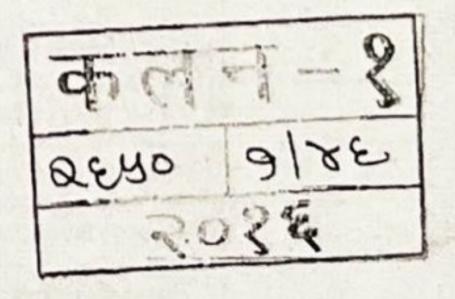
Original/Duplicate पावती 70/2650 नोंदणी कं. : 39म Thursday, March 17, 2016 Regn.:39M 5:08 PM दिनांक: 17/03/2016 पावती कं.: 4741 गावाचे नाव: मांडा दस्तऐवजाचा अनुक्रमांक: कलन1-2650-2016 दस्तऐवजाचा प्रकार: करारनामा सादर करणाऱ्याचे नाव: चेतन अशोक जाधव --₹. 30000.00 नोंदणी फी ₹. 920.00 दस्त हाताळणी फी पृष्ठांची संख्या: 46 ₹. 30920.00 एकूण: आपणास मूळ दस्त , यंबनेन प्रिंट, सूची-२ अंदाजे y Sub Registrar Kalyan 1 5:26 PM ह्या बेळेस मिळेल. मोबवला: र.3534000-बाजार मुल्य: रु.2721734 /-भरलेले मुद्रांक शुल्क : रु. 212100/-1) देवकाचा प्रकार: eChallan एक्स: इ.30000/-डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008029416201516E विनांक: 17/03/2016 बॅकेचे नाव व पत्ता: 2) देयकाचा प्रकार: By Cash राष्ट्रम: र 920/-मुळ दस्तंपेवज परत मिळाला ...

सक. व्याम मिलंबक कल्यक है।

		मृत्यांकन पा	क (शहरी क्षेत्र - बांधीय )				
dustion ID 20	1603173485		17 March 2016,05:06:23 PM				
मृल्यांकनाचे वर्ष जिल्हा मृल्य विभाग	2016 ठाणे तालका : कल्या	ण गावाचे नाव : मांडा	(कल्याण डॉबिवली महानग	ारपालिका)			
उप मुल्य विभाग	26/79-विभाग 2 मिळक ती	प्रभाग मांडे (34)(अ) म	ांडा पुर्व : (गणपती मंदीर	बाजु ) मध्य रेल्वे लाईनच		भागातील स	
क्षेत्राचे नांव	Kalyan/Domb	Kalyan/Dombival Muncipal Corporation सर्व्ह नंबर ।न. भू. क्रमांक : सर्व्ह नंबर#58					
वार्षिक मूल्य दर तक्त्यान्सार मूल्यदर ब ख्ली जमीन निवासी सदनिक 10000 39400		कार्यातय 50100	द्काने 59200	औद्योगीक 50100	मोजमापनाचे एकक चौ. मीटर		
बांधीव क्षेत्राची माहित	n	14,411	The second				
मिळकतीचे क्षेत्र-	64.6चौ. मीटर	मिळकतीचा वापर-	निवासी सदनिका		तीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 to 2वर्ष	मूल्यदः दर-	<i>(</i> बांधकामाचा	Rs. 39400/-	
उद्ववाहन सुविधा -	आहे	मजता -	1st To 4th Floor				
घसा-यानुसार मिळ	कतीचा प्रति चौ. मीटर म्		ल्यदर • घसा-यानुसार निर् (100 / 100 ) ) • 100 / 100 V-	वेन दर )* मजला निहाय	घट/वाढ		
= 39400		= aरील प्रमाणे मूल = 39400 * 64.6 = Rs.2545240/-	य दर * मिळकतीचे क्षेत्र				
F) लगतच्या गच्चीचे दोत्र लगतच्या गच्चीचे मुल्य = 11.17 • (39400 = Rs.176039.2/-		40/100)					
एकनित अंतिम मु	- मुख्य मिव वाहम तळाचे	कतीये मुल्ब +तळ्यराचे मुल मुल्य + खुल्या जमिनीवरीत	ब + पोटमजन्याचे मुन्य + लगत बाहन तळाचे मुह्य + इमारती	तच्या गच्चीचे मून्य + वरीत र भोवतीच्या बुल्या जागेचे मुल्य	ाच्यीचे मुल्य + बंदि र	<del>ति</del> .	
	=A+B+	C+D+E+F+G+H 0+0+0+0+0+1760					

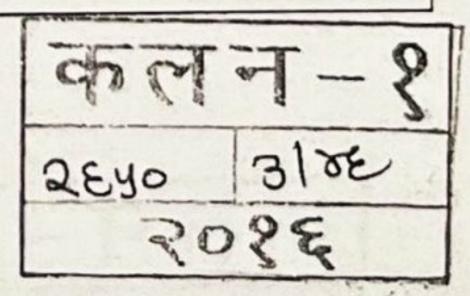




## CHALLAN MTR Form Number-6

RN MH008029416201516E BARCOD	E			Date 12/03/2016-11:50:42 Form ID 25.2	
Department Inspector General Of Registration			Payer Details		
			TAX ID (If Any)		
			Appliacabl	le) AUXPJ2144F	
Office Name KLN1_KALYAN NO 1 SUB REGISTRAR			4	Chetan Ashok Jadhav	
Location THANE					
Year 2015-2016 One Time			lo.	Flat No.105 1st floor b wing .Sai	
Account Head Details	Amount In Rs.	Premises/Building		Vallabh	
0030046401 Stamp Duty 212100.0		Road/Street		579.33 sq. ft Carpet 66.25 SQ ft FB 54.0	
0030063301 Registration Fee	30000.00	Area/Locality Town/City/District		Manda, Titwala,	
		PIN		4 3 6 1 8 0 5 6	
		PAN2=AATFANZ70B+SecondPartyName=Aya dhut Enteprises - CA=3534000			
		Amount In	Two Lak	th Forty Two Thousand One Hundred Rupees Onl	
Total 242100.00		Words	у		
Payment Details STATE BANK OF INDIA			FOR USE IN RECEIVING BANK		
Cheque-DD Details			REF No.	00040572016031269176 IKA6223087	
Cheque/DD No	Cheque/DD No			12/03/2016-11:51:06	
Name of Bank		Bank-Branc	h	STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date Not Ve		Not Verified with Scroll	

Mobile No.: 9820586007



39400 x 64.60= 2545606 15760 x 11.17 = 176128



Ward No. : 2A (26/79)

Flat Area : 579.33 sq. ft carpet + 66.25 sq.ft Flower Bed

+ 54.00 sq. ft Open Terrace

Actual Value : Rs.35,34,000/-

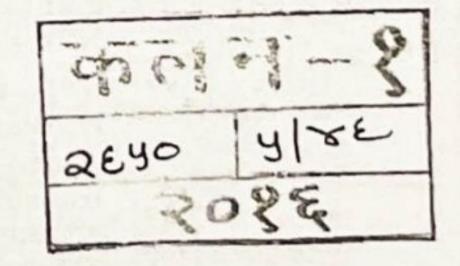
Market Value : Rs. 27,21,734/-

### AGREEMENT FOR SALE

THIS AGREEMENT MADE AT KALYAN

ON THIS 17 DAY OF March 2016

BETWEEN



M/s. Avadhut Enteprises, a partnership firm, having its office at 3, Sai Pushp Apartments, B wing, Titwala (East), District Thane, through its partner Shri Sainath Pandurang Naik hereinafter called and referred to as the Promoter (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Partners constituting the said firm for the time being, their heirs, legal representatives, executors and administrators) being the Party of the First Part;

#### AND

- 1. Mr. Chetan Ashok Jadhav, aged about 27 years
- 2. Mr. Kapil Ashok Jadhav, aged about 29 years
- 3. Mr. Ashok Budhaji Jadhav, aged about 53 years

residing at A/103, Ravindra Residency, Baneli Road, Manda Titwala (E) 421605 thereinafter called and referred to as the **Purchaser** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors, administrators and assigns) being the Party of the Second Part;

WHEREAS by and under Deed of Conveyance dated 10.06.2011 registered at the office of Sub Registrar of Assurances at Kalyan – 1 under serial No. 6135/2011 made and executed between Shri Ashokkumar Krishnadutt Mishra and Others as Owners therein and the Promoter herein, therein referred to as the Purchaser, the Promoter herein acquired all that piece and parcel of land lying, beinga and situated at village Manda, Taluka Kalyan, District Thane, bearing Survey No. 58 Hissa No. 8, admeasuring 1950 sq. meteres within the limits of the Kalyan Dombivli Municipal Corporation and the said property stood mutated in the name of the Promoter as the Owner in the records of right as evidenced by mutation entry No 3425 and the same is hereinafter collectively called and referred to as the "said property" for the sake of brevity.

AND WHEREAS the Promoter herein followed the requisite procedure under law and obtained the interim sanction under No. KDMP / NRV/BP/DOM-70 dated 16.11.2011 and in pursuance thereof obtained the conversion of land to non-agricutlural use from the Collector, Thane under No. Mahasul/K-1/T-7/NAP/Manda-Kalyan/SR-26/2012 New 24/2013 and on compliance of the terms of the interim sanction, the Kalyan Dombivli Municipal Corporation granted the building commencement certificate under No. KDMP / NRV/BP/KV/2013-14/131 dated 06.11.2013.

AND WHEREAS by and under an agreement dated 21.04.2015 registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No. 7344/2015, the Promoter has acquired the transferable development rights to the extent of 579.41 sq. meters arising out of the land bearing Survey No. 177/1 at village Manda, Taluka Kalyan from M/s Aashish Enterprises and M/s Aakash Enterprises and the Kalyan Dombivali Municipal Corporation under its letter bearing No. KDMP/NRV/HVH/1829 dated 28.07.2015 has sanctioned the use, utilization of said transferable development rights on the said property and accordingly has granted the revised building commencement certificate under No. KDMP / NRV / BP / KV / 2013-

14/131/53 dated 18.06.2015 and the said permission inter-alia provides construction of the building consisting of stilt (part) plus ground (part) plus first to six upper floors plus seven floor (part);

AND WHEREAS in pursuance to the sanctioned plans and permissions, the Promoter herein is well and sufficiently entitled to develop the **said property** as described in the Schedule hereunder written with the right to use, utilise and consume the available and permissible maximum potentiality of floor space index, permitted increases as well as transferable development rights and to have further expansions and revisions thereto as per the Development Control Rules of the Municipal Corporation.

AND WHEREAS in pursuance to the sanctioned plans and permissions, the Promoter has commenced the construction work on the said property.

AND WHEREAS the Promoter declares that the above referred permissions and sanctions are still, subsisting and completely in force.

AND WHEREAS as per the above recited sanctions and permissions, the Promoter is entitled to develop the said property and carry out the construction of the proposed building at their own costs and expenses and to dispose of the residential flats / units constructed in the building on ownership basis and to enter into agreements with the purchaser and to receive the sale price in respect, thereof and upon such disposal of the flats / units to convey the said land together with the building constructed thereon in favour of the cooperative housing society of all those several persons acquiring the respective flats / units.

AND WHEREAS the Purchaser has agreed to pay the sale price / consideration in respect of the flat / unit in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and in accordance with the progress of the construction work of the said scheme.

AND WHEREAS this agreement is made in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Fransfer) Act, 1963 and the rules framed thereunder including the model form of Agreement prescribed therein.

AND WHEREAS by executing this agreement the Purchaser has accorded his/her consent as required under section 9 of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 whereby the Promoters are entitled to sell, mortgage or create charge on any flats/units etc., which is not hereby agreed to be sold.

AND WHEREAS by executing this agreement the Purchaser has accorded his / her consent as required under section 7 of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 whereby

the Promoter is entitled to make such alterations in the buildings situated on the said property except the flats / tenements / galas and garages etc., agreed to be purchased by the Purchaser herein and/or such other alterations or additions in the structure of the building as may be necessary and expedient in the opinion of the Architect / Engineer.

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

AND WHEREAS the Promoter has provided to the Purchaser the copy of sanctioned plans, permissions, approvals, exemption, documents of title and have clearly brought to the knowledge of the Purchaser and the Purchaser is fully aware of the covenants, common rights as appearing on the sanctioned plans as well as the land forming part of acquisitions on account of reservation and road and after understanding the same and being fully satisfied about the same thas granted his / her express and irrevocable consent for the same.

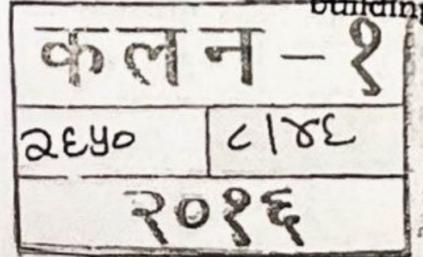
AND WHEREAS the Promoter have appointed Architect registered with the council of architects as their Architect and the Promoter have also appointed R.C.C. Consultant for the preparation of the structural designs and drawings of the building and the Promoter accept the professional supervision of the Architects and the R.C.C. Engineer till the completion of the building.

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

AND WHEREAS the Promoters expressed their intention to dispose off the flats / units etc. in the proposed building known as "SAI VALLABH"

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

AND WHEREAS the Purchaser has examined and approved of the building and floor plans the nature and quality of construction



fittings, fixtures, facilities and amenities provided / to be provided thereto as per the general specifications as well as the restricted and common facilities and amenities.

AND WHEREAS the Purchaser has seen the site of the building and the work of construction of the said building being in progress and is satisfied with the quality of the work and has approved the same.

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

AND WHEREAS the list of amenities, copy 7/12, Certificate of Title issued by the Advocate of the Promoter to the said property, and the floor plan approved by the Municipal authority have been annexed hereto and marked as Annexures.

AND WHEREAS upon completion of the proposed development of the said property as stated above the Promoter has agreed to complete sell and cause to convey the said property so developed in favour of the cooperative society of all those several persons (including the purchaser herein) purchasing / acquiring the respective flats /units etc., in the said new building as the nominees of the Promoters.

NOW THIS AGREEMENT WITNESSETH THAT by the end of 3 0/04/2016 but subject to the availability of the controlled building materials, government and other restrictions and/or circumstances beyond the control of the Promoters, the Promoters agree to complete in all respect the construction of the proposed building known as "SAI VALLABH" on the land particularly described in the Schedule hereunder written in accordance with the plans recited above and as per the general specifications hereto but subject to such additions, alterations, modifications if any that may be required by the government local planning authorities from time to time till the completion of the proposed development of the said property and the Promoters agree to sell and cause to convey the said buildings when completed in all respect absolutely freehold and free from encumbrances in favour of the cooperative housing society to be formed of the several persons (including the Purchaser herein) acquiring the respective flats / units etc., therein at and for an aggregate price / consideration to be contributed and paid by them according to their respective agreements (similar to these presents) with the Promoters. aeyo

AND WHEREAS the Promoter accordingly shall sell and the Purchaser shall purchase acquire the said flats, by becoming member / share holder / constituent of the proposed cooperative society and the Purchaser shall pay to the Promoter Rs. 35,34,000/- (Rupees Thirty Five Lakhs Thirty Four Thousand Only) in respect of the said flat being flat No. 105 on 1st floor admeasuring 579.33 sq.ft carpet (inclusive of areas of balcony and cupboards) + 66.25 sq.ft Flower Bed + 54.00 sq. ft Open Terrace in wing No. B known as SAI VALLABH allotted to the Purchaser and shown and marked accordingly on the floor plan annexed hereto.

