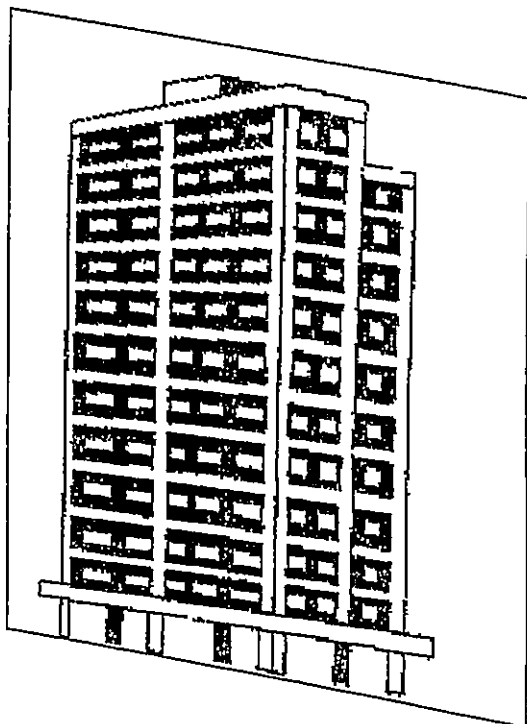


ॐ GURUDEV

Regn. No. 9890

Date 29.11.12

Agreement For Sale



Shri./ Smt./ M/s. Himali Vijay Builders & Develop
Gandhane - Kalyan
(SELLER)

BETWEEN

Shri./ Smt./ M/s. Pralhad Doulatrao Govindwar
Prti Pralhad Govindwar Kalyan
(PURCHASER)

USHA K. BAGADE
M. : 9821771474

KISHOR B. BAGADE
M. : 9819437344

SAU. USHA KISHOR BAGADE (STAMP VENDOR)
UTKARSHA ENTERPRISES

Bagade Building, Opp. Prakash Tower,
Near Raja Hotel, Ahilyabai Chowk, Kalyan (W).

11



12



13

मूळ दस्त परत मिळाला

71/9890

पावती

Original/Duplicate

Thursday, November

नोंदणी क्र. :39म

29, 2012

4:31 PM

Regn.:39M

पावती क्र.: 10056

दिनांक: 29/11/2012

गावाचे नाव: गंधारे

दस्तऐवजाचा अनुक्रमांक: कलन2-9890-2012

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: प्रल्हाद दौलतराव गोविंदवार

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1040.00

पृष्ठांची संख्या: 52

एकूण:

रु. 31040.00

आपणास हा दस्तऐवज अंदाजे 4:51 PM ह्या वेळेस मिळेल आणि सोबत थंबनेल प्रत व CD घ्यावी.

Joint Sub Registrar Kalyan 2

सह. दुय्यम निबंधक, कल्याण-२

मोबदली: रु.4149600/-

वर्ग-२

बाजार मूल्य: रु.3085300 /-

भरलेले मुद्रांक शुल्क :

रु. 249000/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 435276 दिनांक: 27/11/2012

बँकेचे नाव व पत्ता: State Bank Of India

2) देयकाचा प्रकार: By Cash रक्कम: रु.1040/-

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संक्रमाचे वर्ष 2012
 न्हा ठाणे
 ख. मुख्य विभाग 67-गावाचे नाव : गांधारे (कल्याण डोंबिवली महानगरपालिका)
 मुख्य विभाग 20/67-विभाग 8क : गांधारे गांवातील उर्वरित मिळकती
 तचे नं. Kalyan/Dombivali/Ulhasnagar/Mira Bhaingar
 हनु नंबर सर्व्हे नंबर-8

पिंक मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
16100.00	40500.00	50500.00	60500.00	50500.00

ळकतीचे क्षेत्र	74.40	बांधकामाचे वर्गीकरण	1-आर सी सी
ळकतीचा वापर	निवासी सदनिका	उद्वाहन सूविधा	आहे
ोचा प्रकार	बांधीव	बांधकामाचा दर	
ळकतीचे वय	0 TO 2 वर्षे	मजला	Ground to 4th Floor

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार नविन दर) * मजला निहाय घंट/वाढ

= (40500.00 * 100 / 100) * (100.00 / 100)

= 40500.00

मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र

= 40500.00 * 74.40

= 3013200.00

लगतच्या गच्चीचे मूल्य = 4.45 चौ. मीटर

लगतच्या गच्चीचे मूल्य = 4.45 * (40.00 / 100) * 40500.00

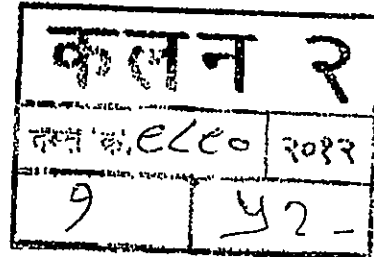
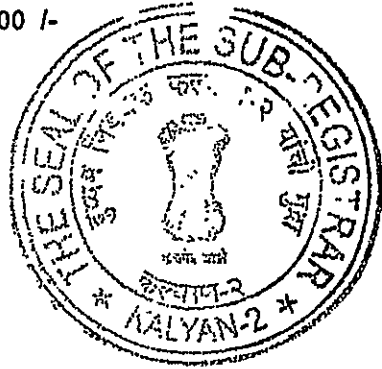
= 72090.00

अंतिम मूल्य = अंतिम मूल्य दर + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मु + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य

= A + B + C + D + E + F + G + H

= 3,013,200.00 + 0.00 + 0.00 + 0.00 + 0.00 + 72,090.00 + 0.00 + 0.00

= 3,085,290.00 /-



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SHCIL- MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012

Tel : 022-61778151
E-mail :**Mode of Receipt**

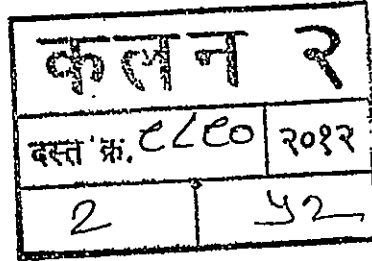
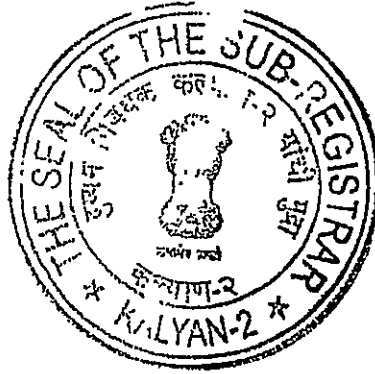
Account Id mhshcil01

Receipt Id RECIN-MHMHSKCIL0112963566883044K

Account Name SHCIL- MAHARASHTRA

Receipt Date 27-NOV-2012

Received From PRALHAD D GOVINDWAR AND PRITI P GOVINDWAR	Pay To
Instrument Type CASH	Instrument Date
Instrument Number	Instrument Amount 249000 (Two Lakh Forty Nine Thousand only)
Drawn Bank Details	
Bank Name	Branch Name
Out of Pocket Expenses 0.0 ()	



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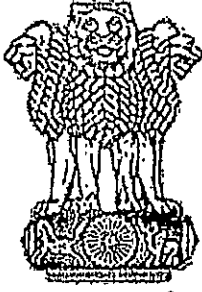
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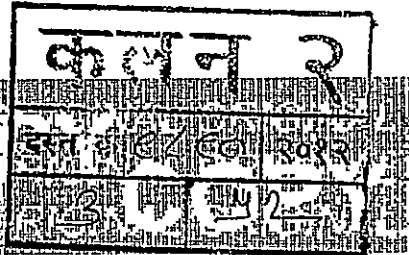
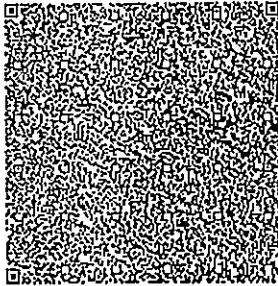
सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued By: *[Signature]*
Location: *[Signature]*
Signature: *[Signature]*
Details can be viewed at www.shcilestamp.com

Certificate No. : IN-MH131-19597324831K
 Certificate Issued Date : 27-Nov-2012 11:21 AM
 Account Reference : SHCIL (FI)/mshcil01/KALYAN/ MH/TINE
 Unique Doc. Reference : SUBIN:MHMHSHCIL0113999777246574K
 Purchased by : PRALHAD D GOVINDWAR AND PRITI P GOVINDWAR
 Description of Document : Article 25(b) to (d), Conveyance
 Property Description : MOUJE GANDHARE MANGESHI SRUSHTI II WING B FLAT NO 405 4TH FLR
 Consideration Price (Rs.) : 41,49,600
 (Forty One Lakh Forty Nine Thousand Six Hundred only)
 First Party : HIMALI VIJAY BUILDERS AND DEVELOPERS
 Second Party : PRALHAD D GOVINDWAR AND PRITI P GOVINDWAR
 Stamp Duty Paid By : PRALHAD D GOVINDWAR AND PRITI P GOVINDWAR
 Stamp Duty Amount (Rs.) : 2,49,000
 (Two Lakh Forty Nine thousand only)



----- Please write or type below this line -----

AGREEMENT FOR SALE

0001783989

Statutory Alert:

- 1 The authenticity of the Stamp Certificate can be verified at Authorized Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
- 2 The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"



Ward No. : _____

Ground Plus G+9 upper floors

Village : Gandhare

Flat/Shop No.: "B"-405 on Fourth floor

Flat /Shop Area : 62.00 sq.meters carpet

Open terrace area : 04.45 sq.meters

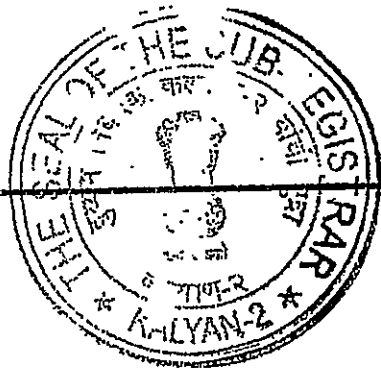
Actual Value Rs. 41,49,600/-

Market Value Rs. _____

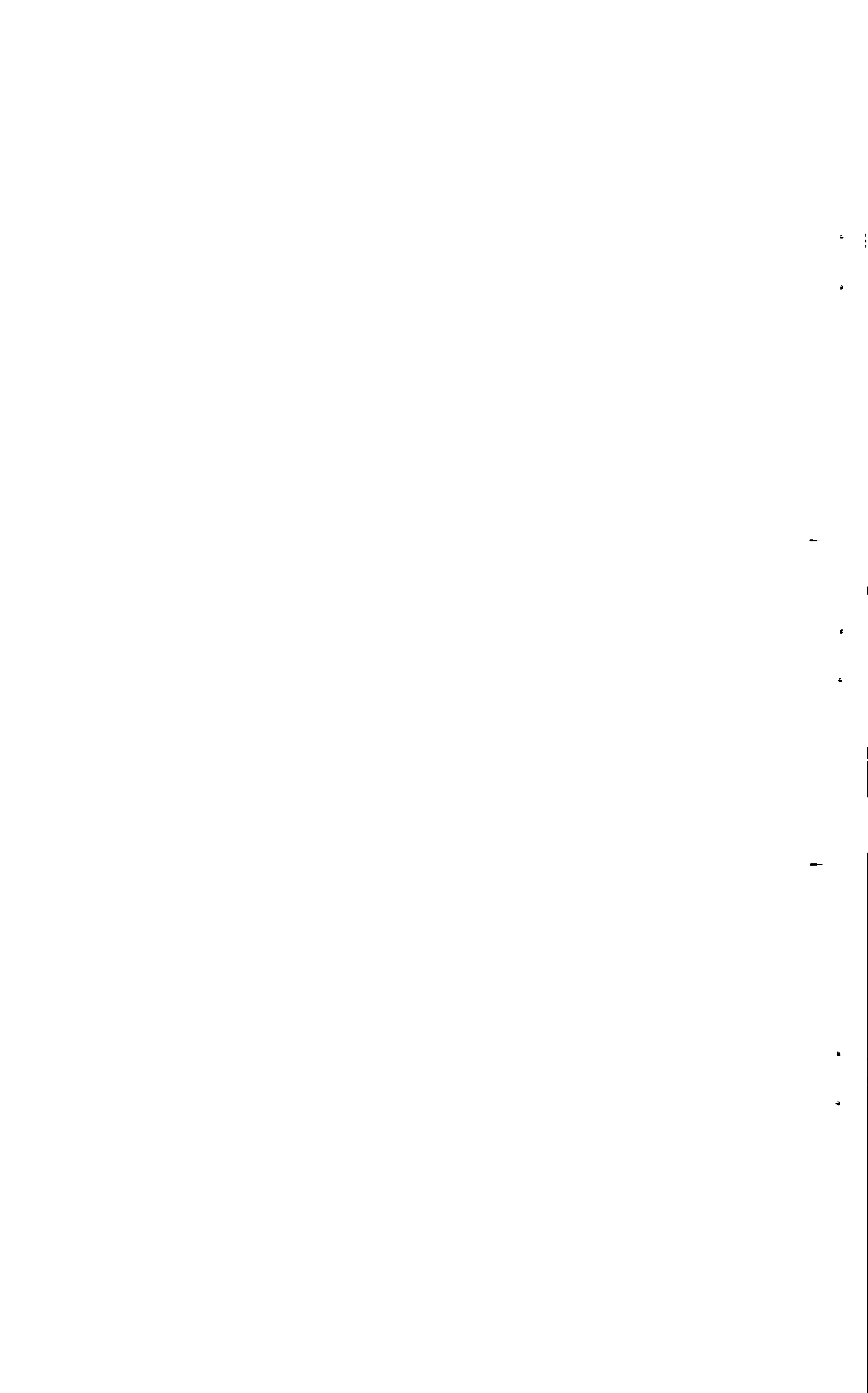
AGREEMENT FOR SALE

THIS AGREEMENT MADE AT KALYAN

ON THIS 29th DAY OF NOVEM 20 12



2491000	
दस्ता. क्र. 2491000	2012
8	12



BETWEEN

M/s. Himali Vijay Builders and Developers, an Association of Persons, having its office at A/5, Ground Floor, Mangeshi Sahara, Opposite Chatri Bunglow, Chikanghar, Kalyan through its authorised signatory Mr. Mangesh. D.

Gaikar & Mr. Mukesh. G. Kimtani.

hereinafter called and referred to as the **Promoter** (which expression shall unless it be repugnant to the context or meaning thereof mean and include the the persons constituting the said association for the time being, their respective heirs, executors, administrators and assigns) being the Party of the First Part

A N D

Mr. Pralhad. Daulatrao. Govindwar.

Mrs. Prite. Pralhad. Govindwar.

aged about 39/35. years, occupation Service/ Housewife.

residing at Flat No. 101, Building No. 1, Niraj
Park, Gandhare Nagar, Khadakpada, Kalyan.
(W). 421301.

hereinafter 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;

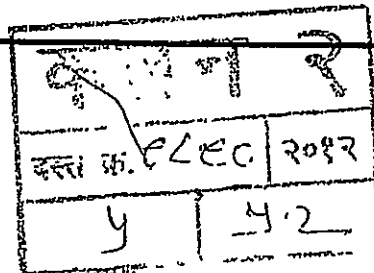
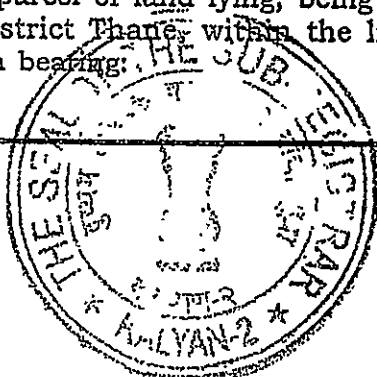
WHEREAS Shri Dashrath Kanha Salpi and others are the owners of the all those pieces and parcels of land lying, being and situate at village Gandhare, Taluka Kalyan, District Thane, within the limits of the Kalyan Dombivli Municipal Corporation bearing:

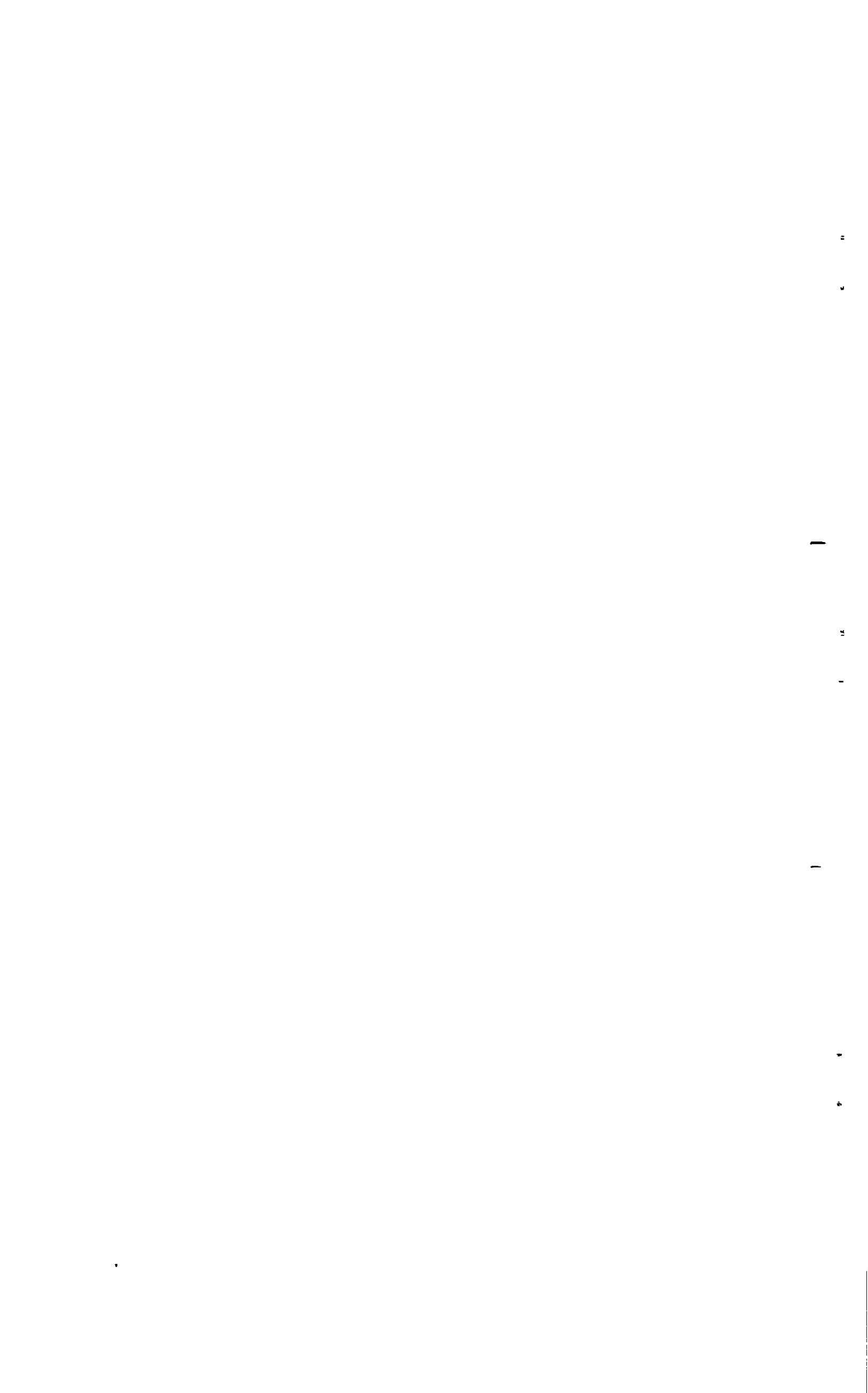
Survey No.	Hissa No.	Area (Sq. metres)
8	1/1	4490
8	1/4	1240

hereinafter for the sake of brevity called and referred to as "the Property No. I".

AND WHEREAS by and under a Development agreement dated 13.09.2006 registered at the office of Sub-Registrar of Assurances at Kalyan -2 under serial No. 5830/2006 on 14.09.2006, executed by the said owners in favour of M/s Vijay Builders and Developers as the Developers and Shri Chandrakant Shivram Aher and two others as the Confirming Party, the owners granted the development rights in respect of the said Property No. I to M/s. Vijay Builders and Developers at and for the price/ consideration and on the terms and conditions therein contained and in pursuance thereof the above said Owners also granted power of attorney on 13.09.2006 in favour of said M/s. Vijay Builders and Developers and the same is registered at the office of Sub-Registrar of Assurances at Kalyan-2 under serial No.5831/2006 on 14.09.2006;

AND WHEREAS Shri Dashrath Kanha Salpi and others are the owners of the all that piece and parcel of land lying, being and situate at village Gandhare, Taluka Kalyan, District Thane, within the limits of the Kalyan Dombivli Municipal Corporation bearing:





Survey No.	Hissa No.	Area (Sq. metres)
61	2	9300

hereinafter for the sake of brevity called and referred to as "the Property No.II".

AND WHEREAS by and under a Development agreement dated 19.06.2006 registered at the office of Sub-Registrar of Assurances at Kalyan -1 under serial No. 4061/2006, executed by the said owners in favour of M/s. Vijay Builders and Developers as the Developers and M/s Padmapriya Landmark Construction Private Limited as the Confirming Party, the owners granted the development rights in respect of the said Property No. II to M/s. Vijay Builders and Developers at and for the price/ consideration and on the terms and conditions therein contained and in pursuance thereof the above said Owners also granted power of attorney on 19.06.2006 in favour of M/s. Vijay Builders and Developers and the same is registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No.4062/2006 dated 19.06.2006;

AND WHEREAS the owners Shri Dashrath Kanha Salpi and others have filed the return under the provisions of Urban Land (Ceiling & Regulation) Act, 1976 for the said property No. I and II along with their other properties and by and under the order bearing No. ULC/ULN/6(1)/SR-21/Gandhare dated 17.10.1997 and by and under the said order out of Survey No. 8/1/1 an area admeasuring 230 sq.meters falls in Green Zone, an area admeasuring 1602.50 sq.meters is affected by reservation of road and an area admeasuring 2657.50 sq.meters is declared as surplus land. Further out of Survey No. 8/1/4 an area admeasuring 264 sq.meters is affected by reservation of road and an area admeasuring 976 sq.meters is declared as surplus land and out of the Survey No. 61/2(p) an area admeasuring 9300 sq.meters is declared as surplus land and land declared as surplus land forms a part of the necessary permission obtained for the development of the surplus land under No. ULC/ULN/Sec. 20(N)/SR-470 dated 06.12.2003 and the extension for the said permission is also obtained under No. ULC/ULN/T-5/K-20/SR-470/130 dated 06.04.2011 and under No. ULC/ULN/T-5/K-20/SR-470/ dated 18.07.2011

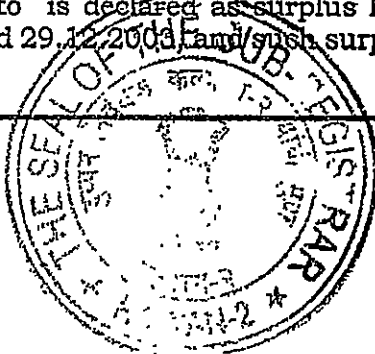
AND WHEREAS Smt Motibai Lahu Sutar and others are the owners of the all that piece and parcel of land lying, being and situate at village Gandhare, Taluka Kalyan, District Thane, within the limits of the Kalyan Dombivli Municipal Corporation bearing:

Survey No.	Hissa No.	Area (Sq. metres)
8	3	4580

hereinafter for the sake of brevity called and referred to as "the Property No. III".

AND WHEREAS by and under a Development agreement dated 14.06.2005 registered at the office of Sub-Registrar of Assurances at Kalyan -1 under serial No. 4157/2005, executed by the owners in favour of M/s. Vijay Builders and Developers as the Developers and Shri Krishna Bala Mhatre and others and Shri Chandrakant Shivram Aher and others as the Confirming Parties, the owners granted the development rights in respect of the said Property No. III to M/s. Vijay Builders and Developers at and for the price/ consideration and on the terms and conditions therein contained and in pursuance thereof the above said Owners also granted power of attorney in favour of M/s. Vijay Builders and Developers registered at the office of Sub-Registrar of Assurances at Kalyan-1 under serial No.465/2005 dated 14.06.2005;

AND WHEREAS out of the said property No. III, an area admeasuring 1525 sq.meters falls in green zone and an area admeasuring 1448 sq.meters is affected by reservation of road and the remaining land excluding the reservations as appearing thereto is declared as surplus land by order bearing No. ULC/ULN/6(1)/SR-46 dated 29.12.2003 and such surplus land forms a part of the necessary



कलन २	
दस्ता नं. ६/८०	२०१२
६	५२

permission obtained for the development of the surplus land under No. ULC/ULN/Sec.20(N)/SR-480 dated 04.03.2004 and the extension for the said permission is also obtained under No. ULC/ULN/T-5/K-20/SR-480 dated 28.06.2011.

AND WHEREAS as the Survey No. 8 Hissa No.1/1 and Survey No.8 Hissa No. 1/4 being affected by the provisions of Bombay Tenancy and Agricultural Lands Act, 1948 necessary permission under Section 43 of the said Act is obtained from the Sub-Divisional Officer, Thane under No. TD-6/KV/VP/SR-115/2005 dated 04.06.2005.

AND WHEREAS in pursuance to the rights and authorities conferred upon M/s. Vijay Builders and Developers by and under the virtue of the above referred agreements and the Property No.I to III being adjacent to each other, to develop the said property more effectively and effectually, M/s. Vijay Builders and Developers herein have amalgamated the above said properties and same is hereinafter called and referred to as the "Said Property" and more particularly described in the Schedule hereunder written and accordingly the said property forms a part of the property converted to non agricultural assessment by the order bearing No. Mahasul / K-1 / T-7 / NAP / SR-41 / 2007 dated 14.02.2008 issued by the District Collector Thane;

AND WHEREAS M/s Vijay Builders and Developers have also obtained the Intimation of Disapproval from the Kalyan Dombivali Municipal Corporation on such amalgamated land under No. KDMP/NRV/BP/KV/824-334 dated 29.03.2007 comprising of Survey No. 61/2, 8/1/1/, 8/1/4 and 8/3;

AND WHEREAS the Builders / Promoters entered into agreement dated _____ acquiring the Transferable Development Rights to the extent of _____ sq. meters for using and utilizing the same on the said property as per D.C. Rules and Regulations.

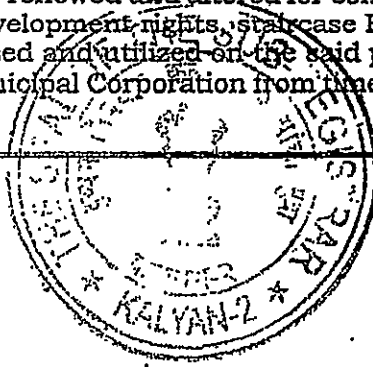
AND WHEREAS on obtaining Transferable Development Rights, the Builders / Promoters herein have got the building plan sanction / revised under the building permission bearing No. KDMC / NRV / BP / KV/_____ dated _____

AND WHEREAS by and under a Joint Venture Agreement for Development dated 05.03.2011, the said M/s Vijay Builders and Developers have formed an Association of Persons with Shri Mangesh Dashrath Gaikar carrying on business in individual capacity in the name and style as Himali Construction on the terms and conditions as stated therein and M/s Vijay Builders and Developers have introduced the said property in the said Association of Persons known in the name and style as "Himali Vijay Builders and Developers" viz. the Promoter herein and the Promoter herein is well and sufficiently entitled to the said property in terms of the Joint Venture Agreement together with the rights to sell and dispose off the flats/units constructed therein to intending purchasers.

AND WHEREAS the Kalyan Dombivali Municipal Corporation has sanctioned the building plans and issued the Building Commencement Certificate for the said property under No.KDMP/NRV/BP/KV/856-360 dated 30.03.2007 and further, the same is revised under No. KDMP/NRV/BP/KV/80-36 dated 23.05.2011.

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

AND WHEREAS the Promoters have further intended to get the said plans and specification revised, renewed and altered for consumption of remaining floor space index, transfer of development rights, staircase FSI and all other permissible Floor Space Index to be used and utilized on the said property as may be granted by the Kalyan Dombivli Municipal Corporation from time to time and further the Promoters



4/11/11	
दस्तावेज क्र. ६८८	२०१२
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have given the clear inspection of the plans and specifications to the Purchasers herein as regards the existing sanctioned buildings and the further proposed buildings to be constructed on the said property.

AND WHEREAS the Promoter has clearly brought to the notice and knowledge of the Purchaser that as the Promoter or his nominees has intended to acquire the adjacent properties and other abutting and appurtenant lands thereto, the recreational facilities and other common facilities of the present housing scheme will be used, utilized, availed and shared by the intending purchasers of the buildings to be constructed on such adjacent properties to be acquired by the Promoter and the purchaser herein along with the other purchasers will not raise any objection, hindrance and/or obstruction for such use of the above facilities by the other intending purchasers and the purchaser herein has granted his/her express and irrevocable consent for the same and agree and assure that such above covenant shall always remain binding upon him;

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

AND WHEREAS as per the above recited agreements and permissions, the Promoter is entitled to develop the said property and carry out the construction of the proposed building at their own costs and expenses and to dispose of the residential flats / units 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 / shops / office / 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 / shops / units.

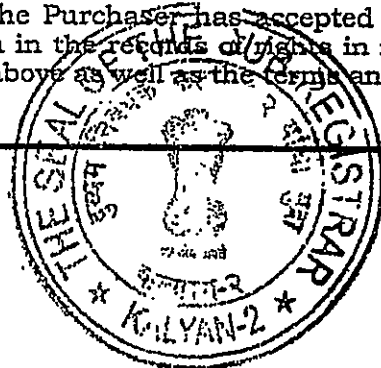
AND WHEREAS the Purchaser has agreed to pay the sale price / consideration in respect of the flat / shop / unit in accordance with the provisions of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 and in accordance with the progress of 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 Transfer) Act, 1963 and the rules framed there under including the model form of Agreement prescribed therein.

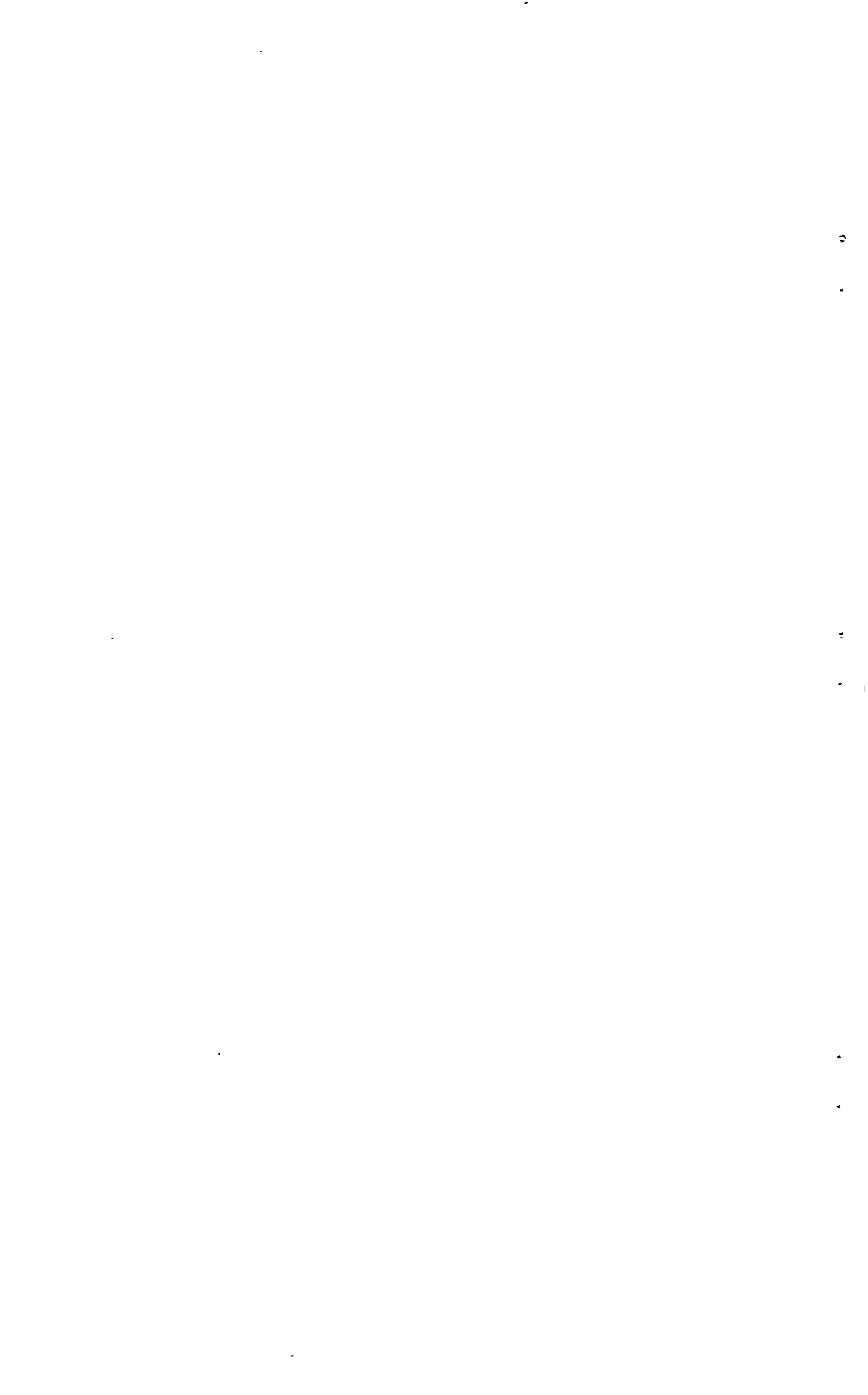
AND WHEREAS by executing this agreement the Purchaser has accorded his / her consent as required under section 9 of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 whereby the Promoters are entitled to sell, mortgage or create charge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

AND WHEREAS by executing this agreement the Purchaser has accorded his / her consent as required under section 7 of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 whereby the Promoters are entitled to make such modifications, alterations in the buildings and structures as well as the said the said flats / shops / tenements / galas and garages etc., agreed to be purchased by the Purchaser and/or such other revisions, alterations or additions in the structure of the building as may be necessary and expedient and further to grant the recreational facilities and other common facilities of the present housing scheme to the intending purchasers of the buildings to be constructed on the adjacent properties to be acquired by the Promoter and the purchaser herein along with the other purchasers will not raise any objection, hindrance and/or obstruction for such use of the above facilities by the other intending purchasers and the purchaser herein has granted his/her express and irrevocable consent for the same and agree and assure that such above covenant shall always remain binding upon him;

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 as well as the terms and conditions of the exemption order



कलन २	
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under the Urban Land (Ceiling and Regulation) Act, 1976 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 Promoters may deem fit and proper and the Purchaser has accorded his / her express and irrevocable consent for the same.

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

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

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

AND WHEREAS the Promoters expressed their intention to dispose off the flats / units etc., in the proposed scheme of construction known as "Mangeshi Srushti II".

AND WHEREAS Builders/Promoters were going to provide the amenities as mentioned in Annexure A attached hereto, to the said premises;

AND WHEREAS purchaser/s herein has/have requested for special amenities and facilities, instead of regular amenities to be provided to the flats in the building and the Builder/Promoter has agreed to provide the same and the list of the same is attached herewith and marked as Annexure B.

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

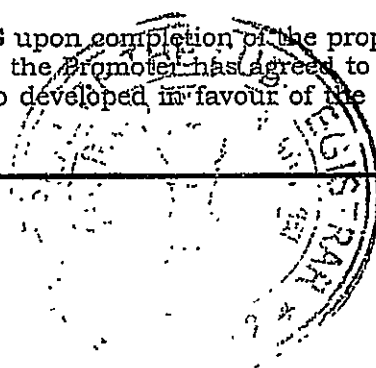
AND WHEREAS the Purchaser has examined and approved of the building and floor plans the nature and quality of construction fittings, fixtures, facilities and amenities provided / to be provided thereto as per the general specifications as well as the restricted and common facilities and special amenities.

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.

