



# SULBHA ENTERPRISES

## Builders & Developers

Shop No.3, Podar Chawl, Santoshi Mata Road, Kalyan (W) - 421301  
☎ 78878 58555 / 98670 05786 ✉ sulbhaenterpriseskalyan@gmail.com

Date: \_\_\_\_\_

To:  
The Assistant General Manager  
State Bank of India  
RACPC, MUMBAI

Dear Sir, .

I SHAHBAZ SALIM SHAIKH , and here by certify that:

1. I have transferable rights to the property described below, which has been allotted by me to Shri Rizwan Yakub Maniyar & Maherunnisa Rozwan Maniyar herein after referred to as "the purchasers", subject to the due and proper performance and compliances of all the terms and conditions of the /Sale Agreement dated 13<sup>th</sup> October,2023

Description of the property	
Flat No./ House No.	302
Building No./Name	Silver Heights
Plot No	
Street No./Name	Anna Saheb Vartak Road
Locality Name	Kalyan(w)
Area Name	
City Name	Kalyan(w)
Pin Code	421301

2. That the total consideration for this transaction is Rs.30,00,000/- (Rs.Thirty Lakhs only ) towards sale document

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





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Date : \_\_\_\_\_

4. I/We confirm that I/we have no objection whatsoever to the said purchasers, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

5. We have not borrowed from any financial institution for the purchase /development of the property and have not created and will not create any encumbrances on the property allotted to the said purchasers during the currency of the loan sanctioned/to be sanctioned by the Bank to them subject to the due and proper performance and compliances of all the terms and conditions of the sale document by the said purchasers.

6. After creation of proper charge/mortgage and after receipt of the copies there of and after receipt of proper nomination in favour of the Bank, from the said purchasers, we are

Agreeable to accept State Bank of India as a nominee of the above named purchaser for the property described above and once the nomination favoring the Bank has been registered and advice sent to the Bank of having done so, I/We note not to change the same without the written NOC of the Bank.

7. After creation of charge/mortgage and after receipt of the copies thereof and after receipt of the proper nomination in favour of the Bank, from the above named purchaser, I/We undertake to inform the society about the Bank's charge on the said flat as and when the society is formed.





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Date : \_\_\_\_\_

8. Please note that the payment for this transaction should be made by crossed cheque/Transfer of funds favouring SULBHA ENTERPRISES SILVER HEIGHTS MC A/c, Hdfc Bank Ltd. , Rambaug Branch, Account No:50200058915593.”.

9. In case of cancellation of the sale-agreement for any reason, I/We shall refund the amount by crossed cheque favoring the Bank A/C “ Rizwan Yakub Maniya ”, and forward the same to you directly.

10. The signatory to this letter draws authority to sign this undertaking on behalf of the company/firm SULBHA ENTERPRISES

Yours faithfully,

Authorized Signatory.  
Name -Shahbaz Salim Shaikh  
Designation – Partner  
Place -Kalyan  
Date -



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**Demand Letter**

DATE:-30<sup>th</sup> oct,2023

Date : \_\_\_\_\_

To, by  
Mr. Rizwan Yakub Maniyar,  
Mrs. Maherunnisa Rizwan Maniyar,

**SUBJECT:-**Disbursement towards Flat No 302 purchased by Mr. Rizwan Yakub  
Maniyar,  
Mrs. Maherunnisa Rizwan Maniyar, in our Project "SILVER HEIGHTS"

Respected Sir/Madam,

We are pleased to inform you that 95% of construction work of your Flat No – 302 , 3<sup>rd</sup> floor, in SILVER HEIGHTS has been completed.

We therefore request you to issue the cheque or transfer the fund for Rs. 24,70,000/- (Rupees Twenty four Lakh Seventy by Thousand only) in favor of "SULBHA ENTERPRISES SILVER HEIGHTS MC A/C " Bank name – HDFC Bank. A/C No - 50200058915593 IFS Code:- HDFC0000194

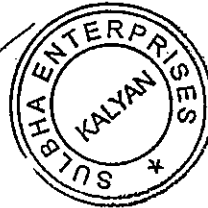
Branch – Rambaug, kalyan(w)

Above amount should be paid within 7 days from the date herein to avoid interest charges (18% P.A.)

Thanking you.  
For "SULBHA ENTERPRISES"

Authorised Signatory

Please ignore this letter if payment is already done





**SUBHA ENTERPRISES**

Builders & Developers

Shop No.3, Podar Chawl, Santoshi Mata Road, Kalyan (W) - 421301

☎ 78878 58555 / 98670 05786 ✉ subhaenterpriseskalyan@gmail.com

**SILVER HEIGHTS**

(Regn No : KDMC/TPD/BP/KD/2020-21/04/13)

**RECEIPT**

Date: 26/10/2023

Receipt No : **128**

Received with thanks from Mr/Mrs : Rizween Yaqub Manjor & Mahrumisa Manjor


the sum of Rupees : four lakhs only

for Flat No / Shop No : 302 by Cash / Cheque : 493319 / kankan bank

for the Installment No : 1st dated : 04/10/23

₹ 4,00,000/-

Subject to realisation of cheque

  
Signature

able.)



Receipt (pavti)

71/21723

Friday, October 13, 2023

12:02 PM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

पावती क्र.: 23770

दिनांक: 13/10/2023

गावाचे नाव: कल्याण

दस्तऐवजाचा अनुक्रमांक: कलन2-21723-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: रिजवान याकुब मनियार --

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1260.00

पद्याची संख्या: 63

एकूण:

रु. 31260.00

आपणास मूळ दस्त, यवनेल प्रिंट, सूची-२ अंदाजे  
12:22 PM ह्या वेळेस मिळेल.

Joint Sub Registrar-Kalyan 2

वाजार मूल्य: रु.27607/14/-

मोबदला रु.3000000/-

भरलेले मुद्रांक शुल्क : रु. 210000/-

सह. दुय्यम निबंधक वर्ग-२  
कल्याण क. २

1) देयकाचा प्रकार: DHC रकम: रु.1260/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023132502763 दिनांक: 13/10/2023

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009169193202324E दिनांक: 13/10/2023

वैकेचे नाव व पत्ता:

*R. S. Jay*

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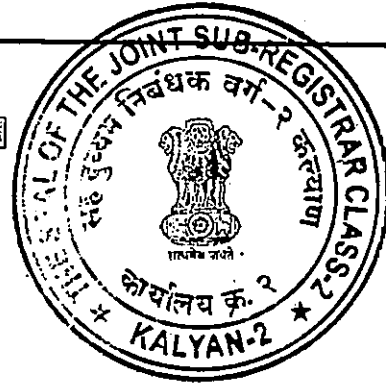


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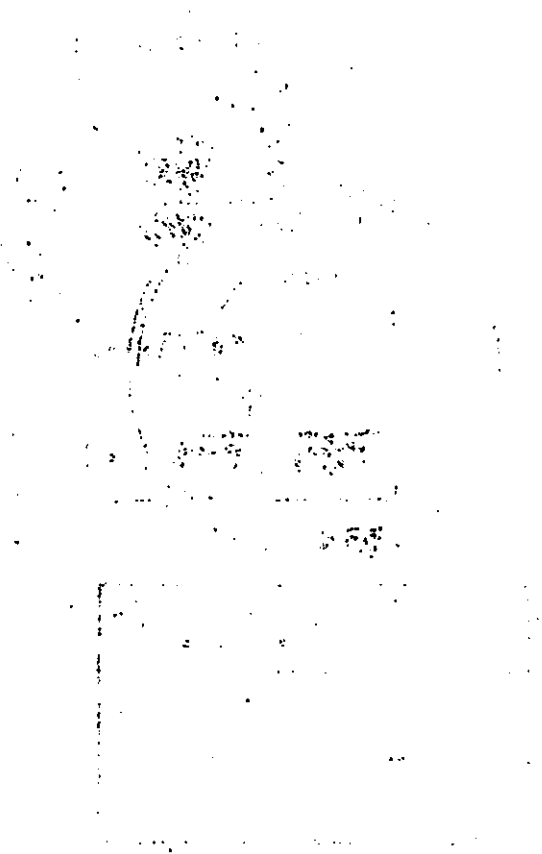
मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)

Valuation ID कलन2	20231010385	10 October 2023,10:28:10 AM			
मूल्यांकनाचे वर्ष जिल्हा मूल्य विभाग	2023 ठाणे तालुका : कल्याण	1/6-विभाग (10ड-2)कल्याण कल्याण गावठाणमध्ये प्रभागाची व्याप्ती उत्तर: [पूर्व दुर्गाडी किल्याने आग्रा रोडने सहजानंद चौकापर्यंत तेथून शिवाजी चौकापर्यंत शिवाजी चौकापासूनशिळ कडे जाणारा रस्त्याने गत्री पुलापर्यंत] पश्चिम: [मध्य रेल्वे मार्ग व आग्रा रस्ता यामधील खाडीचा भाग दक्षिण पत्री पुलापासून मुंबई कडे जाणारा मध्य रेल्वे मार्गाचा भागदक्षिणपश्चिमेस मेमन मस्जिद रस्त्यापर्यंत]			
उप मूल्य विभाग	Kalyan/Dombival Municipal Corporation सर्व्हे नंबर /न. भू. क्रमांक : सि.टी.एस. नंबर#1891				
क्षेत्राचे नांव	Kalyan/Dombival Municipal Corporation सर्व्हे नंबर /न. भू. क्रमांक : सि.टी.एस. नंबर#1891				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु. खुली जमीन	निवासी सदानिका 57300	कार्यालय 65800	दुकाने 74500	औद्योगिक 65800	मोजमापनाचे एकक चौ. मीटर
बांधीव क्षेत्राची माहिती बांधकाम क्षेत्र(Built Up)- बांधकामाचे वर्गीकरण- उद्ववाहन सुविधा -	48.18चौ. मीटर 1-आर सी सी आहे	मिळकतीचा वापर- मिळकतीचे वय - मजला -	निवासी सदानिका 0 TO 2वर्षे 1st To 4th Floor	मिळकतीचा प्रकार- बांधकामाचा दर- कार्पेट क्षेत्र-	बांधीव Rs.26620/- 43.8चौ. मीटर
Sale Type - First Sale Sale/Resale of built up Property constructed after circular dt.02/01/2018					
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate= Rs.57300/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर = ((57300-22500) * (100 / 100)) + 22500 = Rs.57300/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 57300 * 48.18 = Rs.2760714/-				
Applicable Rules	= 3, 9, 18, 19				
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य - तळघराचे मूल्य + मेझॅनार्डन मजला क्षेत्र मूल्य + उगतच्या गच्चीचे मूल्य(खुली बाल्कनी) + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 2760714 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.2760714/- = २ सत्तावीस लाख साठ हजार सात शें चौदा /-				

Home Print



क.ल.न.२	
दस्ता क्र. १७७५३	२०२३
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**AGREEMENT FOR SALE**

This Agreement made at Kalyan  
on this <sup>10<sup>th</sup></sup> 10<sup>th</sup> day of October 2023

BETWEEN

**M/S SULBHA ENTERPRISES** a partnership firm registered under the provisions of partnership Act 1932 having the office at Office at - Shop No. 3, Poddar Chawl, Santoshi Mata Road, Kalyan (W), Dist. Thane - 421 301. [**PAN: AEAFS6727E**] through its partner **MR. SHAHBAZ SALIM SHAIKH** Age 26 years Occ - Business, Hereinafter called the "PROMOTERS" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include the partners constituting the said firm for the time being, the survivors of them/their / his / her heirs executors, administrators and assigns) of the Party of the First Part

AND

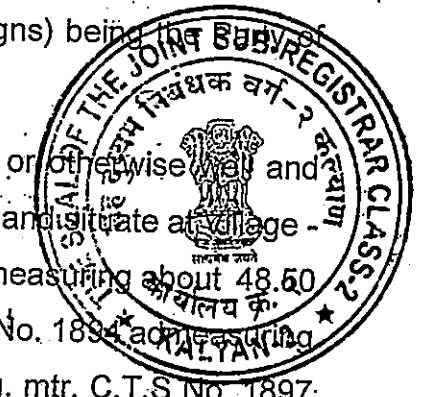
1. **MR RIZWAN YAKUB MANIYAR** aged about 56 Years, Pan: AFDPM8782M

2. **MRS MAHERUNNISA RIZWAN MANIYAR** aged about 45 Years, Pan: BNUPM2399J

Residing at - Flat No. 2, 2<sup>nd</sup> Floor, Al Noor Apartment, Dr. Ansari Chowk, Madar Challa, Kalyan (W) 421301 hereinafter called and referred to as the **Allottee/s/Purchaser** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his / her / their heirs, executors, administrators and assigns) being the Second Part.

**AND WHEREAS** the owner / promoters own and possess and/ or otherwise well and sufficiently entitled to all that piece and parcel of land lying , being and situated at village - Kalyan, Taluka - Kalyan, Dist. Thane, bearing C.T.S No. 1892 admeasuring about 48.50 sq. mtr., C.T.S No. 1893 admeasuring about 48.50 sq. mtr. C.T.S No. 1894 admeasuring about 40.10 sq. mtr. C.T.S No. 1895 admeasuring about 33.40 sq. mtr. C.T.S No. 1897 admeasuring about 60.62 sq. mtr. & C.T.S No. 1891 admeasuring about 160.00 sq. mtr.

Total area admeasuring about 391.2 sq. meters lying, being and situated within the limits of Kalyan Dombivli Municipal Corporation hereinafter called and referred to as the "said property" and more particularly described in the schedule hereunder written



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**WHEREAS** by an Agreement for sale dated 06th day of November 2020 which was dully registered at the office of sub registrar of assurances at Kalyan-1 under sr. no. 7270/2020 & Power of Attorney dated 06/11/2020 which was dully authenticated at the office of sub registrar of assurances at Kalyan-1 under sr. no. 7271/2020 executed between Shri. Vilas Raghunath Pathare & others (hereinafter referred to as the "Original owner") of the one part and the Promoter M/s SULBHA ENTERPRISES of the Other Part (hereinafter referred to as the "Development Agreement") the Original owner has appointed the Promoter as their agent to develop piece or parcel of Freehold land lying

mtr. C.T.S No. 1894 admeasuring about 40.10 sq. mtr. C.T.S No. 1895 admeasuring about 33.40 sq. mtr. C.T.S No. 1897 admeasuring about 60.62 sq. mtr. & C.T.S No. 1891 admeasuring about 160.5 sq. mtr. Total area admeasuring about 391.20 sq. meters, or thereabouts more particularly described in the First Schedule therein as well as in the first schedule hereunder written (hereinafter referred to as " the said land") and to construct thereon building / s in accordance with the terms and conditions contained in the Development Agreement / Power of Attorney.

**AND WHEREAS** the owner / promoters have acquired the C.T.S No. 1891 admeasuring about 160.5 sq. mtr. by and under the deed of conveyance dated 24/02/2020 registered at the office Sub – Registrar of Assurances at Kalyan -2 under serial No. 2964 dated 24/02/2020 from Mr Anil Pandharinath Pathare & and in the name of Mr Tulshiram Padu Patil and others herein is mutated in the records of rights as evidenced by mutation entry no. 2265

**ANDWHEREAS** the Promoter has got the revised plans approved and sanctioned from the Kalyan Dombivli Municipal Corporation vide commencement certificate bearing No. KDMP/ NRV/BP/KD/2020-21/04/13 dated 9<sup>th</sup> April, 2021 for carrying out construction on the area admeasuring 436.06 sq. meters in proposed Building [actual possession] in accordance with the specifications, elevations, sections for development. Hereinafter for the sake of brevity called and referred to as "the said property" [more particularly described in the Schedule hereunder written]

**ANDWHEREAS** the Promoters are entitled and enjoined upon to construct building on the Said property in accordance with the recitals hereinabove;

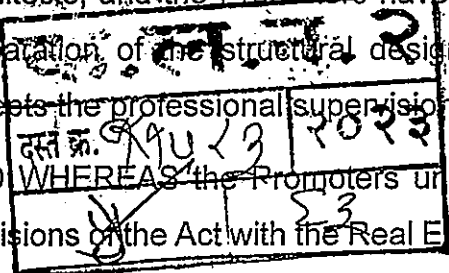
**ANDWHEREAS** the Promoters are in possession of the said property.

**AND WHEREAS** in pursuance to the sanctioned plans and permissions as recited hereinabove, the Promoters have already commenced the construction work of the building on the said property.

**AND WHEREAS** the Promoters have appointed **Mr. SHIRISH G. NACHANE**

**AND ASSOCIATED ARCHITECTS** as Consulting Architects registered with the Council of Architects, and the Promoters have appointed a structural engineer **Mr. KEDAR KALE** preparation of the structural design and drawing of the building and the Promoters accepts the professional supervision of the Architect and Engineer.

**AND WHEREAS** the Promoters undertake to register/registered the project under the provisions of the Act with the Real Estate Regulatory Authority. The registration no. of the Project is P51700030528 annexed at Annexure F.



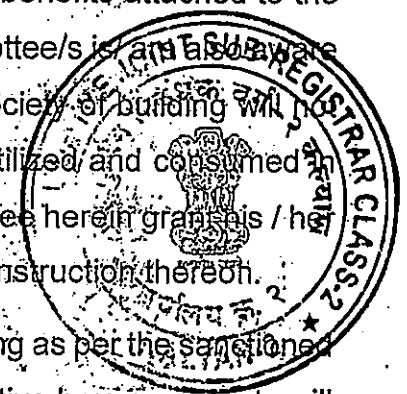


AND WHEREAS the Promoters have provided to the Allottee/s the copy of order, sanctioned plans, permissions, approvals, documents of title and have clearly brought to the knowledge of the Allottee/s and the Allottee/s is/ are fully aware of the covenants, common rights as appearing on the sanctioned plans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

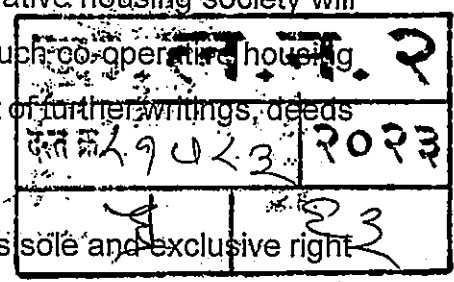
AND WHEREAS the Allottee has seen the site of the building and the work of construction of the said building being in progress and is satisfied with the quality of the work and has approved the same.

AND WHEREAS the Promoters have given the clear inspection of the sanctioned plans to the Allottee/s and have represented and brought to the notice of the Allottee/s and the Allottee/s is/are fully aware and having the correct knowledge that the scheme of construction undertaken by the Promoters on the said property described in the Schedule hereunder written consists of building Stilt [Part], 1st Floor to 6<sup>th</sup> Floor(P)(Residential/Commercial)and further extension of Ground upto 7<sup>th</sup> floor.

ANDWHEREAS the Allottee/s herein is/ are fully aware and having the full and absolute knowledge of the total construction scheme specifically about further expansion, from Ground upto 7<sup>th</sup> Floor of the same building in which flat has been booked and about adjoining building of Phase -II and amenity area and the Allottee/s herein along with the other Allottees will not raise any objection, hindrance or obstruction at the time of further expansion and formation of society/condominium of apartments its conveyance, demarcation, grant of right of way, easmentary rights and other benefits attached to the said different portions of land as described hereinabove. The Allottee/s is/are fully aware the land to be conveyed in favour of the cooperative housing society of building will not be equivalent and in proportion to the floor space index used, utilized and consumed in the construction of buildings on the said plot of land and the Allottee herein grants / her express and irrevocable consent for such transfer of land and construction thereon.



AND WHEREAS the Promoters intend to complete the said building as per the sanctioned plans and permissions as mentioned hereinabove and co-operative housing society will be formed as per the sanctioned plan and will be conveyed to such co-operative housing society and the above contents shall always form an integral part of further writings, deeds and documents including the final deed of conveyance.



AND WHEREAS by virtue of aforesaid Deeds the Promoters has sole and exclusive right to sell the Apartments in the said building to be constructed by the Promoters on the said property and to enter into Agreement/s with the Allottee(s) of the Apartments to receive the sale consideration in respect thereof;

AND WHEREAS on demand from the Allottee/s, the Promoters has given inspection to

are specified under the Real Estate (Regulation and Development) Act 2016 (hereinafter referred to as "the said Act") and the Rules and Regulations made there under;

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoters, authenticated copies of Village Forms VI and XII or any other relevant revenue record showing the nature of the title of the Promoters to the Said property on which the Apartments are constructed have been annexed hereto and marked as Annexure A and B respectively.

AND WHEREAS the authenticated copies of the plans of the Layout as approved by the concerned Local Authority have been annexed hereto and marked as Annexure C-1.

AND WHEREAS the authenticated copies of the plans of the Layout as proposed by the Promoters and according to which the construction of the building and open spaces are proposed to be provided for on the said project have been annexed here to and marked as Annexure C-2.

AND WHEREAS the authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority have been annexed here to and marked as Annexure D.

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

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

AND WHEREAS the Allottee/s has/have applied and offered to the Promoters for allotment of an Apartment No. 302 on 3<sup>rd</sup> Floor, in the building known as SILVER HEIGHTS Apartment being constructed on the said property.