Now, this presents witnesseth and it is hereby agreed by and

between the parties hereto as follows:-

- THE Promoter shall construct the building on the said property in accordance with the plans, design specifications approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variation and modification as the Promoters may consider it necessary to use, avail, utlise and consume the maximum potentiality of floor space index as may be sanctioned by the municipal authority from time to time for the purchaser hereby gives
- THE Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser/s the flat being flat No. 105 on 1st floor admeasuring 579.33 sq.ft carpet (inclusive of areas of balcony and cupboards ) plus 2. 66.25 sq.ft Flower Bed + 54.00 sq. ft Open Terrace in wing No. B of the building known as "SAI VALLABH" and as shown on the floor plan thereof hereto annexed and marked as Annexure "D" (hereinafter referred to as "the said premises") for the price/consideration of Rs. 35,34,000/- (Rupees Thirty Five Lakhs Thirty Four Thousand Only)

The Purchaser agrees to pay the above consideration in the

10 % at the time of booking or execution of agreement. following manner:

15% within one month from the date of agreement or registration whichever is earlier

07% on commencement of plinth work.

56 % (7% each of 8 slabs)

8% on completion of brick work and plaster.

14% to be paid at the time of possession of the said premises being offered by the Promoter to the Purchaser.

The Purchaser agrees and assures to pay the requisite amounts to the Promoter on demand and/or prior to taking the possession of the said flat towards legal charges, entrance fees and share capital, society formation charges, Water connection charges, grill charges, MSEB meter and deposit charges, solar charges, balcony enclosing charges and other incidental expenses thereto.

In addition to the above the Purchaser agrees and assures to pay the requisite amount and charges on account of service tax, value added tax and any other taxes and levies as may be imposed by the concerned government and semi-government authorities and the same shall be paid to the Promoters prior to taking the possession of the flat.

The Purchaser shall also pay the provisional outgoings for municipal taxes, water bill, borewell common electric expenses if any (24 months contribution is to be paid at the time of

possession) as well as requisite lift charges and proportionate expenses thereto and also the service tax and value added tax as imposed by the Government or Semi Government authorities.

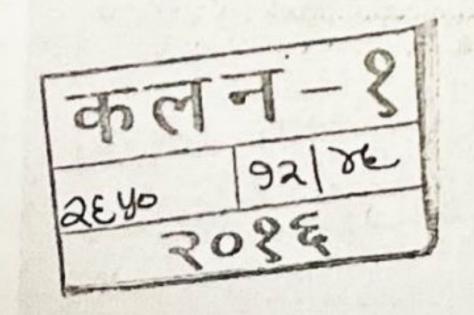
The Purchaser shall also bear and pay the electric meter and deposit charges as well as proportionate share for transformer installation and its equipments and accessories thereto.

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

- 3. THE Purchaser agrees to pay to the Promoters interest @ 21% per annum on all the amounts which becomes due and payable by the Purchaser to the Promoters under the terms and conditions of this agreement from the date the said amount is payable by the Purchaser to the Promoters.
- of any amount due and payable by the Purchaser to the Promoters under this agreement, (including his / her / their proportionate share of taxes levied by the concerned local authority and other outgoings) and on the Purchaser committing breach of any of the terms and conditions herein contained the Promoters shall be entitled to at their payon to terminate this agreement and to forfeit the moneys paid by the Purchaser under this agreement and that the Promoter shall be well and sufficiently entitled to dispose off and sell the said flat to any intending purchaser as they may deem fit and proper without seeking any consent and confirmation from the Purchaser herein.
- 5. THE Promoters shall have the first lien and charge on the said flat/premises agreed to be acquired by the Purchaser in respect of any amount due and payable by the Purchaser under this terms and conditions of this agreement.
- 6. The Promoter hereby agree to observe perform and comply with all the terms, conditions, stipulations if any which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter.
- 7. The Promoter hereby declares that they have utilised the floor space index as mentioned in the approved plan and the Promoter has brought to the notice of the Purchaser herein and the Purchaser herein is fully aware that the Promoter intends to acquire the Staircase FSI, transfer of development rights to be used, availed and consumed on the said property and/or

any increases in FSI and thereby construct additional floor flats, units and the Purchaser herein has granted his / he express and irrevocable consent for the same and the Purchaser herein along with the other purchasers in personal Purchaser herein along with the other purchasers in personal capacity or in the capacity as the member of the cooperative housing society or any corporate body as the case may be will not raise any objection / hindrance and will render sincere cooperation for the Promoter to consume and avail the staircase FSI, T.D.R. and/or any increase in FSI from time to time and complete the additional construction as per the plans and permissions granted by the Municipal Corporation.

- 8. THE Promoter hereby agrees that they shall make out clear and marketable title before handing over the possession of the premises to the Purchaser and in any event before the execution of the Conveyance of the said property in favour of a Corporate Body to be formed by the purchasers of the Flats / Other Unit in the building to be constructed on the said property and ensure that the said property is free from all encumbrances and that the Promoter has absolute, clear and marketable title to the said property so as to enable him to convey to the said Society such absolute, clear and marketable title on the execution of a conveyance of the said property by the Promoters in favour of the said Society.
- 9. THE fixtures, fittings, and amenities to be provided by the Promoters in the premises and the said building are those that are set out in the Annexure "D" annexed hereto.
  - THE Promoters shall give possession of the said premises to the Purchaser or his / her nominee or nominees on or before possession of the Promoters fails or neglect to give possession of the premises to the Purchaser or his / her nominee or nominees by the aforesaid date or dates prescribed in clause (B) of the section 8 of the said Act then the Promoters shall forthwith refund to the Purchaser the amount already received by him in respect of the premises with simple interest @ 9% p.a. from the date of Promoters received the sum till the date the entire amount and interest thereon is refunded by the Promoters to the Purchaser. They shall, subject to prior encumbrances, if any, be a charge of the said land as well as the construction or building in which the premises are situated or were to be situated.
- 11. THE Promoters shall be entitled to reasonable extension of time for giving delivery of the said flat / unit on the aforesaid date, if the completion of building in which the said flat/other unit is situated is delayed on account of:
  - i) non-availability of steel, cement other building materials, water or electric supply and labour;
  - ii) war, civil commotion or Act of God;



10.

- iii) any delay in statutory compliances on the part of Government and/or Semi-Government Authorities while granting the requisites permissions, sanctions and no objections.
- iv) any notice order, rule, notification of the Government and/or other public or competent authorities.

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

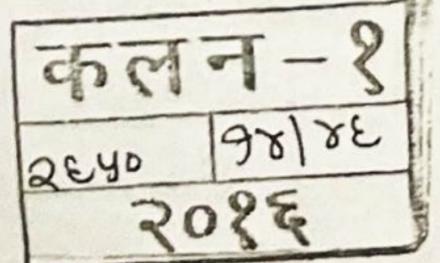
- 12. THE Purchaser shall use the said premises or any part thereof or permit the same to be used only for the purpose for which it allotted by the Promoter as per the prevailing rules, regulations, and bylaws of the concerned authorities.
- 13. THE Purchaser along with the other Purchasers of the Flats in the building shall join in forming and registering the cooperative society to be known by such name as the Promoters may decide and for this purpose he / she also from time to time sign and execute the necessary applications and/or other papers and documents necessary for the formation and registration of the co-operative society including the bye laws of the proposed society and duly fill in, sign and return to the Promoters within 7 days of the same being forwarded by Promoters to the Purchaser. No objection shall be taken by the Purchaser if any changes or modification are made in the draft bye laws or the Memorandum and or Attale of Association, as may be required by the Registrar of Cooperative Societies or any other competent authority.
- ON the completion of all the buildings (with its all wings) and 14. on receipt by the Promoters of the full payment of all the amounts due and payable to him by all the purchasers of all the flats/ premises in all the said buildings, the purchasers shall co-operate with the Promoters in forming and registering or incorporating a society a registered body, when the society is registered and all the amounts due and payable to the Promoters in respect of the flats and other units and other portions in the said building, garages are paid in full as aforesaid, the Promoters shall cause to be transferred to the society all the rights title and interest of the Promoters in the aliquot part of the said property together with building by executing the necessary Conveyance of the said property and the said premises in favour of such society, such conveyance shall be in keeping with the terms and conditions and provisions of this agreement. It is clearly brought to the notice of the Purchasers that there are number of buildings in the said property undertaken by Promoters, the execution of the conveyance may be delayed and the Purchasers shall not raise any objection till all the buildings in the said layout are

constructed and the flats / units therein are sold out to the prospective buyers.

- 15. The Purchaser shall be liable to bear and pay the proportionate share of municipal tax, outgoings in respect of the said land, flat / unit and building namely local taxes, betterment charges or such other levies by the concerned local authority and/or government water charges, common lights, repairs and salaries of clerks, bills of collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenances of the said building as and when required and called upon by the Promoter.
- 16. THE Purchaser hereby agrees to pay on demand the Purchaser's share of stamp duty and registration charges payable, if any, by the said society on the Conveyance or any document or instrument of transfer in respect of the said property and the building or the said premises to be executed in favour of the society.
- 17. THE Promoters hereby declare that the said property is not subject to any mortgage, charge, lien or any other encumbrances whatsoever.
- 18. THE Purchaser shall from the date of possession maintain the premises at Purchaser's own cost in good tenantable condition and shall not do or suffer to be done anything in or to the building in which the said building or the premises, staircase or common passage which may be against the rules, regulations of the concerned local or any other authority and the Purchaser shall not change, alter or make additions in or to the said premises or the building or any part thereof.

THE Purchaser shall not store in the said premises any goods which are hazardous, combustible and/or dangerous in nature of are so heavy as to damage the construction or structure of the building or are rejected to by the concerned local or other authority or authorities shall not carry out or cause to be carried heavy packaged to upper floors which may damage or likely to damage the staircase, common passages or any other structure of the building including the entrance of the premises and the Purchaser shall be liable for the consequences of breach of this clause.

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



done in connection with the said building and/or the said premises and shall be liable for the consequences thereof.

- THE Purchaser shall not at any time demolish or cause to be 21. demolished the said premises or any part thereof nor shall at any time made or cause to be made any additions or alterations of whatsoever nature to the said premises or any part thereof or any alterations in the elevation and outside colour scheme of the said premises and shall keep the partition walls, sewer, drains, pipes in the said premises an appurtenances thereto in good tenantable repairs and condition of and in particular so as to support shelter and protect the other parts of the building and shall not chisel or cause damage to any columns, R.C.C. pardis or other structure or structural members in the said building without prior written permission of the Promoters and/or Society. The Purchaser will not change the design and pattern of the grills provided by the Promoters and will not cause any alterations therein and will not cause any projections or extra construction thereto.
  - 22. The Promoters may make alterations in structure of the said premises as described in the said plans or any other alterations or additions in the structure of the said building after the said plans are disclosed or furnished to the Purchaser and the Purchasers shall not object for such alterations of additions, provided that such alterations / additions should not affect the flat / premises agreed to be purchased by the Purchaser.
  - 23. THE Purchaser shall not do or permit or be done any act or thing which render void or voidable any insurance of the said property and building or any part thereof or whereby any increase in premium shall become payable in respect of the insurance.
  - 24. THE Purchaser shall not throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in compound or any portion of the said property or building.
  - 25. THE Non-Agricultural Taxes and Property Taxes as levied by the concerned local authority, Government and/or any other public authority in respect of the said property and/or building, shall be borne and paid by the Purchaser along with all the Purchasers of flats in the building in proportion to the floor area of their respective premises.
  - 26. THE Purchaser and/or the Promoters shall from time to time sign all applications, papers and documents and do all such acts, deeds and things as the Promoters and/or the Society may require for safe-guarding the interest of the Promoters and/or the Purchaser and the other Purchasers of the said premises in the said building.

- 27. 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 or any part thereof. The Purchaser 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 Promoters until the said land and the said building is transferred to the co-operative society as herein before mentioned.
- 28. THE Purchaser shall not let, sub-let, transfer, assign or part with his / her interest or benefit factors under this agreement or part with the possession of the said premises until all the dues payable by the Purchaser to the Promoters under this agreement are fully paid up and only if the Purchaser had not been guilty of breach of or non-observance of any of the term and conditions of this agreement and unless & until prior permission in writing is obtained from the Promoters.
- 29. THE Purchaser shall observe and perform all the rules and regulations which the society may adopt at its inception and additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the flats there in and for the observance and performance of the building rules, regulations and bye laws for the time being of the concerned local authority and of government and other public bodies. The Purchaser shall also observe and perform all stipulations and conditions laid down by the co-operative society regarding the occupation and use of the said premises in the building and shall pay and contribute regularly and punctually towards the taxes, expenses and other outgoings in accordance with the terms and conditions of this aggreement.

enforcing the terms of this agreement or any forbearance or giving of time to the Purchaser by the Promoters shall not be constructed as a waiver on the part of the Promoters of any breach or non-compliance of any of the terms and conditions of this agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Promoters.

31. ALL costs, charges and expenses, penalties, Sales-Tax, if any, including stamp duty, registration charges and expenses in connection with the preparation and execution of this Agreement as well as the Conveyance and other documents and the formation, registration or incorporation of the Cooperative Society, shall be borne, shared and paid by all the Purchasers of the flats or other units or other spaces and/or paid by such co-operative Society or as the case may be. The Conveyance at the proper registration office for registration

within the time limits prescribed by the Registration Act and the Promoters shall attend such office and admit the execution thereof. The Purchaser shall deposit with the Promoter a sum of which will be worked at the prevailing rates being proportionate share of stamp duty that would be needed for execution of final Deed of Conveyance in favour of the Cooperative Housing Society or Condominium of Apartments. It is agreed that unless and until the Purchaser of various flats / units in the said building pay the proportionate amount of stamp duty and registration charges, if any, the Promoters shall not be obliged to execute or cause to be executed the final deed of conveyance in favour of the co- operative housing society / condominium of apartments.