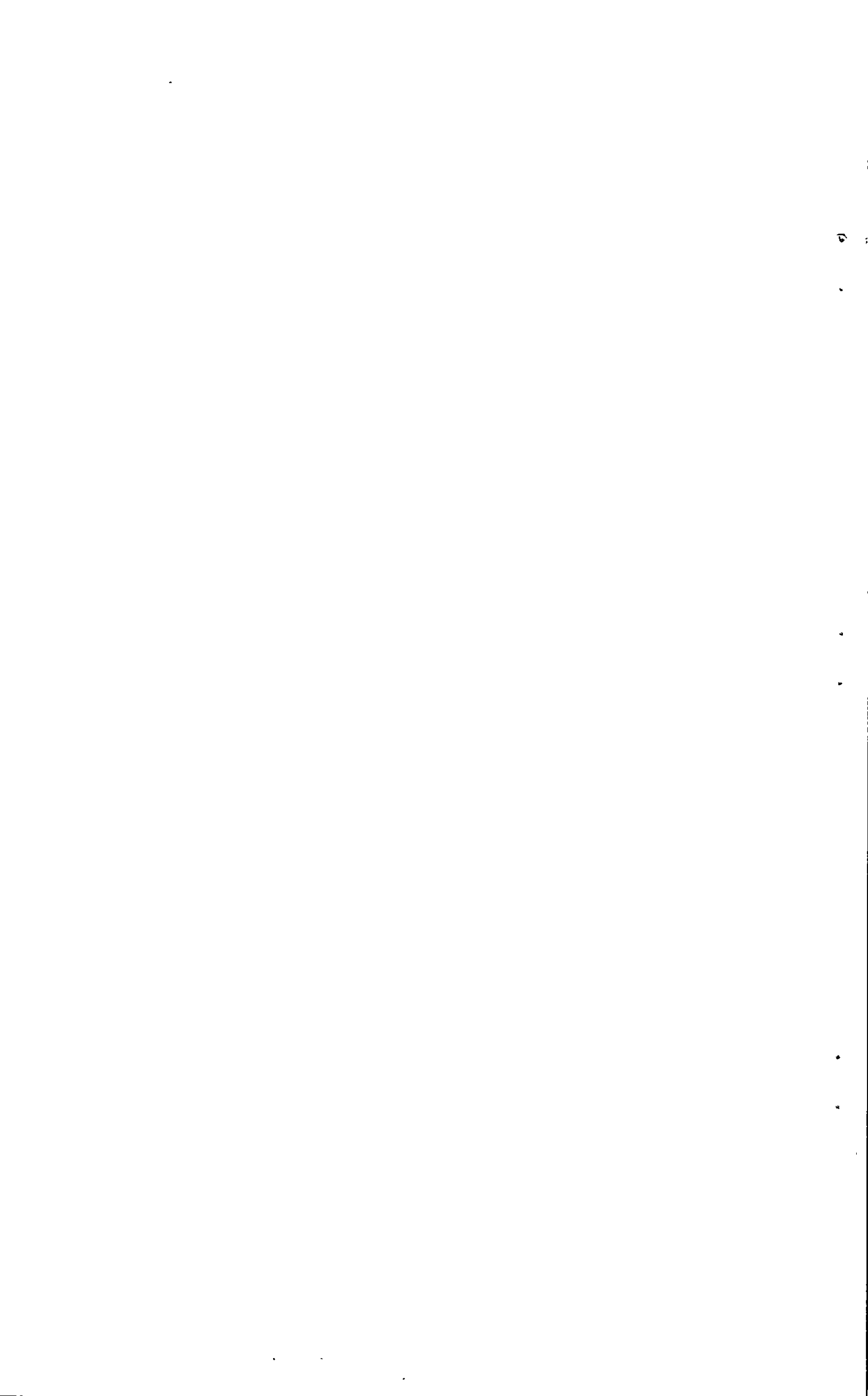
AND WHEREAS relying upon the said aforesaid representations, the Promoters agreed to sell the Purchaser a Flat / Shop / Other Unit at the price and on the terms and conditions herein after appearing.

AND WHEREAS the list of amenities, list of better amenities, approved plan, 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



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persons (including the purchaser herein) purchasing / acquiring the respective flats / units etc., in the said new buildings as the nominees of the Promoters.

NOW THIS AGREEMENT WITNESSETH THAT by the end of "Dec-2012" 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 buildings known as "Mangeshi Srushti II" on the said land particularly described in the Schedule hereunder written in accordance with the plans recited above and as per the general specifications hereto but subject to such additions, alterations, modifications if any that may be required by the government local planning authorities from time to time till the completion of the proposed development of the said property and the Promoters agree to sell and cause to 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.

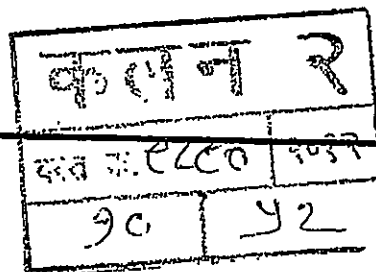
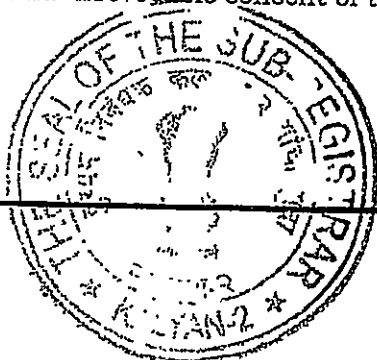
AND WHEREAS the Promoter accordingly shall sell and the Purchaser shall purchase acquire the said flats / unit etc., by becoming member / share holder / constituent of the proposed cooperative society and the Purchaser shall pay to the promoter Rs. 41,49,600/- (Rupees Forty One Lacs Forty Nine Thousand Six hundred Only only) as the agreed price / consideration in respect of the said flat / unit etc. being flat No. 405 on Fourth floor in "B" wing admeasuring 62.00 sq. meters carpet (which is inclusive of the area of Balconies) along with open terrace of 04.45 sq. meters in the project known as "Mangeshi Srushti II" allotted to the Purchaser and shown and marked accordingly on the floor plan annexed hereto.

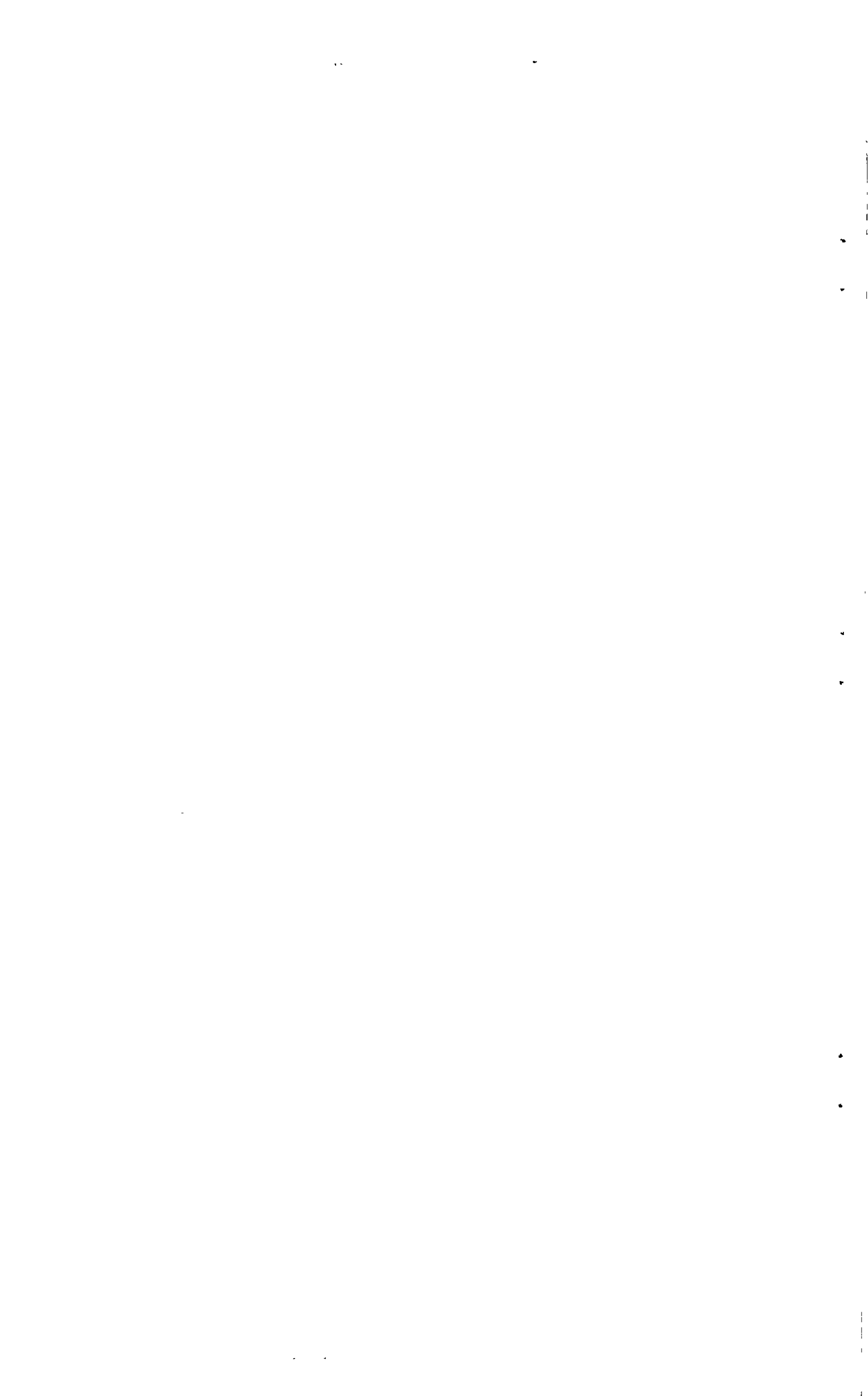
NOW THIS PRESENTS WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. THE Promoter shall construct the buildings on the said property in accordance with the plans, design specifications approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variation and modification as the Promoters may consider necessary or as may be required by the municipal authorities to be made in them or any of them for which the Purchaser herein has granted his express and irrevocable consent for the same.

The Builders/Promoters were going to provide the amenities as mentioned in Annexure A attached hereto, to the said premises but the purchaser/s herein has/have requested for special amenities and facilities, instead of regular amenities to be provided to the flats in the building and the Builder/Promoter has agreed to provide the same and the list of the same is attached herewith and marked as Annexure

- B.
2. THE Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser/s the flat / shop No. 405 on Fourth floor in "B" wing admeasuring 62.00 sq. meter carpet (which is inclusive of the area of Balconies) along with open terrace of 04.45 sq. meters in the project known as "Mangeshi Srushti II" as shown on the floor plan thereof hereto annexed and marked as Annexure "C" hereinafter referred to as "the said premises") for the consideration of Rs. 41,49,600/- (Rupees Forty One Lacs Forty Nine Thousand Six hundred Only Only). (more particularly described in the Anexures of Amenities to be provided to the flat as per the express and irrevocable consent of the purchaser herein.





The Purchaser agrees to pay the above consideration in the following manner:

- (i) Rs. 900000/- being ^{21.68} 8% paid at the time of execution of this agreement as earnest money (the payment and receipt whereof the Promoter doth hereby admit, acquit, acknowledge and discharge the Purchaser absolutely and forever).
- (ii) Rs. being 15% to be paid before completion of plinth
- (iii) Rs. 427,872/- being ^{10.32} 12% to be paid on or before completion of First slab
- (iv) Rs. 497,952/- being 12% to be paid on or before completion of Second slab
- (v) Rs. 497,952/- being 12% to be paid on or before completion of Fourth slab
- (vi) Rs. 497,952/- being 12% to be paid on or before completion of Sixth slab
- (vii) Rs. 497,952/- being 12% to be paid on or before completion of Eighth/Tenth slab
- (viii) Rs. 207480/- being 5% to be paid on or before completion of brick work
- (ix) Rs. 207480/- being 5% to be paid on or before completion of plaster
- (x) Rs. 2,074,80/- being 5% to be paid on or before flooring, plumbing, electric work, fixation of windows and doors
- (xi) Rs. 2,074,80/- being 5% to be paid within seven days from the date of receipt of intimation that the possession of the said premises being offered by the Promoter to the Purchaser, as the licensee, pending the execution of the Deed of Conveyance in favour of any cooperative Society or Limited Company or Condominium of Apartments as the case may be and upon execution of such conveyance such personal license, to enter upon and enjoy the said premises in favour of the Purchaser, shall automatically become absolute possession of the Purchaser.

The Purchaser/s consent and shall on or before possession and hereinafter as and when demanded by Builders / Promoters shall pay without having right to account with the Builders / Promoters the necessary amounts for the following reasons viz

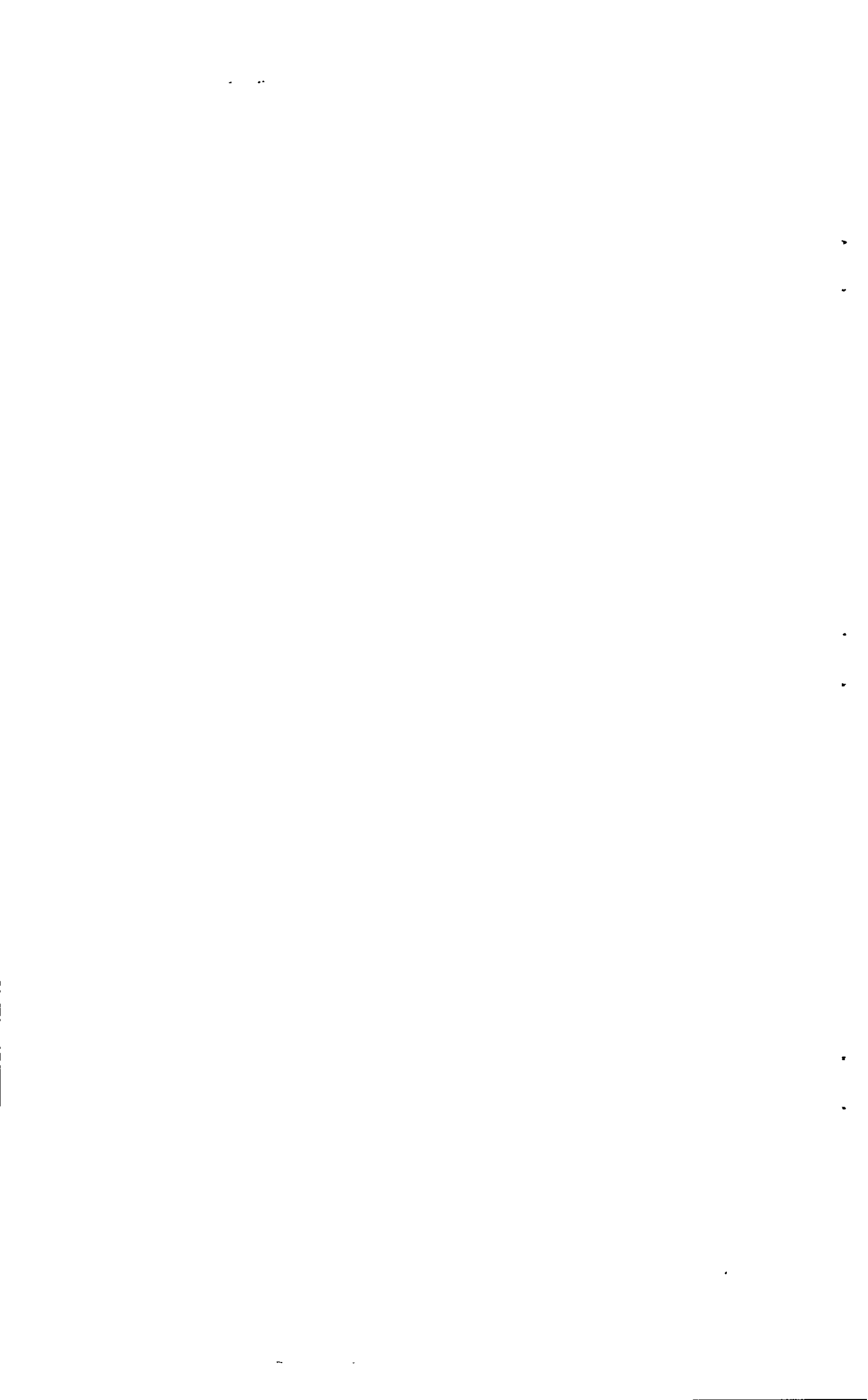
Contribution for share money, entrance fees for formation and registration of Society charges for formation and registration of society and miscellaneous expenses thereto for proportionate share of taxes and other charges. or water related expenses incurred towards Municipal main water pipe line connection up to site, water connection water Meter and water deposit if any MSEB related expenses incurred towards electric meter, cabling, Sub station Transformer Charges, MSEB main line up to transformer connection charges, MSEB pole and cabling charges meter deposit etc, if any, legal charges for this agreement and other documentation for Infrastructure development and requisite share for solar system, if installed.

The Purchaser also agrees and assures to pay

- (i) requisite lift charges and proportionate expenses thereto, if any.



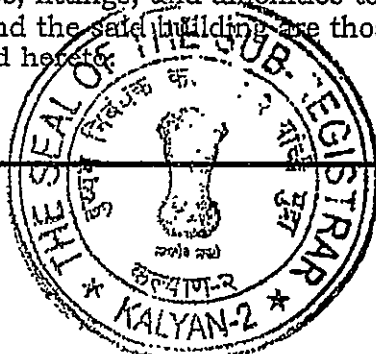
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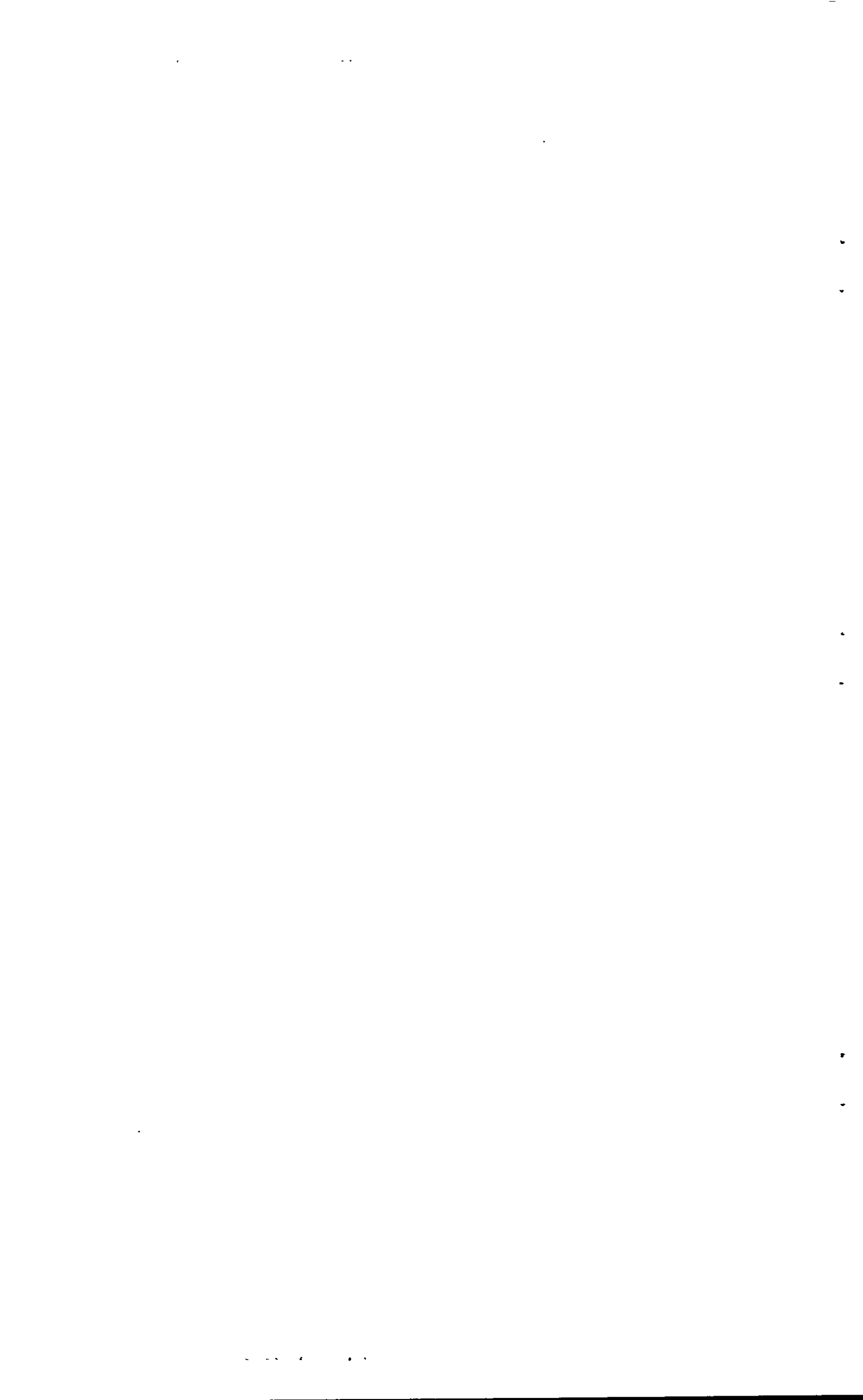
- (ii) Provisional outgoing for municipal tax, water bill, borewell common electric expenses (12 months contribution is to be paid at the time of possession)
- (iii) requisite service tax, value added tax and other levies as may be levied by the state government and semi-government authorities.

It is hereby expressly agreed that the time for payment of each of the aforesaid installment of the consideration amount shall be in essence of contract. All the above respective payments shall be made within 7 days of the Promoters / Builders 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 at the address of the Purchaser/s mentioned above and this posting will be sufficient discharge to the Promoters / Builders.

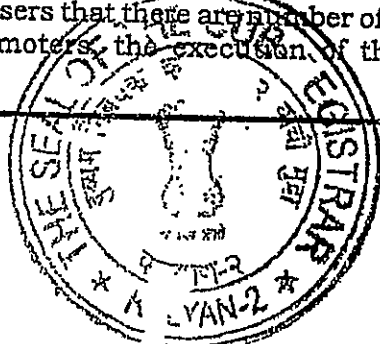
3. The Promoter hereby agree to observe perform and comply with all the terms, conditions, stipulations if any which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter.
4. The Promoter hereby declares that they have utilised the floor space 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 transfer of development rights to be used, availed and consumed on the said property and thereby construct additional floors, flats, units and the Purchaser herein has granted his / her express and irrevocable consent for the same and the Purchaser herein along with the other purchasers in personal capacity or in the capacity as the member of the 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 Transfer of Development Rights and/or staircase Floor Space Index along with other increases and incentives in floor space and complete the additional construction as per the plans and permissions granted by the Municipal Corporation.
5. THE Promoter hereby agrees that they shall make out clear and marketable title before handing over the possession of the premises to the Purchaser and in any event before the execution of the Conveyance of the said property in favour of a Corporate Body to be formed by the purchasers of the Flats / Shops / 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.
6. THE Purchaser agrees to pay to the Promoters interest @ 24% 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.
7. ON the Purchaser committing default, in payment on due date 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 option to terminate this agreement and to forfeit the moneys paid by the Purchaser under this agreement.
8. 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.
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 "B" annexed hereto.



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10. THE Promoters shall give possession of the said premises to the Purchaser or his / her nominee or nominees on or before "December - 2012" subject to the full and final receipt of consideration as well as the further sums which the Purchaser herein is liable to pay under the terms of the said agreement. Till such amounts due are paid fully by the Purchaser, the Purchaser shall not be entitled for possession of the said premises. It is further agreed that if the Promoters fails or neglect to give possession of the premises to the Purchaser or his / her nominee or nominees by the aforesaid date or dates prescribed in clause (B) of the section 8 of the said Act then the Promoters shall forthwith refund to the Purchaser the amount already received by him in respect of the premises with 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 / shop / tenement / other unit on the aforesaid date, if the completion of building in which the said flat / shop / other unit is situated is delayed on account of :-
- non-availability of steel, cement other building materials, water or electric supply;
 - war, civil commotion or Act of God;
 - any notice order, rule, notification of the Government and / or other public or competent authorities.
12. 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.
13. 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 Purchaser / Developer only as per the prevailing rules, regulations, and bylaws of the concerned authorities.
14. THE Purchaser along with the other Purchasers of the Flats / Shops 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 hand over to the Promoters. No objection shall be taken by the Purchaser if any changes or modification are made in the draft bye laws or the Memorandum and/or Article of Association, as may be required by the Registrar of Co-operative Societies or any other competent authority.
15. ON the completion of all the buildings (with its all wings) and 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 the said building, 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 and car parking spaces 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

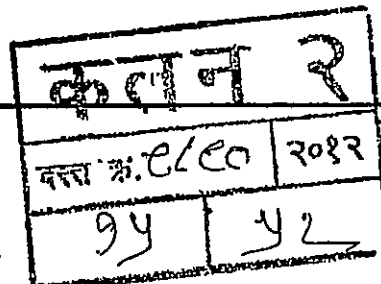
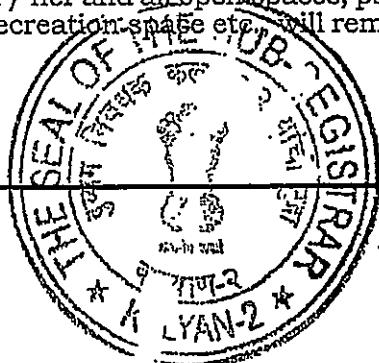


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concerned local authority and/ the other public authority for any thing so done in connection with the said building and/or the said premises and shall be liable for the consequences thereof.

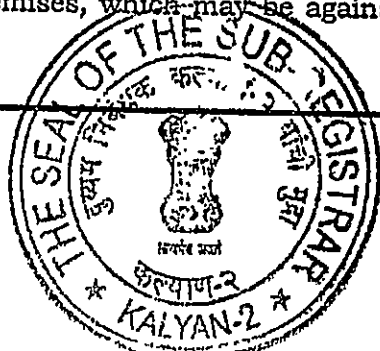
23. THE Purchaser shall not at any time demolish or cause to be demolished the said premises or any part thereof nor shall at any time made or cause to be made any additions or alterations of whatsoever nature to the said premises or any part thereof or any alterations in the elevation and outside colour scheme of the said premises and shall keep the partition walls, sewer, drains, pipes in the said premises and appurtenances thereto in good tenable 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.
24. The Promoters may make modifications, alterations in structure of the said premises as described in the said plans or any other alterations or additions in the structure of the said building after the said plans are disclosed or furnished to the Purchaser and the Purchasers shall not object for such alterations or additions, provided that such alterations / additions should not affect the flat / shop / premises agreed to be purchased by the Purchaser.
25. 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.
26. 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.
27. IN case any security deposit is demanded by the concerned local authorities or government for the purpose of giving water connection to the said building, such deposit shall be payable by the Purchaser along with the other Purchasers of the said building. The Purchaser agrees to pay to the Promoters within seven days of demand the Purchaser's share of such amount of deposit. The Purchaser also agrees to contribute proportionate expenses for water related expenses incurred toward Municipal Main water pipe Line connection up to site., water connection watermeter and water deposit if any and also agree to MSEB related expenses incurred toward electric meter, cabling Sub Station, Transformer Charges, MSEB main line up to transformer connection charges, MSEB pole and cabling charges meter deposit etc, if any charges and penalties leviable by the concerned planning authority in connection with the enclosing of balconies or otias. If during the course of revision in planning if ground plus more than four upper floors buildings are constructed then in such event the purchaser is liable to pay lift charges and proportionate expenses thereto as and when demanded by the Promoter.
28. THE development and/or betterment charges, N.A. taxes, open land taxes or other taxes levied by the concerned local authority, Government and/or any other public authority in respect of the said property and/or building, shall be borne and paid by the Purchaser along with all the Purchasers of flats in the building in proportion to the floor area of their respective premises.
29. 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.
30. 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





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.

16. COMMENCING a week after notice in writing is given by the Promoters to the Purchaser that the said premises are ready for use and occupation. The Purchaser shall be liable to bear and pay the proportionate share of outgoings in respect of the said land from the date of grant of occupation certificate as well as the proportionate share of municipal tax, outgoings in respect of the said land, flat / shop / unit and building namely local taxes, betterment charges or such other levies by the concerned local authority and/or government water charges, common lights, repairs and salaries of clerks, bills of collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenances of the said building. The Purchaser shall pay to the Promoters such proportionate share of outgoings as may be determined by the Promoters. The Purchaser further agrees that till the Purchaser's share so determined by the Promoters shall pay to the Promoters provisional monthly contribution of Rs. 221- per sq.met. per month towards the outgoings from the date of notice as aforesaid. The amount so paid by the Purchaser to the Promoters shall not carry any interest and shall remain with the Promoters until a conveyance is executed in favour of co-operative society as aforesaid. Subject to the provisions of section 6 of the Maharashtra Co-operative Societies Act, on such conveyance being executed the aforesaid deposits (less deductions there from for the actual expenses incurred in various account) shall be paid over by the Promoters to the Co-operative Society or as the case may be.
17. The Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reasons whatsoever.
18. 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.
19. THE Promoters hereby declare that the said property is not subject to any mortgage, charge, lien or any other encumbrances whatsoever.
20. THE Purchaser shall from the date of possession maintain the premises at Purchaser's own cost in good tenable 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.
21. THE Purchaser shall not store in the said premises any goods which are hazardous, combustible and/or dangerous in nature or are so heavy as to damage the construction or structure of the building or are rejected to by the concerned local or other authority or authorities shall not carry out or cause to be carried heavy packaged to upper floors which may damage or likely to damage the staircase, common passages or any other structure of the building including the entrance of the premises and the Purchaser shall be liable for the consequences of breach of this clause.
22. 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

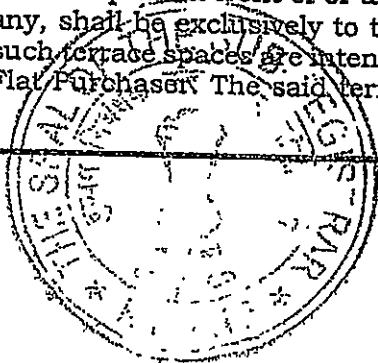


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the said land and the said building is transferred to the co-operative society as herein before mentioned.

31. 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.
32. 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 agreement.
33. ANY delay tolerated or indulgence shown by the Promoters in enforcing the terms of this agreement or any forbearance or giving of time to the Purchaser by the Promoters shall not be 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.
34. 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 Co-operative Society, shall be borne, shared and paid by all the Purchasers of the flats, shops or other units or other spaces and/or paid by such co-operative Society or as the case may be. The Purchaser shall present this Agreement as well as the Conveyance 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 Co-operative Housing Society or Condominium of Apartments. It is agreed that unless and until the Purchaser of various flats / shops / 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.
35. ALL notices to be served on the Purchaser as contemplated by this agreement shall be deemed to have been duly served if sent by the Registered A.D. Post or Under Certificate of Posting to the Purchaser at his / her / their address as specified hereinabove.
36. 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.
37. IT is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace flat in the said building, if any, shall be exclusively to the respective Purchasers of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace Flat Purchaser. The said terrace shall not be enclosed by the Purchaser till

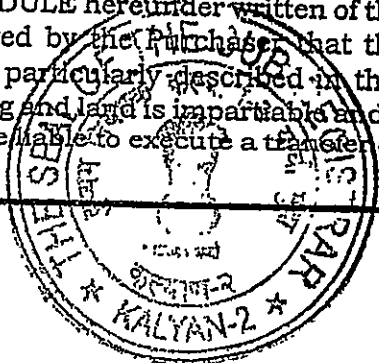


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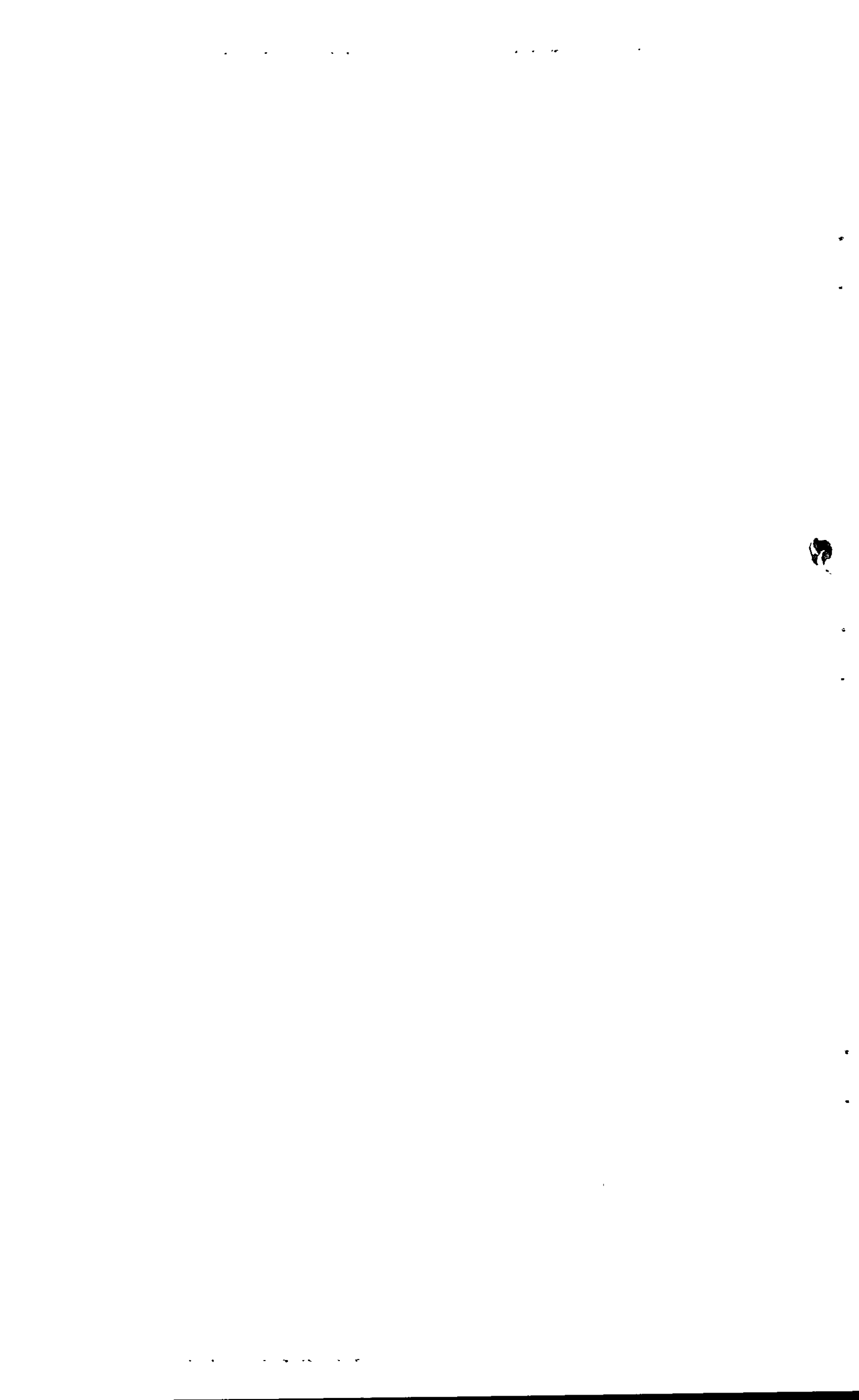


the permission in writing is obtained from the concerned local authority and the Promoters or the society.

38. a) The Promoters shall be entitled to transfer, assign, dispose off and/or sell in any manner he / she deem proper the said terraces, stilt, garage etc., to anybody. The Purchaser along with the other Purchasers will not raise any objection of whatsoever nature. The stilt, terraces on the top floor and open spaces shall always be the property of the Promoters and the Promoters shall have full right and absolute authority to enclose the said stilt area of the building and further shall have the right to sell the same to any prospective purchaser.
- b) The Promoters shall become the member of the society in respect of its rights and benefits concerned above. If the Promoters transfers, assigns and disposes of such rights and benefits at any time to anybody the assignee / transferee shall become the member of the society and/or the Apartment Owner's Association in respect of the said rights and benefits. The Purchaser will not have any objection to admit such assignee or transferee as the member/s of the Society.
- c) The Purchaser agrees that they along with the other Purchasers of the flats will not charge anything from the Promoters or its nominee or nominees or transferee any amount by way of monthly maintenance charges or any other charges or outgoings for the use of such terrace, compound walls, display of advertisement or hoardings etc., for the purpose mentioned hereinabove.
39. THE Purchaser shall not claim any deduction in the cost of his / her flat on account of deletion of any item of construction as per his / her requirements, of the Purchaser in his / her flat.
40. THE Promoters shall have the right to make additions and/or alterations and raise or put up additional structures, as may be permitted by concerned authorities on the terrace or the said land and/or grant right of way from the said land for development of any property adjacent to this property. 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.
41. THE transaction covered by this contract at present may attract tax under Sales Tax Laws OR Service Tax OR Value Added Tax and in the event if this agreement attract such taxes or fees, the Purchaser hereby agrees to pay such taxes/fees along with the balance payment and the Purchaser alone will be liable for consequences of non-payment of such taxes. If however, by reason of any amendment to the constitution or passing of laws, enactment or amendment of any other laws, central or state, this transaction is held to be liable for tax or additional tax the same shall be paid by the Purchaser alone with the purchasers of the other purchasers in the scheme of construction.
42. IT is also agreed and understood that the Promoters will only pay the municipal tax for the unsold flats / shops / units and will not pay any maintenance charges like water, light etc., and the Promoters can sell the said flats / shops / 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.
43. THAT the Purchaser shall at no time demand partition of their interest in the said SCHEDULE 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 impartible and it is further agreed that the Promoters shall not be liable to execute a transfer deed in favour of the Purchaser unless

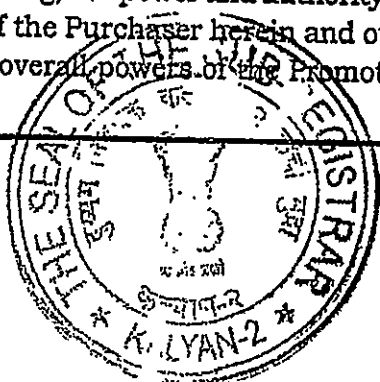


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the Promoters decided to submit the entire building to the provisions of the Maharashtra Apartment Ownership Act, 1970.