AND WHEREAS the Promoters has accepted the offer of the Allottee/s and agreed to allot an Apartment No. 302 on 3<sup>rd</sup> Floor, (herein after referred to as the said "Apartment") in the Building known as SILVER HEIGHTS (herein after referred to as the said "Building") being constructed on the said project, by the Promoters.

AND WHEREAS the carpet area of the said Apartment/Flat is 31.66 square meters

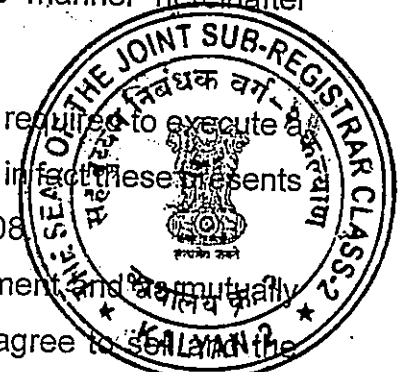
exclusive use of the Allottee/s, but includes the area covered by the internal partition walls of the apartment.

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

AND WHEREAS, prior to the execution of these presents the Allottee/s has/have paid to the Promoters a sum of **Rs. 30,00,000/- (Rupees Thirty Lakh Only)** being part payment of the sale consideration of the Apartment agreed to be sold by the Promoters to the Allottee/s as advance payment or Application Fee (the payment and receipt whereof the Promoters do hereby admit and acknowledge) and the Allottee/s has/have agreed to pay to the Promoters the balance of the sale consideration in the manner hereinafter appearing.

AND WHEREAS, under section 13 of the said Act the Promoters is required to execute written Agreement for sale of said Apartment with the Allottee, being in fact these presents and also to register said Agreement under the Registration Act, 1908.

In accordance with the terms and conditions set out in this Agreement and as mutually agreed upon by and between the Parties, the Promoters hereby agree to sell and the Allottee/s hereby agree/s to purchase the said Apartment and/or the garage/covered parking (if applicable) at or for the consideration and on ownership basis in the manner appearing hereinafter.



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

1. The Promoters shall construct building Stilt [Part], Ground floor Residential and commercial, 1st Floor to 7<sup>th</sup> Floor (Residential/Commercial) on the said property, in accordance with the plans, designs and specifications as approved by the Kalyan Dombivli Municipal Corporation from time to time with only such variations and modifications as the Corporation may deem fit and the Allottee/s hereby consent to the same. The Allottee/s herein is/ are fully aware and having the full and absolute knowledge of the scheme of construction specifically for further expansion of ground floor residential and commercial upto 7<sup>th</sup> floor and of Phase II of same building and amenity area and the Allottee/s herein along with the other Allottees will not raise any objection, and have completed concern for the same hindrance or obstruction at the time of formation of society/condominium of apartments its conveyance, demarcation, grant of right of way, easementary rights and other benefits attached to the said different portions of land as described hereinabove.

that he/she/they shall not be entitled to further investigate the title of the Promoters' right of development of the said property and no requisition or objection shall be raised by the Allottee on any matter relating thereto or howsoever in connection therewith.

3. While sanctioning the said plans, concerned local authority has laid down certain terms, conditions stipulations and restrictions which are to be observed and performed by the Promoters while developing the said property and the said buildings and upon due observance and performance of which only the completion and Occupation Certificates in respect of the said building shall be granted by the concerned local authority.

4. 1.a (i) The Allottee/s hereby agree/s to purchase from the Promoters and the Promoters hereby agrees to sell to the Allottee/s Apartment/Flat No. 302, in of area admeasuring 31.66 square meters Carpet + other area 12.14 sq. meters = total useable area 43.80 sq. meters on 3<sup>rd</sup> floor in the building known as "SILVER HEIGHTS"(as shown in the Floor plan thereof hereto annexed and marked as Annexure(s) C-1 and C-2 for the consideration of Rs. 30,00,000/- (Rupees Thirty Lakh Only) Including Stamp Duty, Registration, GST and being 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 Third Schedule annexed herewith.

1(b) The total aggregate consideration amount for the apartment including garages/covered parking spaces is thus Rs. \_\_\_\_\_/-

1(c) The Allottee has paid on or before execution of this agreement a sum of Rs. 4,00,000/- (Rupees Four Lakh Only) as advance payment by in Cheque a receipt hereby attached herewith application fee and hereby agrees to pay to that Promoters the balance amount of Rs. 26,00,000/- (Rupees Twenty Six Lakh Only) in the following manner: -

i. 10% of total consideration to be paid to the Promoters after the execution of Agreement

ii. 35% of the total consideration to be paid to the Promoters on completion of the Plinth of the building or wing in which the said Apartment is located.

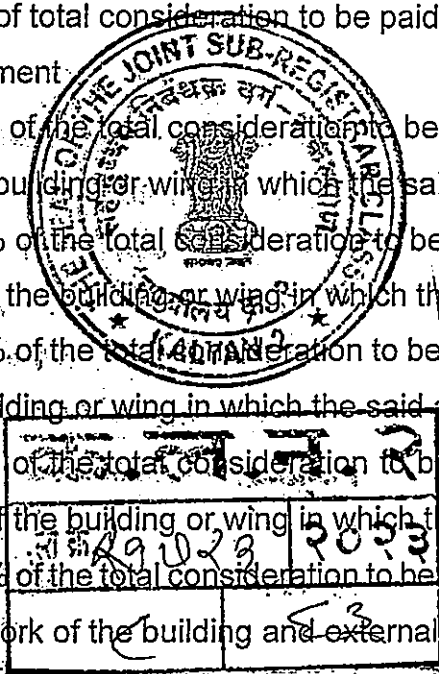
iii. 10% of the total consideration to be paid to the Promoters on completion of the 2nd slab of the building or wing in which the said apartment is located

iv. 10% of the total consideration to be paid to the Promoters on completion of 5th slab of the building or wing in which the said apartment is located

v. 10% of the total consideration to be paid to the Promoters on completion of 8th slab work of the building or wing in which the said Apartment is located

vi. 10% of the total consideration to be paid to the Promoters on completion of the external brick work of the building and external plaster of building

vii. 10% of total consideration to be paid to the Promoters on completion of internal work.



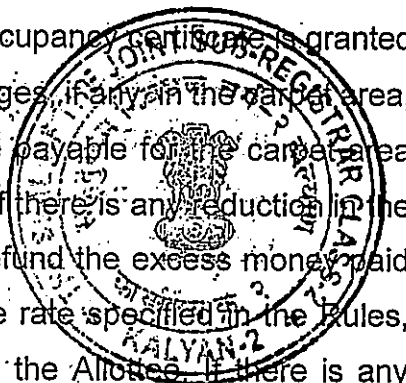
Promoters by way of GST, Stamp Duty, Registration up to the date of handing over the possession of the Apartment. THE transaction covered by this contract at present may attracts Additional GST, Sale Tax, Service Tax, Value Added Tax. If however, by reason of any amendment to the constitution or enactment or amendment of any other laws, central or state, this transaction is held to be liable for tax as a sale, service or value added tax or otherwise either as a whole or in part, in connection with this transaction are liable to be tax, or Service Tax, Value added tax or Additional GST if any as the case may be is liable for such transaction the same shall be payable by the Allottee along with the other Allottees of the building on demand at any time.

1(e) The Total Price is final settlement prize after all setoffs in GST and other related Tax's and is non-negotiable escalation-free, save and except escalations/increases, due to increase on account of development charges payable to the competent authority and/or any other increase in charges which may be levied or imposed by the competent authority Local Bodies/Government from time to time. The Promoters undertakes and agrees that while raising a demand on the Allottee for increase in development charges, cost, or levies imposed by the competent authorities etc., the Promoters shall enclose the said notification/order/rule/regulation published/issued in that behalf to that effect along with the demand letter being issued to the Allottee, which shall only be applicable on subsequent payments.

1(f) The Promoters may allow, in its sole discretion, a rebate for early payments of equal installments payable by the Allottee by discounting such early payments @      % per annum for the period by which the respective installment has been proponed. The provision for allowing rebate and such rate of rebate shall not be subject to any revision/withdrawal, once granted to an Allottee by the Promoters.

1(g) The Promoters shall confirm the final carpet area that has been allotted to the Allottee after the construction of the Building is complete and the occupancy certificate is granted by the competent authority, by furnishing details of the changes, if any, in the carpet area, subject to a variation gap of three percent. The total price payable for the carpet area shall be recalculated upon confirmation by the Promoters. If there is any reduction in the carpet area within the defined limit then Promoters shall refund the excess money paid by Allottee within forty-five days with annual interest at the rate specified in the Rules, from the date when such an excess amount was paid by the Allottee. If there is any increase in the carpet area allotted to Allottee, the Promoters shall demand additional amount from the Allottee as per the next milestone of the Payment Plan. All these monetary adjustments shall be made at the same rate per square meter as agreed in Clause 1(a) of this Agreement.

1(h) The Allottee authorizes the Promoters 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



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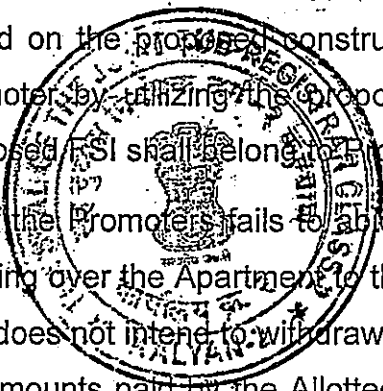
2.1 The Promoters hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the Apartment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

2.2 Time is essence for the Promoters as well as the Allottee. The Promoters shall abide by the time schedule for completing the project and handing over the Apartment the Allottee and the common areas to the association of the allottees after receiving the occupancy certificate or the completion certificate or both, as the case may be.

Similarly, the Allottee shall make timely payments of the installments and other dues payable by him/her and meeting the other obligations under the Agreement subject to the simultaneous completion of construction by the Promoters as provided in clause 1 (c) herein above. ("Payment Plan").

3. The Promoter hereby declares that the Floor Space Index available as on date in respect of the said property is 1500 square meters only and Promoters has planned to utilize Floor Space Index of 1460 Sq. Mtrs. Approx. including, by availing of TDR or FSI available on payment of premiums or FSI available as incentive FSI by implementing various scheme as mentioned in the Development Control Regulation or based on expectation of increased FSI which may be available in future on modification to Development Control Regulations, which are applicable to the said Project. The Promoter has disclosed the Floor Space Index of 1460 as 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 on the understanding that the declared proposed FSI shall belong to Promoter only.

4.1 If the Promoters fails to abide by the time schedule for completing the project and handing over the Apartment to the Allottee, the Promoters agrees to pay to the Allottee, who does not intend to withdraw from the project, interest as specified in the Rule, on all the amounts paid by the Allottee for every month of delay, till the handing over of the possession. The Allottee agrees to pay to the Promoters, interest as specified in the Rule, on all the delayed payment which become due and payable by the Allottee to the Promoters under the terms of this Agreement from the date the said amount is payable by the Allottee(s) to the Promoters. (Explanation: Rate of interest payable by promoter to allottees or by allottees to the promoters shall be State Bank of India highest Marginal Cost of Lending Rate plus 2 percent.

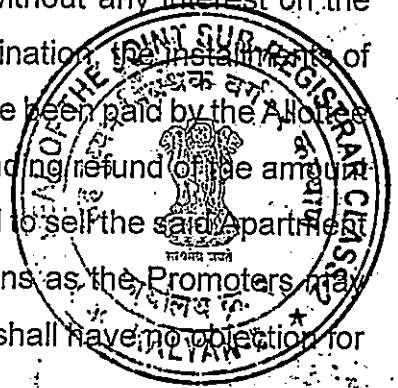


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4.2 Without prejudice to the right of Promoters to charge interest in terms of sub clause 4.1 above, on the Allottee committing default in payment on due date of any amount due and payable by the Allottee to the Promoters under this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and on the Allottee committing three defaults of payment of installments, the Promoters shall at his own option, may terminate this Agreement:

Provided that, Promoters shall give notice of fifteen days in writing to the Allottee, by Registered Post AD at the address provided by the Allottee and / or mail at the e-mail address provided by the Allottee, of his intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the Agreement. If the Allottee fails to rectify the breach or breaches mentioned by the Promoters within the period of notice then at the end of such notice period, Promoters shall be entitled to terminate this Agreement.

Provided further that upon termination of this Agreement as aforesaid, the Promoters shall, after deducting an amount equal to 10% of the total consideration payable hereunder as liquidated damages, refund to the Allottee the balance of the sale price which the Allottee may have till then paid to the Promoters without any interest on the amount so refundable within a period of thirty days of the termination of the Agreement. The installments of sale consideration of the said Apartment which may till then have been paid by the Allottee to the Promoters. And upon termination of this Agreement, pending refund of the amount as aforesaid, the Promoters shall be at liberty to dispose off and to sell the said Apartment to such person or persons at such price and on such conditions as the Promoters may desire and think fit in their absolute discretion and the Allottee shall have no objection for the same.



5. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities to be provided by the Promoters in the said building and the Apartment as are set out in Annexure E, annexed hereto.

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6. The Promoters shall give possession of the Apartment to the Allottee on or before December/2024 from the date of this Agreement as mention in RERA certificate attached herein however including any time consumed / delays caused by the concerned statutory authorities in issuing Completion Certificate / Occupancy Certificate, which is beyond the Control of the Promoters. If the Promoters fails or neglects to give possession of the Apartment to the Allottee on account of reasons beyond his control and of his agents by the aforesaid date then the Promoters shall be liable on demand to refund to the Allottee the amounts already received by him in respect of the Apartment with interest at the same rate as may mentioned in the clause 4.1 herein above from the date the Promoters received the sum till the date the amounts and interest thereon is repaid. Provided that the Promoters shall be entitled to reasonable extension of time for giving delivery of

- (i) war, civil commotion or act of God ;
- (ii) Non-availability of Cement, Steel, Sand, other building materials, Water or Electricity supply and Labour;
- (iii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

**7.7.1 Procedure for taking possession** - The Promoters, upon obtaining the occupancy certificate from the competent authority and the payment made by the Allottee as per the agreement shall offer in writing the possession of the Apartment, to the Allottee in terms of this Agreement to be taken within 15 days (Fifteen days from the date of issue of such notice) and the Promoters shall give possession of the Apartment to the Allottee. The Promoters agrees and undertakes to indemnify the Allottee in case of failure of fulfillment of any of the provisions, formalities, documentation on part of the Promoters. The Allottee agree to pay the maintenance charges as determined by the Promoters or association of allottee/s, as the case may be. The Promoters on its behalf shall offer the possession to the Allottee/s in writing within 7 days of receiving the occupancy certificate of the Project.

**7.2** The Allottee/s shall take possession of the Apartment within 15 days of the written notice from the Promoters to the Allottee/s intimating that the said Apartment is ready for use and occupancy.

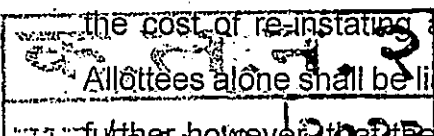
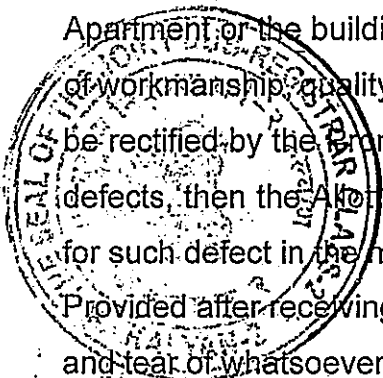
**7.3 Failure of Allottee to take Possession of Apartment:** Upon receiving a written intimation from the Promoters as per clause 7.1, the Allottee shall take possession of the Apartment from the Promoters by executing necessary indemnities, undertakings and such other documentation as prescribed in this Agreement, and the Promoters shall give possession of the Apartment to the Allottee. In case the Allottee fails to take possession within the time provided in clause 7.1 such Allottee shall continue to be liable to pay maintenance charges as applicable.

**7.4** If within a period of five years from the date of handing over the Apartment to the Allottee, the Allottee brings to the notice of the Promoters any structural defect in the Apartment or the building in which the Apartment are situated or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the Promoters at its own cost and in case it is not possible to rectify such defects, then the Allottee shall be entitled to receive from the Promoters, compensation for such defect in the manner as provided under the Act.

Provided after receiving of the Apartments from the Promoters, any damage due to wear and tear of whatsoever nature caused thereto, the Promoters shall not be responsible for

the cost of re-instating and repairing such damages caused by the Allottees and the Allottees alone shall be liable to rectify and re-instate the same at his own costs. Provided

further however that the Allottees shall not carry out any alterations of the whatsoever





any of the fittings, pipes, water supply connections or any creation or alterations in the bathroom, toilet and kitchen which may result in seepage of the water. If any such works are carried out without the written consent of the Promoter the defect liability automatically shall become void.

8. The Allottee shall use the Said Apartment or any part thereof or permit the same to be used only for purpose for which the user of the said Apartment is sanctioned in the building plans. The Allottee agrees not to change the user of the said Apartment without prior consent in writing of the Promoters and any unauthorized change of user by the Allottee shall render this Agreement voidable at the option of the Promoters and the Allottee in that event shall not be entitled to any right arising out of this Agreement.

9. The Allottee along with other Allottee(s) of Apartments in the building shall join in forming and registering the Society or Association to be known by such name as the Promoters may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association and for becoming a member, including the byelaws of the proposed Society and duly fill in, sign and return to the Promoters within seven days of the same being forwarded by the Promoters to the Allottee, so as to enable the Promoters to register the common organization of Allottee. No objection shall be taken by the Allottee if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies, as the case may be, or any other Competent Authority.

9.1 The Promoters shall, within three months of registration of the Society or Association, as aforesaid, cause to be transferred to the society or all the right, title and the interest of the Promoters in the said structure of the Building in which the said Apartment is situated.

9.2 Within 15 days after notice in writing is given by the Promoters to the Allottee that the Apartment is ready for use and occupancy, the Allottee shall be liable to bear and pay the proportionate share (i.e. in proportion to the carpet area of the Apartment) of outgoings in respect of the said property and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks bill collectors, chowkidars sweepers and all other expenses necessary and incidental to the management and maintenance of the said property and building/s. Until the Society is formed and the said structure of the building/s is transferred to it, the Allottee shall pay to the Promoters such proportionate share of outgoings as may be determined. The Allottee further agrees that till the Allottee's share is so determined the Allottee shall pay to the Promoters provisional monthly contribution of Rs. 1500/- per month towards the outgoings. The amounts so paid by the Allottee to the Promoters shall not carry any interest and remain with the Promoters.

aforesaid deposits (less deduction provided for in this Agreement) shall be paid over by the Promoters to the Society, as the case may be.

10. The Allottee should pay an extra amount of Rs. \_\_\_\_\_ /- (Rupees \_\_\_\_\_ -  
\_\_\_\_\_ Only) the said amount to the promoters towards: -

- (i) share money, application entrance fee of the Society or Federation/ Apex body.
- (ii) proportionate share of taxes and other charges/levies in respect of the Society /Federation/Apex body
- (iii) provisional monthly contribution towards outgoings of Society or Federation/ Apex body, if any.
- (iv) Water connection charges
- (v) Transformer / MSEDCL Charges &
- (vi) Society Formation Charges

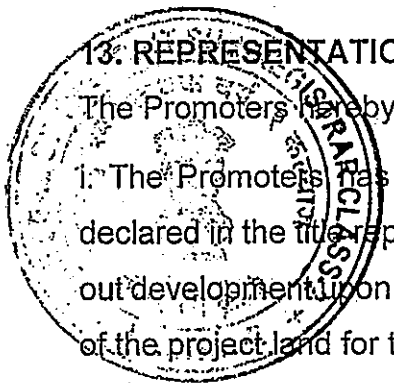
11. The Allottee shall pay to the Promoters requisite charges for meeting all legal costs, charges and expenses, including professional costs of the Attorney-at- Law/Advocates of the Promoters in connection with formation of the said Society, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance.

12. At the time of registration of conveyance of the structure of the building, the Allottee shall pay to the Promoters, the Allottees' share of stamp duty and registration charges payable, by the said Society on such conveyance or lease or any document or instrument of transfer in respect of the structure of the said Building. At the time of registration of conveyance of the said property, the Allottee shall pay to the Promoters, the Allottees' share of stamp duty and registration charges payable, by the said Society on such conveyance or any document or instrument of transfer in respect of the structure of the said land to be executed in favour of the Society.