- 32. ALL notices to be served on the Purchaser as contemplated by this agreement shall be deemed to have been duly served if sent by the Registered A.D. Post or Under Certificate of Posting and/or courier or Short Messages Services, E-Mail to the Purchaser at his / her / their address as specified hereinabove.
- 33. THE Purchaser shall permit the Promoters and his / her Surveyors and agents, with or without workmen and others at all reasonable time, to enter upon, into the said property and premises or any part thereof to view and examine the state and condition thereof.
- 34. THE Promoters shall have the right to make additions and/or alterations and raise or put up additional structures, as may be permitted by concerned authorities on the terrace of the said land and/or grant right of way from the said land to development of any property adjacent to this 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 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.
- 35. THE transaction covered by this contract may attract any taxes as imposed by the State and/or Central Government and the Purchaser herein shall be liable and responsible to pay the same as and when required and demanded by the Promoter.
- 36. IT is also agreed and understood that the Promoters will only pay the municipal tax for the unsold flats / units and will not pay any maintenance charges like water, light etc., and the Promoters can sell the said flats / units to any prospective buyers and then such prospective buyers will become the member of the society without paying any transfer premium or any other charges.
- 37. THAT the Purchaser shall at no time demand partition of their interest in the properties described in the Schedules hereunder written of the said building it being hereby agreed and

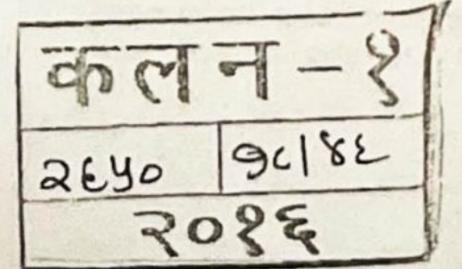
declared by the Purchaser that their interest in the piece or parcel of land more particularly described in the SCHEDULE hereunder written and the building and land is impartiable and it is further agreed that the Promoters shall not be liable to execute a transfer deed in favour of the Purchaser unless the Promoters decided to submit the entire building to the provisions of the Maharashtra Apartment Ownership Act, 1970.

Notwithstanding any other provisions of this agreement the Promoter shall on completion of all the buildings in scheme of 38. construction and on grant of building completion / occupation from the Kalyan Dombivli Municipal Corporation for all the building and on receipt of the amounts due and payable from all the flat purchasers in the scheme of construction on the said property shall form a combined cooperative housing society of all the buildings in the said scheme of construction and in no event the purchaser shall call upon the Promoter to form separate society and further all the common amenities, infrastructural facilities, recreational ground and other common areas and utilities spaces shall be enjoyed by all the flat purchasers in the scheme of construction in common and that be conveyance of the entire scheme of construction comprising of all the buildings therein shall be conveyed to combined cooperative housing society. The common areas and facilities will be used, utilized and enjoyed by all the flat purchasers irrespective of the buildings being located at different levels / portions in the entire land as mentioned in the schedule hereunder.

It is specifically declared that the if the Promoters provides the facility of bore-well then the Promoter shall have full right and absolute authority to grant the water connection / supply to any adjoining buildings / societies and the Purchaser herein along with the other Purchasers shall not raise any objection for such grant of facility of bore-well water and use of such bore-well water by the Promoter for construction of other buildings in the adjoining properties.

The Promoters have shown the sanctioned plan and it is agreed and understood by and between the parties that taking into consideration the sanctioned plan the Purchaser covenant with the Promoters as under:-

- i) cable/drainage/telephone lines etc., should be allowed in open space of the building undertaken for development.
- ii) location of electric transformer/ sub-station shall be earmarked/defined by the Promoter.
- the execution of the external compound wall will be as per the design and specification of the architect of promoters



and the elevation of the buildings shall not be changed or altered.

it is clearly brought to the notice of the Purchaser herein and the Purchaser herein is clearly made aware that the Promoter are entitled to the said property described in the Schedule hereunder written however due to the certain reservations and / or set backs the area to be handed over and conveyed to the cooperative housing society and / or the corporate body will not be equivalent to the area of construction availed in the said buildings constructed on the said available land and the Purchaser herein will not raise any objection, hindrance or obstruction such execution of the conveyance and such execution of conveyance shall be executed taking into consideration the buildings constructed in the said property along with the right and interest in the common open spaces, recreation facilities etc.,

the Promoter has also brought to the knowledge of the Purchaser that the property on which the buildings the proposed and undertaken for development forms an integral part of the scheme of construction of the said property described in the schedule and accordingly the Purchaser herein shall have the rights interest and benefits of the common open spaces, internal road and access as well as infrastructural facilities of the entire scheme of construction described in the schemeland with the other purchasers of the building in the said scheme of construction and accordingly the Purchaser shall cooperate and extend their sincere participation as well as the contribution of funds for maintenance and other outgoings of the said infrastructural facilities on the said scheme of construction as per the directions and discretion of the Promoters herein. 2640

That there is a provision of access leading from and through 24 meter wide D.P. road passing through survey No. 58/5 and further leading from and through survey No. 58/8 being the present property and the said access will be used and utilized by the adjacent property owners/holders being survey no. 70/1 and the said access is being granted by the Promoter by the virtue of the letter bearing No. KDMC/NRV/387 08.05.2014 granted by Kalyan Dombivli Municipal Corporation and that such access passing through the land bearing survey No. 58/1 shall always be open to sky and shall be used, utilized by the flat purchasers of the present scheme of construction as well as the flat purchasers of the adjacent land bearing Survey No. 70/1 and the necessary covenant to that effect will also be incorporated in all further deeds and documents at the time of formation and registration of society as well as in

30/8E

the final deed of conveyance to be executed in favour of the co-operative housing society.

The Purchaser herein have understood and accepted the above covenants, stipulations and conditions as well the discretion of the Promoter to exercise the same and has granted his / her express and irrevocable consent and confirmation thereto.

the maintenance, municipal taxes, local taxes and all outgoing as aforesaid in respect of whole of the property for and on behalf of the Purchaser/s of the flats and it shall be the paramount responsibility and obligation of the Purchaser/s to pay all the outgoing regularly. In the event of the default being committed by the Purchaser/s herein or any of the Purchaser/s of any other units and in such event the Promoters shall not be bound to pay the outgoings for and on behalf of such defaulting persons and in the event of any essential supply being disconnected, it shall be the responsible of the Purchaser/s together in respect of the flats in respect of which possession has been given by the Promoters.

If the Purchaser neglects, omits or fails in any manner whatsoever to pay to the Promoters any of the amounts due and payable by the Purchaser under the terms and conditions of the agreement (whether before or after delivery of possession within the time herein specified or if the Purchaser shall in any other way fails to perform or observe any of the covenants and stipulations or his part thereto contained or referred to, the Promoters shall be entitled or re-enter and resume possession of the said flat / other unit etc, and of everything whatsoever therein contained and this agreement shall cease and stand terminated and the earnest money and other amounts already paid by the Purchaser to the Promoters shall be refunded to the Purchaser in respect of the said premises and the Purchaser shall have no claim in or upon the said premises and the Purchaser hereby agree to forfeit all his rights, title and interest in the said premises and in such event the Purchaser shall be liable to be immediately ejected as tresspasser but the right given by this clause to the Promoters shall be without prejudice to the other rights, remedies and claims, whatsoever at law or under this agreement of the Promoters against the Purchaser.

43. IN the event of the society or corporate body being registered before the sale and disposal by the Promoters / Builders of all the persons in the said building, the power and authority of the society or the corporate body so formed or of the Purchaser herein and other Purchasers of the flat shall be subject to the overall powers of the Promoters / Builders in any matter concerning the building construction and completion thereof and the Promoter shall have absolute authority and control as

2090 20/2F 3088 regards the unsold flats, the balance floor space and its disposal thereof.

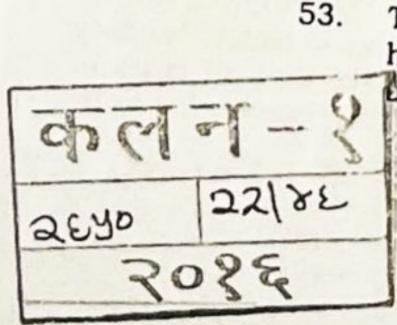
- 44. The Promoters shall be entitled to sell the premises in the said building for the purpose of using the same as bank, dispensaries, nursing homes, maternity homes, coaching classes and for other non-residential purpose and the Purchaser herein along with the other Purchasers shall not raise any objection for such non-residential use of the premises sold by the Promoters to the intending Purchasers.
- 45. THE Purchaser shall lodge at his own costs as to the registration charges for registration within two months of the date of this agreement and shall intimate the Promoters / Builders within 7 days from the date of lodgement and serial number under which the same is lodge for registration with xerox copy of receipt in order to enable the Promoters / Builders to admit the execution of the same.
- 46. IT is brought to the notice of the Purchaser that the clerities meters of all the flats / office premises as well as the water meters will be in the name of the Promoters increin and the Purchasers and / or their society shall get the same transferred in their favour and the Promoters herein will grant the now objection as and when required.
- 47. The Purchaser has seen the layout of the proposed authoring and has agreed and understood the common amenines like common roads, drainage, sewers, water pipe lines, street lights etc., shall be the common property and shall be available for common use by all the buyers of the premises in the said buildings and accordingly the Purchasers of the premises in the said buildings and the different common organisation will have unrestricted right of way in common spaces, toads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.,
- It is agreed that if before the execution of the conveyance in 48. favour of the proposed society and further construction on the land is allowed in accordance with the rules and regulations of the municipal corporation or under any government norms and policy then the Promoters would be entitled to put up additional or other construction without any hindrance by the Purchaser. Provided that any payment may, have to be made to the municipal corporation for such additional construction shall be paid by the Promoter. The Promoter 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 Promoter may in his absolute discretion deem fit and proper. The Promoter will in those events be entitled to connect the electric meter, sanitary and drainage connections provided however that all costs of construction of such additional floors and the connection to be

made thereto shall be borne by the Promoters. The Promoter and / or their transferees shall have the right to use all the staircases and other common amenities of the building. 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 the Promoter. Even if any additional construction becoming permissible on the said building after the completion of the construction of the said building, the Promoter shall be entitled to construct the same and to sell the additional tenements. The Purchaser herein and the members of the society shall admit such new intending purchasers at its members.

- 49. In the event of any portion of the said property being required for putting up an electric sub-station, the Promoters shall be entitled to give such portion to the concerned body for such purpose on such terms and conditions as the Promoters shall think fit.
- 50. THE Purchaser shall be responsible for additional municipal taxes that may be levied by reason of the user of any permitted tenancy or leave and license agreement in respect of the premises allotted to the purchaser.
  - After the possession of the premises is handed over to the Purchaser if any additions or alterations in or about or relating to the said building are thereafter required to be carried out by the Government, municipality or any statutory authority the same shall be carried out by the Purchaser in co-operation with the Purchaser of the other premises in the said building at his own costs and the Promoter shall not be in any manner be liable or responsible for the same and for any damage caused to the building.

IT is hereby agreed that the Promoters shall be at liberty to amalgamate and / or combine one or more plots of land adjacent to the said land and get the plan of the proposed building/s to be constructed on the land so amalgamated / combined sanctioned from the planning authority and in such event form and get registered cooperative housing society of all the flats purchasers in the said buildings and the Purchaser herein shall not, in any manner object the said right of the promoters. It is further agreed that in such event (purchasers of the adjacent land for the purpose of development) the Promoter shall be at liberty and / or entitled to grant a right of way from or through the said land for approaching (or of the better approach) to the adjacent lands those would be acquired with a view to developing them and the Purchaser herein shall not object the said right of the Promoter in any manner.

The 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 exemption order,



building permissions, deeds, documents, writings and papers and all disclosures made by the Promoter to the 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 Municipal Corporation and all other concerned government bodies and authorities and also subject to the Promoter's right to make the necessary amendments, variations, modifications and / or changes therein and their right to avail, use, utilise, consume and exploit the entire balance and additional floor space index available on the said property as well as the transferable development rights as may be permissible by law and other benefits in F.S.I. on the said land.

- 54. The Purchaser/s agree and undertake to observe, abide by and comply with all the terms, conditions and stipulations of all orders, building permission, sanctions, approvals, NOCs etc., that have been granted or sanctions and which may hereafter be granted or sanctioned or imposed by any surface statutory or otherwise, including making parment of all amounts, charges, expenses, deposits etc., whether retundable or not.
- 55. All terms, conditions and covenants of this agreement including the powers, authorities, permission and covenant given by the Purchaser/s to the Builders/ Promotern wavelength 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 the Purchaser/s under the possession of the said building is handed over to the said organisation and the deed of conveyance / assignment / lease or any other transfer document is executed.
- 56. The 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 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.
- 57. It is expressly agreed that the Developers shall be entitled to put a hoarding and / or cable network station mobile phone see up or station on the said property or on the building to be constructed on the said property and the said hoardings may be illuminated or comprising of neon sign or such other type or mode as may be designed by the Promoter and for the purpose Promoter is fully authorised to allow temporary or permanent construction or erection in installation either on the exterior or the said building or on the property as the case may be and the Purchaser agrees not to object or dispute the same. Necessary

covenants, reservations in respect thereto shall be incorporated in the proposed conveyance. The Promoter or his nominees shall be exclusively entitled to the income that may be derived by display of such advertisement or installation of cable network or mobile phone station, at any time hereafter. The Purchaser shall not be entitled to any abatement in the price of the said premises or to object to the same for any reason and shall allow the Promoter, his agents, servants etc., to enter into the said property including the terraces and other open spaces in the building for the purpose of putting and / or preserving and / or maintaining and / or removing the advertisements and / or hoardings, neon lights or such installations etc., The Promoter shall be entitled to transfer or assign such right to any person or persons whom they deem fit and the limited company shall not raise any objection thereto.

- 58. 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.,
- 59. PROVIDED and ALWAYS that if any dispute, difference or question at any time hereafter arises between the parties hereto or their respective representatives or between Purchasers of other premises in the said building, and the Promoter in respect of the construction of these presents or concerning anything hereto contained or arising out of the premises or as the rights liabilities or the duties of the said parties hereunder the same shall be referred to Arbitrators of two persons one to be appointed by the Purchaser or all other Purchasers together and one by the Promoter. The Arbitrator so appointed shall appoint before entering upon the reference, appoint Chairman. The provisions of the Arbitration and Conciliation Act, 1996 shall apply to such reference.

This agreement shall, to the extent they are statutory, always be subject to the provisions contained in the Maharashtra Ownership Flat (Regulation of Promotion, Construction, Sale, Management and Transfer) Act, 1963, (Maharashtra Act No. XV of 1997) and Rules made thereunder and any other provisions of Law Applicable thereto.

