers of apartments/ flats/ premises/ units on such buildings shall be entitled to claim any FSI and/ or TDR howsoever available on the said property.

2.7 All FSI and / or TDR at any time available in respect of the said property or any part thereof shall always belong absolutely to the Builders/Promoters, till the time the development of the entire larger layout as contemplated by the Builders/Promoters is completed by the Builders/Promoters and buildings on said property is conveyed to the association / apex body / apex bodies in the manner set out herein below.



2.8 The unutilized / residual FSI in respect of the project property shall always be available to and shall always be for the benefit of the Builders/Promoters and the Builders/Promoters shall have right to deal / use the FSI, TDRs as may deem fit, without any objection/ interference from the Purchaser/ association/ apex body/ apex bodies. In the event of any additional FSI in respect of the project property or any part thereof being increased as result of any favourable relaxation of the relevant building regulations or increase in incentives FSI or otherwise, at anytime, hereafter, the Builders/Promoters alone shall be entitled to the ownership and benefit of all such additional FSI for the purpose of the development and / or additions to the built up area on the project property or otherwise on the said property as may be permissible. It is also agreed by the purchaser/s that even after the formation of the association / apex body/ apex bodies, the Builders/Promoters, if permitted by the KulgaonBadlapur Municipal Council and other Planning Authorities, shall be entitled to utilize further construction on the project property or on the land/said property otherwise and shall thereby continue to retain full right and authority to develop the project property and to utilize the entire FSI and / or any incremental development potential that may be available from time to time, subject to compliance with the relevant law. Further, such potential or additional construction shall at all times be sole property of the Builders/Promoters who shall be at the liberty to use, dispose off , sell or transfer the same in such manner as the Builders/Promoters may deem fit and appropriate sale proceeds thereof for their i.e. Builders/Promoter's exclusive use and benefits.

Sanjay

delay/protest, including if such amounts are proposed to be deposited by the Promoter in fixed deposits if such claims are sub-judice.

1(d) The Total Price is escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority local Bodies/Government from time to time. The Promoter undertakes and agrees that while raising a demand on the Purchaser for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoter shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Purchaser, which shall only be applicable on subsequent payments.

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

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

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

2.4 Time, is essence for the Builders/Promoters as well as the Purchaser/s. The Builders/Promoters shall abide by the time schedule for completing the project and handing over the said premises to the Purchaser/s and the common areas to the association of the Flat/Shop/Unit Purchaser/s after receiving the occupancy certificate or the completion certificate or both, as the case may be subject to full and final payment by Purchaser/s to the Seller as agreed above. Similarly, the Purchaser/s shall make timely payments of the instalment and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Builders/Promoters as provided in payment schedule mentioned hereinabove.

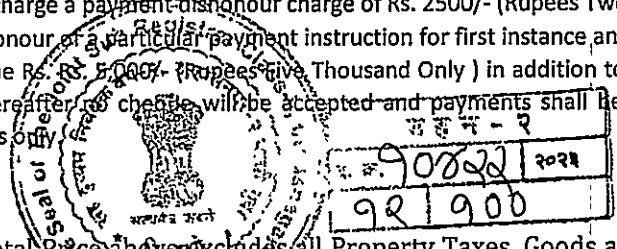
2.5 The Builders/Promoters hereby declares that the Floor Space Index sanctioned as on date in respect of the project is 7452.65 square meters which includes base Floor Space Index, TDR and/or FSI available on payment of premiums and/or FSI available as incentive FSI as per Development Control Regulation. The Builders/Promoters has disclosed the Floor Space Index of 7452.65 square meters as proposed to be utilized by them on the project land and further F.S.I. as may be

iii) The purchaser/s hereby agree and undertake to pay each and every instalment within 15 (fifteen) days of the respective due dates as per schedule mentioned hereinabove. Without prejudice to the above, if the purchaser/s fails to make the payment within a period of 15 days mentioned in the demand letters/emails, then and in such an event, the purchaser/s agrees to pay to the Seller interest on all the amounts outstanding under the terms of this Agreement at the rate of the State Bank of India Highest Marginal Cost of Lending Rate plus 2% per annum and for continued default beyond 30 days penal interest at the rate of 6% p.a over and above the State Bank of India PLR plus 2%. Provided that, payment of interest shall not save the termination of this agreement, as provided hereunder, by the Land owner/Seller on account of any default/ breach committed by the purchaser/s in payment of any outstanding amount and/or on account of any default/breach committed by the purchaser/s of any of the terms and conditions herein contained.

iv) Intimation forwarded by Land-Owner/Seller, to the purchaser/s that a particular stage of construction is initiated and /or completed shall be sufficient proof that a particular stage is initiated and/ or completed and such proof shall be valid and binding upon the purchaser/s and the purchaser/s agree not to dispute the same.

v) The allottee/s/purchaser/s hereby understand and agree that, save and expect for the intimation from the Land-Owner/Seller as provided, it shall not be obligatory on the part of the Land-Owner/Seller to send reminders regarding the payments to be made by the purchaser/s as per the payment schedule mentioned in this clause, and the purchaser/s shall make all payment to the Land-Owner/Seller on or before the due dates, time being the essence of the agreement.

vi) If any of the payment cheques/ bankers cheque or any other payment instructions of/ by the purchaser/s is/ are not honoured for any reason whatsoever, then the same shall be treated as default and the Land-Owner/Seller may at its option be entitled to exercise the recourse available thereunder. Further, the Land-Owner/Seller may, at its sole discretion, without prejudice to its other rights, charge a payment dishonour charge of Rs. 2500/- (Rupees Two Thousand Five Hundred only) for dishonour of a particular payment instruction for first instance and for second instance the same would be Rs. 5,000/- (Rupees Five Thousand Only) in addition to the interest for delayed payment. Thereafter no cheques will be accepted and payments shall be accepted through bank demand drafts only.



1 (c) The Total Price above excludes all Property Taxes, Goods and Services Tax, Land Revenue, Non Agricultural Taxes, other Taxes (Municipal/State/Federal) and/or other statutory duties (as and when applicable), levies, cesses, charges, deposits, premiums, duties, imposed by the statutory authorities, stamp duty registration charges, maintenances charges, layout Maintenance charges, club house and other outgoings by any other name in respect of and applicable to the said property project, building, flat existing on or imposed after the date of the Purchasers Application for Allotment/Request for Allotment, whether payable now and/or in future and/or those including interest and penalties thereon, including those which may become enforceable retrospectively and computed as per laws/rules/regulations, and shall be to the account and liability of and borne and paid by the Purchaser alone, without any

*[Handwritten signatures and initials]*  
Sawhney

consent in writing of the Purchaser in respect of variations or modifications which may adversely affect the premises of the Purchaser except any alteration or addition required by any Government authorities or due to change in law.