44. Notwithstanding any other provisions of this agreement the Promoters shall be entitled at the his sole and absolute discretion:
- To decide from time to time to what extent the building/s along with land appurtenant to it is transferred to the respective body formed.
 - To decide from time to time when and what sort of document of transfer should be executed.
 - IT is clearly understood and agreed by and between the parties hereto that the Promoters shall have the unqualified and unfettered right to sell on ownership basis to anyone of their choice, the garden in the compound and the terrace above the top floor of the said building subject to the necessary means of access to be permitted for such purpose so as to reach the water tank. The Purchaser/Occupant of such terrace/garden shall be entitled to make use of the same for the purpose whatsoever, as permissible by law. However, the Purchaser/Occupant of such terrace/garden shall not enclose or cover the said terrace/garden without the written permission of the Builders and/or the society or such body formed, as the case may be and Municipal Corporation and other concern authorities.
45. It is specifically declared that the if the Promoters provides the facility of borewell 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 borewell water and use of such borewell water by the Promoter for construction of other buildings in the adjoining properties.
46. THE Purchaser/s is aware that the Promoters shall be paying the maintenance, municipal taxes, local taxes and all outgoing as aforesaid in respect of whole of the property for and on behalf of the Purchaser/s of the flats and it shall be the paramount responsibility and obligation of the Purchaser/s to pay all the outgoing regularly. In the event of the default being committed by the Purchaser/s herein or any of the Purchaser/s of any other units and in such event the Promoters shall not be bound to pay the outgoings for and on behalf of such defaulting persons and in the event of any essential supply being disconnected, it shall be the responsible of the Purchaser/s together in respect of the flats in respect of which possession has been given by the Promoters / Builders.
47. It is agreed and understood by and between the parties that if on default of payment of consideration by the purchaser, the Promoters are entitled to forfeit the amounts paid by the purchasers and to terminate the agreement and on such termination the purchaser will have no right, title and interest to acquire the said flat and the Promoter shall be entitled to sell the flat to any intending purchaser as he may deem fit and proper without any recourse or payment of any monies to the purchaser herein.
48. 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



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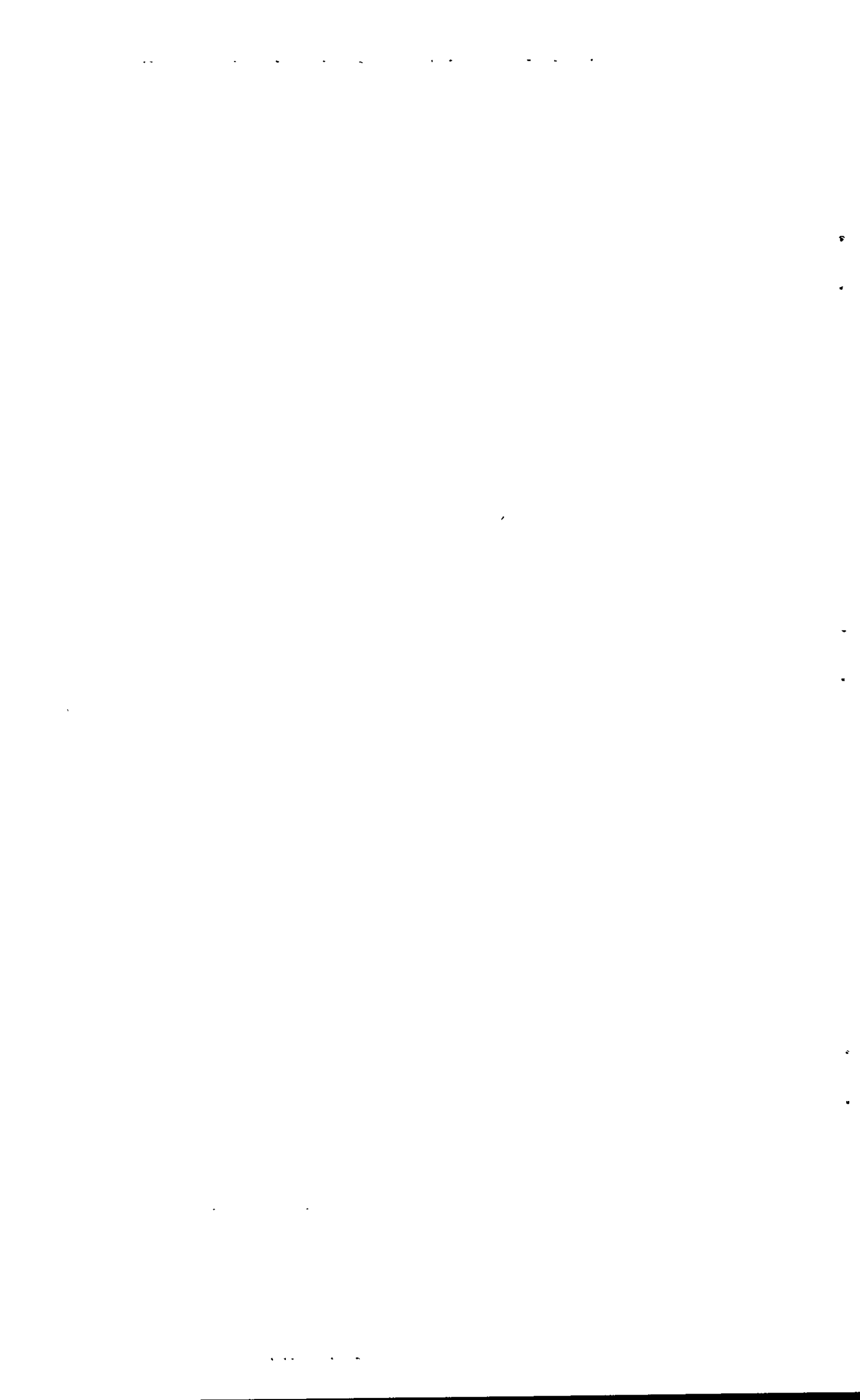


building construction and completion thereof and the Promoter shall have absolute authority and control as regards the unsold flats, the balance floor space and its disposal thereof.

49. 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.
50. THE Purchaser shall lodge at his own costs as to the registration charges for registration within seven days of the date of this agreement and shall intimate the Promoters / 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.
51. THE terraces on the top floor, stilt, basement and garage if any, shall always be the property of the Promoters / Builders and the Promoters / Builders have full right and authority to enclose the said stilt area of the building and further right to sell the same to any prospective purchaser/s and the Purchaser/s herein along with other purchasers will not take any objection for the same and the Purchaser has only the right in respect of the flat agreed to be purchased by him or her.
52. THE Promoters / Builders shall not be responsible for the consequences arising out of change in law or change in municipal and other laws, rules, regulations etc.,
53. IT is brought to the notice of the Purchaser that the electric meters of all the flats / shops / office premises as well as the water meters will be in the name of the Promoters herein and the Purchasers and / or their society shall get the same transferred in their favour and the Promoters herein will grant the no objection as and when required.
54. The Promoters have clearly brought to the knowledge and notice of the Purchaser herein that in pursuance to the sanctioned plans and permissions, the Promoter is entitled to commence, carry out the construction work of buildings on the amalgamated property described in the Schedule hereunder written and that the Promoters have further brought to the notice and knowledge of the purchaser herein that the Promoter or his nominees has intended to acquire the adjacent and other abutting properties and appurtenant lands thereto, the recreational facilities and other common facilities of the present housing scheme will be used, utilized, availed and shared by the intending purchasers of the buildings to be constructed such adjacent properties to be acquired by the Promoter and the purchaser herein along with the other purchasers will not raise any objection, hindrance and/or obstruction for such use of the above facilities by the other intending purchasers and the purchaser herein has granted his/her express and irrevocable consent for the same and agree and assure that such above covenant shall always remain binding upon him and also the Promoter has clearly brought to the knowledge of the purchaser that they intend to get the said sanctioned plans and specifications modified/revised, renewed and altered for consumption of remaining floor space index, transfer of development rights, staircase floor

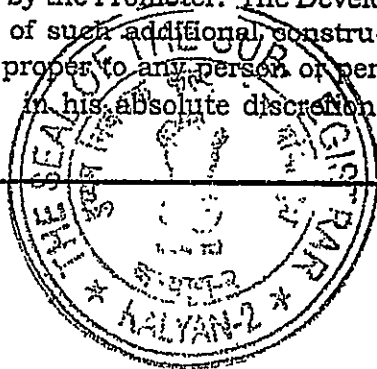


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space index, permissible increases and incentives in floor space index to be used and utilized on the said property as may be granted and approved by the Kalyan Dombivli Municipal Corporation from time to time and further the Promoters have given the clear inspection of such plans and specifications to the Purchasers herein as regards the existing sanctioned buildings, and further expansion in buildings to be constructed on the said property as permitted by the Kalyan Dombivli Municipal Corporation from time to time. The Purchaser has gone through the said plans as well as the proposed plans including provision of annexed buildings, further expansions and do hereby admit, acknowledge and confirm the said fact of construction of additional buildings, annexed buildings, expansion of buildings on the said property by revision and modification in the plans and designs and have accordingly granted his / her express and irrevocable consent to the Promoters for the same and shall not raise any objection and/or hindrance for construction of such buildings by the promoter. It is further brought to the notice of the Purchaser and it is clearly clarified that in case the Promoter do not amalgamate the said adjacent properties and acquire the same for development, then also the Promoter is well and sufficiently entitled to grant the facilities and rights to the other purchasers of adjacent properties to avail, use, utilise and enjoy the recreational facilities of the said "Mangeshi Srushti II" and the Purchaser herein along with the other purchasers will not raise any objection for the same.

55. The Promoters have also shown to the Purchaser the entire layout of the said property, the nature and extent of the land to be handed over to the concerned authorities on account of set back, reservations etc., and in such eventuality the transfer of the land shall not be equivalent to the floor space index used, utilized and consume in the buildings to be constructed / constructed on the said property and the Purchaser is fully aware of the same and have accordingly granted his / her express and irrevocable consent for the same.
56. THE Promoters have explained to the Purchaser that if any difficulty arises in registration of Societies due to more than one building in the said complex then some common organisation or Apex / Federal Society will be formed by the Promoters which may be found feasible and suitable in the circumstances.
57. The Purchaser has seen the layout of the proposed building complex, provisions for annexed buildings, further expansion etc. and has agreed and understood the common amenities like common roads, drainage, sewers, water pipe lines, street lights etc., shall be the common property and shall be available for common use by all the buyers of the premises in the said complex and accordingly the Purchasers of the premises in the said complex and the different common organisation will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.,
58. It is agreed that if before the execution of the conveyance in favour of the proposed society and further construction on the land is allowed in accordance with the rules and regulations of the municipal corporation 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 Developers 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

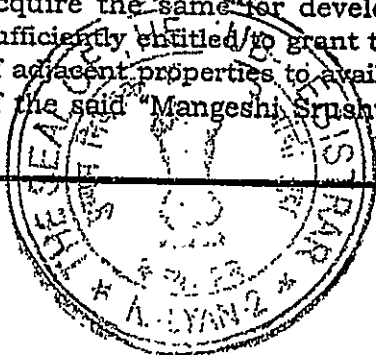


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those events be entitled to connect the electric meter, sanitary and drainage connections provided however that all costs of construction of such additional floors and the connection to be made thereto shall be borne by the Promoters. The Promoter and / or their transferees shall have the right to use all the staircases, lifts 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.

59. 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.
60. 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.
61. 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.
62. 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 / shops 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 and in such event all the infrastructural benefits of the present land and the complex known as "Mangeshi Srushti II" will be shared, utilized, used and enjoyed by the flat purchasers of the adjacent buildings and the purchasers herein is fully aware of the same and the purchaser herein along with the other purchasers will not raise any objections, hindrances and/or obstructions for such use of the common benefits, amenities and infrastructural facilities of the said "Mangeshi Srushti II" by the flat/unit purchasers of the buildings constructed on the adjacent land and the same shall form an integral part of the complex known as "Mangeshi Srushti II". It is further brought to the notice of the Purchaser and it is clearly clarified that in case the Promoter do not amalgamate the said adjacent properties and acquire the same for development, then also the Promoter is well and sufficiently entitled to grant the facilities and rights to the other purchasers of adjacent properties to avail, use, utilise and enjoy the recreation facilities of the said "Mangeshi Srushti II" and the Purchaser herein along with the

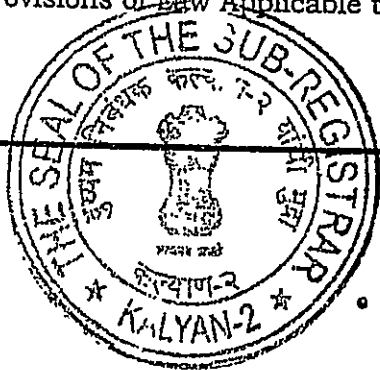


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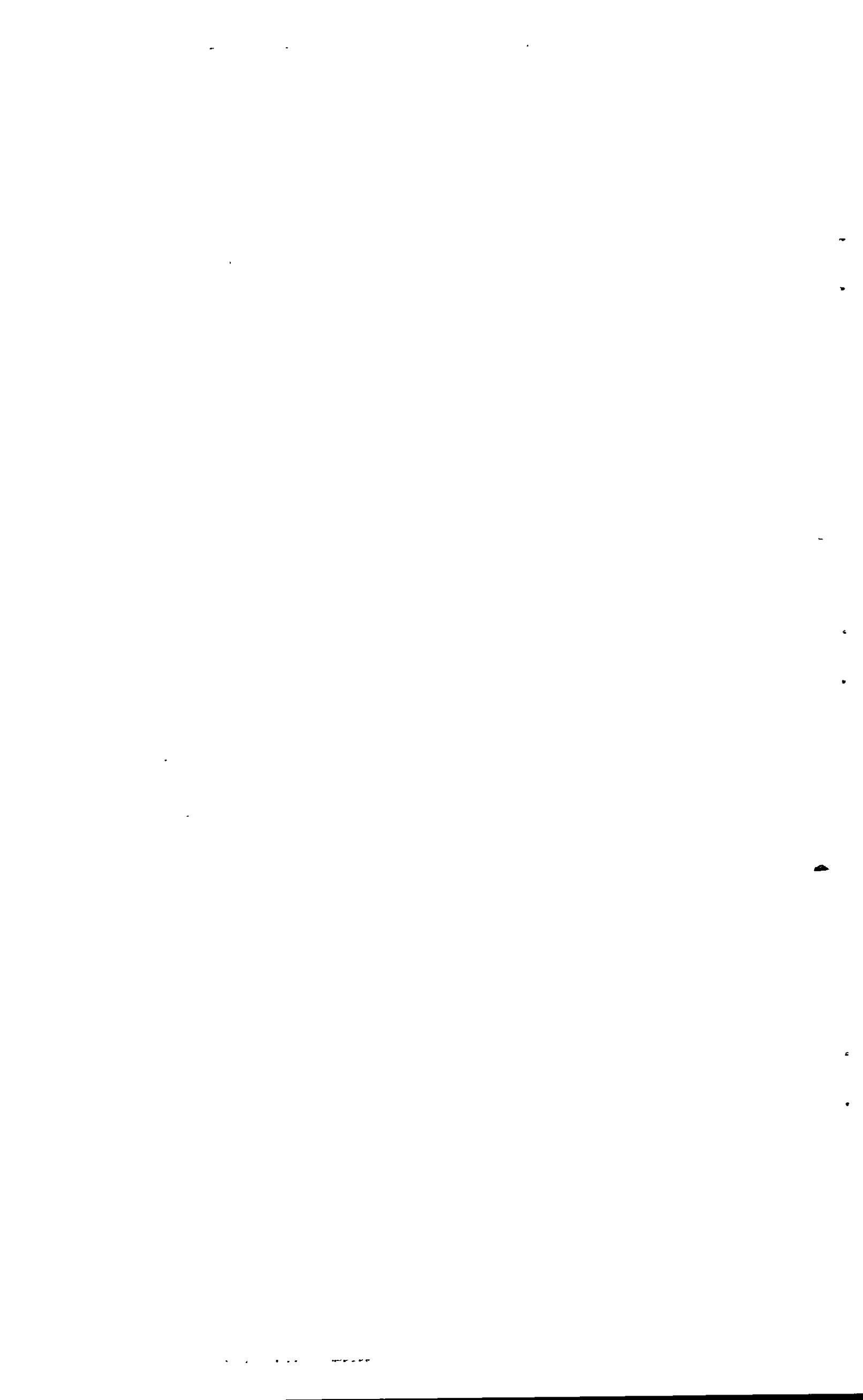


including the terraces and other open spaces in the building for the purpose of putting and / or preserving and / or maintaining and / or removing the advertisements and / or hoardings, neon lights or such installations etc., The Promoter shall be entitled to transfer or assign such right to any person or persons whom they deem fit and the limited company shall not raise any objection thereto.

68. It is clearly agreed and understood between the parties that out of the total amalgamated property, certain area is required to be handed over for reservations, set backs as well as roads as per the rules and regulations of Kalyan Dombivli Municipal Corporation and therefore after deducting the said area reserved for acquisitions, the net available land along with the buildings to be constructed thereon as per the sanctioned, modified or revised plans and permissions will be conveyed to the cooperative housing society, condominium of apartment owners and / or any corporate body as the case may be and such net land conveyed may not be equivalent to the floor space index used, utilized, availed and consumed in the construction of buildings on the said property. It is further agreed and understood between the parties that if there is any change, modification and / or revision in the reservation and / or acquisition area, then such benefits and incentives thereto will be for exclusive use and beneficial enjoyment of the Promoter herein and the Promoter herein is and shall be well and sufficiently entitled to derive the benefits thereof for his own and exclusive profit and the Purchaser herein has granted his / her express and irrevocable consent for the same and shall not raise any objection for the same.
69. It is clearly brought to the notice of the Purchaser and the Purchaser is made aware that Government has imposed service tax and value added tax and therefore the Purchaser herein is entirely liable and responsible to bear and pay the such taxes and other levies as imposed by the government authorities as and when called upon by the Promoters and the Purchaser agree and assure to pay the same without any delay.
70. 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.,
71. 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.
72. 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 there under and any other provisions of Law Applicable thereto.

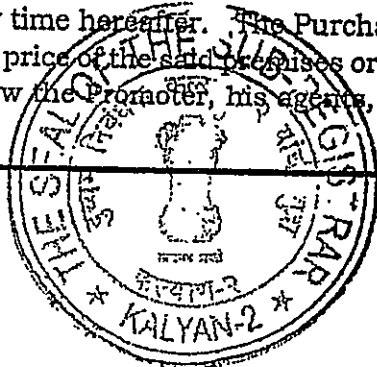


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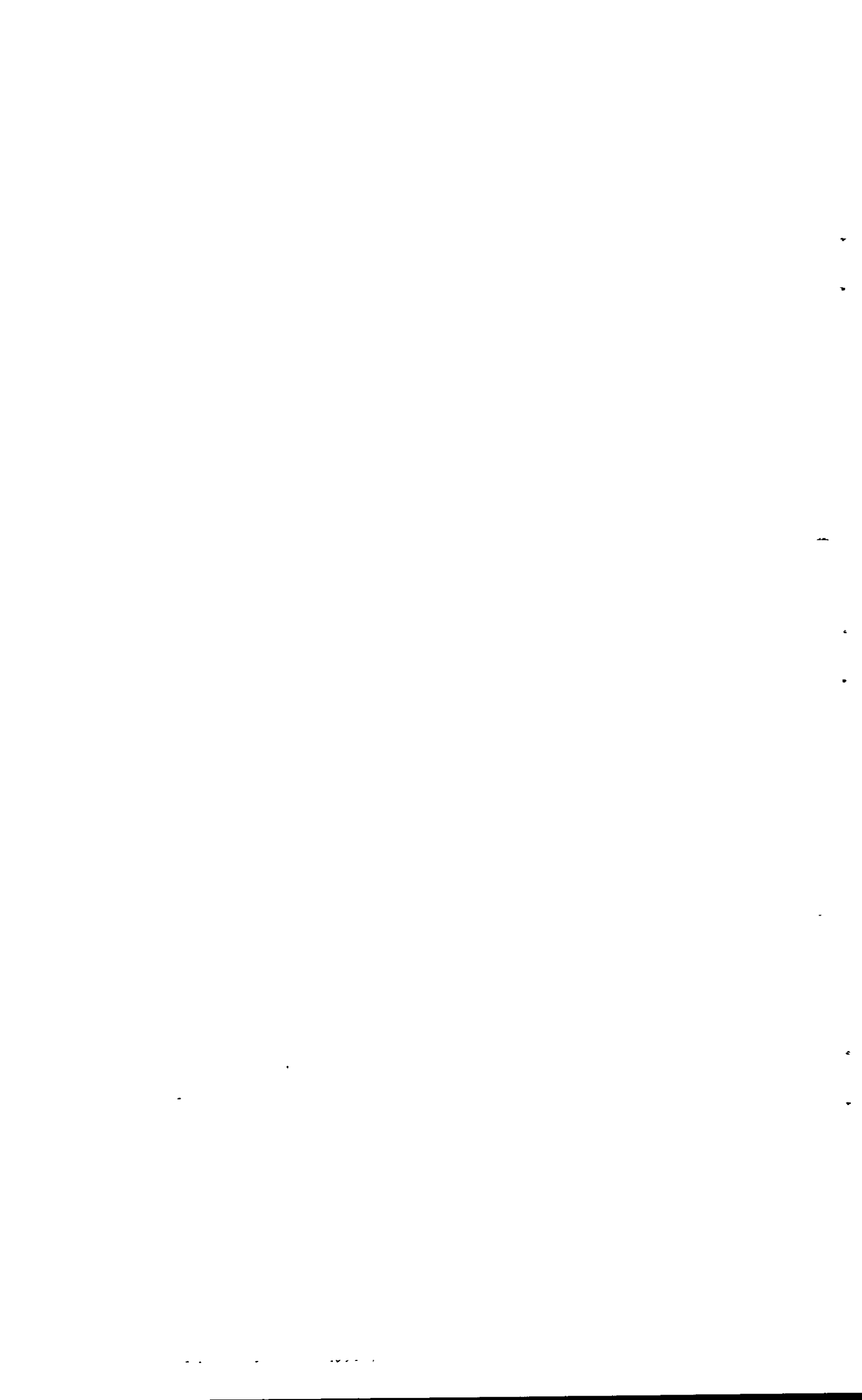


other purchasers will not raise any objection for the same and the Purchaser has granted his / her express and irrevocable consent for the same.

63. 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 Promoters to the Purchaser/s as regards the amalgamation of the said property with the other adjacent and abutting lands and with the full, clear knowledge and information thereof and subject to the terms, conditions and stipulations imposed or which may hereafter be imposed by the Municipal 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 floor space index on the said land.
64. The Purchaser/s agree and undertake to observe, abide by and comply with all the terms, conditions and stipulations of all exemptions orders, scheme, building permission, sanctions, approvals, NOCs etc., that have been granted or sanctions and which may hereafter be granted or sanctioned or imposed by any authority, statutory or otherwise, including making payment of all amounts, charges, expenses, deposits etc., whether refundable or not.
65. All terms, conditions and covenants of this agreement, including the powers, authorities, permission and covenant given by the Purchaser/s to the Builders/Promoters herein shall remain valid, operative, binding, continuous, subsisting, irrevocable and in full force and effect even after the occupation / possession of the said premises is handed over to 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.
66. 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.
67. It is expressly agreed that the Developers shall be entitled to put a hoarding and / or cable network station mobile phone set up or station on the said property or on the building to be constructed on the said property and the said hoardings may be illuminated or comprising of neon sign or such other type or mode as may be designed by the Promoter and for the purpose Promoter is fully 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



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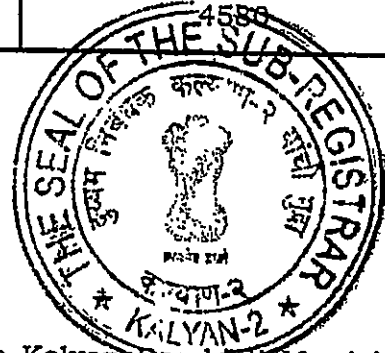
SCHEDULE

All that contiguous piece of land admeasuring 13544 sq.meters converted to non agricultural use comprising and forming a part of all those pieces and parcels of lands lying, being and situate at Village Gandhare, Taluka Kalyan, District Thane, within the limits of the Kalyan Dombivli Municipal Corporation bearing

Survey No.	Hissa No.	Area (sq. metres)
8	1/1	4490
8	1/4	1240
61	2(P)	9300
8	3	

and bounded as follows :

EAST :
WEST :
SOUTH :
NORTH :

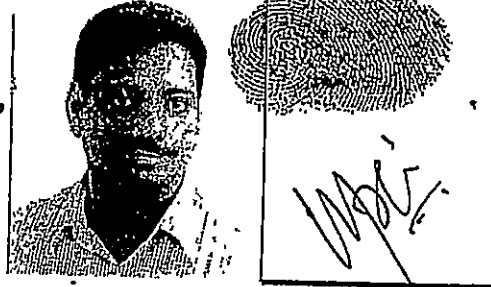


subject to the land to be surrendered to the Kalyan Dombivli Municipal Corporation as regards the reservations, set backs and roads and together with all easement rights and benefits.

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

SIGNED & DELIVERED

by the within named Promoters
M/s. Himali Vijay Builders and Developers,
through its authorised signatory
1. MR MANGESH DASHRATH GAIKAR
2. MR MUKESH G KIMTANI
Through their constitute attorney
Shri UMESH DWARKADAS TANNA



SIGNED & DELIVERED
by the within named Purchaser/s

Pralhad. Daulatrao. Govindwar



[Signature]

Priti. Pralhad. Govindwar



P.P. Govindwar.

WITNESS:

1 Shri. Samir. P. Tanna.

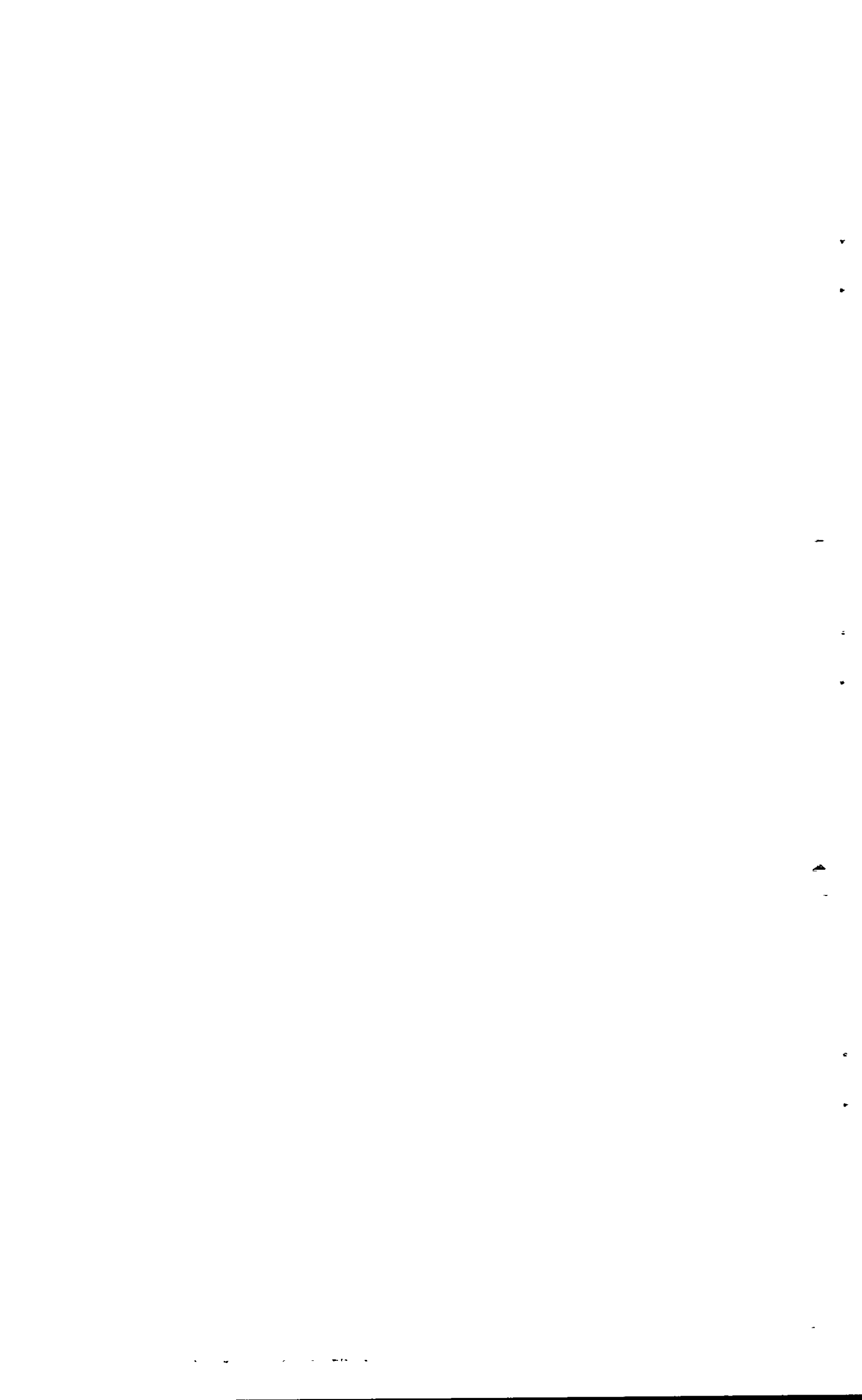
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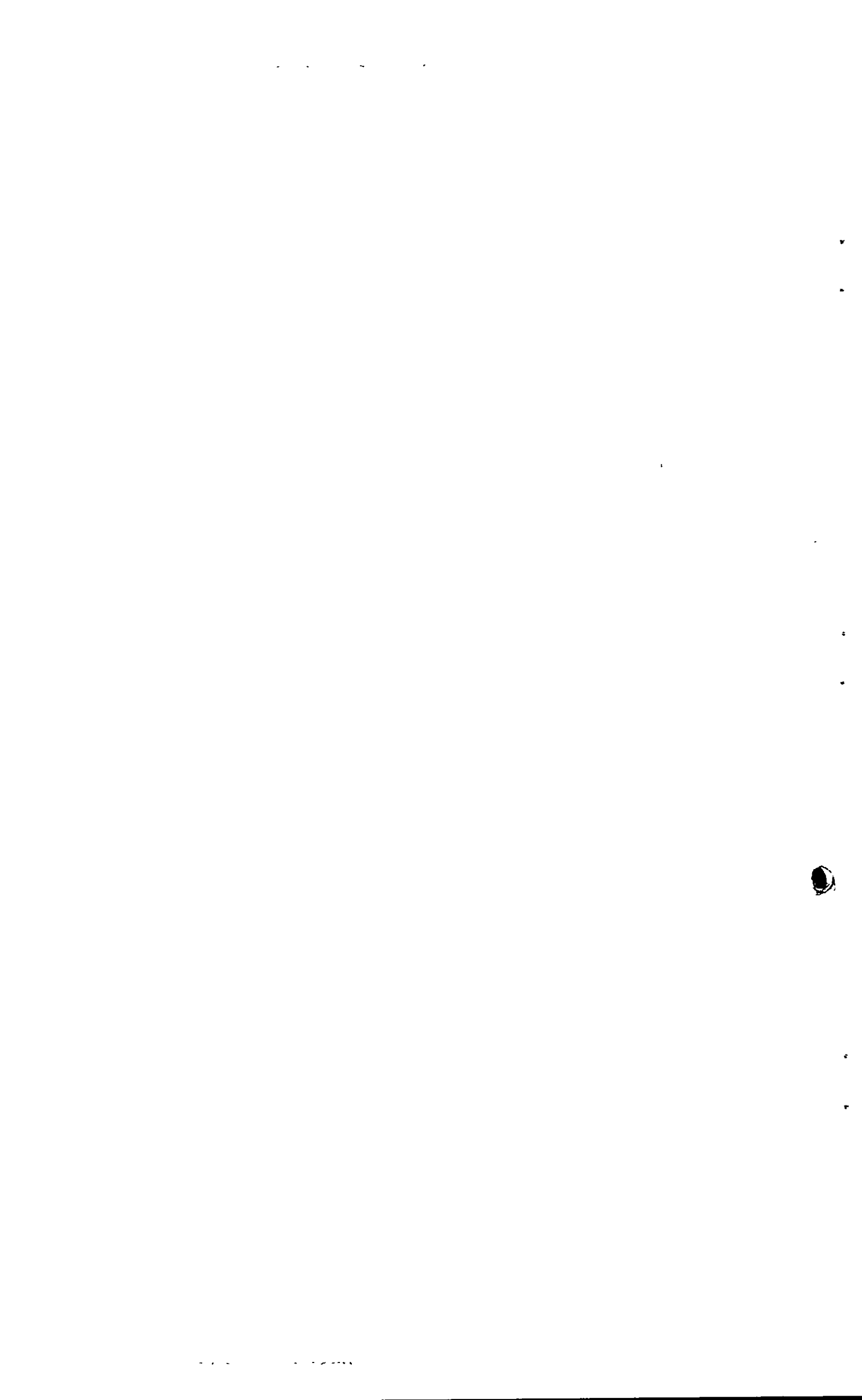
2 Shri. Kishore. B. Bagde.

