

64/4324

पावती

Tuesday, July 06, 2021

2:53 PM

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 5422 दिनांक: 06/07/2021

गावाचे नाव: शेलवाली (सूर्या प्रकल्प)

दस्तावेजाचा अनुक्रमांक: पलर-4324-2021

दस्तावेजाचा प्रकार: करारनामा

मादर करणान्याचे नाव: गीतांजली एम मोरवेकर - -

नोंदणी फी रु. 27000.00

दस्त हाताळणी फी रु. 1600.00

पृष्ठांची संख्या: 80

एकूण: रु. 28600.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
3:12 PM ह्या वेळेस मिळेल.

Sub Registrar Palghar  
सुयम निरंजक पालघर

बाजार मूल्य: रु. 1089800/-

मोबदला रु. 2700000/-

भरलेले मुद्रांक शुल्क : रु. 162000/-

- 1) देयकाचा प्रकार: DHC रकम: रु. 1600/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: 0507202114307 दिनांक: 06/07/2021  
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: eChallan रकम: रु. 27000/-  
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH003251043202122E दिनांक: 06/07/2021  
बँकेचे नाव व पत्ता:

**मूळ दस्त परत मिळाला**

**सही:**

111

मूल्यांकन पत्रक ( ग्रामीण क्षेत्र - बांधीव )		06 July 2021, 01:19:37 PM					
Valuation ID	202107063395	पलार					
मूल्यांकनाचे वर्ष	2021	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <p><b>पलार</b></p> <p>दस्त क्र. ४३२४ /२०२१</p> <p>सर्व्हे नंबर ९ भू क्रमांक १८०</p> </div>					
जिल्हा	पालघर						
तालुक्याचे नांव	पालघर						
गांवाचे नांव	शेलवाली						
क्षेत्राचे नांव	Rural						
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	आद्यांगिक	माजमापनाचे एकक	चौ. मीटर
2800							
<b>बांधीव क्षेत्राची माहिती</b> मिळकतीचे क्षेत्र - 35 728 चौ. मीटर मिळकतीचा वापर - निवासी सदनिका मिळकतीचा प्रकार - बांधीव बांधकामाचे वर्गीकरण - 1-आर सी सी मिळकतीचे वय - 0 TO 2वर्षे मूल्यदर/बांधकामाचा दर - Rs 2800/- उद्भवान सुविधा - नाही मजला - Ground Floor/Stilt Floor							
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018							
घसा.यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= (वार्षिक मूल्यदर * घसा.यानुसार टक्केवारी ) * मजला निहाय घट/वाढ = (30500 * (100 / 100 ) ) * 1 = Rs. 30500/-					
मजला निहाय घट/वाढ		= 100% of 30500 = Rs 30500/-					
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 30500 * 35 728 = Rs. 1089704/-					
Applicable Rules :		3, 18, 19					
<b>एकत्रित अंतिम मूल्य</b>		= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझीनाईन मजला क्षेत्र मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 1089704 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs. 1089704/- = २ दहा लाख एकोणनव्वद हजार सात शे चार/-					

Home Print



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तात्काळ तपासणी विवरण पत्र

113

वाचले: मा.नोंदणी महानिरीक्षक व मुद्रांक, मुद्रांक नियंत्रक, महाराष्ट्र राज्य, पुणे यांचेकडील परिपत्रक  
क्र.का.6/तपासणी/1541 दिनांक 12/9/2007 अन्वये तात्काळ तपासणी.

दुय्यम निबंधक कार्यालय पालघर

दिनांक: / /

- 1) दस्त क्र.
- 2) निष्पादनाचा दिनांक
- 3) मौजे
- 4) गट नं.
- 5) झोन क्र.
- 6) जमिनीचे क्षेत्र

शे.ल.व.ली  
२५  
वि.प.१३

<b>पलर</b>	
दस्त क्र.	४३२४ /२०२१
	2 / 1 Co

- 7) अस्तित्वातील बांधकाम क्षेत्र
- 8) मुल्यदर
- 9) मोबदला
- 10) दस्तऐवजाचा प्रकार
- 11) अनुच्छेद क्रमांक
- 12) भरलेली स्टॅम्प ड्युटी

32.48 चौ.फु. कारखे  
२६२००/-  
२७०००००/-  
कॅशरनाम  
२५/१३  
१६२०००/-  
२७००००/-

10898001-  
8(अ) बाजार भाव रु.

सह जिल्हा निबंधक व मुद्रांक नियंत्रक यांचेकडील 100% तपासणीचा तपशिल

तपासणीत आढळून आलेली वस्तुस्थिती :

- 1) दस्त नोंदणी व प्रकार अनुच्छेद :
- 2) मुद्रांक व नोंदणी फी बरोबर वसूल केली आहे काय?  
(मुद्रांक शुल्क गणना बरोबर आहे काय?)
- 3) नसल्यास मुल्यांकन तपशिल
- 4) इतर त्रुटी/टिप :



तपासणी करणार : \_\_\_\_\_ सह जिल्हा निबंधक वर्ग-1: \_\_\_\_\_

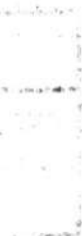
नाव :

पदनाम :

दिनांक : / /

110

110



11





CHALLAN  
MTR Form Number-6

115



GRN	MH003251043202122E	BARCODE			Date	05/07/2021-19:14:18	Form ID	25.2
Department	Inspector General Of Registration		TAX ID / TAN (If Applicable)		 8327 12022 PAN No. (If Applicable) AWDPM2458B			
Type of Payment	Registration Fee		Full Name		GITANJALI MORVEKAR CO			
Office Name	PLG_PALGHAR SUB REGISTRAR		Location		PALGHAR			
Year	2021-2022 One Time		Flat/Block No.		FLAT NO S 2 , BLDG NO 13B			
Account Head Details		Amount In Rs.	Premises/Building		SHELVALI			
0030046401	Stamp Duty	162000.00	Road/Street		PALGHAR			
0030063301	Registration Fee	27000.00	Area/Locality		PALGHAR			
			Town/City/District		PALGHAR			
			PIN		4 0 1 4 0 4			
			Remarks (If Any)		PAN2=AAJPM7828F-SecondPartyName=SATHYA LTD~ 			
			Amount In		One Lakh Eighty Nine Thousand Rupees Only			
			Words		1,89,000.00			
Payment Details		BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	02202292021070506617	116372467			
Cheque/DD No.		Bank Date	RBI Date	05/07/2021-19:15:09	Not Verified with RBI			
Name of Bank		Bank-Branch		BANK OF INDIA				
Name of Branch		Scroll No. , Date		92 , 06/07/2021				



Department ID : Mobile No. : 7208880798  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
 शब्द चालन केवल मुख्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी शब्द चालन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-84-4324	0001518661202122	06/07/2021-14:53:13	IGR137	27000.00
2	(IS)-84-4324	0001518661202122	06/07/2021-14:53:13	IGR137	162000.00
Total Defacement Amount					1,89,000.00

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CHALLAN  
MTR Form Number-6



GRN	MH003251043202122E	BARCODE	Date 05/07/2021-19:14:18		Form ID	25.2
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)	पलर			
Office Name	PLG_PALGHAR SUB REGISTRAR	PAN No.(If Applicable)	AWDPM2458B दस्ता क्र. 8328/2022			
Location	PALGHAR	Full Name	GITANJALI M. MORVEKAR 8/10			
Year	2021-2022 One Time	Flat/Block No.	FLAT NO S 2 , BLDG NO 13B			
Account Head Details	Amount In Rs.	Premises/Building				
0030046401 Stamp Duty	162000.00	Road/Street	SHELVALI			
0030063301 Registration Fee	27000.00	Area/Locality	PALGHAR			
		Town/City/District				
		PIN	4 0 1 4 0 4			
		Remarks (If Any)	PAN2=AAJPM7828F~SecondPartyName=SATHYA LIFESTYLES PVT LTD~			
		Amount In	One Lakh Eighty Nine Thousand Rupees Only			
Total	1,89,000.00	Words				
Payment Details	BANK OF INDIA		FOR USE IN RECEIVING BANK			
Cheque-DD Details	Bank CIN	Ref. No.	02202292021070506617	116372467		
Cheque/DD No.	Bank Date	RBI Date	05/07/2021-19:14:18	Not Verified with RBI		
Name of Bank	Bank-Branch		BANK OF INDIA			
Name of Branch	Scroll No. , Date		Not Verified with Scroll			

Department ID :

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

सदर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Mobile No. : 7208880798







A vertical line of text or a stamp, mostly illegible due to fading.

A small, faint mark or stamp in the upper middle section of the page.

A rectangular stamp or mark in the upper right corner, containing illegible text.

A vertical line of text or a stamp along the right edge of the page, mostly illegible.



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पलघर  
दस्तावेज क्र. ४३२४ / २०२१  
५ / १ / २०

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE ("Agreement") IS MADE AND EXECUTED AT PALGHAR ON THIS 6<sup>th</sup> DAY OF July IN THE YEAR TWO THOUSAND Twenty One.

x An Arjun  
x K.S. Kh. Ch.

**BETWEEN:**

**SATHYA LIFESTYLES PRIVATE LIMITED** a company registered under the Companies Act, 1956, having its registered office at Survey No. 3/1, 2 & 4, Shelvali, Off Palghar - Manor Highway, Palghar (East), Palghar District - 401 404, through **Mr. Kishore Gavrichand Shah** its Director (PAN No. : AMWPS4982R) and **Mr. Abhijit Arun Mehta** its Director (PAN No. : AAJPM7828F) (hereinafter referred to as the "**Promoter**", which expression shall, unless repugnant to the context and meaning thereof, be deemed to mean and include its successors and permitted assigns) who are represented by their authorized person **Mr. Shantaram Pawar**; Party of the One Part;

Shantaram Pawar

**AND**

**Mrs. GITANJALI M MORVEKAR** aged about 35 years, Occ. Service PAN: AWDPM2458B, residing at G/16, RBI STAFF COLONY, RAHEJA TOWN SHIP, MALAD EAST, MUMBAI-400 097. hereinafter called "**THE ALLOTTEE**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include in case of individuals his/her/ their heirs, executors and administrators, in the case of firm, the partners or partner for the time being thereof, the survivors or survivor of them and the heirs, executors and administrators of the last such survivor and in the case of company, its successor or successors and their permitted assigns) of the **OTHER PART**;

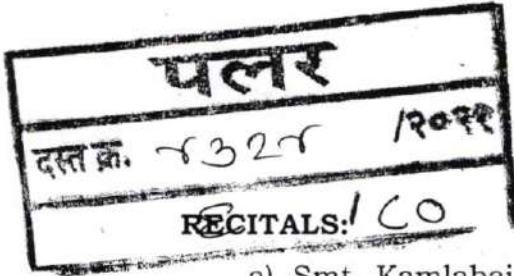


The **Promoter** and the **Allottee** shall herein after individually be referred to as a "Party" and collectively as "Parties"

x An Arjun

x K.S. Kh. Ch.

Shantaram Pawar



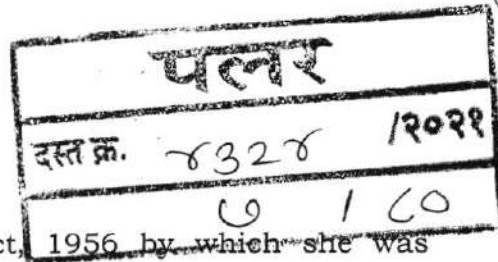
- a) Smt. Kamlabai Narayan Bhatt was the owner of the land bearing Survey No. 3 Hissa No.1, admeasuring H.R. 2-07-40, assessed at Rs. 17.81 Paise, Survey No. 3, Hissa No. 2, admeasuring H.R. 1-05-22, assessed at Rs. 8.44 Paise, Survey No. 3, Hissa No. 4, admeasuring H.R. 0-92-10, assessed at Rs. 5.19 Paise, lying being and situated at Village **SHELVALI**, Taluka Palghar, District Palghar , within the area of the Sub-Registrar at Palghar more particularly described in the Schedule hereunder written (hereinafter called "The said land").
- b) By a Conveyance Deed dated 12<sup>th</sup> October 1960, Smt. Kamlabai Narayan Bhatt sold and conveyed the said land to Mr. Chandrikaprasad Raghuvir Chaudhary.
- c) Mr. Chandrikaprasad Raghuvir Chaudhary died interstate on 01/10/1991, leaving behind him 1) Mr. Chandrashekhar Chandrikaprasad Chaudhary, 2) Smt. Ramkali Chandrikaprasad Chaudhary, being the legal heirs according to the Hindu Succession Act, 1956 by which he was governed at the time of his death.
- d) Smt. Ramkali Chandrikaprasad Chaudhary died interstate on 13/09/1995, leaving behind her Mr. Chandrashekhar Chandrikaprasad Chaudhary, being the legal heir according to the Hindu Succession Act, by which she was governed at the time of her death.
- e) Mr. Chandrashekhar Chandrikaprasad Chaudhary died interstate on 20/08/1997, leaving behind him 1) Smt. Duniyadulari Chandrashekhar Chaudhary, 2) Mr. Jitendra Chandrashekhar Chaudhary, being the legal heirs according to the Hindu Succession Act, by which he was governed at the time of his death.
- f) Smt. Duniyadulari Chandrashekhar Chaudhary died interstate on 12/11/2004, leaving behind her Mr. Jitendra Chandrashekhar Chaudhary, being the legal heir according



X AM (Signature)

(Signature)

(Signature)



to the Hindu Succession Act, 1956 by which she was governed at the time of her death.

- g) As such Mr. JITENDRA CHANDRASHEKHAR CHAUDHARY and 1) Mrs. Sangita Jitendra Chaudhary 2) Mr. Pratik Jitendra Chudhary 3) Mr. Nishit Jitendra Chaudhary are the legal heirs of Mr. Jitendra Chandrashekar Chaudhary.
- h) That said Mr. Jitendra C. Chaudhary and his aforesaid legal heirs has sold the said land to 1) MR. CHETAN CHANDULAL SHETH 2) MR. DINANATH LAXMAN LOKHANDE 3) MR. BHARAT BHASKARBHAI RATHOD 4) MR. KISHOR KESHAVLAL SANGHRAJKA 5) MR. PRAVIN KESARIMAL JAIN all the Partners of M/S. INFINITY INDUSTRIAL PARK vide Deed of 'Conveyance' which is duly stamped, validly executed and registered with the office of Sub-Registrar Palghar at Sr.No.456/08 dt.24/01/2008.
- i) That said M/S. INFINITY INDUSTRIAL PARK has sold the said land to Mr. Om Ramesh Sawant vide 'Deed of Conveyance' which is duly stamped, validly executed and registered with the office of Sub-Registrar Palghar at Sr.No.5965/11 dt. 25/08/2011.
- j) The Additional Collector, Jawhar, Thane District, vide its order Ref. No. mahasul/kakshal/te.1a/nap/sr-192/2012 dated: 13/05/2013 has granted permission to Mr. Om Ramesh Sawant for **Non Agriculture** use of the said Land and also granted permission to construct residential and commercial Buildings / Apartments thereon, copy of which is annexed herein as **Annexure- A** and the Town Planning Authority, Palghar has sanctioned the Layout Plan for development, which is annexed herein as **Annexure-A-1**;
- k) That on 24/01/2008 the said M/s. Infinity Industrial Park agreed to sell the part of the land from S.No.3 Hissa No.1 totally admeasuring about 02 Hector 07.4 R out of which 00 H. 37 R to 1)Mr. Pratik Jitendra Chaudhary & 2) Mr. Nishit Jitendra Chaudhary vide Agreement dt.24/01/2008 which is duly stamped, validly executed and registered with the



x AM

Pay

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K. Ch

G. M. V. K.

पलघर

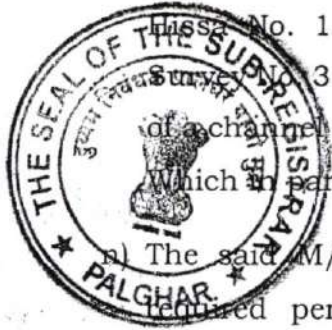
हिसा नं. ४३२४ / २०२२

८ office of Sub Registrar Palghar at sr.No.462/08  
 २० dt.11/02/2008 and Mr. Jitendra C. Chaudhary given his

consent to the said sale deed.

- l) M/s. Infinity Industrial Park and Mr. Pratik Choudhary and Nishit Choudhary agreed to cancel and terminate the said Agreement dt.24/01/2008 and agreed that the purchase consideration of the said cancellation deed along with agreed compensation of an amount mentioned in the sale cancellation deed would be paid back to them. Mr. Pratik Choudhary and Mr. Nishit Chaudhary cancelled the said sale agreement by accepting the consideration from the said Vendors and have duly executed the deed of cancellation dt.23/08/2011 which is duly stamped, validly executed and registered with the office of Sub-Registrar Palghar at Sr.No.5890/2011 and had thereafter handover the peaceful and vacant possession the said of portion of the aforesaid land to M/s. Infinity Industrial Park.

- m) The land admeasuring H.R. 0-42-5, out of Survey No. 3 Hissa No. 1 and land admeasuring H.R. 0-02-5, out of Survey No. 3 Hissa No. 4 has been acquired for construction of a channel measuring 32 metres in Palghar Division No. 2. Which is particularly described in detail Schedule A.



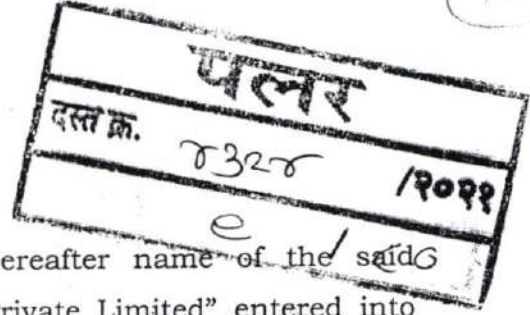
- n) The said M/s. Infinity Industrial Park has obtained the required permission under Section 11 of Maharashtra Rehabilitation Act 1976 from the Office of Surya Kalwa Division No. 1, Surya Nagar, Palghar vide its Javak No. SKD-1/PN/K-5/4075, dated 13/12/2007.

- o) That the said Mr. Om Ramesh Sawant has sold the said land to the said Company "Sathya Lifestyles Private Limited" vide 'Deed of Conveyance' which is duly stamped, validly executed and registered with the office of Sub-Registrar Palghar at Sr.No.8847/11 dt.09/12/2011 since then the said Company "Sathya Lifestyles Private Limited" is in actual possession of the said land and the said Company "Sathya Lifestyles Private Limited" or otherwise well and sufficiently

X AM *Chaudhary*

4 *Jitendra C. Chaudhary*  
 X KS

*Ganesh*



entitled to the said land thereafter name of the said Company "Sathya Lifestyles Private Limited" entered into record of rights of 7/12 extract as a owner which is annexed herein as **Annexure-B**.

- p) Aside from what is stated hereinabove, there are no covenants affecting, impediments attached to or illegal encroachment on the project land, more particularly described in **Schedule A** hereto;
- q) The Promoter have proposed to develop a Residential Colony over the Project Land under the name of 'Sathya Lifestyles' consisting of Residential Flats/ Apartments by consuming the existing FSI as well as FSI acquired through any other mode whatsoever available in respect of the said property/project land as may be permitted by the competent authority in accordance with the Development Control Regulations applicable to the project land in vogue and from time to time applicable thereto.
- r) The Promoter are thus entitled and enjoined upon to construct new building/s on the said property/project land in accordance with the recitals hereinabove and are in possession thereof;
- s) The Promoter have accordingly commenced the construction on the Project Land pursuant to the Commencement Certificate Dated 28/06/2013 issued by Gram - Panchayat Shelavali, copy of which is annexed herein as **Annexure-C** and in accordance with the said sanctioned layout;
- t) Pursuant to the above, the Promoters have commenced the construction of one of the new buildings on the project land as per the sanctioned layout, to be known as "**Building No. "13B"**" comprising of Ground plus 4 upper floors, comprised in the larger project/Residential Colony known as 'Sathya Lifestyles', hereinafter the said new building shall be referred to as 'the Project'.



X AM *Cray*

5 *Kh. Ch*  
X KS

*G. M. V. K.*

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पलघर  
दस्तावेज क्र. ४३२४ / २०११  
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Pursuant to the above, the PROMOTER has entered into a standard agreement with M/S. Vastushilp Associates, Architects registered with the Council of Architects, and such agreement is as per the agreement prescribed by the Council of Architects, who shall be their Liaisoning/Sanctioning Architect and M/s. Pentaspac Associates as turnkey Design Architects for the Project and M/s. **Raje Consultant** as structural Engineer for preparation of Structural design and drawings of the new building/s. The PROMOTER shall accept the professional supervision of the Architect and the Structural Engineer till the completion of construction of the project as described hereinafter;

- v) The Promoter has got the approvals from the concerned local authority to the plans, specifications, elevations, sections in respect of the Project and shall obtain the balance approvals, if any, from various authorities from time to time, so as to obtain the Occupation Certificate for the Project (if applicable under the development control rules in respect of the project land);



While sanctioning the said plans for the Project, the concerned local authority has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the PROMOTER while developing the project and upon due observance and performance of which only the occupancy certificate (if applicable) or gharpatti for individual apartments (i.e. property tax assessment bill indicating that the Project is complete in all respects and fit for human habitation as per the local laws applicable to the project land) in respect of the Project shall be granted by the concerned local authority;

- w) Certificate of Title issued by Mr. D. J. Khandre, Advocate of the Promoters dated February 27, 2012 certifying the title of the Promoters in respect of the said property/project land is annexed hereto as **Annexure 'D'**.