#### SCHEDULE

All that piece and parcel of land lying, being and situate at village Manda, Taluka Kalyan, District Thane bearing Survey No. 58 Hissa No. 8 admeasuring 1950 sq. meteres within the limits of the Kalyan Dombivli Municipal Corporation and bounded as follows:

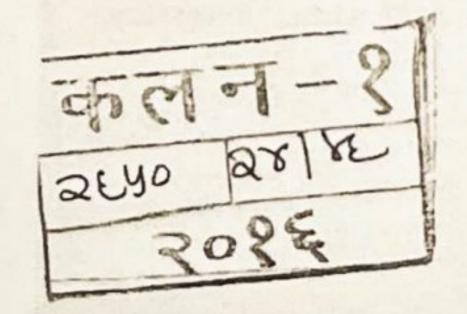
On or towards East: Property of Shri Naik

On or towards West: Property of Shri Prakash Agnihotri

On or towards North: Property of Shri Naik

On or towards South: Property of Shir Panvalkar and others

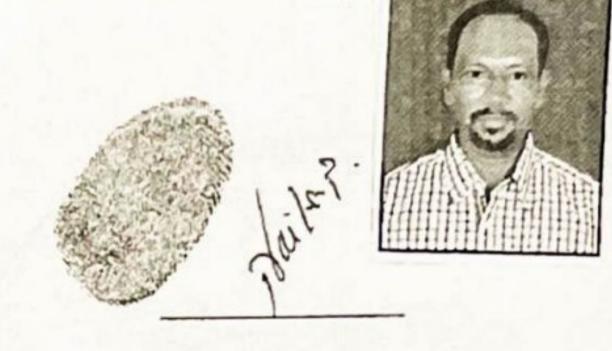
together with all easement rights and benefits.



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

SIGNED & DELIVERED

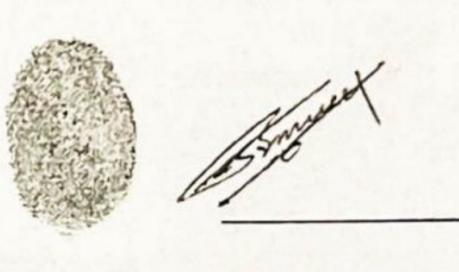
by the within named Promoter M/s. Avadhut Enteprises through its Partner Shri Sainath Pandurang Naik



SIGNED & DELIVERED

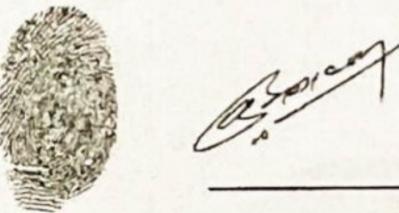
by the within named
Purchaser

1. Mr. Chetan Ashok Jadhav





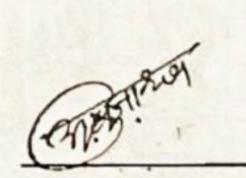
2. Mr. Kapil Ashok Jadhav





3. Mr. Ashok Budhaji Jadhav



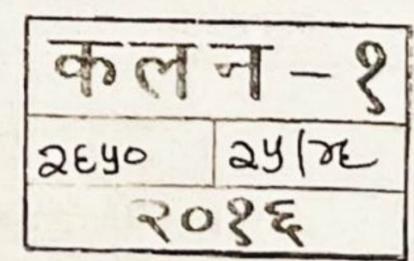




WITNESS:

1 Repuil

2 # Jadhar



RECEIPT

RECEIVED WITH THANKS FROM
THE WITHINNAMED PURCHASER
THE SUM OF Rs. 3,19,827/being part price / consideration in respect
of sale of the flat hereinabove mentioned
Ch. No 015343 Date 18.02.2016
State Bank Of India

I SAY RECEIVED

Promoters

तालुका कुल्याठा गां.न.क्र. ७ व १२ भुमा.क.चा. उपविभाग खाते क्रमांक ८६८ भूमापन क्रमांक भू-धारण प्रकार कुळाचे नांव - रे 9220 2019 शेताचे स्थानिक नांव -° 22300 233 9333 लगावडा हेबटर आर एकर गुठे योग्य क्षेत्र चौ.बार 24.20) इतर अधिकार -2(48) ∧ चौ.मिटर STRAAP EYS 0-94-0 \*\*\* \*\*\*\*\*\*\*\*\*\*\*\*\* 0-36-0 एक्ण पो.ख. लागवडी योग्य नसलेली 0-09-4 वर्ग (अ) वर्ग (리) एक्ण 0-09 4 पैसे आकारणी 3.08 जर्डी अथवा विशेष आकारणी एनू ण गां.न.क. १२ (पिकाचो नॉटवही) पिकाखालील क्षेत्र पडीत व पिकास जनीन करणाराचे नाव शेरा निरुपयोगी वर्ष **मिश्रापिकांचे** घटक पिके य प्रत्येक हंगाम अशाजिमनी चा निर्भेळांचेकाचे धेव एक्ण क्षेत्र पिकाचे क्षेत्र तपशिल पाणी गुरवठधांचे भिकांचे नांव अतिस्थ जतिहिंचन दिकाचे नाव 2640 बत सिवित अजत सिवित सीता अज्ञात सिवान सिवान 1001 T 66 40 13 63 48 14 35 हे आ है आ हे आ है आ हे आ \$ .m ne.3 आराल बरहुकुम छरी नवकल रुज् असे. तारीख 2 1 NOV 2013 तलाखीक्षक्ता - माडा वालुका कल्याण

Satish M. Supal

B. Com LL. B

Advocate High Court

Correspondence add: A Wing 303, Regency Tower Co.Op.Hsg. Society, Karnik Road, Near Holy Cross School, Kalyan (W.)-421 301

Date:21.12.2013

To,
M/s. Avdhoot Enterprises,
3, Sai Pusp Apartment!
B wing, Titwala (E)

Reg: All that piece and parcel of land lying, being and situate at Village Manda, Taluka Kalyan, District Thane within the limits of the Kalyan Dombivli Municipal Corporation bearing Survey No. 58 Hissa No.8 admeasuring 1950 sq. metres belonging to M/s. Avdhoot Enterprises.

#### READ:

- 1. Extract of 7/12.
- 2. Relevant Mutation Entries.
- 3. Ceiling Order under the provions of Section 8(4) of the Urban Land (Ceiling and Regulation) Act, 1976 bearing No. ULC/ULN/6(1)/SR-71/Manda dated 31.07.1991 granted by the Dy. Collector & Competent Authority, Ulhasnagar Urban Agglomeration, Thane.
- Deed of Conveyance dated dated 18.06.2011 registered at the office of Sub registrar of Assurances at Kalyan under serial No. 6135/2011 made and executed between Shri Ashokkumar Krishnadatt Mishra and others as the Owners and M/s. Avdhoot Enterprises as the Purchaser.
- 5. Permission to use the land for non-agricultural purpose granted by the Collector, Thane bearing No. Mahsul / K-1 / T-7 / NAP / Manda/ Kalyan / SR 26/2012 New 24/2013 dated 14.03.2013.
- 6. Building Commencement Certificate granted by the Kalyan Dombivli Municipal Corporation bearing No. KDMP / NRV / BP /KV 2013-14/1 dated 06.11.2013
- 7. Search Reports.

I have investigated the title of the Owners to the above said property and I am of the opinion that and I hereby certify that the title of the Owners to the said property is clear, marketable and free from reasonable doubts and encumbrances and that in pursuance to the sanctioned plans and permissions the Owners are entitled to develop the said property.

I have gone through the search reports taken at the office of Sub-Registrar of Assurances at Kalyan in respect of the said property and the search report does not reveal any entry which may fall in the category of encumbrances over the said property.

Satish M. Supal)

Satish M. Supal)

Reyo 24/82

2088

कल्याण डांग्वला है जाऊ.कडोंमपा/नगवि/बांप/कवि/२०२३-१४/३२० कल्याण डांग्वला महानगरपालिका,कल्याण डांग्वला महानगरपालिका,कल्याण डांग्वला महानगरपालिका,कल्याण डांग्वला प्रात्न :—आ. उन्जाञ्ज पी. नाईक कन्द्रत्य वास्तुशाल्पकार:— थ्री. उन्जाञ्ज पी. नाईक कल्याणः

विषय:- सि.स.नं. — स.नं. ५८ हि.नं. ८ प्लॉट नं. — मोजे- माजि- माजि येथे बांधकाम करण्याच्या मंजूरीबाबत. संदर्भ:- १) आपला दि. ४१४१९३ रोजीया श्री. जीज वर्गीन्त वास्तु. यांचे मार्फत सादर केलेला अर्ज क्र. ८८१७

'२) अंतरिम मंजुरी आदेशपत्र क्र. कडोंमपा/नरिव/बांप/किव/७० कि.9 61991,2099

महायद् प्रादेशिक व नगररचना अधिनियम १९६६ घे कलम ४४ तसेच म.प्रा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार लि.स.नं. स.नं. पु८ हि.नं. ८ लॉट नं. माजे— प्राउ] भप्ये १९५००० चो.मी. धेत्राच्या मुखंडावर, चा.मी.चर्यं धेप्रस्या पृखंडावर प्रांतिक महानगरपालिका अधिनियम १९४९चे कलम २५३ अन्वये बांधकाम कार्यक्रसोती केंद्रेम्सरण पृखंडावर प्रांतिक ४)॥ १९३ च्या अर्जास अनुसरून पुढ़ोल शर्तीस अधिन यहन तुमच्या मालकीच्या जागेत हिस्खा स्मान दुक्रसी राखिवल्याप्रमाणे तळपर, स्टील्ट, तळमजला, पाहिला मजला, उसरा मजला, तिसरा मजला, चौथा मजला, सुपवा प्रांति राखिवल्याप्रमाणे तळपर, स्टील्ट, तळमजला, पाहिला मजला, उसरा मजला, जकरावा मजला, बार माजला, आठवा मजला, नववा मजला, रहावा मजला, अकरावा मजला, बार माजला, चित्रा केंद्रिमारतीच्या व परिवासी, दुकाने, ऑफिस,वाडं–भितीच्या मारतीच्या बांधकामाबावत, बाधकाम प्रारंभ प्रमाणपत्र देण्यात केंद्रिमारतीच्या व जागच्या मालकी हक्कासंदर्भात कुठलाही वाद निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार रहाल या अटीबर हे समतीपत्र जलन्याण केंद्रिमारतीच्या केंद्रिमारतीच्या हमारतीच्या हमारतीच्या हमारतीच्या हमारतीच्या हमारतीच्या केंद्रिमारतीच्या केंद्रिमारतीच्या केंद्रिमारतीच्या केंद्रिमारतीच्या केंद्रिमारतीच्या केंद्रिमारतीच्या हमारतीच्या हमारतीच्या हमारतीच्या केंद्रिमारतीच्या केंद्रिमारतीच

भन्द स्वन्त्रकार भन्द स्वन्त्रकार भूकवाण वीदिवसी महानगरपातिक

ा है याधकाम प्राप्त प्रमाणात्र दिल्याचे तारखेपासून एक वर्षापर्यंत. वैध असेल, नंतर पुढोल वर्षासाठी मजूरोपत्राचे नूतनीकरण मुदत संपण्याआधी करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन परवानगी घेताना त्यावेळी आस्तत्वात आलेल्या नियमाच्या व नियोजित विकास योजने अनुषंगाने छान्नो करण्यात पेईल.

नकाशात हिरव्या रंगाने केलेल्या दुरूस्त्या आपल्यावर बंधनकारक ग्रहतील.

(.,-

वांपकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखो कळविण्यात यावे.

() हो परवानगा आपत्या मालकोच्या कब्जातील जमोनोब्यतिरिक्त अन्य जमोनोवर बांधकाम अगर विकास करण्यास हक्क देत नाही.

५) इनारतीचे वाधकाम या सोबतच्या मंजूर केलेल्या नकाशांप्रमाणे आणि पालून दिलेल्या अटींप्रमाणे करता युद्दल.

हैं) वाडिभित व जोत्याचे वाधकाम झाल्यानतर वास्तुशिल्पकार्यों, मंजूर नकाशाप्रमाणे वाडिभितीचे व जोत्याचे वाधकान केल्यादावतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे, य ते या कार्यालयाकडून तपसून धंजन "जोता पूर्णत्वाचा दाखला" पेण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात यावे.

(3) सदर अधिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी पेतल्याशिवाग कर नये, तसे केल्दाचे

आढळून आल्यास सदत्ये बांधकाम प्रारंभ प्रमाणपत्र रद्द झाले असे समजण्यात येईल.

८) इमारतोच्या यांधकामाच्या मुरिश्वततेची (स्ट्रक्चरल सेफटी) जबाबदारी सर्वस्वी आपले वास्तुशिल्पकार व स्थापत्य विशारद यांचेवर राहिल.

 ५) नकाशांत टाखिवलेल्या गाळपाच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये.तसेच प्लॉटच्या इददीत इमारती भोवती॰ नोकळया सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे गांभकाम करू नये.

२०) नागरी जमीन कमाल मर्यादा अधिनिमम १९७६ मधील तरतूदी प्रमाणे जागा बाधित होत असल्यास त्याची सर्वस्वी जबायदारी आपलेवर राहिल.

भूखंडाकडे जाण्या—पंण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल बांधकाम प्रारंभ प्रमाणपत्र नियोजित रत्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतोकडे जाणाच्या पेणाच्या मार्गाची जबाबदारी सर्वस्वी आपली राहिल.

१२) जागेत जूने भाडेफर असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेफर यामध्ये का है बाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने फरणे आयरच्या राहिल.

१३) सदर जागेत विहोर अस्ल्यास तो संबंधित विभागाच्या परवानगी शिवाय युजवू नये.