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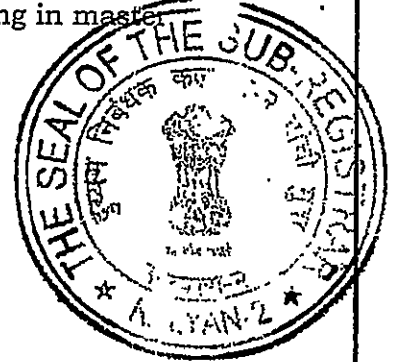




Annexure "B"

SPECIAL AMENITIES

- 1) R. C. C. Framed structure
- 2) Granite Kitchen platform and Stainless Steel Sink
- 3) Tiles up to door height above main kitchen Platform
- 4) All bathroom beautifully designed with door height premium quality tiles.
- 5) Marble door Frames with syntex shutter in bathroom
- 6) Decorative Main Door
- 7) Cornice Molding with design P.O.P Ceiling in the entire hall
- 8) P.O.P finish wall in entire hall
- 9) Vitrified 2x2 tiles flooring in entire hall
- 10) Concealed P.V. C. (tie -up) plumbing with quality sanitary fittings
- 11) Elegant windows with marbles sills
- 12) Powder coated aluminum windows with good quality glass
- 13) Wiring of ISI quality and provision for TV and Telephone Point in master bedroom
- 14) Inverter point provisions in all rooms
- 15) A.C. provision with concealed electrical fitting in master bedroom
- 16) Branded modular switches
- 17) Lift to reputed make with back up
- 18) Fire - fighting requirements
- 19) High quality exterior paint
- 20) Overhead Water Tank with pump
- 21) Play area for children
- 22) Garden area with sitting arrangement
- 23) Solar planets for water heater in common bathroom
- 24) Earthquake resistance structure
- 25) Decorative Entrance Lobby
- 26) Ample well planned parking



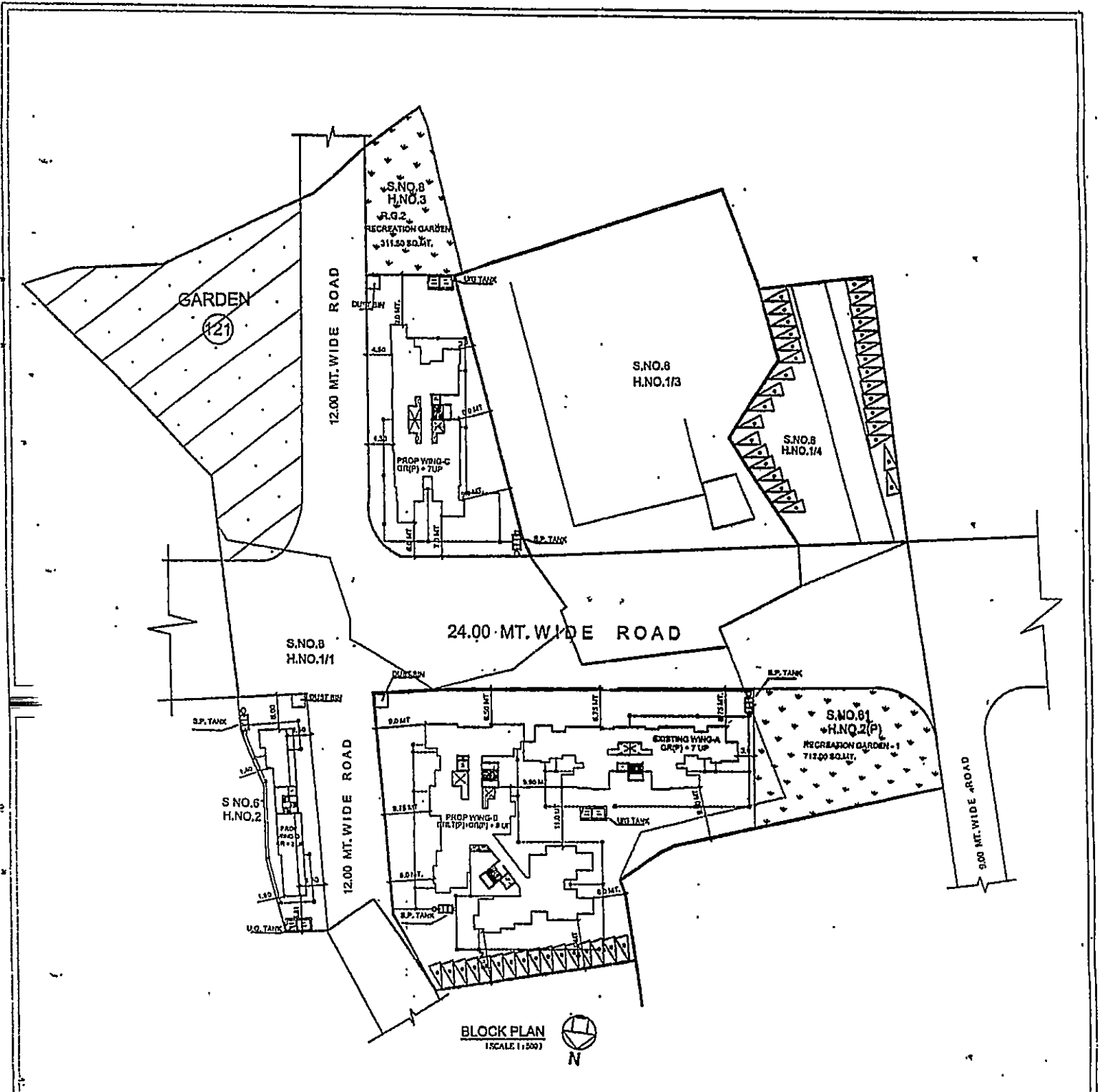
Flat No. "B"-405 Area (Carpet) 66.45 sq.mtr

Total Cost of the said Flat 41,49,600/-

Note : Above cost is applicable if the purchaser agree to purchase the said flat including those amenities that are set out in the Annexure "B"

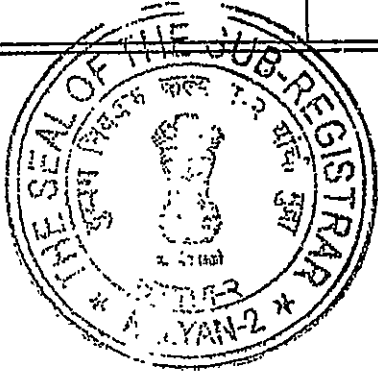
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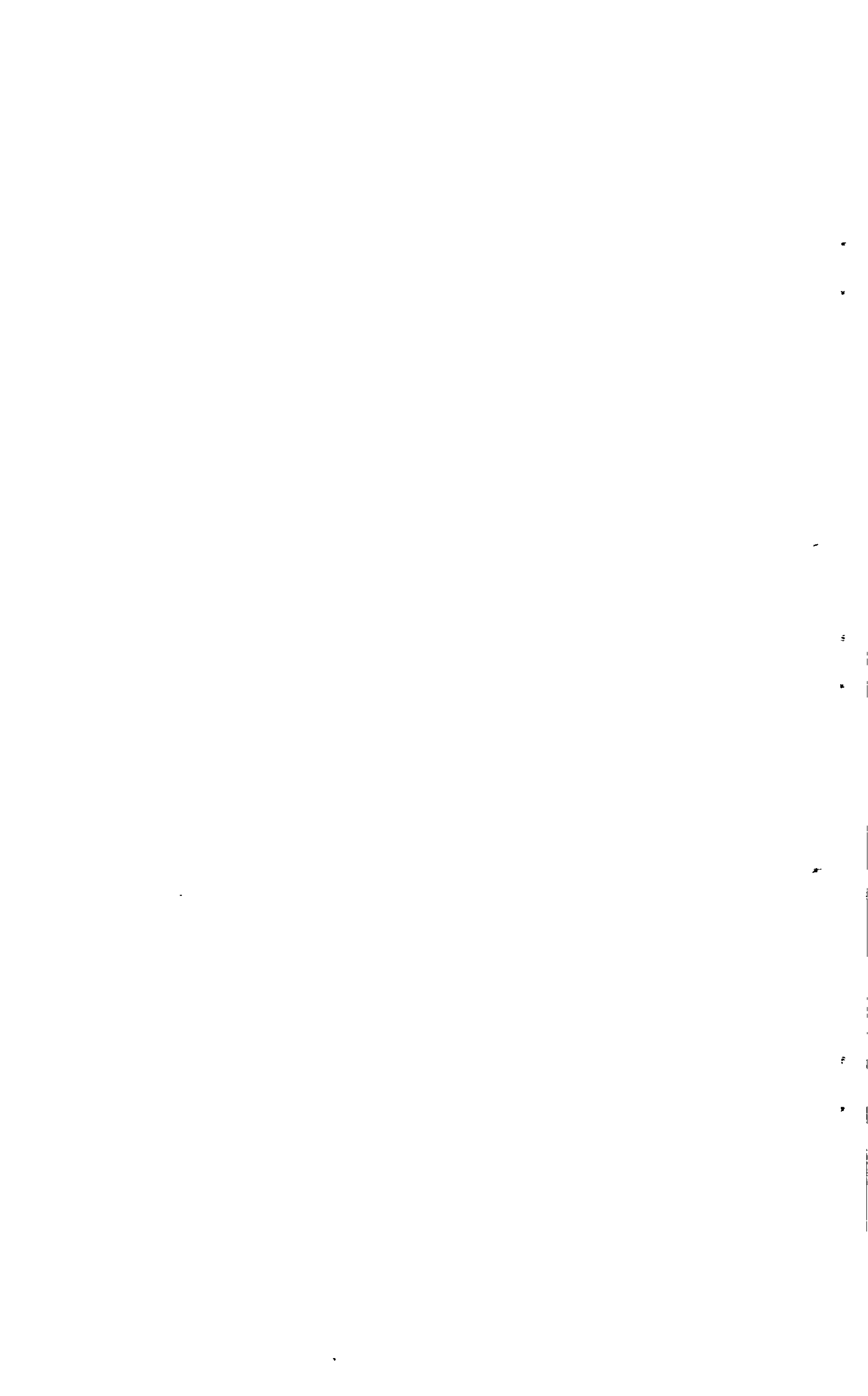


BLOCK PLAN
SCALE 1:500

PROJECT NAME	DEVELOPERS		
MANGESHI SRUSHTI - II	M/S HEMALI - VIJAY BUILDERS & DEVELOPERS	PROPERTY BEARING AT S.NO. 61 H.NO.2(P),S.NO.8 ,1/1,1/4, & 3, VILL.-GANDHARE, TAL.- KALYAN, DIST- THANE	ARCHITECT'S INC. GROUND FL. SIDDHI TOWER, OPP. MURBAD ROAD, NEAR OLD LOURDES SCHOOL KALYAN (W).

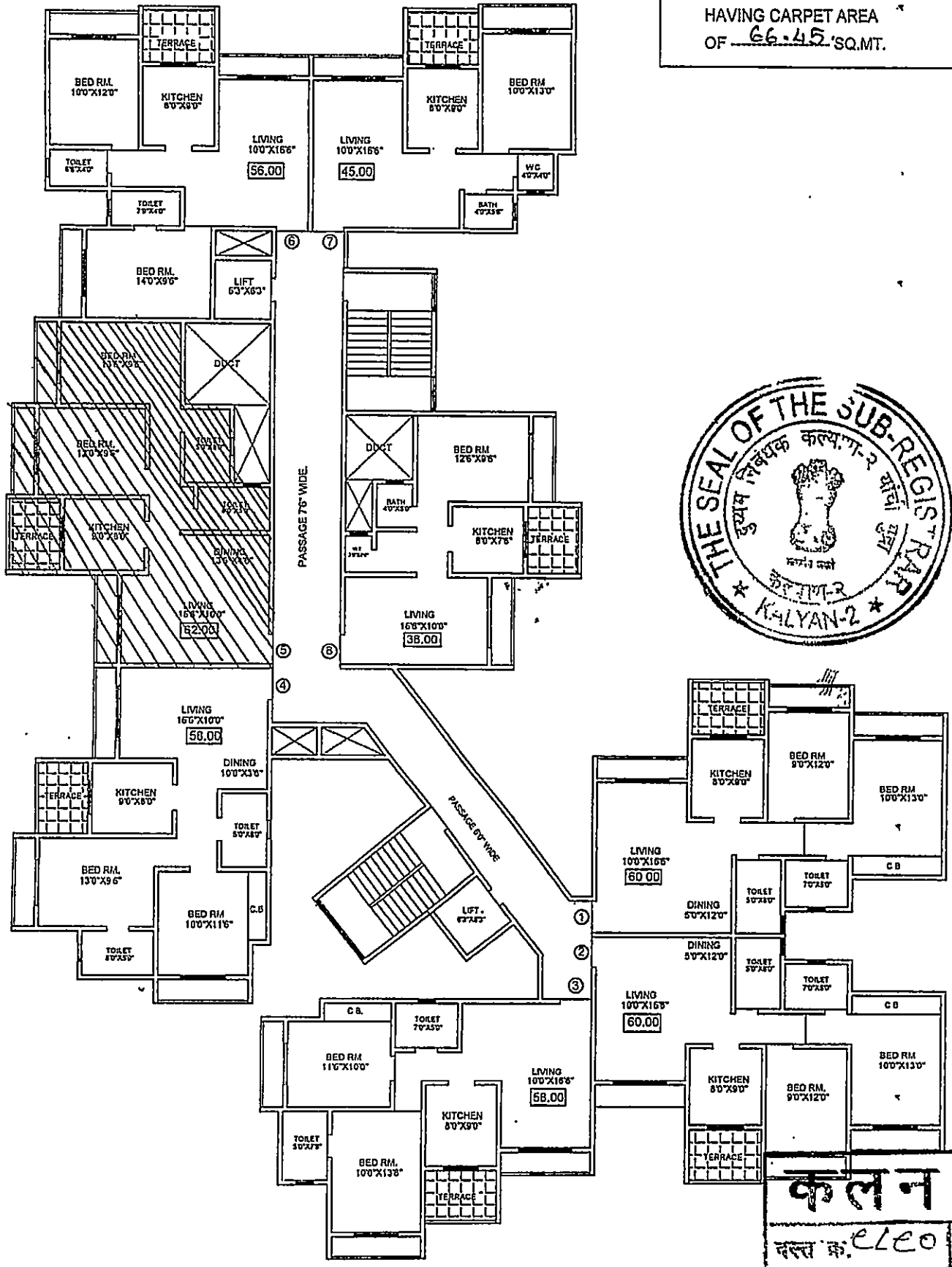


कलन २
दस्ता क्र. ६८० २०१२
२८ ५२



FLAT NO. 405 IN BLDG. "B"
 ON 4th FLOOR
 HAVING CARPET AREA
 OF 66.45 SQ.MT.

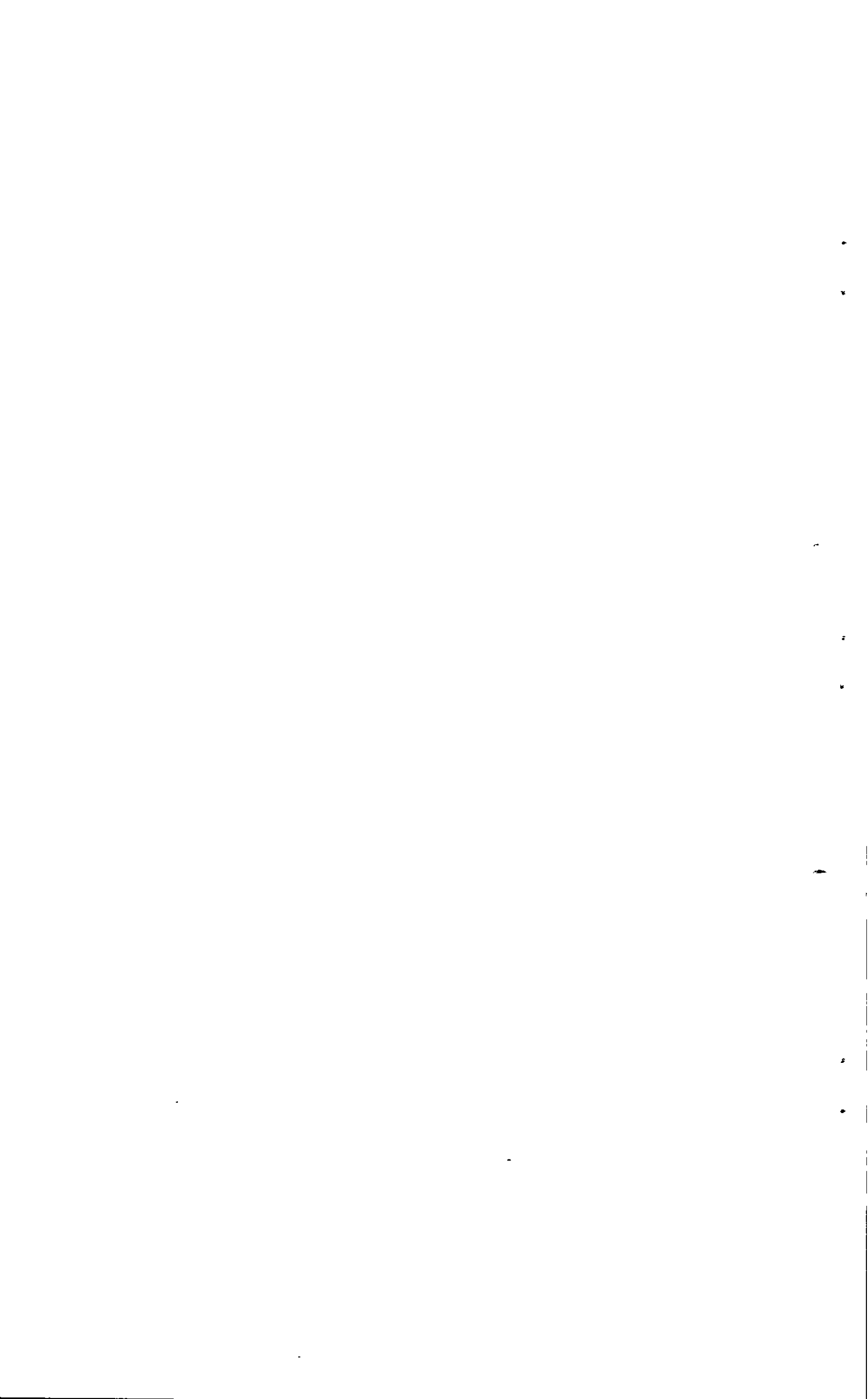
"B-405"



TYPICAL FLOOR PLAN(WING-B)
 (2ND 4TH 6TH FLOOR)

कलन २
 दस्ता क्र. ६६० २०१२
 २८ ५२

NAME <u>Pralhad. Daulatras Gorindwar</u> <u>Priti. Pralhad. Gorindwar.</u>		SIGN .OF PROMOTER _____ SIGN .OF PURCHASER 1) _____ 2) <u>P.P. Gorindwar.</u>	
PROJECT NAME	DEVELOPERS	PROPERTY BEARING AT S.NO. 61 H.NO.2(P),S.NO.8 ,1/1,1/4, & 3, VILL.-GANDHARE, TAL.- KALYAN, DIST- THANE	ARCHITECT'S INC. GROUND FL. SIDDHI TOWER, OPP. MURBAD ROAD, NEAR OLD LOURDES SCHOOL KALYAN (W).
MANGESHI SRUSHTI - II	M/S HEMALI - VIJAY BUILDERS & DEVELOPERS		



गांव डीघार

गां.न.क्र. ७ व १२

तालुका कुल्याण

भूमापन क्रमांक ८	भुमा.क.चा. उपविभाग १११	भू-धारण प्रकार	भोगवटदाराचे नांव <u>दशरथ काना जनाबाई</u> <u>काना १३० ८४ ३</u> <u>२३ २६ ४८ ६८ ८१४</u>					खाते क्रमांक
शेताचे स्थानिक नांव - <u>०२०</u>			लागवडी एकर गुठे योग्य क्षेत्र चौ.वार चौ.भितर प्रती <u>०-४२-२</u> शैकेत प्रकार माई एवढा प्रकार माई <u>८१५</u>					कुळाचे नांव - रु. पेसे खंद रु. अधिकार <u>३२ ८४ ५४</u> <u>५४० ८६८ ३३६</u> नागरी जमिन कुमाल धारण अधिनियम १९५६ अन्वये अतिरिक्त क्षेत्र २६५०.५० चौ.प्रति <u>६६२५</u> मु. धर्म. ला. कुलम - २० अन्वये धारण २६५०.५० क्षेत्र <u>२४०</u>
पो.ख. लागवडी योग्य नसलेली			वर्ग (अ) <u>०-०२-०</u>					
वर्ग (ब)			वर्ग (ब) <u>०-०२-०</u>					
आकारणी			रु. पेसे					
जडी अथवा विशेष आकारणी			एकूण <u>५ = ६२</u>					

गां.न.क्र. १२ (पिकाची नोंदवही)

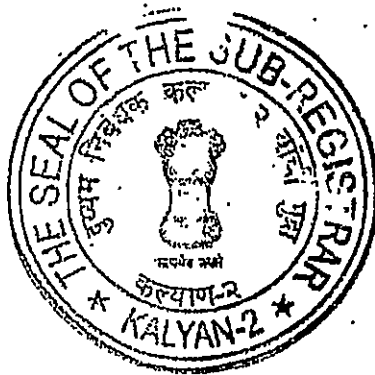
वर्ष	पिकाखालील क्षेत्र											पडीत व विकास निरुपयोगी अराजमिनी चा तपशिल	पानी सुलभते साधन	जमीन करणाराचे नांव	शेरा	
	हंगाम	मिश्रपिकांचे एकूण क्षेत्र				घटक पिके व प्रत्येक पिकाचे क्षेत्र				निर्भळपिकाचे क्षेत्र						
		मिश्रपिकांचे संख्याक	नलसिंचन	नलसिंचन	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	Ob पाईट	अजल सिंचित	रु.प					क्षेत्र
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४		१६	
			हे.आ	हे.आ		हे.आ	हे.आ		हे.आ	हे.आ		हे.आ				
									०-२०-२							
									०-१५-०							

असल बरहुकुम खरी नक्काल रुजू असे.

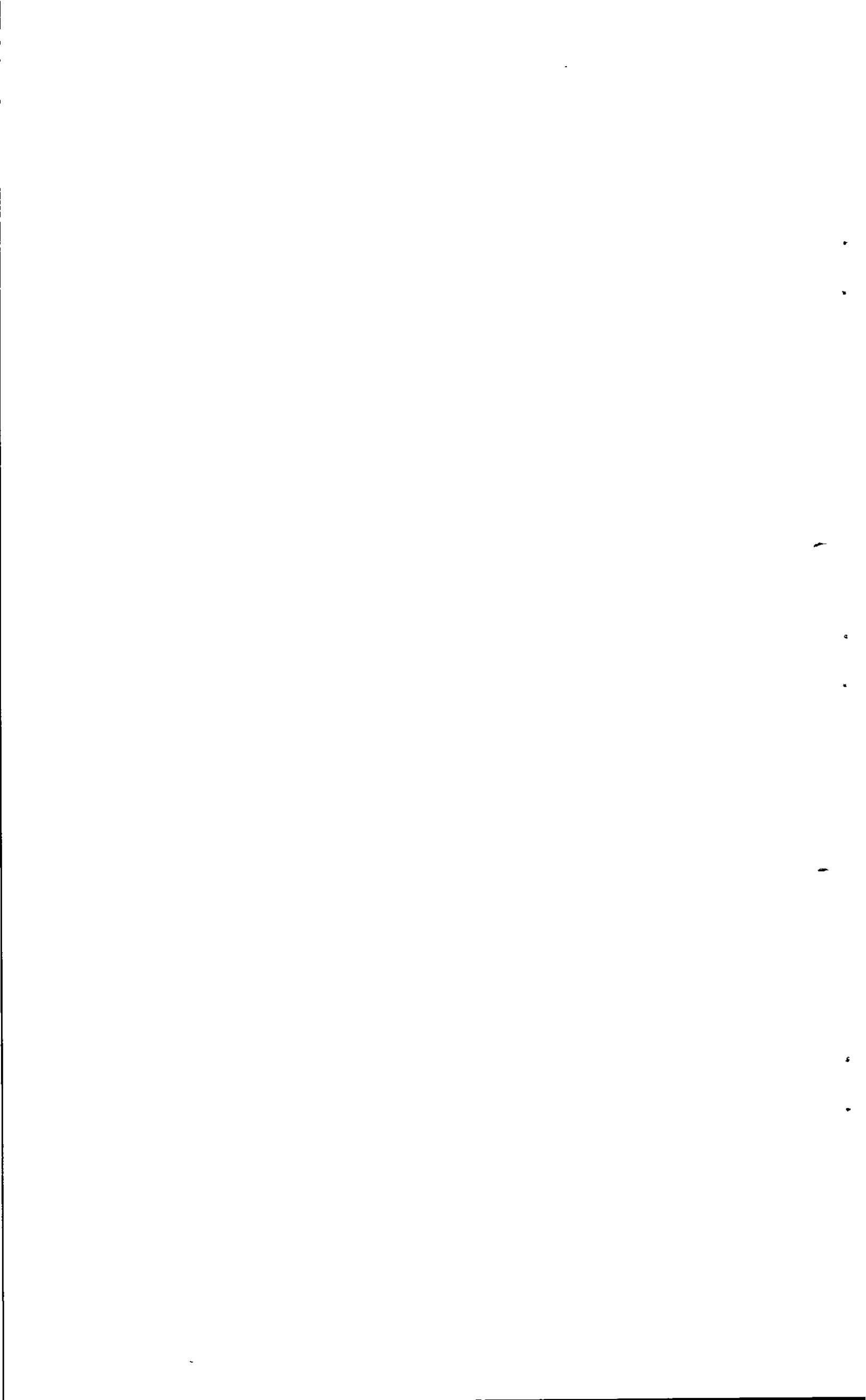
तारीख

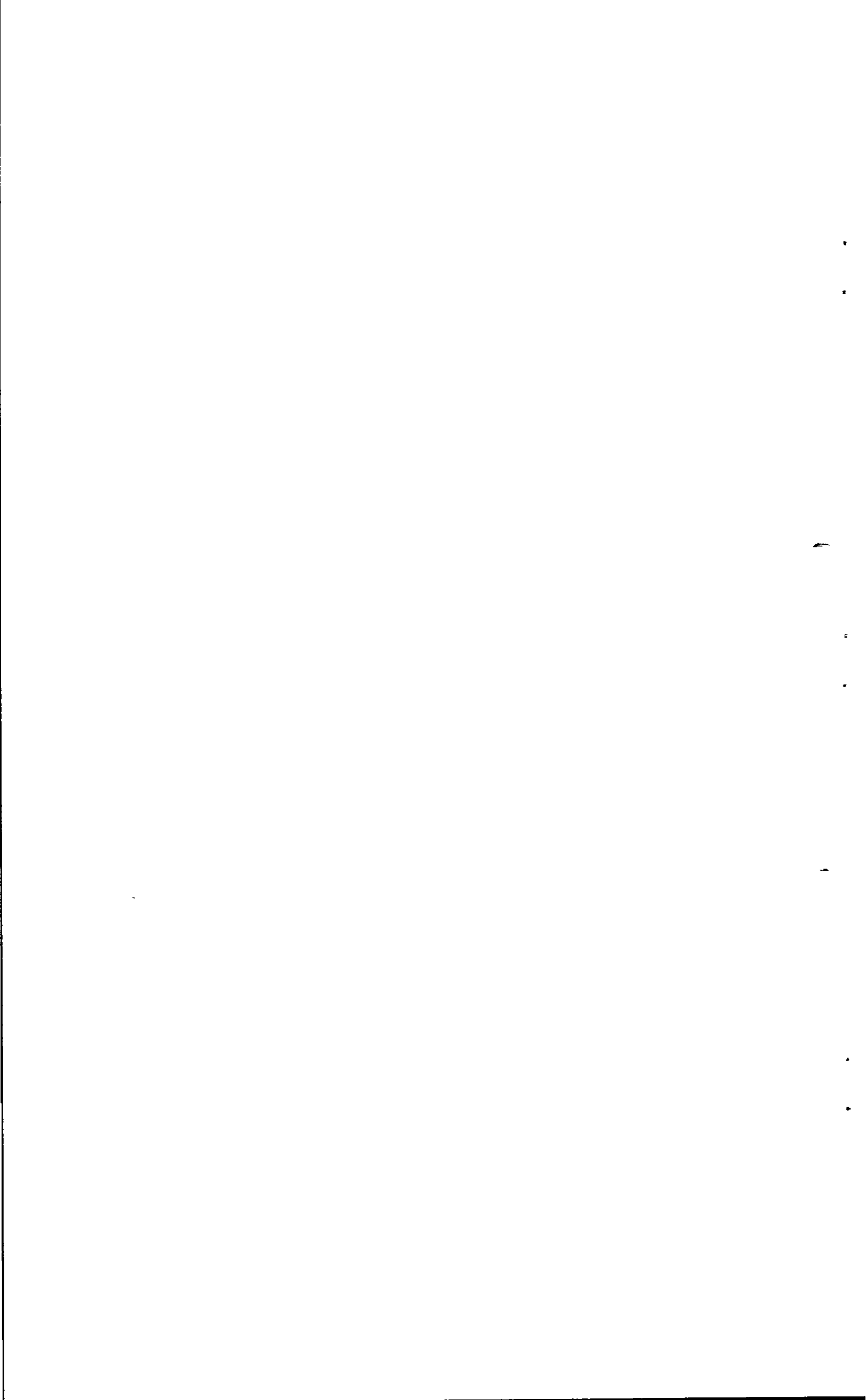
23 MAY 2011

कलानी तलवार कल्याण
कल्याण, जि. ठाणे



कलन २	
दस्ता क्र. ८६०	२०१२
२०	५२





गांव ठांघार

गां.न.क्र. ७ व १२

तालुका कल्याण

भूमापन क्रमांक <u>८</u>	भुमा.क.चा. उपविभाग <u>३</u>	भू-धारण प्रकार <u>४२</u>	भोगवटदाराचे नांव <u>१० ११८</u>	खाते क्रमांक
शेताचे स्थानिक नांव - <u>०९६</u>			<u>अंशुला शमा</u>	कुळाचे नांव - रु. पैसे खंद
लागवडी एकर गटे योग्य क्षेत्र	हक्टर आर प्रती	मोतुबाई लहु सुतार		इतर अधिकार <u>३० ११८ १२०५</u>
चौ.वर्ग	अ.मि.स्.	<u>१३८</u>		श्री. कृष्णा बाळु शर्मा
एकरूण	०-४०-५	इश्या उषा क्षिरण लहु सुतार		मांचा २५००१-२० देव
पो.ख. लागवडी योग्य नसलेली	०-४०-५	मोतुबाई <u>४३५</u>		हजार पाचशे मात चा
वर्ग (अ)	०-०५-३	अ.सुनीता क्षिशोर सुतार		शेठ इशाराचा कोजा.
वर्ग (ब)	०-०५-३	अ.अदाता क्षिशोर सुतार		<u>२८८</u>
आकारणी	र. पैसे	अ. २ चे अ.पा. व सुनीता क्षिशोर		नागरी जमिन कुमाल ध्यावा
जडी अथवा विशेष आकारणी	एकरूण <u>८ = १४</u>	<u>८०२</u>		आधिनियम १९७६ अन्वये
				अतिरिक्त क्षेत्र ४५०८-००
				<u>४६३</u>
				शु.प.व.सी. कळम-२०
				अन्वये अंजने रखाची

गां.न.क्र. १२ (पिकाची नोंदवही)

२२०

वर्ष	हंगाम	पिकाखालील क्षेत्र										पडीत व पिकस निरुपयोगी अशा जमिनी चा तपशिल	पानी पुढेव्याचे साधन	जमीन कारणाचे नांव	शेरा
		मिश्रपिकांचे एकूण क्षेत्र			घटका पिके व प्रत्येक पिकाचे क्षेत्र			निर्मळपिकाचे क्षेत्र							
		मिश्रपिकांचे सकेतांक	जलसिंचन	जलसिंचन	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	Ob	पगाम	अजल सिंचित				
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
			हे.आ	हे.आ		हे.आ	हे.आ		हे.आ	हे.आ		हे.आ			
२०१०									हे.आ						
२०११									०-४०-५						

असल नरहकुम खरी नवकाल रुजू असे.

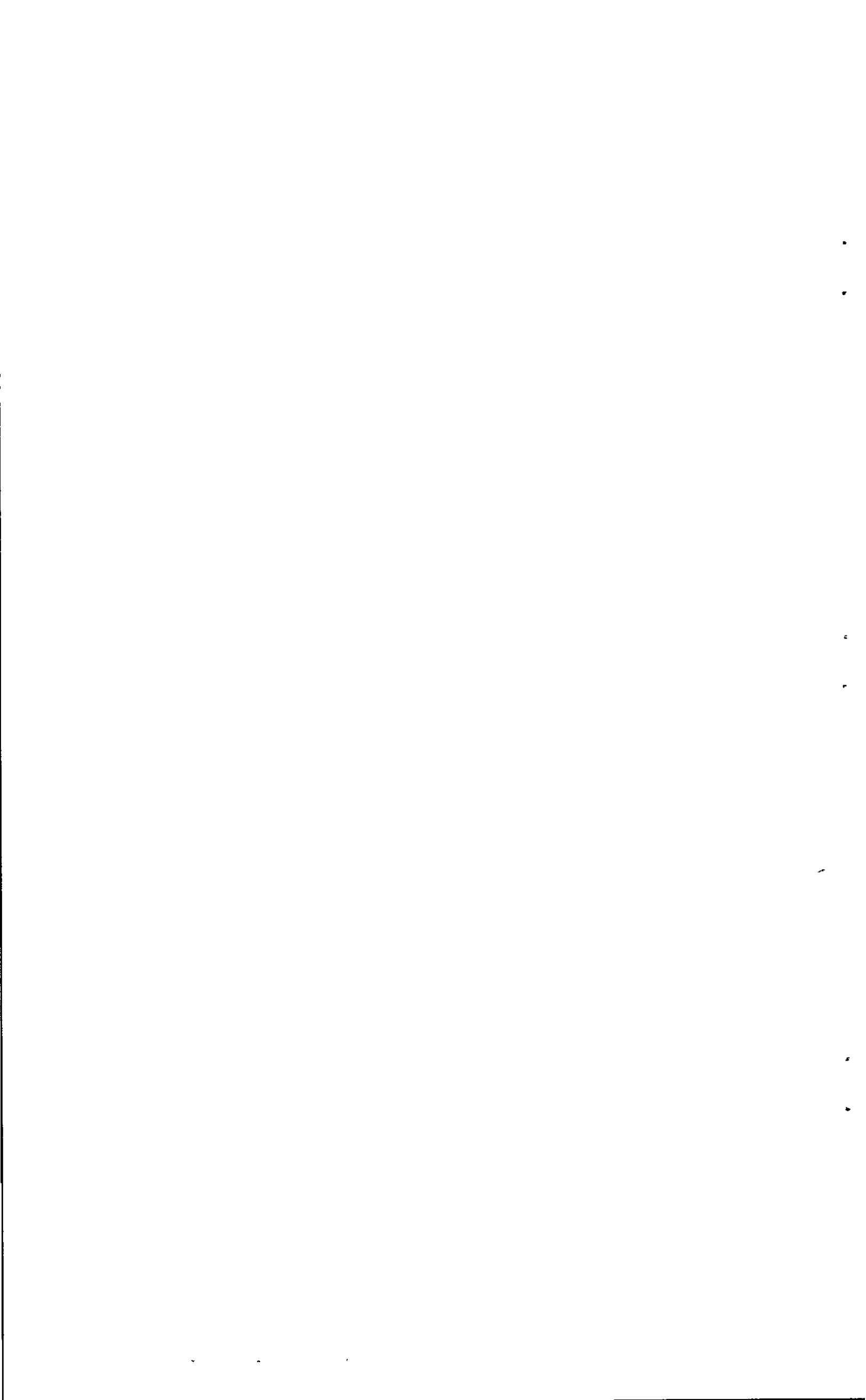
तारीख

23 MAY 2011

कल्याण तालुका सजा
डा. कल्याण, जि. ठाणे



कलन २	
दस्ता क्र. ९८०	२०१२
३३	५२



गांव डीघारे

गां.न.क्र. ७ व १२

तालुका कुल्याण

भूमापन क्रमांक <u>६९</u>	भुमा.क.चा. उपविभाग <u>२</u>	भू-धारण प्रकार <u>५</u>	भोगवटदाराचे नांव <u>२३, २८, ५०</u>	खाते क्रमांक
शेताचे स्थानिक नांव -			<u>दशरथ काना</u>	कुळाचे नांव - रु. पैसे
लागवडी एकर गुठे	हेक्टर आर	प्रती	<u>जनाबाई काना</u>	खंड
योग्य क्षेत्र चौ.वर्ग	नै.मिटर		<u>६४४</u> <u>८५४</u>	इतर अधिकार - <u>३२ १३७</u>
			<u>संकेत प्रकाश भाई</u>	<u>२३६</u>
			<u>एपरा प्रकाश भाई</u>	<u>नागरी जमीन कमाक्षमता</u>
एकूण			<u>८७५</u>	<u>अतिरिक्त १२७६ अन्वये</u>
पो.ख. लागवडी योग्य नसलेली				<u>अतिरिक्त देत २३००-०</u>
वर्ग (अ)				<u>चौ.मी ६६२</u>
वर्ग (ब)				<u>मु.व.का.ची २० अन्वये</u>
एकूण				<u>मोजने खालील क्षेत्र</u>
आकारणी	रु.	पैसे		<u>२४०</u>
जडी अथवा विशेष आकारणी				
एकूण				

गां.न.क्र. १२ (पिकाची नोंदवही)

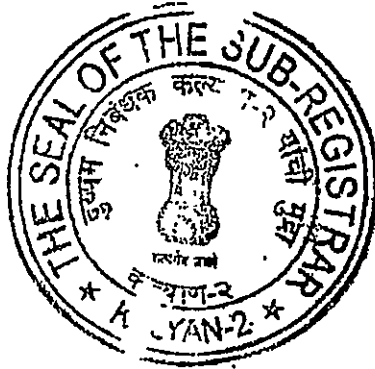
वर्ष	पिकाखालील क्षेत्र										पडीत व पिकांस निरूपयोगी अशा जमिनी चा तपशिल	जमीन क्रणाराचे नांव	शेता	
	हंगाम	मिश्रपिकांचे एकूण क्षेत्र				घटक पिके व प्रत्येक पिकाचे क्षेत्र			निर्भळपिकांचे क्षेत्र					
		मिश्रपिकांचे सक्तीक	जलसिंचन	जलसिंचन	पिकाचे नांव	जल सिंचित	अजल सिंचित	पिकाचे नांव	Of	पवाम				अजल सिंचित
२०१०	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
२०११			हे.आ	हे.आ		हे.आ			हे.आ	हे.आ		हे.आ		

अस्सल बरहुकुम खरी नक्कल रुजू असे.