1(a) THE purchaser/s hereby agrees to purchase from the Land Owner/Vendor/Transferor and the Land Owner/Vendor/Transferor hereby with the consent of Builder/Promoter agrees to sell to purchaser/s the Flat Unit bearing No.Flat Unit bearing No.604, on 6th Floor, admeasuring 47.37 sq. mtr.(Rera Carpet), Enclosed Balcony : 6.60 Sq. mtr,CB : sq. mts,total Area 53.97Sq.mtrs. in the building No.5 Wing - F, Phase-II,, in the complex known as "KENDALE EMERALDS" and as shown on the floor plan hereto annexed hereinafter called and referred to as "said premises" more particularly described in the Third Schedule hereunder written, for the Lumpsum price/considerationRs.37,57,200/- (Rupees Thirty Seven Lacs Fifty Seven Thousand Two Hundred Only) The abovesaid lumpsum consideration includes proportionate price of the common areas and facilities appurtenant to the premises. The said premises will have Ota of .....sq. meters, Enclosed Balcony : 6.60sq. mtr, CB : sq. mtr, which areas are for exclusive use and benefit of said premises.

1(b) The Purchaser agrees to pay to the Seller the total consideration Rs.37,57,200/- (Rupees Thirty Seven Lacs Fifty Seven Thousand Two Hundred Only) in the following manner:-

- i) Rs.3,75,720/- (Rupees Three Lacs Seventy Five Thousand Seven Hundred Twenty only) paid as earnest money on or before the execution of this agreement for sale by way of below mentioned Online Transfer viz.

ONLINE TRANSFER VIDE REF. NO.	NAME OF THE BANK	AMOUNT IN RS.	DATE
UTR No.15163050906		11,000/-	08/04/2023
UTR No.312130590623		40,000/-	01/05/2023
Cheque No 808226	State Bank	3,62,292/- (the said cheque amount include amount of GST also)	12/07/2023

ii)The purchaser agreed to pay Balance consideration amount of Rs. 33,81,480/- (Rupees Thirty Three Lacs Eighty One Thousand Four Hundred and Eighty Only) by way of raising Housing Loan from bank or financial institution or by own contribution, to the Land Owner/Vendor/Transferor as per below mentioned PaymentSchedule A as attached hereto. "Time shall be the essence of contract" for all payments/deposits to be made by the allottee/s / purchaser/s under this Agreement and at law. The allottee/s / purchaser/s hereby agree and undertake to pay each



provided / to be provided hereto and of such other documents as the said Act and the Rules and Regulations made thereunder .

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Builders / Promoters, authenticated copies of Property card or extract of Village Forms VII and XII or any other relevant revenue record showing the nature of the title of the Builders / Promoters to the project land on which the building/s and/or Flat/Shop/Units are constructed or are to be constructed have been annexed hereto

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

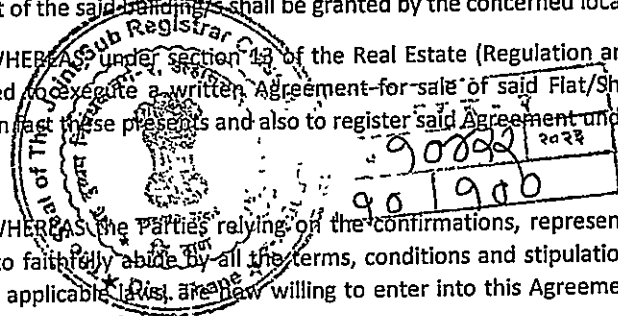
AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Builders / Promoters and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project have been annexed hereto.

AND WHEREAS the authenticated copies of the plans and specifications of the Flat/Shop/Unit agreed to be purchased by the purchaser/s, as sanctioned and approved by the local authority have been annexed hereto

AND WHEREAS the Builders / Promoters has got some of the approvals from the concerned local authority(s) to the plans, the specifications, elevations, sections and of the said building/s and shall obtain the balance approvals from various authorities from time to time, so as to obtain Building Completion Certificate or Occupancy Certificate of the said Building .

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

AND WHEREAS Under section 43 of the Real Estate (Regulation and Development ) Act 2016 it is required to execute a written Agreement for sale of said Flat/Shop/Unit with the Purchaser/s, being in fact these presents and also to register said Agreement under the Registration Act, 1908.



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

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

1. The Promoter shall construct the said building/presently as per the sanctioned plans and permissions on the said property described in the Schedule hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time. Provided that the Promoter shall have to obtain prior

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handover to prospective purchaser on receipt of full and final consideration amount by the present Land owner/Seller/Transferor.

AND WHEREAS the Builder/Promoter agreed to furnished to the Land-owner Architect Letter to know the progress of the construction work of the said scheme.

AND WHEREAS the Seller/Land-Owners/Transferor expressed their intention to dispose off the Flats/Shops/Units allotted as consideration in kind by M/S. KENDALE DEVELOPERS (erstwhile known as M/s. MAGSAN DEVELOPERS ) in the proposed buildings/ complex know as "KENDALE EMERALDS"

AND WHEREAS purchaser/s herein by understanding and agreeing to abovesaid facts/matters/things granted his/her/their unequivocal consent for the same and on being agreeing to other terms and conditions mentioned in this agreement and further agreeing not to object development of said property and/or raise any objection whatsoever in future, the Land Owner/Transferor have accepted the said offer made by the purchaser/s and agreed to sell him Flat/Shop/Unit by becoming member / share holder / constituent of the proposed cooperative society and the purchaser/s shall pay to the Land Owner/Transferor Rs.37,57,200/- (Rupees Thirty SevenLacs Fifty Seven Thousand Two Hundred Only) as the agreed lumpsum price / consideration in respect of the said Flat Unit bearing No.604, on 6th Floor, admeasuring47.37sq. mtr.(Rera Carpet), Enclosed Balcony : 6.60 Sq. mtr,CB : sq. mts,total Area 53.97Sq.mtrs. in the building No.5 Wing - F ,Phase-II, in the complex known as "KENDALE EMERALDS" and shown and marked accordingly on the floor plan annexed hereto.

AND WHEREAS the purchaser/s have agreed to pay the sale price / consideration in respect of said premises to Land Owner/Transferor herein in accordance with the payment schedule hereinafter mentioned and in accordance with the progress of the construction work of the said scheme.

AND WHEREAS it is further specifically brought to the notice of purchaser/s that Builders/Promoters herein are going to use and utilize T.D.R., Staircase F.S.I. by payment of premium and/or any other F.S.I. on the said property as per D.C. Rules and Regulations, if permitted by Competent Authorities and accordingly necessary revised permission will be obtained in due course and in that case floors of buildings may be raised to upper floors and/or construction in stilt may be carried out and the purchaser/s herein has/have granted them his/her/their unequivocal consent for the same and no separate NOC is required for the same.