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x) The Promoter has made available to the Allottee original of all documents of Title relating to the Project Land on which the Project is proposed to be constructed, Building Plans, Designs and Specifications etc, prepared by the Design Architect i.e. M/s. Pentaspaces Associates and approved by the relevant local authority and also the Commencement Certificate and other relevant documents as required under the 'Maharashtra Ownership Flats Act 1963' as well as the Real Estate (Regulation and Development) Act, 2016 [RERA] and the Rules made there under. The Allottee has reviewed all such documents and has obtained all necessary advice and consultation to satisfy itself of the Promoter's valid title to develop the Project and to cause the sale of the Apartment, as described hereinafter, to the Allottee in accordance with the terms and conditions of this Agreement. The Allottee has satisfied himself/herself/ themselves, with respect to the absolute and marketable title of the Promoter to the Project Land and also the authority of the Promoter for the due and proper compliance, performance of the aforesaid obligations and about the absolute right, authority and powers of the Promoter thereof to undertake construction of the Project Land in accordance with the terms of this Agreement and the various sanctions accorded by the competent authorities for development thereof and further confirms that no further investigation or objections shall be made by the Allottee in that regard;



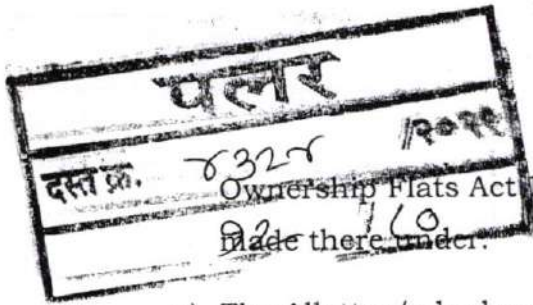
y) Vastushilp Associates shall ensure the compliance of terms, condition and stipulations as prescribed by concerned Planning Authority with regard to the building Plans of the Project, which are required to be observed and performed by the Promoter while developing the Project and upon satisfactory observance and performance of the said terms, the Promoter has completed the construction of the building and has obtained Occupation and Completion Certificates in respect of the Apartments comprised in the Project as required under the provisions of the Maharashtra

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- z) The Allottee/s had requested the Promoters to sell and allot apartment No. **S-2** admeasuring **349.65 sq. ft. (32.48 sq. mtrs)** carpet area on the **Second** Floor of building to be known as "**Building No. 13B**" being constructed by the Promoters on the said Property more particularly described in the Schedule I hereunder written;
- aa) The carpet area of the said apartment is **343.91sq. ft. (31.95 square meters)** as per **MOFA** and the carpet area thereof as per **RERA** is admeasuring **349.65 sq. ft. (32.48 sq. mtrs.)** Accordingly, the apartment agreed to be sold by the Promoters to the Allottee/s is shown on the plan hereto annexed as **Annexure 'E'** surrounded by red colour boundary line and is more particularly described in **Schedule B** hereto;
- bb) **At the time of execution of this Agreement the Allottee has paid the Promoter a sum of Rs. 4,29,300/- (Rupees Four Lakhs Twenty nine Thousand Three hundred Only) being the earnest money** and the Promoter acknowledges the receipt of the same and also confirms the Allotment of the said Apartment to the Allottee on the terms and conditions as agreed in this Agreement and the Allottee has agreed to pay to the Promoter the balance of the sale consideration in the manner hereinafter appearing;
- cc) The Parties relying on the confirmations, representations and assurances of each other to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and all applicable laws, are now willing to enter into this Agreement on the terms and conditions appearing hereinafter;
- dd) Under Section 4 of MOFA and u/s 13 of RERA, Promoters are required to execute Agreement for the sale of the said Apartment in writing being these presents and the same is



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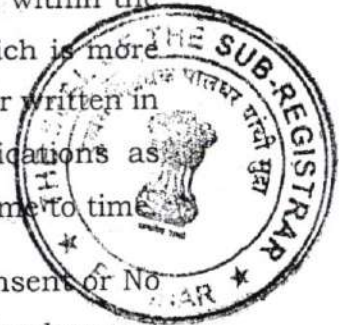
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required to be registered under the provisions of the Indian Registration Act.

**NOW THIS AGREEMENT WITNESSETH AND IT IS MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:**

1. The Promoter **has constructed and completed** new building to be known as **Building No. 13-B** consisting of **Ground** and **4** upper floors on the project land i.e. on the said property being plot of land i.e. all that piece and parcel of the land bearing **Survey No.3, Hissa No.1** admeasuring about 02 Hector 07.4 R (including land admeasuring 00 H 42-5 R acquired for channel) assessed at Rs. Rs.17 Paise 81, **Survey No.3 Hissa No.2** admeasuring about 01 Hector 05.2 R assessed at Rs. 8 Paise 44 and **Survey No.3, Hissa No.4** admeasuring about 00 Hector 91.1 R (including land admeasuring 00 H 2.5 R acquired for channel) assessed at Rs.17 Paise 81), **total Area of land is 04 Hector 04.7 R** of Village **Shelvali** , Tal: Palghar, Dist.: Palghar within the local limit of Sub -Registrar Palghar, District Palghar situated within the limits of Grampanchayat Shelvali and within the jurisdiction of Panchayat Samiti Palghar and which is more particularly described in the Schedule A hereunder written in accordance with the plans, designs and specifications as approved by the concerned local authority from time to time.
2. That, the Allottee hereby given his / her valid consent or No objection to the Promoter regarding the further development and amendments if any in future of the project with the utilisation of additional FSI / plot potential & any such TDR / incentive FSI / FSI in lieu of premium or consuming the maximum potential of the plot in all respect for which permission is already obtain / will be obtained by the Promoter from the competent authority. The Allottee also permit the Promoter to make changes / additions / alteration / amendments or modify the plan or layout of the Project as & when required / carried out by the promoters as per

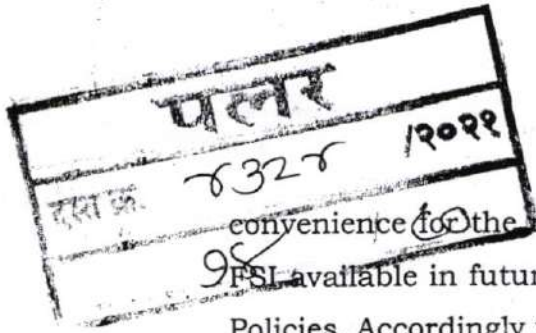


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convenience for the remaining or additional FSI / incentive FSI available in future by following new rules / regulations, Policies. Accordingly the Allottee hereby agree & undertake to co-operate with the Promoters and/or any other body statutory to carry out the development work with changes / modification / amendments in the layout as mentioned herein in all the manner and sign on all such necessary papers, declaration, deeds, letters & documents as may be required for the purpose of the said development / construction of building in lieu of full / maximum FSI potential.

3. The Allottee hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Allottee Flat No. S-2 having a carpet area of 349.65 sq. ft. (32.48 sq. mtrs) on the Second Floor of the building to be known as "Building No.13-B" on the said property (hereinafter referred to as "the Apartment") as shown in the Floor plan thereof hereto annexed and marked Annexure C for the consideration of Rs. 27,00,000/- including the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common areas and facilities which are more particularly described in the Schedule - annexed herewith and excluding all other government taxes which may be applicable to sale of flats under the earlier or existing public policy. The aforesaid consideration shall include sales commission as well as interior decoration charges to be done in the Apartment. The total aggregate consideration amount for the apartment excluding garages/covered parking spaces is thus Rs. 27,00,000/-



Sr. No.	Instalment	Construction Milestone	Amount
1	On Execution and Registration of these present		Rs. 4,29,300/-

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2	Balance Consideration, within one calendar month from the date of Registration of these presents.	Ready Legal Possession of the said flat.	Rs. 22,70,700/-
	<b>TOTAL</b>		Rs. 27,00,000/-

The Total Consideration Price of the flat mentioned herein above excludes Taxes (consisting of tax paid or payable by the Promoter by way of GST and Cess or any other similar taxes which may be levied, in connection with the construction of and carrying out the Project payable by the Promoter) up to the date of handing over the possession of the [Apartment/Plot].

4. The Allottee authorizes the Promoter to adjust/appropriate all payments made by him/her under any head(s) of dues against lawful outstanding, if any, in his/her name as the Promoter may in its sole discretion deem fit and the Allottee undertakes not to object/demand/direct the Promoter to adjust his payments in any manner.

5. **The Allottee hereby agree, undertake and indemnify to the Promoter that that the Allottee will make the payment of the balance consideration of the said Apartment within a period of one month from the date of registration of these presents. And In furtherance of the aforesaid intention of the Allottee, the Allottee has given to the Promoter a Post Dated Cheque of the balance consideration of the Apartment amounting to Rs. \_\_\_\_\_, drawn on \_\_\_\_\_ Bank \_\_\_\_\_ Branch. In the event of any default of payments committed by the Allottee if any under this agreement, the Promoter shall be at the liberty to terminate this agreement by giving a simple notice of termination of this agreement to the Allottee and the Promoter shall be entitled to forfeit the entire earnest money which may have been paid by the Allottee to the Promoter till then. It is agreed and understood by the allottee that upon**



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termination of the said agreement as stated hereinabove the ALLOTTEE/s shall have no right, title, interest, claim and charge of any nature whatsoever against the said apartment flat and the PROMOTER shall be entitled to deal with or dispose of the said apartment flat to any person or party as the PROMOTER may desire at their absolute discretion.

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

7. Since the Project is already completed the stipulated time mentioned hereinabove for making the payment by the Allottee is the essence of this agreement. The Promoter shall abide by the time schedule for handing over the Apartment flat to the Allottee. Similarly, the Allottee shall make timely payments as mentioned hereinabove in the payment schedule and other dues payable by him/her and meeting the other obligations under this Agreement.



The Promoter hereby declares that the Floor Space Index available as on date in respect of the project land is **39692.89+Area of CFC=1807.73** square meters only and Promoter has planned to utilize **1.18** Floor Space Index in respect of the project herein and shall utilize the remaining FSI (now as well as accruing in future) by availing of (including but not limited to):

- (a) TDR or FSI available on payment of premiums and/or
- (b) FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation and/or

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- (c) based on expectation of increased FSI which may be available in future on modification to Development Control Regulations (DC 2034), which are applicable to the said Project and/or
- (d) any other FSI that may be available to the PROMOTER in any manner in future
- (e) that till the final conveyance or any other document vesting the property in favour of Condominium/Society of the Purchaser/s is executed, it is specifically agreed between the Parties that the Builder shall alone be entitled to consume the floor space index (F.S.I.) which is available at present or in future including the balance F.S.I. and the additional F.S.I as may be available under applicable laws, including the Development Control Rules as being issued under the provisions of the Maharashtra Regional and Town Planning Act, 1966 and as amended from time to time and / or by any special concessions, modifications of the present rules and regulations or granting of F.S.I available in lieu of the road widening, setback, reservation or otherwise;
- (f) The promoter will utilize and consume all or any F.S.I / additional FSI / incentive FSI in any manner whatsoever on the Project Land by constructing and making additional residential flats / apartments and / or commercial units so as to avail the full / maximum FSI without any intimation to or consent of the Purchaser.
- (g) The promoter developing the said Project Land fully by constructing additional floors / structures thereon so as to avail the full F.S.I. permissible at present or revised in future including for staircase, lift, road, Transferable Development Rights (T.D.R.) in any manner, temporary access and including putting up any additional construction as mentioned above and promoter selling the same and appropriating to themselves sale proceeds thereon without the Purchaser or other acquirers of the

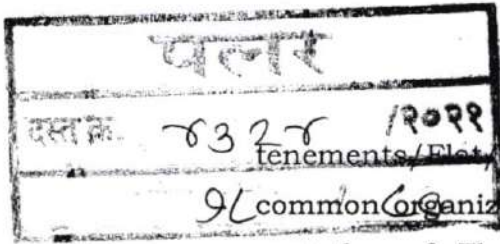


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tenements/Flat/Flat/unit in such building and/or their common Organization having any claim thereto or to any part thereof. The F.S.I. and further and / or additional construction shall always be the property of the Promoter who shall be at liberty to use, deal with, dispose off, sell, transfer the same in any manner the promoter may choose. The Purchaser / allottee agrees not to raise any objection and / or claim reduction in price and / or compensation and / or damages including on the ground of inconvenience and / or nuisance. The promoter shall be entitled to consume the said F.S.I. by raising floor or floors or any structures and / or putting additional structure and / or by way of extensions of any structure.

The aforesaid consent and Agreement shall remain valid, continuous, irrevocable, subsisting and in full force even after taking the possession of the Unit by the Purchaser and even after the Project Land is handed over to the Ultimate Body (Condominium/Institution of the purchasers of the Flat/Flat/Units ) after its formation.

The Promoter has disclosed the aforesaid Floor Space Index as well as the likelihood of increase in FSI proposed to be utilized by him on the project land in the said Project and Allottee has agreed to purchase the said Apartment based on the proposed construction and sale of apartments to be carried out by the Promoter by utilizing the proposed FSI and likely increase in FSI in future on the understanding that the declared proposed FSI and the likely increase FSI in future shall belong to Promoter only.



9. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand, or price range (if unbranded) to be provided by the Promoter in the said building and the Apartment as are set out in Schedule \_\_, annexed hereto.

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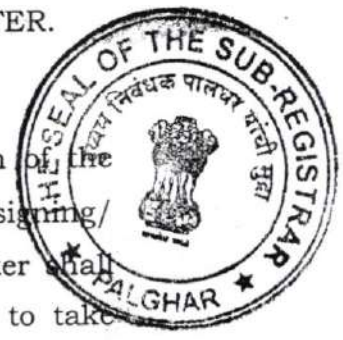
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10. The Promoter shall give possession of the Apartment flat to the Allottee on receipt of the entire consideration of the said apartment flat, sales / commission and interior designing / decorating charges from the allottee. However, it is specifically agreed and understood by the ALLOTTEE/s that the PROMOTER shall not be liable or responsible for any delay in delivery of possession of the said apartment by reasons of force majeure or those beyond the control of the PROMOTER or those attributable to the action/conduct/default of the flat ALLOTTEE/s and the time period for such delivery shall stand extended by such period of delay and thus the Promoter shall be entitled to reasonable extension of time for giving delivery of Apartment on the aforesaid date, if the completion of building in which the Apartment is to be situated is delayed on account of -

- (i) war, civil commotion or act of God ;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.
- (iii) Any other cause beyond control of the PROMOTER.

**11. Procedure for taking possession-**

- The Promoter, on receipt of entire consideration of the apartment flat, Sales/ commission, interior designing/ decoration charges from the Allottee, the promoter shall call upon the Allottee and offer him in writing to take possession of the apartment flat in terms of this agreement
- The Allottee agree(s) to pay the maintenance charges as determined by the Promoter or association of allottees, as the case may be.
- The Allottee shall take possession of the Apartment within 15 days of the written notice from the promoter to the Allottee intimating that the said Apartments are ready for use and occupancy.



**12. Failure of Allottee to take Possession of Apartment:**

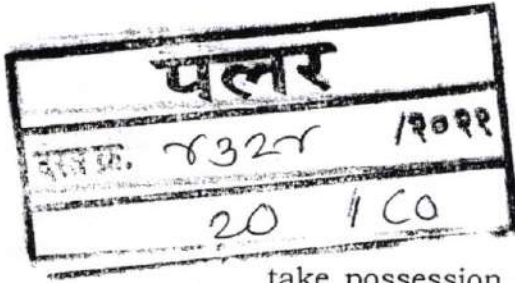
- Upon receiving a written intimation from the Promoter that the apartment is ready for occupation, the Allottee shall

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take possession of the Apartment from the Promoter by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoter shall give possession of the Apartment to the allottee.

- In case the Allottee fails to take possession within the notice period such Allottee shall continue to be liable to pay maintenance charges as applicable from expiry of notice period.

13. The Allottee shall use the Apartment or any part thereof or permit the same to be used only for purpose of residence and shall not use the same for any other purpose without obtaining the prior written consent of the PROMOTER.

14. The ALLOTTEE hereby agrees that he shall become a member of the New Hill View Co-Op. Hsg. Society and for this purpose also from time to time sign and execute the application for membership and the other papers and documents necessary for becoming a member of New Hill View Co-Op. Hsg. Society. The ALLOTTEE/s hereby agrees to observe, comply with and adhere to the byelaws and rules and regulations of the said New Hill View Co-Op. Hsg. Society.



15. It is expressly and specifically clarified, agreed, understood and confirmed by and between the parties hereto that all the unsold apartments/premises, etc in the said building and in the said property, shall at all times be and remain the sole and absolute property of the PROMOTER and the PROMOTER shall not be required to become members of the said society. However, the PROMOTER shall be liable to pay their pro-rata maintenance in respect thereof.

16. The Promoter shall, within 3 months of receipt of Occupation Certificate (if applicable) or any other applicable permission from the competent authority certifying that the building is ready to occupy, cause to be transferred to the said society or

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Limited Company the management of the said new Building or wing in which the said Apartment is situated.

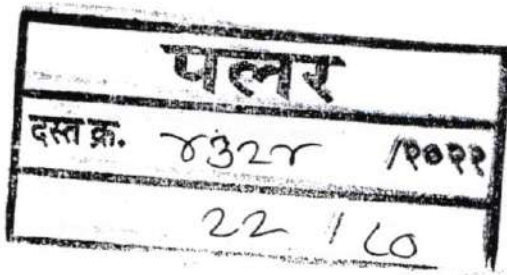
- 17. The Promoter shall, for efficient administration of the structures constructed on the said property, form a Federation/Apex body of Societies of all the societies/limited companies formed of the various buildings constructed on the project land and within three months of registration of the said Federation/apex body, cause to be transferred/conveyed/assigned to the said Federation/Apex body all the right, title and the interest of the Promoter in the project land/said property.
- 18. On receiving the information of possession from the Promoter the Allottee shall be liable to pay the maintenance charges of the said apartment flat to the New Hill View Co-Op. Hsg. Soc. Ltd.
- 19. The Allottee has agreed to pay the following amounts which are included in the consideration amount.
  - (i) Rs.10,000/- for share money, application entrance fee of the Society or Limited Company.
  - (ii) Rs.6,500/- Electric services connection charges.

**TOTAL: Rs. 16,500/-**
- 20. The Allottee shall separately pay to the Promoter a sum of Rs.0 for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at-Law/Advocates of the Promoter in connection with formation of the said Society or Limited Company or Apex body or Federation and for preparing its rules, regulations and by-laws and the cost of preparing and engrossing the conveyance or assignment of lease.
- 21. At the time of conveyance of the structure of the building or wing of the building, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges



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payable, by the said Society or Limited Company on such handover/conveyance or any document or instrument of transfer in respect of the structure of the said Building /wing of the building.

22. At the time of registration of conveyance or Lease of the project land/said property, the Allottee shall pay to the Promoter, the Allottees' share of stamp duty and registration charges payable, by the said Apex Body or Federation on such conveyance or lease or any document or instrument of transfer in respect of the said project land to be executed in favour of the Apex Body or Federation.
23. Under no circumstances, the possession of the said apartment shall be given to the ALLOTTEE unless and until all payments required to be made under this Agreement by the ALLOTTEE have been made by him/her/them.
24. The PROMOTER shall have a first charge/lien over/on the said apartment in respect of any amount payable to the PROMOTER under the terms and conditions of this Agreement and any other amounts that may be payable by the ALLOTTEE in respect of the said apartment to the PROMOTER.



#### REPRESENTATIONS AND WARRANTIES OF THE PROMOTER

The Promoter hereby represents and warrants to the Allottee as follows:

- a. The Promoter has clear and marketable title with respect to the project land; as declared in the title report annexed hereto and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;
- b. The Promoter has lawful rights and requisite approvals from the competent Authorities to carry out development

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of the Project and shall obtain requisite approvals from time to time to complete the development of the project.

- c. There are no encumbrances upon the project land or the Project except those disclosed herein and in the title report;
- d. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed herein and in the title report;
- e. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;
- f. The Promoter has the right to enter into this Agreement and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the Allottee created herein, may prejudicially be affected;
- g. The Promoter has not entered into any agreement for sale and/or development agreement or any other agreement/arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;
- h. The Promoter confirms that the Promoter is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;
- i. At the time of execution of the conveyance deed of the structure to the association of allottees the Promoter shall



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2. Handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the association of allottees;

j. No notice from the Government or any other local body or authority or any legislative enactment, government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the Promoter in respect of the project land and/or the Project except those disclosed herein and in the title report.

26. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoter as follows :-

a. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date of expiry of notice for taking possession of the Apartment and shall not do or suffer to be done anything in or to the building in which the Apartment is situated which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the building in which the Apartment is situated and the Apartment itself or any part thereof without the consent of the local authorities, if required.



b. Not to store in the Apartment any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Apartment is situated or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the Apartment is situated, including entrances of the building in which the Apartment is situated and in case any damage is caused to the building in which the Apartment is situated or the Apartment on account of negligence or default of the

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Allottee or any person claiming through him or his servants in this behalf, then the Allottee shall be liable for the consequences of the breach and shall make good the said damage at his own costs and expenses on demand being made by the PROMOTER in that behalf.