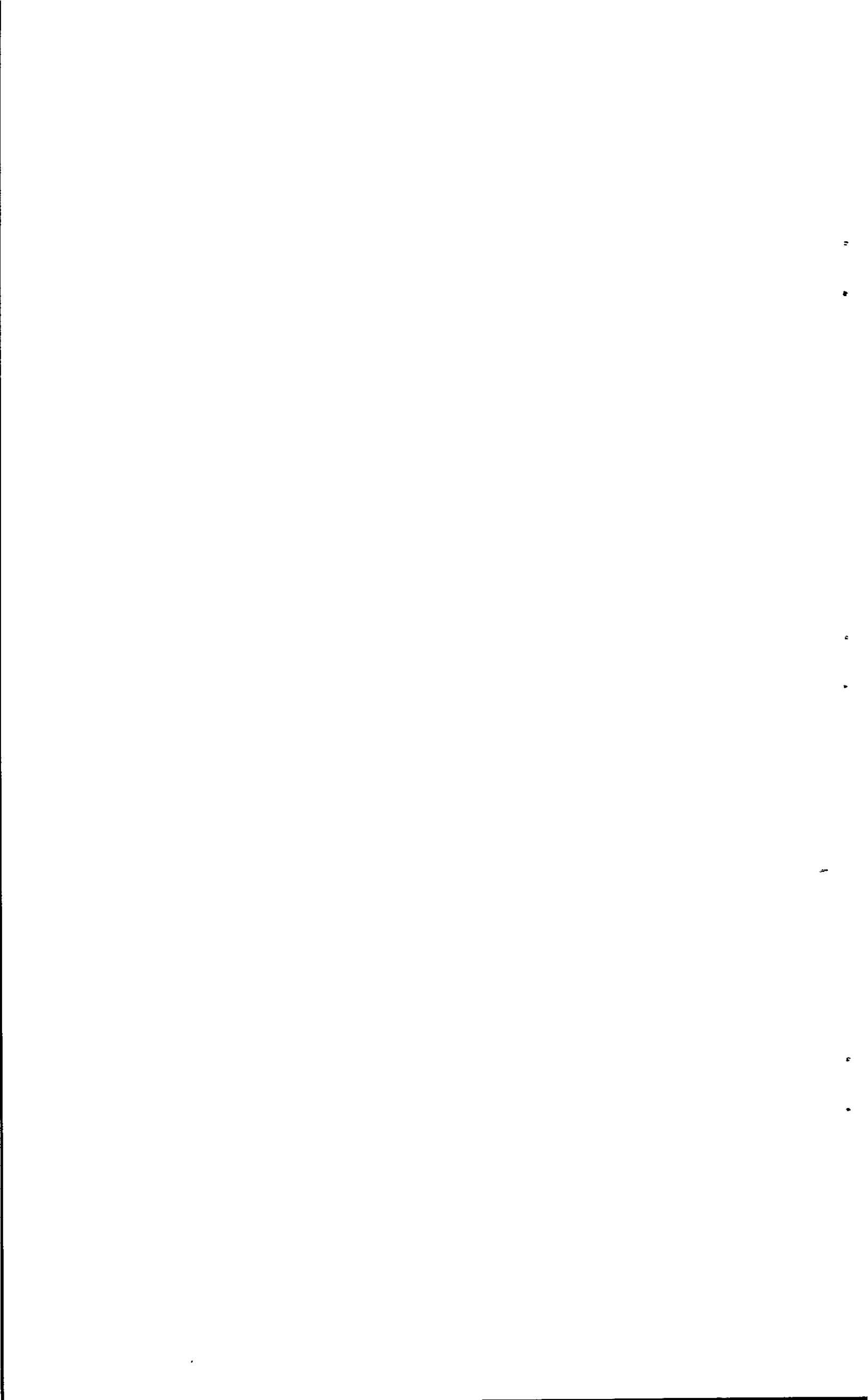
तारीख

23 MAY 2019

सहायक तहसिलदार कुल्याण
सा. कुल्याण, जि. ठाणे



कलन २	
वस्तु क्र. २८६०	२०१३
३२	५२





कल्याण डोंबिवली महानगरपालिका, कल्याण

सुधारित

नगर/कॅम्पा/नरवि/वांग/कवि/ ८५-३६

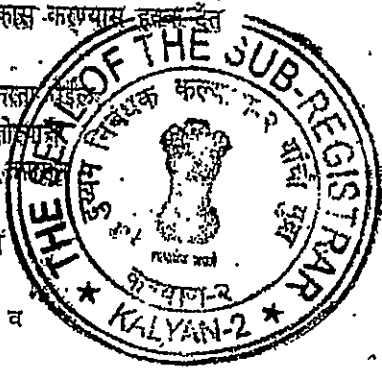
श्री. श्रीमती: दशरथ बाबू साठे कल्याण डोंबिवली महानगरपालिका, कल्याण

कुलमुखत्यारपत्रक :- श्री. विलास साठे

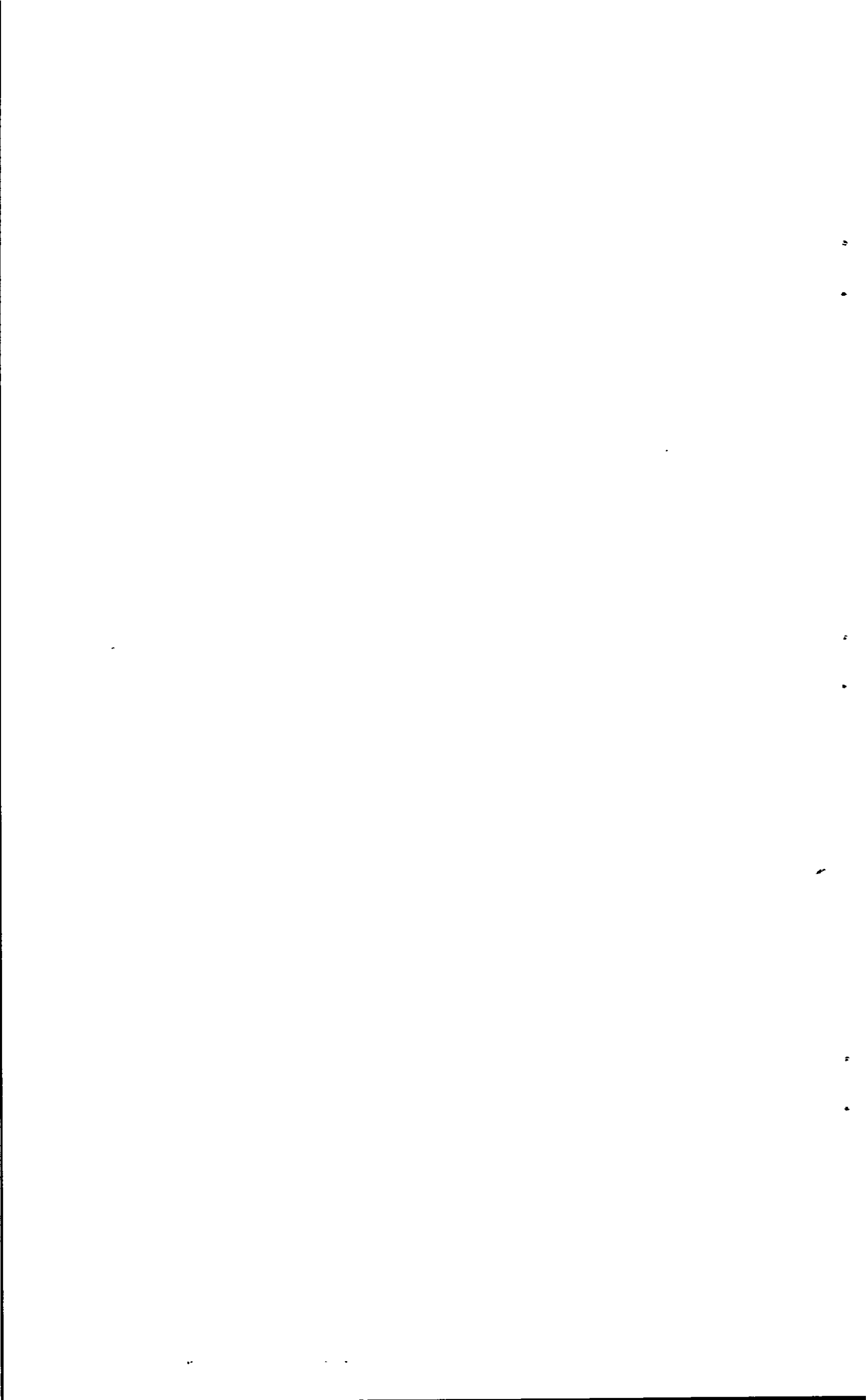
वास्तुशिल्पकार:- श्री. सतिश डावडे
विषय:- सि.स.नं. सं. ६४/२, २४/२०, २४/२०
मौजे- गंधारे
संदर्भ:- १) आपला दि. ८/१२/९० रोजीचा श्री. सतिश डावडे वास्तु.
यांचे मार्फत सादर केलेला अर्ज क्र. २) अंतरिम मंजुरी आदेशापर कॅम्पा/नरवि/वांग/कवि/

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कालम ४४ तसेच म.न. व न.न. अधिनियम १९६६ चे कालम ४५ नुसार सि.स.नं. सं. ६४/२, २४/२०, २४/२० मध्ये ३३५४४-०० चौमी, क्षेत्राच्या भूखंडावर २००० चौमी वाढी. सोबाच्या भूखंडाच्या विकास करावयास मुंबई श्रान्तिक महानगरपालिका अधिनियम १९४६चे कालम २५ अन्वये बांधकाम शक्यतासाठी केलेल्या दिनांक ८/१२/९० च्या अर्जास अनुसरून पुढील शर्तीस अधिन शून तुमच्या मालकीच्या जागेत इतल्या रंगाने दुरुस्ती दाखविल्याप्रमाणे. रस्त्याचे, स्टीलचे, प्लम्बिंगचे, पाईपिंगचे, व्हॉल्टेजचे, ट्यूबिंगचे, तिखटचे, गॅसचे, पॅन्टिंगचे, मसाल्याचे, सान्ताचे, नॅचरचे, आरकचे, मजुरीचे, नव्या मजुरीचे, इतके मजुरीचे, अकराचे, मजुरीचे, मसाल्याचे, नैसर्गिक मजुरीचे, रुहिवारी, दुकाने, अंधारे, वाडे-भिंतीच्या इमारतीच्या बांधकामाबाबत, बांधकाम प्रारंभ प्रमाणपत्र देण्यात येत आहे. इमारतीच्या व जागेच्या मालकी हक्कासंदर्भात कुठलाही वाद निर्माण झाल्यास त्याला सर्वस्वी आपण जबाबदार राहाल या अटीवर हे संमतीपत्र देण्यात येत आहे. इमारत जी → स्टील (१) + प्लम्बिंग
इमारत जी → स्टील (१) + प्लम्बिंग (१) + प्लम्बिंग
इमारत जी → स्टील (१) + प्लम्बिंग

- १) हे बांधकाम प्रारंभ प्रमाणपत्र दिल्याने तारखेपासून एक वर्षांपर्यंत वेळ असेल. नंतर शुद्धीकरण बांधकामाची मंजुरी घ्यावी. नूतनीकरण मुदत संपण्याआधी करणे आवश्यक आहे. नूतनीकरण करतांना किंवा नवीन परवानगी घेताना त्याचेही अस्तित्वात आलेल्या नियमांच्या व नियोजित विकास योजनांनुसार जागेची कायदात येईल.
- २) नकाशात दिवल्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.
- ३) बांधकाम गुरु करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयसत खेरी वळविल्यात घ्यावे.
- ४) ही परवानगी आपल्या मालकीच्या क्रमांतात जमनीच्या त्रिखंडित अर्थ जमादारीवर बांधकाम अर्ज विकास कल्याण नगर येत नाही.
- ५) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि घालून दिलेल्या अटीप्रमाणे करावे.
- ६) वाडेभित व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे मंजूर नकाशाप्रमाणे वाडेभितची व जोत्याचे बांधकाम केलेबाबतचे प्रमाणपत्र महानगरपालिकेस सादर करावयात याचे. न. न. व. न. न. कायदाप्रमाणे करणे घेऊन "जोता पूर्णत्वाचा दाखला" घेण्यात यावा व त्यानंतर पुढील बांधकाम करण्यात यावे.
- ७) सादर अधिव्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये. तसे केलेल्याच आढळून आल्यास सादरचे बांधकाम प्रारंभ प्रमाणपत्र रद्द झाले असे समजावयात येईल.
- ८) इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफटी) जबाबदारी सर्वस्वी आपले वास्तुशिल्पकार व स्थापत्य विशारद यांचेवर राहिल.
- ९) नकाशात दाखविलेले गाळ्यांच्या संख्येमध्ये व नियोजनामध्ये पूर्वपरवानगीशिवाय बदल करू नये. तसेच फ्लॉटच्या तटदीन इमारती भोवती मोकळ्या सांडाव्याच्या जागेत बदल करू नये व त्यामध्ये कोणत्याही प्रकारचे बांधकाम करू नये.
- १०) नागरी जमीन कमाल मर्यादा अधिनियम १९७६ मधील तरतुदी प्रमाणे जागा बाधित होत असल्यास त्याची सर्वस्वी जबाबदारी आपलेवर राहिल.
- ११) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे जाणाऱ्या येणाऱ्या मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- १२) जागेत जुने भांडेकर असल्यास त्याच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भांडेकर यामध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल.
- १३) सादर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय हुंजवू नये.
- १४) सादर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग, (क.डों.म.पा.)च्या परवानगीशिवाय वळवू अथवा बंद करू नये.



कालम २
दिनांक ८/१२/२०१२
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- १५.) सदर प्रकरणी चुकीची व अपूर्ण माहिती दिली असल्यास सदर बांधकाम प्रारंभ प्रमाणपत्र रद्द समजण्यात येईल.
- १६.) बांधकामाचे साहित्य रस्तावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रकम (दंड झाल्यास त्यासह रकम) भरावी लागेल तसेच निरुपयोगी साहित्य महापालिका सांगेल त्याटीकाणी स्वखर्चाने वाहून टाकणे बंधनकारक राहिल.
- १७.) प्रस्तुत भूखंडास पिण्याचे पाणी महानगरपालिकेकडून उपलब्धतेनुसार दिले जाईल व त्यासाठी आवश्यक ती जलवाहिनी 'क.डो.म.पा' च्या पाणी पुरवठा विभागाकडून दिलेल्या निर्देशानुसार स्वखर्चाने टाकणे आवश्यक राहिल.
- १८.) सदर जागेत बांधकाम करण्याबाबतचा पूर्वीचा परवाना असेल तर ती या बांधकाम प्रारंभ प्रमाणपत्रामुळे रद्द झाला असे समजण्यात यावे.
- १९.) गटाराचे व पावसांच्या पाण्याचा विचारा होणेकरिता महानगरपालिकेच्या गटारास जोडणेसाठी पक्क्या स्वरूपाची गटारे बांधावीत तसेच बांधकामासाठी नळाचे कनेक्शन मिळणार नाही त्यासाठी संबंधितांनी स्वतः बांधकामासाठीच्या पाण्याची व्यवस्था करावी.
- २०.) नकारात रस्तावरील बांधकामाची दुरुविलेली बांधकामे व अस्तंगत रस्ते, सार्वजनिक रस्त्याचा भाग समजण्यात येईल तसेच भविष्यात रस्ता वरील बांधकामासाठी जागा लागल्यास ती क.डो.म.पा. साविनामूल्य हस्तांतरित करावी लागेल.
- २१.) रेखांकन प्रस्तावातील सर्व भूखंड रस्ते, खुर्च्या जागा, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी तपविभू.अ. यांचे मार्फत करव घ्यावी व त्यांचेकडील प्रमाणित मोडणी नकाशाची प्रत बांधकाम प्रारंभ प्रमाणपत्र दिल्या सारखे पासून एक वर्षाचे आत सादर करावी.
- २२.) भूखंडातील विकास योजना रस्ते, क.डो.म.पा.च्या सार्वजनिक बांधकाम विभागाच्या निर्देशाप्रमाणे खडीकरण व गटार विकसित करून क.डो.म.पा.कडे विनामूल्य हस्तांतरित करावे.
- २३.) भूखंडातील आरक्षित भाग भरणे करून व साडेभिंतीचे बांधकाम करून रितसर करवजावणे व खरेदीखतासह क.डो.म.पा.स विनामूल्य हस्तांतरित करावे.
- २४.) जलनिःसारण विभाग व मंलनिःसारण विभाग, अग्निशमन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डो.म.पा. यांचे कडील ना-हरकत दाखला बांधकाम नकाशासह सादर करावा.
- २५.) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अयत्नाने माहिती झाल्यास त्याचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- २६.) वरीलप्रमाणे सर्व ना-हरकत दाखल्यानुसार इमारतीचे नकाशात फेरबदल करणे आपणांवर बंधनकारक राहिल.
- २७.) नकारात दाखविल्याप्रमाणे बांधकामाची फक्त राहणेसाठी / त्रिगुण्य / अतिगुण्य / अतिगुण्य इत्यादी उपयोग करावा.
- २८.) भूखंडाचा पोहोच रस्ता पक्क्या स्वरूपात तयार केल्याखेरीज वापर परवाना मिळणार नाही.
- २९.) बांधकाम पूर्णत्वाचा दाखला घेतल्याशिवाय इमारतीचा वापर सुरू करता येणार नाही. बांधकाम पूर्णतेच्या दाखल्यासाठी वास्तुशिल्पकार व स्थापत्यविशारद यांच्या विहित नमुन्यातील दाखल्यासह रितसर प्रस्ताव सादर करण्यात यावा अन्यथा पुढील कार्यवाही करण्यात येईल.
- ३०.) ओल्या व सुक्या कच-यासाठी स्वतंत्र कचराकुड्याची व्यवस्था करावी.
- ३१.) कल्याण डोंबिवली महानगरपालिकेच्या निर्देशाप्रमाणे इमारतीत सार्वजनिक उपकरणी बसवणे आवश्यक आहे.
- ३२.) रेन वॉटर हार्वेस्टिंगबाबत मा.कार्यकारी अधिकाऱ्यांना पाणी पुरवठा विभागाकडून निर्देश घेऊन त्या प्रमाणे अंमलबजावणी करणे आपणांवर बंधनकारक राहिल.
- ३३.) प्रत्यक्ष जागेवर इमारतीचे बांधकाम चालू करणेपूर्वी बांधकाम मजुरीचा फलक लावणे आपणांवर बंधनकारक राहिल.
- ३४.) पाणी पुरवठा उपलब्ध करून देण्याची जबाबदारी पाणी पुरवठा सुधारणा हाइपरयट महानगरपालिकेची राहणार नाही.
- ३५.) सदर बांधकाम प्रारंभ प्रमाणपत्र प्रमाणित सदर बांधकाम अंतर्गत मजुरी आदेशपत्र सोबतच नकाशा क.डो.म.पा./सवि/बांध/कवि/ दिनांक/प्रमाणपत्र/

इशारा:- मंजूर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलाबाबत आपण महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या तरतूदी नुसार दखलपत्र गुन्ह्यास पात्र राहाल.

सहाय्यक संचालक नगररचना/नगररचनाकार (फक्त),
कल्याण नगरपालिका/कल्याण.

१) उप आयुक्त अनधिकृत बांधकाम विभाग,
क.डो.म.पा.कल्याण.

२) करनिर्धारक व संकलक क.डो.म.पा.कल्याण



कलन २	
कलन क्र. e1e0	२०१२
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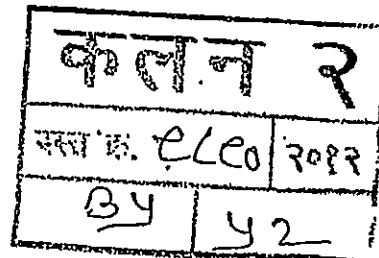
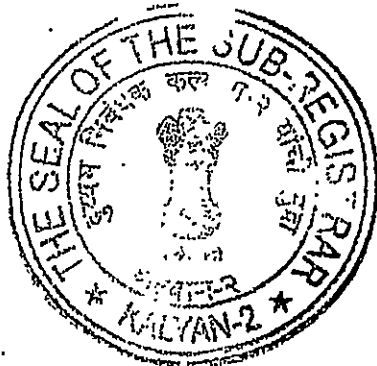
वाचले :-

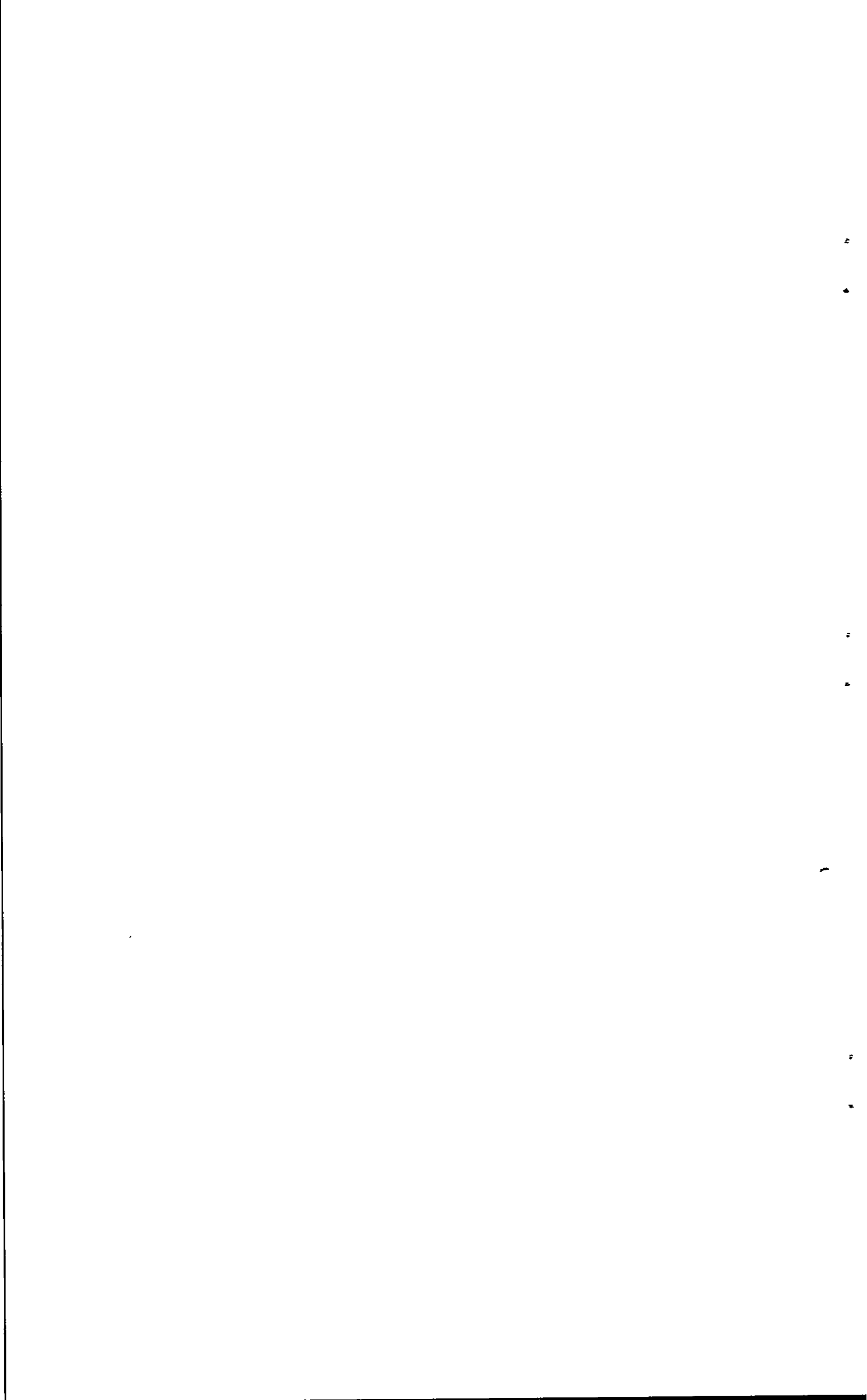
१. श्री दशरथ काना सल्पी व इतर ३, श्री अंकुश रामा सुतार व इतर ७, यांचे कु.मू. श्री विलास सागरमल जैन व श्री चंद्रकांत शिवाराम अहेर रा. वसंत व्हॅली, सोनम पॅलेस, भाजी मार्केट, संतोषी माता रस्ता, कल्याण (प), जि. ठाणे यांचा दि. ५/३/२००७ व ५/१/२००८ रोजीचा अर्ज.
२. तहसिलदार कल्याण यांचेकडील चौकशी अहवाल क्र. जमिनबाब/टे.२/कावि-५०३ एसआर-३३/०७, दि. २१/३/२००७, व स्थळपहाणी अहवाल क्र. जमिनबाब/टे-२/कावि-५०३/एसआर-३३/०७ दि. २१/३/२००७
३. कल्याण महानगर पालिका यांचेकडील अंतरिम स्वरूपाचे मंजूरी पत्र (I.O.D) जा.क्र. कमपा/नरवि/बांप/कावि/८२४-३३४ दि. २९/३/२००७
४. उपजिल्हाधिकारी व सक्षम प्राधिकारी उल्हास नगर नागरी संकुलन ठाणे यांचेकडील आदेश
१) क्र.युएलसी/युएलएन/६(१)/एसआर-४६/गंधारे दि. २९/१२/०३
२) क्र.युएलसी/युएलएन/६(१)/एसआर-२१/गंधारे दि. २७/१०/९७
३) क्र.युएलसी/युएलएन/सेक्शन(२०)(एन)/एसआर-४७०दि. ६/१२/२००३
४) क्र.युएलसी/युएलएन/सेक्शन(२०)(एन)/एसआर-४८० दि. ४/३/२००४
५. सामान्यशाखा (भूसंपादन विभाग) यांचेकडील पत्र क्र. सामान्य/का-४/टे-३/भूसं/कावि-१६२ दिनांक १६/३/२००७
६. दैनिक 'महाराष्ट्र जनमुद्रा' या वृत्तपत्रांमध्ये दि. ७/३/२००७ रोजी प्रसिध्द केलेला जाहिरनामा.
- ७ अर्जदार यांनी सादर केलेले दिनांक ९/३/२००७ रोजीचे हमीपत्र.
- ८ अर्जदार यांनी त्याचे दि. १७/३/२००७ रोजीचे अर्जान्वये केलेला खुलासा

आदेश :-

ज्या अर्थी श्री दशरथ काना सल्पी व इतर ३, श्री अंकुश रामा सुतार व इतर ७ यांचे कु.मू. श्री विलास सागरमल जैन व श्री चंद्रकांत शिवाराम अहेर रा. वसंत व्हॅली, सोनम पॅलेस, भाजी मार्केट, संतोषी माता रस्ता, कल्याण (प), जि. ठाणे यांनी ठाणे जिल्ह्यातील कल्याण तालुक्यातील मौजे- गंधारे येथील स.नं. ८/१/१, ८/१/४, ८/३, ६१/२ व ६१/३ क्षेत्र ७/१२ प्रमाणे २४१४०-०० चौ.मी. मधील जागेचा रहिवास व वाणिज्य या विंगरशेतकी प्रयोजनार्थे वापर करण्याची परवानगी मिळण्याबाबत अर्ज केलेला आहे.

आणि ज्या अर्थी अर्जदार यांनी दि. ९/३/२००७ रोजी दैनिक 'महाराष्ट्र जनमुद्रा' या वृत्तपत्रांत जाहिरात दिलेली होती व त्यावर मुदतीत कोणतीही हरकत/तक्रार या कार्यालयाकडे प्राप्त झालेली नाही.





आणि ज्याअर्थी अर्जदार यांना स नं. ६१/३ क्षेत्र ४५३०.०० चौ.मी. मध्ये कल्याण डोंबिवली महानगरपालिकेने अंतरिम स्वरूपाचे मंजूरी पत्र (I.O.D) दिली नसल्याने असे एकूण ४५३०-०० चौ.मी. क्षेत्र परवानगीतून वगळण्यात आलेले आहे.

त्या अर्थी आता महाराष्ट्र जमीन महसुल अधिनियम १९६६ चे कलम ४४ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करून उक्त जिल्हाधिकारी याद्वारे १) दशरथ कान्हा सलपी, २) जनाबाई कान्हा सलपी, ३) संकेत प्रकाश भोई, ४) हर्षदा प्रकाश भोई, ५) अंकुश रामा सुतार, ९) मोतुबाई लहु सुतार, १०) सुनिला किशोर सुतार, ११) अक्षता किशोर सुतार ११) रेखा लहु सुतार, १२) उषा लहु सुतार, १३) किरण लहु सुतार यांना मौजे- गंधारे येथील स. नं. ८/१/४ क्षेत्र १२३०-०० चौ.मी., ८/३ मधील क्षेत्र ४५८०-०० चौ.मी., स नं. ६१/२, मधील क्षेत्र ९३००-०० चौ.मी. तसेच स.नं.८/१/१ क्षेत्र ४४९०-०० चौ.मी. असे एकूण १९६००-०० चौ.मी., ऐरीया ऑफिस प्लॉट प्रमाणे क्षेत्र १६९५०-०० चौ.मी. पैकी १३५४४-०० चौ.मी. मधील क्षेत्र ६२३४-९३ चौ.मी. रहिवास व १६३.०७ चौ.मी. वाणिज्य या बिगरशेतकी प्रयोजनार्थ वापर करण्या बाबत पुढील शर्तीवर अनुज्ञा (परमीशन) देण्यांत येत असून कल्याण डोंबिवली महानगरपालिकेकडील मंजूर बांधकाम नकाशाप्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही.

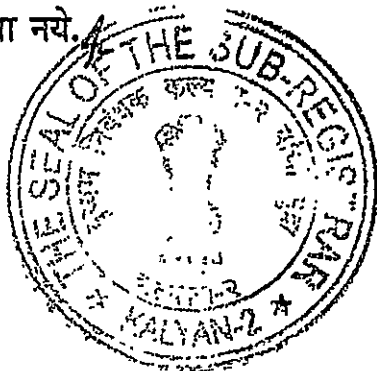
१.	रोड सेट बॅक एरिय	३९१६.००	चौ.मी.
२.	इतर आरक्षण	३२३०.००	चौ.मी.
३.	आर जी	९५९.७०	चौ.मी.



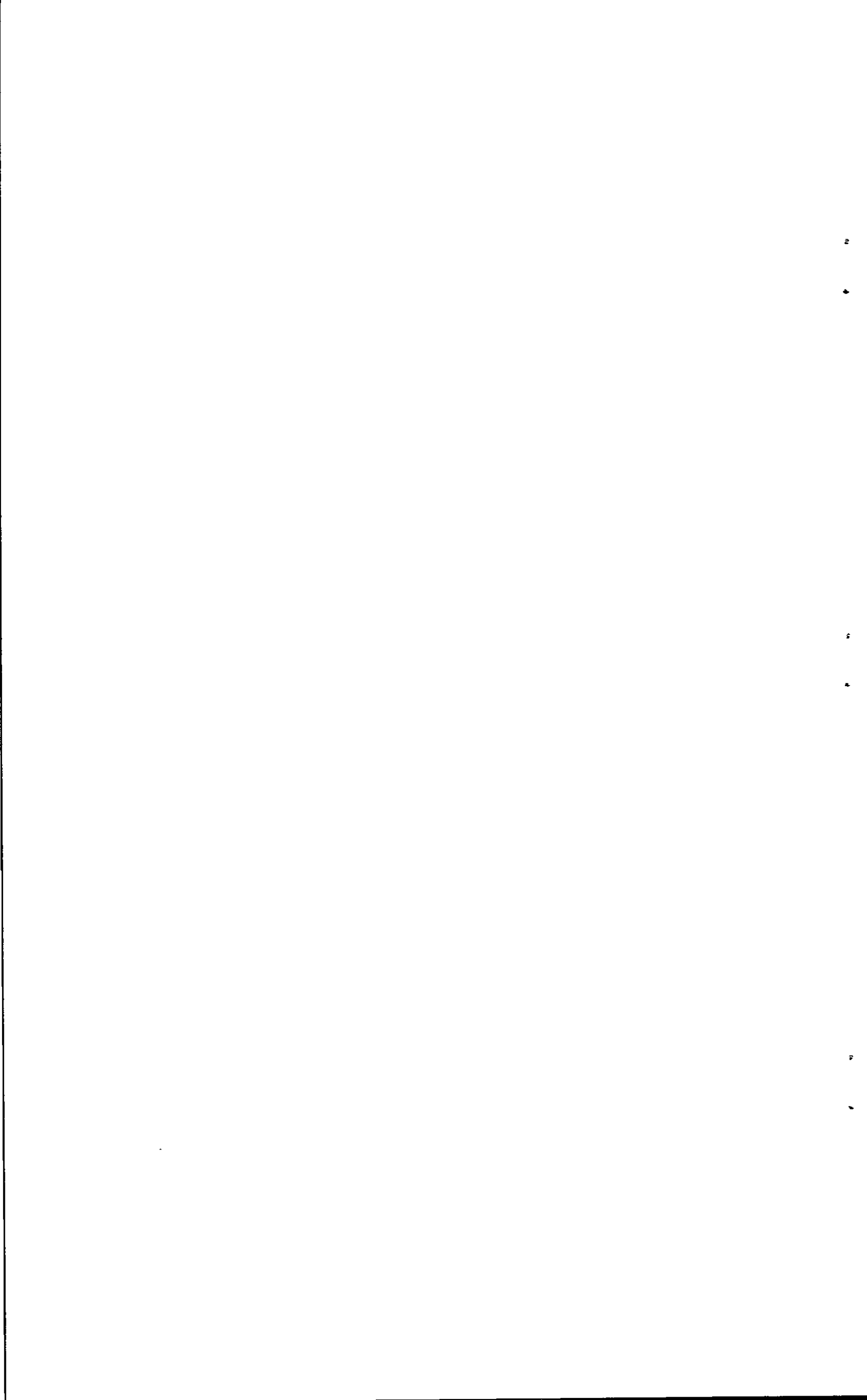
त्या शर्ती अशा:-

ही परवानगी अधिनियम त्याखालील केलेले नियम यांना अधिन ठेवून देण्यांत आलेली आहे.

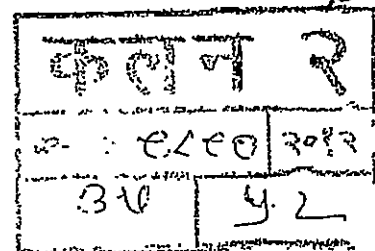
- अनुज्ञाग्राही व्यक्तीने (ग्रॅंटीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यांत आली असेल त्या प्रयोजनार्थ केवळ केला पाहिजे. आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या वापरावरून जमिनीचा वापर ठरविण्यांत येईल.
- अशी परवानगी देणा-या प्राधिका-याकडून अशा भूखंडाची किंवा त्यांचे जे कोणतेही उपभूखंड करण्या बाबत मंजूरी मिळाली असेल त्या उपभूखंडाची आणखी पोटविभागणी करता कामा नये.