### 13. REPRESENTATIONS AND WARRANTIES OF THE PROMOTERS:

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

- i. The Promoters has clear and marketable title with respect to the said property; as declared in the title report annexed to this agreement 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;
- ii. The Promoters has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;
- iii. There are no encumbrances upon the said property or the Project;



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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, said property and said building shall be obtained by following due process of law and the Promoters has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, said property, Building and common areas;

vi. The Promoters 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;

vii. The Promoters has not entered into any agreement for sale and/or development agreement or any other agreement / arrangement with any person or party with respect to the project land, including the Project and the said Apartment which will, in any manner, affect the rights of Allottee under this Agreement;

viii. The Promoters confirms that the Promoters is not restricted in any manner whatsoever from selling the said Apartment to the Allottee in the manner contemplated in this Agreement;

ix. At the time of execution of the conveyance deed of the structure to the association of Allottees the Promoters shall handover lawful, vacant, peaceful, physical possession of the common areas of the Structure to the Association of the Allottees;

x. The Promoters has duly paid and shall continue to pay and discharge undisputed governmental dues, rates, charges and taxes and other monies, levies, impositions, premiums, damages and/or penalties and other outgoings, whatsoever, payable with respect to the said project to the competent Authorities;

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

xii. The Promoters has informed to the Allottee and the Allottee is aware that as per the Scheme of Construction envisaged by the Promoters:

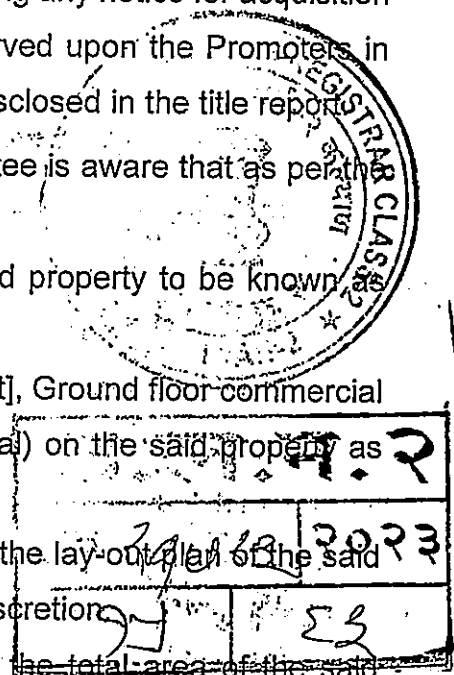
a) a.1) The Promoters intend to and are developing the said property to be known as **"SILVER HEIGHTS"**

a.2) The Promoters are entitled to construct building Stilt [Part], Ground floor commercial and residential, 1st Floor to 7<sup>th</sup> Floor (Residential/Commercial) on the said property as per the plans sanctioned in respect of the said property.

b) the Promoters shall be at liberty and be entitled to amend the lay-out plan of the said property as may be required by the Promoters at their sole discretion.

c) The Allottee expressly consents to the same as long as the total area of the said Apartment is not reduced and the structure of the building is not changed.

d) The Promoters have the right to display advertisements hoardings and other neon sign



right to grant permission to any person / firm of that choice and the Allottee/s herein along with the other Allottees will not raise any objection for the same.

e) The Promoters has clearly brought to the notice and knowledge of the Allottee and the Allottee is aware that the Promoters intend to complete the said building as per the sanctioned plans and permissions/ revised permission and the said property will be conveyed to such co-operative housing society as per the discretion of the Promoters and when the need arises and the above contents shall always form an integral part of further writings, deeds and documents including the final deed of conveyance and the same is clearly seen, verified and accepted by the Allottee herein and accordingly the Allottee has granted his/her express and irrevocable consent for the same and in terms of such contents the final Deed of Conveyance will be executed and registered.

Aforesaid conditions are of the essence of the contract and only upon the Allottee agreeing to the said conditions, the Promoters have agreed to sell the said Apartment to the Allottee.

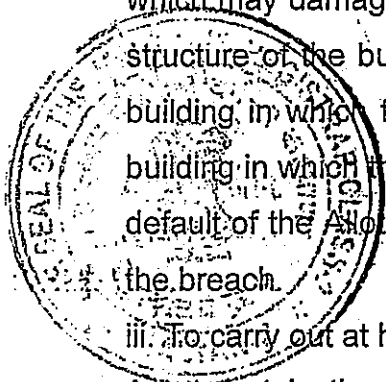
14. The Allottee/s or himself/themselves with intention to bring all persons into whosoever hands the Apartment may come, hereby covenants with the Promoters as follows: -

i. To maintain the Apartment at the Allottee's own cost in good and tenantable repair and condition from the date that of possession of the Apartment is taken 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.

ii. 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 Allottee in this behalf, the Allottee shall be liable for the consequences of the breach.

iii. 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 Promoters 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 concerned local authority or other public authority. In



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iv. 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 change in the water pipes fittings/plumbing or alteration in the elevation and outside color 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 buildings in which the Apartment is situated and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC, Pardis or other structural members in the Apartment without the prior written permission of the Promoters.

v. 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.

vi. 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.

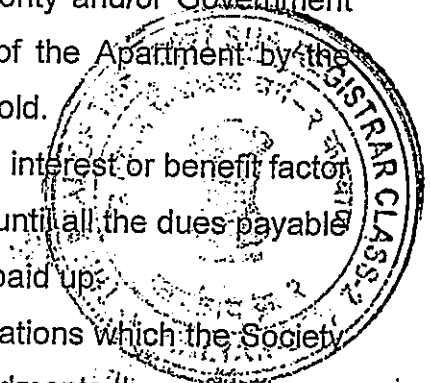
vii. Pay to the Promoters within fifteen days of demand by the Promoters, his share of security deposit demanded by the concerned local authority or Government or giving water, electricity or any other service connection to the building in which the Apartment is situated.

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

ix. The Allottee shall not let, sub-let, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the Apartment until all the dues payable by the Allottee to the Promoters under this Agreement are fully paid up.

x. The Allottee shall observe and perform all the rules and regulations which the Society 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.

xi. The Allottee shall also observe and perform all the stipulations and conditions laid down by the Society 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.



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enter into and upon the said buildings or any part thereof to view and examine the state and condition thereof.

xiii. The Allottee shall not claim any deduction in the cost of his / her Apartment on account of deletion of any item of construction as per his / her requirements, of the Allottee in his / her flat.

xiv. If Additional amenities are required by the Allottee, then in that event the Allottee agrees to pay in advance the cost of such additional amenities as per the estimate prepared by the Promoters or the Architect of the Promoters and his decision shall be final and binding.

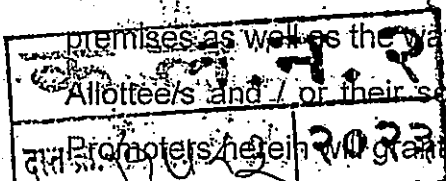
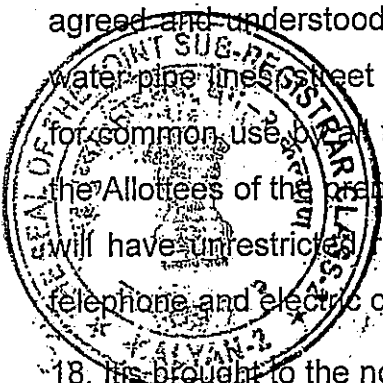
xv. It is also understood and agreed by and between the parties hereto that the open terrace, E.P, balcony, dry balcony, cup-board appurtenant to/or in front of or adjacent to the Apartments in the said building, if any, shall be exclusively to the respective Allottees of the said Apartments and the same are intended for the exclusive use of the respective Apartments Allottees.

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

16. It is also agreed and understood that the Promoters will only pay the municipal tax for the unsold apartments and will not pay any maintenance charges like water, light etc., and the Promoters can sell the said Apartment to any prospective buyers and then such prospective buyers will become the member of the society without paying any transfer premium or any other charges.

17. The Allottee/s has/have seen the layout of the proposed building complex and has agreed and understood the common amenities like common roads, drainage, sewers, water pipe lines, street lights etc., shall be the common property and shall be available for common use by all the buyers of the premises in the said complex and accordingly the Allottees of the premises in the said complex and the different common organization will have unrestricted right of way in common spaces, roads and laying of pipelines, telephone and electric cables, sewerage and drainage line etc.

18. It is brought to the notice of the Allottee/s that the electric meters of all the Apartment premises as well as the water meters will be in the name of the Promoters herein and the Allottee/s and / or their society shall get the same transferred in their favour and the Promoters herein will grant the no objection as and when required.



terraces, will remain the property of the Promoters until the said structure of the building is transferred to the Society or other body and until the project land is transferred to the Society as hereinbefore mentioned.

## 20. PROMOTERS SHALL NOT MORTGAGE OR CREATE A CHARGE:

After the Promoters executes this Agreement he shall not mortgage or create a charge on the said 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.

## 21. BINDING EFFECT:

Forwarding this Agreement to the Allottee by the Promoters does not create a binding obligation on the part of the Promoters 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 Promoters. If the Allottee(s) fails to execute and deliver to the Promoters 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 Promoters, then the Promoters 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.

## 22. ENTIRE AGREEMENT

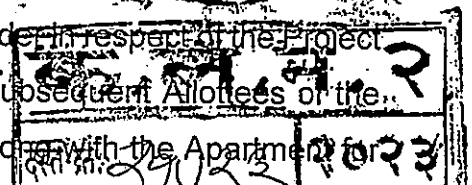
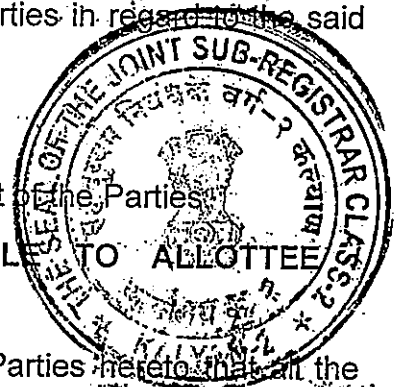
This Agreement, along with its schedules and annexures, constitutes the entire Agreement between the Parties with respect to the subject matter hereof and supersedes any and all understandings, any other agreements, allotment letter, correspondences, arrangements whether written or oral, if any, between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

## 23. RIGHT TO AMEND

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

## 24. 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



If any provision of this Agreement shall be determined to be void or unenforceable under the Act or the Rules and Regulations made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary to conform to Act or the Rules and Regulations made thereunder 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.

**26. 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.

**27. 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.

**28. PLACE OF EXECUTION:**

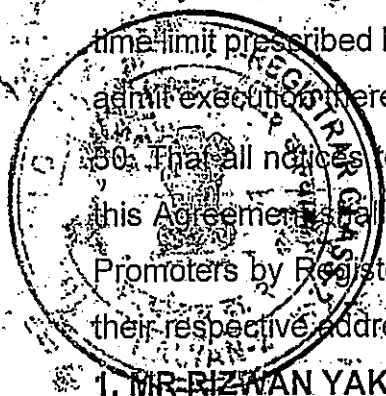
The execution of this Agreement shall be complete only upon its execution by the Promoters through its authorized signatory at the Promoters' Office, or at some other place, which may be mutually agreed between the Promoters and the Allottee, in after the Agreement is duly executed by the Allottee and the Promoters or simultaneously with the execution the said Agreement shall be registered at the office of the Sub-Registrar. Hence this Agreement shall be deemed to have been executed at Kalyan.

29. The Allottee and/or Promoters 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 Promoters will attend such office and admit execution thereof.

30. That all notices to be served on the Allottee and the Promoters as contemplated by this Agreement shall be deemed to have been duly served if sent to the Allottee or the Promoters by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:

1. MR RIZWAN YAKUB MANIYAR

2. MRS MAHERUNNISA RIZWAN MANIYAR





It shall be the duty of the Allottee and the Promoters 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 Promoters or the Allottee, as the case may be.

**31. JOINT ALLOTTEES:**

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

**32. Stamp Duty and Registration: -**

The charges towards stamp duty and Registration of this Agreement is excluded in the total cost.

**33. Dispute Resolution: -**

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

**34. GOVERNING LAW:**

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

35. This agreement shall always be subject to the provisions contained in Real Estate (Regulation and Development) Act, 2016, Rules and Regulations made there under.

**SCHEDULE ABOVE REFERRED TO**

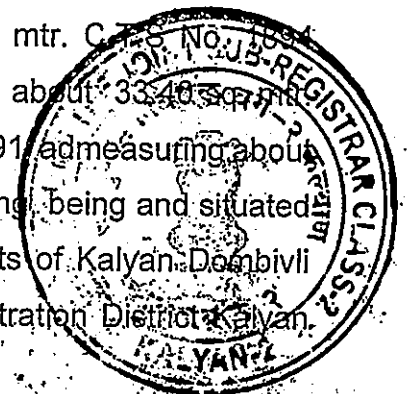
All that piece and parcel of land bearing bearing C.T.S No. 1892 admeasuring about 48.50 sq. mtr., C.T.S No. 1893 admeasuring about 48.50 sq. mtr. C.T.S No. 1894 admeasuring about 40.10 sq. mtr. C.T.S No. 1895 admeasuring about 33.40 sq. mtr. C.T.S No. 1897 admeasuring about 60.62 sq. mtr. & C.T.S No. 1891 admeasuring about 160.5 sq. mtr. Total area admeasuring about 391.2 sq. meters lying, being and situated at Village - Kalyan, Taluka - Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation, registration District Thane and Sub-Registration District Kalyan and bounded as follows:

On or towards East – Mr Pathare old property Ground # 2 Floor and Gallary

On or towards West – D. P Road

On or towards North – Mr Shivade property

On or towards South – Mr Pathare Property



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**SECOND SCHEDULE ABOVE REFERRED TO**

Passage, Open Space, Staircase, Lift lobbies, Terraces, Duct Area, Common entrance,

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

**SIGNED & DELIVERED**

by the within named Promoters  
M/S SULBHA ENTERPRISES,  
a partnership firm, through its partner  
MR. SHAHBAZ SALIM SHAIKH



*Shahbaz*



**SIGNED & DELIVERED**

by the within named  
Allottee/s  
1. MR RIZWAN YAKUB MANIYAR

*Rizwan*



2. MRS MAHERUNNISA RIZWAN MANIYAR

*Maher*

**WITNESS**

1. MR KHAN SAADAT M

*Khan Saadat M*



2. MR. MOHAMMED MOOSA

*Muhammad Moosa*

**SCHEDULE A**

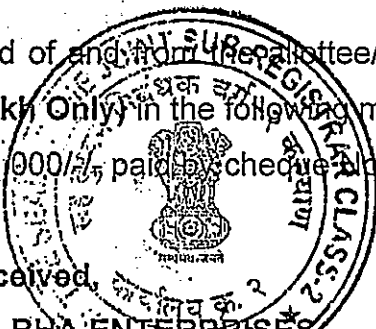
All that premises of Apartment No. 302, in of area admeasuring 31.66 square meters Carpet + other area 12.14 sq. meters = total useable area 43.80 sq. meters on 3<sup>rd</sup> floor in the building known as SILVER HEIGHTS constructed on property C.T.S No. 1892, 1893, 1894, 1895, 1897 & 1891 being and situated at Village Kalyan, Tal. Kalyan, Dist Thane within the limits of Kalyan Dombivli Municipal Corporation registration District Thane and Sub-Registration District Kalyan.

**RECEIPT**

Received of and from the allottee/s above named the sum of Rs. 4,00,000/- (Rupees Four Lakh Only) in the following manner.

Rs. 4,00,000/-, paid by cheque No. 494319 Drawn on Koka Bank dated 04/10/2023.

I say received,



M/S SULBHA ENTERPRISES

**ANNEXURE A**

(Title Certificate)

**ANNEXURE B**

(Authenticated copy of the Property card or 7/12 extracts)

**ANNEXURE C-1**

(Authenticated copy of the plans of the layout as approved by concerned local authority)

**ANNEXURE C-2**

(Authenticated copy of the plans of the layout as proposed by the Promoter and according to which the construction of the buildings and open spaces are proposed to be provided for on the said project)

**ANNEXURE D**

(Authenticated copies of the plans and specifications of the Apartment agreed to be purchased by the Allottee/s, as sanctioned and approved by the local authority)

**ANNEXURE E**

(Specifications and amenities for the apartment)

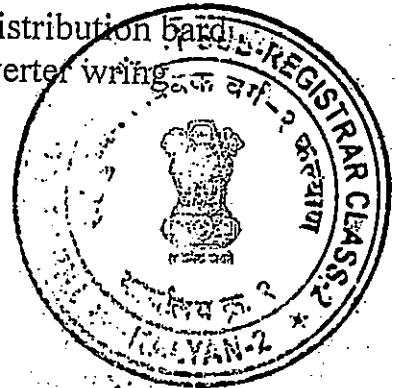
**ANNEXURE F**

(Authenticated copy of Registration certificate of the Project granted by Real Estate Regulatory Authority)

**ANNEXURE E**

**List Of Amenities For Flat**

1. Decorative Entrance lobby
2. CCTV Surveillance System
3. Solar Water Heater
4. Powder coated aluminum sliding
5. Concealed plumbing with branded fitting
6. Concealed wiring F R Polycab wires/similar wire with distribution board
7. Points for appliances in kitchen, inverter points with inverter wiring
8. Granite Kitchen platform with stainless steel sink
9. Earthquake resistance RCC design
10. Fire fighting



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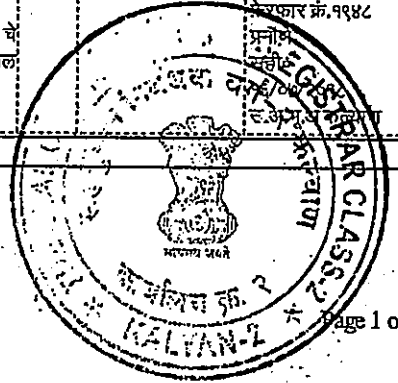
मालमत्ता पत्रक

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गाव/पेठ : कल्याण	तालुका/न.सू.का. : उभ अधीक्षक भूमि अभिलेख, कल्याण			जिल्हा : ठाणे
नगर भुमापन क्रमांक	शिष्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार
१८९२			४८.५०	अ
				शासनाला दिलेल्या आकारणाचा किंवा शाब्दाचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
				आकार व मुदत नाही.

सुविधाधिकार
हक्काचा मुळ धारक [ रघुनाथ बाबाजी पाठारे.] वर्ष: वाटणीपत्र क्र.३५८८-८-३ ता.६.६.५० १.नारायण २.हरेश्वर. ३.केसरीनाथ ४.रघुनाथ बाबाजी पाठारे या चौघांत.
पट्टेदार
इतर भार
इतर शिरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(वा) पट्टेदार(प) किंवा भार	साक्षात्कन
२४/१२/१९६८	भा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.सं. च्या १९५८ अंमल बजावणी कायद्यानुसार व भा.स.च्या नाणेसंबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.			सही- १९/०४/६९ दि.जि.नि.भू.अ. (द.) न.सि.क.
२९/०९/२००३	वारसाने.		म [ १.श्रीमती पूष्पा रघुनाथ पाठारे.] [ २.सौ.गिता गिरिधर पाठारे.] [ ३.श्री.विलास रघुनाथ पाठारे.] [ ४.श्री.शशिकांत रघुनाथ पाठारे.] [ ५.सौ.अरुणा अशोक म्हात्रे.] [ ६.सौ.ईला सुरेश घरत.] [ ७.सौ.अनूपमा अरविंद नाईक.] [ ८.श्री.सुनिल रघुनाथ पाठारे.] [ ९.सौ.ज्योती विनोद पुरव.]	फेरफार क्रं.२७१ प्रमाणे सही- २९/०९/२००३ ता.नि.भू.अ.,कल्याण.
२४/०७/२०१५	मा. जमावदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.सू.१/मि.प. अक्षरी नोंद/२०१५ दि. १६/०२/२०१५ व या कार्यालयाकडील आदेश क्र.न.भू/फेरफार क्र. १६०७ आदेश दि.२४/०७/२०१५ अन्वये मिळकत पत्रिकेवर अक्षरी क्षेत्र अड्डेचाळीस पूर्णाक पाच दशांश चौ.मी. दाखल केले.			फेरफार क्रं.१६०७ प्रमाणे सही- २४/०७/२०१५ उ.अ.भू.अ.कल्याण
१७/१२/२०१६	हक्कसोड पत्राने- अर्ज जबाब सह.दुय्यम निबंधक कल्याण-२ यांचेकडील र.द.क्र ५८६८/२०१६ दि. १४/०९/२०१६ चे हक्कसोडपत्रान्वये १) विलास रघुनाथ पाठारे २) शशिकांत रघुनाथ पाठारे ३) सुनिल रघुनाथ पाठारे यांचे लाभात हक्क सोडलेने १) गिता गिरिधर पाठारे २) अरुणा अशोक म्हात्रे ३) अनूपमा अरविंद नाईक ज्योती विनोद पुरव यांची नावे कमी केली.			फेरफार क्रं.१७८५ प्रमाणे सही- १७/१२/२०१६ उ.अ.भू.अ. कल्याण,
२४/११/२०१७	मयताचे नाव कमी करणे- अर्ज, जबाब, पंथनामा, सत्यप्रतिज्ञापत्र, मृत्युदाखला, इत्यादीवरून पूष्पा रघुनाथ पाठारे ह्या दि.२७/०४/२०१४ रोजी मयत झालेने त्यांचे नाव कमी केले.			फेरफार क्रं.१८८४ प्रमाणे सही- २४/११/२०१७ उ.अ.भू.अ. कल्याण.
१६/०७/२०१८	हक्कसोड पत्राने- अर्ज जबाब सह.दुय्यम निबंधक कल्याण-२ यांचेकडील र.द.क्र ३८५९/२०१८ दि. ०४/०४/२०१८ चे हक्कसोडपत्रान्वये शैला सुरेश घरत यांनी आपला हक्क १) विलास रघुनाथ पाठारे २) शशिकांत रघुनाथ पाठारे ३) सुनिल रघुनाथ पाठारे यांचे लाभात हक्क सोडलेने त्यांचे नाव कमी केले.			फेरफार क्रं.१९४८ प्रमाणे सही- १६/०७/२०१८ उ.अ.भू.अ. कल्याण



क.ल.न.२

दस्तावेज क्र. २०१७/२०२३

मालमत्ता पत्रक

2246

गांधि/पेट : कल्याण

तालुका/न.भू.का. : सप अधीक्षक भूमि अभिलेख,  
कल्याण

जिल्हा : ठाणे

नगर भुमापन क्रमांक	शिष्टप्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
१८९४		४०.१०	अ	आकार व मुदत नाही.