Scanned with OKEN Scanner

- ं । गरा गरा विभाग किर्माण किर्माण विभाग किराम विभाग (क.डों.म.पा.)च्या परवानगीशियाय वळवू भगता यह उस नमे.
- १५) एटर प्रकरणं: चुकीची व अपुर्ण माहिती दिली असल्यास सदर गांधकाम प्रारंभ प्रमाणपत्र रद्द समजण्यात येईल.
- गणकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या यांधकाम खाल्याची परवानगी घेणे आवरयक तहील य त्याकरीता नियमाप्रमाणे लागणारी रक्कम (देंड झाल्यास त्यासह रक्कम) भग्रवी लागेल नरंग निरूपयोगी साहित्य महापालिका मांगेल त्याठीकाणी खखर्चाने वाहून टाकणे संघनकारक सहील.
- ) प्रम्तुन भूखंडास गिण्याचे पाणी महानगरपालिकेकडून उपलब्धतेनुसार दिले जाईल व त्यासाठी आवश्यक ती जलवाहिनी दः डां म पा च्या पाणी पुरवठा विभागाकडून दिलेल्या निर्देशानुसारस्वखचनि टाकणे आवश्यक एहिल.
- 14) इ.इ. जागेत यांधकाम करण्यायायतचा पूर्वीचा परवाना असेल तर तो या बांधकाम प्रारंभ प्रमाणपत्रामुळे रद्द झाला असे तनजरपान पावे.
- १२) ःरासचे व पावसांन्या पाण्याचा निचस होणेकरिता महानगरपालिकेच्या गटासस जोडणेसाठी पक्क्या स्वरुपाची गटारे दापटांत तसंच वाधकामासाठी नव्हाचे कनेक्शन मिळणार नाही त्यासाठी संबंधितांनी स्वतःवांधकामासाठीच्या पाण्याची व्यवस्या करावी.
- २०) नक शान रस्तारूटीकरणाखाली दर्शिष्ठेली जमीन नसेच अर्तगत रस्ते, सार्वजनिक रस्त्याचा भाग समजण्यात येईल नसंच भविष्यान रस्ता हंदीकरणासाटी जागा लागल्यांस ती क.डों.म.पा.स विनामूल्य इस्तांतरित करावी लागेल.
- २१) रेखांकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जाग, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी ता.नि.भू.अ.यांचे मन्त्रं करून घ्यावी व त्यांचेकडील प्रमाणित मोजपी नकाशाची प्रत, यांथकाम प्रारंभप्रमाणपत्र दिल्या तारखेपासून एक नर्गने आत साटर करावी.
- भूखडालंहर विकास योजना रस्ते क.डॉ.म.पा.च्या सार्व.यांधकाम विभाणच्या निर्देशाप्रमाणे खडीकरण व गटार विकसित करन क डो क पारिकोस विनामुल्य हस्तांतरित करावे.
- २३, भूडिडातील आहीत भाग भरणी करून व वाडोभंतीचे वांधकाम करून रितसर करारनामा व खरेदीखतासह क.डों.म.पा.स निरापुल्य हरसांगरित करावे.
- ८) जर्रान नारण विभाग व मलिनि:सारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग,उद्यान विभाग,क.डॉ.म.पा. यांचे कडोल ना-इरकत वाखला बॉर्थकामे निकेशिसंह सादर कराबा.
- २.) जारैच्या पालकी हक्कायायत काही बाद असल्यास अथवा निर्माण झाल्यास स्थांचे संपूर्ण निराकरण करण्याची जवाचदारी
  - ्रांग्रियमं। गर्व ना-हर्फात शाखरपार्चुनार इनारतीये नकाशात फेरबदल करणे आपणांवर बंधनकारक राहीरह. •
- क्षा नवारता हाछिवित्याप्रमाणे यांगवामाचा फक्त राहणेसाठी विभाज्य शिक्षणिक / अधिमिक उपयोग करावा.
  - ्र भुज्ञडाना भोहीच एका प्रक्ष्या खिल्यान तथार केल्याखेरीज वापर परवाना मिळणार नाही.
    - ्राहित प्राहिता राउला पेतल्याशिवाय हमारतीचा वापर सुरू करता येणार नाही. बांधकाम पूर्णतेच्या दाखल्यासाठी, विहत नमुन्यातील दाखल्यासह रितसर प्रस्ताव सादर करण्यात यावा,अन्यथा जंग क्यां की काण्यात येईल.
  - क्षांन्य ने मुज्य जन-पाताठी स्वतंत्र क्यांकुडपांची व्यवस्था करावी.
- किंद्रिकृतः नहानगरपारिकेच्या निर्देशीप्रमाणे इमारतीत सीरउर्जा उपकरणे वसवणे आवश्यक आहे. देश देन वाटर मार्जिटिगयायत मा.कार्यकारी अधियांता वाणीपुरवठा विभागाकडून निर्देश येऊन त्याप्रमाणे धन्यवन्त्री करणे आपणांवर वंधनकारक सहील.
- है। प्रदेश जानंदर इमारतीचे दाधकाम चालु करणेपुर्वी बांधकाम मंजुरीचा फलक लावणे आपणांवर बंधनकारक ग्रहील. . १) पर्णा पुरवटा उपलब्ध करून देण्याची जवाबदारी पाणी पुरवठा सुधारणा होईपयंत महानगरपालिकेची ग्रहणार नाही.
- ः वायव्यम पुणंत्वाचा टाखल घेणेपुर्वी उद्यान विभागाकडील नाहरकत दाखला सादर करूपे, आपणावर बंधनकारक गुहिल. 36) जो मा पुरित्यामा दाखला दोवीपुर्म उर्वरीय माडेग्मिमी मं मांधामाम मुरहो सायायम् राहित-

ज्यात:- गज्र बांपकाम प्रस्तावाव्यतिरिक्ट केलेल्या अनिधकृत फेरबंदलांबाबत आपण महाराष्ट्र प्रादेशिक व नगररचना ं अधिनियद १९६६ च्या मराह्मी नुसार बळलवार गुन्हमास वार राहाल.

कल्याण डोंबिवली भहापालिका,कल्याण.

- ?) उप आयुक्त अनिकृत बांगकाम विभाग, क.हो.म.पा.कल्याण.
- ?) कर्रानयांक व राकलक क.डो.म.पा.कल्याण.
- विदनुत विगाग, क.डो.म.पा.कल्याण.

८) गाण्यस्वटा विभाग, व .डो.म.पा.कल्याण.

Scanned with OKEN Scanner

क्रेन्सण इंक्सिक्ली महानगरपालिका, कल्याण

सुघारित बांघकाम परवानगी

जा.क.कडोंमपा/नरिव/बांप/क.वि/२०१३-१७०/९३५/१५०३ कल्याण डोबिवली महानगरपालिका,कल्याण दिनांक :- ७०/ ८! २००५

श्री.अशोककुमार के. मिश्रा व इतर कु.मु.प.धा.— श्री.अजय पी.नाईक व्दारा— श्री.जॉन वर्गीस ,वास्तु, कल्याण स्थापत्य अभियंता — मे.खासनिस ॲंग्ड असो.

विषय:- त.नं. ५८ हि.नं.ट. मॉजे-नाडा, येथे बांधकाम करण्याच्या गंजूरीवादत.

संदर्भ:— १) आपला दि.१/०९/२०१५ रोजीचा श्री.जॉन वर्गीस,वास्तु यांचे मार्फर सादर केलेला अर्ज.

> २) मंजूरी आदेश पत्र द्व.कडॉमण/नरवि/बां.प/काँवि/२०१३—१४/१३१/५३, दि:१८/०६/२०१५.

महाराष्ट्र प्रादेशिक व नगरत्वना अधिनियम १९६६ चे कलन ४४ तसेच म.प्रा. व न.र. अधिनियम १९६६ चे कलम ४५ नुसार स.नं.५८, हि.नं.८, मौजे—गंडा, पद्य १९५०.०० चां.नी. क्षेत्रावर ५७९.४१ चौ.मी. हस्तांतरण विकास हव्य क्षेत्रासह २५१८.३१ चौ.मी.चटई क्षेत्राचे विकास करावयाच मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९चे कलम २५३ अन्य व वांचकाम करण्यासाठी केलेल्या दिनांक १/०८/२०१५ च्या अर्जास अनुसक्त पुढील शातींस अधिन राहून तुमच्या मालकी नांच्या क्षेत्राची विवास करावयाच वांचकामावाबत, 'सुधारीत बांचकाम नांच्यानां देश्या क्षेत्राची विवास करावयाच क्षेत्राची वांचकामावाबत, 'सुधारीत बांचकाम नांच्यानां क्षेत्राची वांचकाम जवाववाद क्षाल करावयाच मालकी इनकासंदर्भात क्षेत्रलाई। वाद निर्माण झाल्यास त्याला सर्वस्वी क्षाण्या जवाववाद क्षाल क्षेत्रलाई क्षेत्रचार क्षेत्रलाई क्षेत्रचार क्षाल क्षेत्रचार क्षाल क्षाल

इमारत विंग बी — स्टील्ट पै. तळ मजला + सातझ मजला पै. इमारत विंग ओ — स्टील्ट पै. तळ मजला + पहिला मजला + दुसरा मजला पै

१) हे बांधकाम प्रारंप प्रमाणपत्र दिल्याचे तारखेणसून एक वर्णार्यंत वंध असेल, नंतर पुढील वित्रीसाठी मंजूरीपत्राचे नृतनीकरण मुदद संपण्यात्मधी करणे आवश्यक आहे. नूतनीकरण करताना किंवा नवीन एरदानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास योजने अनुषंगाने छाननी करण्यात थेईल.

२) नकाशात हिरव्या रंगाने केलेल्या दुक्स्ता उन्नयल्यावर बंधनकारक सहतील.

बांचकाम चालू करण्यापूर्वी सात दिवस आधी उद्यापालिका कार्यालयात लेखी कळविण्यात आवे.

४) ही परवानगी आपल्या मालकीच्या कब्जातील जमीनीव्यतिरिक्त अन्य जमीनीवर बांघकाम/विकास करण्यास हक्क देत नाही

५) इमारतीचे बांघकाम या सोदतच्या मंजूर केलेल्या नकाशांप्रमाणे आणि बालून दिलेल्या अटींप्रमाणे का<u>टा बेटल</u> ६) वाहेपित व जोत्याचे वांघकाम झाल्यानंतर आस्तुशिल्पकाराचे, मंजूर नकाशाप्रभागे वाहेपितीचे व जोत्याचे आध्वाची केल्या

बाबतचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात दावे, व ते या कार्यालयाकडून तपासून हेक दोता पूर्णत्वाची दाखली घेण्यात यावा व त्यानंतरच पुढील बांधकाम करण्यात दावे.

अस्त अभिन्यासात कोणत्यादी प्रकारचा 'क्रेस्फार पूर्व परवानको भेतल्याकायम करु नये, तसे केल्याचे आढळून अल्यास सदस्य वांचकाम प्रारंम प्रमाणवत्र रद्द झाले अप्ते समजण्यात रेइंल.
 इमारतीच्या बांचकामाच्या सुरक्षिततेची (स्ट्रवचरल प्रेफटो) जदाबदारी सर्वस्वी आपले वास्तुशिल्पकार व स्थापत्य विशास्त वांचे

राहिल. ९) नकाशांत दाखविलेल्या गाळयांच्या अंखंगमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय वदल करू नये.रासेच प्लॉटच्या हददीत इभारती मोवती मोकळयां सोडावयाच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे वांघकाम करू नथे.

१०) नागरी जमीन कमाल मर्यादा अधिनियम १९७६ मधोल तरतूदी प्रमाणे जाना बाधित होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेक्र राहिल.

११) भूखंडाकडे जाण्या—गेण्याच्या मानीयी जबाबदारी संगूणपणे आपलेकडे राहिल बांघकाम प्रारंग प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरणालिकोच्या सोयी प्रमाणे व प्राचान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत हमारतीकडे जाणाच्या येणाच्या मार्गाची जबाधभारी राजेन्दी आपली गहिल

१२) जागेत जूने माडेकर असल्यास व्याध्यात्राकत योग्य आ अवस्थः करायपायो समायवारी मालकाची राहेळ व मालक पाडेकर यामच्ये काही वाद असल्यास किंव विमाण करमार ताचे निश्करण मालकाने करणे आवश्यक राहेळ.

(TENET)

१३) सदर जागेत विहीर असल्यास ती संबंधित विषागाच्या परवानगी शिवाय बुजवू नये.

१४) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनि:सारण विभाग, (क.डॉ.म.पा.)च्या परवानगीशिवाय वळवू

१५) सदर प्रकरणी चुकीची व अपुणं माहिती दिली असल्यास सदर बांधकाम प्रारंप ग्रमाणपत्र रद्द समज्ज्यात येईल.

१६) बांघकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्याम मझमालिकेच्या बांघकाम खात्याची परवानगी धेणे आवश्यक ग्रहील व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कन) मरावी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्याठीकाणी स्वखर्चाने बाहून टाकणे बंधनकारक राहील.

१७) प्रस्तुत भूखंडास पिण्याचे पाणी नहानगरपालिकंकडून उपरुब्धतेनुसार दिले जाईल व त्यासाठी आवश्यक ती जलवाहिनी क.डॉ.म.पा च्या पाणी पुरवठा विभागाकडून दिलेल्या निर्देशानुसारस्वखर्याने अक्णे आवश्यक राहिल. °

१८) सदर जागेत बांघकाम करण्याबाबतचा पूर्वीचा परवाना असेल तर तो या बांयकाम प्रारंभ प्रमाणपत्रामुळे रद्द झाला असे

१९) गटायचे व पावसांच्या पाण्याचा निचए होणेकारेतः महानगरपालिकच्या गटायस सोडपंसाठी पक्क्या स्वरुपाची भटारे बांबावीत

तसेच बांघकामासाठी नळाचे कनेक्शन (भेळणार नाही त्यासाठी सबींघतांनी स्वतःसांबकामासाठीच्या पाण्याची व्यवस्था करावी. २०) नकाशात रस्तारूदीकरणाखाली दरीवेलंली जमीन दसंच अंदगत रस्ते, सार्वजनिक रस्त्याचा भाग समजण्यात येईल. तसेच भविष्यात रस्ता संदीकरणासाठी आगा लागल्यास ती क.डी.म.पा.स विनामूल्य हस्तांतरित करावी लागेल.

२१) रेखांकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या आगा, यांची प्रस्तावित नकाशाप्रनाणे आगेवर आखणी ता.नि.भू.अ.यांचे मार्फत करून घ्यावी व त्यांचेकडील प्रभाणित मोजगी नकाशाची प्रत,बांचकान प्रारंडकान्यपत्र दिल्पा तारखेपासून एक वर्षाचे जात

२२) भूखंडातील विकास योजना रस्ते क.डॉ.न.मा.च्या धार्च.बांयकान विभागच्या लेटेंसारमाणे खडांकाण व गृटार विकासेट

२३) पूर्खंडावील आरक्षित भाग भरगी जरून व बार्डाभेतीचे वांधवाम कान रितटर कारवाना व खरेदीखवास्ट क.डॉ.म.पा.ध

द्भा जाजने:सहस्य विमाग व मलानि:सारण विमान, आनिएसन विभाग, पाणी नुस्वता विभाग,उद्यान विभाग,क.हॉ.स.चा. यांचे कठील

२५) जागेच्या माठकी हक्काबाबत काही दाद अएल्याम अथवा निर्माण हाल्यास त्यांचे चंपूर्ण निराकरण क्राण्याची जबाददारी

२६) वरीलप्रमणे सर्व न हरकत दाखल्यांनुसार इमारतींचे नकाशात फेरवदल काणे आएणातर बंधनकारक ग्रहोल.

२७) नक्बरात दाखिक तप्रमाणे यांधकामाचा प्रक्रा एकणेसाठी/वाण्य उर्योग करवा २८) मुखंद्यचा पोहन्ब रस्ता पक्क्या त्यरूपात तथार केल्याखेरीज वापर प्रयाना मिळणार नहीं.

२१) बोवकाम पूर्णत्वाचा दाखला वेतल्यारिजाय हमारतांचा वापर सुरू करता टेजार नाही. बांबकम पूर्णतेच्या दाखल्यासाठी, धास्तुशिल्पकार व स्थापत्यविशास यांच्या विहित अभुन्यातील दाखल्यातह विरुद्ध इस्तान साहर कर्णवास वावा.