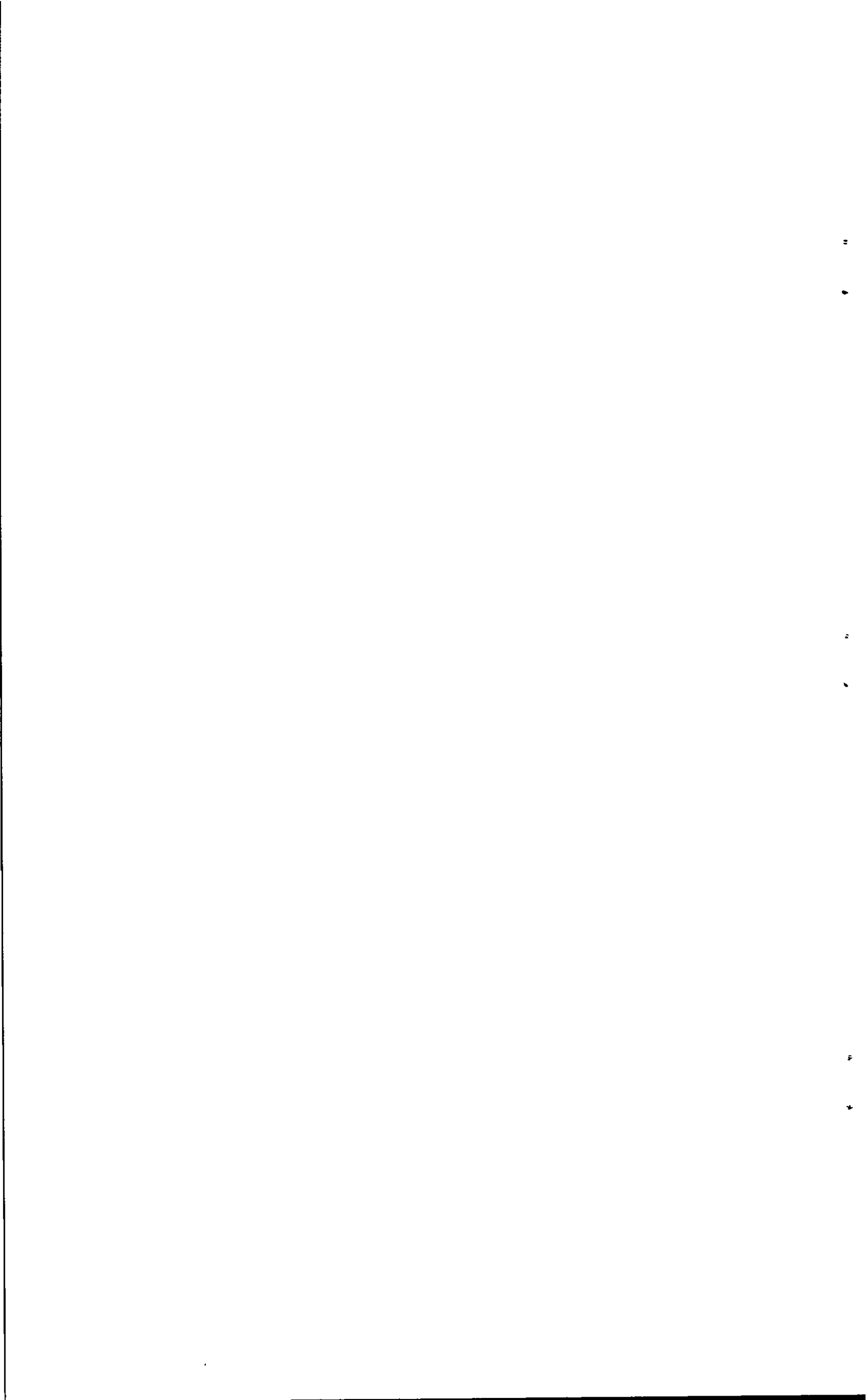


कलम २	
क्र. १८८०	२०१९
३९	५२



४. अनुज्ञाग्राही व्यक्तीने (अ) जिल्हाधिकारी व संबंधित नगरपालिका प्राधिकरण यांचे समाधान होईल अशा रीतीने अशा जमीनीत रस्ते, गटारे वगैरे बांधून आणि (ब) भूमापन विभागा कडून अशा भूखंडाची मोजणी व त्यांचे सीमांकन करून ती जमीन या आदेशाच्या तारखे पासून एक वर्षाच्या आंत मंजूर आराखड्या प्रमाणेच काटेकोरपणे विकसित केली पाहिजे; आणि अशा रीतीने ती जमीन विकसित केली जाई पर्यंत त्या जमीनीची कोणत्याही रीतीने विल्हेवाट लावता कामा नये.
५. अनुज्ञाग्राही व्यक्तीस असा भूखंड विकायच्या असेल किंवा त्यांनी इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाग्राही व्यक्तीने तो भूखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच 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 आराखड्यात आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केल्या प्रमाणे इतक्या जोते क्षेत्रावर बांधकाम करण्या विषयी ही परवानगी देण्यांत आलेली आहे; सदर भूखंडातील नकाशात दर्शविल्या प्रमाणेच उर्वरित क्षेत्र विना बांधकाम मोकळे सोडले पाहिजे.
- ६अ. प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्या पेक्षा जास्त मजल्याचे असू नये.
७. प्रस्तावित इमारत किंवा कोणतेही काम (असल्यास) त्यांच्या बांधकामास सुरुवात करण्यापुर्वी अनुज्ञाग्राही व्यक्तीने (ग्रॅंटीने) कल्याण-डोंबिवली महानगरपालिका यांची असे बांधकाम करण्या विषयाची आवश्यक ती परवानगी मिळविणे हे अशा व्यक्तीवर बंधनकारक असेल.
९. अनुज्ञाग्राही व्यक्तीने सोबत जोडलेल्या नकाशात दर्शविल्या प्रमाणे सीमांतिक मोकळे अंतर (ओपन मार्रीनल डिस्टेंसेस) सोडले पाहिजे.
९. या आदेशाच्या दिनांका पासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही व्यक्तीने अशा जमीनीचा बिगर शेती प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यांत आला असेल तर ती गौष्ट अलाहिदा. अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी रद्द करण्यांत आली असल्याचे समजण्यांत येईल.
१०. अनुज्ञाग्राही व्यक्तीने अशा जमीनीचे बिगर शेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांका पासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमीनीच्या वापरात बदल केला असेल तर तो दिनांक त्याने एक महिन्याच्या आंत तलाठया मार्फत कल्याण तहसिलदारांस कळविले पाहिजे. जर तो असे करण्यास चुकेल तर महाराष्ट्र जमीन महसुल (जमीनीच्या वापरातील बदल व बिगरशेतकी आकारणी) नियम १९६९ मधील नियम ६ अन्वये त्याच्यावर कार्यवाही करण्यास असा अनुज्ञाग्राही पात्र ठरेल.
११. सदरहू आदेशाच्या दिनांका पासून सदर अनुज्ञाग्राहीने त्या जमीनीच्या संबंधात दर चौ.मी. मागे ०-०६-० पैसे दराने बिगर शेतकी आकारणी दिली पाहिजे. किंवा परवानगीच्या तारखेच्या पूर्वलक्षी प्रभावाने अथवा त्यानंतर अंमलात येणारे बिनशेती दराने बिनशेती आकार देणे बंधनकारक राहिल. अशा जमीनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यांत आला तर त्याच्या दराने बिगर शेतकी आकारणीच्या हमीची मुदत अजून समाप्त होण्याची आहे ही गौष्ट विचारांत घेण्यांत येणार नाही. 4

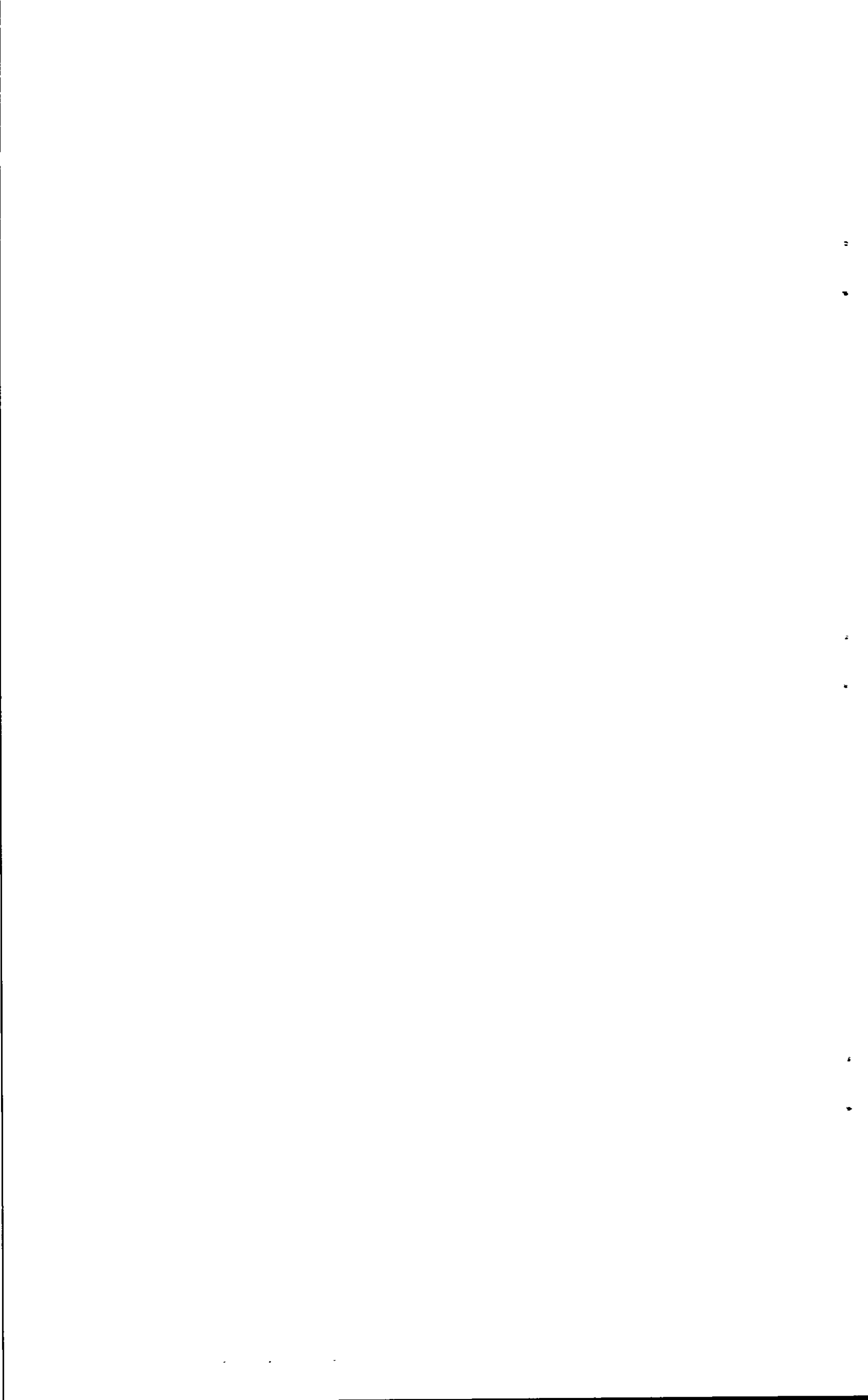




१२. सदर जागेची अती तातडीची मोजणी फी रक्कम रु.१२,०००/- (अक्षरी रु.बारा हजार मात्र) चलन क्र.१२२/२००८ दि. १४/२/२००८ अन्वये शासन जमा केली आहे.
१३. भूमापन विभागाकडून जमीनीची मोजणी करण्यांत आल्या नंतर अशा जमीनीचे जितके क्षेत्रफळ आढळून येईल तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्र तसेच बिगरशेतकी आकारणी यांत बदल करण्यांत येईल.
१४. सदर जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून दोन वर्षांच्या कालावधीत अनुज्ञाग्राहीने अशा जमीनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेश रद्द समजण्यांत येईल. व अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.
१५. पुर्वीच मंजूर केलेल्या नकाशावरहुकुम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणतीही भर घालता कामा नये किंवा ती मध्ये कोणताही फेरबदल करता कामा नये. मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-यांची परवानगी घेतली असेल आणि अशा भरीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.
१६. अनुज्ञाग्राही व्यक्तीने आजुबाजुच्या परिसरांत अस्वच्छता व घाण निर्माण होणार नाही अशा रीतीने आपल्या स्वतःच्या खर्चाने आपली पाणीपुरवठ्याची व सांडपाण्याचा निचरा करण्याची व्यवस्था केली पाहिजे.
१७. जमीनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांका पासून एक महिन्यांच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमीन महसुल (जमीनीच्या वापरात बदल व बिगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची पाच मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन तीत या आदेशातील सर्व शर्ती समाविष्ट करणे त्यास बंधनकारक असेल.
- १८अ. या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त अधिनियमाच्या उपबंधान्वये असा अनुज्ञाग्राही ज्या कोणत्याही शास्तीस पात्र ठरेल त्या शास्तीस बाधा न येऊ देता ठाण्याच्या जिल्हाधिका-यास तो निर्दिष्ट करेल असा दंड आणि आकारणी भरल्यानंतर उक्त जमीन किंवा खंड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.
- १८ब. वरील खंड अ) मध्ये काहीही अंतर्भूत असले तरीही या परवानगीच्या तरतुदीविरुद्ध जाऊन कोणतीही इमारत किंवा बांधकाम उभे करण्यांत आले असेल किंवा तरतुदी विरुद्ध या इमारतीच्या किंवा बांधकामाचा वापर करण्यांत आला असेल तर विनिर्दिष्ट मुदतीच्या आंत अशा रीतीने उभारलेली इमारत काढून टाकण्या विषयी किंवा तीत फेरबदल करण्याविषयी ठाण्याच्या जिल्हाधिका-याने निर्देश देणे विधी संमत असेल. तसेच ठाण्याच्या जिल्हाधिका-याला अशी इमारत किंवा बांधकाम काढून टाकण्याचे किंवा तीत फेरदल करण्याचे काम करवून घेण्याचा किंवा त्या प्रीत्यर्थ आलेला खर्च अनुज्ञाग्राही व्यक्तीकडून जमीन महसुलाची थकबाकी म्हणून घसूल करून घेण्याचा अधिकार असेल.
१९. दिलेली ही परवानगी मुंबई कुळवहिवाट व एशेतजमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ. सारख्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कोणत्याही कोणतेही उपबंध प्रकरणाच्या अन्य संबंधित बाबींच्या बाबतीत लागू होतील. त्या उपबंधांच्या अधिन असेल.



कलन २	
वर्त क्र. ८८०	२०१२
३८	५२



२०. अनुज्ञाग्राही यांनी बिगरशेतकी आकारणीच्या पाचपट रक्कम रु.२,०१७/- (अक्षरी रु. दोन हजार सतरां मात्र) रुपांतरीत कर (कन्व्हर्शन टॅक्स) म्हणून तलाठी सजा कल्याण यांचे कडील पाचती क्र. ४२५२२९४ दिनांक ११/२/२००८ अन्वये सरकार जमा केली आहे.
२१. अनुज्ञाग्राही यांनी कल्याण-डोंबिवली महानगरपालिका यांचे कडील मंजूर नकाशाबरहुकुमच बांधकाम केले पाहिजे.
२२. अनुज्ञाग्राही यांनी कल्याण-डोंबिवली महानगरपालिके कडील बांधकाम नकाशा व्यतिरिक्त जादा बांधकाम केल्यास अगर बांधकामा मध्ये बदल करून जादा चट्टेक्षेत्र निर्देशांक वापरल्यास अनुज्ञाग्राही हे महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६३ चे कलम ५२ अन्वये फौजदारी स्वरूपाचा गुन्हा दाखल करण्यास पात्र रहातील व असे जादा बांधकाम दूर करण्यास पात्र राहिल.
२३. कल्याण डोंबिवली महानगरपालिकेने उपोघातील अ.क्र. ३ च्या आदेशान्वये अंतरीम मंजूरी दिलेली असून तदनंतर अंतिम मंजूरी प्रमाणपत्र मिळणार आहे तथापी अंतरीम मंजूरी प्रमाणपत्र व नंतर प्राप्त होणाऱ्या अंतिम प्रमाणपत्रामध्ये कोणत्याही स्वरूपात बदल झाल्यास त्यानुसार सुधारीत अकषिक परवानगी घेणे अर्जदारावर बंधनकारक राहिल. प्रस्तुतच्या जमिनीच्या मालकी हक्कांसंदर्भात भविष्यात कोणत्याही प्रकारचा वाद उद्भवल्यास त्याची सर्वस्वी जबाबदारी अनुज्ञाग्राही यांची राहिल.
२५. अर्जदार यांनी सादर केलेली कागदपत्रे खोटी अथवा बनावट असल्याचे आढळून आल्यास सादरची बिनशेती परवानगी आपोआप रद्द झालेचे समजणेत येईल.



सही/-

(एस एस झेंडे)

जिल्हाधिकारी ठाणे

प्रति,

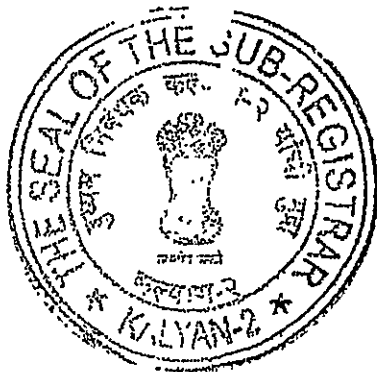
श्री अंकुश रामा सुतार व इतर

रा. गंधारे ता कल्याण, जि. ठाणे.

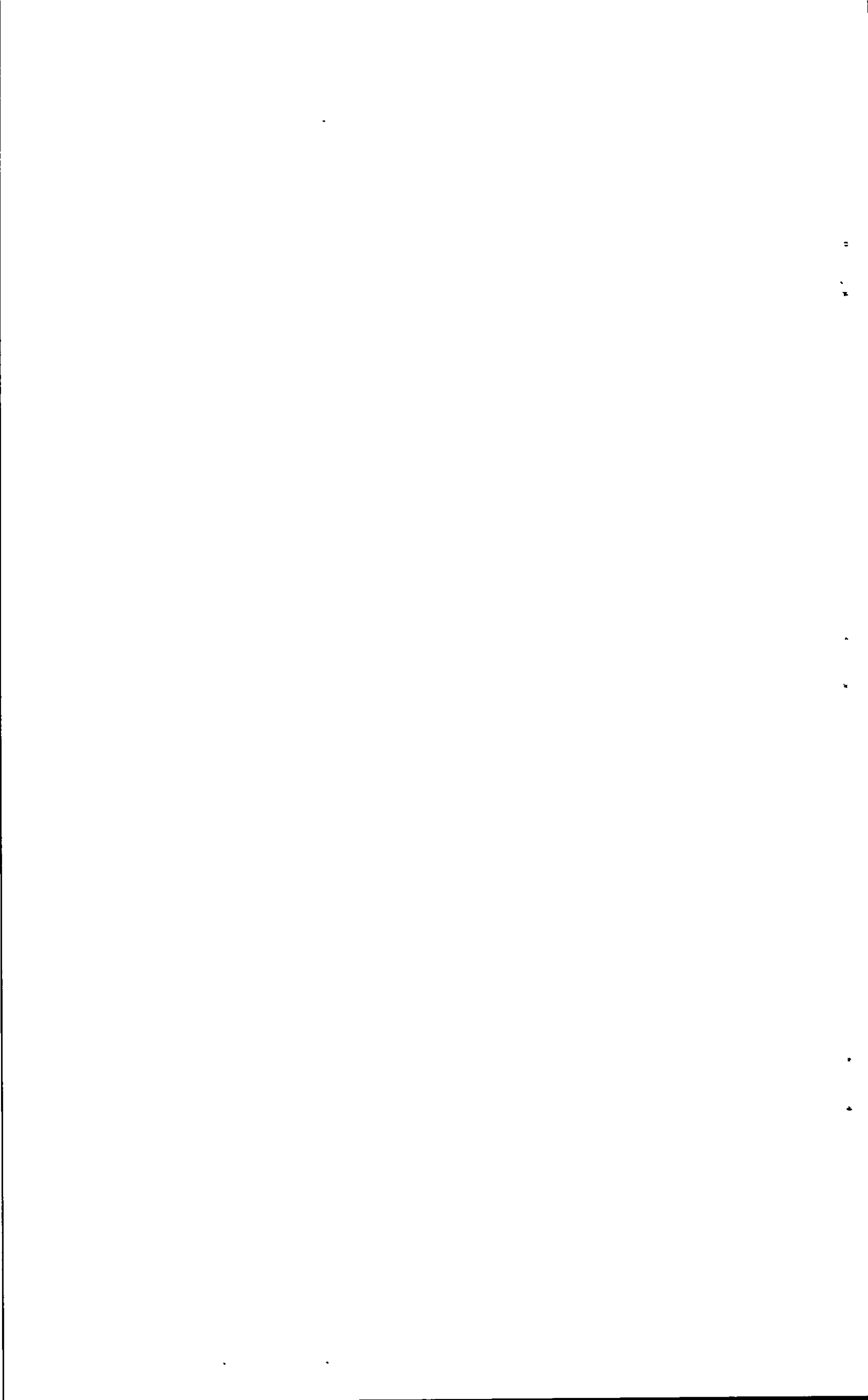
निर्गमित केले



जिल्हाधिकारी ठाणे करिता



कलन २	
क्र. ६६०	२०१२
३६ ५२	



Date: 26.07.2011

TITLE CERTIFICATE

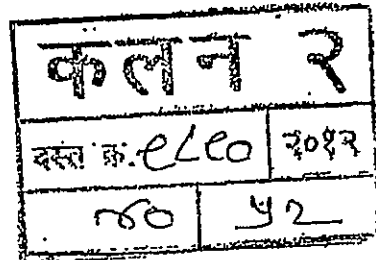
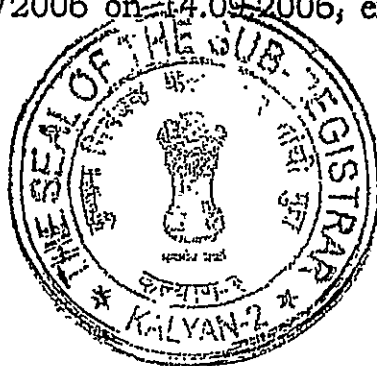
To,
M/s. Himali Vijay Builders and Developers,
A/5, Ground Floor, Mangeshi Sahara,
Opposite Chatri Bunglow,
Chikanghar, Kalyan

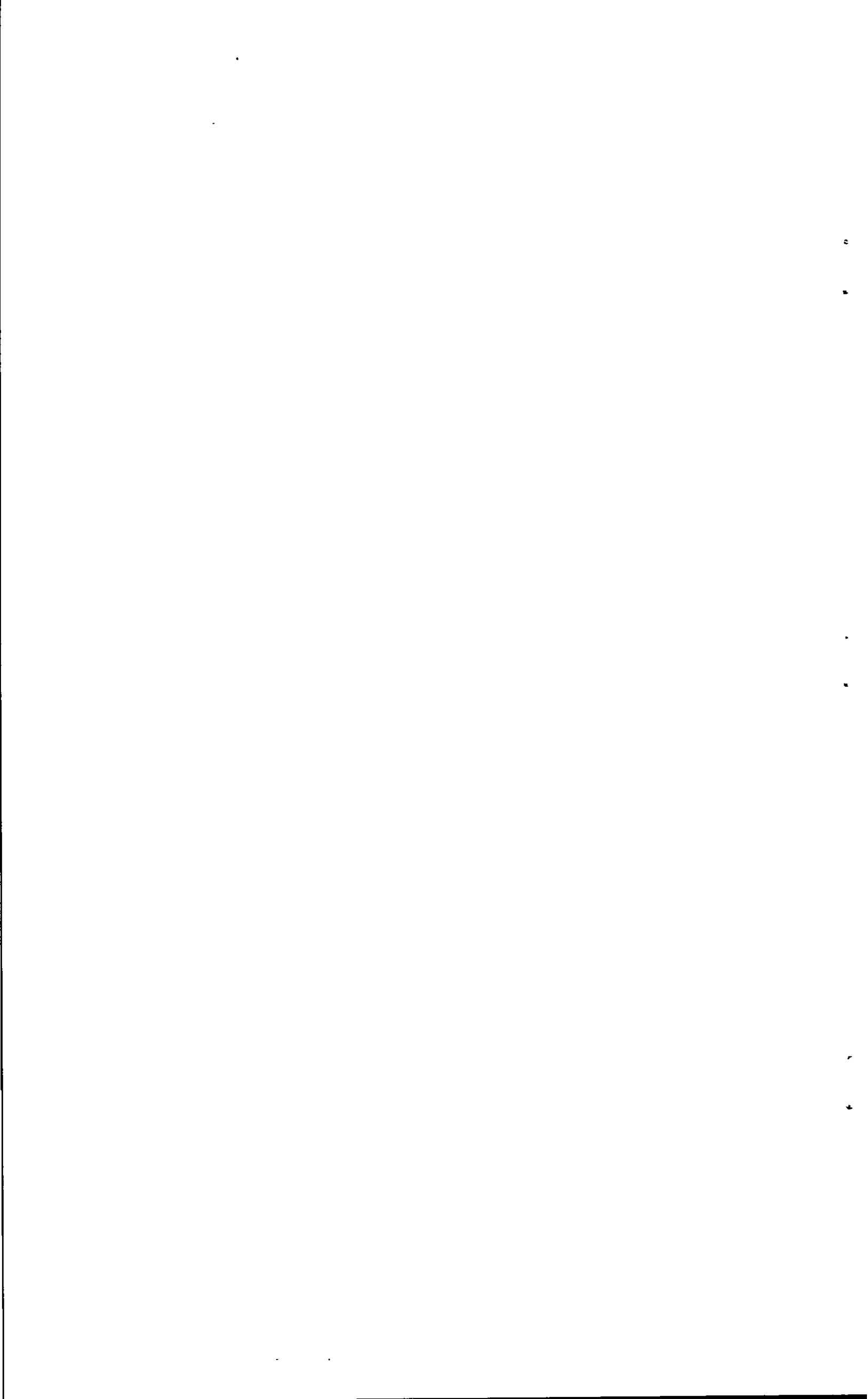
Reg: All that contiguous piece of land converted to non agricultural use admeasuring 13544 sq.metres comprising and forming a part of all those pieces and parcels of land lying, being and situate at village Gandhare, Taluka Kalyan, District Thane, within the limits of the Kalyan Dombivli Municipal Corporation bearing:

S.No./H.No.	Area sq.mtrs	Owner
8/1/1	4490	Dashrath Kanha Salpi and others
8/1/4	1240	
61/2	9300	
8/3	4580	Motibai Lahu Sutar and others

Read :

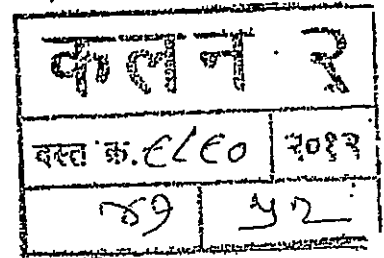
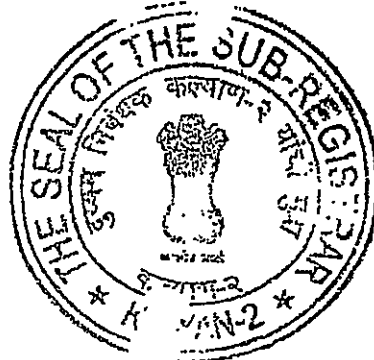
1. Extracts of 7/12.
2. Relevant Mutation Entries.
3. Order passed by the Competent Authority, Ulhasnagar Urban Agglomeration, Thane under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 bearing No. ULC/ULN/6(1)/SR-21/Gandhare dated 17.10.1997 and order bearing No. ULC/ULN/Sec. 20(N)/SR-470 dated 06.12.2003 along with the necessary extension for the said permission issued under No. ULC/ULN/T-5/K-20/SR-470/130 dated 06.04.2011 and No. ULC/ULN/T-5/K-20/SR-470 dated 18.07.2011 for the lands admeasuring Survey Nos. 8/1/1, 8/1/4 and 61/2.
4. Order passed by the Competent Authority, Ulhasnagar Urban Agglomeration, Thane under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 bearing No. ULC/ULN/6(1)/SR-46 dated 29.12.2003 and order bearing No. ULC/ULN/Sec.20(N)/SR-480 dated 04.03.2004 along with the necessary extension for the said permission issued under No. ULC/ULN/T-5/K-20/SR-480 dated 28.06.2011 for the land admeasuring Survey No.8/3.
5. Development agreement dated 13.09.2006 registered at the office of Sub-Registrar of Assurances at Kalyan -2 under serial No. 5830/2006 on 14.09.2006, executed by the owners Shri Dashrath

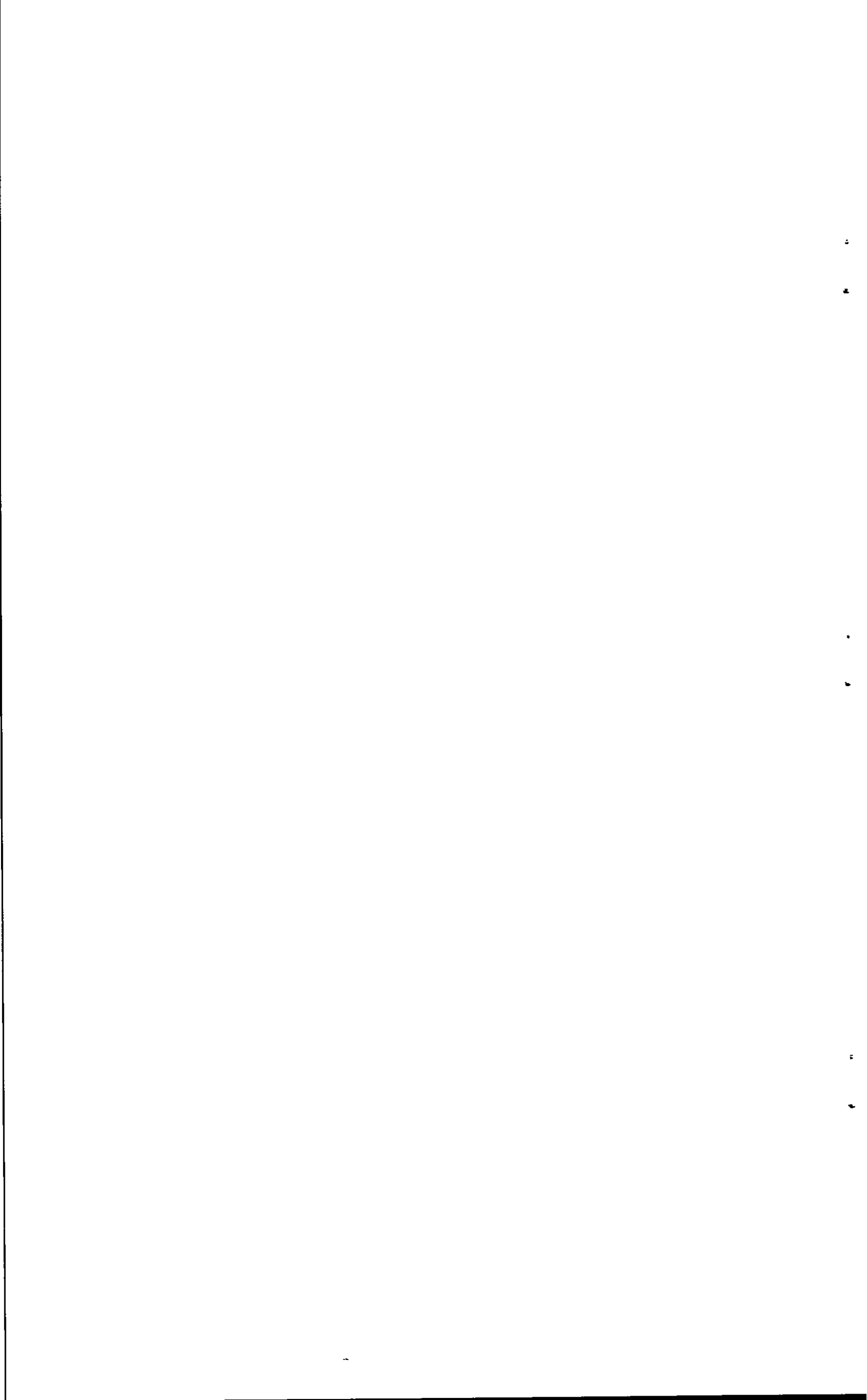




'Q', 2nd Floor, Sudhanshu Chambers, Shivaji Path, Kalyan - 421301. Tele. : 2327447, 2322526

- Kanha Salpi and others in favour of M/s Vijay Builders and Developers as the Developers and Shri Chandrakant Shivram Aher and two others as the Confirming Party for the lands admeasuring Survey Nos. 8/1/1 and 8/1/4.
6. Development agreement dated 19.06.2006 registered at the office of Sub-Registrar of Assurances at Kalyan -1 under serial No. 4061/2006, executed by the owners Shri Dashrath Kanha Salpi and others in favour of M/s. Vijay Builders and Developers as the Developers and M/s Padmapriya Landmark Construction Private Limited as the Confirming Party for the land admeasuring Survey No. 61/2.
 7. Development agreement dated 14.06.2005 registered at the office of Sub-Registrar of Assurances at Kalyan -1 under serial No. 4157/2005, executed by the owners Smt Motibai Lahu Sutar and others in favour of M/s. Vijay Builders and Developers as the Developers and Shri Krishna Bala Mhatre and others and Shri Chandrakant Shivram Aher and others as the Confirming Parties for the land admeasuring Survey No. 8/3.
 8. Permission under the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 issued by the Sub-Divisional Officer, Thane under No. TD-6/KV/VP/SR-115/2005 dated 04.06.2005 for the lands bearing Survey No. 8/1/1 and 8/1/4.
 9. Non Agricultural permission obtained under No. Mahasul / K-1 / T-7 / NAP / SR-41 / 2007 dated 14.02.2008 issued by the District Collector Thane for the captioned land.
 10. Intimation of Disapproval granted by the Kalyan Dombivli Municipal Corporation for amalgamted land under No. KDMP / NRV / BP / KV / 824-334 dated 29.03.2007 in respect of the captioned land.
 11. Joint Venture Agreement for Development dated 05.03.2011 made and executed between M/s Vijay Builders and Developers and M/s Himali Construction through proprietor Shri Mangesh Dashrath Gaikar introducing the captioned property in the Association of Persons known as M/s. Himali Vijay Builders and Developers.
 12. Building Permission granted by the Kalyan Dombivli Municipal Corporation vide No. No.KDMP/NRV/BP/KV/856-360 dated 30.03.2007 and further the revised under No. KDMP/NRV/BP/KV/80-36 dated 23.05.2011 in respect of the captioned amalgamted land.
 13. Search Reports.





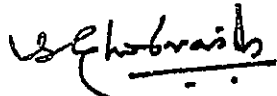
V. B. GHODVAIDYAB.Sc., (Hons.), D.A.M., LL.M.
Advocate High Court

'Q', 2nd Floor, Sudhanshu Chambers, Shivaji Path, Kalyan - 421301. Tele. : 2327447, 2322526

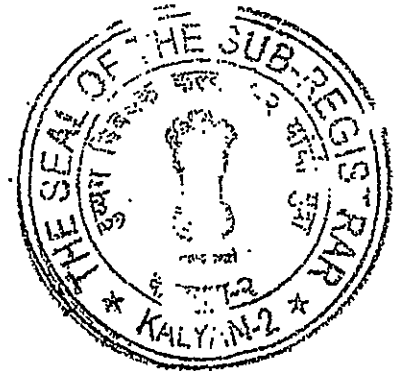
On perusal of the abovementioned documents, I am of the opinion that the title of the owners to their respective properties is clear, marketable and free from encumbrances and doubts.

It further appears that in terms of the orders, permissions and sanctions obtained under the provisions of the prevailing laws, enactments and statutes and in compliance thereof as well as in pursuance to the terms and conditions of the aboverferred agreements, M/s Himali Vijay Builders and Developers are well and sufficiently entitled to the said property with the right and authority to develop the same and to sell the flats and units therein constructed.

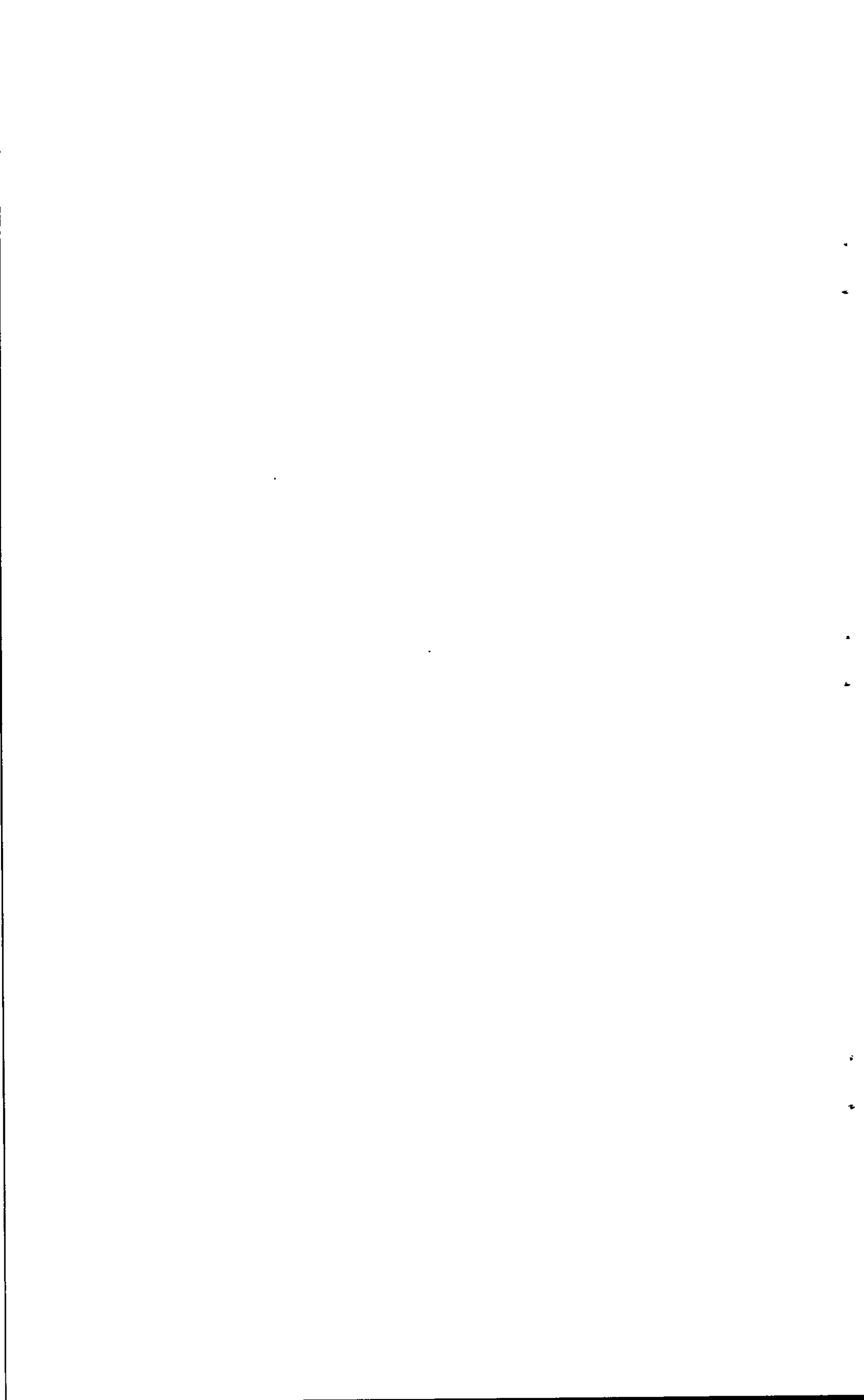
The necessary search at the office to Sub-Registrar of Assurances at Kalyan has been taken and the search reports do not reveal any adverse entry, which may fall in the category of encumbrances over the said property.



