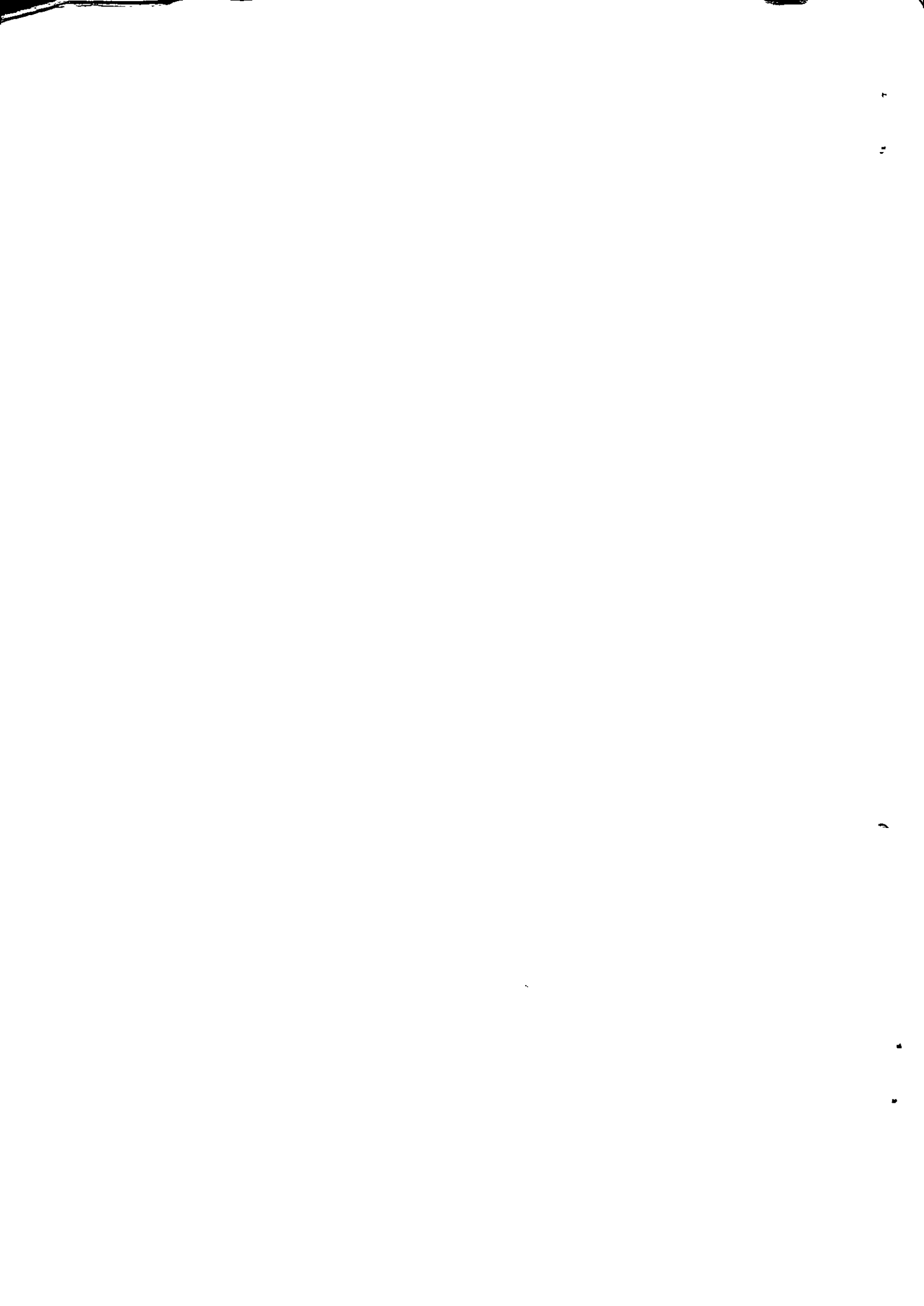


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408/4764

पावती

Original/Duplicate

Wednesday, October 18, 2023

नोंदणी क्र. :39M

12:42 PM

Regn.:39M

पावती क्र.: 6174 दिनांक: 18/10/2023

गावाचे नाव: वासिंद

दस्तऐवजाचा अनुक्रमांक: सहप-4764-2023

दस्तऐवजाचा प्रकार : अॅग्रीमेंट टू सेल ऑफ फ्लॉट

सादर करणाऱ्याचे नाव: सोनाली दत्तु गायकर

नोंदणी फी

रु. 27900.00

दस्त हाताळणी फी

रु. 1640.00

पृष्ठांची संख्या: 82

एकूण:

रु. 29540.00

आपणास मूळ दस्त ,यंवनेल प्रिंट,सूची-२ अंदाजे
1:02 PM ह्या वेळेस मिळेल.

