

81/13522

Tuesday, September 26, 2023

11:15 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 16523 दिनांक: 26/09/2023

गावाचे नाव: काल्हेर

दस्तऐवजाचा अनुक्रमांक: बवड1-13522-2023

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: प्रेमिका लालसा गुप्ता

नोंदणी फी

रु. 19500.00

दस्त हाताळणी फी

रु. 840.00

पृष्ठांची संख्या: 42

एकूण:

रु. 20340.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

11:35 AM ह्या वेळेस मिळेल.


Sub Registrar Bhivandi 1

बाजार मूल्य: रु. 1577280/-

मोबदला रु. 1949100/-

भरलेले मुद्रांक शुल्क : रु. 29900/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 840/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0923251720033 दिनांक: 26/09/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 19500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH008569421202324E दिनांक: 26/09/2023

बँकेचे नाव व पत्ता:

मुळ दस्त
परत केला





26/09/2023

सूची क्र.2

दुय्यम निबंधक : दु.नि. भिवंडी 1

दस्त क्रमांक : 13522/2023

नोंदणी :

Regn:63m

गावाचे नाव : काल्हेर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	1949100
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1577280
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन :, इतर माहिती: मौजे काल्हेर,तालुका भिवंडी,जिल्हा ठाणे येथील सर्व्हे नंबर 11/1 या जागेवरील जय माता दी कंपाऊड मधील सिट्धी अपार्टमेंट वी विंग नधील पहिल्या मजल्यावरील सदनिका क्र. 107 चे क्षेत्र 534 चौ.फुट म्हणजेच 49.60 चौ.मी बाधीव (लिहून देणार व विक्रीसाठी याचे मध्ये झालेली विक्री करारनामा दस्त क्र. बवड-1/109' 5/2023 मध्ये दि.02/08/2023 रोजी भरलेली मु.शु.रु. 105800/- पेकी रु. 17630/- मूळ दस्तस शिल्लक ठेवून उर्वरीत रु. 88170/- सदर दस्तात मु.शु.अधि.नि.1958 कलम 5 जी ए अन्वये समायोजित केले व सदरचा दस्त मु.शु.रु. 29900/- वर निष्पादित केला आहे)((Survey Number : 11/1 ;))
(5) क्षेत्रफळ	1) 534 चौ.फूट
(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 पता.	1): नाव:-राकेश शांतिलाल सुरना वय:-46; पता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नव -, ब्लॉक नं: -, रोड नं: 801 अभिषेक हाईटस खरकर आळी एन. के. टी कॉलेज जवळ जाम्बली नाका ठाणे वेस्ट, महाराष्ट्र, ठाणे. पिन कोड:-400601 पॅन नं:-ALVPS1144D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पता	1): नाव:-प्रेमिका लालसा गुप्ता वय:-24; पता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: जय भीम नागर रुम नं. 92 गल्ली नं.8, जी भीम नागर, एम.आय.डी.सी. पार्क लाईन, कळवा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-CICPG5505Q 2): नाव:-लालसा हरिप्रसाद गुप्ता वय:-57; पता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: जय भीम नागर गल्ली नं. 8, रुम नं. 92, एम.आय.डी.सी. पार्क लाईन, कळवा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-BMUPG4199K
(9) दस्तऐवज करून दिल्याचा दिनांक	26/09/2023
(10)दस्त नोंदणी केल्याचा दिनांक	26/09/2023
(11)अनुक्रमांक,खंड व पृष्ठ	13522/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	29900
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	19500
(14)शेरा	

Statish
सह दुय्यम निबंधक वर्ग-२
भिवंडी-१

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

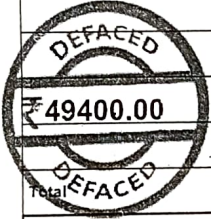
(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of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



क्र.सं. १३५२२	२०२३
पाने	२१०२



GRN	MH008569421202324E	BARCODE			Date	25/09/2023-17:44:34	Form ID	25 2	
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty			TAX ID / TAN (If Any)					
	Registration Fee			PAN No.(If Applicable)	CICPG5505Q				
Office Name	BVD1_BHIWANDI NO 1 SUB REGISTRAR			Full Name	PREMIKA LALSA GUPTA				
Location	THANE			Flat/Block No.	KALHER				
Year	2023-2024 One Time			Premises/Bulding					
Account Head Details		Amount In Rs.		Road/Street	BHIWANDI				
0030246401	Stamp Duty	29900.00		Area/Locality	BHIWANDI				
003063301	Registration Fee	19500.00		Town/City/District					
				PIN	4 2 1 3 0 2				
				Remarks (If Any)	PAN2=ALVPS1144D-SecondPartyName=RAKESH SHANTILAL SURANA-				
				Amount In	Forty Nine Thousand Four Hundred Rupaes Only				
				Words					
Total		49,400.00							
Payment Details		DBI BANK			FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	69103332023092520232	2830176310	
Cheque/DD No.					Bank Date	RBI Date	25/09/2023-17:45:41	Not Verified with RBI	
Name of Bank					Bank-Branch		IDBI BANK		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		