(V. B. GHODVAIDYA)
Advocate



कलन २	
दस्ता नं. ६६०	२०३३
०२	५२

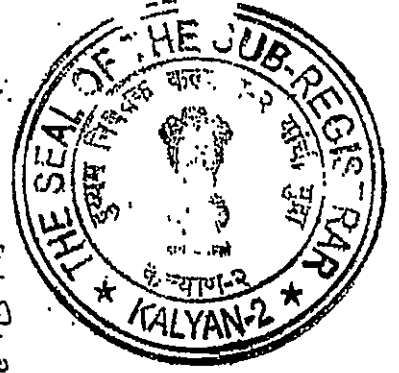


589990

खातेप्राची प्रत / Party Copy

ठाणे भारत सहकारी बँक लि.
शेड्युल्ड बँक

Thane Bharat Sahakari Bank Ltd.
Scheduled Bank



दिनांक / Date 23.11.11

Stamp Duty

रु./Rs. 500-00

सेवा आकारणी शुल्क / Service Charges रु./Rs. 10-00

No. of Documents

एकूण / Total

रु./Rs. 510-00

अक्षरी रूपये / Amount in Words

Five hundred ten only.

Himani Vijay Sawyers &

मुद्रांक शुल्क भरणान्याचे नाव

Name of stamp duty paying party, Developers

पत्ता / Address

Neox choksi Donglaw
Chickrajhar, Kalyan.

समोरच्या पक्षकाराचे नाव / Name of counter party

Umresh B. Tanna
Chickrajhar Kalyan

व्यवहाराच्या उद्देशाचे कारण / Purpose of transaction

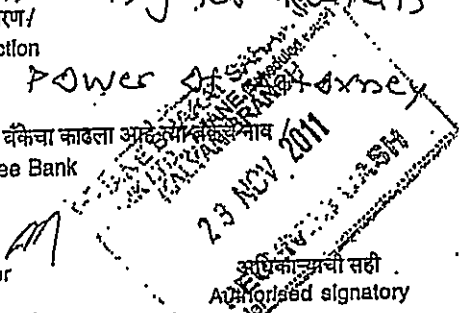
Special Power of Attorney

घनादेश / पे ऑर्डर ज्या बँकेचा काढला आहे त्या बँकेचे नाव / Name of the Drawee Bank

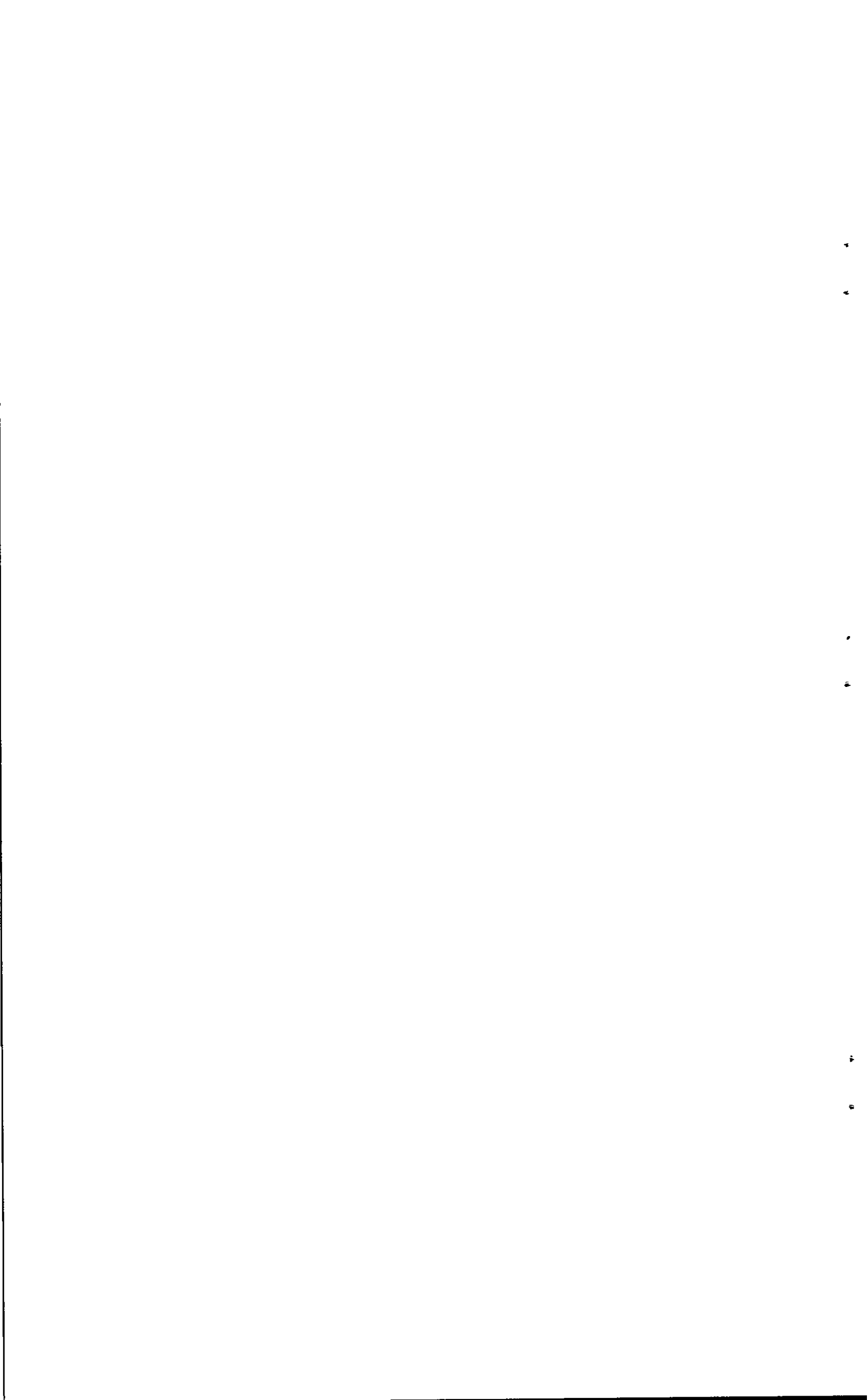
रोखपाल / Cashier

अधिकार्याची सही / Authorized signatory

मुद्रांक केलेले दस्तऐवज घेण्यास येताना ही पावती अर्पण आवश्यक आहे. / This counterfoil has to be presented at the time of delivery of stamps.



कलन २	
दस्ता क्र. ६६०	२०११
४३	५२



(वि. वि. नमुना क्र. १) (Fin. R. Form No. 1)

सर्वसा. ११२ मई.
Gen 113 me.

मूल प्रत
ORIGINAL COPY

[NON TRANSFERABLE]

क्षमनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place. कल्याण-२ दिनांक/Date. २५/११/११

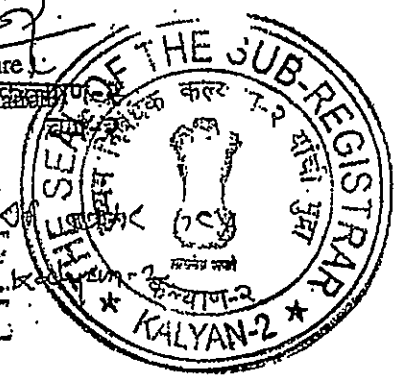
Received from. श्री उमेश डी. तन्नी

रु./Rs. २५/- (रुपये/Rupess) दोनशे पन्नास रुपये

on account of.....

रोखपाल वा लेखापाल
Cashier or Accountant.

सह. दुष्यंत विठ्ठल कल्याणकर
सह. दुष्यंत विठ्ठल कल्याणकर
Signature
Designation



दस्ताचा प्रकार (Nature)	Special Power of
पस्त नोंदणीचा तपशील (Registration Details)	Registrable / Non Registrable If Registrable Name of S.R.O.
दशाचा सुविक्त नंबर (S.R.O. No.)	85553
सिद्धकालीचे थोडक्यात वर्णन (Property Description in brief)	Ganbhare, Kalyan
दशाचे मालक (Owner)	Himali Vijay Baidere & Chikanghar, Kalyan Developers
दस्तातील दुसऱ्या व्यक्तीचे नाव (Other Party)	Umesh D. Tanna Chikanghar Kalyan
दस्ताचे मालकाचे पत्ता (Address)	Vipar K. Pandya
गुरांक शुल्काची रक्कम (Amount in words)	Two hundred only.
प्राधिकृत व्यक्तीचा पूर्ण स्वाक्षरी (Authorized Person's full Signature or Seal)	Authorized Signatory For Thane Bharat Sahakari Bank Ltd Kalyan Branch

Authorised Signatory
For Thane Bharat Sahakari Bank Ltd
Kalyan Branch

For Thane Bharat Sahakari Bank Ltd
Kalyan Branch
Authorised Signatory
For Thane Bharat Sahakari Bank Ltd
Kalyan Branch

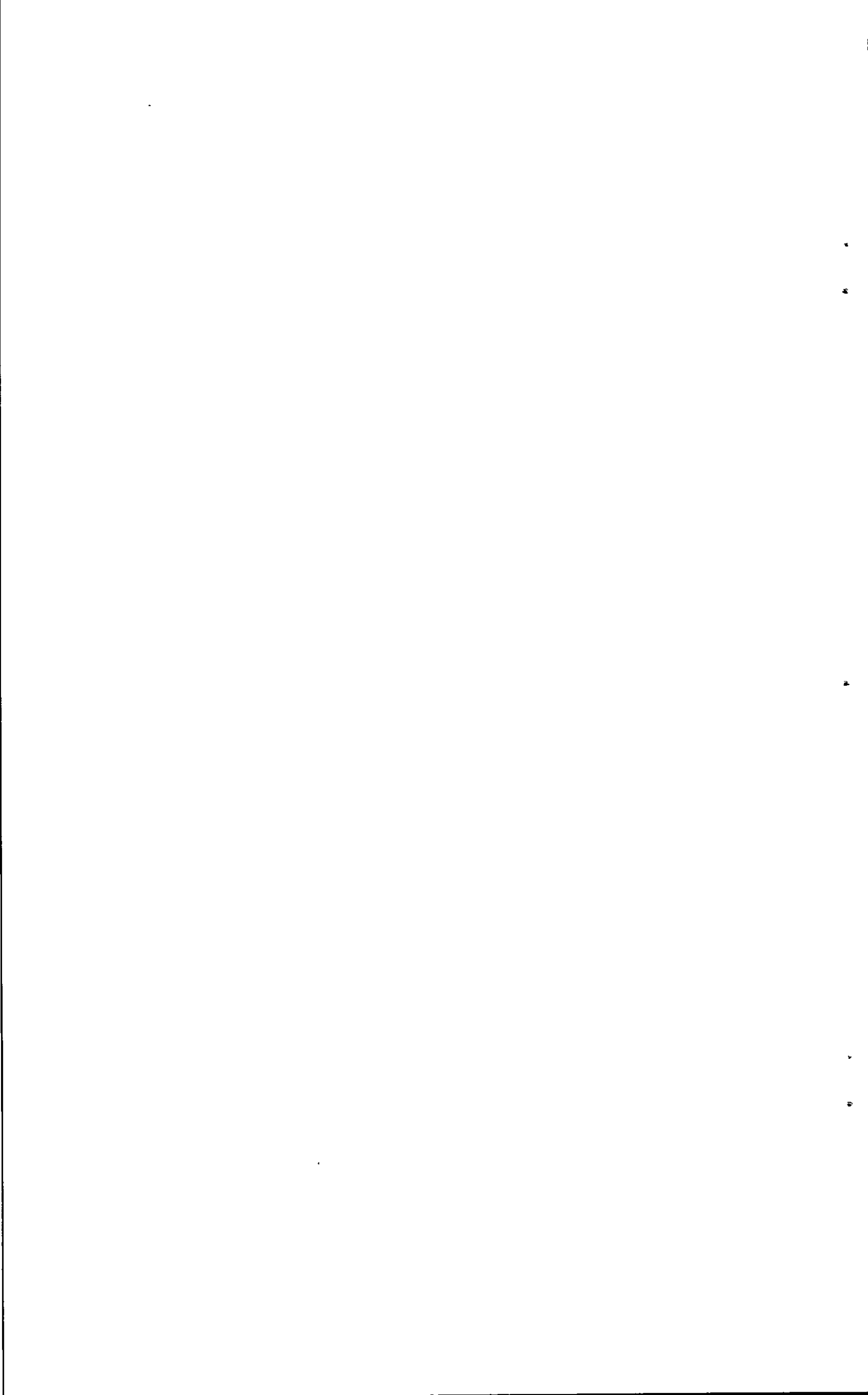
SPECIAL POWER OF ATTORNEY

THIS POWER OF ATTORNEY MADE AT

KALYAN ON 25th DAY OF NOVEMBER 2011

कलन २
दस्ता नं. <u>११०२०१</u>
<u>१०८</u> / <u>५२</u>

RECEIVED
KALYAN-2
NOV 25 2011



TO ALL TO WHOM THESE PRESENTS SHALL COME , We M/s Himali Vijay Builders & Developers , an association of persons, having its office at A/5, Ground floor, Mangeshi Sahara, opposite Chatri Banglow, Chikanghar Kalyan though its authorized signatory

- 1) Shri Mangesh Dashrath Gaikar
- 2) Shri Mukesh G kimtani

DO HEREBY SEND GREETINGS :

WHEREAS we have undertaken the development / construction work of the properties in the name and style as M/s HIMALI VIJAY BUILDERS AND DEVELOPERS on the land being all those piece and parcel of land laying, being and situate at Village Gandhare, Taluka Kalyan District Thane within the Kalyan Dombivli Municipal Corporation bearing Survey No. 61/2, 8/1/1, 8/1/4, and 8/3 hereinafter called and referred to as the " SAID PROPERTY"

AND WHEREAS the complex to be constructed on the said property will be known as "MANGESHI SRUSHTI II"

AND WHEREAS We intend to sell the flat/units constructed /to be constructed in the said "MANGESHI SRUSHTI II" to intending purchaser/s and for the said purpose necessary agreement will required to be executed from time to time under the provisions of Maharashtra Ownership of Flats Act 1963.

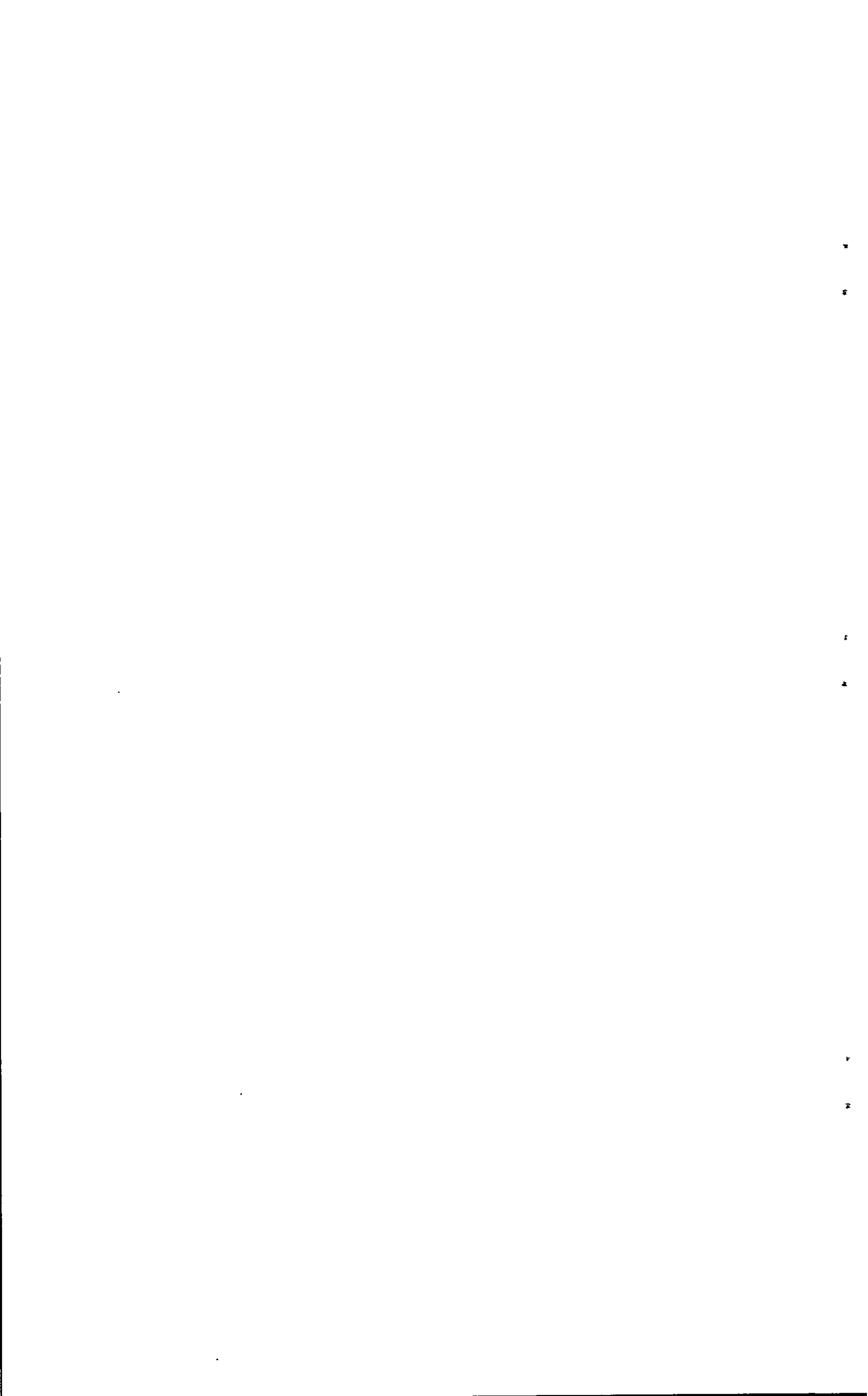
AND WHEREAS due to our other business commitment and work it is not possible for us at all the material time to execute, lodge and register the said agreements in respect of said flats/units constructed/to be constructed before the Sub-Registrar of Assurances at Kalyan and therefore we are desirous of appointing **SHRI UMESH D. TANNA**, adult, residing at A/1, 1001, Krishna Kunj, Mangeshi Sahara, Chikanghar Kalyan (w). Tal. Kalyan Dist. Thane. In whom we have faith as our true and lawful attorney and accordingly we are executing the same.

NOW KNOW YE AND THESE PRESENTS WITNESS THAT we

We M/s Himali Vijay Builders & Developers , an association of persons, hereby nominate, constitute and appoint **Shri UMESH D. TANNA** as our true and lawful attorney to act for M/s Himali Vijay Builders & Developers and on behalf of M/s Himali Vijay Builders & Developers and in its name and to do the following act:

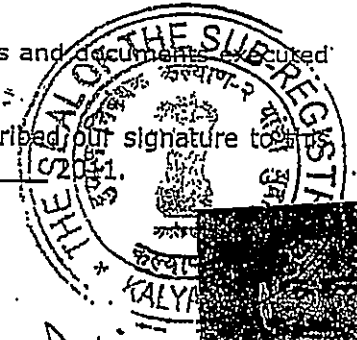
- 1 To negotiate for sale of the said flats/shops/offices/unit constructed to be constructed in said "MANGESHI SRUSHTI II".
- 2 To sign and/ or execute on behalf of M/s Himali Vijay Builders & Developers, from time to time agreement or agreement for sale on ownership basis or otherwise in respect of said flats/shops/offices/units in the said "MANGESHI SRUSHTI II" and lodge the said agreement/s for registration and admit the execution of any such agreement/s before the sub-Registrar of Assurances at Kalyan.
- 3 To sign and/ or execute on behalf of M/s Himali Vijay Builders & Developers, from time to time Supplementary agreement, Deed of Correction, Rectification Deed, Affidavit, Declaration or /and other documents and incidental documents in respect of said flats/shops/offices/units in the said "MANGESHI SRUSHTI II" and lodge the said agreement/s for registration and admit the execution of any such Deed and documents before the sub-Registrar of Assurances at Kalyan.
4. To accept the money and cheque out of such sale of flats, shops, offices, units and for that purpose to pass on the valid receipts for the same.

कलन २	
दस्ता क्र. ८८०	२०१२
२५	५२



5. We hereby agree to ratify and confirm the actions, deeds and documents executed by our attorney for and our behalf previously.

IN WITNESS WHEREOF, we have hereunto, set and subscribed our signature to this writing on this 25th day of NOVEMBER 2021.



SIGNED AND DELIVERED BY THE WITHIN NAMED DONERS
M/s. HIMALI VIJAY BUILDERS AND DEVELOPERS
Through its authorized signatory,

1) Shri MANGESH DASHRATH GAIKAR



Mangesh



2) Shri MUKESH G KIMTANI

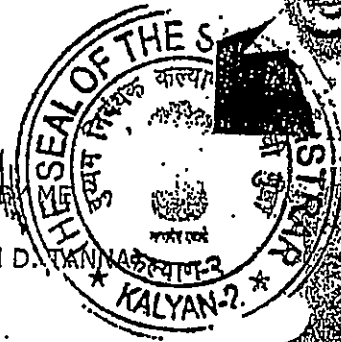


Mukesh G Kimtani



ACCEPTED BY

Shri UMESH D. GANNA



Umesh D. Ganna



IDENTIFIED BY ME



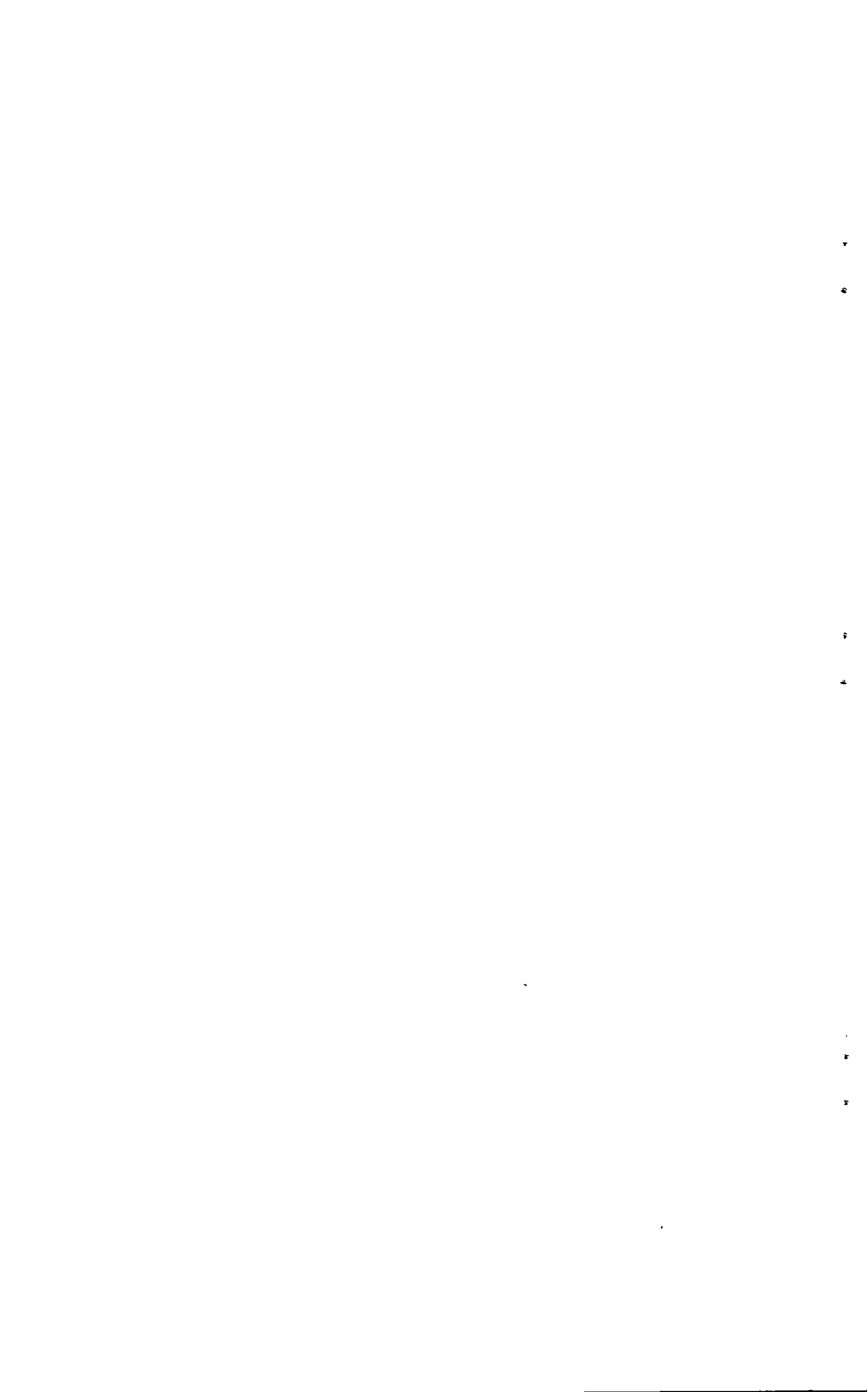
Witness

1) *G. Ganna*

2) *[Signature]*



कलन २	
दस्ता नं: ६६०	२०१२
४६	५२



क्र.मु.क्र. ३६७

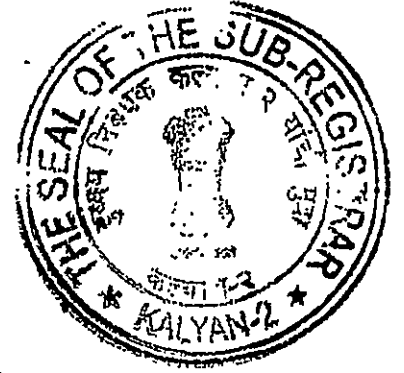
दिनांक: २५/११/११

क्र.मु. निहुन देवार

श्री. विवाही विनय विठ्ठल शंभु देवराज

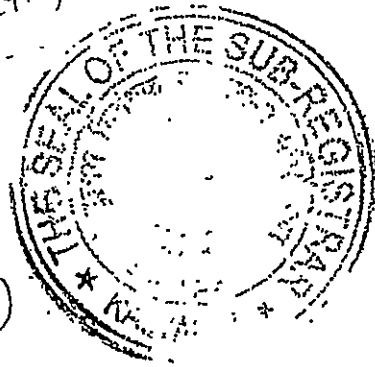
प्रधिकृत काशीदीप

१) श्री. भोगी देवराज गांधी, काशीदीप
२) श्री. गुणेश जी. विठ्ठल, काशीदीप
काय लिखावा पत्ता :- शे. ५, लक्ष्मणवाडी,
भोगी देवरा, पिठ्ठणवर, कल्याण (प.)



क्र.मु. निहुन देवार

श्री. अशोक जी. लक्ष्मी, काशीदीप
वा. - ३/१, १००१, कल्याण,
भोगी देवरा, पिठ्ठणवर, कल्याण (प.)



सह. दुय्यम निबंधक, कल्याण-२
वर्ग-२

काशीदीप
१) श्री. भोगी देवराज, काशीदीप
२) श्री. विठ्ठल गांधी, काशीदीप
काशीदीप वा. - कल्याण

Stamp

Handwritten signature



दिनांक: २५/११/११

कां. २ क्र. मु. फतादी कल्याण ५ प्राने
अंकुश गोठेजी काशीदीप नगरी

सह. दुय्यम निबंधक, कल्याण-२
वर्ग-२

कल्याण २	
पत्रा. क्र. ६६०	२०१२
१८०	५२



स्थायी सेवा संख्या / PERMANENT ACCOUNT NUMBER

ACGPK4387A



नाम / NAME

MUKESH GOBINDRAM KIMTANI

पिता का नाम / FATHER'S NAME

GOBINDRAM DILOMAL KIMTANI

जन्म तिथि / DATE OF BIRTH

21-09-1958

हस्ताक्षर / SIGNATURE



M. Kimtani

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



स्थायी सेवा संख्या / PERMANENT ACCOUNT NUMBER

AFAPG5995H



नाम / NAME

MANGESH DASHRATH GAIKAR

पिता का नाम / FATHER'S NAME

DASHRATH CHIRU GAIKAR

जन्म तिथि / DATE OF BIRTH

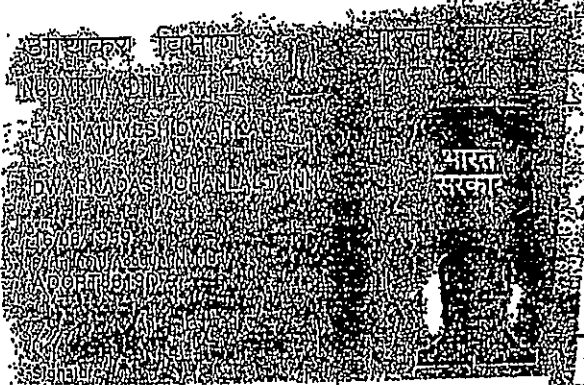
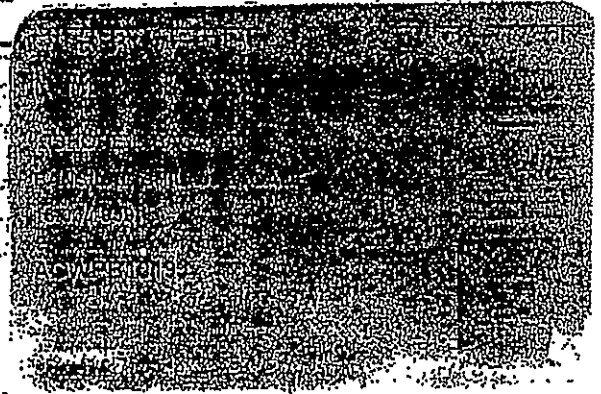
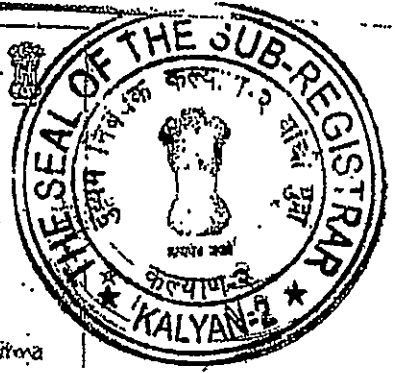
04-09-1958

हस्ताक्षर / SIGNATURE



M. Gaikar

आयकर आयुक्त (कंप्यूटर ऑपरेशंस)
Commissioner of Income-tax (Computer Operations)



स्थायी सेवा संख्या / PERMANENT ACCOUNT NUMBER

AE/PPT7042R

नाम / NAME

SANJIV PRAVINBHAI TANNA

पिता का नाम / FATHER'S NAME

PRAVINBHAI TANNA

जन्म तिथि / DATE OF BIRTH

24-07-1967

हस्ताक्षर / SIGNATURE



S. Tanna

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

कलन २	
पुस्तक क्र. eLeo	२०१२
४८	५२

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कंप्यूटर द्वारा प्रिंटिंग होने पर ही वैध
VALID ONLY IF COMPUTER PRINTED
केवल छः महीनों के लिये ही वैध
VALID FOR SIX MONTHS ONLY

भारतीय स्टेट बैंक
State Bank of India

₹. 1,50,000/- एवं अधिक के लिखत से अधिकारीयों द्वारा हस्ताक्षरित होने पर ही वैध है।
INSTRUMENTS FOR ₹. 1,50,000/- & ABOVE ARE NOT VALID UNLESS SIGNED BY TWO OFFICERS

शाखा कोड: तातो साखा
Branch: BAZARPETH ROAD, KALYAN(WEST)
कोड नं. / CODE No: 12925
ता. नं. 0251-2201130 Valid 3 months only

सांगड़ाफ्ट
DEMAND DRAFT

दिनांक / DATE: 27/11/2012
Key: PIHMUS
Sr. No: 936748.

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भरने जानेपर ON DEMAND PAY THE JOINT SUB REGISTRAR KALYAN *****

*****THE JOINT SUB REGISTRAR KALYAN ***** या उनके आदेश पर OR ORDER

रुपये	THREE	ZERO	ZERO	ZERO	ZERO
RUPEES	T'HTDS	HTDS	HUNDS	TENS	UNITS

PAISE ZERO ONLY

रुRs. 300000 पैPs. 00

AMOUNT BELOW 30001(3/5)

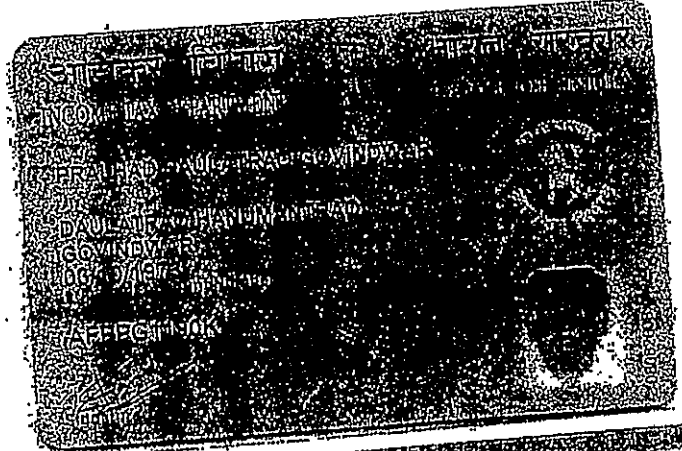
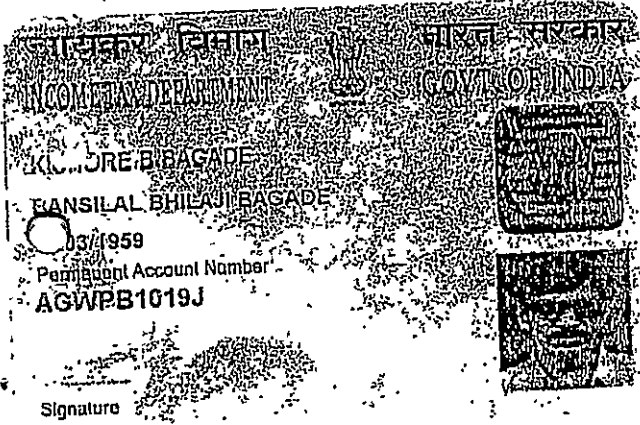
मूल्य प्राप्त अदा करें।
/ VALUE RECEIVED

Sujata R. Dhurke
Sujata R. Dhurke
शाखा प्रबंधक / BRANCH MANAGER
02519
(हस्ताक्षर नमूना क्र० / S.S.No.)

प्राधिकृत हस्ताक्षरकर्ता / AUTHORISED SIGNATORY
(हस्ताक्षर नमूना क्र० / S.S.No.)