AND WHEREAS the purchaser/s has/have accepted the title of the owner to the said property as shown in the records of rights in respect thereof and the documents referred to hereinabove.

AND WHEREAS the Purchaser/s has/have disencumbered the site of said building/s and the work of construction of the said buildings being in progress and is satisfied with the quality of the work and has approved the same.

AND WHEREAS the carpet area of the said premises is as mentioned above square meters and "carpet area" means the net usable floor area of an Flat/Shop/Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Flat/Shop/Unit for exclusive use of the purchaser/s or veranda area and exclusive open terrace area appurtenant to the said Flat/Shop/Unit for exclusive use of the purchaser/s, but includes the area covered by the internal partition walls of the Flat/Shop/Unit.

AND WHEREAS on demand from the purchaser/s, the Vendor/Transferor has given inspection to the purchaser/s of all the documents of title relative to the project land and the plans, designs and

AND WHEREAS the Builders / Promoters has entered into a standard Agreement with an Architect Raj Associates – S. R. Khambayat of Badlapur registered with the Council of Architects and such Agreement is as per the Agreement prescribed by the Council of Architects

AND WHEREAS the Builders / Promoters has appointed KB CONSULTANTS - Shri BrijeshkumarDevjibhaiParasiya as Structural Engineers for the preparation of the structural design and drawings of the buildings and the Builders / Promoters accepts the professional supervision of the Architect and the structural Engineer till the completion of the building/buildings

AND WHEREAS as recited hereinabove, the Builders/Promoters are entitled to develop the said property and carry out the construction of the proposed buildings at their own costs and expenses and to dispose of and to allot the Flat/Shop/Unit constructed in the buildings on ownership basis and to enter into agreements with the Purchaser/s and to receive the sale price in respect thereof and upon such disposal of the Flat/Shop/Unit to convey the said land together with the buildings constructed thereon in favour of the co-operative housing society of all those several persons acquiring the respective Flat/Shop/Unit in the buildings subject to terms, conditions, facts and circumstances as mentioned in these presents .

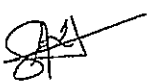
AND WHEREAS the Builders/Promoters are carrying out construction on said property as per sanctioned plans and permissions and expressed their intention to dispose off the Flats/Shops/Units in the proposed buildings/ complex know as "KENDALE EMERALDS"


AND WHEREAS in the mean while Mr. SAKHARAM MAHADEV JADHAV (Owner of the Landed property) expired on 10/08/2020, leaving behind MR. KAILAS SAKHARAM JADHAV AND MR. SAGAR KAILAS JADHAV as the beneficiary of the said property as per Will dated 12/7/2018 registered on 13/7/2018 under HVL23/10859/2018 executed by MR. SAKHARAM MAHADEV JADHAV. And that after the demise of Late SAKHARAM MAHADEV JADHAV name of MR. KAILAS SAKHARAM JADHAV AND MR. SAGAR KAILAS JADHAV recorded to the 7/12 extract of the said property by virtue of Mutation Entry No 4467 dated 05.05.2021.

AND WHEREAS MR. KAILAS SAKHARAM JADHAV AND MR. SAGAR KAILAS JADHAV become the absolute Owners of the said Land.

AND WHEREAS as per the terms and condition of the Development Agreement dated 08/07/2013, under Serial No. 254/2013, the developer/Promoter herein has agreed to grant 46% saleable area to the Land owner, and thus the builders/Developers on the request of present Seller/Land-Owners allotted Kind consideration Flat/Shop/units in favour of MR. KAILAS SAKHARAM JADHAV AND MR. SAGAR KAILAS JADHAV by virtue of Registered Supplementary Agreement dated 05.05.2021 vide Reg.No 3461/2021 dated 05.05.2021.

AND WHEREAS Builders and developers have confirmed and allotted the said flat came to the share of aforesaid land owner as per development agreement and supplementary agreement thereto being consideration in kind, hence the Builder/Promoter confirmed the said Agreement by signing the said document as confirming party and shall handover possession of the respective flats to the Landowners i.e. Owners/Vendor herein, who in turn shall



Sanjay  


- d. Building no. 4 – Wing E of Stilt (Part) + Ground + Fifth Floors  
 e. Building no. 5 – Wing F of Stilt (Part) + Ground + Ten Floors

AND WHEREAS the Builders/Promoters M/S. KENDALE DEVELOPERS are carrying out construction on the said property for proposed buildings/ complex known as "KENDALE EMERALDS"

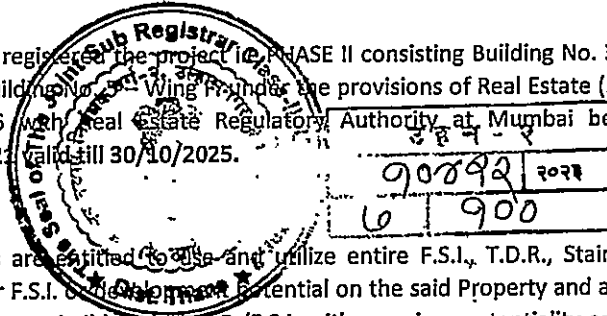
AND WHEREAS as per scheme envisaged by the Builders / Promoters, it is decided to develop the said Property in two phases i.e., Phase I and Phase II, and the Builders/Promoters have registered the two separate projects i.e., one for Phase I and another for Phase II.

- a) PHASE I will consist of Buildings No. 1 – Wing A and B, Building No. 2 – Wing C  
 b) PHASE II will consist of Building No. 3- Wing D, Building No. 4- Wing E and Building No. 5 – Wing F.

That Phase I and Phase II shall form a part of single complex to be known as "KENDALE EMERALDS"

The Builders/Promoters have registered the project i.e. PHASE 1 consisting Building No. 1 – Wing A and B and Building No. 2 - Wing C, under the provisions of Real Estate (Regulation and Development) Act 2016 with Real Estate Regulatory Authority at Mumbai bearing no. P51700023128.

The Builders/Promoters have registered the project i.e. PHASE II consisting Building No. 3- Wing D, Building No. 4- Wing E and Building No. 5- Wing F under the provisions of Real Estate (Regulation and Development) Act 2016 with Real Estate Regulatory Authority at Mumbai bearing no. P51700023217 dated 8/9/2021. Valid till 30/10/2025.



c) That Builders / Promoters are entitled to use and utilize entire F.S.I., T.D.R., Staircase F.S.I. Premium FSI and/or any other F.S.I. or Development Potential on the said Property and accordingly to use and utilized maximum permissible F.S.I./T.D.R./F.S.I. with premium potentiality and for that purpose to get the building plans revised

d) That at present Building no. 5 – Wing F is sanctioned of Stilt (Part) + Ground + Six Floor and Builders/Promoters are going to revise the building plan in due course by using and utilizing T.R.R. and/or Staircase F.S.I. and/or Premium FSI and/or any other F.S.I. as permissible and accordingly said building will be of Stilt (Part) + Ground + Seven Floors after revision of same ;

e) The Builders / Promoters may at their discretion may form common society for all buildings to be constructed on the said Property or may form a separate society for one or more buildings. In the event, the Builders / Promoters decide to form separate society for each building then the Builders / Promoters will form Apex body/Federation of such societies after completion of entire development of said complex on said property ;

f) That Club House will be constructed on completion of construction of whole project on said property i.e of Phase I and Phase II. That Club House constructed on said property and all other common areas and facilities, recreational ground, open spaces, shall be for use and enjoyment of all Flat/Shop/Unit purchaser/s in all building/s in phase I and Phase II to be constructed on said property i.e. for flats/shops purchasers of whole complex to be known as "Kendale Emeralds".