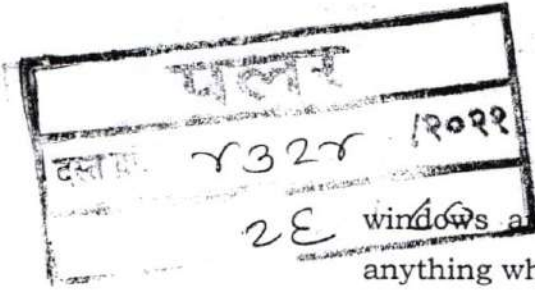
- c. To carry out at his own cost all internal repairs to the said Apartment and maintain the Apartment in the same condition, state and order in which it was delivered by the Promoter to the Allottee and shall not do or suffer to be done anything in or to the building in which the Apartment is situated or the Apartment which may be contrary to the rules and regulations and bye-laws of the Municipal Corporation of Greater Mumbai or the concerned local authority or other public authority. In the event of the Allottee committing any act in contravention of the above provision, the Allottee shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- d. Not to demolish or cause to be demolished the Apartment or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the Apartment or any part thereof, nor any alteration in the elevation and outside colour scheme of the building in which the Apartment is situated and shall keep the portion, sewers, drains and pipes in the Apartment and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the building in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Partis or other structural members in the Apartment without the prior written permission of the Promoter and/or the Society or the Limited Company, as the case may be. The ALLOTTEE/s shall neither shift the location of the



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*Pray* *Pray*



2E windows and also not break the RCC pardis or do anything which will cause violation of FSI.

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

i. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said Apartment in the compound or any portion of the project land and the building in which the Apartment is situated. In case any such garbage, rags, rubbish or dirt including construction material/cement/interior work waste is thrown anywhere in the said apartment or in the passages or any portion of the project land/said property by the ALLOTTEE/S or their family member, servants or other person/s claiming through the Allottee and the same is not cleared by him/them



within 10 days from giving them notice to clear the same shall be liable to pay such fine for each and every breach to the PROMOTER as the PROMOTER shall require in that behalf.

Pay to the Promoter within fifteen days of demand by the Promoter, all the monies and deposits required to be paid on the part of the ALLOTTEE under this agreement and his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.

g. To bear and pay increase in local taxes, water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, including on account of change of user of the Apartment by the

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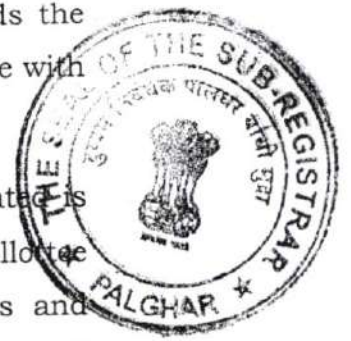
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		८०

Allottee for any purposes other than ~~for purpose~~ for which it is sold.

- h. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit accruing from this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoter under this Agreement are fully paid up.
- i. The Allottee shall apply for membership of the said society/company, and pay the necessary fees thereof and further observe and perform all the rules and regulations which the Society or the Limited Company or Apex Body of Federation may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the Apartments therein and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society/company and/or the Apex Body or Federation regarding the occupancy and use of the Apartment in the Building and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.
- j. Till the conveyance in which Apartment is situated is handed over to the said Society/company, the Allottee shall permit the Promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said building or any part thereof to view and examine the state and condition thereof.

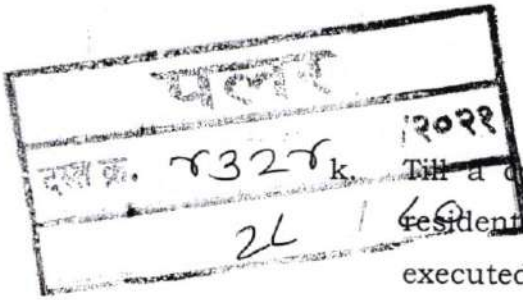


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*K. S.*

*G. M. N. K.*





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

1. Not to keep anything in the common passage, staircase, terraces, walls or any other common place and not to put up any sign board, hoarding, name board, etc in the passage or inner or outer walls of the said building. Any such articles or things kept in contravention of this clause shall be removed and disposed of without any notice to the ALLOTTEE.



The ALLOTTEE shall not enclose the verandah, terraces, or balconies without the sanction and permission of the PROMOTER and the authorities concerned nor shall the ALLOTTEE/s change the exterior, outside elevation, inside passages and staircases, or the colour scheme of the building. The ALLOTTEE/s further agrees not to put up the grills/box type grills outside the window of the said apartment agreed to be purchased by the ALLOTTEE/s. If the grills are permitted then it shall have the same design for all the units as specified by the Architects of the PROMOTER and no other grills.

- n. The ALLOTTEE/S agree to sign and deliver to the PROMOTER before taking possession of the said apartment and also thereafter all writings and papers as may be reasonably required by the PROMOTER and/or the said society/company for putting into complete effect the provisions of this Agreement.

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*[Signature]*  
X KS *[Signature]*

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27. The ALLOTTEE hereby agrees and grants and/or confers upon the PROMOTER the irrevocable right and/or authority for the purposes set out herein below:

i. The PROMOTER and/or their nominees or transferees shall be entitled to utilize any portion of the said property including the terrace for the purpose of putting up of any Mobile Receiver, Dish Antenna, cable network station and other such communication equipment's or putting up of any hoarding/s or for such other use as may be desired by the PROMOTER.

ii. The PROMOTER shall be entitled to consume the full FSI available under the Development Control Rules (applicable for the project land at present and from time to time applicable during the pendency of the construction work on the project land) or by any special concession being granted by the local authority or any other competent authorities as may be available on the said property at present or in future till the completion of the entire development and to sell the tenements and other areas constructed by utilizing such FSI to such person/s for such permissible user and for such consideration and on such terms and conditions as the PROMOTER shall deem fit and proper.

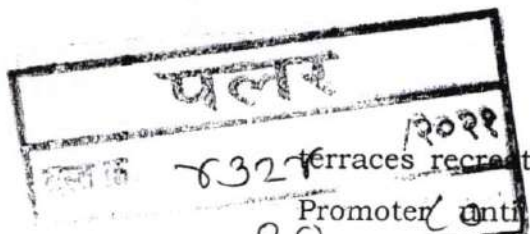
iii. The PROMOTER shall be entitled to avail of financial assistance from banks, institutions and other persons against security of the said property and/or the construction thereon, provided such arrangement shall not affect the right of the ALLOTTEE in or to the said apartment.

28. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law, of the said Apartments or of the said Plot and Building or any part thereof. The Allottee shall have no claim save and except in respect of the Apartment hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, staircases,



X AM *Ray*

*K.S. Gombaker*



terraces recreation spaces, will remain the property of the Promoter until the said structure of the building is transferred to the Society/Limited Company or other body and until the Project land is conveyed/assigned/transferred to the Apex Body or Federation as hereinbefore mentioned.

**29. PROMOTER SHALL NOT MORTGAGE OR CREATE A CHARGE**

After the Promoter executes this Agreement he shall not mortgage or create a charge on the Apartment and if any such mortgage or charge is made or created then notwithstanding anything contained in any other law for the time being in force, such mortgage or charge shall not affect the right and interest of the Allottee who has taken or agreed to take such Apartment.

**30. BINDING EFFECT**

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



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**31. ENTIRE AGREEMENT**

This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between the Parties in regard to the said apartment.

**32. RIGHT TO AMEND**

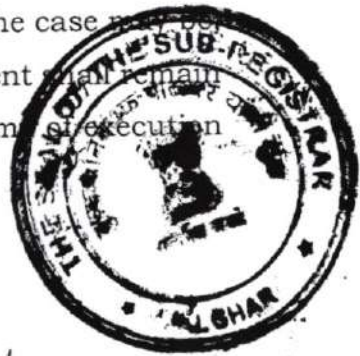
This Agreement may only be amended through written consent of the Parties.

**33. PROVISIONS OF THIS AGREEMENT APPLICABLE TO ALLOTTEE / SUBSEQUENT ALLOTTEES**

It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the Project shall equally be applicable to and enforceable against any subsequent Allottees of the Apartment, in case of a transfer, as the said obligations go along with the Apartment for all intents and purposes.

**34. SEVERABILITY**

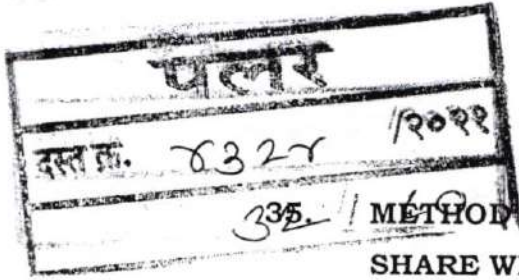
If any provision of this Agreement shall be determined to be void or unenforceable under the Real Estate Act or the Rules and Regulations made there under or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the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



X AM *[Signature]*

*[Signature]*  
X KS

*[Signature]*



**METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT**

Wherever in this Agreement it is stipulated that the Allottee has to make any payment, in common with other Allottee(s) in Project, the same shall be in proportion to the carpet area of the Apartment to the total carpet area of all the Apartments in the Project.

**36. FURTHER ASSURANCES**

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

**37. PLACE OF EXECUTION**



The execution of this Agreement shall be complete only upon its execution by the Promoter through its authorized signatory at the Promoter's Office, or at some other place, which may be mutually agreed between the Promoter and the Allottee. After the Agreement is duly executed by the Allottee and the Promoter or simultaneously with the execution, the said Agreement shall be registered at the office of the Sub-Registrar.

**38.** The Allottee and/or Promoter shall present this Agreement as well as the conveyance/assignment of lease at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof.

**39.** All notices to be served on the Allottee and the Promoter as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoter by Registered Post A.D and notified Email ID at their respective addresses specified below:

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Name & Address of Allottee - Mrs.GITANJALI M MORVEKAR, G/16, RBI STAFF COLONY, RAHEJA TOWNSHIP, MALAD EAST, MUMBAI-400 097.

M/s Promoter name :

1. Shri Kishore Gavrichand Shah  
(Promoter Address) : 22/23, Shreenath Krupa, M.G. Road, Vile Parle (East), Mumbai - 400062
2. Shri Abhijit Arun Mehta  
(Promoter Address) : 5A, Dashmesh Society, N. Dutta Marg, Four Bungalows, Andheri (West), Mumbai - 400 053

It shall be the duty of the Allottee and the promoter to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the promoter or the Allottee, as the case may be.

**40. JOINT ALLOTTEES**

That in case there are Joint Allottees all communications shall be sent by the Promoter to the Allottee whose name appears first and at the address given by him/her which shall for all intents and purposes considered as properly served on all the Allottees.



**41. STAMP DUTY AND REGISTRATION**

The charges towards stamp duty and Registration of this Agreement/sale apartment shall be borne by the Allottee alone.

**42. DISPUTE RESOLUTION**

Any dispute between parties shall be settled amicably. In case of failure to settle the dispute amicably, it shall be referred to the Maharashtra Real Estate Regulatory Authority as per the provisions of the Real Estate (Regulation and Development) Act, 2016 and Rules and Regulations, there under.

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*M. G. M.*  
XKS

*G.M. Morvekar*

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43:	GOVERNING LAW
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That the rights and obligations of the parties under or arising out of this Agreement shall be construed and enforced in accordance with the laws of India for the time being in force and the competent courts/authority established and constituted under RERA will have the jurisdiction for this Agreement.

44. Any delay tolerated or indulgence shown by the PROMOTER in enforcing the terms of this Agreement or any forbearance or giving of time to the ALLOTTEE by them shall not be construed as a waiver on their part of any breach or non-compliance of any of the terms and conditions contained in these presents by the ALLOTTEE nor shall the same in any manner prejudice any rights under these presents or any other rights whatsoever of the PROMOTER.

45. Applicable GST and any other charges and taxes as and when applicable now as well as in future or with retrospective effect in respect of the said apartment and this Agreement or incidental thereto shall be borne and paid by the ALLOTTEE/s herein.



It is hereby agreed that the recitals hereto shall form an integral and continuous part of this Agreement.

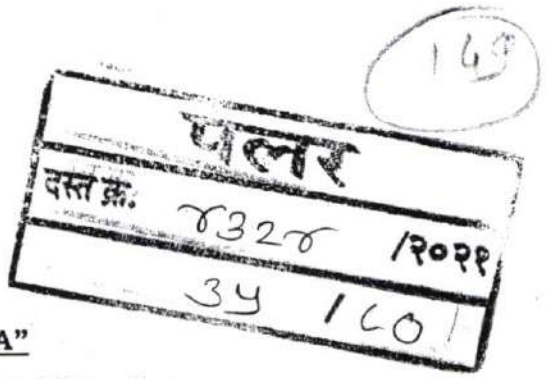
WITNESS WHEREOF the Parties have executed these presents (in triplicate) the day and year first herein above written.

X AM

*(Signature)*

X KS

*(Signature)*



**“SCHEDULE- A”**

(Description of the Project Land)

All that piece and parcel of the land bearing **Survey No.3 Hissa No.1** admeasuring about 02 Hector 07.4 R (including land admeasuring 00 H 42-5 R acquired for channel) assessed at Rs. Rs.17 Paisa 81, **Survey No.3 Hissa No.2** admeasuring about 01 Hector 05.2 R assessed at Rs. Rs.8 Paisa 44 and **Survey No.3 Hissa No.4** admeasuring about 00 Hector 91.1 R (including land admeasuring 00 H 2.5 R acquired for channel) assessed at Rs.17 Paisa 81 , **total Area of land is 04 Hector 04.7 R** of Village **Shelvali** , Tal: Palghar, Dist.: Palghar within the local limit of Sub -Registrar Palghar, District Palghar situated within the limits of Grampanchayat Shelvali And within the jurisdiction of Panchayat Samiti Palghar and bonded as follows:

On or towards East : By Gauthan & Road.  
On or towards West : By Canal, Service Road & KLT  
On or towards North : By S. No.3 part & Road.  
On or towards South : By Road.

**“SCHEDULE B”**

[Description of the apartment]

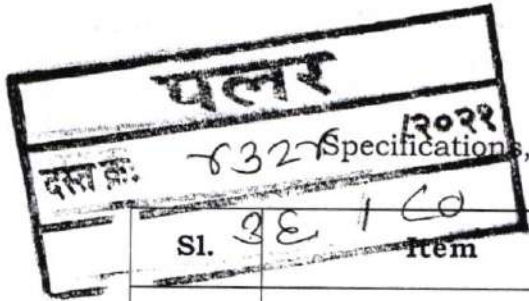
Residential Flat bearing Apartment No.S-2, admeasuring **349.65 sq. ft. (32.48 sq. mtrs)** Carpet Area on the **Second** floor of the new building to be known as **Building No.13-B** comprising of **Ground** plus **4** upper floors being constructed on the Project Land particularly described in **Schedule I** written hereinabove forming part of the larger project undertaken by the Promoter on the project land as per the sanctioned layout in the form of a Residential Colony known as 'Sathya Lifestyles', and which apartment is delineated on the plan **annexed** hereto and shown in red lines, together with all right, title and or interest attached thereto.



X AM *(Signature)*

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**"SCHEDULE-C"**

Specifications, Fixtures, Fittings and Internal Amenities

Sl. No.	Item	Specifications
1	<b>Sub Structure</b>	Open foundation with RR masonry/RCC footings
2	<b>Super structure</b>	R.C.C.
3	<b>Wall</b>	AAC Block masonry & Brick Masonry
(a)	External wall	150 mm Thk.
(b)	Internal wall	150 mm Thk and 100 mm Thk
4	<b>Plastering</b>	
(a)	External plastering	25 mm, double coat sand finish with 1:4 cement mortar
(b)	Internal plastering	16 mm, single coat muthia finish with 1:4 cement mortar or 12mm Gypsum plaster for internal walls
5	<b>Flooring</b>	
(a)	Living Dinning	Gujarat Vitrified or similar, 600 mm x 600 mm as approved
(b)	Bed Rooms	Gujarat Vitrified or similar, 600 mm x 600 mm as approved
(c)	Kitchen	Gujarat Vitrified or similar, 600 mm x 600 mm as approved
(d)	Kitchen dado	Non Skid Ceramic, 300 mm x 300 mm as approved
(e)	Kitchen wall dado	Glazed 300 mm x 450 mm up to 600mm above platform
(f)	Toilet wall dado	Glazed 300 mm x 450 mm up to 2200mm from F.F.L. top
(g)	Balcony	Non skid Ceramic, 300 mm x 300 mm as approved
(h)	Staircase Flooring	Kota stone tread with nosing detail as approved, rough plaster riser
(i)	Staircase Railing	MS with timber or M. S. runner
6	<b>Kitchen Counter</b>	20 mm thk. Granite as per design
7	<b>Door</b>	
(a)	Frame	Hard wood
(b)	Entrance Doors	35 mm Thk. Solid core flush door shutter with both side laminated
(c)	Other Doors	Solid core 30 mm Thk. Moulded panel flush door shutter with PVC lamination on both sides
(d)	Toilet/Bath/WC Doors	Bakalite sheet door shutter with aluminum framing for shutter & glass at top



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(e)	Shaft Doors	30mm Thk. Wooden Flush Door shutter with both side painted
(f)	Rolling Shutter	M.S. Frame, M.S. Plate Rolling Shutter as per design
<b>8</b>	<b>Window</b>	
(a)	All windows	20 SWG anodized aluminum sliding windows with 4 mm Thk. clear glass
(b)	Toilet/Bath/WC Windows	20 SWG anodized aluminum Louvered window with provision for exhaust
(c)	Staircase mid-landing	M.S. Grill - Fixed
(e)	Railing	M.S. Square pipe
<b>9</b>	<b>Painting</b>	
(a)	Internal	Water bound distemper, shade as approved
(b)	External	Cement based paint, shade as approved
(c)	Ceiling	White Water bound distemper
(d)	M S Fabrication/wood work	Synthetic enamel
<b>10</b>	<b>PHE</b>	
(a)	Sanitary ware:- W.C., Wash Basin	ISI make
(b)	Sink	Stainless steel sink size as per approved
(c)	CP fittings	Jaguar or equivalent
(d)	Internal sewage pipe	PVC - Prince, Supreme or equivalent, ISI grade
(e)	Internal water pipe	UPVC/CPVC - Prince, Supreme or equivalent
(f)	External water pipe	UPVC - Prince, Supreme or equivalent
<b>11</b>	<b>Electrical</b>	
(a)	Points	As per drawing
(b)	Wiring	Concealed conduit, copper



**“SCHEDULE-E”**

1)	Lift	ESCON make or equivalent
2)	CCTV Camera	

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G. M. K. S.

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IN WITNESS WHERE OF, THE PARTIES HERETO HAVE HERETO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEAL ON THE DAY AND YEAR FIRST HEREIN ABOVE WRITTEN:

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED SATHYA LIFESTYLES PRIVATE LIMITED THE PROMOTER, THROUGH ITS AUTHORISED DIRECTOR

MR. KISHORE GAVRICHAND SHAH

X KS

*Kish. Gsh.*



MR. ABHIJIT ARUN MEHTA

X AM

*Abhijit Arun Mehta*



[THE PARTY OF THE FIRST PART]

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED THE ALLOTTEE



Mrs. GITANJALI M MORVEKAR.

*G. Morvekar*

[THE PARTY OF THE SECOND PART]



IN PRESENCE OF THE WITNESS :-

1) SIGNATURE :

NAME: *Mahesh Mottale*  
 ADDRESS: *Palghar*

2) SIGNATURE :

NAME: *Mohd Quamar Sheikh*  
 ADDRESS: *202/A, Karori Residency, Laxmiben Cheda Nagar, Nalasarpara (W) 401203. M.H.*

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ANNEXURE - A N. A. Order

ANNEXURE - A1 Town Planning Authority Issued Approval Layout  
Plan

ANNEXURE - B 7/12 Extracts

ANNEXURE - B1 Resignation

ANNEXURE - C Grampanchayat Commencement Certificate

ANNEXURE - D Title Certificate

ANNEXURE - E Occupancy certificate

ANNEXURE - F Floor Plan

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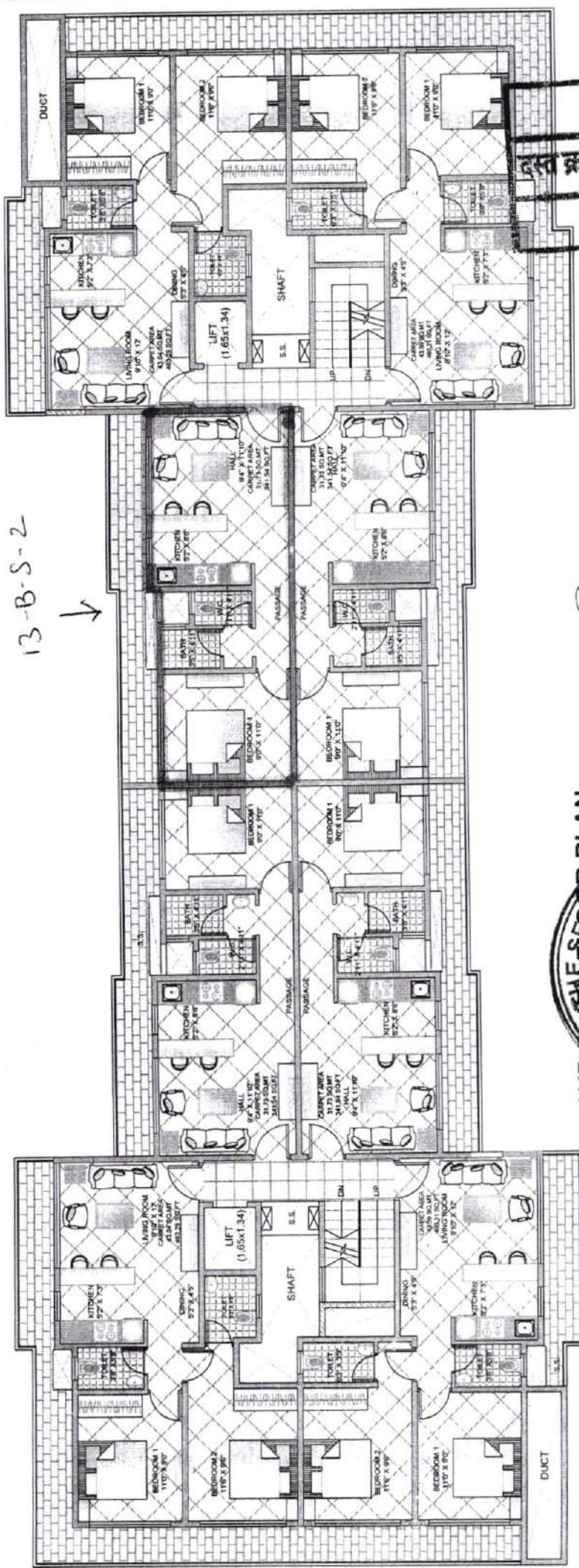
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PENTASPACE  
 CONSULTANTS PVT. LTD.  
 101, PENTASPACE, 101/102,  
 JAY PRAKASH ROAD, JAY PRAKASH,  
 SANTACRUZ (W) MUMBAI - 400 048

DATE : 7/5/2013  
 SCALE : 1:100  
 DWG. NO :



10% CONCEPTUAL  
 DESIGN

SATHYA LIFESTYLES  
 (DEVELOPERS & BUILDERS)  
 PROPOSED RESIDENTIAL BUILDING  
 AT PALGHAR, THANE

THIS DRAWING IS COPYRIGHT PROPERTY OF PENTASPACE ARCHITECTS. IT SHALL NOT BE USED OTHER THAN WHAT IT IS INTEND TO

A-WING



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क्र.महसूल/कस.१/९९/एनएपी/एसआर-१९२/२०१२  
अपर जिल्हाधिकारी यांचे कार्यालय  
मुख्यालय जव्हार  
दिनांक १३/०५/२०१३.

