

164

582 Ashutosh Mishra
9324555 990

Page 1 of 1

70/8079

Friday, July 14, 2023

7:59 PM

पावती

Original/Duplicate

नोंदणी क्र. :39M

Regn.:39M

पावती क्र.: 10306 दिनांक: 14/07/2023

गावाचे नाव: टिटवाळा

दस्तऐवजाचा अनुक्रमांक: कलन1-8079-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: चंद्रकांत रमेश रायबोले - -

नोंदणी फी

रु. 22200.00

दस्त हाताळणी फी

रु. 1860.00

पृष्ठांची संख्या: 93

एकूण:

रु. 24060.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

8:18 PM ह्या वेळेस मिळेल.

cash
Sub Registrar Kalyan 1

वाजार मूल्य: रु.2211600/-

मोबदला रु.2220000/-

भरलेले मुद्रांक शुल्क : रु. 155400/-

सह. मुख्य अधिकारी कलकत्ता - १

1) देयकाचा प्रकार: DHC रकम: रु.1860/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 1407202307798 दिनांक: 14/07/2023

वॅकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.22200/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH005166663202324P दिनांक: 14/07/2023

वॅकेचे नाव व पत्ता:

Bole bole

सह. मुख्य अधिकारी कलकत्ता - १

CHALLAN
MTR Form Number-6

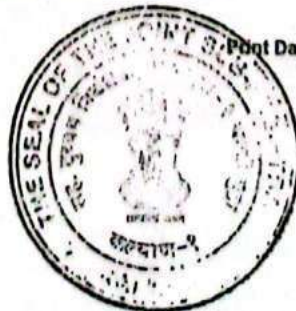


N	MH005166663202324P	BARCODE	Date	13/07/2023-22:51:37	Form ID	25.2
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee		TAX ID / TAN (If Any)			
			PAN No.(If Applicable)			
Office Name	KLN1_KALYAN NO 1 SUB REGISTRAR		Full Name	CHANDRAKANT RAMESH RAIBOLE AND DIVYA		
Location	THANE			ASHORAO MENDHE		
Year	2023-2024 One Time		Flat/Block No.	FLAT NO 704 7TH FLR DIYA WOODS BLDG		
			Premises/Building	OLIVE WING A		
Account Head Details		Amount In Rs.				
330046401	Stamp Duty	155400.00	Road/Street	SURVEY NO 113 AND OTHERS VILLAGE TITWALA		
330063301	Registration Fee	22200.00	Area/Locality	TITWALA		
			Town/City/District			
			PIN	4	2	1 6 0 5
			Remarks (If Any)	SecondPartyName=KRISHA ENTERPRISES PARTNER-		
			Amount In	One Lakh Seventy Seven Thousand Six Hundred Rupees		
Total		1,77,600.00	Words	Only		
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	10000502023071309994	5345755531823
Cheque/DD No.			Bank Date	RBI Date	13/07/2023-22:54:06	Not Verified with RBI
Name of Bank			Bank-Branch	STATE BANK OF INDIA		
Name of Branch			Scroll No. , Date	Not Verified with Scroll		

Mobile No. : 9224350045

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
खदर चलन केवल दुयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी खदर चलन लागू नाही.

कलन-१	
दस्ता क्र.	२०७७ २०२३
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AGREEMENT FOR SALE

Market Value	:-	Rs. 22,11,600/-
Actual Value	:-	Rs. 22,20,000 /-
Stamp Duty	:-	Rs. 1,55,400/-
Registration Fee	:-	Rs. 22,200/-

ARTICLES OF AGREEMENT made at Kalyan this 14th day of July, in the Christian Year Two Thousand Twenty Three BETWEEN M/S. KRISHA ENTERPRISES, PAN: AAKFK8582F, a partnership firm registered under the provisions of the Indian Partnership Act, having registered office at 104, First Floor, Hare Krishna Nagar, Near Samrat Hotel, GHATKOPAR (East), Opp. Ghatkopar Railway Station, Village Kurla, MUMBAI-400 077, hereinafter referred to as "the PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include all partner/s of the said firm, M/s. Krishna Enterprises, survivor or survivors of them and the respective heirs, executors and administrators of such last survivor/s) of the One Part

AND

MR.CHANDRAKANT RAMESH RAIBOLE

Age about 32 Years, Occupation- Service/House wife

PAN: BXAPR9958N ; AADHAAR NO. 344244259718

MRS. DIVYA ASHOKRAO MENDHE,

Age about 25 Years, Occupation- Service

AADHAAR NO. 728370603545

having address AT PATHARVIRA POST BHAMOD TA DARYAPUR
BHAMOD,AMRAVATI Maharashtra 444706 hereinafter referred to as the

'ALLOTTEE/S (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include in the case of an individual/s his/her/their respective heirs, executors, administrators and permitted assigns and in the case of a Partnership Firm the partners for the time being constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor/s of them and their/his/her permitted assigns and in the case of a body corporate its successors and assigns) of the OTHER PART;

In this Agreement, unless the context otherwise implies the expression defined hereunder shall have the respective meanings assigned to them.