Department ID : Mobile No. : 982224433
 NOTE:- This chalan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सट्टर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-81-13522	000450#090202324	26/09/2023-11:15:33	IGR131	19500.00
2	(IS)-81-13522	000450#090202324	26/09/2023-11:15:33	IGR131	29900.00
Total Defacement Amount					49,400.00



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१. १९५२२	२०२३
पाने	५०२

मुंबई मुद्रांक अधि १५८ व परिशिष्ट 'अ' मधिल अनुच्छेद ५ (ग अ), नुसार दस्तात देय मुद्रांक १०५८००/- यातुन म.न.पा/जि. प. मु. शुल्क १०६२५+ कमीत कमी मु. शु. १००/- वजा जाता उर्वरित मुद्रांक शुल्क ८८९००/- या पुढील दस्त क्रमांक बबड-१-१९५२२ दि. २६/०९/२०२३ मध्ये समायोजित करण्यात आलेला आहे.

Satish
सह. दुय्यम निबंधक, भिवंडी-१

“SHREE” (General Stamp Rs. 29,900/-)

AGREEMENT FOR SALE

CONSIDERATION VALUE Rs. 19,49,100/-

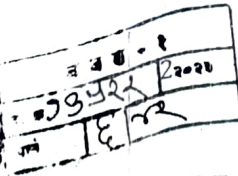
GOVERNMENT VALUERs. 15,77,280/-

THIS ARTICLES OF AGREEMENT FOR SALE made and entered into at Bhiwandi on this 26 day of Sept., 2023;

[Signature]

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माजसा गुप्ता



BETWEEN

THE PURCHASER": 1. MISS. PREMIKA LALSA GUPTA, Age 24 Years, (PAN NO: CICPG5505Q), Occupation: Salaried, 2. Mr. LALSA HARIPRASAD GUPTA, Age 57 Years, (PAN NO: BMUPG4199K), Occupation: Business/Service, Both Residing at Jay Bhim Nagar Galli No.8, Room No.92, MID C Paip Lain, Kalwa, Thane - 400605; (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their heirs, executors, administrators and assigns) **PARTY OF ONE PART;**

AND

THE VENDOR": MR.RAKESH SHANTILAL SURANA, Age 46 Years, (PAN NO: ALVPS1144D), Occupation: Business/Service Residing at 801, Abhishek Heights, Kharkar Jambli Naka, Thane West, Thane-400601; (which expressions shall, unless it be repugnant to the context or meaning thereof, mean and include his respective heirs, administrators, legal representatives, assigns, etc.);

WHEREAS:-

THAT the Land Owner Mr. Ramesh Sitaram Patil had acquired the ownership rights over ALL THAT PIECE AND PARCEL OF LAND, bearing Nos. 11/1, admeasuring about 4050.00 Sq. Mtrs., situate, lying and being at Village Kalher, within the limits of Kalher Grampanchayat, Sub-Registration District & Taluka Bhiwandi, and Registration District & District Thane.

THAT M/s. Jai Mata Di Enterprises has purchased the said land from Mr. Ramesh Sitaram Patil vide registered Sale Deed bearing no. BVD-3/1260/2020 Dated 08/06/2020 in respect of the said land.

AND FURTHER M/s. Saya Nirman LLP has purchased the said land from M/s. Jai Mata Di Enterprises vide registered Agreement For Sale bearing no. BVD-2/3118/2020 Dated 15/06/2020 in respect of the said land and M/s.

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Pruthi

Pruthi



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Saya Nirman LLP is having absolute ownership and possession rights of the said land.

AND by an Irrevocable Power Of Attorney registered under Sr. No. BVD-2-3119/2020, dated 15/06/2020 made between M/s. Jai Mata Di Enterprises and the M/s. Saya Nirman LLP, the Owners granted Irrevocable Power alongwith other rights in respect of the said land to the M/s. Saya Nirman LLP.

AND FURTHER Mr. Chintaman Vitthal Bhoir proprioter of SAI SHRADDHA DEVELOPERS has purchased the said land from M/s. Saya Nirman LLP vide registered Agreement For Sale bearing no. BVD-2/6262/2021 Dated 01/06/2021 in respect of the said land bearing Survey No 11/1 area admeasuring 500 Sq. Mtrs., and more particularly described in the "Schedule-A" written hereunder (And for the sake of brevity, hereinafter referred to as the "said land"). and Mr. Chintaman Vitthal Bhoir is having absolute ownership and possession rights of the said land.