**वाचले :-**

- १) मे.सत्य लाईफ स्टाईल प्रा.लि. तर्फे श्री. ओम रमेश सावंत रा. शेलवली ता. पालघर जि.ठाणे यांचा दिनांक ०४/१०/२०१३/२०१२ रोजीचा अर्ज.
- २) या कार्यालयाकडील आदेश क्रमांक महसूल/ कस.१/टे.१/ एनएपी/एसआर/१८१/१० दिनांक १९/१०/२०११ रोजीचे बिनशेती बांधकाम परवानगी.
- ३) नगर रचनाकार, पालघर शाखा यांचेकडील जा.क्र. विशेष/बाप/ मी.शेलवली/ ता.पालघर/स.क्र. ३/१ पै व इतर/रहिवास व वाणिज्य/नगर-पालघर/४१२ दिनांक १६/०४/२०१३ रोजीचे शिफारस पत्र.
- ३) तहसिलदार पालघर यांचेकडील अहवाल क्रमांक जमिनबाध-२/कावि-२३२६, दिनांक ०३/०५/२०२३ रोजीचा अहवाल.
- ४) सरपंच, ग्रामपंचायत शेलवली, ता.पालघर जि.ठाणे यांनी त्यांचेकडील जावक क्रमांक ८९०/२०११ दिनांक ०४/१०/२०११ रोजीचा नाहरकत दाखला.
- ५) कार्यालयीन मंजूर टिपणी दिनांक ०९/०५/२०१३.



**आदेश:-**

ज्याअर्थी, मे.सत्य लाईफ स्टाईल प्रा.लि. तर्फे श्री. ओम रमेश सावंत रा. शेलवली ता. पालघर जि.ठाणे यांनी ठाणे जिल्ह्यातील पालघर तालुक्यामधील मौजे शेलवली, ता.पालघर जि.ठाणे येथील सव्हे क्रमांक ३/१, ३/२, ३/४ पैकी क्षेत्र ३५६५५.५२ चौ.मी., सव्हे क्रमांक ३/१ पैकी क्षेत्र ४५६४.४८ चौ.मी. व सव्हे क्रमांक ३/४ क्षेत्र ०.०२.५ हे.आर असे एकूण एकत्रित क्षेत्र ४०४७०-०० चौ.मी. या पूर्वीचे मंजूर बिनशेती ऐवजी रहिवास व वाणिज्य प्रयोजनार्थ सुधारीत बिनशेती बांधकाम परवानगी मिळावी म्हणून विनंती केली आहे.

त्याअर्थी, आता महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४४ महाराष्ट्र जमिन महसूल (जमिनीच्या वापरात बदल व अकृषिक आकारणी) नियम १९६९ अन्वये जिल्हाधिकारी ठाणे यांच्याकडे निधीत करण्यात आलेल्या अधिकारांचा वापर करून उक्त अपर जिल्हाधिकारी, ठाणे, मुख्यालय जव्हार याद्वारे मे.सत्य लाईफ स्टाईल प्रा.लि. तर्फे श्री. ओम रमेश सावंत रा. शेलवली ता. पालघर जि.ठाणे यांना ठाणे जिल्ह्यातील पालघर तालुक्यामधील मौजे शेलवली, ता.पालघर जि.ठाणे येथील सव्हे क्रमांक ३/१, ३/२, ३/४ पैकी क्षेत्र ३५६५५.५२ चौ.मी., सव्हे क्रमांक ३/१ पैकी क्षेत्र ४५६४.४८ चौ.मी. व सव्हे क्रमांक ३/४ क्षेत्र ०.०२.५ हे.आर असे एकूण एकत्रित क्षेत्र ४०४७०-०० चौ.मी. पैकी १) रस्ता रुंदीकरणाखालील क्षेत्र-३ चौ.मी. २) कालव्याखालील क्षेत्र-१) ४२५०-०० चौ.मी. ३) कालव्याखालील क्षेत्र-२) २५५०-०० चौ.मी. ४) ताब्यात नसलेले क्षेत्र १८७.९१ चौ.मी. वजा जाता उर्वरीत क्षेत्र ३५४५५.११ चौ.मी. जागेत उपोदघातातील अनुक्रमांक २ ऐवजी रहिवास व वाणिज्य प्रयोजनार्थ सुधारीत बांधकाम करण्याबाबत पुढील शर्तीवर अनुज्ञा (परमिशन) देण्यांत येत असून नगरपालघर यांचेकडील मंजूर नकाशाप्रमाणे खालील क्षेत्रावर बांधकाम अनुज्ञेय नाही.

प्रस्तावित खुले क्षेत्र - ६२४५.९२ चौ.मी.  
५ टक्के सुविधा क्षेत्र - १८०७.७३ चौ.मी.

एकूण एकत्रित क्षेत्र - ८०५३.६५ चौ.मी.

**त्याशर्ती अशा :-**

- १) विषयाधिन जागेच्या प्रस्तावानुसार एकूण क्षेत्र ४०४७०-०० चौ.मी. इतके आहे. अर्जदार यांनी सदर जागेवर सुधारीत बांधकाम परवानगी अपेक्षिलेली आहे. विषयांकित जागेवर रहिवास व वाणिज्य या वापरासाठी २६५७६.२९ चौ.मी. क्षेत्राच्या बांधकामाचे प्रयोजन आहे. सदर जागेवर २००००.०० चौ.मी. पेक्षा जास्त रहिवास, वाणिज्य वापर व सुविधा क्षेत्र वापर अंतर्गत अर्जदार बांधकाम करणार असल्याने पर्यावरणमावरील आघात विचारात घेता Environment Impact Assesement Report तयार करून तस महाराष्ट्र शासनाच्या पर्यावरण विभागाकडून मान्यता घेणे अर्जदार यांच्यावर बंधनकारक राहिल.





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- २) मंजूर रेखांकनाप्रमाणे रस्ता खुली जागा व मुखंडाची प्रत्यक्ष आखणी करून ती तालुका निरीक्षक भूमि अभिलेख यांचेकडून मोजणी करून घेण्यात यावी. मोजणी करतवेळी खुली जागा, रस्ते व मुखंडाच्या बाबतीत योग्य तो समन्वय साधणे आवश्यक राहिल व मंजूर रेखांकनातील आणि मोजणीमध्ये अथवा मुखंडाच्या क्षेत्रामध्ये तफावत आढळल्यास किंवा मुखंडाचे क्षेत्र नियमापेक्षा कमी झाल्यास या प्रकरणी सुधारीत मंजूरी घेणे बंधनकारक राहिल. रेखांकनातील खुली जागा ही एकूण क्षेत्रफळाच्या किमान १० टक्के एवढी प्रत्यक्ष जागेवर उपलब्ध झाली पाहिजे. सदर जागेचा उपयोग हा अर्जदार यांनी खेळाचे मैदान, बगीचा याच अनुज्ञेय वापरांतर्गत करणे आवश्यक आहे. सदर जागा कायमस्वरूपी मोकळी ठेवण्यात यावी. तसेच रेखांकनातील खुली जागा व अंतर्गत रस्ते विकासकाने विकसीत करून ते नानमात्र रु. १/- या दराने स्थानिक नियोजन प्राधिकरणास देखमालीकरिता हस्तांतरीत करण्यात यावेत.
- ३) सदर रेखांकनामध्ये प्रस्तावित एकूण बांधकामाचे क्षेत्र हे २०००.०० चौ.मी. पेक्षा जास्त असल्याने प्रस्तावित बांधकाम प्रत्यक्ष जागेवर सुरु करण्यापूर्वी बांधकाम सुरु करण्यात येत असल्याबाबतचे पत्र नगर रचनाकार पालघर शाखा यांना (Notice for Commencement of Works) सादर करून प्रस्तावित बांधकाम जोत्यापर्यंत पूर्ण झाल्यावर जोते तपासणीचा दाखला प्राप्त करून घेणे अर्जदार/विकासक यांचेवर बंधनकारक राहिल. त्याशिवाय जोत्यावरील बांधकाम करता येणार नाही.
- ४) वरील वापर सुरु करण्यापूर्वी रेखांकनातील रस्ते, त्यांचे गटारासह वाहतुकीस योग्य होतील असे पक्क्या स्वरूपात बांधण्यात यावेत व त्याची रुंदी मंजूर रेखांकनाप्रमाणे ठेवण्यात यावी.
- ५) नियोजित इमारतीसाठी आवश्यक असणा-या पाण्याची सोय, सांडपाण्याची व नैलानिर्मूलनाची व्यवस्था तसेच इतर पायाभूत सुविधा उपलब्ध करून घेण्याची जबाबदारी बांधकाम वापर सुरु करण्यापूर्वी अर्जदार/जमीन मालकाने/विकासकाने केली पाहिजे.
- ६) नियोजित बांधकामापासून पुढील, भागील व बाजूची अंतरे प्रत्यक्ष जागेवर मंजूर झालेल्या नकाशाप्रमाणे ठेवण्यात यावीत.
- ७) बांधकाम नकाशामध्ये मंजूरीपेक्षा वेगळे बदल करावयाचे असल्यास किंवा वापर बदलावयाचा असल्यास पूर्व परवानगी घेणे आवश्यक राहिल.
- ८) विषयाधिन जागेवरील बांधकामाचे मंजूर नकाशाप्रमाणे कार्यान्वयन, बांधकाम साहित्याची गुणवत्ता व दर्जा, प्रस्तावित इमारतीचे आर.सी.सी. डिझाईन, अग्निश्मन व्यवस्था इत्यादीबाबत संबंधित जमीन मालक/ विकासकर्ता/ वास्तुविशारद/ सल्लागार अभियंता, स्ट्रक्चरल अभियंता यांची जबाबदारी राहिल.
- ९) सदर जागेवर अस्तित्वातील बांधकामे असल्यास ती सर्व काढून टाकल्याखेरीज नवीन बांधकामास प्रत्यक्ष सुरुवात करू नये.
- १०) सुरक्षेच्या दृष्टीकोनातून कॅनॉल लगत कुंपनभितीचे बांधकाम करून आवश्यक ते सुरक्षेचे उपाय करण्याची जबाबदारी जमीनमालक/अर्जदार/विकासक यांची राहिल.
- ११) भारत सरकारच्या सडक परिवहन आणि राज्यमार्ग मंत्रालयाची अधिसूचना क्र. फा.सं.भाराराप्रा/पीआईयू/सूरत(एक्सप्रेसवे)एल-१२/२७५, दिनांक २६/०४/२०११ अन्वये मुंबई वडोदरा एक्सप्रेसवे (०.००० कि.मी. ते ११३.९०० कि.मी. लांबीचा) मध्ये मीजे अंबाडी या गावातील विषयाधिन जमीन बाधित होत हाणार नाही. याची सर्वस्वी जबाबदारी अनुज्ञारही यांची राहिल.
- १२) शिफारस केलेल्या बांधकाम नकाशाप्रमाणे प्रस्तावित केलेल्या इमारतीची उंची असणे आवश्यक आहे.
- १३) एकूण बांधकामास अमुह निवास संकुल पध्दतीनुसार एकूण अनुज्ञेय बांधकाम क्षेत्र मुखंडाच्या (इतर वजावटी क्षेत्र वरून) ०.७५/१०० क्षेत्र निर्देशांक मर्यादेमध्ये अनुज्ञेय राहिल.
- १४) संबधित जागेवरील प्रत्यक्ष मुखंडाचे क्षेत्र, अंतर्गत रस्ते, खुले क्षेत्र व सुविधा क्षेत्र खालील तक्त्यामध्ये दर्शिल्याप्रमाणे असणे आवश्यक आहे.

जागेचे एकूण क्षेत्र (चौ.मी.)	४०४७०.००
रस्तारुंदीकरणाखालील क्षेत्र (चौ.मी.)	३३५.९७

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कालव्याखालील क्षेत्र (१) (चौ.मी.)	४२५०.००
ताब्यात नसलेले क्षेत्र (चौ.मी.)	१८७.९१
कालव्याखालील क्षेत्र (२) (चौ.मी.)	२५०.००
निव्वळ भुखंड क्षेत्र (चौ.मी.)	३५४४६.९२
अनुज्ञेय चटई क्षेत्र	०.७५
अनुज्ञेय एकूण बांधकाम क्षेत्र (चौ.मी.)	२६५८४.५९
प्रस्तावित एकूण बांधकाम क्षेत्र (चौ.मी.)	२६५७६.२९
अनुज्ञेय जोत्याचे क्षेत्र (चौ.मी.)	८८६१.५३
प्रस्तावित जोत्याचे क्षेत्र (चौ.मी.)	५६३२.८५
१० टक्के आवश्यक खुले क्षेत्र (चौ.मी.)	३५४४.६९
प्रस्तावित खुले क्षेत्र (चौ.मी.)	६२४५.९२
५ टक्के आवश्यक सुविधा क्षेत्र (चौ.मी.)	१७७२.३०
प्रस्तावित सुविधा क्षेत्र (चौ.मी.)	१८०७.७३



नियोजित बांधकाम क्षेत्र हे मंजूर नकाशाप्रमाणे असावे व प्रत्येक मजल्यावरील कमाल बांधकाम क्षेत्र नकाशात दर्शविल्यानुसार खालील तक्त्यानुसार असणे आवश्यक राहिल.

इमारत प्रकार	स्टिक्ट/ तळ मजला (चौ.मी.)	पहिला मजला (चौ.मी.)	दुसरा मजला (चौ.मी.)	तिसरा मजला (चौ.मी.)	चौथा मजला (चौ.मी.)	एकूण	इमारत संख्या	एकूण बांधकाम क्षेत्र (चौ.मी.)
TYPE A1	१६६.१६	१६६.०७	१६६.०७	१६६.०७	१६६.०७	८३०.४४	११	९९३४.८४
TYPE - B1	१६६.१६	१६६.०७	१६६.०७	१६६.०७	१६६.०७	८३०.४४	४	३३२९.७६
TYPE - B3	१६६.१६	१६६.०७	१६६.०७	१६६.०७	१६६.०७	८३०.४४	७	५८९३.०८
TYPE - C	१६७.६२	१६७.५३	१६७.५३	१६७.५३	१६७.५३	८३७.७४	४	३३५०.९६
TYPE - D	१६७.६२	१६७.५३	१६७.५३	१६७.५३	१६७.५३	८३७.७४	४	३३५०.९६
TYPE - E	१६६.१७	१६६.०८	१६६.०८	१६६.०८	१६६.०८	८३०.४४	१	८३०.४४
TYPE - F	३०४.००	३०४.००	०.००	०.००	०.००	६०८.००	१	६०८.००
TYPE - G	१६६.२०	०००	०.००	०.००	०००	१६६.२०	१	१६६.२०



- १६) महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६६ चे कलम १४८ व १४९ अन्वये परवानगी ही दिलेल्या तारखेपासून एक वर्षापर्यंत वैध असेल. नंतर परवानगी घ्यावी यांनी योग्य त्या कारणासहित नियोजन प्राधिकरणाकडे विनंती करून परवानगीची नुतनीकरण मुदत संपणे आधी करणे आवश्यक राहिल. अशा प्रकारचे नुतनीकरण न करता येईल. वैध मुदतीत बांधकामे पूर्ण केली नसतील तर नवीन परवानगी घ्यावी लागेल. नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांचा व नियोजित विकास आराखड्यांच्या अनुषंगाने छाननी करण्यात येईल व ती बाब अर्जदार/ जमिनमालक यांचेवर बंधकारक राहिल.
- १७) विषयांकित जागेवरील बांधकाम करताना आय.एस.१३९२०-१९९३ भुकंपरोधक आर.सी.सी. डिझाईन नुसार बांधकाम घटकांचे नियोजन अर्हताप्राप्त नोंदणीकृत स्ट्रक्चरल इंजिनियर यांच्याकडून करून घेणे आवश्यक असून त्यांच्या देखरेखीखाली नियोजित इमारतीचे बांधकाम पूर्ण करणे अर्जदार/विकासकर्ता यांच्यावर बंधनकारक राहिल.
- १८) नियोजित बांधकाम बांधकामामुळे भुखंडावर असलेल्या कोणत्याही वहिवाटीचा व हक्काचा भंग होणार नाही याची जबाबदारी अर्जदार/जमिनमालक यांची राहिल.
- १९) रेखांकनातील रस्ते जर शेजारील जागांना लागून असतील तर अशा शेजारील जागांच्या संभाव्य रेखांकनामधील रस्त्यांना ते जोडण्यासाठी व वापरण्यासाठी संबंधितांची परवानगी घ्यावी लागेल.
- २०) रेखांकनामधील नियोजित भुखंडाची पुढील उपविभागणी अवैध राहिल.
- २१) प्रस्तावातील कागदपत्रांच्या आधारे या कार्यालयाने मंजूरी दिलेली असून उक्त कागदपत्रे विधियाहयतेबाबत जमीन मालक, विकास अधिकारपत्रकधारक, वास्तुविशारद व सल्लागार अभियंता इत्यादी जबाबदारी राहिल.

# पल्लर

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- २२) विषयांकित प्रस्तावाबाबत सादर केलेली कागदपत्रे अथवा माहिती दिशाभूल करणारी असल्यास अथवा ती खोटी आढळल्यास सादरची परवानगी रद्द करण्यात येईल व त्याची सर्वस्वी जबाबदारी अर्जदारांची/जमिनमालकांची/वास्तुविशारद यांची राहिल. तसेच होणाऱ्या परिणामांची व नुकसानीची जबाबदारी अर्जदार/जमीन मालक यांची वैयक्तिक राहिल.
- २३) सादर जागेसंदर्भात पूर्वसंदर्भ/न्यायालयीन संदर्भ अथवा भूसंपादन प्रकरण असल्यास त्याची संपूर्ण जबाबदारी अर्जदार यांची राहिल.
- २४) शासनाचे नगर विकास विभागाकडील परिपत्रक क्र. डी.सी.आर.१०९४/२८३९/युडी-११ दिनांक १९/०९/१९९५ अन्वये सादरच्या इमारतीवर सोलर वॉटर हिटिंग सिस्टीम कार्यान्वित करणे आवश्यक राहिल.
- २५) शासनाचे नगर विकास विभागाकडील परिपत्रक क्र. टीपीवी-४३२००/२१३३/सीआर-२३०/०९/युडी-११, दिनांक १०/०३/२००५ अन्वये सादरच्या इमारतीवर रेन वॉटर हार्वेस्टिंग सिस्टीम कार्यान्वित करणे आवश्यक राहिल.
- २६) प्रस्तावित इमारत बांधकाम नकाशामध्ये सदनिकेचा चटई क्षेत्र तक्ता (कारपेट क्षेत्र) दर्शविलेला आहे. नकाशामध्ये प्रस्तावित केलेल्या सदनिकांची विक्री चटई क्षेत्राप्रमाणे (कारपेट क्षेत्राप्रमाणे) करणे बंधनकारक राहिल.
- २७) प्रस्तावित इमारत बांधकाम नकाशामध्ये स्टील्ट मजल्यांमध्ये फक्त वाहनतळासाठी वापर करण्यात यावा. सादरचा वाहनतळ सदनिकाधारकांसाठी खुले राहिल व स्टील्टची उंची २.२ मी. असावी. स्टील्ट बंदिस्त करू नये.
- २८) प्रस्तावित बांधकाम नकाशामधील बाल्कनी बंदिस्त करता येणार नाही. बाल्कनी खुली ठेवणे आवश्यक राहिल.
- २९) विषयांकित जमिनीलगत जमिनीस पोहोच रस्ता हा विषयांकित जमिनीमधून आवश्यक असता सादर पोहोच रस्ता प्राप्त करून देणे विषयांकित जमिनीच्या जमिनमालकांस/विकासकास बंधनकारक राहिल.
- ३०) सादर जागेच्या वैधतेबाबत कोणत्याही न्यायालयात प्रकरण चालू असल्यास त्याचे निराकरण करण्यास सर्वस्वी जबाबदारी अनुज्ञाग्राही यांची राहिल.
- ३१) प्रस्तावित बांधकाम करणेपूर्वी आरोग्य विभागाकडील नाहरकत दाखला प्राप्त करून घेणे अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
- ३२) सादरचा वापर सुधारीत बिनशेती वापर करणेपूर्वी सुधारीत ग्रामपंचायत नाहरकत दाखला प्राप्त करून घेणे अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
- ३३) ही जमिनी अधिनियम व त्याखाली केलेले नियम यांना अधिन ठेवून देण्यात आलेले आहे.
- ३४) अनुज्ञाग्राही व्यक्तीने अशा जमिनीचा व त्यावरील इमारतीचा आणि किंवा अन्य बांधकामाचा जमिनीचा ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यात आली असेल त्या प्रयोजनार्थ केवळ केला पाहिजे, आणि त्याने अशी जमिन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा अंतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे मुख्यालय जव्हार यांचेकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्या शिवाय वापर करता कामा नये. या प्रयोजनार्थ इमारतीचा वापरावरून जमिनीचा वापर ठरविण्यात येईल.
- ३५) अशी परवानगी देणाऱ्या प्राधिकाऱ्याकडून अशा भुखंडाची किंवा त्याचे जे कोणतेही उप भुखंड करण्याबाबत मंजूरी मिळाली असेल. त्या उपभुखंडाच्या आणखी पोट विभागणी करण्या बाबत आगाऊ परवानगी मिळविल्याशिवाय अनुज्ञाग्राहीने अशा भुखंडाची किंवा उप भुखंडाची आणखी पोट विभागणी करता कामा नये.
- ३६) अनुज्ञाग्राही व्यक्तीस (अ) अपर जिल्हाधिकारी व संबधित ग्रामपंचायत यांचे समाधान होईल अशा जमिनीत रस्ते गटारे वगैरे बांधून आणि (ब) भुमापन विभागाकडून अशा भुखंडाची मोजणी व त्याचे सिर्मांकन करून ती जमिन या आदेशाच्या तारेखपासून एक वर्षाच्या आंत मंजूर आराखड्या प्रमाणे काटेकारपणे विकसीत केली पाहिजे, आणि अशा रितीने ती जमिन विकसीत केली जाईपर्यंत त्या जमिनीची कोणत्याही प्रकारे विल्हेवाट लावता कामा नये.