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i. The singular wherever used shall include plural and vice-versa.

The masculine gender used herein shall include feminine and/or neuter gender wherever applicable.	
दस्तावेज क्र. 506	2023
6	es WHEREAS :



1) a) Smt. Nandakumar Trimbak Khismatrao (hereinafter referred to as "the First Owner") is the owner of all those pieces and parcels of land bearing Survey No.113 Hissa No.1 admeasuring 450 sq. mtrs.; Survey No.114 Hissa No.7 admeasuring 2200 sq. mtrs. and Survey No.114 Hissa No.13/A admeasuring 3860 sq. mtrs. and Survey No.116 Hissa No.1A(P) admeasuring 2000 sq. mtrs. aggregately admeasuring 8510 sq. mtrs., lying, being and situate at Village Titwala, Taluka Kalyan, District Thane, hereinafter referred to as "the said First Property" and more particularly described in the First Schedule hereunder written and shown by red coloured boundary line upon the map annexed hereto as Annexure A;

b) By and under Development Agreement dated 15/02/2011 registered at the office of Sub-Registrar of Assurances at Kalyan under Serial No.2705/2011 on 15/03/2011 (hereinafter referred to as 'the said First Agreement'), made and executed between the Promoters herein therein referred to as the Developers/First Party of the one part and the said First Owner and others therein collectively referred to as the Owners of the other part, the Owners therein granted development rights in respect of the said First Property in favour of the Developers therein at or for the consideration and upon the terms and conditions therein mentioned.

c) Pursuant to the said First Agreement, the Owners therein executed an even dated Power of Attorney in favour of the persons nominated by the Promoters herein in order to enable them to carry out all acts, deeds, matters and things upon the said First property as contained therein (hereinafter referred to as 'the said First POA'). The said First POA is registered with the office of Sub-Registrar of Assurances at Kalyan under Sr. No.592/2011.

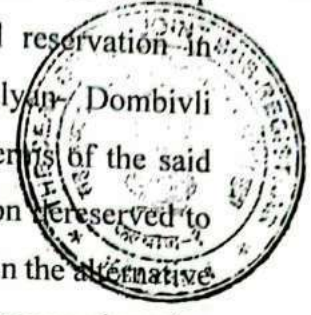
d) Meanwhile, one of the Owners of said First Agreement, viz. Miss. Smita Nandkumar Khismatrao, vide Release Deed dated 25/04/2013, registered with the office of Sub-Registrar of Assurances at Thane under Sr. No.3109/2013, absolutely released and forever relinquished all her right, title, interest and claim

D.C. Raibale

whatsoever in respect of the said First Property in favour of her parents viz. the said First Owner and his wife, viz. Mrs. Neeta Nandakumar Khismatrao upon the terms and conditions therein mentioned.

कल्याण-१	
दस्तावेज क्र.	२०२३
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e) Moreover, a portion of the said First Property to the extent of 4835 sq. mtrs. is reserved under Higher Secondary and Primary School reservation in accordance with the Development Plan for the city within Kalyan Dombivli Municipal Corporation. The Promoters are, in pursuance of the terms of the said First Agreement, absolutely entitled to get the said reserved portion reserved to enable the utilization and enjoyment of the reserved portion and/or in the alternative to obtain, utilize and enjoy the benefit in lieu of handing over such reserved portion in the manner deemed fit by the Promoters.



d) By Supplementary Agreement dated _____ made and executed by and between the Promoters therein referred to as the Developers of the one part and the First Owner & others therein referred to as the Owners of the other part, the parties thereto mutually revised the terms of the said First Agreement in the manner stated therein (hereinafter referred to as 'the said First Supplementary Agreement'). The said First Supplementary Agreement is registered with the office of Sub-Registrar at Kalyan under Sr. No. _____.

e) Pursuant to the said First Supplementary Agreement, the Owners therein executed an even dated Power of Attorney in favour of the persons nominated by the Promoters herein in order to enable them to carry out all acts, deeds, matters and things upon the said First property as contained therein (hereinafter referred to as 'the said First POA'). The said First POA is registered with the office of Sub-Registrar of Assurances at Kalyan under Sr. No. _____.

g) The said First Agreement r/w the said First Supplementary Agreement shall henceforth collectively be referred to as 'the said First Principal Agreement')

II) a) One Shri Dashrath Trimbak Khismatrao (hereinafter referred to as "the said Dashrath) was the owner of all those pieces and parcels of land bearing Survey No 114 Hissa No.13(P) admeasuring 6440 sq. mtrs. and Survey No.116 Hissa No.1(P) admeasuring 2050 sq. mtrs., aggregately admeasuring 8490 sq. mtrs. lying, being and situate at Village Titwala, Taluka Kalyan, District Thane, (hereinafter

[Handwritten signatures and initials]



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: DIYA WOODS Plot Bearing / CTS / Survey / Final Plot No.: PLOT NO 1 SURVEY NO 113 114, 116 HISS NO. 1, 7, 1A Titwala, Kalyan, Thane, 421605*; registered with the regulatory authority vide project registration certificate bearing No P51700021634 of

1. **Krishna Enterprises** having its registered office / principal place of business at *Tehsil: Kurla, District: Mumbai Suburban, Pin: 400077*.