*(Handwritten signatures)*

their/his heirs, executors, administrators and assigns) being the PARTY OF THE THIRD PART.

WHEREAS Mr. SAKHARAM MAHADEV JADHAV, was the owner of Landed property bearing Survey No.69, Hissa No. 1, Area admn. 1H-28R-OP, P.K. 0H-19R-OP i.e., 14,669.83 Sq.mtrs,& Survey No. 69, Hissa No. 2/1, Area admn. 1H-58R-OP, P.K. 0H-22R-OP, i.e., 18,008.51 sq.mtrs, lying and situated at Village Belavali, Ambarnath (E), Taluka - Ambarnath, hereinafter for the sake of brevity called and referred to as "The Said Plot/Property.

AND WHEREAS by way of Registered Development Agreement dated 08/07/2013, duly registered with Sub-Registrar of Assurance, Ulhasnagar -2, Under Serial No. 8254/2013, said Mr. SAKHARAM MAHADEV JADHAV "As a Land Owner" & Mr. KAILASH SAKHARAM JADHAV, Mrs. ANJALI JAGANNATH SHINDE, Mrs. PADMA MADHUKAR BHAKARE & Mrs. SMITA DILIP GAIKWAD" As a Confirming Party" had assigned the development rights for area admn. 8400Sq.mtrs. out of total Area of the said Property, unto M/s. MAGSAN DEVELOPERS on the terms & conditions more particularly mentioned therein, and pursuant to the said Registered Development Agreement, they also executed Registered Power of Attorney of the said Property in favour of the partners of said M/s. MAGSAN DEVELOPERS dated 08/07/2013, duly registered with Sub-Registrar of Assurance, Ulhasnagar -2 Under Serial No. 8255/2013.


AND WHEREAS by and under Deed of Reconstitution of Partnership On Admission and Retirement of Partners dated 31.03.2018 made and executed between Mr. Santosh Tuljaram Kendale as the Continuing Partner, Mrs. Lata Santosh Kendale and Mr. Sudhin S. Bhattacharya as the Incoming Partners and Tulsidas V. Patel HUF through its Karta Mr. Tulsidas V. Patel and Others as the Retiring Partners, the said Mrs. Lata Santosh Kendale and Mr. Sudhin S. Bhattacharya are admitted to said partnership firm as partner thereof and said Tulsidas V. Patel HUF through its Karta Mr. Tulsidas V. Patel and Others are retired from said partnership firm. And That under said Deed of Reconstitution of Partnership, name of partnership firm is change from M/S. MAGSAN DEVELOPERS to M/S. KENDALE DEVELOPERS by following necessary procedure to that effect with Registrar of Partnership Firm.


AND WHEREAS as per Order of Tahsildar vide N.O. MH/K-1/T-3/JAMINBAB/RK/KV-237/2017 Dated 9/8/2017 N.A. conversion tax paid vide Challan No.GRN MH010594944201819M dated 14/1/2019, in respect of the project land.

AND WHEREAS the Builders/Promoters herein with a view to develop the said property by constructing multi-storeyed building thereon, submitted necessary building proposal with Kulgaon Badlapur Municipal Council and Kulgaon Badlapur Municipal Council sanctioned the Building Plan and granted building Building Commencement Certificate bearing outward No. KBNP/BP/ 2019-2020/8996, Unique No.80, dated 07/10/2019, and same is revised under revised building permission bearing No. KBNP/BNP/2596/2021-2022 UNIQUE No.220 dated 25/3/2022.

AND WHEREAS in terms of present revised sanctioned plan 5 (Five) buildings are sanctioned as follows:-

- a. Building no. 1 - Wing A and B of Stilt (Part)+ Ground + Eight Floor
- b. Building no. 2 - Wing C of Stilt (Part) + Ground + Seven Floor
- c. Building no. 3 - Wing D of Stilt +10 Floor



Sanjay  


Project/Complex name	"KENDALE EMERALDS"
Flat No.	604
Flat Carpet Area	47.37sq. mtr. (Rera Carpet)
Floor	6 <sup>th</sup>
Building No.	5
Wing	F
Village	Belavali, Tal.Ambarnath, Dist.Thane
Market Value	:- Rs. 30,35,000/-
Actual Value	:- Rs. 37,57,200/-
Stamp	:- Rs. 2,25,440/-
Registration Fee	:- Rs. 30,000/-

### AGREEMENT FOR SALE

This Article of Agreement for Sale made at Badlapur, Taluka, Ambarnath on this 27 Day of July 2023

BETWEEN

1) MR. SAGAR KAILAS JADHAV, Age 32 Yrs., AJVPJ2964Q2) Mr. KAILAS SAKHARAM JADHAV, Aged 59 yrs., PAN NO. AARPJ3793N email.id. kailashjadhav2012@gmail.com having its office at Room No.201, Jadhav Market, Kulgaon, Badlapur (W) Dist. Thane, hereinafter called and referred to as the "LAND OWNER/VENDOR/TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its partners constituting the said firm from time being its successors, survivors, executors, administration and assigns) the PARTY OF THE FIRST PART.

AND

1) MR. SANJULATA SAMAL, (PAN NO. DVHPS7215C) (Email id. dilip.samal12@gmail.com) Phone No.9833565294) Aged about 42 Yrs., Occupation - Housewife, R/o. Flat No 202, Buidling No 70, Poddar Samruddhi Evergreens, Kalyan Karjat Road, Near Juveil Bridge, Badlapur East, Sape Thane, Vangani Maharashtra -421503&2) DILIP KUMAR SAMAL (PAN NO. BGAPS4457G) (Email id. dilip.samal12@gmail.com) Phone No.9833565294) Aged about 44 Yrs., Occupation - Service, R/o. Flat No 202, Buidling No 70, Poddar Samruddhi Evergreens, Kalyan Karjat Road, Near Juveil Bridge, Badlapur East, Sape Thane, Vangani Maharashtra -421503 hereinafter called and referred to as "PURCHASERS/TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their respective heirs, executors, administration and assigns) THE PARTY OF THE SECOND PART.