AND by an Irrevocable Power Of Attorney registered under Sr. No. BVD-2-6265/2021, dated 01/06/2021 made between M/s. Saya Nirman LLP and the Mr. Chintaman Vitthal Bhoir, proprioter of SAI SHRADDHA DEVELOPERS the Owners granted Irrevocable Power alongwith other rights in respect of the said land to the Mr. Chintaman Vitthal Bhoir.

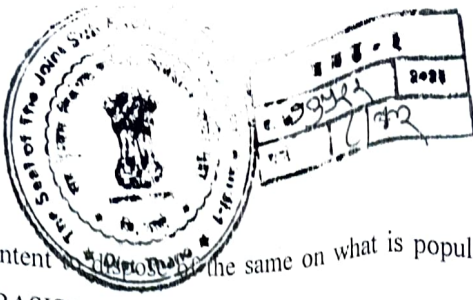
THAT the Tahasildar of Bhiwandi has converted the said land for Non Agriculture use vide order no. REV/DESK-1/42B/TAX/KV/SR-561/2020 dated 19.05.2020.

THAT the Vendor Mr. Chintaman Vitthal Bhoir proprioter of SAI SHRADDHA DEVELOPERS herein, has intends to develop the said land by constructing R. C. C. multi storey building on the said land and for that purpose, the Grampanchayat Kalher had given permission for construction and had approved the plans and specifications for the construction of the said flat by passing the Resolution No. 25/206, dated 26/08/2010. In pursuance thereof the Vendor have started construction of R. C. C. multi storey residential building on the said land consist of flat and other commercial premises with

सायानिर्माण लिमिटेड

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intent of the same on what is popularly known as "OWNERSHIP BASIS".

By Virtue of Registered Agreement for Sale bearing Serial No. BVD-1-10915/2023, dated 02/08/2023 between Mr. Chintaman Vitthal Bhoir proprietor of SAI SHRADDHA DEVELOPERS and MR. RAKESH SHANTILAL SURANA FOR FLAT NO 107 'B' WING for investment purpose and hence was duly registered with Sub-Registrar of Assurances, Bhiwandi.

And so MR RAKESH SHANTILAL SURANA became the sole owner of the Flat No. 107, admeasuring about 534 sq.fts. (built-up) equivalent to 49.60 Sq. Mtrs., on 1st Floor, in R.C.C. Building named as "SIDDHI APARTMENT", "B" Wing, in "JAI MATA DI COMPOUND"; situate, lying and being at Mouje Kalher, Taluka Bhiwandi, Dist. Thane .

THAT the Purchaser hereto showed an interest to purchase Flat No. 107, admeasuring about 534 sq.fts. (built-up) equivalent to 49.60 Sq. Mtrs., on 1st Floor, in R.C.C. Building named as "SIDDHI APARTMENT", "B" Wing, in "JAI MATA DI COMPOUND"; situate, lying and being at Mouje Kalher, Taluka Bhiwandi, Dist. Thane and more particularly described in the "Schedule-B" written hereunder, (and for the sake of brevity, hereinafter referred to as "the said flat").

THAT the Vendor hereto have given inspection of all the documents related to the said flat in this said agreement, and the Purchaser has seen and inspected all the documents related to the said flat and agreed to acquire the said flat.

THAT the Purchaser has taken inspection of the said title documents, said Sanctioned Plans and has made independent inquiry about the legality of the said construction and its suitability for the purpose of Purchaser and, being satisfied about the same, has agreed to purchase, the said Flat, for on "AS IS WHERE IS" basis and subject to the following terms and conditions.

AND after negotiation between the parties hereto the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Vendor, the said flat admeasuring total consideration amount of

[Signature]

मालसा प्रभुता

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Rs. 19,49,100/- (Rupees Nineteen Lakhs Forty Nine Thousand One Hundred Only) on the terms & conditions agreed upon and as contains herein below.