३०) ओल्पा व सुक्या कच—थासाठी स्थाप वापरामुंडमांची व्यवस्था कराबी

३१) कल्याण डॉबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सौरठर्जा उपकरणे असत्रणे आवश्यक आहे.

३२) रेन वॉटर हार्वेरिटंगवाबत ना.कार्यकारो अभिनतः पाणीपुरवजा विधानवस्तून निर्देश देखन त्याप्रनाणे व्यंगहरूकावणी करणे

३३) प्रत्यव जामेयर इमारतीचे बांबवप्रम चालू करणेपूर्व वाचकाम मंजूरेका कलक लावणे आवणंतर बंदनकारक राहील.

३४) पाणी पुरवठा उपलब्ध करून देण्याची जणायणा नाणा पुरवठा सुबारः होद्दार्पत जहानगरशास्त्रिक है वहणार नाही.

३५) नांधकाम प्रतिवाचा दाखला घेणेपूर्वी उठात तिमानकडील नाहरकत वाच्छ उटार करणे आयमांचर बंबनपात्म रहील ३६) प्रस्तुत प्रकरणी दि.१८/६/२०१५ रीपीपन वाहकना परवागनी मणील एवं सदी व रातीं आपणांवर वंधनकारक छहिला

३७) भूखंडाचे दक्षिण बाजुस असणाच्या राहेवार्सासाठी व नी. हंद रस्ता सोडणे आएणांदर वधनकाक राहिल.

इशाग:— मंजूर बांधकाम प्रस्तावाव्यितिरिक्त केलेल्या अनिवृत्त फेरबदलांबाबत आपण महाराष्ट्र प्रदेशिफ व नगररवना अधिनियम १९६६ च्या तरतूदी नुसार दखलपान गुन्हवास पात्र ग्रहाल.

2640 32/8E

क्रियाण होनिवेली नहापारलका, कल्याण.

उप अन्यक्त अन्दिक्त बांबकाम विकास, का.डी.माल करण्य

र) करनिवारक व संकलक, क.डो.म.रा.कल्याण.

३) विदयुत विभाग, क.डो.म.पा.कल्पाण

४) पाणिनूखठा विपान, क.डो.म.पा.कल्याण.

५) प्रभाग क्षेत्र अधिकारी ' अ ' प्रथा क्षेत्र, अ हो म.ण कल्याण.

The states -

## गायलं :-

- रं. श्री. अशोककुमार कृष्णदत्त मिश्रा य इतर यांचे कु मु धा मे अयधुत एन्टरप्रायझेस तर्फे श्री. सुभाव परशुराम यरक य इतर १ यांचा अर्ज दिनांक २८/०२/२०१२, २७/०८/२०१२ य दि. १०/०१/२०१३
- २. तहसिलदार फल्याण यांचेकडील चीकशी अहवाल क्र.जमिनबाब/टे-२/कावि-५७१/एसआर-२० /२०१२, दि. १०.४.२०१२
- 3. नगररचनाकार कल्याण डोबिवलो महानगरपालीका कल्याण यांचेकडील अंतरिम स्वरुपाची मंजुरी (1.O.D.) क्र. कडोमपा/ नरिव/बोप/डॉबि-७० दिनांक १६.११.२०११
- ४. देनिक "दै.ठाणे वार्ता" या वृतपत्रामध्ये दि. २.३.२०१२ रोजी व दैनिक "जनमत" वृत्तपत्रामध्ये दि. २.३.२०१२ रोजी व दैनिक "जनमत" वृत्तपत्रामध्ये दि. २.३.२०१२ प्रसिध्द केलेला जाहीरनामा.
- ५. भूसंपादन विभागाकडोल अनोपचारिक संदर्भ,
- १) यिरोष भुसंपादन अधिकारी लघु पाटबंधारे, ठाणे यांचेकडील क्र. भुसं./ल.पा./टे-१/एसआर/३३२, दि. ३०.३.२०१२,
- २) भुमि संपादन विशेष अधिकारी (विशेष घटक), ठाणे यांचेकडील क्र. भुसंविअ/नाहदा/७०६ दि. १६.४.२०१२
- ३) विशेष भूसंपादन अधिकारी मेट्रो सेंटर-३, ठाणे यांचेकडील क्र.भूसं./मे.सं.३/एसआर -२६७/ दि.२९.३.२०१२
- ४) उपियभागीय अधिकारी ठाणे विभाग ठाणे यांचेकडील क्र. टिडो/टं-५/भु.सं.दा./कावि-/एसआर-१२३/२०१२ दि. १२.०४.२०१२
- ५) विशेष भू-संपादन अधिकारी उल्हास खोरे प्रकल्प ठाणे यांचेकडील भूसंपादन /टे.नं.४/सी/११९५०/१२ दि.२६.३.२०१२ विशेष भूसंपादन अधिकारी, लघु पाटबंधारे ठाणे ५या माळा यांचेकडील
  - क्र.भूसंपादन/एसआर/टे-४/यशी-२६२दि.२२.३.१२ अर्जदार यांनी सादर केलेले प्रतिज्ञापत्र दि. २७.२.२०१२, १०.०१.२०१३
  - ८. अर्जदार यांनी सादर केलेले हमीपत्र कम प्रतिज्ञापत्र दि. २७.२.२०१२ ८. अर्जदार यांनी सादर केलेले शपथपत्र बंधपत्र दि. २७.२.२०१२, १०.०१ २०१०
  - ९. अर्जदार यांनी सादर फेलेले क्षतिपुर्ती बंधपत्र दि. १०.०१.२०१३

2038 2038

आदेश :-

ज्याअर्थी, उपोद्धातातील अ.फ्र. १ अन्यये ठाणे जिल्ह्यातील कल्याण तालुक्यातील मीज- मांडा ता.कल्याण येथील स नं ५८/८ क्षेत्र १९५०.०० ची.मी. या जिमनीस रहियास प्रयोजनार्थ यापर करण्यासाठी बिनशेती परवानगी मिळण्याबाबत अर्ज प्राप्त झालेला आहे.

ज्याअर्थी, अर्जदार यांनी दि. २.३.२०१२ रोजीचे "दै.ठाणे पार्ता" या जिल्हास्तरीय य दि. २.३.२०१२ रोजीचे "जनमत" या तालुकास्तरीय वृतपत्रात जाहिरनामा प्रसिष्ट करणेत आला आहे. मुदर्तात इफडील कार्यालयाकडे तक्रार अथवा हरकत प्राप्त झालेली नाही.

ज्याअर्थी, फेरफार फ्र. २८६८ दि. २२/०२/०८ अन्यये ७/१२ सदरी अतिरिक्त घोषित अशी ठेयणेत आलेली नोंद फेरफार फ्र. ३०५१ दि. ९/०४/२०११ अन्यये कमी करणेत आलेली आहे.

आणि ज्याअर्थी कल्याण-डोंबियली महानगर पालिका, कल्याण यांनी त्यांचेक्डील क्र क.डोंमपा/नरिव/ बांप/कािष/७० दि. १६.११.२०११ अन्यये स.नं. ५८/८ एकूण क्षेत्र १९५०.०० ची.मी.



1. R. . . . . .

Scanned with OKEN Scanner

क्र.महसूल/फ-१/टे-७/एनएपी/ मांडा/-कल्याण/एसआर-२६/२०१२ निवन २४/२०१३ चटई शेत्रास विनशेती यापर परयानगी मिळणेसाठी अंतरिम मंजुरीपत्र (I.O.D.) दिलेले असून वांचकाम नकाशे मंजूर फेलेले आहेत.

त्याअर्थी, आता महाराष्ट्र जमीन महसूल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा यापर करुन उक्त जिल्हाधिकारी या आदशाद्वारं रामप्यारी रमेशचंद्र आवस्थि, अशोकुमार कृष्णदत्त मिश्रा, संतोचकुमार कृष्णदत्त मिश्रा, अशोक, अनिता, संतोच, उर्मिला, विकासचंद्र विमलचंद्र द्विवेदी यांना ठाणे जिल्हयातील कल्याण तालुक्यम्मधील मौजे मांद्रा ता. कल्याण, स.नं. ५८/८ एकूण क्षेत्र १९५० ची.मी. क्षेत्रास रहिवास या बिगरशेतकी प्रयोजनार्थ वापर करण्याबाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यांत येत आहे.

#### त्या शर्ती अशा:-

- ही परवानगी अधिनियम त्याखालील केलेले नियम यांना अधिन ठेवून देण्यांत आलेली आहे.
- र. अनुज्ञाबाही व्यक्तीने (बॅटीने) अशा जमीनीचा यापर य त्यायरील इमारतीच्या आणि किं अन्य बांधकामाचा उपयोग उक्त जॅमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यांस परवानगी देण्यां आली असेल त्या प्रयोजनार्थ केवळ केला पाहिजे आणि त्याने अशी जमीन किंया तिचा कोणताहा भाग किंया अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्याशियाय यापर करता कामा नये. इमारतीच्या यापरावरुन जिम्नीचा वापर ठरविण्यांत येईल.

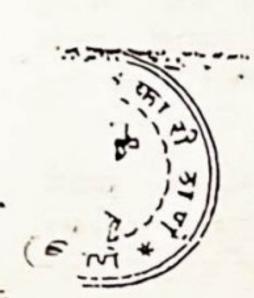
3. अशी परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्यांचे जे कोणतेही उपभूखंड करण्याबायत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पोटविभागणी करता गिमा नये.

अनुज्ञामही व्यक्तीने (अ) जिल्हाधिकारी य संबंधित नगरपालिका प्राधिकरण दांचे समाधान होईल अशा रीतीने अशा जमीनीत रस्ते, गटारे यगैरे बांधून आणि (व) भूमापन विभागाकडून अशा भूखंडाची मोजणी य त्यांचे सीमांकन करुन ती जमीन या आदेशाच्या तारखे पासुन एक वर्षाच्या आंत मंजूर आराखडयाप्रमाणेच काटेकोरपणे विकसित केली पाहिजे आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेबाट लावता कामा नये.

- ५. अनुज्ञाग्राही व्यक्तीस असा भुखंड विकाययाचा असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लायायची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भुखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करुनच विकणे किंवा अशा शर्तीनुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्यांचे निष्पादित केलेल्या विलेखात तसा खास उल्लेख करणे हे त्यांचे कर्तव्य असेल.
- ६. या सोबत जोडलेल्या स्थळ आराखडयात आणि किंवा इमारताच्या नकाशात निर्दिष्ट केल्याप्रमाणे इतक्या जोते क्षेत्रायर बांधकाम करण्याविषयी ही परवानगी देण्यांत आलेली आहे. सदर भुखंडातील नकाशात दर्शविल्याप्रमाणेच उर्वरित क्षेत्र विना बांधकाम मोकळे सोडले पाहिजे.
- ६अ) प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्यापेक्षा जास्त मजल्याचे असू नये.
- ७. प्रस्ताचित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापुर्वी अनुज्ञाग्राही व्यक्तीने (ग्रॅटीने) कल्याण-डोंबिवली महानगरपालिका यांची असे बांधकाम करण्याविषयीची आवश्यक ती परयानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.

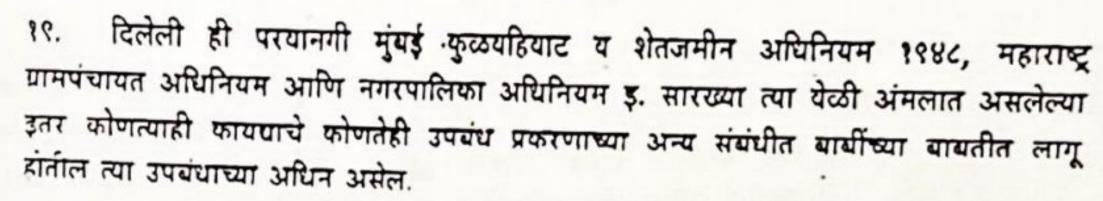
. अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या नकाशात दर्शविल्याप्रमाणे सीमांतिक मोकळे अंतर . ओपन मार्जीनल डिस्टेंसेस) सोडले पाहिजे. क्र.महस्त/क-1/टे-७/एनएपी/ मांडा/-कल्याण/एसआर-२६/२०१२ निवन २४/२०१३ या आदेशाच्या दिनांकापासून एक वर्षाच्या कालावधीत अनुजाबाही व्यक्तीने अशा जमानांचा बिगर शेती प्रयोजनासाठी पापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वार्वावण्यात आला असेल तर ती गोष्ट अलाहिदा. अनुजाबाही व्यक्तीने उपरोक्त प्रमाणे न कल्यास ही परवानर्गा रदद करण्यांत आली असल्याचे समजण्यांत येईल.

- १०. अनुज्ञामाही व्यक्तीने अशा जमीनीचे बिगर शेतकी प्रयोजनार्थ यापर करण्यांस ज्या दिनांकापासून सुरुवात केली असेल किंया ज्या दिनांकास त्याने अशा जमीनीच्या यापरात बदल कंला असेल तर तो दिनांक त्याने एक महिन्याच्या आंत तलाठयामार्फत कल्याण तहसिलदारांस कळावले पाहिजे. जर तो असे करण्यास चुकेल तर महाराष्ट्र जमीन महसुल (जमीनीच्या यापरातील बदल व बिगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्यये त्याच्यावर कार्यवाही करण्यांस असा अनुजामही पात्र उरेल.
- ११. सदरहू आदेशाच्या दिनांकापासून सदर अनुज्ञाग्राहीने त्या जिमनीच्या संबंधात दर चौ.मी. मागे रुपये ०-५१-६ दराने बिगर शेतकी आकारणी दिली पाहिजे किंवा परवानगीच्या तारखेच्या पूर्वत्नक्षी प्रांभावाने अथवा त्यानंतर अंमलात येणारे बिनशेती दराने बिनशेती आकार देणे वयनकारक राहिल. अशा जिमनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्या प्रसंगी निराळया दराने बिगर शेतकी आकारणीच्या हमीची मुदत अजून समाप्त व्हावयाची आहे ही गोष्ट विचारांत घेण्यांत येणार नाही.
- १२. सदर जागेची अती तातडीची मोजणी की रक्कम रु. १०००/- (अक्षरी रु र्क्क चलन क्र. १५८/२०१३, दि. २२/०२/२०१३, भारतीय स्टेट बॅक, शाखा ठाणे यांचे जिले ८२५/२०१३ दिनांक २२/०२/२०१३ अन्यये शासन जमा केली आहे.
- १३. भूमापन विभागाकडून जमीनीची मोजणी करण्यात आल्या नंतर अशा जमीनीचे जितके क्षेत्रफळ आढळून वेईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमच्ये नेमूद केल्सा तसेच विगरशेतकी आकारणी यांत यदल करण्यांत वेईल
- १४. सदर जमीनीच्या यिगरशेतकी यापरास प्रारंभ केल्याच्या दिनांकापासून दोन वर्षाच्या कालायधीत अनुज्ञाग्रीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेश रद्द समजण्यांत येईल व अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नष्याने अर्ज सादर करावा लागेल.
- १५. पुर्वीच मजूर केलेल्या नकाशाबरहुकुम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणतीही भर घालता कामा नये किया ती मध्ये कोणताही केरबदल करता कामा नये. मात्र अशी भर घालण्यासाठी किया केरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असेल आणि अशा भरीचे किया केरबदलाचे नकाशे मंजूर करुन घेतले असतील तर ती गोष्ट वेगळी.
- १६. अनुज्ञामाही व्यक्तीने आजुमाजुम्मा परिसरांत अस्यच्छता व घाण निर्माण होणार नाही उद्या रितीने आपल्या स्यतःच्या व्यर्धाने आपली पाणी पुरवडवाची व सांडपाप्याची निर्चल करण्याची व्यवस्था केली पाहिजे.
- १७. जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांकापसून एक महिन्याच्या कालावधीत अनुज्ञाबाही ब्यक्तीने महाराष्ट्र जमीन महसुल (जमीनीच्या वापरात बदल व बिगरशेलकी आकारणी) नियम १९६९ वातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करुन देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.
- १८-अ. या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तिपैकी कोणत्याही शर्तीचे अनुज्ञाग्राही व्यक्तीने उत्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्यये असा अनुज्ञाग्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस वाधा न येऊ देता ठाण्याच्या जिल्हाधिका-यास तो निर्दिष्ट करेल



क्र.महसुल/फ-१/टे-७/एनएपी/ मांडा/-करन्याण/एसआर-२६/२०१२ नियन २४/२०१३ असा दंड आणि आकारणी भरत्यानंतर उक्त जमीन किंवा भूखंड अर्जदारांच्या ताब्यात राहू रण्याचा अधिकार असेल.