AND

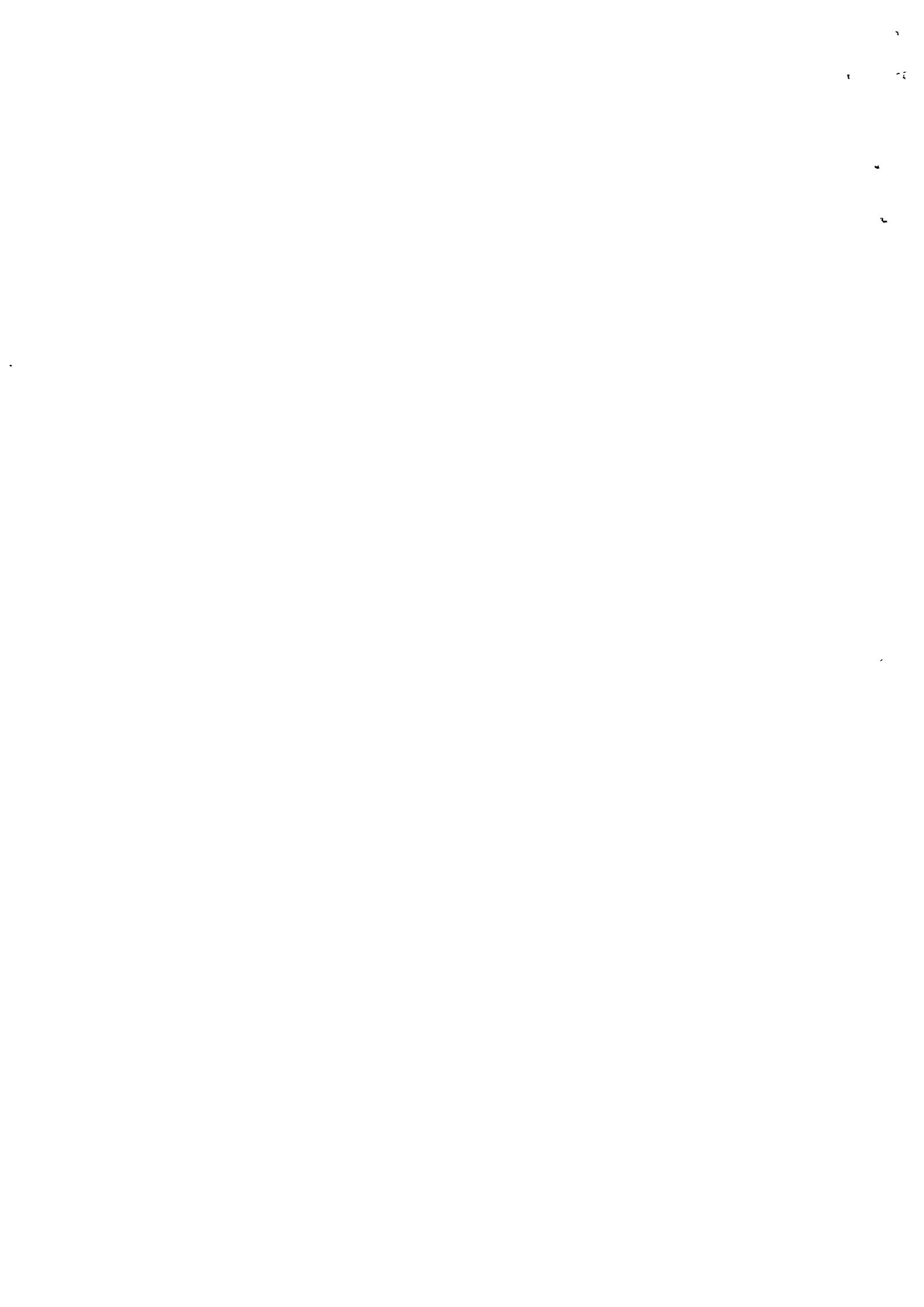
M/s. KENDALE DEVELOPERS, a Partnership Firm, (erstwhile Known as M/s. Magsan Developers, a Partnership Firm) (Pan No. AAWFM5778R) having its Office at Jadhav Nagar, Survey No. 69 Hissa No. 1 and Survey No. 69 Hissa No. 2/1 Opp. Sun and Shed Hotel. Near Carmel High School, Katrap

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2707202308850	Date 27/07/2023
Received from JOINT SUB REGISTRAR ULHASNAGAR , Mobile number 9511763639, an amount of Rs 2000/-, towards Document Handling Charges for the Document to be registered (SARITA) in the Sub Registrar office Joint S.R Ulhasnagar 2 of the District Thane Grm.	
Payment Details	
Bank Name IBKL	Date 27/07/2023
Bank CIN 10004152023072708241	REF No 2848714378
This is computer generated receipt, hence no signature is required	

Sanjiv



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४	९००







27/07/2023

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दुय्यम निबंधक सह दु नि उल्हासनगर 2