NOW THIS DEED WITNESSED AND IT IS EXPRESSLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. THE, Vendor have started construction of the said flat by constructing R. C. C. multi storey building consist of Flat in building complex to be known as "JAI MATA DI COMPOUND" in accordance with the approved plan with or without amendments thereto and which plan has been kept at the site flat for inspection which the Purchaser has also seen and approved. The Vendor shall be entitled to make such changes additions alteration variation and modification therein as desired by them and/or required by municipal authority and the Purchaser hereby irrevocably and expressly consent to the same.
2. THE, Purchaser has prior to the execution of this agreement satisfied himself about the title of the Vendor to the said flat and they shall not be entitled to further investigate the title and the rights of the Vendor and no requisitions or objection shall be raised or any matter relating thereto or howsoever in connection therein.
3. THE, Vendor have agreed to sell and the Purchaser has agreed to purchase the Flat No. 107, admeasuring about 534 sq.ft. (built-up) equivalent to 49.50 Sq. Mtrs., on 1st Floor, in R.C.C. Building named as "SIDDHI APARTMENT", "B" Wing, in "JAI MATA DI COMPOUND"; situate, lying and being at Mouje Kalher, on what is popularly known as OWNERSHIP BASIS for a total consideration amount of Rs. 19,49,100/- (Rupees Nineteen Lakhs Forty Nine Thousand Hundred Only).
4. THAT, Purchaser has agreed to pay to the Vendor the aforesaid purchase price of Rs. 19,49,100/- (Rupees Nineteen Lakhs Forty Nine Thousand Hundred Only) as per details in below:-
 - a. Rs. 2,49,100/- (Rupees Two Lakhs Forty Nine Thousand Hundred Only) at the time of execution of this agreement.
 - b. Rs. 17,00,000/- (Rupees Seventeen Lakhs Only) balance within 1 (one) month from the date of execution of this Agreement for Sale.

माजसा गुलता

पुन्ना



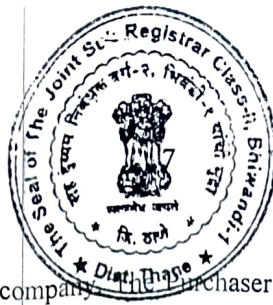
TOTAL Rs. 19,49,000/-

5. THE Purchaser covenant to pay the purchase price as agreed upon as per details in clause 4 above as time being is an essence of this Agreement.
6. Without prejudice to the above and the Vendor other rights under this Agreement and/or in law, the Purchaser shall be liable to pay interest at the rate of 16% per annum on all amounts due under this Agreement is such amounts remains unpaid for seven days or more after becoming due.
7. The Vendor agrees to give possession of the said flat to the Purchaser after full and final consideration amount.
8. Under no circumstances possession of the said flat shall be given by the Vendor to the Purchaser, until all payments required to be made to the Vendor are paid and to observe all the terms and conditions of this Agreement.
9. Any additions or alteration in the said flat and/or in respect of the specification and amenities by the Purchaser, if agreed by the Vendor, shall be carried out at the risk and extra cost of the Purchaser which shall be paid in advance by the Purchaser before the work is commenced by the Vendor.
10. The Purchaser shall take possession of the said flat within 15 days of the Vendor giving written notice to the Purchaser intimating that the said flat are ready for use and occupation.
11. Commencing a week after notice in writings is given by the Vendor to the Purchaser that the premises are ready for use and occupation, the Purchaser shall be liable to bear and to pay the proportionate share of out goings in respect of the land and building namely Municipal taxes, betterment charges or such other levies by the concerned Local Authority and /or Government, water Charges, insurances, common lights, repairs and salaries of clerk, bill collections, sweepers and all other necessary and incidental charges and expenses to the Vendor until the said land and building transferred to the Co-operative Society or Limited Company. The Purchaser shall pay such amount as determined by the Vendor. The Vendor shall kept separate account for the same and shall refund the balance amount, if any, to the Society or the Society or Limited Company and/or may recover the deficit amount, if any, from the

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पुस्तक

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said Society or limited company. The Purchaser shall pay their proportionate share regularly on or before 5th day of each and every month in advance and shall not with hold the same for any reason whatsoever.

12. The Purchaser covenant with the Vendor as follows :

a. To maintain the premises at their own cost in good and tenable repairs and condition from the date of possession and shall not do or suffered to be done anything in or to the said flat or any part of the building which may be against the rules, regulation or bye laws of concerned local or any other Authority.

b. Not to store in the premise any goods which are hazardous, combustible or dangerous nature or are so heavy to damage the construction or structure of the building and shall not carry or cause to be carried heavy packages on the upper floors which may damages or likely damages the staircase, common passages or any other structure of the Building in which the premise is situated and in case any damage is caused to the building on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.

c. Not to demolish or cause to be demolished the premise or any part thereof nor any alterations in the elevation and outside color scheme of the building and shall keep the portion, sewers, drains pipes in the premises and appearances thereto in good tenable repair and conditions, and in particular, so as to support shelter and protect the other parts of the Building.

d. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said flat in the compound or any portion of the said land and the Building.

e. Not to do or permit to be done any Act or thing which may render void or voidable any insurance of the said land and the Building in which the premise is situated or any part thereof or whereby any increased premium shall become payable in respect of the insurance.

f. Pay to the Vendor within 15 days of demand by the Vendor their share of security deposit demanded by concerned Local Authority or Government for giving water, electricity or any other service connection to the building.