सुविधाधिकार

हक्काचा मुळ धारक H  
वर्ष: १९५५ [ रघुनाथ बाबाजी पाठारे.]  
सि.स.नं. १८९२ प्रमाणे.

पट्टेदार  
इतर भार  
इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा भार	साक्षात्करण
२४/१२/१९६८	भा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.सं. च्या १९५८ अंमल बजावणी कायद्यानुसार व भा.स.च्या नाणेसंबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.			सही- १९/०४/६९ वि.जि.नि.भू.अ. (द.) नासिक.
२१/०९/२००३	वारसाने.		H [ १.श्रीमती पूष्पा रघुनाथ पाठारे.] [ २.सौ. गिता गिरिधर पाठारे] ३.श्री.विलास रघुनाथ पाठारे. ४.श्री.शशिकांत रघुनाथ पाठारे. [ ५.सौ.अरुणा अशोक म्हात्रे.] [ ६.सौ.शैला सुरेश घरत.] [ ७.सौ.अनूपमा अरविंद नाईक.] ८.श्री.सुनिल रघुनाथ पाठारे. [ ९.सौ.ज्योती विनोद पुरव.]	फेरफार क्र.२७१ प्रमाणे सही- २१/०९/२००३ ता.नि.भू.अ.,कल्याण.
२४/०४/२०१५	भा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प. अक्षरी नोंद/२०१५ दि. १६/०२/२०१५ व या कार्यालयाकडील आदेश क्र.न.भू./फेरफार क्र. १६०७ आदेश दि.२४/०४/२०१५ अन्वये मिळकत पत्रिकेवर अक्षरी क्षेत्र चाळीस पुर्णाक एक दशांश चौ.मी. दाखल केले.			फेरफार क्र.१६०७ प्रमाणे सही- २४/०४/२०१५ उ.अ.भू.अ.कल्याण
१७/१२/२०१६	हक्कसोड पत्राने,- अर्ज जबाब सह.दुय्यम निबंधक कल्याण-२ यांचेकडील र.द.क्र ५८६८/२०१६ दि. १४/०९/२०१६ चे हक्कसोडपत्रान्वये १) विलास रघुनाथ पाठारे २) शशिकांत रघुनाथ पाठारे ३) सुनिल रघुनाथ पाठारे यांचे लाभात हक्क सोडलेने १) गिता गिरिधर पाठारे २) अरुणा अशोक म्हात्रे ३) अनूपमा अरविंद नाईक ज्योती विनोद पुरव यांची नावे कमी केली.			फेरफार क्र.१७८५ प्रमाणे सही- १७/१२/२०१६ उ.अ.भू.अ. कल्याण,
२४/११/२०१७	मयताचे नाव कमी करणे- अर्ज, जबाब, पंचनामा, सत्यप्रतिज्ञापत्र, मृत्युदाखला, इत्यादीवरून पूष्पा रघुनाथ पाठारे ह्या दि.२७/०४/२०१४ रोजी मयत झालेने त्यांचे नाव कमी केले.			फेरफार क्र.१८८४ प्रमाणे सही- २४/११/२०१७ उ.अ.भू.अ. कल्याण.
१६/०७/२०१८	हक्कसोड पत्राने,- अर्ज जबाब सह.दुय्यम निबंधक कल्याण-२ यांचेकडील र.द.क्र ३८५९/२०१८ दि. ०४/०४/२०१८ चे हक्कसोडपत्रान्वये शैला सुरेश घरत यांनी आपला हक्क १) विलास रघुनाथ पाठारे २) शशिकांत रघुनाथ पाठारे ३) सुनिल रघुनाथ पाठारे यांचे लाभात हक्क सोडलेने त्यांचे नाव कमी केले.			फेरफार क्र.१९४८ प्रमाणे सही- १६/०७/२०१८ उ.अ.भू.अ.कल्याण

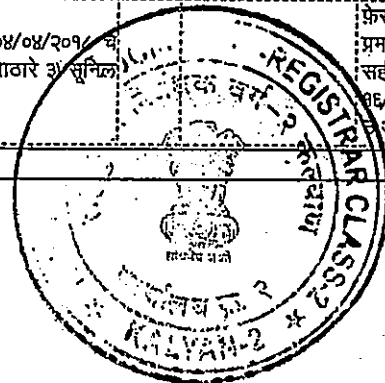


गाव/पेठ : कल्याण

नगर सुमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
१८९७			६०.२०	अ	आकार व मुदत नाही.

सुविधाधिकार	हक्काचा मुळ धारक वर्ष: १९५५	H [ रघुनाथ बाबाजी पाठारे.] सि.स.नं. १८९२ प्रमाणे.
पट्टेदार	इतर भार	इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा भार	साक्षात्कन
२४/१२/१९६८	भा.स.च्या १९५६ च्या वजन नपाचे कायद्यालगत म.रा.सं. च्या १९५८ अंमल बजावणी कायदानुसार व भा.स.च्या नाणेसंबंधी कायदानुसार क्षेत्र आकाराचे रूपांतर केले.			सही- १९/०४/६९ वि.जि.नि.मू.अ. (द.) नासिक.
१९/०९/२००३	वारसाने.		H [ १.श्रीमती पुष्पा रघुनाथ पाठारे.] [ २.सौ.गिता गिरिधर पाठारे] ३.श्री.विलास रघुनाथ पाठारे. ४.श्री.शशिकांत रघुनाथ पाठारे. [ ५.सौ.अरुणा अशोक म्हात्रे.] [ ९.सौ.शैला सुरेश घरत.] [ ७.सौ.अनूपमा अरविंद नाईक.] ८.श्री.सुनिल रघुनाथ पाठारे. [ ९.सौ.ज्योती विनोद पुरव.]	फेरफार क्रं.२७१ प्रमाणे सही- २९/०९/२००३ ता.नि.मू.अ.,कल्याण.
२४/०७/२०१५	भा. जमावदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मू.५/मि.प. अक्षरी नोंद/२०१५ दि. १६/०२/२०१५ व या कार्यालयाकडील आदेश क्र.न.मू./फेरफार क्र. १६०७ आदेश दि.२४/०७/२०१५ अन्वये मिळकत पत्रिकेवर अक्षरी क्षेत्र साठ पुर्णांक दोन दशांश चौ.मी. दाखल केले.			फेरफार क्रं.१६०७ प्रमाणे सही- २४/०७/२०१५ उ.अ.मू.अ.कल्याण
१७/१२/२०१६	हक्कसोड पत्राने- अर्ज जबाब सह.दुय्यम निबंधक कल्याण-२ यांचेकडील र.द.क्र ५८६८/२०१६ दि. १४/०९/२०१६ चे हक्कसोडपत्रान्वये १) विलास रघुनाथ पाठारे २) शशिकांत रघुनाथ पाठारे ३) सुनिल रघुनाथ पाठारे यांचे लाभात हक्क सोडलेने १) गिता गिरिधर पाठारे २) अरुणा अशोक म्हात्रे ३) अनूपमा अरविंद नाईक ज्योती विनोद पुरव यांची नावे कमी केली.			फेरफार क्रं.१७८५ प्रमाणे सही- १७/१२/२०१६ उ.अ.मू.अ.कल्याण,
२४/११/२०१७	मयताचे नाव कमी करणे- अर्ज, जबाब, पंचनामा, सत्यप्रतिज्ञापत्र, मृत्युदाखला, इत्यादीवरून पुष्पा रघुनाथ पाठारे ह्या दि.२७/०४/२०१४ रोजी मयत झालेने त्यांचे नाव कमी केले.			फेरफार क्रं.१८८४ प्रमाणे सही- २४/११/२०१७ उ.अ.मू.अ.कल्याण.
१६/०७/२०१८	हक्कसोड पत्राने- अर्ज जबाब सह.दुय्यम निबंधक कल्याण-२ यांचेकडील र.द.क्र ३८५९/२०१८ दि. ०४/०४/२०१८ चे हक्कसोडपत्रान्वये शैला सुरेश घरत यांनी आपला हक्क १) विलास रघुनाथ पाठारे २) शशिकांत रघुनाथ पाठारे ३) सुनिल रघुनाथ पाठारे यांचे लाभात हक्क सोडलेने त्यांचे नाव कमी केले.			फेरफार क्रं.१९४८ प्रमाणे सही- १६/०७/२०१८ उ.अ.मू.अ.कल्याण



क.ल.न.२

# महाराष्ट्र शासन

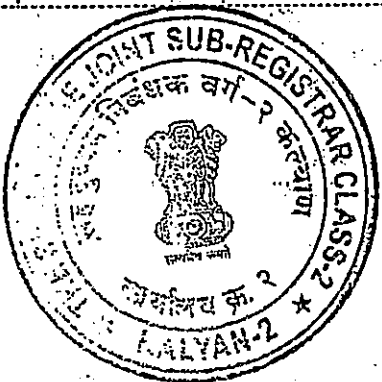
## मालमत्ता पत्रक

2243

गाव/पेठ : कल्याण	तालुका/न.भू.का. : उप अधीक्षक भूमि अभिलेख, कल्याण	जिल्हा : ठाणे
नगर मुमापन क्रमांक १८९१	शिट फ्लॉट नंबर : नंबर १६०.५०	क्षेत्र चौ.मी. अ
शासनाला दिलेल्या आकारणाचा किंवा भाज्याचा तपशिल आणि त्याच्या फेरतपासणीची निवट वेळ		आकार व मुदत नाही.

सुविधाधिकार	H [ १.अनंत बाबुल. ] [ २.पंढरीनाथ बाबुल. ] [ ३.निलकंठ बाबुल ] आणि [ कमलाकर बाबुल ] [ अ.पा.क.आई राधाबाई बाबुल सर्व मिळून ए.कू.पू. राधाबाई बाबुल ] जबाब १२.९.३२ चा झाला. ख.ख.त्यावरून यातील हिस्सा सदानंद बाबुल पाठारे यांचा होता तो अनंत बाबुल वगैरेंनी र.स.५००/- २५.३.३३ ला विकत घेतला रि.स.नं.१८९१,१८९५,१८९६,१८९७.
पट्टेदार	
इतर मार	
इतर खेरे	

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा मार	साक्षात्कृत
२४/१२/१९६८	भा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.सं. च्या १९५८ अंमल बजावणी कायद्यानुसार व भा.स.च्या नाणेसंबंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.			सही- १९/०४/१९६९ वि.जि.नि.भू.अ. (व.) नासिक.
२४/०९/२०१५	मा. जमावंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/मि.प. अक्षरी नोंद/२०१५ दि. १६/०२/२०१५ व या कार्यालयाकडील आदेश क्र.न.भू./फेरफार क्र. १६०७ आदेश दि.२४/०९/२०१५ अन्वये मिळकत पत्रिकेवर अक्षरी क्षेत्र एकत्र साठ पुणांक पाच दशांश चौ.मी. दाखल केले.			फेरफार क्र. १६०७ प्रमाणे सही- २४/०९/२०१५ उ.अ.भू.अ कल्याण
३०/०९/२०१९	वारसाने अर्ज जबाब पंचनामा सत्यप्रतिज्ञालेख, मूळ मृत्यु दाखला इ.अन्वये पंढरीनाथ बाबुल पाठारे हे २५/८/१० रोजी मयत झाल्याने त्यांचे नांव कमी करून वारसांची नावे दाखल केली.		H [ १]अनिल पंढरीनाथ पाठारे] [ २]रेखा सतिश पाटील]	फेरफार क्र.२०४५ प्रमाणे सही- ३०/०९/२०१९ उ अ भूअ कल्याण
०५/०८/२०१९	वारसाने अर्ज जबाब पंचनामा सत्यप्रतिज्ञालेख मूळ मृत्यु दाखला इ.अन्वये निलकंठ बाबुल पाठारे हे दि. २४/८/८९ रोजी मयत झाल्याने त्यांचे नांव कमी करून वारसांची नावे दाखल केली.		H [ १]ज्योती जिवनकांत म्हात्रे] [ २]यामिनी निलकंठ पाठारे] [ ३]रागिनी दिपक घाणेकर] [ ४]अर्पिता अजय देसाई]	फेरफार क्र.२०४८ प्रमाणे सही- ०५/०८/२०१९ उ अ भूअ कल्याण
२७/०९/२०१९	अर्ज जबाब पंचनामा सत्यप्रतिज्ञालेख मूळ मृत्यु दाखला इ.अन्वये अनंत बाबुल पाठारे हे दि. २८/१०/२०१२ इ.अन्वये रोजी मयत झाल्याने त्यांचे नांव कमी करून वारसांची नावे दाखल केली व वारसांपैकी सुधाकर अनंत पाठारे हे दि १७/३/२००४ रोजी मयत झाल्याने त्यांचे नाव कमी करून वारसांची नावे दाखल केली.		H [ १]विनोद अनंत पाठारे] [ २]विजय अनंत पाठारे] [ ३]नयना अनिल मंत्री] [ ४]शुभलक्ष्मी सुभाष हरचेकर] [ ५]सुधाकर अनंत पाठारे] [ ६]रिता सुधाकर पाठारे]	फेरफार क्रं.२०६३ प्रमाणे सही- २७/०९/२०१९ उ अ भूअ कल्याण





मालमत्ता पत्रक

2245

गांव/पेठ : कल्याण

तालुका/न.मू.का. : उप अधीक्षक भूमि अभिलेख, कल्याण

जिल्हा : ठाणे

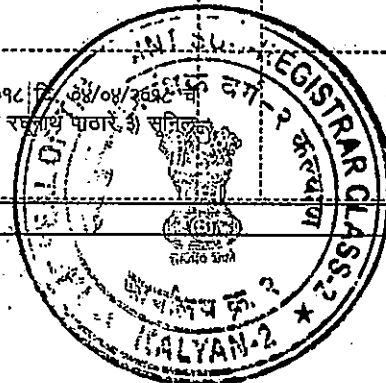
नगर भुमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
१८९३			४८.५०	अ	आकार व मुदत नाही.

सुविधाधिकार

हक्काचा मुळ धारक H  
वर्ष: १९५५ [ रघुनाथ बाबाजी पाठारे.]  
सि.स.नं. १८९२ प्रमाणे.

पट्टेदार  
इतर भार  
इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा मार	साक्षाकंन
२४/१२/१९६८	भा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.सं. च्या १९५८ अंमल बजावणी कायदानुसार व भा.स.च्या नाणेसंबंधी कायदानुसार क्षेत्र आकाराचे रूपंतर केले.			सही- १९/०४/६९ वि.जि.नि.मू.अ. (द.) नासिक.
२९/०९/२००३	वारसाने.		H [ १.श्रीमती पूषा रघुनाथ पाठारे.] [ २.सौ. गिता गिरिधर पाठारे] ३.श्री.विलास रघुनाथ पाठारे. ४.श्री.शशिकांत रघुनाथ पाठारे. [ ५.सौ.अरुणा अशोक म्हात्रे.] [ ६.सौ.शैला सुरेश घरत.] [ ७.सौ.अनूपमा अरविंद नाईक.] ८.श्री.सुनिल रघुनाथ पाठारे. [ ९.सौ.ज्योती विनोद पुरव.]	फेरफार क्र.२७१ प्रमाणे सही- २९/०९/२००३ ता.नि.मू.अ.,कल्याण.
२४/०७/२०१५	मा. जमावंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.मू.१/मि.प. अक्षरी नोंद/२०१५ दि. १६/०२/२०१५ व या कार्यालयाकडील आदेश क्र.न.मू./फेरफार क्र. १६०७ आदेश दि.२४/०७/२०१५ अन्वये मलकत पत्रिकेवर अक्षरी क्षेत्र अट्टेचाळीस पुर्णाक पात्र दर्शाश चौ.मी. दाखल केले.			फेरफार क्र.१६०७ प्रमाणे सही- २४/०७/२०१५ उ.अ.मू.अ.कल्याण
१७/१२/२०१६	हक्कसोड पत्राने- अर्ज जबाब सह.दुय्यम निबंधक कल्याण-२ यांचेकडील र.द.क्र ५८६८/२०१६ दि. १४/०९/२०१६ चे हक्कसोडपत्रान्वये १) विलास रघुनाथ पाठारे २) शशिकांत रघुनाथ पाठारे ३) सुनिल रघुनाथ पाठारे यांचे लाभात हक्क सोडलेले १) गिता गिरिधर पाठारे २) अरुण अशोक म्हात्रे ३) अनूपमा अरविंद नाईक ज्योती विनोद पुरव यांची नावे कमी केली.			फेरफार क्र.१७८५ प्रमाणे सही- १७/१२/२०१६ उ.अ.मू.अ. कल्याण,
२४/११/२०१७	मयताचे नाव कमी करणे- अर्ज, जबाब, पंचनामा, सत्यप्रतिज्ञापत्र, मृत्युदाखला, इत्यादीवरून पूषा रघुनाथ पाठारे ह्या दि.२७/०४/२०१४ रोजी मयत झालेले त्यांचे नाव कमी केले.			फेरफार क्र.१८८४ प्रमाणे सही- २४/११/२०१७ उ.अ.मू.अ. कल्याण.
१६/०७/२०१८	हक्कसोड पत्राने- अर्ज जबाब सह.दुय्यम निबंधक कल्याण-२ यांचेकडील र.द.क्र ३८५९/२०१८ दि. ०४/०७/२०१८ चे हक्कसोडपत्रान्वये शैला सुरेश घरत यांनी आपला हक्क १) विलास रघुनाथ पाठारे २) शशिकांत रघुनाथ पाठारे ३) सुनिल रघुनाथ पाठारे यांचे लाभात हक्क सोडलेले त्यांचे नाव कमी केले.			फेरफार क्र.१९४८ प्रमाणे सही- १६/०७/२०१८ उ.अ.मू.अ.कल्याण

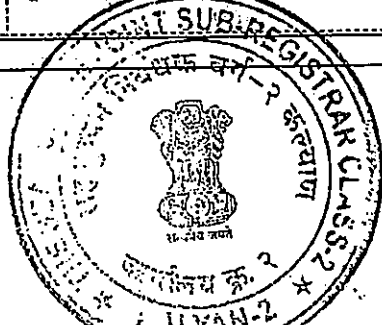


क.ल.न.२

गाव/पेठ : कल्याण	तालुका/न.सू.का. : उप अधीक्षक भूमि अभिलेख, कल्याण			जिल्हा : ठाणे
नगर भुमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार
१८९५			३३.४०	अ
शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ आकार व मुदत नाही.				