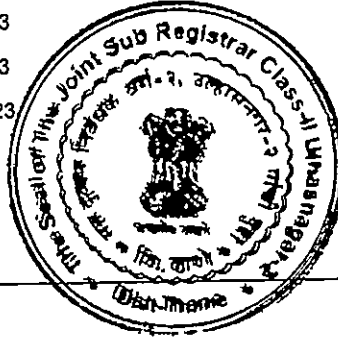
दस्ता क्रमांक . 10422/2023

नोदणी

Regn:63m

गावाचे नाव : बेलवली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	3757200
(3) बाजारभाव (भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3035000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव कुळगाव-वदलापूर इतर वर्णन :, इतर माहिती: मौजे बेलवली तालुका अंबरनाथ जिल्हा ठाणे येथील मळें न 69 हिस्सा नं 1 व सळें नं 69 हिस्सा नं 2/1 यावरील केदाळे एमराल्डम फेज 2 मधील बिल्डींग नं-5, एफ-विंग निवासी सदनिका नं -804, सहावा मजला, रेरा चटई क्षेत्र 47.37 चौ मी + वाल्कनी क्षेत्र 6.60 चौ मी एकूण क्षेत्र 53.97 चौ मी ( Survey Number : 69 ; )
(5) क्षेत्रफळ	1) 53 97 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तावेज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव:-सागर कैलास जाधव याच्या तर्फे क ज देणार सचिन द. मलवारी वय -52; पत्ता -प्लॉट न. -, माळा न:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रूम नं .201 ,जाधव मार्केट कुळगाव वदलापूर पश्चिम,, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AJVPJ2964Q 2): नाव:-कैलास सखाराम जाधव याच्या तर्फे क ज देणार सचिन द. मलवारी वय:-52; पत्ता -प्लॉट न -, माळा न:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रूम नं .201 ,जाधव मार्केट कुळगाव वदलापूर पश्चिम, महाराष्ट्र, ठाणे पिन कोड:-421503 पॅन नं:-AARPJ3793N 3): नाव:-मान्यता देणार-केदळे डेव्हलपर्स तर्फे भागीदारी संस्था पूर्वीची मे मॅगसन डेव्हलपर्स भागीदारी मध्या तर्फे संतोष केदळे यांच्या तर्फे क ज देणार ओमकार केदळे वय:-24; पत्ता:-प्लॉट न -, माळा न -, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: ऑफिस - जाधव नगर ,सन आणि शेड हॉटेल ममीर, कावप रोड बेलवली वदलापूर पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-AAWFM5778R
(8) दस्तावेज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1). नाव:-संजुळता सामल - वय:-42; पत्ता:-प्लॉट न:-, माळा नं -, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रा- रूम न-202, विल्डिंग नं -70, पोहार समुंदी एव्हर्ग्रीन्स, कल्याण कर्जत रोड, जुबेल त्रिज, वदलापूर पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-DVHPS7215C 2): नाव:-दिलीप कुमार सामल वय:-44; पत्ता:-प्लॉट न:-, माळा न:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रा- रूम न-202, विल्डिंग नं -70, पोहार समुंदी एव्हर्ग्रीन्स, कल्याण कर्जत रोड, जुबेल त्रिज, वदलापूर पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-421503 पॅन नं:-BGAPS4457G
(9) दस्तावेज करून दिल्याचा दिनांक	27/07/2023
(10) दस्त नोदणी केल्याचा दिनांक	27/07/2023
(11) अनुक्रमांक, खड व पृष्ठ	10422/2023
(12) बाजारभावाप्रमाणे मुद्राक शुल्क	225440
(13) बाजारभावाप्रमाणे नोदणी शुल्क	30000
(14) शेर	



सह दुय्यम निबंधक वर्ग-२  
उल्हासनगर-२

मुल्याकनामाठी विचारात घेतलेला तपशील:-

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



**KI Kailas S. Jadhav**  
**KJ Sagar K. Jadhav**

Add.: 201, Jadhav Market,  
Opp. Badlapur Rly Station,  
Badlapur (West) 4215 03

Receipt No.: 120

Date : 08/04/2023

Received from श्री/smt. Mrs. Sanjulata Samal

Mr. Dilip Kumar Samal

The sum of Eleven thousand Only

By cheque Online

drawn on

branch

dated 08/04/2023

as earnest Money/Part payment

for the sale of Flat/Shop no. 604 in F wing of 6<sup>th</sup>

Floor in Phase II in project known as Kendale Emeralds.

The payment accepted by us in cheque shall be confirmed only after the clearance of cheque. If the cheque is dishonored, then contract and this receipt stands cancelled without any notice.

₹ 11000/-



Subject to kalyan jurisdiction

Authorised Signatory

Site Add : S No 69/1 & 69/2/1 Jadhav Nagar, Belavali, Opp. Sun & Shade Hotel, Badlapur (E)

**KI Kailas S. Jadhav**  
**KJ Sagar K. Jadhav**

Add.: 201, Jadhav Market,  
Opp. Badlapur Rly Station,  
Badlapur (West) 4215 03

Receipt No.: 121

Date : 01/05/2023

Received from श्री/smt. Mrs. Sanjulata Samal

Mr. Dilip Kumar Samal

The sum of forty thousand Only

By cheque Online

drawn on

branch

dated 01/05/2023

as earnest Money/Part payment

for the sale of Flat/Shop no. 604 in F wing of 6<sup>th</sup>

Floor in Phase II in project known as Kendale Emeralds.

The payment accepted by us in cheque shall be confirmed only after the clearance of cheque. If the cheque is dishonored, then contract and this receipt stands cancelled without any notice.

₹ 40,000/-



Subject to kalyan jurisdiction

Authorised Signatory

Site Add.: S. No. 69/1 & 69/2/1 Jadhav Nagar, Belavali, Opp. Sun & Shade Hotel, Badlapur (E)



**KI** Kailas S. Jadhav  
**KJ** Sagar K. Jadhav

Add.: 201, Jadhav Market,  
Opp. Badlapur Rly Station,  
Badlapur (West) 4215 03

Receipt No.: 122

Date: 31/07/2023

Received from shri/smt. Mrs. Sanjulata Samal

Mr. Dillip Kumar Samal

The sum of Three lakh Sixty Two thousand Two hundred Ninety Two

By cheque 808226 drawn on

branch — dated 14/07/2023 as earnest Money/Part payment

for the sale of Flat/Shop no. 604 in F wing of 6th

Floor in Phase II in project known as Kendale Emeralds.

The payment accepted by us in cheque shall be confirmed only after the clearance of cheque. If the cheque is dishonored, then contract and this receipt stands cancelled without any notice.

₹ 324720 + 37572/-



Subject to kalyan jurisdiction

Authorised Signatory

Site Add : S. No. 69/1 & 69/2/1, Jadhav Nagar, Belavali, Opp. Sun & Shade Hotel, Badlapur (E)



Add.: 201, Jadhav

Opp. Badlapur Rly  
Badlapur (West)

**KJ** Kailas S. Jadhav  
**KJ** Sagar K. Jadhav

Site Add.: S. No. 69/1 & 69/2/1, Jadhav Nagar, Belavali, Opp. Sun & Shade Hotel, Badlapur (E)

Date: 28/07/2023

**DEMAND LETTER**

To,

Client Name :- Mrs SANJULATA SAMAL & Mr DILIP KUMAR SAMAL

Client Address: - Flat No 202, Building No 70, Poddar Samruddhi Evergreens, Kalyan Karjat Road, Near Juveil Bridge, Badlapur East, Sape Thane, Vangani Maharashtra 421503

Subject: Flat No. 604 on 6<sup>th</sup> floor, Building No 5, Wing F, Phase II in our project "KENDALE EMERALD" situated at Village Belavali, Taluka Ambernath, District Thane, Maharashtra.