मानसा गुला

Rupprey

Rupprey



g. and pay increases in Local taxes water charges, insurance and such other taxes, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of charge of use of the premises by the Purchaser. The Purchaser shall not let, sublet, transfer, assign or part with interest or benefit factor of this Agreement or part with the possession of the premise until all the dues payable by the Purchaser to the Vendor under this Agreement are fully paid up.

h. The Purchaser shall observe and perform all the rules and regulations which the Society or the limited company may adopt at its inception and additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the building and shall pay, contribute regularly and punctually towards the taxes, expenses or outgoing in accordance with the terms of this Agreement.

i. The Purchaser shall not be entitled to claim partition of his/her/their share in the said land and building and the same shall always remains undivided.

13. Nothing contained in this Agreement is intended to be nor shall be constructed as a grant, demise or assignment in Law of the said flat or of the said Plot and building or any part thereof. The Purchaser shall have no claim save and except in respect of the premises hereby agreed to be sold to his/her/them and all open spaces, parking space, lobbies, staircase, terrace etc. will remain the flat of the Vendor until the said land and building is transferred to the society or Limited Company.

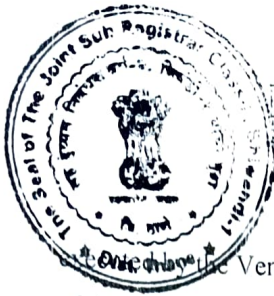
14. Any delay tolerated or indulgence shown by the Vendor in enforcing the terms of this Agreement or any forbearance or giving of time to Purchasers by the Vendor shall not be construed as waiver on the part of the Vendor of any breach of non compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Vendor.

15. The Vendor shall have a right to make additions, alterations, to raise additional stories or structure at any time as may be permitted by Grampanchayat Kalher and such additions, alterations and additional structure or stories shall be the sole flat of the Vendor who shall be entitled to deal with

मामरा गुलत

[Signature]

[Signature]



पत्र क्र. - १	
३३२२	२०११
११/०२	

The Vendor or the Purchaser as well as the entire professional costs of the Advocates of the Vendor in preparing and approving such documents shall be borne and paid by the proposed society or proportionately by all the Purchaser or holders of premises in the said building including the Purchaser herein and the proportionate share of the Purchaser shall be such amount as may be fixed by the Vendor, whose decision in this respect will be final and binding on the Purchaser. The Vendor shall not be liable to contribute anything towards same and such costs, charges and expenses payable by the Purchaser shall be paid by them to the Vendor immediately on demand.

23. This Agreement shall always be subject to the provision of Maharashtra Flats Ownership (Regulation of Promotion of construction, Sale, Management and Transfer) Act, 1963 and its amendment thereafter from time to time.

24. The Purchaser shall liable to borne and pay all costs, charges and expenses including stamp duty, Registration fees Advocate fees for preparing this documents, other allied expenses for registration of this Agreement. Further the Purchaser is agreed to pay Service Tax, MVAT and other Taxes as applicable by Law from time to time.

25. The Purchaser shall immediately after execution of this Agreement lodge the same with Sub-Registrar of Assurance, Bhiwandi and shall within two days after lodging the same furnish to the Vendor a Xerox copy of the receipt issued by the Sub Registrar to enable the Vendor to admit execution thereof before the Sub-Registrar of Assurance.

SCHEDULE "A"

ALL THAT PARTS AND PARCELS OF LAND ALL THAT PARTS AND PARCELS OF LAND Bearing Survey Nos. 11/1, admeasuring about 500.00 Sq. Mtrs.; situate, lying and being at Village Kalher, within the limits of Kalher Grampanchayat, Sub-Registration District & Taluka Bhiwandi, and Registration District & District Thane.

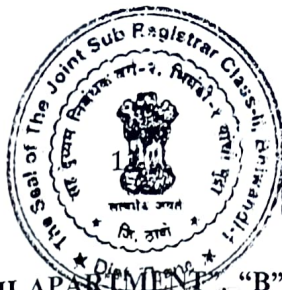
SCHEDULE "B"

ALL THAT PARTS AND PARCELS Flat No 107, admeasuring about 534_sq.ft. (built-up) equivalent to 49.50 Sq. Mtrs., on 1st Floor, in R.C.C.

मा मसा गुलत

Praveer

Praveer



बवड - १
१३५२२
२०२१
१५/१२

Building named as "SIDDHI APARTMENT", "B" Wing, in "JAI MATA DI COMPOUND"; being constructed on the said land bearing Survey Nos. 11/1, situate, lying and being at Mouje Kalher, Taluka Bhiwandi, Dist. Thane, within the limits of Grampanchayat Kalher, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane.