१८-थ. यंगेल खंड (अ) मध्ये काहीही अंतर्भूत असले तरीही या परयानगीच्या तरतूदीयिरुध्य जाऊन रत्यानीही इमारत किया यांधकाम उभे करण्यांत आले असेल किया तरतूदी विरुद्ध या इमारतीच्या किया वांधकामाचा वापर करण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्यां आंत अशा रीतीने उभारतंली इमारत कादूने टाकण्याविषयी किंवा तीत केरबदल करण्यान्त्रेषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असेल तसेच ठाण्याच्या जिल्हाधिका-याला अशी इनारत किया यांधकाम कावून टाकण्याचे किंवा तीत केरबदल करण्याचे काम करयून घेण्याचा किंवा त्या प्रात्यथं आलेला खर्च अनुजापाही व्यक्तीकडून जमीन महसुलाची थकबाकी म्हणून यसुल करुन भारता अधिकार असेल.



२०. अनुजाग्राही यांनी विगरशेतकी आकारणीच्या पाचपट रक्कम रु.५०३१/- (अक्षरी रु. पाच हजार एकतीस मात्र ) रुपांतरीत कर (कन्दर्शन टॅक्स) इकडील चलन क्र. १८२/२०१३ दिनांक २२/०२/२०१३ व भारतीय स्टेट बँक, शाखा ठाणे यांचेकडील चलन क्र. ८३५/२०१३, दिनाक २२/०२/२०१३ अन्यये सरकारजमा केली आहे.

२०-अ. महाराष्ट्र घेंबर्स ऑफ हीसिंग विरुध्द महाराष्ट्र शासन या मा. उच्च न्यायालयातील रिट याचिका क्र. ६७०२/२०११ मधील मा. न्यायालयाचे अंतरिम स्थगितीबाबत शासनाचे महसुल य यन विभागाचे क्र. गी.खनि.-१०/२०११/प्र.क्र. ६१८/ख दि. १७/११/२०११ मधील सुचनांनुसार मा. न्यायालयाचे अंतिम आदेशास अधिन राहुन सदर परवानगी देणेत आली शसून, मा. उच्च न्यायालय/ शासन याबाबतीत जे निर्णय/आदेश देतील ते अर्जदार यांचेयर बंधनकारक राहतील.

अनुज्ञाग्राही यांनी कल्याण-होंबिवली महानगरपालिका यांचेकडील मंजूर नकाशावरहुकुमच क्रिंधकाम केले पाहिजे. तसेच कल्याण डोंबिवली महानगरपालका यांचेकडील अंतरिम स्वरुपाचे मंजूरोपत्र (I.O.D.) क्र. कडोमपा/ नरवि/याप/कवि-७० दिनांक १६.११.२०११ मधील अटी व शर्ती अनुजाग्राही यांचेवर बंधनकारक राहील.

अनुज्ञाग्राही यांनी कल्याण-डोंबिवली महानगरपालिका यांचेकडील बांघकाम नकाशा व्यितिरिक्त जादा यांधकाम फेल्यास अगर यांधकामामध्ये यदल करुन जादा चटईक्षेत्र निर्देशांक वापरत्यास अनुज्ञागाही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ चे कलम ५२ अन्यये कींजदारी स्यरुपाचा गुन्हा दाखल करण्यांस पात्र रहातील य असे जादा बांधकाम दूर करण्यास पात्र राहील.

कल्याण-डोंबियली महानगरपालिकेने उपोधातील अ.क्र. ३ च्या आदेशान्यये अंतरीम नजुरी दिलेली असून तदनंतर अंतीम मंजुरी प्रमाणपत्र मिळणार आहे. तथापि, अंतरीम मंजुरी प्रमाणपत्र य नंतर प्राप्त होणा-या अंतीम प्रमाणपत्रामध्ये कोणत्याही स्यरुपात बदल झाल्यास त्यानुसार सुधारीत अकृषिकं परवानगी घेणे अर्जदारावर बंधनकारक राहील.

२४. प्रस्तुत जिमनीचे ७/१२ सदरी दाखल असलेल्या "जुनी शर्त" नोंदीबाबत भविष्यात काही प्रश्न उद्भवल्यास त्याची जबाबदारी अर्जदार यांची राहील व दिलेली बिनशेती परवानगी रह गमजण्यात येईल.



क.महसुल/फ-१/टे-७/एनएपी/ मांडा/-फल्याण/एसआर-२६/२०१२ निवन २४/२०१३ २५. प्रस्तुतच्या जमीनीच्या मालकी हक्कासंदर्भात भविष्यात कोणत्याही प्रकारचः वाद उदभवल्यास त्याची सर्वस्यी जबाबदारी अनुजाबाही यांची राहील.

२६. अर्जदार यांनी सादर फेलेली फागदपत्रे खोटी अथवा बनावट असलेचे आढळून आल्यास सदरची बिनशेती परवानगी आपोआप रवद झालेचे समजणेत वेईल.

> सही/-(पी. वेलरासू) जिल्हाधिकारी ठाणे

प्रति, श्री.अशोककुमार के मिश्रा य इतर रा. मांडा, ता.कल्याण, जि.ठाणे

TET TOTAL STATES

आदेश निगंमित केले

जिल्हायिकारी ठाणे करिता





2640 30140 2088 3500 C380193

(a, ft. 13.11 x. 1) (Fin. R. Form No. 1)

सर्वता. ११३ गरं. Gen 113 me

पूछ प्रत ORIGINAL COPY

[NON TRANSFERABLE]

भासनास का प्रत्नाची पायती ठळा प्रे २०१३ = ८वर्ष

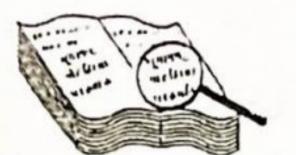
राभपात कं र अंत Cashier or Accountant.

Scanned with OKEN Scanner

II Shree II

@ Mobile: 9820429462 (Resi): 0251-2311731

-797



# G. H. JAGTAP Searcher

Office: 112, 1st Floor, 'A' Wing, Madhav Baug Apr., Opp. Bank of Maharashtra / Anand Sports. Station Road, Kalyan (W) - 421 301.

Resl. : Datta Kripa Niwas Hsg. Society, Chawl No. 1/4, Behind Sonall Bldg., Opp. Kala Talao, Thankar Pada, Kalyan (W) - 421 301.

# SEARCH REPORT

Date :- 25/11/2013

Re:- Property bearing S.No. 58, H.No. 8, Area 0 H - 18 R - 0 P + Pot Kharaba O H - O1 R - 5 P, Owner - Rampyari Rameshchandra Avasthi & Others, situated at Mouje MANDA, Taluka KALYAN, District

I have taken the Search in respect of the above mentioned property and I have gone through the available Index-II Registers kept in the Office of Sub-Registrar of Kalyan No. 1 To 5 for the I could not take the search for the year 2013 the Index-II register are still not ready in the office

YEAR	TRANSACTION	H REPORT IS A	AS UNDER		
2005	TO TO TO	YEAR	TRANSACTION		
2006 2007 2008	NIL NIL NIL	2010 2011 2012	NIL Transaction NIL		
ransaction of	the above	2013	Record Not Ready		

nsaction of the above mentioned property of which the details is as under :-TRANSACTION FOR THE YEAR 2011 :-

(Seen from SRO KLN - 1 Index II register)

1) Agreement for Sale Rs. 1,04,80,000/- Market Value Rs. 97,50,000/-; S.No. 58/8, Area 1950 Sq.Meters,

(Consideration: - Rs. 80,00,000/- & Construction Area 1200 Sq.Fts Carpet).

Vendor :- 1) Ashokkumar Krishnadatta Mishra, 2) Santoshkumar Krishnadatta Mishra, 3) Rampyari Rameshchandra Avasthi, 4) Urmila Virendra Shukia, 5) Anita Vinod Shukia, 6) Vikaschandra Vimalchandra Dwivedi Through its Power of Attorney Holder - Ashokkumar Purchaser :- M/s. Avdhut Enterprises Through its Partners -

1) Ajay Pandurang Naik, 2) Subhash Parshuram Várak, Date of Execution & Registration 10/06/2011, Regn.No. 6133, Stamp Duty Rs. 5,25,000/- Registration Fee Rs. 30,000/-

(Seen from SRO KLN - 1 Index II register)

2) Power of Attorney;

S.No. 58/8, Area 1950 Sq. Meters,

Vendor :- 1) Ashokkumar Krishnadatta Mishra, 2) Santoshkumar Krishnadatta Mishra, 3) Rampyari Rameshchandra Avasthi, 4) Urmila Virendra Shukla, 5) Anita Vinod Shukla, 6) Vikaschandra Vimalchandra Dwivedi Through its Power of Attorney Holder - Ashokkumar Power of Attorney Holder :- M/s. Avdhut Enterprises Through its Partners -

1) Ajay Pandurang Naik, 2) Subhash Parshuram Varak, Date of Execution & Registration 10/06/2011, Regn.No. 6134, Stamp Duty Rs. 100/- Registration Fee Rs. 100/-

(Seen from SRO KLN - 1 Index II register) 3) Conveyance Deed Rs. 1,04,80,000/- Market Value Rs. 97,50,000/-; S.No. 58/8. Area 1950 Sq. Meters,

(Consideration : - Rs. 80,00,000/- & Construction Area 1200 Sq.Fts Carpet),

(Stamp Duty & Registration Fee paid vide Agreement for Sale Document No. 6133/2011) Vendor :- 1) Ashokkumar Krishnadatta Mishra, 2) Santoshkumar Krishnadatta Mishra, 3) Rampyari Rameshchandra Avasthi, 4) Urmila Virendra Shukia, 5) Anita Vinod Shukia, 6) Vikaschandra Vimalchandra Dwivedi Through its Power of Attorney Holder - Ashokkumar

Purchaser :- M/s. Avdhut Enterprises Through its Partners -1) Ajay Pandurang Naik, 2) Subhash Parshuram Varak, Date of Execution & Registration 10/06/2011, Regn.No. 6135, Stamp Duty Rs. 20/- Registration Fee Rs. 100/-

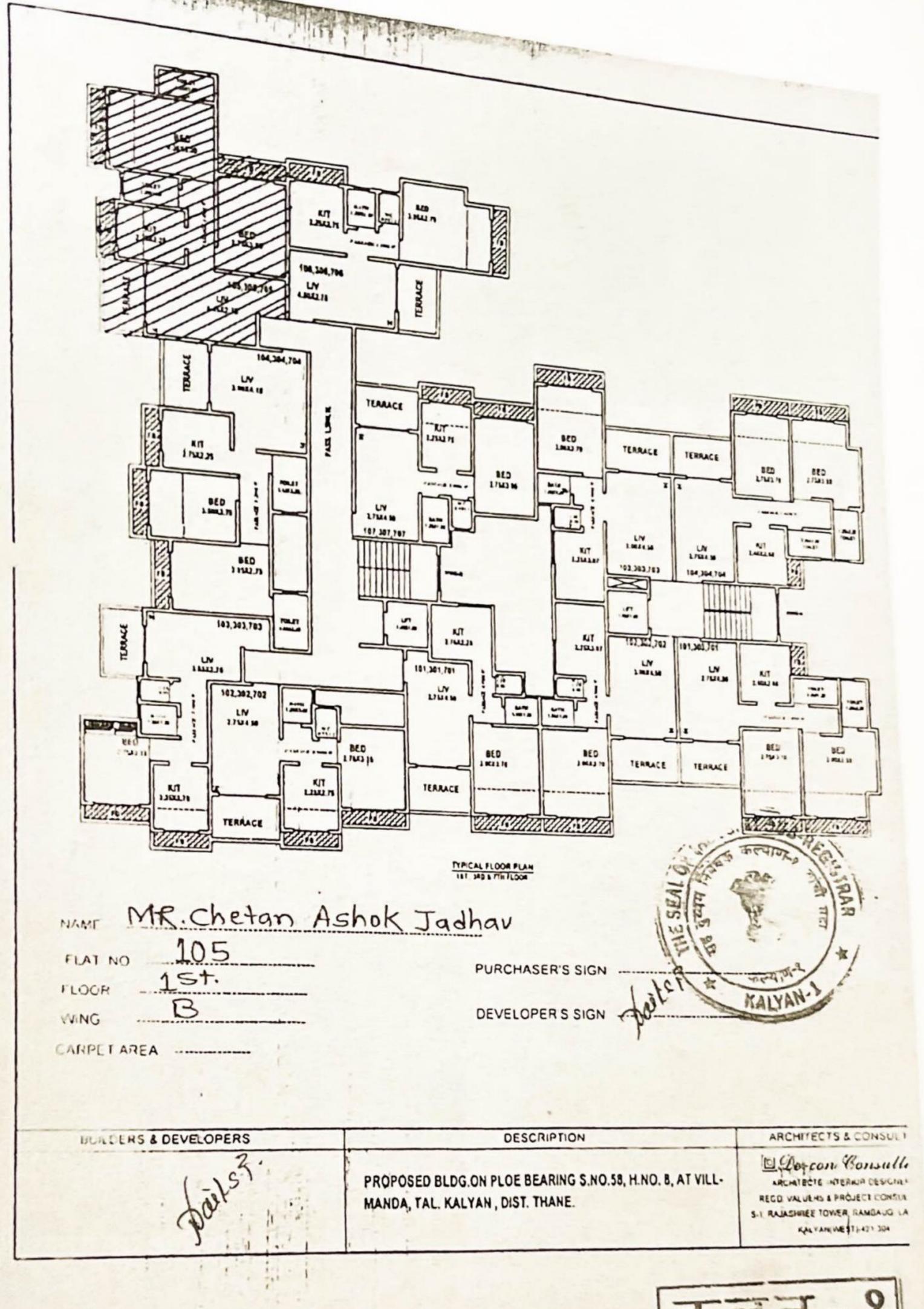
NOTE :- According to available Computerized Index-II register from the year 2005 To 2012 In S.R.O. KALYAN - 1. Nov. 2005 To 2012 in S.R.O. KALYAN - 2 To 4 Oct. 2011 To September 2013 in S.R.O. KALYAN - 5.