सुविधाधिकार
हक्काचा मुळ धारक H वर्ष: १९५५ [रघुनाथ बाबाजी पाठारे.] सि.स.नं.१८९२ प्रमाणे.
पट्टेदार
इतर धार
इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा) पट्टेदार(प) किंवा भार	साक्षात्कन
२४/१२/१९६८	भा.स.च्या १९५६ च्या वजन मापाचे कायद्यालगत म.रा.सं. च्या १९५८ अंमल बजावणी कायद्यानुसार व भा.स.च्या नाणेसंवंधी कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.			सही- १९/०४/६९ वि.जि.नि.सू.अ. (द.) नासिक.
२१/०९/२००३	वारसाने.		H [१.श्रीमती पूष्पा रघुनाथ पाठारे.] [२.सौ.गिता गिरिधर पाठारे.] ३.श्री.विलास रघुनाथ पाठारे. ४.श्री.शशिकांत रघुनाथ पाठारे. [५.सौ.अरुणा अशोक म्हात्रे.] [९.सौ.शैला सुरेश धरत.] [७.सौ.अनूपमा अरविंद नाईक.] ८.श्री.सुनिल रघुनाथ पाठारे. [९.सौ.ज्योती विनोद पुरव.]	फेरफार क्र.२७१ प्रमाणे सही- २९/०९/२००३ ता.नि.भू.अ.,कल्याण.
२४/०७/२०१५	मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.१/मि.प. अक्षरी नोंद/२०१५ दि. १६/०२/२०१५ व या कार्यालयाकडील आदेश क्र.न.भू./फेरफार क्र. १६०७ आदेश दि.२४/०७/२०१५ अन्वये मल्लकत पत्रिकेवर अक्षरी क्षेत्र तेहतीस पुर्णक चार दशांश चौ.मी. दाखल केले.			फेरफार क्र.१६०७ प्रमाणे सही- २४/०७/२०१५ उ.अ.भू.अ.कल्याण
१७/१२/२०१६	हक्कसोड पत्राने.- अर्ज जबाब सह.दुय्यम निबंधक कल्याण-२ यांचेकडील र.द.क्र ५८६८/२०१६ दि. १४/०९/२०१६ चे हक्कसोडपत्रान्वये १) विलास रघुनाथ पाठारे २) शशिकांत रघुनाथ पाठारे ३) सुनिल रघुनाथ पाठारे यांचे लाभात हक्क सोडलेने १) गिता गिरिधर पाठारे २) अरुणा अशोक म्हात्रे ३) अनूपमा अरविंद नाईक ज्योती विनोद पुरव यांची नावे कमी केली.			फेरफार क्र.१७८५ प्रमाणे सही- १७/१२/२०१६ उ.अ.भू.अ.कल्याण,
२४/११/२०१७	मयताचे नाव कमी करणे- अर्ज, जबाब, पंचनामा, सत्यप्रतिज्ञापत्र, मृत्युदाखला, इत्यादीवरून पूष्पा रघुनाथ पाठारे ह्या दि.२७/०४/२०१४ रोजी मयत झालेने त्यांचे नाव कमी केले.			फेरफार क्र.१८८४ प्रमाणे सही- २४/११/२०१७ उ.अ.भू.अ.कल्याण.
१६/०७/२०१८	हक्कसोड पत्राने.- अर्ज जबाब सह.दुय्यम निबंधक कल्याण-२ यांचेकडील र.द.क्र ३८५९/२०१८ दि. ०४/०४/२०१८ चे हक्कसोडपत्रान्वये शैला सुरेश धरत यांनी आपला हक्क विलास रघुनाथ पाठारे २) शशिकांत रघुनाथ पाठारे ३) सुनिल रघुनाथ पाठारे यांचे लाभात हक्क सोडलेने त्यांचे नाव कमी केले.			फेरफार क्र.१९४८ प्रमाणे सही- १६/०७/२०१८ उ.अ.भू.अ.कल्याण





कल्याण डोंबिवली महानगरपालिका  
नगर रचना विभाग

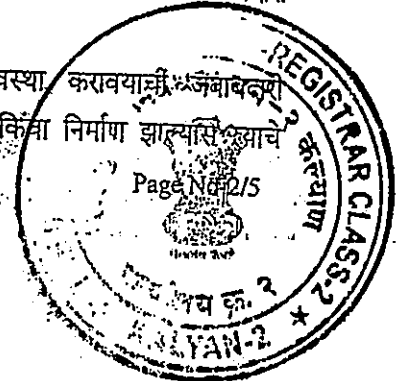
अटी व शर्ती

सुधारित बांधकाम परवानगी क्र. KDMC/T.P.D./B.F/KD/2020-21/04/13 Date-09/04/2021

महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ चे कलम ४४ तसेच म.प्रा.व न.र. अधिनियम १९६६ चे कलम ४५ नुसार मौजे-कल्याण (गांवठाण) येथील सि.स.नं.१८९२.ते १८९५ व १८९७ येथील भूखंडावर ४३६.०६ चौ.मी. चढई क्षेत्रास बांधकाम प्रारंभ परवानगी प्रदान करण्यात आलेली आहे. सद्यस्थितीत सि.स.नं. १८९१ ते १८९५ व १८९७ हा भूखंड एकत्रिकरणासह UDCPR नुसार Basic FSI, Additional Premium FSI, Ancillary FSI व १.०० मी. रुंद रस्त्याने बांधित क्षेत्र विकास हक्क स्वरूपात विचारत घेऊन एकूण १४६०.०४ चौ.मी. बांधकाम क्षेत्राच्या भूखंडाचा विकास करण्यासाठी केलेल्या दिनांक ०९/०२/२०२१ च्या अर्जास अनुसरून, खालील अटी व शर्तीस अधिन राहून तसेच नकाशावर हिरव्या रंगाने दुरुस्तो दाखविल्याप्रमाणे वाडेभित्तीच्या बांधकामासह, एकत्रिकरणासह सुधारित बांधकाम प्रमाणपत्र देण्यात येत आहे.

इमारत - स्टिक्ट पै, तळ पै, + पहिला मजला ते सातवा मजला ( रहिवास + वाणिज्य)

- १) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) मधील विनियम क्र. २.८.३ नुसार प्रत्यक्ष जागेवर बांधकाम सुरु करणेपूर्वी बांधकाम मिजुरीचा फ्लॉक लावणे आपणांवर बंधनकारक राहिल.
- २) UDCPR मधील विनियम क्र. १.५ Savings मध्ये नमूद १० to १५ बाबत शासनाच्या वेळोवेळी निर्गमित होणाऱ्या मार्गदर्शक सूचना आपणांवर बंधनकारक राहिल.
- ३) बांधकाम चालू करण्यापूर्वी सात दिवस आधी महापालिका कार्यालयास लेखी कळविण्यात यावे.
- ४) UDCPR मधील Appendix-F नुसार वाडेभित्ती व जोत्याचे बांधकाम झाल्यानंतर वास्तुशिल्पकाराचे प्रमाणपत्र महानगरपालिकेस सादर करण्यात यावे व त्यानंतरच पुढील बांधकाम करण्यात यावे.
- ५) सदर अभिन्यासात कोणत्याही प्रकारचा फेरफार पूर्व परवानगी घेतल्याशिवाय करू नये, तसे केल्याचे आढळून आल्यास सदरची विकास परवानगी रद्द समजण्यात येईल.
- ६) UDCPR मधील विनियम क्र. १२.१ ते १२.३ नुसार इमारतीच्या बांधकामाच्या सुरक्षिततेची (स्ट्रक्चरल सेफ्टी) जबाबदारी सर्वस्वी वास्तुशिल्पकार, Structural Engineer व परवानगीधारक यांचेवर राहिल, याची नोंद घ्यावी.
- ७) भूखंडाकडे जाण्या-येण्याच्या मार्गाची जबाबदारी संपूर्णपणे आपलेकडे राहिल. बांधकाम प्रारंभ प्रमाणपत्र नियोजित रस्त्याप्रमाणे दिले असल्यास त्या रस्त्याचे काम महानगरपालिकेच्या सोयी प्रमाणे व प्राधान्याप्रमाणे केले जाईल व तसा रस्ता होईपर्यंत इमारतीकडे येण्या-जाण्याचे मार्गाची जबाबदारी सर्वस्वी आपली राहिल.
- ८) जागेत जून भाडेकरू असल्यास त्यांच्याबाबत योग्य ती व्यवस्था करावयाची जबाबदारी मालकाची राहिल व मालक भाडेकरू यांचेमध्ये काही वाद असल्यास किंवा निर्माण झाल्यास त्याचे निराकरण मालकाने करणे आवश्यक राहिल.

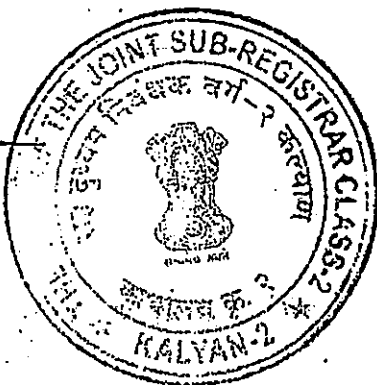


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पुस्तक क्र. १७५३ २०२३

३० ३२

- १) सदर जागेत विहीर असल्यास ती संबंधित विभागाच्या परवानगी शिवाय बुजवू नये.
- १०) सदर जागेतून पाण्याचा नैसर्गिक निचरा होत असल्यास तो जलनिःसारण विभाग, (क.डों.म.पा.) च्या परवानगीशिवाय वळवू अथवा बंद करू नये.
- ११) बांधकामाचे साहित्य रस्त्यावर टाकावयाचे झाल्यास महापालिकेच्या बांधकाम खात्याची परवानगी घेणे आवश्यक राहिल व त्याकरीता नियमाप्रमाणे लागणारी रक्कम (दंड झाल्यास त्यासह रक्कम) भरावी लागेल तसेच निरूपयोगी साहित्य महापालिका सांगेल त्या ठीकाणी स्वखर्चाने वाहून टाकणे आपणावर बंधनकारक राहिल.
- १२) सदर जागेत बांधकाम करण्याबाबत पूर्वीची बांधकाम परवानगी असेल तर ती या बांधकाम परवानगीमुळे अधिकृतीत (Supersede) झाला असे समजण्यात यावे.
- १३) रेखांकन प्रस्तावातील सर्व भूखंड रस्ते, खुल्या जागा, यांची प्रस्तावित नकाशाप्रमाणे जागेवर आखणी भूमी अभिलेख यांचेमार्फत करून घ्यावी व त्यांचेकडील प्रमाणित मोजणी नकाशाची प्रत, बांधकाम प्रारंभप्रमाणपत्र दिल्या तारखेपासून एक वर्षाचे आत सादर करावी.
- १४) भूखंडातील आरक्षित भाग समतल करून व वाडेभिंतीचे बांधकाम करून तसेच विकास योजना रस्ते रितसर नोंदीकृत कराव्यात व खरेदीखतासह क.डों.म.पा.स विनामूल्य हस्तांतरित करावे.
- १५) वापर परवाना दाखला घेण्यापुर्वी जलनिःसारण विभाग व मलनिःसारण विभाग, अग्निशामन विभाग, पाणी पुरवठा विभाग, उद्यान विभाग, क.डों.म.पा. यांचेकडील ना-हरकत दाखला बांधकाम नकाशासह सादर करणे आपणावर बंधनकारक राहिल.
- १६) जागेच्या मालकी हक्काबाबत काही वाद असल्यास अथवा निर्माण झाल्यास त्यांचे संपूर्ण निराकरण करण्याची जबाबदारी आपली राहिल.
- १७) ओल्या व सुक्या कचऱ्यासाठी स्वतंत्र कचराकुंड्यांची व्यवस्था करणे आपणावर बंधनकारक राहिल.
- १८) UDCPR मधील विनियम क्र. १३.२ नुसार ४००० चौ.मी. पेक्षा जास्त क्षेत्राच्या भूखंडावरील इमारतीत सौरऊर्जा उपकरणे बसवणे आपणांवर बंधनकारक राहिल.
- १९) UDCPR मधील विनियम क्र. १३.३ नुसार भूखंडावरील इमारतीत रेन वॉटर हार्वेस्टिंगबाबत अंमलबजावणी करणे आपणांवर बंधनकारक राहिल.
- २०) UDCPR मधील विनियम क्र. ३.१.४ नुसार रेल्वे विभागाकडील ना हरकत दाखला सादर करणे व त्यामधील अटी/बाबींचे पालन/पुर्तता करणे आपणावर बंधनकारक राहिल.
- २१) वापर परवाना दाखला घेणेपूर्वी महसूल विभागाकडून गौणखनिज स्वामित्वधन रक्कम शासनास जमा केलेबाबतचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.
- २२) वापर परवाना दाखल्यापूर्वी मा. जिल्हाधिकारी, यांचेकडील सनद सादर करणे आपणावर बंधनकारक राहिल.
- २३) UDCPR मधील विनियम क्र. १३.४ नुसार ग्रे-वॉटर रिसायकलिंग बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणांवर बंधनकारक राहिल.



२४) UDCPR मधील विनियम क्र. ३३.५ नुसार पर्यावरण विभागाकडील ना हरकत दाखला (Environmental Clearance) सादर करणे व त्यामधील अटी/बाबींचे पालन/पुर्तता करणे आपणावर बंधनकारक राहिल.

२५) UDCPR मधील विनियम क्र. १३.५ नुसार घनकचरा व्यवस्थापना बाबत कार्यवाही करणे तसेच संबंधित विभागाचा ना हरकत दाखला सादर करणे आपणावर बंधनकारक राहिल.

२६) नकाशात हिरव्या रंगाने केलेल्या दुरुस्त्या आपल्यावर बंधनकारक राहतील.

२७) इमारतीचे बांधकाम या सोबतच्या मंजूर केलेल्या नकाशाप्रमाणे आणि वरीलप्रमाणे घालून दिलेल्या अटीप्रमाणे करणे आपणावर बंधनकारक राहिल.

२८) सदर प्रकल्पाची चुकीची व अपूर्ण माहिती दिली असल्यास सदर बांधकाम परवानगी रद्द समजण्यात येईल.

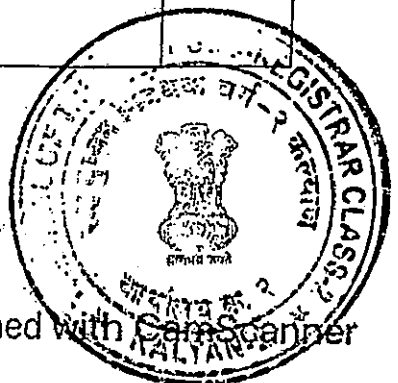
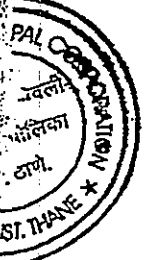
२९) प्रकल्पा बांधकाम पूर्णत्वाचा दाखला घेणेपूर्वी १०० मी. रूंद रस्त्याने बांधित असलेल्या जागेचा ७/१२ उतारा महापालिकेच्या नावे करणे आपणावर बंधनकारक राहिल.

टिप:- UDCPR नुसार वरीलपैकी आपणास लागू असलेल्या अटीची पूर्तता करणे आपणावर बंधनकारक राहिल. याची नोंद घ्यावी.

इशारा:- मंजूर बांधकाम प्रस्तावाव्यतिरिक्त केलेल्या अनधिकृत फेरबदलाबाबत आपण महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम, १९६६ मधील कलम-५१ ते ५७ च्या तरतुदी नुसार दखलपात्र गुन्ह्यास पात्र राहाल.

बांधकाम परवानगी अंतर्गत भरण्यात आलेल्या रकमेचा तपशिल:

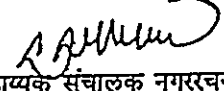
अ. क्र.	लेखाशिर्षक	रक्कम	पावती क्र.	दिनांक	यापूर्वीचा एकूण भरणा तपशिल	शेरा
१	ARI 020101	४,९४,५५०/-	F104/64463	२५/०३/२०२१		
२	ARI 020102					
३	ARI 020103	२०,०००/-	F104/64463	२५/०३/२०२१		
४	ARI 020104					
५	ARI 020105					
६	ARI 020106					
७	ARI 020107	२१,६६,७५०/-	F104/64463	२५/०३/२०२१		
८	ARI 020108					
९	ARI 020109					



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क.ल.न.२

१०	ASI 010304	४,१८,०००/-	F104/64463	२५/०३/२०२१	-	
११	ASI 010513	३,३३,८१५/-	F104/64463	२५/०३/२०२१	-	
१२	ASI 010518	४,९४,५५०/-	F104/ 64465	२५/०३/२०२१	-	
	Total	३९,२७,६६५/-				

  
 सहाय्यक संचालक नगररचना, (करीत)  
 कल्याण डोंबिवली महापालिका, कल्याण.

प्रत:-

- १) करनिर्धारक व संकलक कडोमपा कल्याण
- २) प्रभाग क्षेत्र अधिकारी 'क' प्रभाग क्षेत्र

Page NO.5/5



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FORM FOR SANCTION OF BUILDING PERMISSION AND  
CERTIFICATE

To,  
Shri. Vilas R. Pathare & Others.  
POA -: M/s. Sulbha Enterprises Through Partner  
Shri. Haris Faizan Khan & Others  
Architect:- Shri. Shirish G. Nachane, Dombivali (W)  
Structural Engg:- Shri. Kedar Kale, Kalyan (W).

Sir,

With reference to your application No. KDMC/2021/2995 dated 09/02/2021 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of Maharashtra Municipal Corporations Act, 1949 to carry out development work/ Building on Plot No. - Revenue S.No. - Gat No. - Khasara No./City Survey No. 1891, to 1895, & 1897, Final Plot No. - Mauje - Kalyan (Gaonthan) situated at Road/Street Anna Saheb Vartak Road, Society - the Amalgamation Revised Commencement Certificate/Building Permit is granted under Section 45 of the said Act, subject to the following conditions.

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

Office No. KDMC/TPD/B.P/KD/2020-21/04/13,

Office Stamp

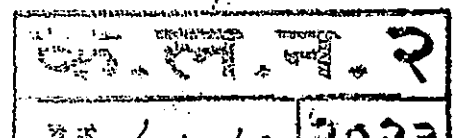
Date: 09/04/2021

Yours faithfully,

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



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**TRANSACTION FOR THE YEAR 2020 :-**

(Entry found in SRO KLN - 2 online Index II register search)

1) Development Agreement Rs. 7,00,000/- Market Value Rs. 73,06,600/-;

C.T.S. No. 1892, Area 48.50 Sq.Meters,

C.T.S. No. 1893, Area 48.50 Sq.Meters,

C.T.S. No. 1894, Area 40.10 Sq.Meters,

C.T.S. No. 1895, Area 33.40 Sq.Meters,

C.T.S. No. 1897, Area 60.20 Sq.Meters,

Land along with Pathare Niwas, House No. 42, Area 40 X 40 Sq.Fts, Lane No. 20, Property No. C01000016600, House No. 161, Area 17 X 9 Sq.Fts, Lane No. 20, Property No. C01000005000,

(Consideration :- 3 Flats Area 700 Sq.Fts each, 3 Shops Area 150 Sq.Fts each, 1 Parking Area 12 X 8 Sq.Fts and Security Deposit Rs. 7,00,000/- to Land Owners),

Vendor :- 1) Vilas Raghunath Pathare, 2) Shashikant Raghunath Pathare, 3) Sunil Raghunath Pathare, 4) Confirming Party - Vaishali Vilas Pathare, Shilpa Vilas Pathare (Divya Dushyant Mhatre), Purnima Vilas Pathare (Purnima Govind Gharat), Priti Vilas Pathare, Manisha Pritam Pathare for Self &amp; Natural Guardian for Minor - Harshita; Seema Shashikant Pathare, Monika Shashikant Pathare (Monika Ashish Pathare), Yatin Shashikant Pathare, Amita Yatin Pathare, Sunita Sunil Pathare, Rakesh Sunil Pathare &amp; Reshma Sunil Pathare (Sadvidya Sanjay Mali),

Purchaser/Developer :- M/s. Siddhi Vinayak Realtors Through its Partners -

1) Prajakta Bhalchandra Potdar, 2) Vinit Arjandas Israni, 3) Deepak Nivrutti Bhosle,

Date of Execution 11/02/2020 Date of Registration 12/02/2020, Reg.No. 2386,

Stamp Duty Rs. 3,65,400/- Registration Fee Rs. 30,000/-

(Entry found in SRO KLN - 1 online Index II register search)

2) Agreement for Sale Rs. 2,10,00,000/- Market Value Rs. 51,90,750/-;

C.T.S. No. 1892, Area 48.50 Sq.Meters,

C.T.S. No. 1893, Area 48.50 Sq.Meters,

C.T.S. No. 1894, Area 40.10 Sq.Meters,

C.T.S. No. 1895, Area 33.40 Sq.Meters,

C.T.S. No. 1897, Area 60.20 Sq.Meters,

Vendor :- Vilas Raghunath Pathare, Shashikant Raghunath Pathare, Sunil Raghunath Pathare, Vaishali Vilas Pathare, Shilpa Vilas Pathare (Divya Dushyant Mhatre), Purnima Vilas Pathare (Purnima Govind Gharat), Priti Vilas Pathare, Manisha Pritam Pathare for Self &amp; Natural Guardian for Minor - Harshita; Seema Shashikant Pathare, Monika Shashikant Pathare (Monika Ashish Pathare), Yatin Shashikant Pathare, Amita Yatin Pathare, Sunita Sunil Pathare, Rakesh Sunil Pathare &amp; Reshma Sunil Pathare (Sadvidya Sanjay Mali) Through their Power of Attorney Holder - M/s. Siddhi Vinayak Realtors Through its Partners - Prajakta Bhalchandra Potdar, Vinit Arjandas Israni &amp; Deepak Nivrutti Bhosle,

Purchaser :- M/s. Sulbha Enterprises Through its Partners - 1) Tulshiram Padu Patil Through its Power of Attorney Holder - Hemant Tulshiram Patil; 2) Haris Faizan Khan, 3) Saleem Mohinuddin Shaikh, 4) Shahabaz Saleem Shaikh,

Date of Execution &amp; Registration 06/11/2020, Reg.No. 7270,

Stamp Duty Rs. 6,30,000/- Registration Fee Rs. 30,000/-

NOTE :- According to available Computerized Index-II register from the year 2016 &amp; 2017 in S.R.O. KALYAN - 2.

January 2016 To June 2016 in S.R.O. KALYAN - 5.

NOTE :- I have taken Online Index II register search since 2016 to till date,

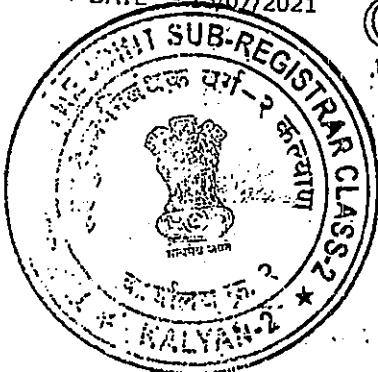
Attached Govt. Fees paid vide Receipt No. 9489,

Search Application No. 1637/2021, dated 13/07/2021

HENCE THIS SEARCH REPORT;

PLACE :- KALYAN;

DATE :- 15/07/2021



G. H. JAGTAP  
SEARCHER (B.Com.)

1/4, Datta Kripa Niwas, Chawl Soci. Opp. Kale Talav, Near Sonali Bldg., Thankarpada, Kalyan (W) - 421301. Mob. 9820428432





# G.H. JAGTAP

B.Com.