The said Building is bounded as under:-

Towards its East is :
Towards its West is :
Towards its South is :
Towards its North is :

} As Per Plan

IN WITNESS WHEREOF, the Parties hereto have hereunto set subscribed their respective hands and seal at Bhiwandi on the day and the year written hereinabove

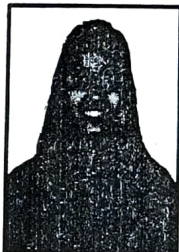
SIGNED, SEALED AND DELIVERED)

BY THE WITHIN-NAMED "PURCHASERS")

1) MISS. PREMIKA LALSA GUPTA,)



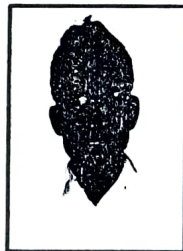
Premika



2. Mr. LALSA HARIPRASAD GUPTA,)



लालसा गुप्ता



SIGNED, SEALED AND DELIVERED)

BY THE WITHIN-NAMED "THE VENDOR")

MR. RAKESH SHANTILAL SURANA,)

Rakesh



WITNESS:-

1. Hari Prasad Keelice)

2. Sripal Saurabh Patil)





१३६ - १	
१३६३३	२०२३
१३६	२२

RECEIPT

Received a sum of Rs. 2,49,100/- (Rupees Two Lakhs Forty Nine Thousand Hundred Only) from time to time prior to execution of this agreement in the following manner

Date	Cheque No.	Amount	Bank
25/07/2023	100005	51000	G.P. Parsik Bank
15/09/2023	100008	198100	G.P. Parsik Bank
	Total	2,49,100	

from the purchaser herein as and by way of advance part consideration subject to realization.

I/We say received

MR. RAKESH SHANTILAL SURANA

गौरी रचना आणि मुल्यांमधीरम विभाग
हाणे शाखा

जा. क्र. विरोध/ बांध/ गौ.कालहेर/ ता. गिवांडी/ संख्ये/ १२०८/१

सहायक संचालक, नगर रचना,
हाणे, जिल्हाधिकारी इमारत,
३ री मजला, कोई नकासा,
हाणे (घ)
दुरधनी क्र.: ०२२/२५४४४४४
ई-मेल-adi@shane@rediffmail.com
दिनांक

२६/०९/२०२०

सति, मा.अपर जिल्हाधिकारी, हाणे

विषय :- गौजे कालहेर ता. गिवांडी येथील सं.क्र. ११ हि. क्र. १ क्षेत्र ४०५०.०० ची मी. रहिवास वापरसाठी रेखांकन व बांधकाम नकाशांना मंजूरी मिळणेबाबत.

संदर्भ :- १) मा.जिल्हाधिकारी, हाणे यांचेकडील परिपत्रक क्र. महसूल/कक्ष-५/ ९-१५/ एन.पी./ एस.आर. २५/ २००२ दि.०४/०२/२००२ व सुधारीत अ.कृ.परिपत्रक

२) अर्जाबाबत यांचे दिनांक ३०/०७/२०२० रोजीचे पत्र.

महोदय,

मा.जिल्हाधिकारी, हाणे यांनी संदर्भित परिपत्रक क्र.१ अन्वये कळविल्यानुसार अर्जदार यांनी सहायक संचालक, नगर रचना, हाणे शाखा कार्यालयाकडे विनंती/बांधकाम बाबतचा अर्ज देत या कार्यालयाकडे केला आहे.

अर्जाबाबत यांचे वारसुविशारद यांनी संदर्भित पत्र क्र.२ अन्वये नव्याने सुधारीत रेखांकन व बांधकाम नकाशा या कार्यालयात सादर केलेले असून त्यानुसार या कार्यालयाचे अभिप्राय खालीलप्रमाणे आहे.

गौजे कालहेर, ता. गिवांडी येथील विषयाकित जमिन मुंबई महानगर प्रदेश विकास प्राधिकरणाच्या हरीबाहेर स्थित असून अद्याप तेथे प्रादेशिक योजनेचा/विकास योजनेचा कोणताही प्रस्ताव मंजूर नाही. विषयाकित जागेला मंजूर रेखांकनातील १२.०० मी. रुंद रस्त्याचा पुढावा प्राप्त आहे. त्यामुळे सदर परिसरासाठी लागू असलेल्या व व का वर्ग नगर परिषदेच्या विकास नियंत्रण नियमावलीतील तरतुदीनुसार विषयाधीन जागेतील अर्जाबाबत यांनी प्रस्तावित केलेला समूह निवास पद्धतीने रहिवास वापर अनुज्ञेय करण्यास हरकत नाही.