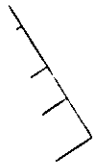
Respected Sir/Madam,

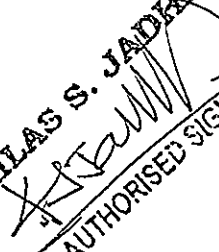
This refers to the Agreement dated 27.07.2023 and having bearing Registration No 10422/2023 executed between us for the purchase of the above mentioned flat. As per the payment terms of the agreement the following amount has become due for the payment

Due Details	
Particulars	Amount (Rs.)
Work stage- " work stage"	7 <sup>th</sup> Slab Completed
Agreement Value	37,57,200/-
Total due	23,23,880/-
Less :Total Receipt till " Current date"	3,75,720/-
Total due to us as on "Current date" (Excluding GST)	19,48,160/-

We request you to pay the above outstanding amount along with the GST within a period of 7 (Seven) days. (After Due Date 21% Interest will be Charge)

Particulars	
Name of Account	Kailas Sakharam Jadhav / Sagar Kailas Jadhav
Bank Name	Canara Bank
Account No	0316101234635
IFSC Code	CNRB0000316



ILAS S. JADRAY  
  
AUTHORISED SIGNATURE





# RAJ ASSOCIATES

## ARCHITECT & ENGINEERS

Office No 102 & 103, 1<sup>st</sup> Floor, Vighnaharta Arcade, Katrap, New D P Road, Near Spandan Hospital, Badlapur (E) - 421 50.  
rajandassociates@yahoo.com

Date : 25/05/2023

### ARCHITECT'S CERTIFICATE

To,  
M/s. Kendale Developers  
Through Partner  
Mr. Santosh Tuljaram Kendale & Two Others

**Subject:** Certificate of Percentage of Completion of Construction Work of Building name "Kendale Emeralds" of Building Three / Building No.-3 (Wing D), Building No. 4 (Wing-E), Building No.-5 (Wing F) Phase- II of the Project [MaharERA Registration Number- P51700023217] situated on the Plot bearing S. No. 69/1 & 69/2/1, At Village- Belavali, Tal- Ambernath, Dist-Thane, PIN 421503, admeasuring Total Plot Area=30282.00 Sq. Mtrs.& Gross Plot Area 8400.00 Sq. Mtrs. & Permissible Built Up Area including D. P. Road Set Back Area (Normal F.S.I.) & Payment of Premium Area=20700.58 Sq. Mtrs. Total Proposed Built Up =19764.81 Sq.Mtrs. Out of this sanctioned Permissible area Proposed Built up Area of Bldg.No. 3, Wing-"D"=3368.36 Sq. Mtrs. Bldg.No.4, Wing-"E"=1493.84 Sq. Mtrs. & Bldg.No.5, Wing "F" = 4217.15 Sq. Mtrs. Total Proposed Built Up Area of Wing D To F = 9079.35 Sq.Mtrs. area being developed by M/s. Kendale Developers in Phase-II.

We M/s Raj Associates have undertaken assignment as Architect of certifying Percentage of Completion of Construction Work of above said building.

The percentage of construction of building based on Site Inspection, with respect to each of the Building/Wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of work done for each of the Building/Wing of the Real Estate Project as registered vide number P51700023217 under MaharERA is as per table A herein below.







# RAJ ASSOCIATES

## ARCHITECT & ENGINEERS

Office No 102 & 103, 1<sup>st</sup> Floor, Vighnaharta Arcade, Katrap, New D P Road, Near Spandan Hospital Badlapur (E) - 421 503

© rajandassociates@yahoo.com

Table A

### Phase -II "Kendale Emeralds" Building No.-5 (Wing F) (G+6) After Revised Plan (Partly Stilt +G+10)

Sr. No.	Tasks/Activity	Percentage of Actual Work Done (As on Date of Certificate)
1	Excavation	100%
2	Basements	N.A.
3	Podiums	N A
2	<b>One</b> Number of Plinth	100%
5	Stilt Floor (Partly Provided)	100%
6.	<b>Elevan</b> Number of Slabs of Super Structure (Partly Stilt+G+10=11 Slabs) 7 <sup>th</sup> slab work has been completed	100%
7	Internal Walls Work	0%
	Internal Plaster Work	
	Floorings Work	
	Doors & Windows within Flats /Premises	
8.	Sanitary Fitting Within Flats/Premises	0%
9	Staircases, Lifts Well and lobbies at each Floor level connecting Staircases and Lifts, Overhead water tank and Underground Water Tank work	0%
10.	External Plumbing Work External Plaster Work & Elevation Work Completion of Terraces with waterproofing of the Building /Wing	0%
11	Installation of Lifts, Water Pumps, Electrical fittings, Mechanical Equipment, Finishing to entrance lobby/s, Plinth Protection, Paving of areas appurtenant to Building /Wing, Compound Wall & all other requirements as may be required to complete project as per specifications in agreement of Sale. Any other activities.	0%



Yours Faithfully,

For Raj Associates  
Architect & Engineers



**Kailas S. Jadhav**  
**Sagar K. Jadhav**

Add.: 201, Jadhav Market,  
Opp. Badlapur Rly Station,  
Badlapur (West) 4215 03

Site Add.: S. No. 69/1 & 69/2/1, Jadhav Nagar, Belavali, Opp. Sun & Shade Hotel, Badlapur (E) 421 503.

To:

Date -28-07-2023

The Assistant General Manager

State Bank of India

RACPC, MUMBAI

Dear Sir,

We KENDALE DEVELOPERS and here by certify that:

— We have transferable rights to the property described below, which has been allotted by us to Mrs. SANJULATA SAMAL & Mr. DILIP KUMAR SAMAL herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter Sale Agreement dated

Description of the property	
Flat No./ House No.	604
Building No./Name	Kendale Developers, F wing,
Plot No	69/1,69/2/1
Street No./Name	Badlapur katrap road
Locality Name	Near Carmel school
Area Name	Opp sun and shade hotel
City Name	Badlapur East
Pin Code	421 503

2 That the total consideration for this transaction is Rs.37,57,200/- (Thirty Seven Lakh Fifty Seven Thousand Two Hundred Only) towards sale document Mrs. SANJULATA SAMAL & Mr. DILIP KUMAR SAMAL

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

4 We confirm that 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 Mumbai branch 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.

)

)

**KJ** Kailas S. Jadhav  
**KJ** Sagar K. Jadhav

Add.: 201, Jadhav Marke  
Opp. Badlapur Rly Station  
Badlapur (West) 4215 (

Site Add.: S. No. 69/1 & 69/2/1, Jadhav Nagar, Belavali, Opp. Sun & Shade Hotel, Badlapur (E) 4215 50

5. We have borrowed from \_\_\_\_\_ whose NOC for this transaction is enclosed herewith
6. After creation of proper charge/mortgage and after receipt of the copies thereof 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 favoring 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, We undertake to inform the society about the Bank's charge on the \_\_\_\_\_ flat as and when the society is formed
- 8 Please note that the payment for this transaction should be made by crossed cheque/Transfer of funds favoring Name- "Kailas Sakharam Jadhav / Sagar Kailas Jadhav , CANARA BANK, PUNE MG ROAD BRANCH, Account No. 0316101234635 , IFSC CODE -CNRB0000316".
9. In case of cancellation of the sale-agreement for any reason, We shall refund the amount by crossed cheque favoring the Bank A/C "Mrs. SANJULATA SAMAL & Mr. DILIP KUMAR SAMAL 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 KENDALE DEVELOPERS , DCB BANK (Partner of authority to the signatory )