<b>पलर</b>	
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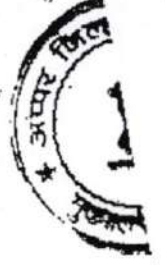
- ३७) अनुज्ञाग्राही व्यक्तीस, असा भुखंड विकायचा असेल किंवा त्याची इतर प्रकारे विल्हेवाट लावायची असेल तर अशा अनुज्ञाग्राहीस व्यक्तीने तो भुखंड या आदेशात आणि सनदीमध्ये नमूद केलेल्या शर्तीचे पालन करूनच विकणे किंवा अशा शर्ती नुसारच त्याची अन्य प्रकारे विल्हेवाट लावणे आणि त्याचे निष्पादीत केलेल्या विलेखांत त्याबाबत खास उल्लेख करणे हे त्याचे कर्तव्य असेल.
- ३८) या सोबत जोडलेल्या स्थळ आराखड्यांत आणि किंवा इमारतीच्या नकाशात निर्दिष्ट केल्याप्रमाणे इतक्या जोते क्षेत्रावर बांधकाम करण्याविषयी ही परवानगी देण्यात आलेली आहे. सदर भुखंडातील नकाशात दर्शविल्याप्रमाणेच उर्वरीत क्षेत्र विना बांधकाम मोकळे सोडले पाहिजे.
- ३९) प्रस्तावित बांधकाम हे नकाशात दर्शविलेल्या मजल्यापेक्षा जास्त मजल्याचे असू नये.
- ४०) एखाद्या सक्षम प्राधिका-याकडे इमारतीच्या बांधकामाचे नियंत्रण करण्याचे अधिकार निहीत झालेले असतील तर अशा प्रसंगी अनुज्ञाग्राही व्यक्तीने सदर प्राधिका-याकडून इमारतीचे नकाशे मंजूर करून घेतले पाहिजे. कोणत्याही प्रकरणी त्याने अशा इमारतीचे नकाशे महाराष्ट्र जमिन महसूल (जमिनीच्या वापरात बदल आणि बिगरशेतकी आकारणी) नियम १९६९ यांत जोडलेल्या अनुसूचित तीन मध्ये समाविष्ट असलेल्या उपबंधाना नुसारच काटेकोरपणे तयार केले पाहिजे. आणि ते जिल्हाधिका-याकडून मंजूर करून घेतले पाहिजेत. आणि अशा मंजूर नकाशा नुसारच इमारतीचे बांधकाम केले पाहिजे.
- ४१) या आदेशाच्या दिनांकापासून एक वर्षाच्या कालावधीत अनुज्ञाग्राही अशा जमिनीचा बिगरशेतकी प्रयोजनासाठी वापर करण्यास सुरुवात केली पाहिजे. मात्र वेळोवेळी असा कालावधी वाढविण्यात आला असेल तर ती गोष्ट अलहिदा अनुज्ञाग्राही व्यक्तीने उपरोक्त प्रमाणे न केल्यास ही परवानगी रद्द करण्यात आली असल्याचे समजण्यात येईल.
- ४२) अनुज्ञाग्राही व्यक्तीने अशा जमिनीचा बिगरशेतकी प्रयोजनार्थ वापर करण्यास ज्या दिनांकापासून सुरुवात केली असेल आणि/किंवा ज्या दिनांकास त्याने अशा जमिनीच्या वापरात बदल केला असेल तो दिनांक त्याने एक महिन्याच्या आत तलाठ्या मार्फत तहसिलदारास कळविला पाहिजे. जर तो असे करण्यास चुकले तर म.ज.म. (जमिनीच्या वापरात बदल) या बिगरशेतकी आकारणी नियम १९६९ मधील नियम ६ अन्वये त्याच्या कार्यवाही करण्यास असा अनुज्ञाग्राही पत्र ठरेल.
- ४३) अशा जमिनीचा ज्या प्रयोजनार्थ वापर करण्यास अनुज्ञाग्राहीस परवानगी देण्यात आली असेल त्या प्रयोजनार्थ त्या जमिनीचा वापर करण्यास प्रारंभ करण्यास अनुज्ञाग्राहीने त्या जमिनीच्या संदर्भात दर चौ.मी.मागे अ) रहिवास २५० पैसे ब) आणि ०.२० पैसे या प्रचलित दराने बिगरशेतकी आकारणी दिली पाहिजे. अशा जमिनीच्या वापरात कोणत्याही प्रकारचा बदल करण्यात आला असेल तर त्याप्रसंगी तिराळ्या दराने अशा बिगरशेतकी आकारणी करण्यात येईल. अकृषिक आकारावर ग्रामपंचायत उपकरणी द्यावा लागेल.
- ४४) महाराष्ट्र चेंबर्स ऑफ हाऊसिंग विरुद्ध महाराष्ट्र शासन या मा. उच्च न्यायालयातील रिट याचिका क्र. ६७०२/२०११ मधील मा. न्यायालयाचे अंतरीम स्थगितीबाबत शासनाचे महसूल व वन विभागाचे पत्र क्र. गौखनि-१०/२०११/प्र.क्र.६१८/ख, दिनांक १७/११/२०११ मधील सुचनांनुसार मा. न्यायालयाचे अंतिम आदेशास अधीन राहून सदर परवानगी देणेत आली असून मा. उच्च न्यायालय/शासन याबाबतीत जे निर्णय/आदेश देतील ते अर्जदार याचेवर बंधनकारक राहतील.
- ४५) सदर जागेची अतितातडी मोजणी फी रक्कम रुपये २७०००/- (अक्षरी सत्तावीस हजार रुपये मात्र) चलन क्रमांक ७७/१३ दिनांक १०/०५/२०१३ अन्वये उप अधिकांक भुमि अभिलेख पालघर यांचेमार्फत शासन जमा केली आहे.
- ४६) महाराष्ट्र जमिन महसूल अधिनियम १९६६ चे कलम ४७-अ मध्ये नमूद केल्याप्रमाणे रूपांतरीत कराबाबतची रक्कम रुपये ३५४४६/- (अक्षरी पत्तीस हजार चारशे शेंहेचाळीस रुपये मात्र) या कार्यालयाचे पत्र क्र.महसूल/कक्ष.१/टे.१/एनएपी/एसआर-१९२/२०१२ दिनांक ०९/०५/२०१३ अन्वये तहसिलदार पालघर यांचेमार्फत चलन क्रमांक ७७ दि. १०/०५/२०१३ अन्वये शासनास जमा करून त्याची चलनची प्रत या कार्यालयात सादर केली आहे.



[Signature]

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- ४७) मूमापन विमोचकद्वारे जमिनीची मोजणी करण्यात आल्यानंतर अशा जमिनीचे जितके क्षेत्रफळ वाढवून येईल. तितक्या क्षेत्रफळानुसार या आदेशात आणि सनदीमध्ये नमूद केलेले क्षेत्रफळ तसेच बिगरशेतकी आकारणी यात बदल करण्यात येईल.
- ४८) सदर जमिनीच्या बिगरशेतकी वापरास प्रारंभ केल्याच्या दिनांकापासून दोन वर्षांच्या कालावधीत अनुज्ञाग्राहीने अशा जमिनीवर आवश्यक ती इमारत बांधली पाहिजे. अन्यथा सदरहू आदेश रद्द समजण्यात येईल व अनुज्ञाग्राही यांना अकृषिक परवानगीसाठी नव्याने अर्ज सादर करावा लागेल.
- ४९) पुर्वीच मंजूर केलेल्या नकाशावरहूकुम अगोदरच बांधलेल्या इमारतीत अनुज्ञाग्राहीने कोणतेही मर घालता कामा नये किंवा ती मध्ये कोणताही फेरबदल करता कामा नये. मात्र अशी भर घालण्यासाठी किंवा फेरबदल करण्यासाठी जिल्हाधिका-याची परवानगी घेतली असेल आणि अशा भरीचे किंवा फेरबदलाचे नकाशे मंजूर करून घेतले असतील तर ती गोष्ट वेगळी.
- ५०) जमिनीच्या बिगरशेतकी वापरास सुरुवात केल्याच्या दिनांकापासून एक महिन्यांच्या कालावधीत अनुज्ञाग्राही व्यक्तीने महाराष्ट्र जमिन महसूल (जमिनीच्या वापरातील बदल व बिगरशेतकी आकारणी) नियम १९६९ यातील अनुसूची ४ किंवा ५ मध्ये दिलेल्या नमुन्यात एक सनद करून देऊन त्यात या आदेशातील शर्ती समाविष्ट करणेस त्यास बंधनकारक राहिल.
- ५१) या आदेशात आणि सनदीत नमूद केलेल्या शर्तीपैकी कोणत्याही शर्तीचे अनुज्ञाग्राही व्यक्तीने उल्लंघन केल्यास उक्त महसूल अधिनियमाच्या उपबंधान्वये अर्जदार ज्या शिक्षेस पात्र होईल अशा इतर कोणत्याही शिक्षेस बाधा न आणता, जिल्हाधिकारी यांस तो निर्देशित करील अशी दंड आकारणीची रक्कम व उक्त अधिनियमाचे कलम ३२९ चे पोट कलम (२) ला अधिन राहून तो निर्देशित करील असा दंड भरल्यावर उक्त भूखंड अर्जदाराचे ताब्यात ठेवण्याचे चालू ठेवता येईल.
- ५२) दिलेली ही परवानगी मुंबई कुळवहिवाट व शेतजमिन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम आणि नगरपालिका अधिनियम इ. सारख्या त्या वेळी अंमलात असलेल्या इतर कोणत्याही कायद्याचे कोणतेही उपबंध प्रकरणाच्या अन्य संबंधीत बाबींच्या बाबतीत लागू होतील त्या उपबंधाच्या अधिन असेल.
- ५३) प्रस्तुत जमिनीच्या महाराष्ट्र आदिवासी कायदा ३५/७४ व १४/७५ च्या तरतुदी लागू असल्याचे दिवसेंदिवस सदरची परवानगी रद्द समजण्यात येईल.
- ५४) सदर जमिनीबाबत अनुज्ञाग्राही व्यक्तीने हक्क सांगितल्यास व त्यामुळे जमिनीच्या मालकी हक्कास बाधा येऊ शकते असेल असेल सदरची परवानगी रद्द समजण्यात येईल.
- ५५) जमिनीबाबत कोणत्याही कोर्टात वाद चालू असल्याचे निदर्शनास आल्यास सदरची परवानगी रद्द समजण्यात येईल.
- ५६) कोणत्याही कोणत्याही शर्तीचा भंग झाल्यास परवानगी रद्द समजणेत येईल.
- ५७) घरील शर्तीबाबत असेल तरी या परवानगीच्या उपबंधा विरुद्ध उभारण्यात येणारी कोणतीही इमारत किंवा बांधकामे उभी करण्यात आली असतील किंवा अशा तरतुदी नुसार इमारतीचा किंवा बांधकामाचा वापर करण्यात आला असेल त्याबाबतीत जिल्हाधिका-याने
- ५८) विनीर्दिष्ट केलेल्या मुदतीत अशा रितीने उभारलेली इमारत किंवा बांधकाम काढून टाकण्यात आले नाही, किंवा त्यात बदल करण्यात आला नाही तर त्याला ते काढून टाकण्याची किंवा त्यात बदल करण्याची व्यवस्था करता येईल. त्या प्रित्यर्थ आलेला खर्च अनुज्ञाग्राही व्यक्तीकडून जमिन महसूलाची थकबाकी म्हणून वसूल करून घेण्याचा अधिकार असेल.
- ५९) प्रस्तुतची जमिन विशेष भुसंपादन तसेच पुनर्वसन कायद्याखाली भविष्यात संपादित झाल्यास सदरची परवानगी रद्द समजणेत येईल.
- ६०) अर्जदार यांनी सादर केलेली माहिती व कागदपत्रे खोटी अथवा दिशाभूल करणारी असल्यास सदर परवानगी रद्द समजण्यात येईल.



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<b>पलर</b>	
दस्ता क्र.	२३२४ / २०२१
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६१) अर्जदार यांनी वरील पैकी कोणत्याही शर्तीचे उल्लंघन केल्यास सदरची परवानगी रद्द करण्यात येईल व त्यांचे विरुद्ध पुढील कायदेशिर कार्यवाही करण्यात येईल.



सही/---

(अशोक शिनगारे)

अपर जिल्हाधिकारी ठाणे

मुख्यालय जव्हार

प्रति.

मे.सत्य लाईफ स्टाईल प्रा.लि. तर्फे श्री. ओम रमेश सावंत रा. शेलवली ता. पालघर जि.ठाणे (मंजूर नकाशासह)

स्थळ प्रतीवर मा. अपर जिल्हाधिकारी यांची सही असे.



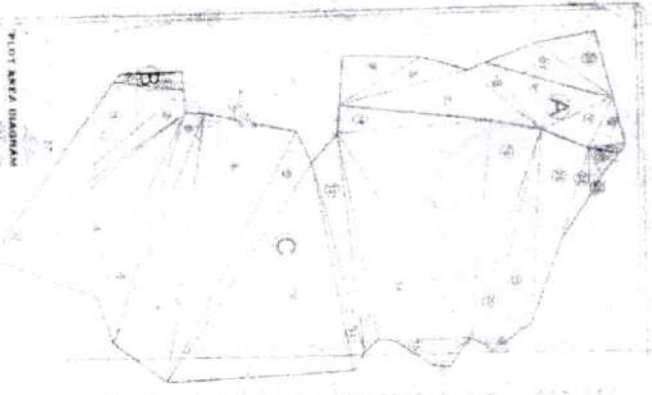
अपर जिल्हाधिकारी ठाणे  
मुख्यालय जव्हार करिता



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पल्लर  
अ.क्र. ४३२४ /२०११  
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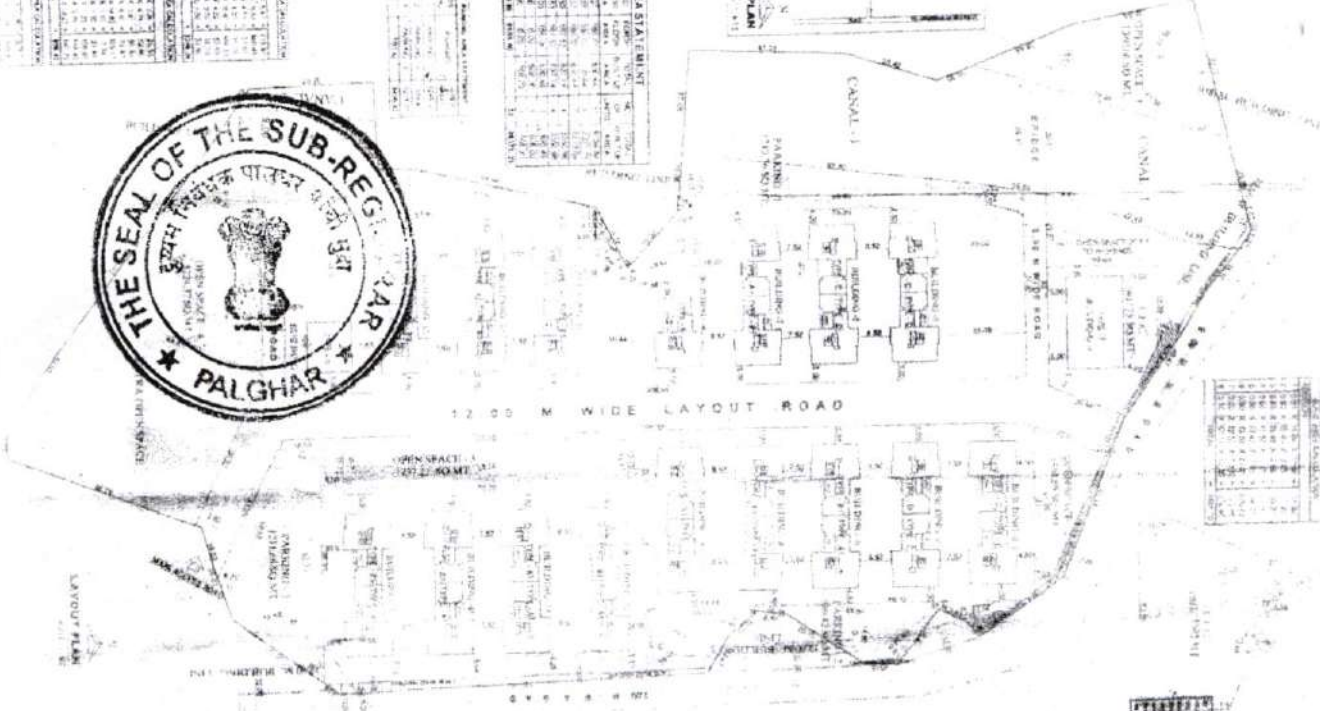
THE PILOT AREA DIAGRAM IS PREPARED BY THE ARCHITECTURAL OFFICE OF THE SUB-REGISTRAR, PALGHAR, ON THE BASIS OF THE DATA SUPPLIED BY THE APPLICANT. THE APPLICANT IS RESPONSIBLE FOR THE ACCURACY OF THE DATA SUPPLIED AND THE CORRECTNESS OF THE PILOT AREA DIAGRAM. THE PILOT AREA DIAGRAM IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTURAL OFFICE.

**GENERAL AREA STATEMENT**

Sl. No.	Description	Area (sq. m)	Area (sq. ft)	Area (sq. yd)
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33	...	...	...	...
34	...	...	...	...
35	...	...	...	...
36	...	...	...	...
37	...	...	...	...
38	...	...	...	...
39	...	...	...	...
40	...	...	...	...
41	...	...	...	...
42	...	...	...	...
43	...	...	...	...
44	...	...	...	...
45	...	...	...	...
46	...	...	...	...
47	...	...	...	...
48	...	...	...	...
49	...	...	...	...
50	...	...	...	...
51	...	...	...	...
52	...	...	...	...
53	...	...	...	...
54	...	...	...	...
55	...	...	...	...
56	...	...	...	...
57	...	...	...	...
58	...	...	...	...
59	...	...	...	...
60	...	...	...	...
61	...	...	...	...
62	...	...	...	...
63	...	...	...	...
64	...	...	...	...
65	...	...	...	...
66	...	...	...	...
67	...	...	...	...
68	...	...	...	...
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70	...	...	...	...
71	...	...	...	...
72	...	...	...	...
73	...	...	...	...
74	...	...	...	...
75	...	...	...	...
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82	...	...	...	...
83	...	...	...	...
84	...	...	...	...
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86	...	...	...	...
87	...	...	...	...
88	...	...	...	...
89	...	...	...	...
90	...	...	...	...
91	...	...	...	...
92	...	...	...	...
93	...	...	...	...
94	...	...	...	...
95	...	...	...	...
96	...	...	...	...
97	...	...	...	...
98	...	...	...	...
99	...	...	...	...
100	...	...	...	...