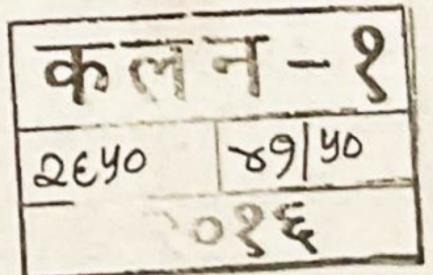
Attached Govt. Fees haid vide Receipt No. 4483817, Parch Application No. 8349/2013, Dated 20/11/2013 HENCE THIS SEARCH REPORT; PHACE :- KALYAN;

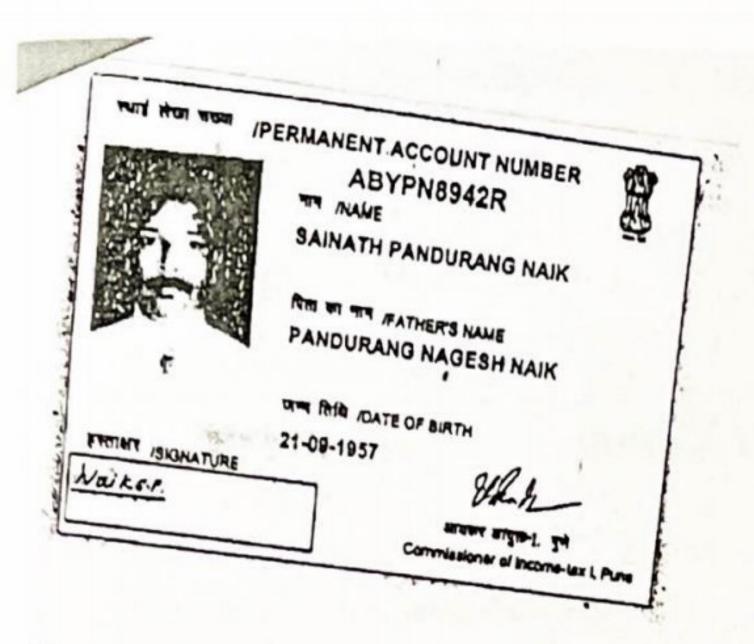
DATE :- 25/11/2013

1/4, Oalta Kripa Niwas, Chawl Soci, Opp. Kala -Taley, Hear Sonal Blog., Thankarpada. (Syon (W) 421301, Meb. 9320429462







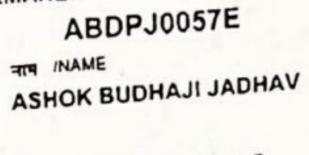




SERVICE DARRY WARRENTS TO THE STREET BARKE WITH MITTHE SHO PER ABUTHOUSE



स्थाई लेखा तंख्या /PERMANENT ACCOUNT NUMBER



RAT THE FATHER'S NAME BUDHAJI JAU JADHAV

WAR THE PATE OF BIRTH 30-01-1963

FERTHE ISIGNATURE

आयकर आयुक्त-1, पुने Commissioner of Income-tax I, Pune



व्यायकर विन्यम सर्त सरकार GOVE OF INDIA INCOME GIX DEPARTMENT AVADIGIT ENTERPRISES 15/02/2011 PRINCIPAL PLANTED BURGET AAJFA12790

आयकर विमाग नरत सरकार GOVT OF INDIA INCOME TAX DEPARTMENT KAPIL A JADHAV ASHOK BUDNALI JATHAY 11/05/1986 AJBRUEBAF

## Summary1 (GoshwaraBhag-1)

70/2650 गुरुवार,17 मार्च 2016 5:08 म.ने.

दस्त गोषवारा भाग-1

कलन1 दस्त क्रमांक: 2650/2016 🛛 🖒 🗸 🗸

दस्त क्रमांक: कलन1 /2650/2016

बाजार मुल्य: रु. 27,21,734/-

मोबदला: रु. 35,34,000/-

भरलेले मुद्रांक शुल्क: रु.2,12,100/-

दु. नि. सह. दु. नि. कलना यांचे कार्यालयात

ब. कं. 2650 वर दि.17-03-2016

रोजी 5:07 म.नं. बा. हजर केला.

पावती:4741

पावती दिनांक: 17/03/2016

सादरकरणाराचे नाव: चेतन अशोक जाधव - -

नॉंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 920.00

पृष्टांची संख्या: 46

एकुण: 30920.00

दस्त हजर करणाऱ्याची सही:

y Sub Registrar Kalyan

दस्ताचा प्रकारः करारनामा

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

शिक्का के. 1 17 / 03 / 2016 05: 06: 11 PM ची वेळ: (सादरीकरण)

शिक्का के. 2 17 / 03 / 2016 05: 06: 53 PM ची वेळ: (फी)



17/03/2016 5 11:40 PM

दस्त गोषवारा भाग-2

कलन1 180 वस्त क्रमांक:2650/2016 76 4

दस्त क्रमांक :कलन1/2650/2016 दस्ताचा प्रकार:-करारनामा

पक्षकाराचे नाव व पत्ता अनु क्र.

नाव:चेतन अशोक जाधव - -पत्ता:प्लॉट नं: ए/103, माळा नं: रवींद्र रेसिडन्सी, इमारतीचे नावः बानेली रोड, ब्लॉक नं: मांडा , रोड नं: टिटबाला, महाराष्ट्र, ठाणे. पॅन नंबर:AUXPJ2144F

नाव:कपिल अशोक जावव - -2 पत्ता:प्लॉट नं: ए/103, माळा नं: रवींद्र रेसिडन्सी, इमारतीचे नाव: बानेली रोड, ब्लॉक नं: मांडा , रोड नं: टिटवाला , महाराष्ट्र, ठाणे. पैन नंबर:AJBPJ0204F

नाव:अशोक बुघाजी जाधव - -पत्ताःप्लॉट नं: ए/103, माळा नं: रवींद्र रेसिडन्सी, इमारतीचे नाव: बानेली रोड, ब्लॉक नं: मांडा , रोड नं: टिटवाला , महाराष्ट्र, ठाणे. पॅन नेबर:ABDPJ0057E

नाव:मे अवधूत एन्टरप्रायझेस तर्फे भागीदार श्री साईनाय लिहून देणार वय:-56 पांडुरंग नाईक --पत्ताःप्लॉट नं: -, माळा नं: साई पुष्प , इमारतीचे नाव: - स्वाक्षरी:- ? , ब्लॉक नं: मांडा , रोड नं: टिटवाला , महाराष्ट्र, ठाणे पॅन नंबर:AATFA1270B

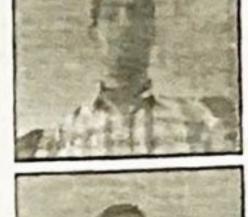
**ह्यायाचित्र** पक्षकाराचा प्रकार लिहून घेणार वय:-27 स्वासरी:-

लिहून घेणार वय:-29 स्वासरी:-

लिहून घेणार

वय:-53

स्वाक्षरी:-





अंगठ्याचा ठसा





वरील दस्तऐवज करुन देणार तथाकथीत करारनामा चा दस्त ऐवज करुन दिल्याचे कबुल करतात. शिक्का क.3 ची वेळ:17 / 03 / 2016 05:08:53 PM

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

अनु पक्षकाराचे नाव व पत्ता 豖.

नाव:संतोष बी बाघमारे - -वय:39 पत्ता:कल्याण पिन कोड:421301

नाव:शिलोत्तमा अशोक जाधव - -वय:45 पत्ताःटिटबाळा पिन कोड:421605



छायाचित्र







स्वाक्षरी

शिक्का क्र.4 ची वेळ:17 / 03 / 2016 05 : 10 : 00 PM

शिक्का क.5 ची वेळ:17 / 03 / 2016 05: 10: 25 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Kalyan 1

Sr.

EPayment Details.

**Epayment Number** 



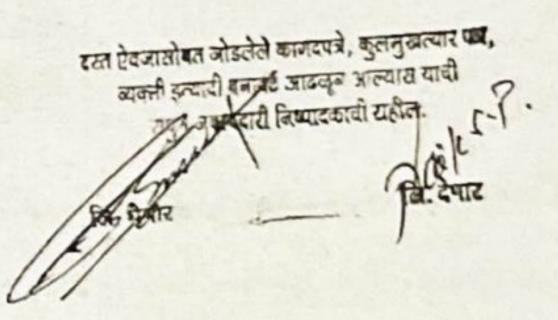
Scanned with OKEN Scanner

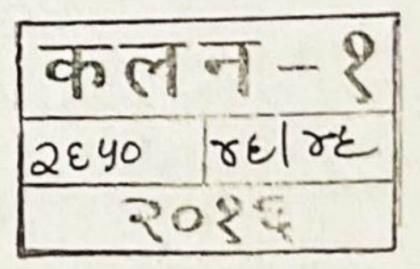
2650 /2016

Know Your Rights as Registrants

- 1. Verify Scanned Document for correctness through thumbnall (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









17/03/2016

सूची क.2

दुम्बम निवंडक: दु.नि. कल्याच 1

वस्त क्रमांक: 2650/2016

नोवंगी: Regn:63m

गवाचे नाव: 1) मांडा

(1)विलेखाचा प्रकार

करारनामा

(2)मोबदना

3534000

(3) बाबारमाव[मावेपटटवाच्या बाबविवपटटाकार बाकारणी देवों की पटटेदार ते ननुद करावे)

2721734

(4) मू-मापन, पोटहिल्ला व घरकमांक (बन्दान)

1) पालिकेचे नाव:कल्याण-डोबिवली इतर वर्णन:, इतर माहिती: मोडा सर्व्ह ने 58 हिस्सा ने 8, साई बल्लम वी वीय सदिनका ने. 105 1ता मखता क्षेत्र 579.33 ची फुट कारपेट + 66.25 ची कुट एक बी + 54.00 बी कुट बोपन टेरेस ( Survey Number : 58 ; HISSA NUMBER : 8;))

(5) डेवस्ट

1) 579.33 ची.फूट

(6) अकारमी किंवा बुडी देम्बात बसेन वेन्द्रा.

(7) दस्त्रऐवज करून देमा-बातिहून ठेवणा-या पद्मकाराचे नाव किंवा बादेश बसन्यास,प्रतिवादिचे नाव व

1): नाव:-मे बब्धूत एन्टरप्रायक्षेत तर्के भागीदार वी साईनाम पांदुरंग नाईक - - वय:-56; पत्ता:-म्नॉट वे -, माळा ने साई पुष्प , इमारतीचे नाव: -, ब्लॉक ने: मांडा , रोड ने: टिटवाला , दिवाणी न्यायालयाचा हुकुमनामा किंवा महाराष्ट्र, ठाये. पिन कोड: 421605 पैन ने:-AATFA1270B

व किंवा दिवाणी न्वाबालवाचा हुकुमनामा किंवा बादेश बसन्बास,प्रतिबादिचे नाव व पता

(8)दस्त्रऐवड करून घेणा-वा पक्षकाराचे 1): नाव:-वेतन वशोक वाष्टव - - क्य:-27; पत्ता:-प्ताँट नं: ए/103, माळा नं: रवींद्र रेसिडन्सी, इमारतीचे नाव: बानेसी रोड, ब्लॉक ने. मांडा , रोड ने. टिटवाला , महाराष्ट्र, ठाणे. पिन कोड:-421505 47 7-ALXPJ2144F

2): नाव:-कपित बजाक बाधव - - वब -29; पत्ता:-म्लॉट नं: ए/103, माळा नं: रवींद्र रेसिडन्सी, इमारतीचे नावः बानेनी रोडः, न्नॉक नः मांबा , रोड नंः टिटवाला , महाराष्ट्र, ठाणे. पिन कोडः-

421605 पॅन न:-AJBPJ0204F 3): नाव:-अशोक बुधाबी बाधव - - वब:-53; पत्ता:-प्लॉट नं: ए/103, माळा नं: रवींद्र रेसिडन्सी, इमारतीचे नाव: बानेली रोड, ब्लॉक नं: मांडा , रोड नं: टिटवाला , महाराष्ट्र, ठाणे. पिन कोड:-421605 पैन ने:-ABDPJ0057E

(9) दस्त्रऐवज करन दिन्याचा दिनांक

17/03/2016

(10)दस्त नोंदणी केल्याचा दिनांक

17/03/2016

(11)अनुक्रमांक,खंड व पृष्ठ

2650/2016

(12)बाजारमावाप्रमाणे मुद्रांक शुल्क

212100

(13)बाजारमावाप्रमाणे नोंदणी शुल्क

30000

(14)शेरा

स्त - नुस्यम निबंधक कल्याण- १

मुन्यांकनासाठी विचारात घेतलेला वपशील:-:

मुद्रांक शुल्क बाकारताना निवडलेला अनुच्छेद :-:

WE JOINT SUP (i) within the limits of any Municipal Comparation of any Carconnent area annexed to it.

55

कल्याम्

KALYAN.

70/2650

पावती

Thursday, March 17, 2016 5:08 PM

पावती क्रं.: 4741

गावाचे नाव: मांडा

दस्तऐवजाचा अनुक्रमांक: कलन1-2650-2016

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: चेतन अशोक जाधव - -

नोंदणी फी दस्त हाताळणी फी पृष्ठांची संख्याः 46

एकूण:

आपणास मूळ दस्त , थंबनेल प्रिंट, सूची-२ अंदाजे 5:26 PM ह्या वेळेस मिळेल.

14 Sut

मोबदला: रु.35340

बाजार मुल्य: रु.2721734 /-भरलेले मुद्रांक शुल्क : रु. 212100/-

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008029416201516E दिनांक: 17/03/2016

बैंकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 920/-

सह. दुख्यम मिलं