Yours faithfully,

Authorized Signatory



**KAILAS S. JADHAV**  
*Kailas S. Jadhav*  
AUTHORIZED SIGNATORY





To:  
The Assistant General Manager

Date -31-07-2023

State Bank of India  
RACPC, MUMBAI

Dear Sir,

We KENDALE DEVELOPERS and here by certify that:

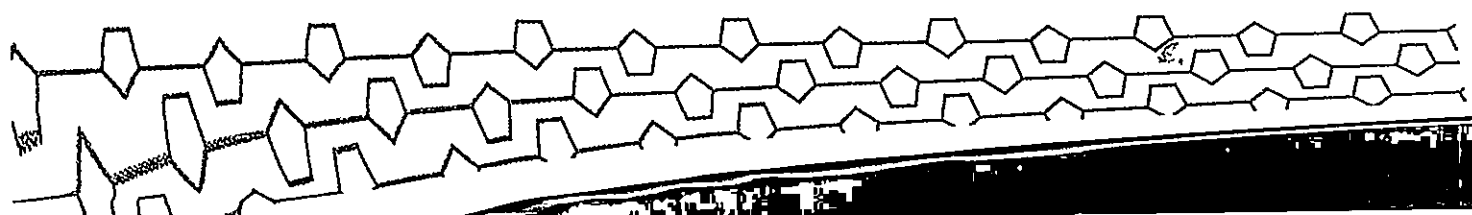
1. We have transferable rights to the property described below, which has been allotted by us to Mrs. SANJULATA SAMAL & Mr. DILIP KUMAR SAMAL herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the Allotment Letter Sale Agreement dated

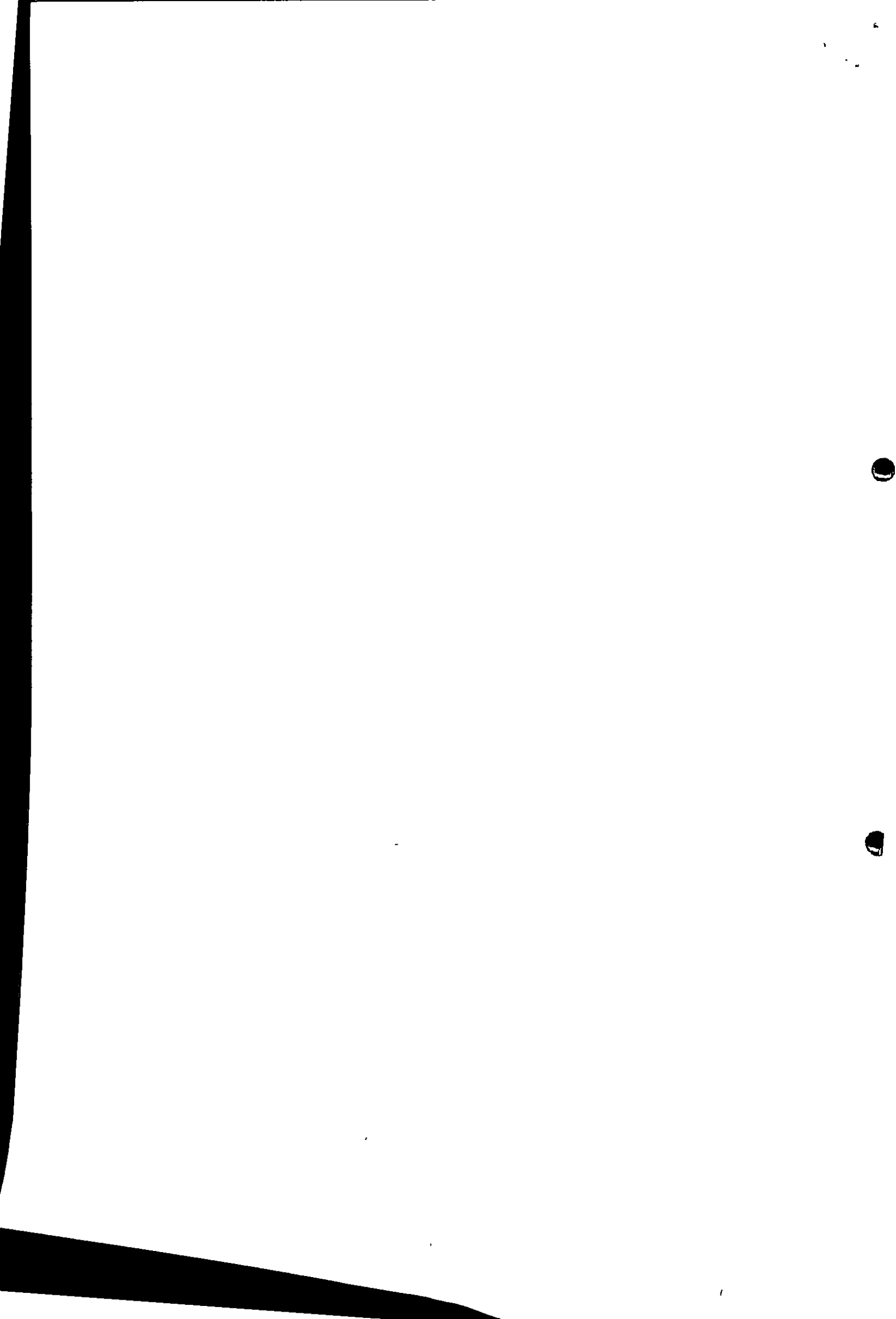
Description of the property	
Flat No./ House No.	604
Building No./Name	Kendale Developers, F wing,
Plot No	69/1,69/2/1
Street No./Name	Badlapur katrap road
Locality Name	Near Carmel school
Area Name	Opp sun and shade hotel
City Name	Badlapur East
Pin Code	421 503

2. That the total consideration for this transaction is Rs.37,57,200/- (Thirty Seven Lakh Fifty Seven Thousand Two Hundred Only) towards sale document Mrs. SANJULATA SAMAL & Mr. DILIP KUMAR SAMAL

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

4. We confirm that 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 Mumbai branch 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.





5. We have borrowed from \_\_\_\_\_ whose NOC for this transaction is enclosed herewith
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 favoring 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, We undertake to inform the society about the Bank's 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/Transfer of funds favoring Name Kailas Sakbaram Jadhav / Sagar Kailas Jadhav , CANARA BANK, PUNE MG ROAD BRANCH, Account No. 0316101234635 , IFSC CODE -CNRB0000316".
9. In case of cancellation of the sale-agreement for any reason, We shall refund the amount by crossed cheque favoring Bank A/C "Mrs. SANJULATA SAMAL & Mr. DILIP KUMAR SAMAL 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 KENDALE DEVELOPERS , DCB BANK (Partner of authority to the signatory.)

Yours faithfully,

Authorized Signatory:

**FOR KENDALE DEVELOPERS**



Name - Santosh Kendale

PAE