**PARKING AREA STATEMENT**

Sl. No.	Description	Area (sq. m)	Area (sq. ft)	Area (sq. yd)
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
7	...	...	...	...
8	...	...	...	...
9	...	...	...	...
10	...	...	...	...
11	...	...	...	...
12	...	...	...	...
13	...	...	...	...
14	...	...	...	...
15	...	...	...	...
16	...	...	...	...
17	...	...	...	...
18	...	...	...	...
19	...	...	...	...
20	...	...	...	...
21	...	...	...	...
22	...	...	...	...
23	...	...	...	...
24	...	...	...	...
25	...	...	...	...
26	...	...	...	...
27	...	...	...	...
28	...	...	...	...
29	...	...	...	...
30	...	...	...	...
31	...	...	...	...
32	...	...	...	...
33	...	...	...	...
34	...	...	...	...
35	...	...	...	...
36	...	...	...	...
37	...	...	...	...
38	...	...	...	...
39	...	...	...	...
40	...	...	...	...
41	...	...	...	...
42	...	...	...	...
43	...	...	...	...
44	...	...	...	...
45	...	...	...	...
46	...	...	...	...
47	...	...	...	...
48	...	...	...	...
49	...	...	...	...
50	...	...	...	...
51	...	...	...	...
52	...	...	...	...
53	...	...	...	...
54	...	...	...	...
55	...	...	...	...
56	...	...	...	...
57	...	...	...	...
58	...	...	...	...
59	...	...	...	...
60	...	...	...	...
61	...	...	...	...
62	...	...	...	...
63	...	...	...	...
64	...	...	...	...
65	...	...	...	...
66	...	...	...	...
67	...	...	...	...
68	...	...	...	...
69	...	...	...	...
70	...	...	...	...
71	...	...	...	...
72	...	...	...	...
73	...	...	...	...
74	...	...	...	...
75	...	...	...	...
76	...	...	...	...
77	...	...	...	...
78	...	...	...	...
79	...	...	...	...
80	...	...	...	...
81	...	...	...	...
82	...	...	...	...
83	...	...	...	...
84	...	...	...	...
85	...	...	...	...
86	...	...	...	...
87	...	...	...	...
88	...	...	...	...
89	...	...	...	...
90	...	...	...	...
91	...	...	...	...
92	...	...	...	...
93	...	...	...	...
94	...	...	...	...
95	...	...	...	...
96	...	...	...	...
97	...	...	...	...
98	...	...	...	...
99	...	...	...	...
100	...	...	...	...



**AREA STATEMENTS**

1. TOTAL AREA OF THE SITE: ...

2. TOTAL AREA OF THE BUILDING: ...

3. TOTAL AREA OF THE PARKING: ...

4. TOTAL AREA OF THE WALKING: ...

5. TOTAL AREA OF THE CANAL: ...

6. TOTAL AREA OF THE ROAD: ...

7. TOTAL AREA OF THE LAND: ...

8. TOTAL AREA OF THE SITE: ...

9. TOTAL AREA OF THE BUILDING: ...

10. TOTAL AREA OF THE PARKING: ...

11. TOTAL AREA OF THE WALKING: ...

12. TOTAL AREA OF THE CANAL: ...

13. TOTAL AREA OF THE ROAD: ...

14. TOTAL AREA OF THE LAND: ...

15. TOTAL AREA OF THE SITE: ...

16. TOTAL AREA OF THE BUILDING: ...

17. TOTAL AREA OF THE PARKING: ...

18. TOTAL AREA OF THE WALKING: ...

19. TOTAL AREA OF THE CANAL: ...

20. TOTAL AREA OF THE ROAD: ...

21. TOTAL AREA OF THE LAND: ...

22. TOTAL AREA OF THE SITE: ...

23. TOTAL AREA OF THE BUILDING: ...

24. TOTAL AREA OF THE PARKING: ...

25. TOTAL AREA OF THE WALKING: ...

26. TOTAL AREA OF THE CANAL: ...

27. TOTAL AREA OF THE ROAD: ...

28. TOTAL AREA OF THE LAND: ...

29. TOTAL AREA OF THE SITE: ...

30. TOTAL AREA OF THE BUILDING: ...

31. TOTAL AREA OF THE PARKING: ...

32. TOTAL AREA OF THE WALKING: ...

33. TOTAL AREA OF THE CANAL: ...

34. TOTAL AREA OF THE ROAD: ...

35. TOTAL AREA OF THE LAND: ...

36. TOTAL AREA OF THE SITE: ...

37. TOTAL AREA OF THE BUILDING: ...

38. TOTAL AREA OF THE PARKING: ...

39. TOTAL AREA OF THE WALKING: ...

40. TOTAL AREA OF THE CANAL: ...

41. TOTAL AREA OF THE ROAD: ...

42. TOTAL AREA OF THE LAND: ...

43. TOTAL AREA OF THE SITE: ...

44. TOTAL AREA OF THE BUILDING: ...

45. TOTAL AREA OF THE PARKING: ...

46. TOTAL AREA OF THE WALKING: ...

47. TOTAL AREA OF THE CANAL: ...

48. TOTAL AREA OF THE ROAD: ...

49. TOTAL AREA OF THE LAND: ...

50. TOTAL AREA OF THE SITE: ...

51. TOTAL AREA OF THE BUILDING: ...

52. TOTAL AREA OF THE PARKING: ...

53. TOTAL AREA OF THE WALKING: ...

54. TOTAL AREA OF THE CANAL: ...

55. TOTAL AREA OF THE ROAD

165

**पलर**  
दस्ता क्र. ४३२४ /२०२१  
४६१८०

७१२

गाव नमुना सात

अधिकार अभिलेख पत्रक  
(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या तयार करण व सुल्लिखित ठेवणे) नियम  
१९७१ यातील नियम ३, ५, ६ आणि ७।

गाव :- शेलवाली तालुका :- पालघर जिल्हा :- पालघर (दस्ता क्र. ३१०८२०१) पयले अंश

गाट क्रमांक व उपविभाग	भुधारणा पद्धती	भोगवटदाराचे नाव	क्षेत्र आकार आणि वै. भो.स. फेरफा	स्वतः जमाई
३/१/२४	भोगवटदारा वगैरे			
शेतीचे स्थानिक नाव				
क्षेत्र एकक आर.चौ.मी		ओम रमेश सावंत		कळ्याचे नाव
बिन शेती	३५६.५५.५२	सत्य लाईफ स्टाईल प्रा. लि.	३५६.५५.५२	शेतार अधिकार
बिन शेती आकारणी	३५६६.००	तर्फे		भा. अवर जिल्हाधिकारी यांचे
जिरायत	-			द्वारे प्रकाशित झालेला शासकीय
बागायत	-			वेळी या अधिनियमाच्या
हदी	-			अनुच्छेद २४(१) व २४(२)
वरकश	-			अनुच्छेद २४(३) व २४(४)
इतर	-			अनुच्छेद २४(५) व २४(६)
एवढे क्षेत्र	-			अनुच्छेद २४(७) व २४(८)
पोटखराब (लागवडीत असोय)	-			अनुच्छेद २४(९) व २४(१०)
जमी, वा.	-			अनुच्छेद २४(११) व २४(१२)
घर्मे, वा.	-			अनुच्छेद २४(१३) व २४(१४)
एकुण भौ. क्षेत्र	०.००.००			अनुच्छेद २४(१५) व २४(१६)
जुडी किंवा विशेष आकारणी	-			अनुच्छेद २४(१७) व २४(१८)
				अनुच्छेद २४(१९) व २४(२०)
				अनुच्छेद २४(२१) व २४(२२)
				अनुच्छेद २४(२३) व २४(२४)
				अनुच्छेद २४(२५) व २४(२६)
				अनुच्छेद २४(२७) व २४(२८)
				अनुच्छेद २४(२९) व २४(३०)
				अनुच्छेद २४(३१) व २४(३२)
				अनुच्छेद २४(३३) व २४(३४)
				अनुच्छेद २४(३५) व २४(३६)
				अनुच्छेद २४(३७) व २४(३८)
				अनुच्छेद २४(३९) व २४(४०)
				अनुच्छेद २४(४१) व २४(४२)
				अनुच्छेद २४(४३) व २४(४४)
				अनुच्छेद २४(४५) व २४(४६)
				अनुच्छेद २४(४७) व २४(४८)
				अनुच्छेद २४(४९) व २४(५०)
				अनुच्छेद २४(५१) व २४(५२)
				अनुच्छेद २४(५३) व २४(५४)
				अनुच्छेद २४(५५) व २४(५६)
				अनुच्छेद २४(५७) व २४(५८)
				अनुच्छेद २४(५९) व २४(६०)
				अनुच्छेद २४(६१) व २४(६२)
				अनुच्छेद २४(६३) व २४(६४)
				अनुच्छेद २४(६५) व २४(६६)
				अनुच्छेद २४(६७) व २४(६८)
				अनुच्छेद २४(६९) व २४(७०)
				अनुच्छेद २४(७१) व २४(७२)
				अनुच्छेद २४(७३) व २४(७४)
				अनुच्छेद २४(७५) व २४(७६)
				अनुच्छेद २४(७७) व २४(७८)
				अनुच्छेद २४(७९) व २४(८०)
				अनुच्छेद २४(८१) व २४(८२)
				अनुच्छेद २४(८३) व २४(८४)
				अनुच्छेद २४(८५) व २४(८६)
				अनुच्छेद २४(८७) व २४(८८)
				अनुच्छेद २४(८९) व २४(९०)
				अनुच्छेद २४(९१) व २४(९२)
				अनुच्छेद २४(९३) व २४(९४)
				अनुच्छेद २४(९५) व २४(९६)
				अनुच्छेद २४(९७) व २४(९८)
				अनुच्छेद २४(९९) व २४(१००)





पलघर  
 दस्त क्र. 8328 / 2017  
 90 120

शासक मनुष्या वारा दिनांक: 31/08/2017 पर्यंत अदयावत  
 अधिकार अभिलेख पत्रक  
 महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहात तयार करणे व सुविधित होवणे. विधम: 1989 धातील नियम  
 293  
 नाव: शैलवती तालुका: पालघर जिल्हा: पालघर

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशील									निभळापिकाखालील		जल सिंचनाचे साधन	शेरा					
		मिश्र पिकाखालील क्षेत्र						निभळ पिकाखालील क्षेत्र			लापवडीसाठी उपलब्ध नसलेली जमीन								
		मिश्रणाचा सकल क्रमांक		घटक पिके व प्रत्येक साखळीचे क्षेत्र				क्षेत्र			मूल्य	क्षेत्र							
जल सिंचित	अजल सिंचित	पिकविलेला क्षेत्र	जल सिंचित	अजल सिंचित	क्षेत्र	जल सिंचित	अजल सिंचित	क्षेत्र	नाम	क्षेत्र	नाम	क्षेत्र							
2016-17	खरीप																		
2017-18	खरीप																		
2016-17	वसंत																		

9 NOV 2017

शैलवती राजा वैवूर  
 पालघर जिल्हा पालघर



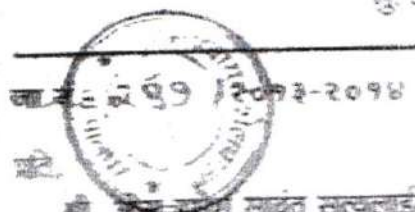
मुंबई ग्रामपंचायत विधान १९५८ कलम ५२ पोट कलम (१) प्रमाणे इमारतीचे बांधकाम करणेस

दुरुस्त करणेस, फेरफार करणेस किंवा वाढविणेस घ्यावयाचा परवानग्या

ग्रामपंचायत, शेल्डवली

नु. अंबाडी. पो. अंबोरे. ता. पालघर. जि. ठाणे. ४०९

**पलर**  
दस्त क्र. ४३२४ /२०१९  
दिनांक :- ११/०६/२०१९



जा. क्र. २११ /२०१९-२०१८

श्री. अमर रमेश सावंत सायबलईक स्टायल प्रा. लि. शेल्डवली, ता. पालघर, जि. ठाणे यांसी, आपला रहिवासी इमारत बांधणेबाबत दि. १३/०६/२०१९ चा अर्ज दि. १३/०६/२०१९ रोजी मिळाला. त्याप्रमाणे आपणांस कळविण्यांत येते की, ग्रामपंचायत नगरिक सभा दिनांक २२/०६/२०१९ च्या ठराव क्रमांक: २१/१२ अन्वये रहिवास प्रायोजनार्थ इमारत बांधण्यास (मादसुत आल्याचे परवानगीस पात्र राहून) मुंबई ग्रामपंचायत अधिनियम १९५८ चा कलम ५२ व ५३ तरतुदीस अधिन राहून आपणांस नाताली सर्व्हे नं. ३/१ पै, ३/२ पै, व ३/३ पै, ३/४ पै मधील एकूण क्षेत्र ३५४४६.१२ चौरस मीटर या क्षेत्राबाबत रहिवास व बाणिज्य वापरसाठी तक्र मजला व इतर चार मजले असे एकूण क्षेत्र २६५७६.२९ चौरस मी. क्षेत्राबाबत बांधकामासाठी ग्रामपंचायत खालील अटी व शर्तीस अधिन राहून नाहरकत दाखला देत आहे.

**अटी व शर्ती**

- १) पत्रव्यतीने नव बांधकामास परवानगी दिली आहे अशा कोणत्याही बांधकामास मे. कलक्टर सौ, ठाणे व सहाय्यक नगर रचना अधिकारी, पर्यावरण विभाग व आवश्यक शासकीय खात्यांची पूर्ण परवानगी घेऊन त्यांनी दिलेल्या अटी व शर्तीस अधिन राहून बांधकाम करावे लागेल.
- २) बांधकाम परवानगी येण्याचीने दिल्यानंतर एन.ए. अन्वये लागेसंबंधी काही प्रश्न उद्भवल्यास तो मालकास सोडवावा लागेल.
- ३) तदर जागेविक्रीची मालकी, भाडेपट्टा, खंडीयाट, रस्ता इ. बाबतीत कोणत्याही कायदेशिर वाद उद्भवल्यास त्यांचे निराकरण करण्याची जबाबदारी अर्जदाराची राहिल.
- ४) बांधकाम परवानगी दिल्यानंतर एक वर्षाच्या आत पूर्ण न केल्यास ग्रामपंचायतीची पूर्णपरवानगी घ्यावी लागेल.
- ५) मंजूर एन. ए. व लेआऊट प्लॉटमधील क्षेत्राबाबत बांधकाम करावयाचे असून बाकी भाग अंतर्गत रस्ते, गार्डन वगैरेसाठी सोडण्यात यावे.
- ६) एन. ए. करणाची जबाबदारी अर्जदार यांची राहिल तसेच पिण्याच्या पाण्याची व्यवस्था अर्जदार यांना करावी.
- ७) आग्निबाध १० फूट, मेन रोडपासून १५० फूट व वी. एम. आर. डी. प्लॉटिंगप्रमाणे नियोजित रोजवारी ४० फूट पाळण्यात यावे. ८० फूट जागा सोडून बांधकाम करावे लागेल.
- ८) इमारत बांधण्यापूर्वी इमारतीसाठी वापरले जाणारे रस्ते, पक्की गटारे सोडण्याची व्यवस्था घ्यावी.
- ९) जो भूखंड नव्या प्रयोजनासाठी राखीव ठेवण्यात आला आहे. त्या भूखंडाचा उपयोग त्याच प्रयोजनासाठी घ्यावा.
- १०) इमारतीचे बांधकाम ग्रामपंचायतने मंजूर केलेल्या आराखड्याप्रमाणे करून बांधकाम पूर्ण झाल्याने मालकास बांधकाम पूर्ण झाल्याचे कळवण्या वेळी व मुदतीत भरणे बांधनकारक असेल.
- ११) इमारत बांधणेची पर्यावरण संतुलनसाठी आवश्यक असणाऱ्या उपाययोजनांची ग्रामपंचायत कळविले त्याप्रमाणे करणे बांधनकारक राहिल.
- १२) इमारत बांधकाम करतांना व झाल्यानंतर ध्वनीप्रदुषण, वायुप्रदुषण, व जल प्रदुषण होता कामा नये. याव्यतिरिक्त ग्रामपंचायत आवश्यकतेनुसार देखरेखी देण्यात येणारे, सुचनांचे व नियमांचे पालन करणे बांधनकारक राहिल.
- १३) इमारतीचे बांधकाम सर्वदृष्ट्या पूर्ण झाल्यावर व योग्य झाल्याबाबतचे अधिकृत अर्किटेक्टचे सर्टीफिकेटचे व खर्चासह नोंद घ्यावी.
- १४) वरील अटी व शर्ती पालन बांधकाम करतांना झाले नाही तर ग्रामपंचायत पूर्व सूचना न देता बांधकाम परवाना रद्द केल्याचा आदेश देईल व तुम्हाला तो बांधनकारक राहिल याची नोंद घ्यावी.
- १५) शौचालयाचे बांधकाम करणे आपणावर बांधनकारक राहिल. शौचालय जोपर्यंत बांधून पूर्ण होणार नाही तोपर्यंत घरपट्टी लागू केली जाणार नाही व विद्युत पुरवठा ना हरकत दाखला दिला जाणार नाही.
- १६) रैन वॉटर हरवेस्टिंग करणे बांधनकारक असेल ते काल पूर्ण झाल्यावर पूर्णत्वाचा दाखला दिला जाईल.
- १७) कळवावे.



वरील अटी व शर्ती मुस्तर तदरची परवानगी दिली असून त्यांचे पालन बांधकाम करतांना न झाल्यास तर ग्रामपंचायत कोणत्याही पूर्व सूचना न देता बांधकाम परवाना रद्द केल्याचा आदेश देईल तो आपणावर बांधनकारक असेल याची नोंद घ्यावी.

सरपंच  
मु. ग्रामपंचायत, शेल्डवली



**DHARMENDRA JANARDAN KHANDRI**

B.Com, LL.B, Advocate

39/14, Ganesh Nagar, Erandwana, Pune - 411 038

Tel.: 25424220 Fax: 020 2542422

Ref.:

Date:

### SEARCH & TITLE OPINION

#### I. DESCRIPTION OF THE PROPERTY

All that piece and parcel of the land bearing Survey No.3 Hissa No.1 admeasuring about 02 Hector 07.4 R (including land admeasuring 00 H 42-5 R acquired for channel) assessed at Rs. Rs.17 Paisa 81, Survey No.3 Hissa No.2 admeasuring about 01 Hector 05.2 R assessed at Rs. Rs.8 Paisa 44 and Survey No.3 Hissa No.4 admeasuring about 00 Hector 91.1 R (including land admeasuring 00 H 2.5 R acquired for channel) assessed at Rs.17 Paisa 81, total Area of land is 04 Hector 04.7 R of Village Shelwali, Tal: Palghar, Dist.: Thane within the local limit of Sub -Registrar Palghar, District Thane situated within the limits of Grampanchayat Shelwali And within the jurisdiction of Panchayat Samiti Palghar and bonded as follows:

- On or towards East : By Gauthan & Road .  
On or towards West : By Canal , Service Road & KLG .  
On or towards North : By S.No.3 part & Road.  
On or towards South : By Road.

hereinafter referred to as the said property)

#### 2. PURPOSE, SEARCH AND DOCUMENTS :-

Under the instruction from **SATHYA LIFE STYLES PRIVATE LIMITED** a company registered under the Companies Act, 1956, having its registered office at 23 A, Laxmi Industrial Estate, New Link Road, Andheri (west), Mumbai 400 053 builder, dealing in promotion of Development and sale to take search and investigate the title reality to the said property. Adv. Jayesh Phalke have caused the search from the office of Sub -Registrar Palghar and have paid necessary charges for the search.

I have perused following documents supplied to me :-

- A) Photo copy of the 7/12 extract .  
B) Mutation entries.

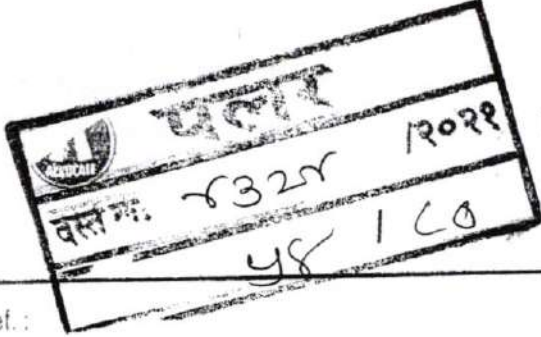




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**DHARMENDRA JANARDAN KHANDRE**

B.Com, LL.B, Advocate  
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Ref.:

Date:

- h) That said Mr. Jitendra C. Chaudhary and his aforesaid legal heirs has sold the said land to the 1) MR. CHETAN CHANDULAL SHETH 2) MR. DINANATH LAXMAN LOKHANDE 3) MR. BHARAT BHASKARBHAI RATHOD 4) MR. KISHOR KESHAVLAL SANGHRAJKA 5) MR. PRAVIN KESARIMAL JAIN all the Partners of M/S. INFINITY INDUSTRIAL PARK vide Deed of 'Conveyance' which is registered with the office of Sub-Registrar Palghar at Sr.No.456/08 dt.24/01/2008.
- i) That said M/S. INFINITY INDUSTRIAL PARK has sold the said land to Mr. Om Ramesh Sawant vide 'Deed of Conveyance' which is registered with the office of Sub-Registrar Palghar at Sr.No.5965/11 dt. 25/08/2011.
- j) The Additional Collector, Thane District, vide it's order Ref. No.181/2010 dated: 19/10/2011 has granted permission for **Non Agriculture** use of the Project Land and also granted permission to construct residential and commercial Buildings / units thereon, and the Town Planning Authority, Palghar has sanctioned the Layout Plan for development of the Project.
- k) That on 24/01/2008 the said M/s. Infinity Industrial Park agreed to sell the part of the land from S.No.3 Hissa No.1 totally admeasuring about 02 Hectar 07.4 R out of which 00 H. 37 R to 1) Mr. Pratik Jitendra Chaudhary & 2) Mr. Nishit Jitendra Chaudhary vide Agreement dt.24/04/2008 which is registered with the office of Sub Registrar Palghar at sr.No.462/08 dt.11/02/2008 and Mr. Jitendra C. Chaudhary given his consent to the said sale deed.
- l) Due to ~~some~~ ~~reason~~ the said M/s. Infinity Industrial Park requested to aforesaid Mr. Pratik Choudhary and Nishit Choudhary to cancel the said Agreement dt.24/01/2008 and take money back along with compensation, benefit for cancellation and duly said Mr. Choudharys agreed to cancel the said agreement by accepting the consideration from the said Vendors and duly executed the deed of cancellation dt.23/08/2011 which is registered with the office of Sub-Registrar Palghar at Sr.No.5890/2011 and handover the peaceful and vacant possession the said of portion of the aforesaid land.
- m) The land admeasuring H.R. 0-42-5, out of Survey No. 3 Hissa No. 1 and land admeasuring H.R. 0-02-5, out of Survey No. 3 Hissa No. 4 has been acquired for 32 meters channel in Palghar Division No. 2.
- n) The said M/s. Infinity Industrial Park have obtained the permission under Section 11 of Maharashtra Rehabilitation Act 1976 from the Office of Surya Kalwa Division No. 1, Surya Nagar, Palghar vide its Javak No. SKD-1/PN/K-5/4075, dated 13/12/2007.