## SEARCHER

Office : 112, 1st Floor, 'A' Wing, Madhav Baug Apt., Opp. Zunzarrao Market, Anand Sports, Station Road, Kalyan (W)

Resi. : Datta Kripa Niwas Hsg. Soc., Chawl No. 1/4, Behind-Sonali Bldg., Opp. Kala Talav, Thankar pada, Kalyan (W)-421301

Date :- 15/07/2021

### SEARCH REPORT

Re:- Property bearing C.T.S.No. 1891, Area 160.50 Sq.Meters, Owner - Vinod Anant Pathare & Others, situated at Mouje KALYAN, Taluka KALYAN, District Thane

I have taken the Search in respect of the above mentioned property and I have gone through the available Index-II Registers kept in the Office of Sub-Registrar KALYAN No. 1 To 5 for the period of 06 years i.e. 2016 To 2021.

I could not take the search for the year 2016 To 2021 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 1 and for the year 2018 To 2021 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 2 and for the year 2016 To 2021 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 3 and for the year 2015 To 2021 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 4 and for the year July 2016 To 2021 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 5,

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
2016	Record Not Ready	2019	Record Not Ready
2017	Record Not Ready	2020	Transaction
2018	Record Not Ready	2021	Record Not Ready

The Transaction of the above mentioned property of which the details is as under :-

#### TRANSACTION FOR THE YEAR 2020 :-

(Entry found in SRO KLN - 2 online Index II register search)

1) Conveyance Deed Rs. 45,00,000/- Market Value Rs. 36,12,000/-;

C.T.S.No. 1891, Area 160.5 Sq.Meters Land along with old Construction Area 35 X 12 Sq.Fts,

Vendor :- 1) Anil Pandharinath Pathare Through its Power of Attorney Holder - Sonali Shallesh Pansare, 2) Rekha Satish Patil, 3) Jyoti Jeevankant Mhatre, 4) Yamini Neelkanth Pathare, 5) Ragini Deepak Ghanekar Through its Power of Attorney Holder - Jyoti Jeevankant Mhatre, 6) Arpita Ajay Desai, 7) Vinod Anant Pathare, 8) Vijay Anant Pathare, 9) Naina Anil Mantri, 10) Shubhlaxmi Subhash Harchekar, 11) Rita Sudhakar Pathare, Purchaser :- 1) Tulshiram Padu Patil, 2) Haris Faizan Khan, 3) Saleem Mohinuddin Shaikh, 4) Shahaban Saleem Shaikh,

Date of Execution & Registration 24/02/2020, Reg.No. 2964, Stamp Duty Rs. 3,15,000/- Registration Fee Rs. 30,000/-

(Entry found in SRO KLN - 2 online Index II register search)

2) Agreement for Sale Rs. 12,00,000/- Market Value Rs. 12,00,000/-;

C.T.S.No. 1891,

(Vendor Sr.No. 1 To 3 Rs. 12,00,000/- and Confirming Party Sr.No. 1 To 4 Shop Area 187 Sq.Fts each as per Agreement)

Vendor :- 1) Zahir A.Mulla, 2) Rehana R.Mulla, 3) Rabiya Allauddin Mulla, 4) Confirming Party - Saleem A.Mulla, Yasmine Bano Bashir Khan, Tahera Yusuf Shaikh & Farzana Allauddin Mulla,

Purchaser :- M/s. Sulbha Enterprises Through its Partners - 1) Tulshiram Padu Patil, 2) Haris Faizan Khan,

Date of Execution 18/09/2020 Date of Registration 21/09/2020, Reg.No. 7859, Stamp Duty Rs. 36,000/- Registration Fee Rs. 12,000/-

NOTE :- According to available Computerized Index-II register from the year 2016 & 2017 in S.R.O. KALYAN - 2. January 2016 To June 2016 in S.R.O. KALYAN - 5.

NOTE :- I have taken Online Index II register search since 2016 to till date

Attached Govt. Fees paid vide Receipt No. 9489, Search Application No. 1637/2021, dated 13/07/2021

HENCE THIS SEARCH REPORT;

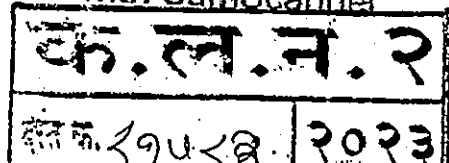
PLACE :- KALYAN;

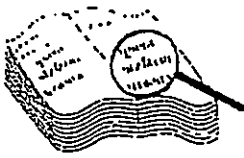
DATE :- 15/07/2021

**G. H. JAGTAP**  
SEARCHER (B.Com.)  
1/4, Datta Kripa Niwas, Chawl Soci, Opp. Kala Talav, Near Sonali Bldg., Thankarpada, Kalyan (W) - 421301. Mob. 9820429462



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# G.H. JAGTAP

B.Com.

## SEARCHER

Office : 112, 1st Floor, 'A' Wing, Madhav Baug Apt., Opp. Zunzarrao Market, Anand Sports, Station Road, Kalyan (W)

Resi. : Datta Kripa Niwas Hsg. Soc., Chawl No. 1/4, Behind Sonali Bldg., Opp. Kala Talav, Thankar pada, Kalyan (W)-421301

Date :- 15/07/2021

### SEARCH REPORT

Re:- Properties bearing;  
 C.T.S.No. 1892, Area 48.50 Sq.Meters,  
 C.T.S.No. 1893, Area 48.50 Sq.Meters,  
 C.T.S.No. 1894, Area 40.10 Sq.Meters,  
 C.T.S.No. 1895, Area 33.40 Sq.Meters,  
 C.T.S.No. 1897, Area 60.20 Sq.Meters,  
 Owner - Vilas Raghunath Pathare & Others, situated at Mouje KALYAN, Taluka KALYAN, District Thane

I have taken the Search in respect of the above mentioned property and I have gone through the available Index-II Registers kept in the Office of Sub-Registrar KALYAN No. 1 To 5 for the period of 06 years i.e. 2016 To 2021.

I could not take the search for the year 2016 To 2021 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 1 and for the year 2018 To 2021 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 2 and for the year 2016 To 2021 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 3 and for the year 2016 To 2021 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 4 and for the year July 2016 To 2021 the Index-II register are still not ready in the office of Sub-Registrar Kalyan 5,

SEARCH REPORT IS AS UNDER :-

YEAR	TRANSACTION	YEAR	TRANSACTION
2016	Transaction	2019	Record Not Ready
2017	Record Not Ready	2020	Transaction
2018	Transaction	2021	Record Not Ready

The Transaction of the above mentioned property of which the details is as under :-

#### TRANSACTION FOR THE YEAR 2016 :-

(Entry found in SRO KLN - 2 Index II register)

Release Deed;

C.T.S. No. 1892, Area 48.50 Sq.Meters,  
 C.T.S. No. 1893, Area 48.50 Sq.Meters,  
 C.T.S. No. 1894, Area 40.10 Sq.Meters,  
 C.T.S. No. 1895, Area 33.40 Sq.Meters,  
 C.T.S. No. 1897, Area 60.20 Sq.Meters,  
 Total Area 230.70 Sq.Meters, House Property No. C-01000016600 & C-01000005000,  
 Releasor :- 1) Geeta Giridhar Pathare, 2) Aruna Ashok Mhatre, 3) Anupama Arvind Naik, 4) Jyoti Vinod Purav,  
 Releasee :- 1) Vilas Raghunath Pathare, 2) Shashikant Raghunath Pathare, 3) Sunil Raghunath Pathare,  
 Date of Execution & Registration 14/09/2016, Reg.No. 5868,  
 Stamp Duty Rs. 500/- Registration Fee Rs. 750/-

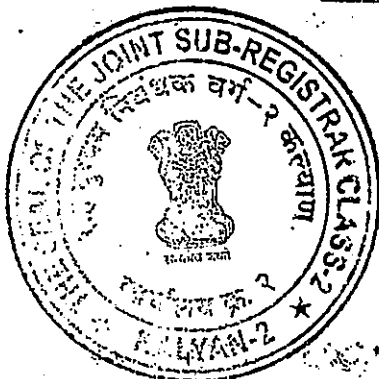
#### TRANSACTION FOR THE YEAR 2018 :-

(Entry found in SRO KLN - 2 online Index II register search)

Release Deed;

C.T.S. No. 1892, Area 48.50 Sq.Meters,  
 C.T.S. No. 1893, Area 48.50 Sq.Meters,  
 C.T.S. No. 1894, Area 40.10 Sq.Meters,  
 C.T.S. No. 1895, Area 33.40 Sq.Meters,  
 C.T.S. No. 1897, Area 60.20 Sq.Meters,  
 Total Area 230.70 Sq.Meters, House Property No. C-01000016600 & C-01000005000,  
 Releasor :- Shaila Suresh Gharat,  
 Releasee :- 1) Vilas Raghunath Pathare, 2) Shashikant Raghunath Pathare, 3) Sunil Raghunath Pathare,  
 Date of Execution & Registration 04/08/2018, Reg.No. 3859,  
 Stamp Duty Rs. 500/- Registration Fee Rs. 1,000/-

...2/-





# Adv. Prashant Gopal Kendole

M.A., LL.B.

ADVOCATE, HIGH COURT

Office Add : Shop No. 2, Ground Floor, Veena CHS., Near, Sampada Hospital, Mhasoba Maldan, Kalyan (W) - 421 301.  
Resl. Add : 001, Ground Floor, Bright Apt., Near Sampada Hospital, Mhasoba Maldan, Kalyan (W) - 421 301.

Date :

Ref. No. :  
To,  
MaharERA

Date : 04/08/2021

## LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to CTS No. 1891 situated at Village Kalyan, Taluka - Kalyan, District - Thane. (hereinafter referred to as the said plot)

1) I have investigated the title of the said plot on the request of M/s Sulbha Enterprises (Partners: Mr. Tulsiram Padu Patil, Mr. Haris Faizan Khan, Mr. Saleem Mohinuddin Shaikh and Mr. Shahabaz Saleem Shaikh) - The Promoter of the Project named Silver Heights and following documents i.e. :-

### 1. Description of Property:-

C.T.S No.	Total Area Sq. meters	Owner as per Property Card
1891	Total area admeasuring about 160.50 sq. meters	1. Mr Tulsiram Padu Patil 2. Mr. Haris Faizan Khan 3. Mr. Saleem Mohinuddin Shaikh 4. Mr. Shahabaz Saleem Shaikh

### 2: The Documents of allotment of Plot:-

a) Conveyance Deed dated 24/02/2020 executed between Mr. Anil Pandharnath Pathare and others as a Vendor and Mr Tulsiram Padu Patil, Mr. Haris Faizan Khan, Mr. Saleem Mohinuddin Shaikh and Mr. Shahabaz Saleem Shaikh (Partners of M/s Sulbha Enterprises Promoter) as a Purchaser at Sub-Registrar of Assurances Kalyan dated 24/02/2020 wide document No. 2964/2020.



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2023	2023
20	23

3. 7/12 extract or property card CTS No. 1891 issued by Deputy Superintendent Land Records, Kalyan dated 04.08.2021, Mutation entry No. 2265 dated 03.08.2021.

4. Search report for 30 years from the year 1990 to 2021 taken from sub registrar office by Shri G H Jagtap on 23.10.2020 and 15.07.2021 vide search receipt no. 8707 dated 22.10.2020 and search receipt no. 9489 dated 13.07.2021.

2) On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that the title of Mr Tulsiram Padu Patil, Mr. Haris Faizan Khan, Mr. Saleem Mohinuddin Shaikh and Mr. Shahabaz Saleem Shaikh (Partners of M/s Sulbha Enterprises – Promoter) is clear, marketable and without any encumbrances.

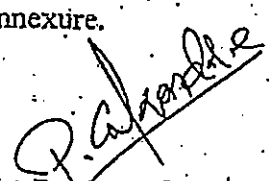
Owners of the land CTS No. 1891 admeasuring 160.50 sq. mtrs.:-

- (1) Mr Tulsiram Padu Patil of CTS No. 1891 (Area 40.13 sq. mtrs.)
- (2) Mr. Haris Faizan Khan of CTS No. 1891 (Area 40.12 sq. mtrs.)
- (3) Mr. Saleem Mohinuddin Shaikh of CTS No. 1891 (Area 40.12 sq. mtrs.)
- (4) Mr. Shahabaz Saleem Shaikh of CTS No. 1891 (Area 40.13 sq. mtrs.)

3) The Report reflecting the flow of the title of the Promoter – M/s Sulbha Enterprises on the said land is enclosed herewith as annexure.

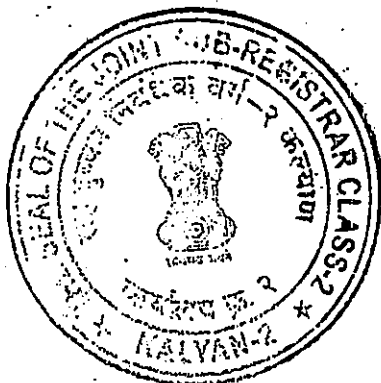
Encl: Annexure

Date: 04.08.2021

  
Adv. Prashant G. Kendole

Advocate

**Adv. PRASHANT GOPAL KENDOLE**  
ADVOCATE HIGH COURT  
Shop No. 2, Ground Floor, Veena CHS,  
Near Sampada Hospital,  
Mhasoba Maldan, Kalyan (W)-421301.



# Adv. Prashant Gopal Kendole

9029434483

ADVOCATE, HIGH COURT

M.A.,LLB.

Shop No. 2, Ground Floor, Veena CHS., Near, Sampada Hospital, Mhasoba Maldan, Kalyan (W) - 421 301.  
Add: 001, Ground Floor, Bright Apt., Near Sampada Hospital, Mhasoba Maldan, Kalyan (W) - 421 301.

## FLOW OF THE TITLE OF THE SAID LAND

Date :

Sr. No.

1) 7/12 extract / Property card as on date of application for registration.

Property Card wide CTS No. 1892, 1893, 1894, 1895 and 1897 issued by Deputy Superintendent Land Records, Kalyan dated 16.07.2018, Mutation entry No. 1848/18 dated 16.07.2018 states Mr. Vilas Raghunath Pathare and others as owners of the said land.

2) Mutation Entry No. 1848/18 dated 16.07.2018 states Mr. Vilas Raghunath Pathare and others as owners of the said land. Development Agreement dated 06/11/2020 executed between Mr. Vilas Raghunath Pathare and others through its POA M/s Siddhi Vinayak Realtors through its partner Mrs Prajata Bhalchandra Potdar, Vinit Arjandas Israni & Mr Deepak Nivrutti Bhosale as a Vendor and Mr Tulsiram Padu Patil, Mr. Haris Faizan Khan, Mr. Shahabaz Saleem Shaikh, and Mr. Saleem Mohinuddin Shaikh as a Purchaser registrar at Sub-Registrar of Assurances Kalyan - 2 dated 06/11/2020 under their No 7270/2020.

3) Search report for 30 years from the year 1990 to 2021 taken from sub registrar office by Shri GH Jagtap on 06.03.2019 and 15.07.2021 vide search receipt no. 1157 dated 27.02.2019 and search receipt no. 1637 dated 13.07.2021 duly verified by me stating no encumbrances thereof.

4) Any other relevant Title - Not Applicable

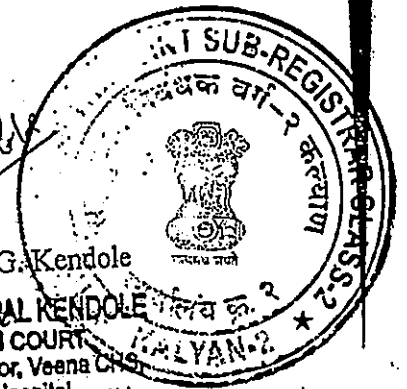
5) Litigations if any. - Not Applicable

Date: 04.08.2021

Adv. Prashant G. Kendole

Adv. PRASHANT GOPAL KENDOLE  
ADVOCATE HIGH COURT

Shop No. 2, Ground Floor, Veena CHS.,  
Near Sampada Hospital,  
Mhasoba Maldan, Kalyan (W) - 421 301.



5. ल. न. २	
क्र. १०२३	२०२३
१९	१३

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# Maharashtra Real Estate Regulatory Authority

## REGISTRATION CERTIFICATE OF PROJECT FORM 'C' [See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :  
P51700030528

Project: SILVER HEIGHTS , Plot Bearing / CTS / Survey / Final Plot No.:C.T.S. NO. 1891, 1892, 1893, 1894, 1895,  
1897 KALYAN GAOTHAN at Kalyan-Dombivali (M Corp.), Kalyan, Thane, 421301;

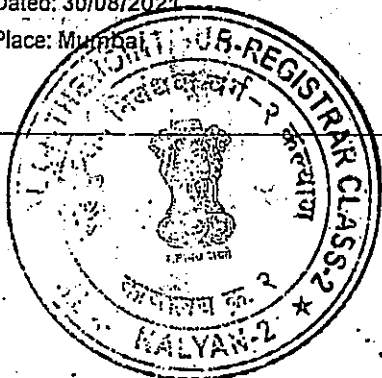
1. Sulbha Enterprises having its registered office / principal place of business at Tehsil: Kalyan, District: Thane, Pin: 421301.
2. This registration is granted subject to the following conditions, namely:-
  - The promoter shall enter into an agreement for sale with the allottees;
  - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
  - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (f) of sub-section (2) of section 4 read with Rule 5;  
OR  
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
  - The Registration shall be valid for a period commencing from 30/08/2021 and ending with 31/12/2025 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

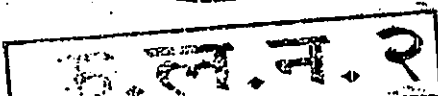


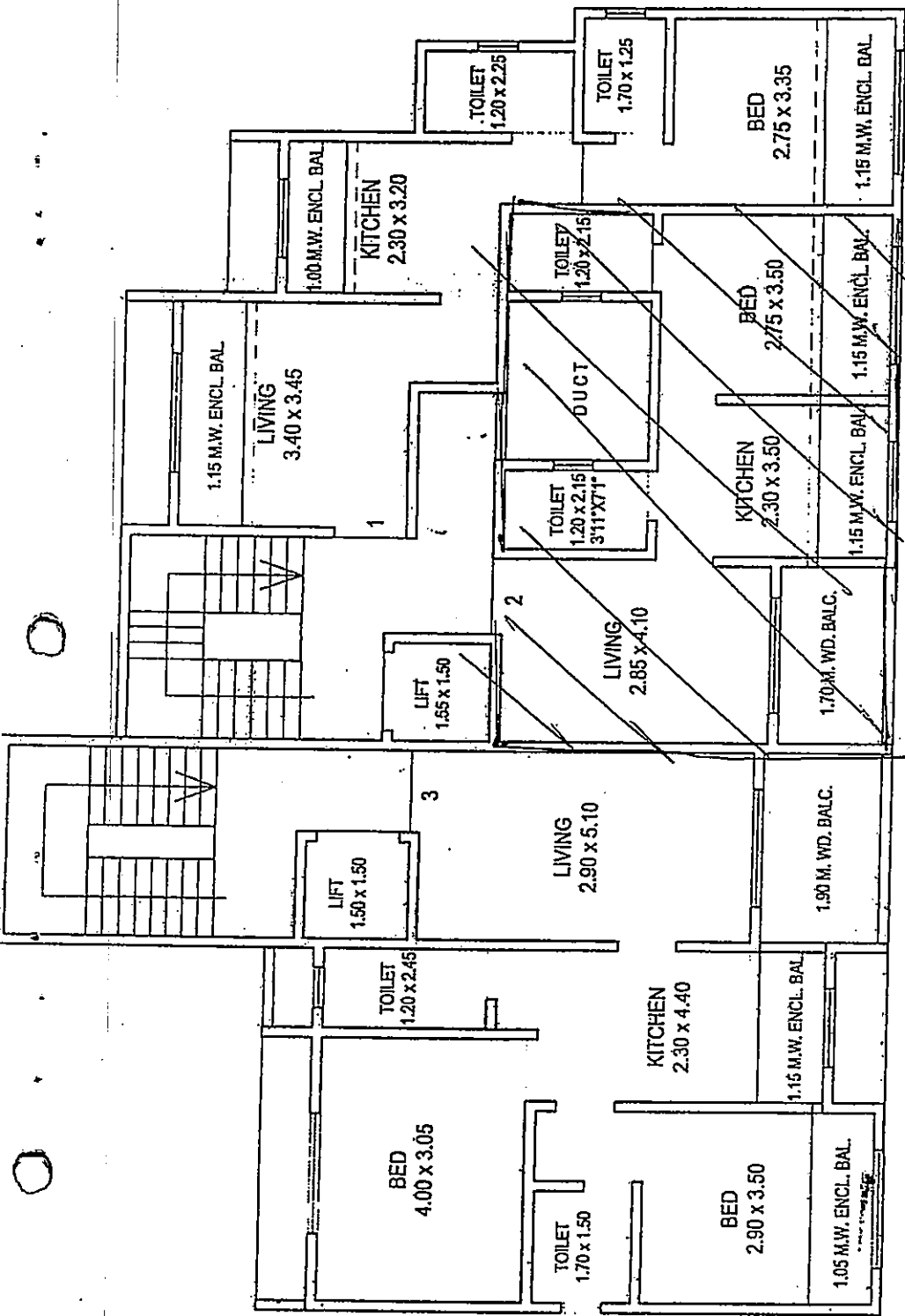
Dated: 30/08/2021

Place: Mumbai



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





BUILDERS & DEVELOPERS

SHRI. HARISH KHAN  
M/S, SUIBHA ENTERPRISES  
KALYAN

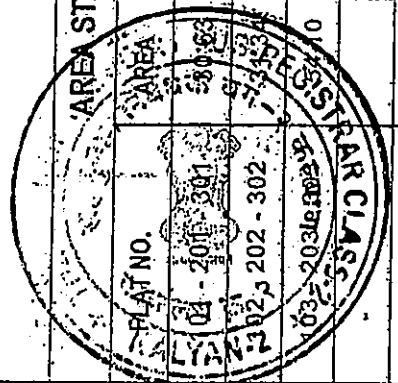
1ST, 2ND & 3RD FLOOR PLAN.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BUILDING ON PLOT BEARING C.T.S.NO.  
PROPOSE 1891, 1892, 1893, 1894, 1895, 1897  
AT MOUJE - KALYAN GAOTHAN, TAL - KALYAN (W),  
DIST - THANE,

AREA STATEMENT

FLAT NO.	AREA	BALC.	TOTAL
04 - 201 - 301	38.08	8.82	39.45
02 - 202 - 302	31.50	10.47	41.81
03 - 203 - 303	53.10	11.04	65.14



Handwritten text and stamp at the bottom right corner. The text includes 'S. M. A. 2' and '99022'. There is a small rectangular stamp with the number '200' and some illegible text.