सबब, उपरोक्त गौजे कालहेर ता. गिवांडी येथील सं.क्र. ११ हि. क्र. १ क्षेत्र ४०५०.०० ची मी. मा जागेवर समूह निवास पद्धतीने रहिवास प्रयोजनासाठीच्या रेखांकनास विनंती पत्राप्रती व बांधकाम नकाशास मंजूरीची शिफारस खालील अटी व शर्तीना अधिन राहून करण्यास येत आहे.

१) प्रस्तावित समूह गृहबांधणी योजनेमध्ये खालीलप्रमाणे विकसन प्रस्तावित करण्यात आलेले आहे.

अ. क्र.	मुख्याचे एकूण क्षेत्र	प्रस्तावित इमारती	एकूण बांधकाम क्षेत्र.	प्रस्तावित वापर
		सळ + ३ मजल्याची १ इमारत प्रस्तावित केलेली आहे.	४०५०.०० ची.मी	रहिवास



प्रस्तावित प्रस्तावाप्रमाणे समूह गृह बांधकाम करणे, खुली जागेची प्रत्यक्ष जागेवर प्रथमतः विस्तृत आखणी करणे व ती जागे अखिल मंजूर अर्थाने गिवांडी यांचेकडून मोजणी करून घेण्यात यावी. आखणी करित असताना मंजूर अभिन्यासातील रस्ते व हद्दी यांचेशी योग्य रीतीने समन्वय साधणे आवश्यक आहे. विषय प्रत्यक्ष मोजणीचे वेळी विषयाधीन जागेचे एकूण क्षेत्रामध्ये तसेच मंजूर अर्जाबाबत यांचे क्षेत्रामध्ये तफावत आढळल्यास अभिन्यास दुरुस्त करून अभिलेखाच्या तसेच मंजूर अर्जाबाबत यांचे मंजूरी घेणे अर्जादारावर बंधनकारक राहिल. त्याशिवाय जागेवर कोणत्याही प्रकारचा विकसन करला येणार नाही.

- ३) विषयाधीन जागेवर कोणतेही विद्यमान रस्ते असल्यास सदर रस्त्याशी प्रस्तावित रेखांकनातील रस्त्याशी समन्वय साधणे तसेच एकरूपता साधणे आवश्यक आहे. त्यामध्ये फरक पडत असल्यास त्याप्रमाणे सुधारित परधानगी घेणे अर्जादारावर बंधनकारक राहिल.
- ४) थरील वापर सुरू करण्यापूर्वी प्रस्तावाखालील जागेतील रस्ते त्याच्या गटारासह वाहतुकीस योग्य होतील असे पक्क्या स्वरूपात बांधण्यात यावेत व त्याची रुंदी मंजूर अभिन्यासाप्रमाणे ठेवण्यात यावी.