<b>पल्लर</b>	
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- o) That the said Mr.Om Ramesh Sawant has sold the said land to the 'Sathya life style Pvt.Ltd.' vide 'Deed of Conveyance' which is registered with the office of Sub-Registrar Palghar at Sr.No.8920/11 dt. 09/12/2011 since then the said Builder are in actual possession of the said land and the said Builder or otherwise well and sufficiently entitled to the said land thereafter name of the said Builder entered into record of rights of 7/12 extract as a owner

#### 4. Opinion to the Title:-

Considering the above aspects ,documents, information and search taken I am on the opinion that.

(a) Sathya life style Pvt.Ltd., is as owner and fully entitled the said property described in the para one above.

(b) **Sathya life style Pvt.Ltd.**,is perfectly entitled to develop the said property and also entitled to enter into the agreement to sale , the ownership block to the intending purchasers and they are also entitled to develop the said property.

(c) **The said property is clear and marketable and free from encumbrances.**

Pune.

Date : 27/02/2012.

*D. J. Khandre*  
D. J. Khandre  
Advocate



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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT  
FORM 'C'

This registration is granted under section 5 of the Act to the following project under project registration number P99000006980

Project: Sathya Lifestyles Phase 2 Plot Bearing: C.T. Survey, Final Plot No. S.NO. 3- H.NO. 1,2,4 of shelwall, Palghar, Palghar, 401404.

Sathya Lifestyles Pvt Ltd having its registered office at Tensli, Andheri District Mumbai Suburban Pin 400053

This registration is granted subject to the following conditions:

The promoter shall enter into a contract for sale with the allottees.

The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.

The promoter shall deposit twenty per cent of the amount realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-section (2) of section 4 read with Rule 5.

The amount realised hereinafter by promoter for the real estate project from the allottees, less the amount to be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

This registration shall be valid for a period commencing from 17/08/2017 and ending with 31/03/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.

The promoter shall comply with the provisions of the Act and the rules and regulations made there under.

That the promoter shall take all the pending approvals from the competent authorities.

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid  
Digitally Signed by  
Dr. Vasanti Premanand Prabhu  
(Secretary, MahaRERA)  
Date 8/17/2017 5:15:29 PM

Dated: 17/08/2017  
Place: Mumbai

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

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<b>पालघर</b>	
दस्ता क्र.	४३२४ /२०२१
	५७ / ८०

जिल्हाधिकारी तथा जिल्हादंडाधिकारी पालघर यांचे कार्यालय

पार्श्वनाथ- ९, बिडको नाका, माहिम, ता. जि. पालघर

दूरध्वनी क्रमांक ०२५२५-२५३१११

ई-मेल - collectorpalghar@gmail.com

क्र.महसूल/कक्ष.१/टे.१/भोगवटा प्रमाणपत्र/एसआर- ०६/२०१८

दिनांक :- १२/२०१८

26 DEC 2018

परिशिष्ट 'I'

भागश : भोगवटा प्रमाणपत्र

(FORM FOR PARTLY OCCUPANCY CERTIFICATE)

प्रति,

डायरेक्टर, मे.सत्य लाईफ स्टायल प्रा.लि.,

पत्ता :- स.नं.३/१, २ व ४, शेलवली, पालघर मनोर हायवे, पालघर पूर्व



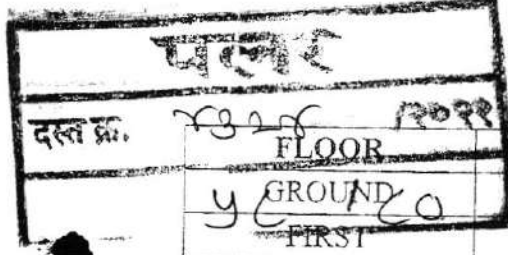
मौजे शेलवली, ता.जि.पालघर स.नं.३/१, ३/२, ३/४ पैकी क्षेत्र ३५, ६५५.५२ चौ.मी., सर्व्हे क्र.३/१ पैकी क्षेत्र ४५६४.४८ चौ.मी. व सर्व्हे क्र.३/४ क्षेत्र ०.०२.५ हे.आर. असे एकूण एकत्रित क्षेत्र ४०,४७०.०० चौ.मी. जमिनीस तत्कालिन अपर जिल्हाधिकारी, टाणे मुख्यालय जव्हार यांचेकडील आदेश क्र.महसूल/कक्ष-१/टे-१अ/ एनएपी/ एसआर-१९२/२०१२ दि.१३/५/२०१३ अन्वये अट क्र.१ ते ६१ चे अधीन राहून मे.सत्य लाईफ स्टायल प्रा.लि.तर्फे श्री.ओम रमेश सावंत, रा.शेलवली, ता.पालघर यांना सुधारित बांधकाम परवानगी देणेत आलेली आहे.

प्रकरणी आपण दिनांक २१/०४/२०१८ चे अर्जान्वये भागश: भोगवटा प्रमाणपत्र देणेबाबत विनंती केलेली आहे. त्याअनुषंगाने सहायक संचालक, नगररचना, पालघर यांचेकडील क्रमांक ३/१, २ व ४ ससंनर-पालघर शाखा/मौ.शेलवली/ता.पालघर/ स.नं.३/१, २ व ४/ भोगवटा प्रमाणपत्र/२०१८ दि.१२/२०१८ अन्वये भोगवटा प्रमाणपत्र देणेबाबत या कार्यालयाकडे शिफारस केलेली आहे.



सदर शिफारशीनुसार, मौजे शेलवली, ता.जि.पालघर स.नं.३/१, २ व ४ क्षेत्र ४०,४७०.०० चौ.मी.या जागेवरील एकूण १ ते १८ इमारती पैकी इमारत क्र.११ व १३ टाईप A-१ व B-३ या इमारतीचे बांधकाम श्री.निलेश एच.बारिया, वास्तुविशारद (परवाना क्र.८८/०७/४०६११, मुदत दि.३१/१२/२०२८) व डॉ.एच.एम.राजे, संरचना अभियंता (परवाना क्र.STR/R/२५, परवाना मुदत दिनांक ३१/०३/२०२०) यांचे पर्यवेक्षणाखाली पूर्ण केले असल्याने भोगवटा प्रमाणपत्र देणेबाबत सहायक संचालक, नगररचना, पालघर यांनी या कार्यालयाकडे शिफारस केली आहे. त्यानुसार खालील तक्त्यात नमुद इमारत क्रमांक व क्षेत्राबाबत खालील अटी व शर्तीवर भागश: भोगवटा प्रमाणपत्र निर्गमित करणेत येत आहे.





इमारत क्र.११ व १३ TYPE A१

FLOOR	BUILT UP AREA	EXCESS BAL	TOTAL
GROUND	१६६.१६	०.००	१६६.१६
FIRST	१६६.०७	०.००	१६६.०७
SECOND	१६६.०७	०.००	१६६.०७
THIRD	१६६.०७	०.००	१६६.०७
FOURTH	१६६.०७	०.००	१६६.०७
TOTAL	८३०.४४	०.००	८३०.४४

इमारत क्र.११ व १३ TYPE B३

FLOOR	BUILT UP AREA	EXCESS BAL	TOTAL
GROUND	१६६.१६	०.००	१६६.१६
FIRST	१६६.०७	०.००	१६६.०७
SECOND	१६६.०७	०.००	१६६.०७
THIRD	१६६.०७	०.००	१६६.०७
FOURTH	१६६.०७	०.००	१६६.०७
TOTAL	८३०.४४	०.००	८३०.४४

- तत्कालिन अपर जिल्हाधिकारी, ठाणे मुख्यालय जव्कार यांचेकडील आदेश क्र.महसूल/कक्ष-१/टे-१अ/एनएपी/एसआर-१९२/२०१२ दि.१३/५/२०१३ अन्वये देणेत आलेल्या बिनशेती व बांधकाम परवानगी आदेशातील अटी व शर्तीचे पालन करणे अर्जदार/वास्तुविशारद/ विकासक यांचेवर बंधनकारक राहिल.
- मंजूर बांधकाम नकाशा व्यतिरिक्त नंतर जादा बांधकाम केल्याचे आढळून आल्यास कायदेशिर कारवाई करणेत येईल.  
इमारतीमध्ये अंतर्गत व बाह्य बदल करावयाचे झाल्यास ती नियोजन प्राधिकरणाची पूर्व परवानगी घेऊन बदल करणे आवश्यक आहे.  
नियोजन प्राधिकरणाच्या बांधकामाचा दर्जा निकृष्ट असल्यास व एखादी दुर्घटना घडल्यास त्याची जबाबदारी नियोजन प्राधिकरणाची राहणार नाही.  
नियोजनानुसार सोडावयाच्या समास अंतरामध्ये कमीत कमी १२ ते १५ झाडे लावून जोपासण्यात यावी.  
सोडावणी व्यवस्थेबाबत भविष्यात काही वाद उद्भवल्यास त्याची सर्वस्वी जबाबदारी अर्जदार यांची राहिल.
- सदर बांधकामाचे सक्षमतेबाबत संबंधित आर्किटेक्ट, इंजिनिअर जबाबदार राहतील.
- सदर इमारतीचे चहू बाजूने सोडावयाचे सामासिक अंतरामध्ये कोणत्याही प्रकारचे बांधकाम अथवा बांधकामाचे प्रोजेक्शन करता कामा नये.
- पार्किंगसाठी खुले सोडण्यात आलेले क्षेत्र हे कायमस्वरूपी खुले ठेवण्यात यावे.
- मालकी हक्काबाबत काही वाद उद्भवल्यास त्याची संपूर्ण जबाबदारी अर्जदार यांची राहिल.



ठिकाण : पालघर



(डॉ. प्रशांत नरनवरे)  
जिल्हाधिकारी पालघर

175

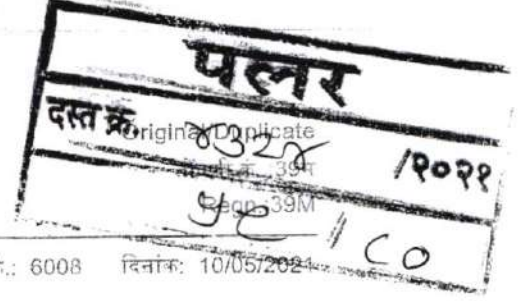
Receipt (pavli)

513/5709

पावती

Monday, May 10, 2021

1:58 PM



पावती क्र.: 6008 दिनांक: 10/05/2021

गावाचे नाव: विलेपार्ले

दस्तावेजाचा अनुक्रमांक: बदर 17-5709-2021

दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: सत्य लाईफटाईल्स प्रा लि चे संचालक किशोर गवरीचंद शाह

नोंदणी फी

₹. 100.00

दस्त दाताळणी फी

₹. 360.00

पृष्ठांची संख्या: 18

एकूण:

₹. 460.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अदाजं  
2:14 PM ह्या वेळेस मिळेल.

न.ह. दु.नि.की.अधरी-6

सह. सुयम निबंधक, अंतिम - ६  
मुंबई उपनगर जिल्हा.

बाजार मूल्य: ₹. 1/-

मोबदला ₹. 0/-

भरणेले मुद्रांक शुल्क: ₹. 500/-

1) देयकाचा प्रकार: DHC रकम: ₹. 360/-

सीडी/धनादेश/पे ऑर्डर क्रमांक: 1005202101700 दिनांक: 10/05/2021

विक्रेते नाव व पत्ता:

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

सीडी/धनादेश/पे ऑर्डर क्रमांक: MH001102833202122E दिनांक: 10/05/2021

विक्रेते नाव व पत्ता:

*[Handwritten signature]*



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CHALLAN  
MTR Form Number-6

Department	Inspector General Of Registration
Stamp Duty	EO 100
Type of Payment	Registration Fee

Date	10/05/2021-09:03:38	Form ID	48(f)
------	---------------------	---------	-------

Office Name		BDR16_JT SUB REGISTRAR ANDHERI 5		Full Name		SATHYA LIFESTYLES PRIVATE LIMITED	
Location		MUMBAI		Flat/Block No.		22/23, Shreenath Krupa CHS Ltd	
Year		2021-2022 One Time		Premises/Building		M.G. Road	
Account Head Details		Amount In Rs.		Area/Locality		Vileparle (East), Mumbai	
0030045501 Stamp Duty		500.00		Town/City/District		Mumbai	
0030053301 Registration Fee		100.00		PIN		400 057	
Total		600.00		Amount in Words		Six Hundred Rupees Only	

बदल 90/0 0 0 5 7  
 SHANTARAM PAWAR- 9 9C  
 2029

Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque/OD No.		Bank CIN	Ref. No.	02300042021051005100	211308355888		
Name of Bank		Bank Date	RBI Date	10/05/2021-09:04:17	Not Verified with RBI		
Name of Branch		Bank-Branch	BANK OF MAHARASHTRA				
		Scroll No. , Date	Not Verified with Scroll				



Department ID : 0000000000  
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. It is not valid for unregistered document.  
 याचें चहान फेदक दस्त्याम चवथक कार्यालयत जादणी कार्यालयाच्या दस्त्यासाठी लागू आहे. अनिर्णीत नसलेल्या दस्त्यासाठी सदर चहान लागू नाही.

K. G. G. G.

Page 1/1

Print Date 10-05-2021 09:05:44

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पलर  
दस्ता क्र. ४३२४  
१००२  
९९ / ६०

Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1005202101700	Date 10/05/2021
Received from DHC, Mobile number 0000000000, an amount of Rs.360/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office Joint S.R. Andheri 5 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name MAHB	Date 10/05/2021
Bank CIN 10004152021051001545	REF No. 003595342
This is computer generated receipt, hence no signature is required.	

बलर-१७/१४  
५००६ २ ७८  
२०२१



CHALLAN  
MTR Form Number-6



पत्तार  
वस्त क्र. २३२६ /२०२१  
GRN MH00102233202127E  
BARCODE 82760

GRN	MH00102233202127E	BARCODE	82760	Date	10/05/2021-09:03:38	Form ID	48(f)
Department Inspector General Of Registration				Payer Details			
Type of Payment Stamp Duty Registration Fee				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)			
Office Name BDR16_JT SUB REGISTRAR ANDHERI 5				Full Name		SATHYA LIFESTYLES PRIVATE LIMITED	
Location MUMBAI				Flat/Block No.		22/23, Shreenath Krupa CHS Ltd	
Year 2021-2022 One Time				Premises/Building			
Account Head Details			Amount In Rs.	Road/Street		M.G. Road	
0030045501 Stamp Duty			500.00	Area/Locality		Vileparle (East), Mumbai	
0030063301 Registration Fee			100.00	Town/City/District			
				PIN		4 0 0 0 5 7	
				Remarks (If Any)		SecondPartyName=SHANTARAM PAWAR	
				Amount In		Six Hundred Rupees Only	
Total				Words			
Payment Details				FOR USE IN RECEIVING BANK			
Cheque/DD Details				Bank CIN	Ref. No.	02300042021051005100	211308355888
Cheque/DD No.				Bank Date	RBI Date	10/05/2021-09:04:17	Not Verified with RBI
Name of Bank				Bank-Branch	BANK OF MAHARASHTRA		
Name of Branch				Scroll Date	Not Verified with Scroll		



Department ID : 0000000000  
NOTE:- This challan is valid only if the document is registered in Sub Registrar office only. Not valid for unregistered document.  
सादर चलण करपळ दस्त्यासती नोंदणी करणयाच्या दस्त्यासाठी खदर चलण लागू आहे. नोंदणी करणयाच्या दस्त्यासाठी खदर चलण लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-513-5709	0000541024202122	10/05/2021-13:58:01	IGR554	100.00
2	(IS)-513-5709	0000541024202122	10/05/2021-13:58:01	IGR554	500.00
Total Defacement Amount					600.00

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**पलर**  
दस्ता क्र. ४३२४ /२०२१  
ES / CO



**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN 1005202101700

Receipt Date 10/05/2021

Received from DHC, Mobile number 0000000000, an amount of Rs.360/-, towards Document Handling Charges for the Document to be registered on Document No. 5709 dated 10/05/2021 at the Sub Registrar office Joint S.R. Andheri 6 of the District Mumbai Sub-urban District.

DEFACED  
₹ 360  
DEFACED

**Payment Details**

Bank Name MAHB	Payment Date 10/05/2021
Bank CIN 10004152021051001545	REF No. 003595342
Deface No 1005202101700D	Deface Date 10/05/2021

This is computer generated receipt, hence no signature is required.

बंद-१७/ IV  
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२०२१



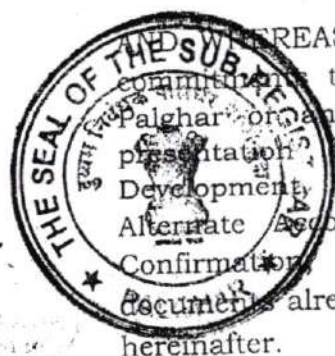
पत्र
र. 328
1999
ES / CO

**POWER OF ATTORNEY**  
(Only For Admit Execution)

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, **SATHYA LIFESTYLES PRIVATE LIMITED**, a Company registered under the companies act, 1956 having its registered office at Survey No.3/1, 2 & 4, Shelvali, Off Palghra Manor Highway, Palghar (East), Dist.-Palghar, 401404 represented by ShriKishore Gavrichand Shah, adult, Indian Inhabitants, residing at 22/23, ShreenathKrupa CHS Ltd. M.G. Road, Vileparle (East), Mumbai - 400057, do hereby SEND GREETINGE;

WHEEREAS We are carrying on business inter alia as of Builder and Developer/promoter and as incidental to our business weare constructing various buildings in the schedule properties and entering into and executing diverse agreement for Development, Conveyance, Agreement for sale, Agreement for Alternate Accommodation, Undertaking, Affidavit, Declaration, Confirmation, Rectification & Cancellation Deed of flat/shops/ parking space/garage etc. with various persons and authorities:

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WHEEREAS it is not possible for us due to our business commitments to appear before the Sub-Registrar of Assurance, Palghar or anywhere in India, personally for admission and presentation for registration of the said agreement for Development, Conveyance, Agreement for sale, Agreement for Alternate Accommodation, Undertaking, Affidavit, Declaration, Confirmation, Rectification, Cancellation Deed or any other documents already executed by us and/or to be executed by ours hereinafter.

NOW KNOW ALL YE MEN THAT BY THESE PRESENTS WE, **SATHYA LIFESTYLES PRIVATE LIMITED**, represented by Shri Kishore Gavrichand Shahdo hereby nominate, constitute and appoint **1) SHRI SHANTARAM PAWAR** residing at Room No.37, Bldg. No.18A, BDD Chawl, Mahatma Jyothi Phule Road, Naigaon, Mumbai 400014 to be our true and lawful attorney in our name and on our behalf to do or cause to be done all or any of the following acts, matters and things that is to say:



1. To sign and admit the execution of the agreement for sale, agreement for Permanent Alternate Accommodation, Undertaking, Affidavit, Declaration, Confirmation, Rectification, Cancellation Deed or any other documents signed by us said attorney or executed from us.
2. To present the said Agreement for sale, Agreement for Permanent Alternate, Accommodation, Undertaking, Affidavit, Declaration, Confirmation, Rectification, Cancellation Deed or any other document before the Sub-Registrar for the purpose of registration of the same and to

*Shri. Pawar*

*Shri. Shah*

(181)

२२-१०/ IV	
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पलर	
दस्ता क्र.	२३२४ /२०२१
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2

do all acts that are necessary for effectively registering the said document.

- To receive document or documents from the Sub-Registrar after registration any to give proper receipts and discharge for the same.
- To appear before any Court or Authority (including before the Superintendent of Stamps and Registrar of Assurances) for the purpose of any matter relating to be Stamp Duty and Registration and declaration of value of any other proceedings connected with the same. This Power of Attorney is given without any monetary consideration.
- To engage pleader or authorized representatives to act on our behalf in the said proceedings to do all other acts that may be necessary for the proper completion of the work assigned from us to ours Attorney under these presents,

we do hereby ratify and confirm that all acts deeds and things done by us said Attorney shall be deemed to have been acts, deeds and things done by us personally and we undertake to verify and confirm all and whatsoever that we said attorney shall lawfully do or cause to be done for we me by virtue of the power hereby given.