क. ल. न. २	
अ. क्र. २१५६	२०२३
११	६३



70/5305

प्रावृत्ती

Original/Duplicate

Thursday, May 05, 2022

नोंदणी क्र.: 39M

5:00 PM

Regn.: 39M

प्रावृत्ती क्र.: 6810 दिनांक: 05/05/2022

राज्याचे नाव: कल्याण

दस्तावेजाचा अंक: कलक-5305-2022

दस्तावेजाचा प्रकार: स्पेशल फॉवर ऑफ-ऑटो

सामाजिक कल्याणाचे नाव: सौ. सुलभा इन्टरप्रायझेस तर्फे भौतीदार- शहाबाबा सलीम शेख

नोंदणी फी

रु. 100.00

दस्तावेजाचा फी

रु. 240.00

पृष्ठांची संख्या: 12

एकूण:

रु. 340.00

आपणास सूळ दस्त. थंबवेल प्रिंट सूची-२ लॅदाजे  
5:18 PM ह्या वेळेस मिळेल.

Sub-Registrar Kalyan-1

वाजार मूल्य: रु. 0/-

सोबादला रु. 1/-

भरलेले सुद्रांक शुल्क : रु. 500/-

1) देयकाचा प्रकार: DHC रकम: रु. 240/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0505202208710 दिनांक: 05/05/2022

विक्रेतेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH00145418620223P दिनांक: 05/05/2022

विक्रेतेचे नाव व पत्ता:



क.ल.न.२

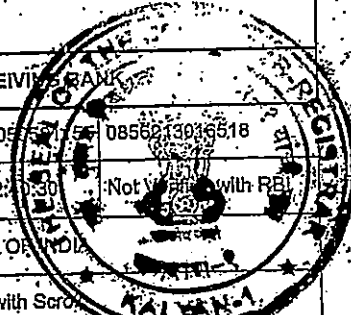
क्र. १९५३ २०२३



CHALLAN  
MTR Form Number-6



GRN	MH001464186202223P	BARCODE	[Barcode]		Date	05/05/2022-12:39:52	Form ID	48(f)
Department	Inspector General Of Registraton			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (if Any)				
				RAN.No.(if Applicable)				
Office Name	KLN1_KALYAN NO 1 SUB REGISTRAR			Full Name	Ms Sulbha Enterprises Through Its Partner Shabaz			
Location	THANE				Sallm Shaikh			
Year	2022-2023 One Time			Flat/Block No.	AS-PER DOCUMENT			
Account Head Details		Amount In Rs.		Premises/Building				
0030046401 Stamp Duty		500.00		Road/Street				
0030063301 Registration Fee		100.00		Area/Locality	KALYAN			
				Town/City/District				
				PIN	4	2	1	3 0 1
				Remarks (If Any)	SecondPartyName=Ms Sulbha Enterprises Through Its Partners Sallm Shaikh And Others			
					<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <p style="text-align: center; font-weight: bold;">कलन-१</p> <p>५३०५ १९२०</p> <p style="text-align: center; font-size: 2em;">२०२२</p> </div>			
				Amount In	Six Hundred Rupees Only			
				Words				
Total			600.00					
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK				
Cheque/DD Details		Bank CIN	Ref. No.	100005020220557156 0856213016518				
Cheque/DD No.		Bank Date	RBI Date	05/05/2022-12:39:52 Not Verified with RBI				
Name of Bank		Bank-Branch		STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date		Not Verified with Scroll				



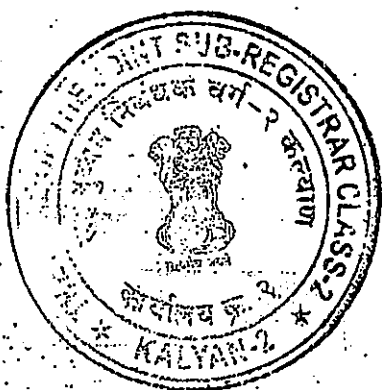
Department ID :

Mobile No. : 9552935210

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

सदर चलन केवल दृश्यन निबंधक कार्यालयत नोंदणी करावयाच्या दस्तासारी लागू आहे. नोंदणी न करावयाच्या दस्तासारी सदर चलन लागू नाही.

*[Handwritten signatures and initials]*

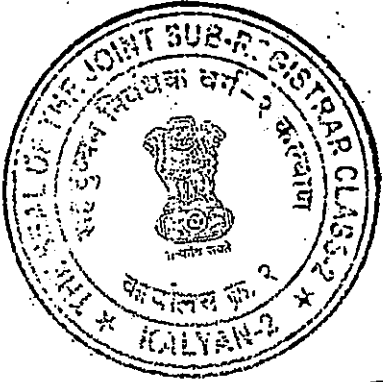




Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 0505202208710	Date 05/05/2022
Received from SHABAZ SHAIKH, Mobile number 9111111111, an amount of Rs.240/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R: Kalyan 1 of the District Thane.	
Payment Details	
Bank Name. sblepays	Date 05/05/2022
Bank CIN 10004152022050508084	REF No. 202212520260054
This is computer generated receipt, hence no signature is required.	

*PAIT*      *Shy JS*      *MS*

कलान-१  
 ५३०५    ३/१२  
 २०२२





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

**Receipt of Document Handling Charges**

PRN 0505202208710

Receipt Date 05/05/2022

Received from SHABAZ SHAIKH, Mobile number 9111111111, an amount of Rs.240/ towards Document Handling Charges for the Document to be registered on Document No. 5305 dated 05/05/2022 at the Sub Registrar office S.R. Kalyan 1 of the District Thane.

DEFACED

₹ 240

DEFACED

**Payment Details**

Bank Name sbiepay

Payment Date 05/05/2022

Bank CIN 10004152022050508084

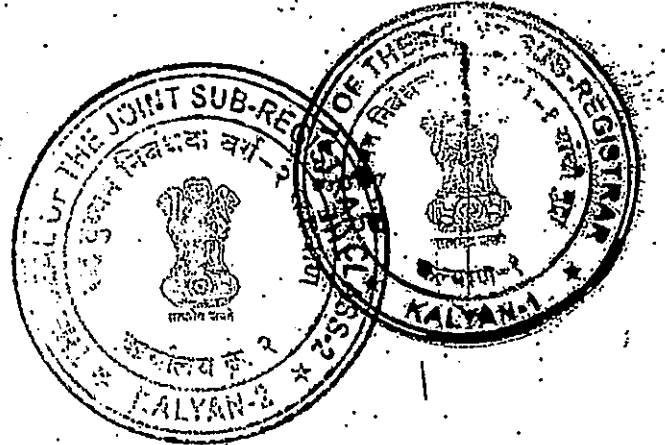
REF No. 202212520260054

Deface No 0505202208710D

Deface Date 05/05/2022

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

कलन-१  
५३०५ ४/१२  
२०२२



क.ल.न.२  
दस्ता क्र. २१०५३ २०२३  
४९ ३२

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes the need for transparency and accountability in financial reporting.

2. The second part of the document outlines the various methods used to collect and analyze data. It includes a detailed description of the sampling process and the statistical techniques employed.

3. The third part of the document presents the results of the study. It includes a table of the mean values for each variable and a discussion of the statistical significance of the findings.

4. The final part of the document provides a conclusion and recommendations for future research. It suggests that further studies should be conducted to explore the relationship between the variables in more detail.

1

**Special Power of Attorney**

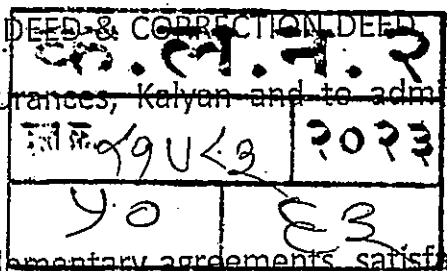
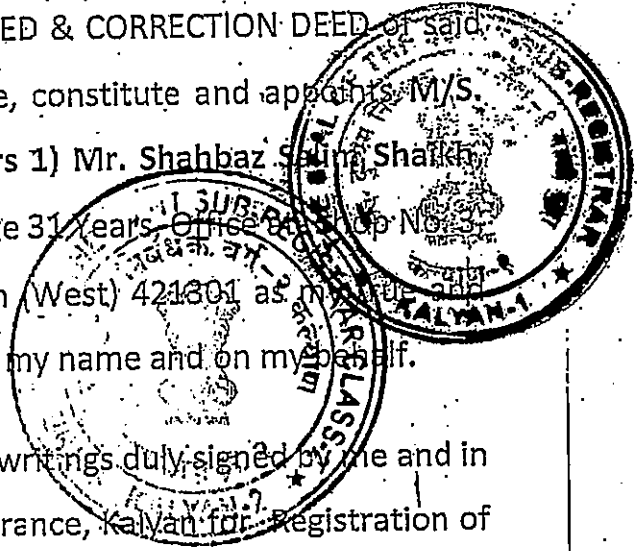
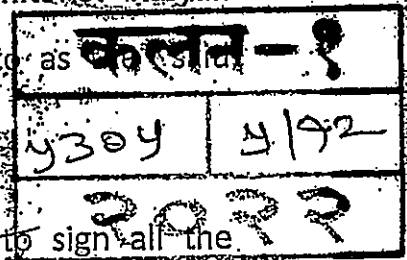
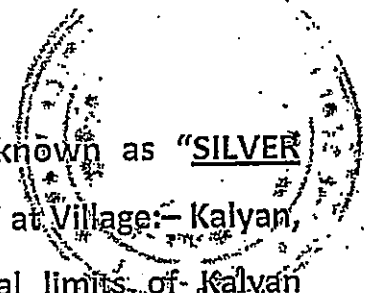
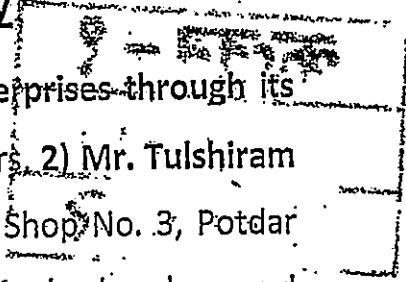
To all to whom these shall Present I, M/s. Sulbha Enterprises through its Partners 1) Mr. Salim Mohinuddin Shaikh, age 56 Years, 2) Mr. Tulshiram Padu Patil, age 72 Years, Indian Inhabitant, Office at- Shop No. 3, Potdar Chawl, Santoshi Mata Road, Kalyan (West) 421301 do hereby send greetings.

WHEREAS I am the lawful owners of the Building known as "SILVER HIGHTS" bearing City Survey No. 1891 to 1895 & 1897 at Village:- Kalyan, Taluka:- Kalyan and District Thane within the local limits of Kalyan Dombivali Municipal Corporation (hereinafter of wed to as premises")

AND WHEREAS I am very busy and it is very difficult to sign all the AGREEMENT FOR SALE, CANCELLATION DEED & CORRECTION DEED of said building and therefore, I hereby nominate, constitute and appoints M/S. SULBHA ENTERPRISES through its Partners 1) Mr. Shahbaz Saif Shaikh Age 25 Years, 2) Mr. Haris Faizan Khan, Age 31 Years, Office at- Shop No. 3, Potdar Chawl, Santoshi Mata Road, Kalyan (West) 421301 as my lawful attorneys to do the following acts in my name and on my behalf.

1) To lodge the agreement documents writings duly signed by me and in my name before the Sub-Registrar of Assurance, Kalyan for Registration of AGREEMENT FOR SALE, CANCELLATION DEED & CORRECTION DEED in my name before the Sub-Registrar of Assurances, Kalyan and to admit the execution of the same in my name.

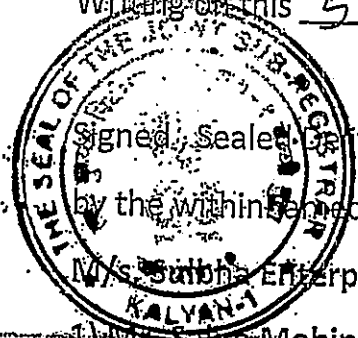
2) To sign & lodge the further supplementary agreements, satisfaction deed Cancellation so executed by me and admit the execution of the same in my name.



4) To apply for and to receive certified copies of agreement, registration receipt, Index II from registration office And I hereby agree to rectify and confirm all and whatsoever my said attorney shall lawfully do or cause to be done by virtue of this power of attorney.

कलन-१  
५३०५ ए१२  
२०२२

In Witness whereof we have set and subscribed our hand & seal to this Writing on this 5 day of MAY 2022.



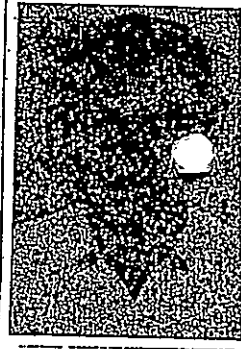
Signed, Sealed & Delivered  
by the within named executant  
M/s. Sulbha Enterprises through its Partners  
1) Mr. Salim Mohinuddin Shaikh,

Salim

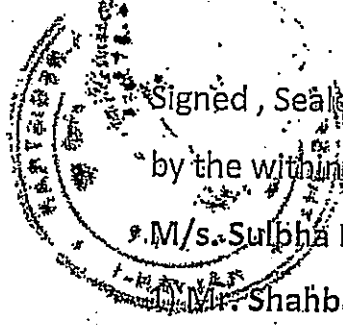


2) Mr. Tulshiram Padu Patil,  
in the presence of

Patil



Signed, Sealed & Delivered,  
by the within named,  
M/s. Sulbha Enterprises through its Partners  
1) Mr. Shahbaz Salim Shaikh,



Shahbaz



2) Mr. Haris Faizan Khan  
in the presence of

Haris



Witness  
1)   
Mohammod F. Khan.  
2)   
KALYAN-2







भारत सरकार  
Government of India



भारतीय विशिष्टतांक प्रमाणिका  
Unique Identification Authority of India

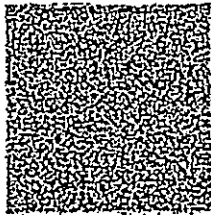
नोंदणी क्रमांक / Enrolment No.: 2006/70406/17770

Download Date: 21/06/2019

To  
सलम मोहिउद्दीन शेख  
Salim Mohiuddin Shaikh  
Sarvodaya shushthi building no-1, room no-503  
Kalyan west  
near patli pool  
Kalyan  
Kalyan D.C.  
Thane Maharashtra - 421301  
9821154467

Issue Date: 21/06/2019

Download by Venkat  
Date: 21/06/2019  
Time: 10:50:17 AM



आपला आधार क्रमांक / Your Aadhaar No. :

**5267 1636 7930**

VID: 9130248053100317

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



सलम मोहिउद्दीन शेख  
Salim Mohiuddin Shaikh,  
सलम मोहिउद्दीन शेख  
सलम मोहिउद्दीन शेख  
पुरुष MALE

Issue Date: 21/06/2019

**5267 1636 7930**

VID: 9130248053100317

माझे आधार, माझी ओळख



सर्वसुलभता



माहिती

- आधार ओळखीचा पुरावा आहे नागरिकत्वाचा नाही
- सुरक्षित QR कोड : ऑफलाईन XML : ऑनलाइन प्रमाणीकरण
- नागरिकता ओळखण्यास सहाय्यित करणारा
- हे इलेक्ट्रॉनिक पत्रिने द्वारा तयार केलेले पत्र आहे

**कलन-१**

9304	0/92
2022	

INFORMATION

- Aadhaar is a proof of identity, not of citizenship
- Verify identity using Secure QR Code/Offline XML/Online Authentication.
- This is electronically generated letter.



- आधार देखभालात येथे आहे
- आयम आपत्कालीन विविध सरकारी आणि खाजगी सुवातेने पोषक मदत करते
- आपला मोबाइल नंबर आणि ईमेल अद्ययावत ठेवा
- आपला स्मार्ट फोनमध्ये अद्ययावत करा - in Aadhaar App वापरा

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone - use in Aadhaar App.

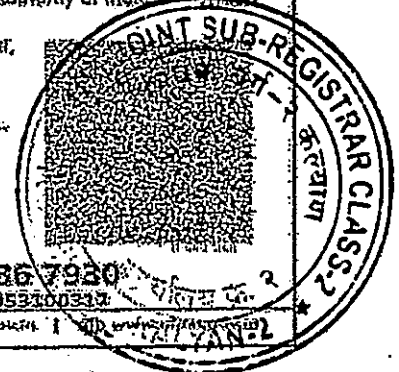


भारत सरकार  
Government of India



पत्ता  
सलम मोहिउद्दीन शेख न-1, रूम न-503, पत्ती पूल येथे पश्चिम,  
कल्याण पश्चिम, कल्याण, महाराष्ट्र - 421301

Address:  
Sarvodaya shushthi building no-1, room no-503, near patli pool, Kalyan west, Kalyan, Thane, Maharashtra - 421301



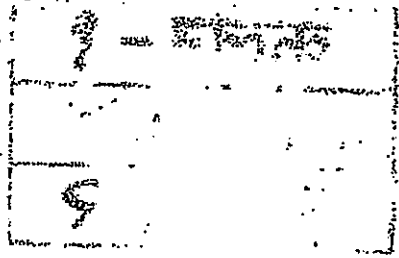
**5267 1636 7930**

VID: 9130248053100317

माझे आधार, माझी ओळख

shy

<b>क.ल.न.२</b>	
दस्तावेज क्र. K9U13	२०२३
५२	६३





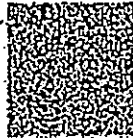
**भारत सरकार**  
**Unique Identification Authority of India**  
**Government of India**

नामांकन क्रमांक / Enrolment No.: XXXX/XXXXXX/XXXXX

पता  
 शेख शाहबाज सलीम  
 Shaikh Shahbaz Salim  
 S/O: Shaikh Salim  
 Flat No. 503 Sarvodaya Shrushti Building No 1  
 Paliipool  
 Kalyan West  
 Opp Hanuja Complex  
 Kalyan  
 Kalyan D.C.  
 Thane Maharashtra-421301

Download Data: 922020016

आधार कार्ड  
 आधार क्रमांक  
 आधार प्रमाणिका



आपका आधार क्रमांक / Your Aadhaar No.:

**4985 1012 9665**

**मेरा आधार, मेरी पहचान**



**भारत सरकार**  
**Government of India**



पता  
 शेख शाहबाज सलीम  
 Shaikh Shahbaz Salim  
 वृत्त तिथि/DOB: 01/05/1983  
 पुरुष / MALE

**4985 1012 9665**

**मेरा आधार, मेरी पहचान**



- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
  - पहचान का प्रमाण ऑनलाइन अधिष्ठापित करने के लिए है।
  - यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बनाया गया है।
- INFORMATION
- Aadhaar is a proof of identity, not of citizenship.
  - To establish identity, you need to register online.
  - This is electronically generated letter.

<b>कलन-१</b>	
4304	1/12
2022	22

आधार देश भर में मान्य है।

आधार भविष्य में सरकारी और गैर सरकारी सेवाओं का काम अचूक में उपयोगी होगा।

- Aadhaar is valid throughout India.
- Aadhaar will be helpful in availing Government and Non-Government services.

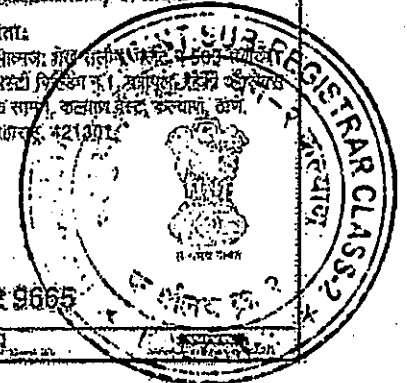


**भारत सरकार**  
**Government of India**

Address:  
 S/O: Shaikh Salim, Flat No. 503  
 Sarvodaya Shrushti Building No 1,  
 Paliipool, Opp Hanuja Complex,  
 Kalyan West, Kalyan, Thane,  
 Maharashtra, 421301.