- ५) जागेच्या अद्ययावत मालकी हक्काची तसेच जागोला रेखांकन नकाशावर दर्शविल्याप्रमाणे आवश्यक रुंदीचा अधिकृत मार्ग असल्याची खात्री महसूल विभागाने त्याचे स्तरावर करावी.
- ६) रेखांकनाखालील जागेची पुढील कोणतेही उपविभागणी अवैध ठरेल. त्यातील कोणत्याही एका भागाच्या सुधारित विकासासाठी स्वतंत्रपणे विचार करता येणार नाही.
- ७) रेखांकनातील रस्ते जर शेजारील जागांना लागून असतील तर अशा शेजारील जागांच्या संनाध्य रेखांकनामधील रस्त्यांना ते जोडण्यासाठी व वापरण्यासाठी परवानगी द्यावी लागेल.
- ८) मंजूर रेखांकनात पूर्व परवानगीशिवाय कोणतेही बदल करण्यात येऊ नये.
- ९) जागेच्या मालकी हक्काची व इतर हक्कांची नोंद घेऊन तसेच न्यायानुसार नकाशात दाखविल्याप्रमाणे अधिकृत मार्ग असल्याची खात्री महसूल विभागाने करावी. त्याबाबत भविष्यात कोणताही वाद उत्पन्न झाल्यास त्याबाबत सर्वोच्च अर्जदार यांनी करणे आवश्यक राहिल.
- १०) विषयांकित जागेचे स्थान, आकार, मालकी हक्क, पोहोच रस्ता, वहिवाट, वापर इ. संदर्भात काही वाद उदभवल्यास त्याचे निराकरण करण्यासाठी अर्जदार / विकासक यांचेवर राहिल.
- ११) नियोजित रेखांकनाखालील जागेतील सांडपाणी अथवा भुपृष्ठीत पाणी वाहून नेण्यासाठी जे मार्ग असतील ते अबाधित ठेवावे लागतील अथवा त्यांचा इतरांना त्रास होणार नाही अशा रितीने बंदोबस्त करणे अर्जदारावर बंधनकारक राहिल.
- १२) नियोजित इमारतीच्या वापरासाठी पाण्याची सोय तसेच सांडपाण्याची व मैला निर्मूलनाची व्यवस्था प्रत्यक्ष वापरापूर्वी तशी पर्यायी व्यवस्था उपलब्ध नसल्यास इमारतीच्या वापरापूर्वी अर्जदाराने करणे आवश्यक आहे.
- १३) विषयाधिन जागेवरील अंतर्गत रस्ते व खुली जागा ही विकसित करून ते कायमस्वरूपी देखभालीसाठी संबंधीत नियोजन प्राधिकरण/स्थानिक प्राधिकरणास नाममात्र रु.१/- किमतीस हस्तांतरित करावेत.
- १४) विषयांकित जागा किंवा तिचा भाग भूसंपादन अधिनियम १८९४ किंवा महाराष्ट्र औद्योगिक अधिनियम १९६६ या खालील भूसंपादनासाठी अधिसूचीत केलेली नाही याबाबतची खात्री महसूल विभागाने तसेच अर्जदार यांनी करणे आवश्यक राहिल.
- १५) विषयाधिन जागेच्या हद्दीबाबत काही तक्रारी असल्यास त्याची सर्व जबाबदारी अर्जदारांवर राहिल.
- १६) नियोजित रेखांकनात मंजूरीपेक्षा वेगळे बदल करणाऱ्यांचे असल्यास किंवा वापर बदलावयाचा असल्यास पूर्वपरवानगी घेणे आवश्यक आहे.
- १७) अर्जदाराने सदर प्रकरणी सादर केलेली कागदपत्रे अथवा माहिती, खोटी, किंवा दिशाभूल करणारी आढळल्यास देण्यात आलेली परवानगी रद्द समजणेत येईल.
- १८) विषयाधिन जागेवरील रेखांकनास यापूर्वी मा. जिल्हाधिकारी/सहायक संचालक, नगर रचना, राणे शाखा यांनी मंजूरीची शिफारस केली असल्यास त्यानंतर या जागेवरील कोणत्याही सुधारित रेखांकनास महसूल विभागाने सुधारित परवानगी न दिल्याची तसेच अशा प्रकारच्या संनाध्य सुधारित रेखांकनातील सक्तीने सोडावयाच्या खुल्या जागेवर सार्वजनिक सोयी सुविधा इत्यादी प्रकारच्या क्षेत्रावर आता अर्जदार परवानगी अपेक्षित नसल्याची खात्री करणे महसूल विभागावर बंधनकारक राहिल.
- १९) महसूल विभागाने संदर्भाधिन प्रस्तावासोबत विषयाधिन जमिनीबाबत पुर्व संदर्भ असल्याबाबत कोणतीही कागदपत्रे सादर केलेली नाहीत. सदर जागेबाबत पुर्व संदर्भ न्यायालयीन संदर्भ असल्यास त्याची पुर्व पडताळणी महसूल विभागाने करावी.
- २०) प्रस्तावासोबत कागदपत्राच्या आधारे या कार्यालयाने अभिप्राय दिले आहे. उक्त कागदपत्रे विधिग्राहयत्नेबाबत जागा मालक्य/विकास अधिकारपत्र धारक वास्तुविशारद/सल्लागार अभियंता इत्यादी जबाबदार राहिल.
- २१) नियोजित बांधकामापासून पुढील, मागील व बाजूची अंतरे प्रत्यक्ष जागेवर मंजूरीप्रमाणे ठेवण्यात यावी.
- २२) बाल्कनी बंदिस्त करता येणार नाही.
- २३) विषयाधिन जागेवर कोणतीही अनधिकृत बांधकाम झालेली नसल्याची अथवा बांधकाम सुरु नसल्याची खात्री महसूल विभागाने करणे आवश्यक आहे. उक्त जमिनीवर अनधिकृत बांधकामे झालेले असल्यास ते स्वखर्चाने काढून टाकणेची जबाबदारी अर्जदाराची / विकासकर्त्याची राहिल.
- २४) विषयाधिन जागेतील यापूर्वी रेखांकन मंजूर केलेले नसल्याची तसेच अशा कोणत्याही रेखांकनामधील विषयाधिन भूखंडाखालील जागा ही खुली जागा (Open space) सोडली नसल्याची खातरजमा महसूल विभागाने करावी.