भारतीय स्टेट बैंक
STATE BANK OF INDIA
आदाकर्ता शाखा / DRAWEE BRANCH: KALYAN
कोड नं. / CODE No: 00399
OI 080264435276 Key: PIHMUS Sr. No: 936748

॥ ५३५२७६ ॥ 0000020001: 000264 ॥ १६



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ABPPT7042R

नाम / NAME

SAMIR PRAVINBHAI TANNA

पिता का नाम / FATHER'S NAME

PRAVINBHAI TANNA

जन्म तिथि / DATE OF BIRTH

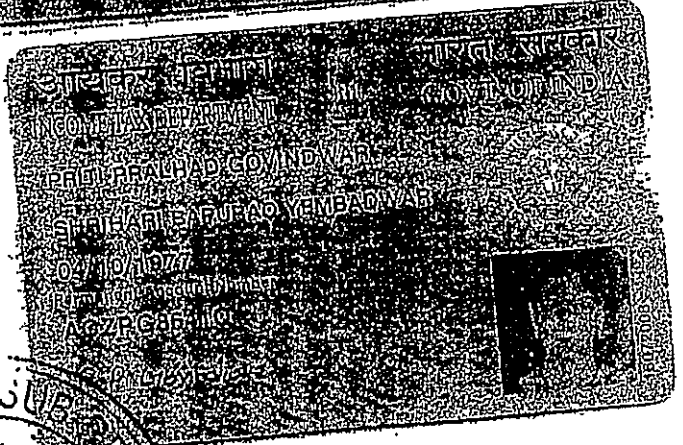
24-07-1967

हस्ताक्षर / SIGNATURE

S. Tanna

आयकर आयुक्त-1, पुणे

Commissioner of Income-tax I, Pune



आयकर विभाग
INCOME TAX DEPARTMENT

MANGESH DASHRATH GAIKAR
DASHRATH DHAU GAIKAR

04/09/1968

Permanent Account Number

AFAPG5995H

Signature

भारत सरकार
GOVT OF INDIA



कलन र
दस्ता क. ६६६० २०११
५२



Summary1 (GoshwaraBhag-1)

71/9890

गुरुवार, 29 नोव्हेंबर 2012 4:31
म.नं.

दस्त गोशवारा भाग-1

कलन2 ५०५२
दस्त क्रमांक: 9890/2012

दस्त क्रमांक: कलन2 /9890/2012

बाजार मुल्य: रु. 30,85,300/- मोबदला: रु. 41,49,600/-

भरलेले मुद्रांक शुल्क: रु.2,49,000/-

दु. नि. सह. दु. नि. कलन2 यांचे कार्यालयात

पावती:10056

पावती दिनांक:

अ. क्रं. 9890 वर दि.29-11-2012

29/11/2012

रोजी 4:31 म.नं. वा. हजर केला.

सादरकरणाचे नाव: प्रल्हाद दौलतराव गोविंदवार

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

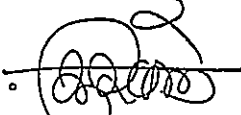
रु.

1040.00

पृष्ठांची संख्या: 52

दस्त हजर करण्याची सही:

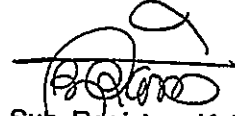
एकुण: 31040.00



Joint Sub Registrar Kalyan 2

सह. दुय्यम निबंधक, कल्याण-२

दस्ताचा प्रकार: करारनामा वर्ग-२



Joint Sub Registrar Kalyan 2

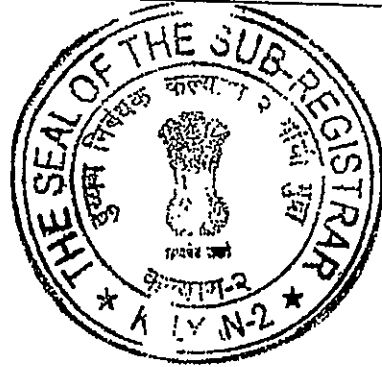
सह. दुय्यम निबंधक, कल्याण-२

वर्ग-२

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

शिकका क्रं. 1 29 / 11 / 2012 04 : 29 : 19 PM ची वेळ: (सादरीकरण)

शिकका क्रं. 2 29 / 11 / 2012 04 : 31 : 07 PM ची वेळ: (फी)



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29/11/2012 4 36:32 PM

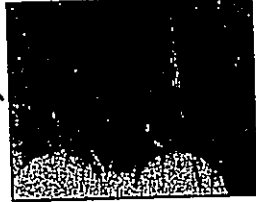





दस्त गोपवारा भाग-2

कलन2 59/42

दस्त क्रमांक:9890/2012

दस्त क्रमांक :कलन2/9890/2012




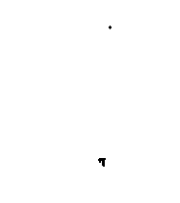
दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:भे. हिमाली विजय बिल्डर्स आणि डेव्हलपर्स लिहून देणार तर्फे प्रो.प्रा श्री. मंगेश दशरथ गायकर यांचे कबुली जबाब करीता श्री.उमेश डी. तन्ना पत्ता:प्लॉट नं: अ, माळा नं: तळ मजला, इमारतीचे नाव: मंगेशी सहारा , ब्लॉक नं: 5, रोड नं: चिकणघर कल्याण प, . पॅन नंबर:AFAPG5995H	लिहून देणार वय :-53 स्वाक्षरी:- <i>Umesh D. Ganu.</i>		
2	नाव:प्रल्हाद दौलतराव गोविंदवार पत्ता:प्लॉट नं: 1-101, माळा नं: पहीला मजला, इमारतीचे नाव: निरज पार्क , ब्लॉक नं: गंधारे नगर , रोड नं: खडकपाडा कल्याण, पॅन नंबर:AFPPG1190K	लिहून घेणार वय :-39 स्वाक्षरी:- <i>P. P. Govindwar</i>		
3	नाव:प्रिती प्रल्हाद गोविंदवार पत्ता:प्लॉट नं: 1-101, माळा नं: पहीला मजला, इमारतीचे नाव: निरज पार्क , ब्लॉक नं: गंधारे नगर , रोड नं: खडकपाडा कल्याण, पॅन नंबर:AOZPG8641Q	लिहून घेणार वय :-39 स्वाक्षरी:- <i>P. P. Govindwar</i>		

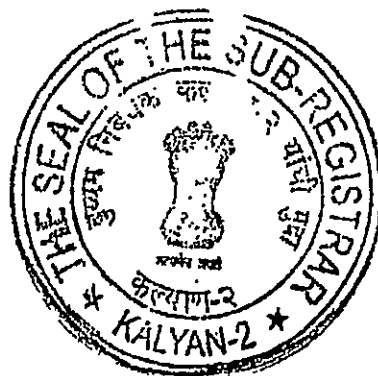
वरील दस्तऐवज करून देणार तथाकथित करारनामाचा दस्तऐवज करून दिल्याचे कबुल करतात.
शिकका क्र.3 ची वेळ:29 / 11 / 2012 04 : 35 : 09 PM

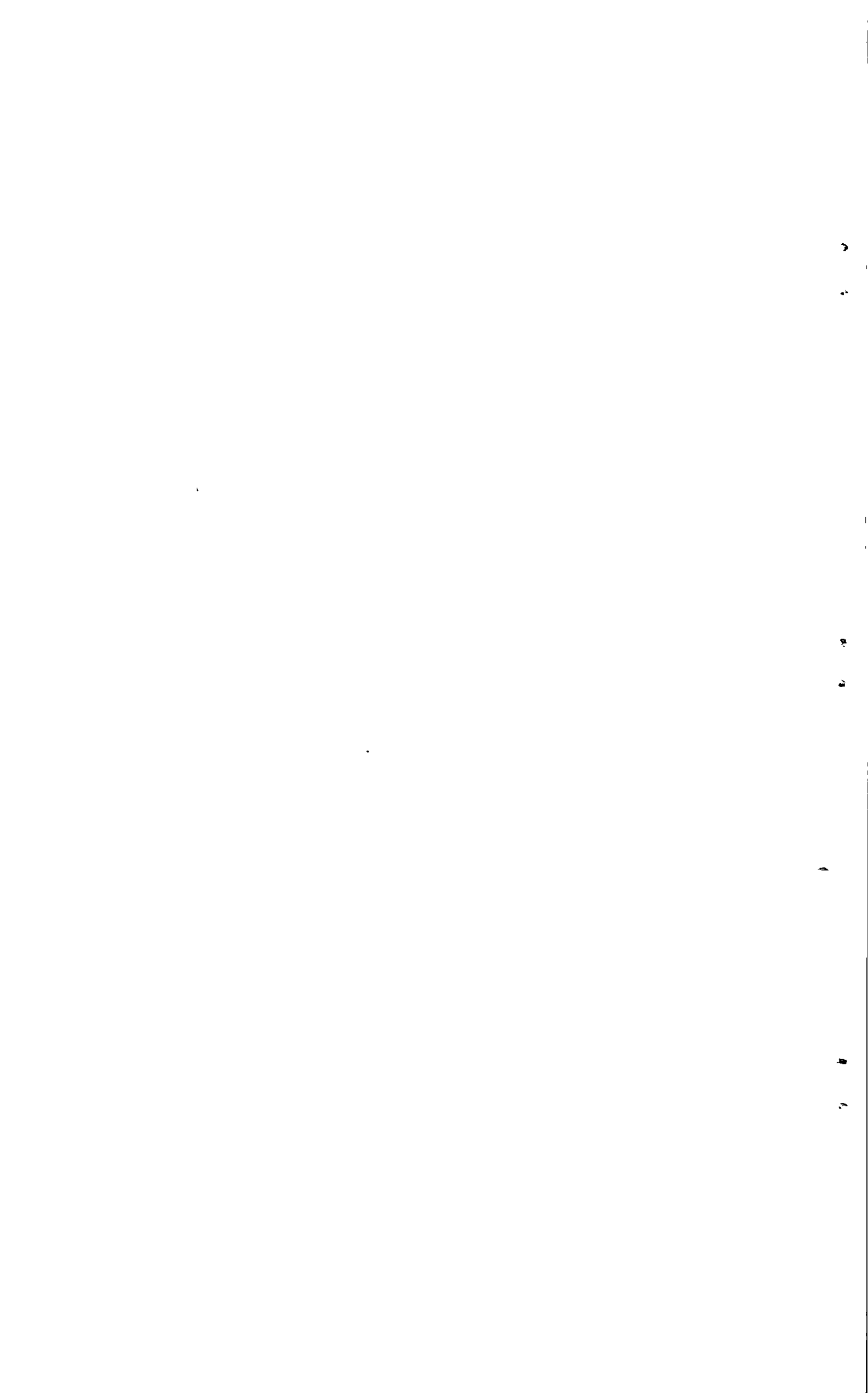
ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:समीर पी. तन्ना वय:46 पत्ता:मंगेशी सहारा कल्याण प पिन कोड:421301		
2	नाव:किशोर बी बागडे वय:53 पत्ता:शंकाेश्वर कल्याण प		

iSarita v1.0





989071
29/11/2012

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

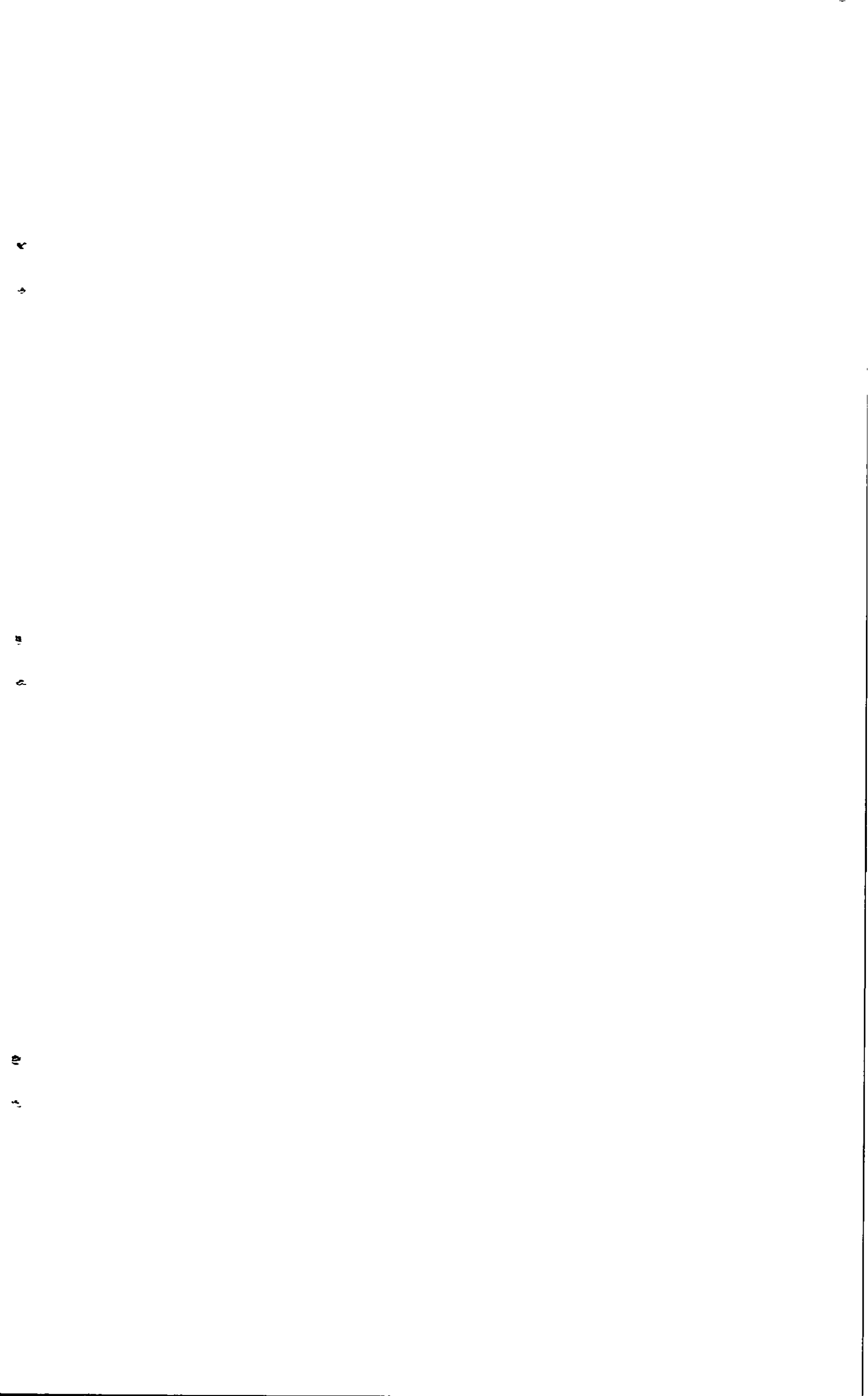
दस्त क्रमांक : 9890/2012

नोंदणी :

Regn:63m

गावाचे नाव : 1) गंधारे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4149600
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	3085300
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:कल्याण-डॉब्रिवलीइतर वर्णन :, रोड नं: गंधारे, इतर माहिती: मौजे गंधारे सर्व्हे नं. 8 हिस्सा नं. 1/1, सर्व्हे नं. 8 हिस्सा नं. 1/4, सर्व्हे नं.61, हिस्सा नं.2पैकी, सर्व्हे नं.8, हिस्सा नं.3 या वरील मंगेशी सृष्टी -2 मधील, विंग - बी, सदनिका क्र.405,चौथा मजला, क्षेत्र 62.00चौरस मीटर कारपेट +4.45 चौ.मीटर ओपन टेरेस.
(5) क्षेत्रफळ	1) 66.45 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे. हिमाली विजय बिल्डर्स आणि डेव्हलपर्स तर्फे प्रो.प्रा श्री. मंगेश दशरथ गायकर यांचे कबली जुबाब करीता श्री.उमेश डी. तन्ना वय:-53; पत्ता:- प्लॉट नं: अ, माळा नं: तळ मजला, इमारतीचे नाव: मंगेशी सहारा , ब्लॉक नं: 5, रोड नं: चिकणघर कल्याण प, , . पिन कोड:-421301 पॅन नं:-AFAPG5995H
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रल्हाद दौलतराव गोविंदवार वय:-39; पत्ता:-प्लॉट नं: 1-101, माळा नं: पहीला मजला, इमारतीचे नाव: निरज पार्क , ब्लॉक नं: गंधारे नगर , रोड नं: खडकपाडा कल्याण, , . पिन कोड:-421301 पॅन नं:-AFPPG1190K 2): नाव:-प्रिती प्रल्हाद गोविंदवार वय:-39; पत्ता:-प्लॉट नं: 1-101, माळा नं: पहीला मजला, इमारतीचे नाव: निरज पार्क , ब्लॉक नं: गंधारे नगर , रोड नं: खडकपाडा कल्याण, , . पिन कोड:-421301 पॅन नं:-AOZPG8641Q
(9) दस्तऐवज करून दिल्याचा दिनांक	29/11/2012
(10)दस्त नोंदणी केल्याचा दिनांक	29/11/2012
(11)अनुक्रमांक,खंड व पृष्ठ	9890/2012
(12)बाजारभावाप्रमाणे मुद्रांक	249000



उषा कि. बागडे : ९८२१७७१४७४

किशोर ब. बागडे : ९८१९४३७३४४

प्रोफ़ा. सौ. उषा किशोर बागडे

उत्कर्ष इंटरप्रायझेस

(स्टॅम्प वेन्डर (सरकार मान्य) झेरॉक्स व टायपींग सेंटर)

बागडे बिल्डींग, प्रकाश टॉवर समोर, राजा हॉटेल शेजारी,

अहिल्याबाई चौक, कल्याण (प.)

24

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2

उषा कि. बागडे : ९८२१७७१४७४

किशोर ब. बागडे : ९८१९४३७३४४

प्रोफ़ा. सौ. उषा किशोर बागडे

उत्कर्ष इंटरप्रायझेस

(स्टॅम्प वेन्डर (सरकार मान्य) झेरॉक्स व टायपींग सेंटर)
बागडे बिल्डींग, प्रकाश टॉवर समोर, राजा हॉटेल शेजारी,
अहिल्याबाई चौक, कल्याण (प.)

VISHNU Co-Operative Housing Society Ltd. KALYAN.

(Registered under M.C.S. Act. 1960)

No. 17

TNA/KLN/HSG(TC)/25254/2013-14
Date: 11/6/2013

Authorised share Capital Rs. 100,000/- Divided into 2000 Shares each of

Rs. 50/- Member's Register No. 017

THIS IS TO CERTIFY that Shri/Smt. PRALHAD DAULATRAO
GOVINDWAR,
MRS. PRITI PRALHAD GOVINDWAR.

is the Registered Holder of Shares (TEN) From No. 161

to 170 of Rupees FIFTY ONLY

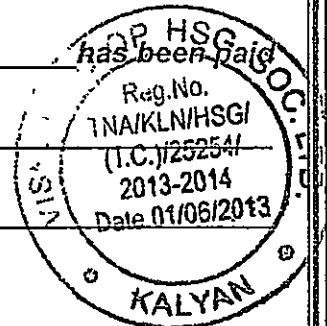
in The VISHNU CO-OPERATIVE HOUSING SOCIETY LTD. KALYAN.

Subject to the Bye-laws of the said Society and that Upon each of such Shares the sum of

Rupees FIVE HUNDRED ONLY

GIVEN under the Common Seal of the Said Society at KALYAN.

This 1st day of June 2013



₹. 500/-

[Signature]
M.C. Member

[Signature]
Secretary

[Signature]
Chairman

[Signature]



VISHNU CO-OP HSG SOC LTD

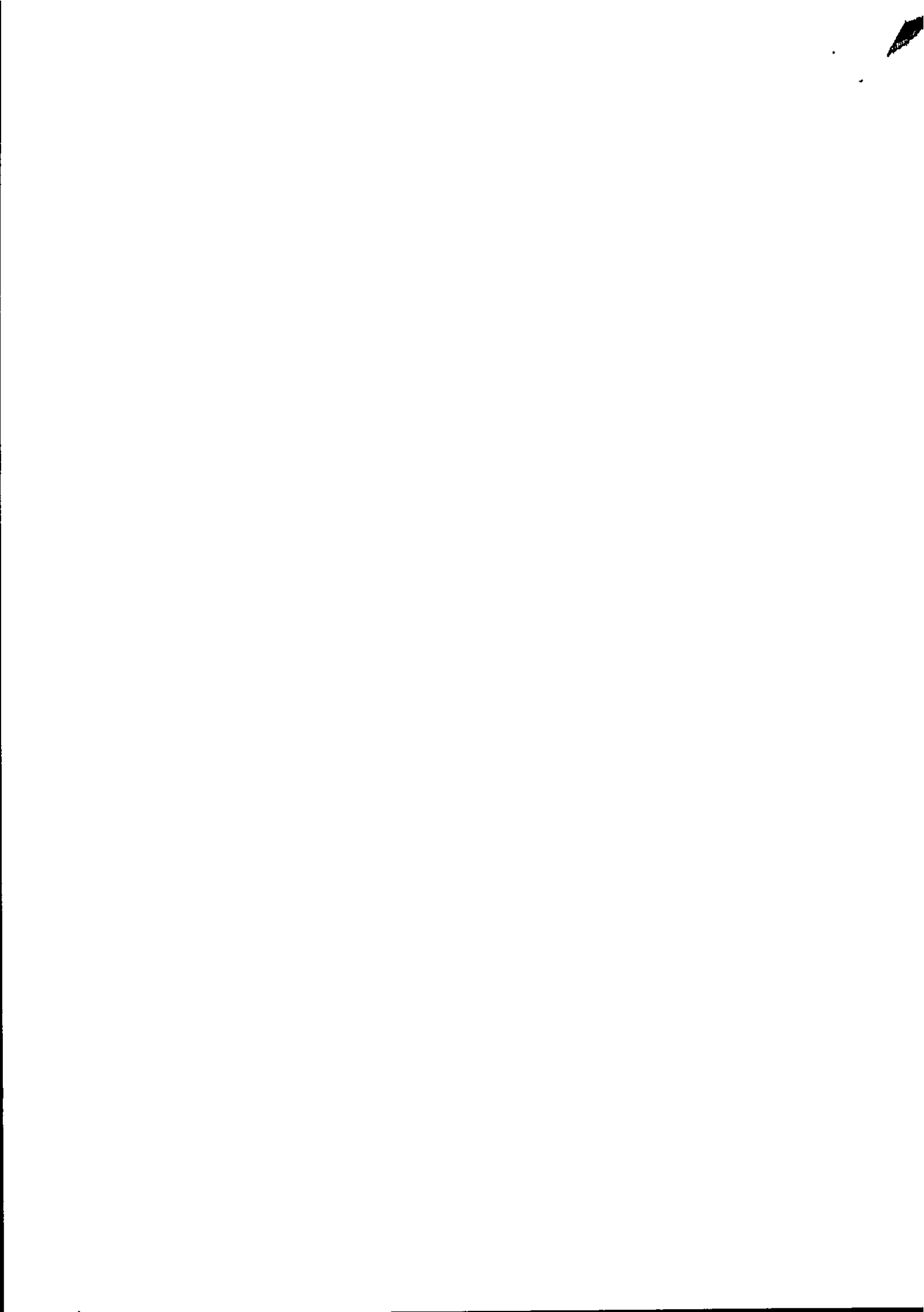
Registration No. TNA/KLN/HSG/(TC)/25254/2013-14

MANGESHI SRISHTI PHASE-2B-WING, VASANT VALLEY ROAD, GANDHARE KALYAN (W) Kalyan
Kalyan, Maharashtra - 421301**BILL**

Member.	Mr. Pralhad Daulatrao Govindwar & Priti Pralhad Govindwar			Unit Type.	FLAT	
Unit-No.	B/405	Unit Area.	1092 Sqft	Bill No.	511	
Bill For.	October-2023	Bill-Date.	01-10-2023	Due Date.	31-10-2023	
GstNo.	0	Wing.	NA	Floor.	4	
SrNo	Particulars				Amount	
1	Service Charges				570.00	
2	Sinking Fund				55.00	
3	Repair Fund				273.00	
4	Water Charges				300.00	
5	Lift Charges				110.00	
6	Electricity Charges				325.00	
				Sub Total	1,633.00	
				Late Payment Interest	0.00	
				Total Bill	1,633.00	
				Interest Outstanding	0.00	
Rupees One Thousand Six Hundred and Thirty Three Only				Principal Outstanding	0.00	
				Total Due Amount & Payable	1,633.00	

R E C E I P T

Received with thanks from			Mr. Mr. Pralhad Daulatrao Govindwar & Priti Pralhad Govindwar				
Details of payments received are as under:			UnitNo:-B/405				
Rec No	Dep Date	Payment Mode	Chq Date	Bank	Bill	Rec Amt	Clear
279	10-09-2023	CMS3568795849	-	NEFT	431	1633.00	Cleared 2023-09-11
Rupees One Thousand Six Hundred and Thirty Three Only				TOTAL	1633		
(Subject to Realisation of Cheque)			VISHNU CO-OP HSG SOC LTD				

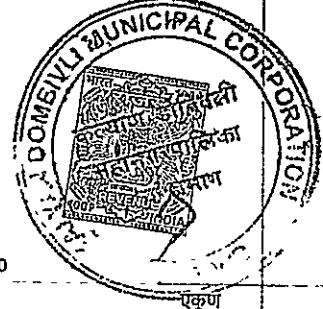




कल्याण डोंबिवली महानगरपालिका
पावती

पावती क्रमांक	पावती दिनांक	लेखाशीर्ष	सुविधा केंद्र	खिडकी संदर्भ क्र.	
AS358474	06/10/2023 13 57	Receipt for Property Tax Bill Payment	CFC@BW/626	CCO-BW-04/39	
कडून प्राप्त	PRALHAD.D GOVINDWAR & PRITI P. GOVINDWAR				
विवरण	Property No. B08014883400 / 405				
सदनिचा धारकाचे नाव	PRALHAD.D GOVINDWAR & PRITI P. GOVINDWAR				
प्रदानाचा प्रकार	रक्कम	वैकचे नाव	धनादेश क्रमांक	धनादेश दिनांक	खाते क्रमांक
Cash	8752.00				

विल क्रमांक	विल दिनांक	विल कालावधी	विलाचा तपशील	देय रक्कम	प्राप्त रक्कम
67467	02/05/2023	01/04/2023 to 31/03/2024	General Tax Road Tax Conservancy tax Water Supply Benefit Tax Conservancy Benefit Tax Kalyan MC Edn Tax Tree Tax Education Cess (Residential) SWM Charges Early Payment Rebate Amount Rs 150 00	3191.00 1045.00 233.00 1451.00 1219.00 349.00 117.00 697.00 600.00	3127.18 1024.10 228.34 1421.98 1194.62 342.02 117.00 697.00 600.00



रुपये Eight Thousand Seven Hundred Fifty Two Rupees Only

टिप- पावतीमध्ये कोणत्याही प्रकारचे बदल असल्यास २४ तासांच्या आत नागरी सुविधा केंद्रात संपर्क साधावा अन्यथा कुठल्याही तक्रारीची दखत घेतली जाणार नाही.

CFC@BW/626 / CCO-BW-04/39 / Santosh Pandurang Kale / 06/10/2023 13 57

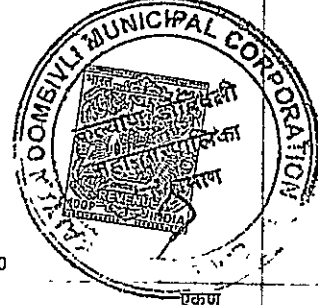




कल्याण डोंबिवली महानगरपालिका
पावती

पावती क्रमांक	पावती दिनांक	लेखाशीर्ष	सुविधा केंद्र	खिडकी संदर्भ क्र.	
AS358474	06/10/2023 13.57	Receipt for Property Tax Bill Payment	CFC@BW/626	CCO-BW-04/39	
कडून प्राप्त	PRALHAD.D. GOVINDWAR & PRITI P. GOVINDWAR				
विवरण	Property No.: B08014883400 / 405				
सदनिका धारकाचे नाव	PRALHAD.D. GOVINDWAR & PRITI P. GOVINDWAR				
प्रदानाचा प्रकार	रक्कम	चिकेचे नाव	धनादेश क्रमांक	धनादेश दिनांक	खाते क्रमांक
Cash	8752.00				

विल क्रमांक	विल दिनांक	विल कालावधी	विलाचा तपशील	विल रक्कम	प्राप्त रक्कम
67467	02/05/2023	01/04/2023 to 31/03/2024	General Tax Road Tax Conservancy tax Water Supply Benefit Tax Conservancy Benefit Tax Kalyan MC Edn Tax Tree Tax Education Cess (Residential) SWM Charges Early Payment Rebale Amount Rs. 150.00	3191.00 1045.00 233.00 1451.00 1219.00 349.00 117.00 697.00 600.00	3127.18 1024.10 228.34 1421.98 1194.62 342.02 117.00 697.00 600.00
				एकूण 8902.00	8752.00



रुपये - Eight Thousand Seven Hundred Fifty Two Rupees Only
टिप - पावतीमध्ये कोणत्याही प्रकारचे बदल असल्यास २४ तासांच्या आत नागरी सुविधा केंद्रामध्ये संपर्क साधावा अन्यथा कुठल्याही तक्रारीची दखल घेतली जाणार नाही

CFC@BW/626 / CCO-BW-04/39 / Santosh Pandurang Kale / 06/10/2023 13:57





कल्याण डोंबिवली महानगरपालिका, कल्याण.



मालमत्ता कर वर्ष सन 2022 - 2023 क्लस्टर क्रमांक B 08 5 75
(देयक कालावधी दिनांक 01-APR-2022 ते, दिनांक 31-MAR-2023)

स्वातंत्र्याचा अमृत महोत्सव

(महाराष्ट्र महानगरपालिका अधिनियम अनुसूचीतील प्रकरण ८ नियम ३९ अन्वये)

देयक क्र. : 97672 दिनांक : 12-APR-2022
 प्रभाग क्र. : B विभाग क्र. : 08
 मालमत्ता क्र. : B08014883400 एकूण क्षेत्रफळ (चौ.मी.) : 69.30
 खोली क्र. : 405 वापराचा प्रकार : Mixed
 मिळकतधारकाचे नाव : PRALHAD.D. GOVINDWAR & PRITI P. GOVINDWAR मालमत्तेचा प्रकार : इमारत
 पत्ता : MANGESHI SRUSHTI PHASE II, B WING, GANDHARE, PIPELINE ROAD, KALYAN (W) वार्षिक निवासी : 11,601.00
 करयोग्य बिगर निवासी :
 मुल्य रु } एकूण : 11,601.00

अ. क्र.	कराचे तपशिल	३ कर दर (%)	४ मागील बाकी रु	५		६ एकूण रक्कम रु
				01.04.2022 ते 30.09.2022 (प्रथम सहामाही)	01.10.2022 ते 31.03.2023 (द्वितीय सहामाही)	
1	सर्वसाधारण कर	27.50	3,191.00	1,595.50	1,595.50	6,382.00
2	पथकर	9.00	1,045.00	522.50	522.50	2,090.00
3	मलप्रवाह कर	2.00	233.00	116.50	116.50	466.00
4	पाणीपुरवठा लाभ कर	12.50	1,451.00	725.50	725.50	2,902.00
5	मलप्रवाह सुविधा लाभ कर	10.50	1,219.00	609.50	609.50	2,438.00
6	महापालिका शिक्षण उपकर	3.00	349.00	174.50	174.50	698.00
7	वृक्ष संवर्धन कर	1.00	117.00	58.50	58.50	234.00
8	शासकीय शिक्षण उपकर (निवासी)	6.00	697.00	348.50	348.50	1,394.00
9	विलय शुल्क (व्याज)		921.00			921.00
10	कचरा संकलन उपयोगकर्ता शुल्क		600.00	300.00	300.00	1,200.00
एकूण रकमे			9,823.00	4,451.00	4,451.00	18,725.00
एकूण जमा रकमे						0.00
एकूण देय रक्कम						18,725.00
अंतिम देय दिनांक			त्वरित	दि. 31.08.2022	दि. 31.12.2022	

दरमहा २ टक्के व्याज आकारले जाणार असल्याने प्रत्यक्ष भरणा करते वेळी रक्कमेत चाढ होण्याची शक्यता आहे.

अक्षरी रकमे : EIGHTEEN THOUSAND SEVEN HUNDRED TWENTY-FIVE ONLY



Scan QR code using
Google lens or Camera

405

sd/-

उप आयुक्त (कर)

कल्याण डोंबिवली महानगरपालिका, कल्याण

(सूचना मागील पानावर नमुद केलेल्या आहेत) चुकभुल द्यावी घ्यावी.

This is computer generated document, hence requires no signature

महावितरण

तीज पुरवठा देयक

File No 6-120/400-D
CB 6 1 8

BILL OF SUPPLY FOR THE MONTH OF - सप्टेंबर-2023

GSTIN-27AAECM2933K1ZB

क्रमांक : 020400107883

मोबाईल/ईमेल : 96xxxxxx24

श्री. PRALHAD DAVALTRAO GOVINDWAR

405, HANAGESHI SRUSHTI - 2, VASANT VALLEY ROAD, GANDHARE KALYAN (W) 421301

देयक दिनांक : 25-09-2023
देयक रक्कम रु : 1450 00

श्री. प्रल्हाद दालतराव गोविंदवार
बी- 405, मागेशी सृष्टि - 2, वसंत वॅली रोड, गन्धारे, कल्याण (डबलयू) 421301

देयक दिनांक : 16-10-2023
या तारखे नंतर : 1470 00
भरल्यास

विलीन युनिट : 4696/KALYAN (W) S/DN-II/KALYAN (W)
दर/एकक : 90/LT I Res 1-Phase
मेट्रीक/एकक : 00000000
मोबाईल/चक्र+ मार्ग-क्रम/डि टी सी : 6/31/6009/0285/4696713
मिटर/एकक : 07520957727
रिडिंग/ग्रुप : T6

पुरवठा दिनांक : 01-01-2013
मंजूर भार : 1 50 KW
सुरक्षा ठेव जमा (रु) : 1052.93
चालू रिडिंग दिनांक : 20-09-2023
मागील रिडिंग दिनांक : 20-08-2023

Scan this QR Code with BHIM App for



UPI Payment
QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल.

चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा युनिट	एकूण वापर
10213	10059	1 00	154	0	154
				0	50
				100	150
				150	200

मध्यवर्ती तक्रार सुनिवारण केंद्र 24x7
1800-212-3435, 1800-233-3435, 1912, 19120

ग्राहकाच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे .

आम्ही येथेही उपलब्ध आहोत



वैज वापर	सप्टेंबर - 2022	151
सप्टेंबर - 2023		154

Status Normal
Billing Period 1 03/

उपरोक्त विलेन एवजी ड-विलेन साठी नोंदणी करा व प्रत्येक विलेनमागे 10 स्वयंसेवा गो-ग्रीन डिस्कॉन्ट मिळवा, नोंदणी करण्यासाठी - <https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या उपरोक्त विलेनवर बर्याच वाजुला छट्या कोप्या मध्ये उपलब्ध आहे)

पुढील महिन्याचे रिडिंग साधारणतः 20-10-2023 ह्या तारखेला होईल

तुमचा मोबाईल नंबर व ईमेल पत्ता सुद्धे या असल्यास दुरुलत करा त्यासाठी www.mahadiscom.in/ConsumerPortal/QuickAccess येथे भेट द्या.

जो नोंदणी पोस्ट संविधा <https://wss.mahadiscom.in/wss> किंवा मोबाईल अॅप वरून नोंदणी करा. नोंदणी करताना मोबाईल नंबर व ईमेल पत्ता सुद्धे या असल्यास दुरुलत करा त्यासाठी www.mahadiscom.in/ConsumerPortal/QuickAccess येथे भेट द्या.

विशेष संदेश

प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणध्वनी क्र.९६XXXXXX२४ आहे. आपला भ्रमणध्वनी क्रमांक बदलण्यासाठी /नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/मोबाईल अॅप वापरा किंवा ९९३०३ ९९३०३ ह्या क्रमांक वर खालील संदेश पाठवा MREG ०२०४००९०७८८३.
महावितरणला कोणत्याही प्रकारच्या रक्कमेचा भरणा करताना सगणकीकृत क्रमांक असलेली सगणकीय पावतीच स्विकारावी. हस्तलिखित पावती स्विकारू नये .
गेरसोय टाळण्यास ऑनलाईन भरणा सुविधेचा पर्याय वापरावा.

तुमची पसंती आम्हाला सांगा

वड सांभाळिक विषय तसेच वतनातल्या भुदावर तुमचा दृष्टीकोण काय आहे? आपला मत सांगा ज्याने तुमच्या थारजा आम्ही जास्त चांगल्या प्रकारे समजू शकू

9326508274 वर OPINION क्लिकसोपुन करा किंवा अॅप डाऊनलोड करा

QR कोड स्कॅन करा अॅप डाऊनलोड करा
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स्थळप्रत विलेन युनिट 4696	ग्राहक क्रमांक 020400107883	पी.सी. T6 दर : 90	या तारखे पर्यंत भरल्यास	04-10-2023	Rs 1440 00
			या तारखे नंतर भरल्यास	16-10-2023	Rs 1470 00

बकेची स्थळप्रत
विलेन युनिट 4696 ग्राहक क्रमांक 020400107883
46966020400107883161020230000014500020000410230010

डिटिसी क्र. 4696713
पी.सी T6 दर 90

अंतिम तारीख	16-10-2023	Rs 1450 00
या तारखे पर्यंत भरल्यास	04-10-2023	Rs 1440 00
या तारखे नंतर भरल्यास	16-10-2023	Rs. 1470 00



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