पता:  
 शेख शाहबाज सलीम, फ्लॉट नं. 503  
 सर्वोदय श्रुति भवन नं. 1, हनुजा कॉम्प्लेक्स  
 के सामने, कल्याण पश्चिम, कल्याण, ठाणे,  
 महाराष्ट्र, 421301

**4985 1012 9665**



<b>क.ल.न. २</b>	
वृत्त क्र. ११५५२३	२०२३
५३	६३

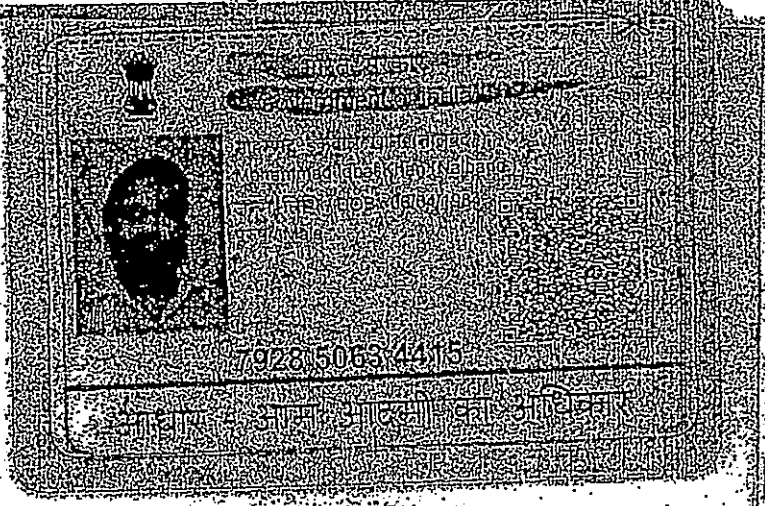
*Handwritten signature*

9-11-77	



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 Information Paper  
 भारत सरकार  
 Union Government of India

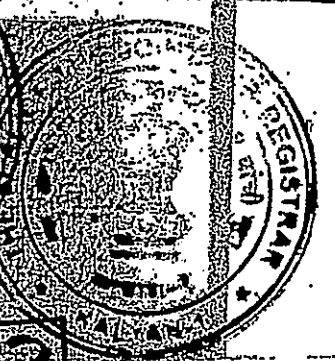
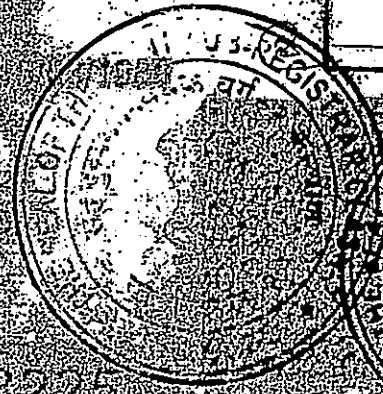
आपका आधार-संख्या / Your Aadhaar No. :  
 5544 3343 6087

आधार - आपका आधार का आधार

आधार - आपका आधार का आधार

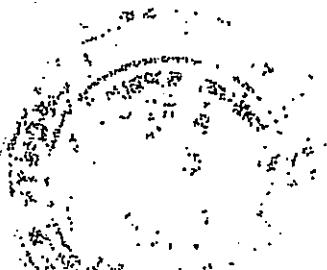
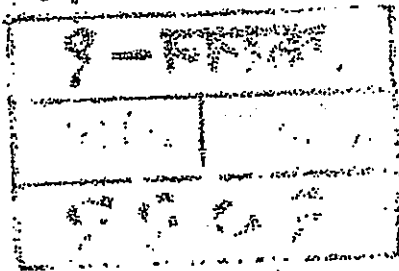
कलन-१  
 ५३०५ ९१२  
 २०२३

श्रीमान हरिस फतेह  
 Shri Haris Fateh  
 जन्म वर्ष / Year of Birth : 1990  
 लिंग / Male  
 9274 3303 3383



क.ल.न.१  
 वस क्र १९५८३ २०२३  
 ५३ ९३

9453 2520 82



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70/5305

गुरुवार, 05 मे 2022 5:00 म.नं.

दस्त गोषवारा भाग-1

कलन1

90/92

दस्त क्रमांक: 5305/2022

दस्त क्रमांक: कलन1 /5305/2022

बाजार मूल्य: रु. 00/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. कलन1 यांचे कार्यालयात

पावती:6810

पावती दिनांक: 05/05/2022

अ. क्र. 5305 वर दि.05-05-2022

सादरकरणाराचे नाव: मे.सुलभा इंटरप्रायझेस तर्फे भागीदार-  
शाहबाज संलीम शेख

रोजी 4:57 म.नं. वा. हजर केला.

नोंदणी: फी

रु. 100.00

दस्त हाताळणी फी

रु. 240.00

पृष्ठांची संख्या: 12

एकुण: 340.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Kalyan 1

Sub Registrar Kalyan 1

सह. दुय्यम निबंधक कार्यालय क्र. 1

सह. दुय्यम निबंधक कार्यालय क्र. 1

दस्ताचा प्रकार: स्पेशल पॉवर ऑफ अॅटर्नी

मुद्रांक शुल्क: 2 जेव्हा तो प्रतिफलार्थ देण्यात आलेला असून @ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्यांचा प्राधिकार मिळत असेल तेव्हा

शिक्षा क्र. 1 05 / 05 / 2022 04 : 57 : 35 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 05 / 05 / 2022 04 : 58 : 23 PM ची वेळ: (फी)



प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी कायदा १९०८ नियम १९६१ अंतर्गत तरतुदीनुसार नोंदणीस दाखल केला आहे. दस्तासधील संपूर्ण मजकूर, निष्पादक व्यक्ती साक्षीदार व त्रोटक जोडलेले कागदपत्रे दस्ताची संपूर्ण वैधता कायदेशीर जावीसाठी खालील निष्पादक व्यक्ती संपूर्णपणे जाणकार आहेत. तसेच सदर दस्तातर्गत दस्तांमुळे राज्यशासन/केंद्रशासन यांच्या करणाऱ्या कायदा/नियम/यंत्रणेच्या अंतर्गत होत नाही.

क.ल.न.२	
२९.०५.२३	२०२३
५५	६३

*(Signature)*

*(Signature)*

सिद्ध केला आहे

*(Signature)*



Vertical text along the left edge, possibly a page number or document identifier.

Vertical text along the right edge, possibly a page number or document identifier.

Faint horizontal text or markings in the middle-left section.

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Summary-2(दस्त गोषवारा भाग - २)

दस्त गोषवारा भाग-2

कलन 1

दस्त क्रमांक: 5305/2022

05/05/2022 5 06:58 PM

दस्त क्रमांक : कलन 1/5305/2022

दस्ताचा प्रकार : स्पेशल पॉवर ऑफ अटॉर्नी

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मे. सुलभा इंटरप्रायझेस तर्फे भागीदार- शाहदाज सलीम शेख पत्ता: प्लॉट नं. ३, माळा नं. ३, इमारतीचे नाव: ऑफीस पत्ता- शॉप नं. 3, पोद्दार चाळ, संतोषी माता रोड, कल्याण प., जि. ठाणे, ब्लॉक नं. ३, रोड नं. ३, महाराष्ट्र, ठाणे. पॅन नंबर: AEAFS6727E	पॉवर ऑफ अटॉर्नी होल्डर वय :- 25 स्वाक्षरी		
2	नाव: मे. सुलभा इंटरप्रायझेस तर्फे भागीदार- हारिस फैझान खान पत्ता: प्लॉट नं. ३, माळा नं. ३, इमारतीचे नाव: ऑफीस पत्ता- शॉप नं. 3, पोद्दार चाळ, संतोषी माता रोड, कल्याण प., जि. ठाणे, ब्लॉक नं. ३, रोड नं. ३, महाराष्ट्र, ठाणे. पॅन नंबर: AEAFS6727E	पॉवर ऑफ अटॉर्नी होल्डर वय :- 31 स्वाक्षरी:-		
3	नाव: मे. सुलभा इंटरप्रायझेस तर्फे भागीदार- सलीम मोहितुद्दीन शेख पत्ता: प्लॉट नं. ३, माळा नं. ३, इमारतीचे नाव: ऑफीस पत्ता- शॉप नं. 3, पोद्दार चाळ, संतोषी माता रोड, कल्याण प., जि. ठाणे, ब्लॉक नं. ३, रोड नं. ३, महाराष्ट्र, ठाणे. पॅन नंबर: AEAFS6727E	कुलमुखत्यार- देणार वय :- 56 स्वाक्षरी:-		
4	नाव: मे. सुलभा इंटरप्रायझेस तर्फे भागीदार तुलसीराम पदु पाटील पत्ता: प्लॉट नं. ३, माळा नं. ३, इमारतीचे नाव: ऑफीस पत्ता- शॉप नं. 3, पोद्दार चाळ, संतोषी माता रोड, कल्याण प., जि. ठाणे, ब्लॉक नं. ३, रोड नं. ३, महाराष्ट्र, ठाणे. पॅन नंबर: AEAFS6727E	कुलमुखत्यार- देणार वय :- 72 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार त्याकडील स्पेशल पॉवर ऑफ अटॉर्नी चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
थिक्का क्र. 3 ची वेळ: 05 / 05 / 2022 05 : 03 : 15 PM

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: मोहम्मद खान .  
वय: 34  
पत्ता: ग. कल्याण, जि. ठाणे  
पिन कोड: 421301

2 नाव: वरकत इम्ताज अली --  
वय: 35  
पत्ता: कल्याण  
पिन कोड: 421301

छायाचित्र

अंगठ्याचा ठसा



थिक्का क्र. 4 ची वेळ: 05 / 05 / 2022 05 : 04 : 15 PM

थिक्का क्र. 5 ची वेळ: 05 / 05 / 2022 05 : 04 : 44 PM

Sub Registrar Kalyan-2

सह-कुलमुखत्यार- देणार क्र. 1

क. ल. न. २  
दस्ता क्र. 29023 2023  
५९ ६३

Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	Ms Sulbha Enterprises Through Its Partner Shabaz Salim Shaikh	eChallan	10000502022050501155	MH001464186202223P	500.00	SD	0000796470202223	05/05/2022
2		DHC		0505202208710	240	RF	0505202208710D	05/05/2022
3	Ms Sulbha Enterprises Through Its Partner Shabaz Salim Shaikh	eChallan		MH001464186202223P	100	RF	0000796470202223	05/05/2022

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

5305 /2022

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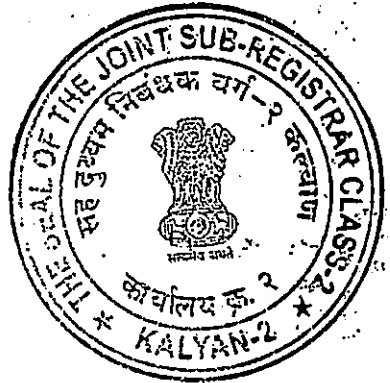
1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

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प्रमाणित करण्यात येते की,  
 द.क्र. ५३०५ /२०२२ मध्ये  
 १२ घाने आहित,  
 दुसऱ्याक २ द.क्र. ५३०५  
 ०५/०५/२०२२ वर नोंदला.

सह. दुय्यम निबंधक कार्यालय क्र. १

करतन-१  
 ५३०५ १२/१२  
 २०२२



क.ल.न.२  
 पत्ता क्र. १९७५३ २०२३  
 ५० २३



Mohammed Moosa Salim Memon  
DOB: 21/07/1981  
Male

6220 2293 5228

मेरा आधार, मेरी पहचान  
आधार - सामान्य माणसाचा अधिकार

*MUSA*



मनियार रिजवान याक़ुब  
Maniyar Rizwan Yaqub  
जन्म वर्ष / Year of Birth : 1967  
पुरुष / Male

6927 8824 5512

आधार - सामान्य माणसाचा अधिकार

*Rizwan*



Saada Mohssein Khan  
DOB: 30/12/1978  
FEMALE

2451 9484 0438

मेरा आधार, मेरी पहचान  
आधार - सामान्य माणसाचा अधिकार

*Saada*



मनियार मेहरुन्निसा रिजवान  
Maniyar Maherrunnisa Rizwan  
जन्म वर्ष / Year of Birth : 1978  
स्त्री / Female

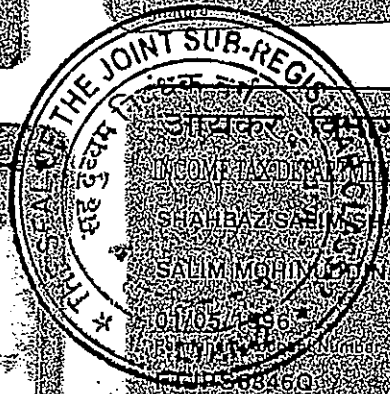
2439 0066 5778

आधार - सामान्य माणसाचा अधिकार

*Mehru*

PERMANENT ACCOUNT NUMBER  
AFDPM8782M  
RIZWAN YAKUB MANIYAR  
YAKUB ABDURREHMAN MANIYAR  
04-09-1967

आयकर विभाग  
INCOME TAX DEPARTMENT  
MAHERUNNISA MANIYAR  
ISHAK MANIYAR  
05/05/1978  
BNUPM2399J



शहबुज्जमान  
SHAHBAZ SALEM SHAIKH  
SALIM MOHAMED SHAIKH  
01/05/1986  
4985 1012 9665  
MID: 91607723656581027

क्र. १७८३	२०२३
५८	६३

*YK*

आयकर विभाग  
INCOME TAX DEPARTMENT  
AEAES6727E



क.न.न.२	
दस्तावेज क्र. ११५५२	२०२३
	८२

दस्त क्रमांक: कलन2 /21723/2023

वाजार मुल्य: रु. 27,60,714/-

मोबदला: रु. 30,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,10,000/-

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

पावती:23770

पावती दिनांक: 13/10/2023

अ. क्र. 21723 वर दि.13-10-2023

सादरकरणाचा नाव: रिजवान याकुब मनियार - -

रोजी 12:00 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1260.00

पृथांची संख्या: 63

दस्त हजर करणाऱ्याची सही:

एकुण: 31260.00

Joint Sub Registrar Kalyan 2

सह. दुय्यम निबंधक वर्ग-२

दस्ताचा प्रकार: करा कल्याण क्र. २

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

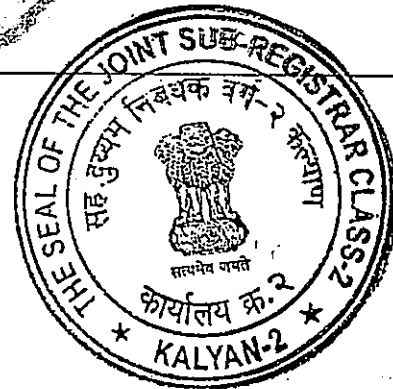
शिक्का क्र. 1 13 / 10 / 2023 12 : 00 : 50 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 13 / 10 / 2023 12 : 02 : 09 PM ची वेळ: (फी)

Joint Sub Registrar Kalyan 2

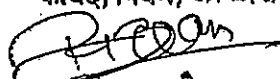
सह. दुय्यम निबंधक वर्ग-२


कल्याण क्र. २

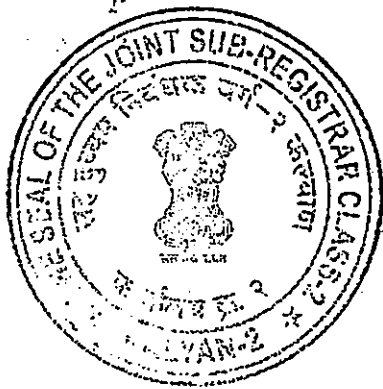


## प्रतिज्ञा पत्र

सदर दस्तऐवज नोंदणी करायला १९०८ दिग्गम १९६१ अंतर्गत नरतुदीनुसार नोंदणीम दाखल केला आहे. दस्तावेजातील संपूर्ण भागधर, निष्पादक व्यक्ती साक्षीदार व सोबत जोडलेले कागदपत्रे उरताच्या सत्यता, वैधता कायदेबाही बाबीसाठी खालील निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत तसेच सदर हस्तांतरण दस्तावेज राज्यसासन/केन्द्रशासन यांच्या कोणत्याही कायदे/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

  
देणार सही

  
देणार सही



S. N. S. R.	
29023	2023
29	23

13/10/2023 12 29:14 PM

दस्त गोपवारा भाग-2

कलन2 21723

दस्त क्रमांक:21723/2023

दस्त क्रमांक :कलन2/21723/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:मे. सुलभा इंटरप्रायजेस तर्फे भागीदार शाहवाज सलीम शेख -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शॉप नं. 3, पोतदार चाळ, संतोषी माता रोड, कल्याण प. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AEAFS6727E	लिहून देणार वय :-26 स्वाक्षरी:-		
2	नाव:रिजवान याकुब मनियार -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं. 2, दूसरा मजला, अल नूर अपार्टमेंट, डॉक्टर अंसारी चौक, मदार छल्ला, कल्याण प. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AFDPM8782M	लिहून घेणार वय :-56 स्वाक्षरी:-		
3	नाव:मेहनुन्निसा रिजवान मनियार -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सदनिका नं. 2, दूसरा मजला, अल नूर अपार्टमेंट, डॉक्टर अंसारी चौक, मदार छल्ला, कल्याण प. , ब्लॉक नं: -, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:BNUPM2399J	लिहून घेणार वय :-45 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

शिक्रा क्र.3 ची वेळ:13 / 10 / 2023 12 : 27 : 31 PM

ओळख-  
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तीशी ओळखतात. वरल्याची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:सादत खान -- वय:53 पत्ता:कल्याण पिन कोड:421301		
2	नाव:मोहम्मद मूसा मोहम्मद सलीम मेमोन -- वय:42 पत्ता:कल्याण पिन कोड:421301		

शिक्रा क्र.4 ची वेळ:13 / 10 / 2023 12 : 29 : 04 PM

Joint Sub-Registrar Kalyan 2

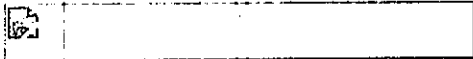
सह दुय्यम निबंधक वर्ग-२

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Deface Number	Deface Date
1	RIZWAN YAKUB MANIYAR	eChallan	02003942023100900019	MH009169193202324E	210000.00	SD 0004950946202324	13/10/2023
2		DHC		1023132502763	1260	RF 1023132502763D	13/10/2023
3	RIZWAN YAKUB MANIYAR	eChallan		MH009169193202324E	30000	RF 0004950946202324	13/10/2023









13/10/2023

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कल्याण 2

दस्त क्रमांक : 21723/2023

नोंदणी :

Regn:63m

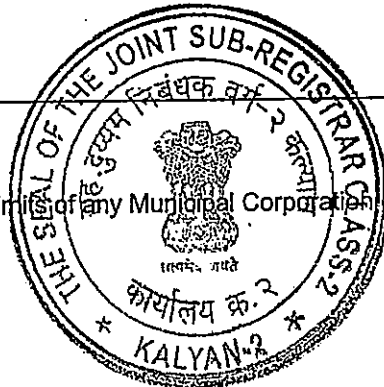
गावाचे नाव : कल्याण

(1) विलेखाचा प्रकार	करारनामा
(2) मोवदला	3000000
(3) बाजारभाव (भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2760714
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: कल्याण-डोंविवली इतर वर्णन : इतर माहिती: मौजे कल्याण, तालुका कल्याण, जिल्हा ठाणे येथील सि. टी. एस. नं. 1891, 1892, 1893, 1894, 1895 व 1897 या जमीन मिळकतीवरील सिल्व्हर हार्डटस विलिंडग मधील सदनिका नं. 302, तिसरा मजला, क्षेत्र 31.66 चौ. मीटर कारपेट + इतर क्षेत्र 12.14 चौ. मीटर एकूण क्षेत्र 43.80 चौ. मीटर ( C.T.S. Number : 1891 ; )
(5) क्षेत्रफळ	1) 43.80 चौ. मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मे. सुलभा इतर प्रायजेस, तर्फे भागीदार शाहवाज सलीम शेख -- वय:- 26; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव, शॉफेन 3, पोतदार चाळ, सतोपी मात रोड, कल्याण प. , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:- 421301 पॅन नं:- AEAFS6727E
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव:- रिजवान याकूब मनीयार -- वय:- 56; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका नं. 2, दूसरा मजला, अल नूर अपार्टमेंट, डॉक्टर अंसारी चौक, मदार छल्ला, कल्याण प. , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:- 421301 पॅन नं:- AFDPM8782M 2) नाव:- मेहरूननिसार रिजवान मनीयार -- वय:- 45; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव: सदनिका नं. 2, दूसरा मजला, अल नूर अपार्टमेंट, डॉक्टर अंसारी चौक, मदार छल्ला, कल्याण प. , ब्लॉक नं:-, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:- 421301 पॅन नं:- BNUPM2399J
(9) दस्तऐवज करून दिल्याचा दिनांक	10/10/2023
(10) दस्त नोंदणी केल्याचा दिनांक	13/10/2023
(11) अनुक्रमांक, खंड व पृष्ठ	21723/2023
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	210000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

मुल्याकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह. दुय्यम निबंधक वर्ग-२  
कल्याण क्र. २

100-10000



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