2. This renewal of registration is granted subject to the following conditions, namely:-

- 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 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by me/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 up to **29/12/2023** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Dated: 01/04/2023

Place: Mumbai

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Signature valid:
Digitally Signed by
Dr. Vasant Premchand Prabhur
Signature (Secretary/Master/Approved Officer)
Date: 01/04/2023
Maharashtra Real Estate Regulatory Authority



KALYAN DOMBIVALI MUNICIPAL CORPORATION, KALYAN

APPENDIX 'D-1'

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

To,

Mr. Nandkumar T. Khismatrao Through Mr. Pravin J. Patel POA Holder
Architect – Mr. Satish Kanade, Kalyan (W)
Structural Engineer – Mr. Arvind Patel, Ghatkopar

Sir,

With reference to your application No. ---- dated 06/09 2022 for the grant of approval of amended plan under 44 of The Maharashtra Municipal Corporations Act, 1949 to carry out development work / Building on Plot No. 1, Revenue Sr. No. 113, 114, 116 Hissa No. 1, 7, 1-A Village – Titwala situated at Titwala (East), the Revised Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

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

Office No. KDMC/TPD/BP/KD/2019-20/02/188.

Office Stamp

Date: 30/06/2022.

Yours faithfully,

[Handwritten Signature]

for Assistant Director of Town Planning
Kalyan Dombivali Municipal Corporation, Kalyan



अनुमति - १	
दिनांक ३०/०६/२०२३	२०२३
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407/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. कल्याण 1

दम्न क्रमांक : 8079/2023

नोंदणी :

Regn:63m

गावाचे नाव : टिटवाळा

1) विवेकाचा प्रार	करारनामा
2) भोवदना	2220000
3) वाज्राभवाच (भाडेपट्ट्याच्या अपतितपट्टाकार आकारणी देतो की पट्टेदार ने समर करावे)	2211600
4) अनुपात, पॉलिग्रामा व परक्रमांक (अमल्याम)	

1) पालिकेचे नाव: कल्याण-डोंबिवली इनर वर्णन :, इतर माहिती: विभाग 25/77 1(33) दर 47,500/- प्रती चौ.मी. मोजे टिटवाळा येथील मच्छे नं. 113, हिस्सा नं. 1, मच्छे नं. 114, हिस्सा नं. 7, मच्छे नं. 114, हिस्सा नं. 13/ए, मच्छे नं. 116, हिस्सा नं. 1 ए (पैकी), प्लॉट नं 1 या वरील द्या वृद्धम स्किम मधील ऑर्नीव ए विंग मधील सदनिका नं 704,7वा मजला, क्षेत्र 40.31 चौगम मीटमं कारपेट ((Survey Number : 113 AND OTHERS :))

5) क्षेत्रफल 1) 40.31 चौ.मीटर

6) आकारणी चि-या जुटी देण्यात असेल तेव्हा.

7) दम्नगंज कर देणा-या/निवृत्त देवणा-या पत्रकाराचे नाव किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.

1): नाव:-मे. क्रीशा पंढरप्रायशेम, भागीदारी मंथ्या, नफे भागीदार श्री. प्रवीण जयंतीलाल पटेल -- वय:-44; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्यॉक नं:-, गेट नं: 104, पहिला मजला, डेरे कुण्णा नगर, मघाट ट्रस्टिल जवळ, घाटकोपर पूर्व, व्हिजेज कुर्ना, मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400077 पॅन नं:-AAKFK8582F

8) दम्नगंज कर देणा-या पत्रकाराचे व किंवा दिवाणी न्यायालयाचा हक्कनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता

1): नाव:-चंद्रकांत रमेश गयवोले -- वय:-32; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्यॉक नं:-, गेट नं: मु पाथरवीग पोस्ट भामोद ना दर्यापूर भामोड अमरावती, महाराष्ट्र, AMRAVATI. पिन कोड:-444706 पॅन नं:- BXAPR9958N

2): नाव:-दिव्या अशोकगव मंदे -- वय:-24; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्यॉक नं:-, गेट नं: मु पाथरवीग पोस्ट भामोद ना दर्यापूर भामोड अमरावती, महाराष्ट्र, AMRAVATI. पिन कोड:-444706 पॅन नं:-

9) दम्नगंज कर दिव्याचा दिनांक 14/07/2023

10) दम्न नोंदणी कल्याणाचा दिनांक 14/07/2023

11) अनुक्रमांक, गेट व पत्र 8079/2023

12) वाज्राभवाप्रमाणे मूद्रांक शून्य 155400

13) वाज्राभवाप्रमाणे नोंदणी शून्य 22200

14) श्रेय

५ सह. दुय्यम निबंधक बगे २
कल्याण क्र. १

मुल्याकनामाटी विचारान घेतलेला तपशील:-

मूद्रांक शून्य आत रगनाना निवृत्तलेला 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.