SCHEDULE

All That piece or parcel of land, bearing Survey No. 1 admeasuring about 02 Hector, 07.4 R (including land admeasuring 00 H 42-5 R acquired for channel assessed at Rs. 17 Paisa 81, **Survey No 3, Hissa No. 2** admeasuring about 01 Hector 05.2 R assessed at Rs. 8 Paisa 44 and **Survey No. 3 Hissa No. 4** admeasuring about 00 Hector 91.1 R (including land admeasuring 00 H 2.5 R acquired for channel) assessed at Rs. 17 Paisa 81, **Total Area of land is 04 Hector 04.7 R** lying, being and situated at Village Shelwali, TalukaPalghar, District Palghar within the jurisdiction of Nagar and Nagar ParishadPalghar, Zilla and ZillaParishadPalghar, and within the limits of Sub-Registrar Palghar.



*[Handwritten signatures]*



पल्लर  
 दस्तक्र. ४३२४ /२०२१  
 ए.ए. /६०

IN WITNESS WHEREOF, we have executed this power -----  
 on this 10<sup>th</sup> day of May, 2021.

SIGNED, SEALED AND DELIVERED )

by the within named )

**SATHYA LIFESTYLES PRIVATE )**

**LIMITED, represented by )**

ShriKishore Gavrichand Shah )

*Shri. Kishore*



SIGNED SEALED AND DELIVERED )

within named )

Constituted Attorney )

1) **SHRI SHANTARAM PAWAR )**

*Shri. Shantaram Pawar*



Witnesses:

1. *[Signature]*

2. *Harsh*



बदर-१७/ IV		
५००९	७	१६
२०२१		

पल्लर	
5000 / 100	
4000	100
2029	



भारत

कंपनी अधिनियम, 1956

Corporate Identity Number: U05100MH2011PTC223144

2011-2012

कंपनी अधिनियम, 1956 (No. 1 of 1956)

Saihya Lifesyles Private Limited

कंपनी अधिनियम, 1956 (No. 1 of 1956) के अन्तर्गत आज दिनांक 17/10/2012 को  
कंपनी अधिनियम, 1956 (No. 1 of 1956) के अन्तर्गत आज दिनांक 17/10/2012 को

कंपनी अधिनियम, 1956 (No. 1 of 1956) के अन्तर्गत आज दिनांक 17/10/2012 को

Form I  
Certificate of Incorporation

Corporate Identity Number: U05100MH2011PTC223144

2011-2012

I hereby certify that Saihya Lifesyles Private Limited is this day incorporated  
under the Companies Act, 1956 (No. 1 of 1956) and that the company is

Given at Mumbai this Seventeenth day of October Two Thousand and



Registrar of Companies, Maharashtra

कंपनी अधिनियम, 1956

Note: The corresponding form has been approved by V. LANGOVAN, Deputy Registrar of Companies and this  
certificate has been digitally signed by the Registrar through a system generated digital signature under rule 5(2) of the  
Companies (Electronic Filing and Authentication of Documents) Rules, 2005.  
This digitally signed certificate can be verified at the Official Website ([www.mca.gov.in](http://www.mca.gov.in))

कंपनी अधिनियम, 1956 (No. 1 of 1956) के अन्तर्गत आज दिनांक 17/10/2012 को

कंपनी अधिनियम, 1956 (No. 1 of 1956) के अन्तर्गत आज दिनांक 17/10/2012 को

Saihya Lifesyles Private Limited

17/10/2012  
Mumbai, INDIA



**पालघर**  
 दस्त क्र. ४३२४ / २०२१  
 ६८ / ६०

बदा-१७/ IV  
 ५७०६ ६९८  
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# पल्लर

पत्र क्र: ४३२४ / १०२६

४३२४	
१०२६	१९
४३२४	

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF SATHYA LIFESTYLES PRIVATE LIMITED AT ITS MEETING HELD ON 22<sup>ND</sup> DECEMBER 2020 AT 11:00 AM AT THE REGISTERED OFFICE OF THIS COMPANY AT SURVEY NO. 3/1, 2 & 4, SHELVALI, OFF PALGHAR-MANOR HIGHWAY, TALUKA PALGHAR - EAST, PALGHAR DISTRICT - 401404.

RESOLVED THAT in view of better operational efficiency the consent of the Board of Directors of Company is unanimously accorded to the Company and its director Mr. Kishore G. Shah and Mr. Abhiji Arun Mehta jointly to act as authorized signatory and representative of M/s. Sathya Lifestyles Private Limited to deal with Gram Panchayat, Panchayat Samiti, Town Planning, Collector, Tehsildar, Commissioner, Assessor & Collector, Government of Maharashtra & all its ministries and departments and all other concerned public or private bodies or authorities for all necessary approvals, sanctions, consents, permissions required in respect of the projects of the Company and for that purpose to address all correspondence, execute and file all necessary applications, forms, affidavits, undertakings, declarations, plans and all other documents, papers or writings in connection therewith from time to time and appear before the appropriate authorities and obtain and receive all necessary approvals, sanctions, consents, permissions, necessary amendments in respect of the projects of the company and also authorized to sign / execute all necessary documents, papers, writings, agreements, correspondence, applications, proposals, undertakings, certificates, etc. in connection with and in respect of the development of the projects of the company at survey no. 3/1, 2 & 4 Shelvali Village, Taluka Palghar, District Palghar on behalf of Company.

RESOLVED THAT Mr. Kishore G. Shah and Mr. Abhiji Arun Mehta are hereby jointly authorized to sign the Agreement for Sale and / or such related agreement(s) / document (s), execute, appear before Sub-Registrar of Registration and Assurances of Palghar or such other Authorities as may be required to admit the execution and to carry out amendments, if any required of the final nature, for the sole purpose of registration of the aforesaid agreement(s) / document (s) and to do all the deeds, matters and things for and on behalf of the Company so as to give effect to the resolution in regards to the projects at survey no. 3/1, 2 & 4 Shelvali Village, Taluka Palghar, District Palghar.

Certified true copy for Sathya Lifestyles Private Limited

Director (Shri. Kishore G. Shah)      Director (Shri. Abhiji A. Mehta)      Director (Shri. Chirag M. Jain)

## Sathya Lifestyles Pvt. Ltd.

Site Office: Survey No. 3/1, 2 & 4, Shelvali, Off. Palghar-Manor Highway, Palghar (E), Thane Dist. 401404. Tel: 926761645645; Mobile: 9225060000; Email: info@sathyalifestyles.com; Web: www.sathyalifestyles.com

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पालघर	
दस्ता क्र. ४३२४	२०२१
००	१८०

बिल-१७/ १५		
५०००	११	१८
२०२१		



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**पलार**  
दस्तावेज क्र. ४३२४ /२०२१  
७९ / १८



विशेष सहायक सचिव  
Kishore Govindchand Shah  
जन्म तारीख / DOB : 20/11/1954  
पुरुष / Male

8567 8735 9847

आधार - सामान्य मागसाठीचा अधिकार

बदर-१७/ IV		
५७०९	९२	९८
२०२१		

*Kishore Shah*



भारत सरकार  
Ministry of Information & Public Relations  
Authority of India

दस्तावेज क्र. २२२३  
विशेष सचिव, वरिष्ठ सहायक सचिव  
आर. प्रमोद चिंचेकराव  
अभियंता (सि.स.), वाडगाव, ४०८०५७

Address: B-4/4th Flr, No 2033 Sreem  
Kishu, M G Road, Near Ganesh Theatre,  
Vileparle East, Mumbai - 400057  
Maharashtra-400057

8567 8735 9847



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बस-90/ IV		
यू००००	93	96
२०२१		

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SATHYA LIFESTYLES PRIVATE LIMITED



बस-१३२४	
०२	१८०

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KISHORE GAVRICHAND SHAH

GAVRICHAND GEMAJI SHAH

20/11/1984

Permanent Account Number  
AMWPS4982R

*[Signature]*



Kh. Gokh



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बदर-१७/ IV		
५००६	१४	१६
२०२१		

भारत सरकार  
GOVERNMENT OF INDIA



शान्तराम चंद्रकांत पवार  
Shantaram Chandrakant Pawar  
जन्म तारीख / DOB: 15/11/1976  
पुरुष / MALE

3747 0880 0417

माझी आधार, माझी ओळख

**पलर**

दस्त क्र. ४३२४ / २०२१

७३ / ६०

शान्तराम पवार  
SHANTARAM PAWAR  
CHANDRAKANT SHANTARAM PAWAR  
15/11/1976  
AUGREP720R



*Handwritten signature*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:  
S/O चंद्रकांत पवार, कम. नं. ३७, बिल्डिंग  
नं. १६९, बीबीसी चौक, महात्मा ज्योती  
फुले रोड, नागाव, मुंबई, मुंबई,  
महाराष्ट्र - ४०००१४

Address:  
S/O Chandrakant Pawar,  
Room No. 37, Bldg No. 16A,  
BDD Chaw, Mahatma Jyothi  
Phule Road, Naigaon,  
Mumbai, Mumbai,  
Maharashtra - 400014

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru 560 021



बदर-१७/ IV  
 ५७०९ १५१८  
 २०२१

पल्लर  
 क्र. ६३२४ / २०२१  
 ७४ / ८०



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बदर-१७/		
५७०९	१६	१८
२०२१		

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 HARSH KANTILAL WAGHELA  
 KANTILAL MANJIBHAI WAGHELA  
 20/02/1997  
 Permanent Account Number  
 ADLPW7725J  
 भारत सरकार  
 GOVT. OF INDIA

पलर  
 दस्त क्र. ४३२४ /२०२  
 ७५ १८०

5/10/2017

आयकर, विभाग  
 INCOME TAX DEPARTMENT  
 CHIRAG THAKKAR  
 NAYABHAI THAKKAR  
 06/12/1981  
 Permanent Account Number  
 AHVT50891  
 भारत सरकार  
 GOVT. OF INDIA

*Handwritten signature*



5/10/2021

Summary 1 (Dastgoshwara bhag 1)

513/5709

गोमनागर, 10 मे 2021 1:58 म.नं.

दस्त गोषवारा भाग-1

बदर 17

दस्त क्रमांक: 5709/2021

दस्त क्रमांक: बदर 17 /5709/2021

मातृका मूल्य: रु. १/-	मोबदला: 00/-
मुद्रांक शुल्क: रु. 500/-	12022
दस्त क्र. ४३२४	

सह. नि. मद्र. दु. नि. बदर 17 यादवे कार्यालय

अ. क्र. 5709 बर दि. 10-05-2021

वेळी 1:53 म.नं. वा. हजर केला.

पावती: 6008

पावती दिनांक: 10/05/2021

मादरकण्याराचे नाव: सत्य लाईफस्टाईल्स प्रा लि चे संचालक किशोर गवरीचंद शाह

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 360.00

पृष्ठांची संख्या: 18

एकुण: 460.00

दस्त हजर करणाऱ्याची मही:

*Kh. C. Ph*



सह. दु. नि. क्र. अंधेरी - ६  
 मुख्य निबंधक, अंधेरी  
 मुंबई उपनगर जिल्हा.  
 दस्त्याचा प्रकार: कृषि मूल्यांकन पत्र

*[Signature]*  
 सह. दु. नि. क्र. अंधेरी - ६  
 मुख्य निबंधक, अंधेरी - ६  
 मुंबई उपनगर जिल्हा.

मुद्रांक शुल्क: ४ जेव्हा तो आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्षा क्र. 1 10 / 05 / 2021 01 : 53 : 34 PM ची वेळ: (मादरीकरण)

शिक्षा क्र. 2 10 / 05 / 2021 01 : 54 : 35 PM ची वेळ: (फी)

प्रमाणित करण्यात येते की, या दस्त्याचा एकूण... १६... पाने आहेत

सह. दु. नि. क्र. अंधेरी क्र. ६  
मुंबई उपनगर जिल्हा

प्रतिज्ञापत्र	
सदर दस्त्याप्रत हा नोंदणी क्रमांक १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्त्यातील मालमत्ता, निष्पत्ती, साक्षीदार व सोपत जोडलेल्या कागदांमध्ये कोणताही त्रुटी आहे. दस्त्याची सत्यता वैधता कायदेशीर कार्यासाठी दस्त्याच्या मूळ प्रतची हस्तक्षेपणे जबाबदार राहतील.	
<i>[Signature]</i> लिहून घेणारे (दिनांकसहीत स्वाक्षरी)	<i>[Signature]</i> लिहून घेणारे (दिनांकसहीत स्वाक्षरी)

बदर-१७/ IV	
५५०९	१७१८
२०२१	



5/10/2021



10/05/2021 2 00:01 PM

दस्ता क्रमांक: बदर 17/5709/2021  
दस्ताचा प्रकार: कुलमुखत्यारपत्र

बदर-१७/१५  
Summary-2  
दस्ता क्रमांक भाग-2  
५७०९ १८१८  
२०२१

बदर 17  
दस्ता क्रमांक: 17/5709/2021  
**पालर**  
दस्ता क्र. ४३२४  
अंगठ्याचा दस्ता /२०२१

- अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार
- नाव: मय्य लार्डफन्टाईन्स प्रा लि चे संचालक किशोर गधरीचंद शाह  
पत्ता: प्लॉट नं: मदनिका क्र - 22/23, माळा नं: -, इमारतीचे नाव: श्रीनाथ कृपा को ओ ही मो लि, ब्लॉक नं: एम जी रोड, रोड नं: विने पार्से पूर्व मुंबई, महाराष्ट्र, मुंबई.  
पिन नंबर: AAQCS5157D  
कुलमुखत्यार देणार वय :-57 स्वाक्षरी:-
  - नाव: शोनाराम चंद्रकांत पवार  
पत्ता: प्लॉट नं: रुम नं-37, माळा नं: विल्डिंग नं-18ए, इमारतीचे नाव: वीडीडी चाळ, ब्लॉक नं: महान्या ज्योती फुले रोड, रोड नं: नायगाव मुंबई, महाराष्ट्र, MUMBAI.  
पिन नंबर: AKRPP7720R  
पावर ऑफ अटॉर्नी होल्डर वय :-45 स्वाक्षरी:-



वरील दस्तोबज करून देणार तयाकथित कुलमुखत्यारपत्र चा दस्तोबज करून दिल्याचे कदुब करताना.  
शिकका क्र.3 ची वेळ: 10 / 05 / 2021 01 : 55 : 42 PM

ओळख:-

खात्तील इसम असे निवेदील करतात की ते दस्तोबज करून देणा-यानां व्यक्तीश: ओळखताना, व त्यांची ओळख पटवितात

- अनु क्र. पक्षकाराचे नाव व पत्ता
- नाव: हर्ष - वाघेला  
वय: 24  
पत्ता: मालाड पूर्व मुंबई  
पिन कोड: 400097
  - नाव: चिगाण एन ठबार  
वय: 39  
पत्ता: फिन्का मोनायटी दफ्तरी रोड मालाड पूर्व मुंबई  
पिन कोड: 400097

स्वाक्षरी  
HARSH

स्वाक्षरी  
Chigan



शिकका क्र.4 ची वेळ: 10 / 05 / 2021 01 : 56 : 15 PM

शिकका क्र.5 ची वेळ: 10 / 05 / 2021 01 : 56 : 35 PM नोंदणी पुस्तक 4 मध्ये

सह. दु.निका अंधेरी-6  
सह. दुय्यम नियंत्रक, अंधेरी - 6  
मुंबई उपनगर जिल्हा.



sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Issue Date
1	SATHYA LIFESTYLES PRIVATE LIMITED	eChallan	02300042021051005100	MH001102833202122E	500.00	SD	0000541024202122	10/05/2021
2		DHC		1005202101700	360	RF	1005202101700D	10/05/2021
3	SATHYA LIFESTYLES PRIVATE LIMITED	eChallan		MH001102833202122E	100	RF	0000541024202122	10/05/2021

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



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बदर-१७/- ५७०९ /२०२१ 5709/2021  
पुस्तक क्र. ४. क्रमांक ५७०९... ४  
नोंदिला.  
दिनांक १०.०५.२०२१

https://10.10.10.10/Reports/HTMLreports/HtmlReportSummary2.aspx?cross=KFhjk5rak0

सह दुय्यम नियंत्रक, अंधेरी क्र. ६,  
मुंबई उपनगर जिल्हा

100

पत्ता  
कॉ. सं. ४३२४  
७८ / ८०

132

पल्लर  
दस्तावेज क्र. 132/2021  
45/10

आयकर विभाग  
INCOME TAX DEPARTMENT  
KISHORE GAVRICHAND SHAH  
GAVRICHAND GEMAJI SHAH  
20/11/1964  
Permanent Account Number  
AMWPS4982R  
Signature  
भारत सरकार  
GOVT. OF INDIA



आयकर विभाग  
INCOME TAX DEPARTMENT  
GITANJALI M MORVEKAR  
MANOHAR MORVEKAR  
12/10/1986  
Permanent Account Number  
AWDPM2458B  
Signature  
भारत सरकार  
GOVT. OF INDIA




आयकर विभाग  
INCOME TAX DEPARTMENT  
MOHD QUAMAR SHEIKH  
MD SULEMAN  
12/06/1987  
स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
EQTPS3259A  
Signature  
भारत सरकार  
GOVT. OF INDIA




आयकर विभाग  
INCOME TAX DEPARTMENT  
MAHESHKUAR N METTELLOO  
NARAYANRAO NARSINARAO  
METTELLOO  
14/02/1972  
Permanent Account Number  
AQPPM9421L  
Signature  
भारत सरकार  
GOVT. OF INDIA





84/4324

शंगळवार, 06 जुलै 2021 2:53 म.नं.

दस्त गोषवारा भाग-1

पलर 06/10

दस्त क्रमांक: 4324/2021

दस्त क्रमांक: पलर /4324/2021

वाजार मूल्य: रु. 10,89,800/-

मोबदला: रु. 27,00,000/-

भरलेले मुद्रांक शुल्क: रु.1,62,000/-

दु. नि. सह. दु. नि. पलर यांचे कार्यालयात

पावती:5422

पावती दिनांक: 06/07/2021

अ. क्र. 4324 वर दि.06-07-2021

मादरकरणाराचे नाव: गीतांजली एम मोरवेकर - -

रोजी 2:51 म.नं. वा. हजर केला.

नोंदणी फी

रु. 27000.00

दस्त हाताळणी फी

रु. 1600.00

पृष्ठांची संख्या: 80

G.M. Morvekar

दस्त हजर करणाऱ्याची सही:

एकूण: 28600.00

Sub Registrar, Palghar



Sub Registrar, Palghar

दस्ताचा प्रकार: करारनामा

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

शिक्का क्र. 1 06 / 07 / 2021 02 : 51 : 34 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 06 / 07 / 2021 02 : 52 : 44 PM ची वेळ: (फी)

दस्तऐवजा सोबत जोडलेले जागदपत्रे कुलमुखत्यारपत्र  
व्यक्ती हस्ताक्षरी बनवणारे आढळण आल्यास  
संपूर्ण सत्तावधारी किंवादकांची राहिल.

G.M. Morvekar  
लिहुन घेणार

लिहुन देणार



198

Vertical text on the right edge of the page, possibly bleed-through or a margin note.

f.







सूची क्र.2

दुय्यम निबंधक : दु.नि.पालघर

201

दम्न क्रमांक : 4324/2021

नोंदणी :

Regn:63m

06/07/2021

गावाचे नाव : शेलवाली (सूर्या प्रकल्प)

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	2700000
(3) बाजारभाव(भाडेपट्ट्याच्या वाबतितपट्टाकार आकारणी देतो की पट्टेदार ते गमुद करावे)	1089800
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:पालघर इतर वर्णन : , इतर माहिती: , इतर माहिती: मीजे शेलवाली,ता. व जी. पालघर येथील सर्व्हे नं. 3,हिस्सा नं. 1 चे क्षेत्र 2-07-40 हे.आर.,सर्व्हे नं. 3,हिस्सा नं. 2 चे क्षेत्र 1-05-22 हे.आर. व सर्व्हे नं. 3,हिस्सा नं. 4 चे क्षेत्र 0-92-10 हे.आर. एकूण क्षेत्र 04-04-7 हे. विनशेत जमिनीवरील विल्डिंग नं. 13 वि या इमारतीच्या दुसरा मजल्या वरील मदनिका नं. एस-2 चे क्षेत्र 349.65 चौ.फूट म्हणजेच 32.48 चौ.मी. कापेटचा करार( ( Survey Number : 3 h 1,2,3& 4 ; ) )
(5) क्षेत्रफळ	1) 32.48 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:-सत्या लाईफस्टाईल प्रा. लि. तर्फे डायरेक्टर किशोर गौरीचंद शाह व अभिजित अरुण मेहता तर्फे कु. मु. धारक शांताराम पवार वय:-; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-401404 पॅन नं:-AAJPM7828F
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गीतांजली एम मोरवेकर - - वय:-35; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:- रा.G/16,आर.बि.आय स्टाफ कॉलनी,रहेजा टाऊनशिप,मालाड,पु.,मुंबई, ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, MUMBAI. पिन कोड:-400097 पॅन नं:-AWDPM2458B
(9) दस्तऐवज करून दिल्याचा दिनांक	06/07/2021
(10)दस्त नोंदणी केल्याचा दिनांक	06/07/2021
(11)अनुक्रमांक,खंड व पृष्ठ	4324/2021
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	162000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	27000
(14)शेरा	

मुल्यांकनामाठी विचारात घेतलेला नपशील:-

मुद्रांक शुल्क आकारनामा निबडलेला अनुच्छेद :-

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

  
दुय्यम निबंधक पालघर

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	GITANJALI M MORVEKAR	eChallan	02202292021070506617	MH003251043202122E	162000.00	SD	0001518661202122	06/07/2021
2		DHC		0507202114307	1600	RF	0507202114307D	06/07/2021
3	GITANJALI M MORVEKAR	eChallan		MH003251043202122E	27000	RF	0001518661202122	06/07/2021

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