Sub Registrar, Rahapur

दुय्यम निबंधक श्रेणी-१

राहापूर

वाजार मुल्य: रु.1904925 /-

मोवदला रु.2788500/-

भरलेले मुद्रांक शुल्क : रु. 167350/-

1) देयकाचा प्रकार: DHC रक्कम: रु.1640/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1023186402697 दिनांक: 18/10/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.27900/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009366730202324M दिनांक: 18/10/2023

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

Ggoikar





सूची क्र.2

दुय्यम निबंधक : दु.नि. शहापुर

दस्ता क्रमांक : 4764/2023

नोदंणी :

Regn:63m

19/10/2023

गावाचे नाव : वासिंद

(1) विलेखाचा प्रकार अँग्रीमेंट टू सेल ऑफ फ्लॉट

(2) मोबदला 2788500

(3) वाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 1904925

(4) भू-मापन, पोटोहिस्ता व घरक्रमांक(असल्यास)

1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिनी: विभाग-प्रभावक्षेत्र, मौजे वासिंद, ता.शहापुर, जि.ठाणे येथिल बिनशेनी सर्वे नं. 191/1, क्षेत्र 430.00(चौ.मी), व सर्वे नं. 191/2/1पं, क्षेत्र 6177.00(चौ.मी), एकूण क्षेत्र 6607.00(चौ.मी) या मिळकती वरील नियोजित इमारत रघुनंदन संकुल मथिल विल्डींग नं. 1-सी, तिसरा मजला, निवासी सदनिका नं.304, कारपेट क्षेत्र-39.55(चौ.मी), बालकनी क्षेत्र-6.63(चौ.मी) ((Survey Number : 191/1 व 191/2/1पं ; Block Number : सदनिका नं.304 ;))

(5) क्षेत्रफळ 1) 46.18 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.जय माता वी विल्डर्स अँड डेव्हलपर्स तर्फे भागीदार रविंद्र विठ्ठल भेरे वय:-54; पत्ता:-प्लॉट नं. -, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- ऑफिस पत्ता- श्रमसाफल्य निवास, बार्ड क्र.1, मारुती मंदीराजवळ, वासिंद, ता.शहापुर, जि.ठाणे, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं:-AAJFJ8535C
2): नाव:-मे.जय माता वी विल्डर्स अँड डेव्हलपर्स तर्फे भागीदार गोपाळसिंग दत्तुसिंग रजपुत वय:-46; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- ऑफिस पत्ता- श्रमसाफल्य निवास, बार्ड क्र.1, मारुती मंदीराजवळ, वासिंद, ता.शहापुर, जि.ठाणे, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं:-AAJFJ8535C

(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-सोनासी दत्तु गायकर वय:-29; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- रा.मु.46, वरची वाडी, कवडकरा गाव, ता.इगतपुरी, जि.नाशिक, रोड नं:-, महाराष्ट्र, पासईक. पिन कोड:-422403 पॅन नं:-DKUPG8013E
2): नाव:-दत्तु कान्हू गायकर वय:-36; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- रा.मु.46, वरची वाडी, कवडकरा गाव, ता.इगतपुरी, जि.नाशिक, रोड नं:-, महाराष्ट्र, पासईक. पिन कोड:-422403 पॅन नं:-AWBPG2923P

(9) दस्तऐवज करून दिल्याचा दिनांक 18/10/2023

(10) दस्त नोंदणी केल्याचा दिनांक 18/10/2023

(11) अनुक्रमांक, खड व पृष्ठ 4764/2023

(12) वाजारभावाप्रमाणे मुद्रांक शुल्क 167350

(13) वाजारभावाप्रमाणे नोंदणी शुल्क 27900

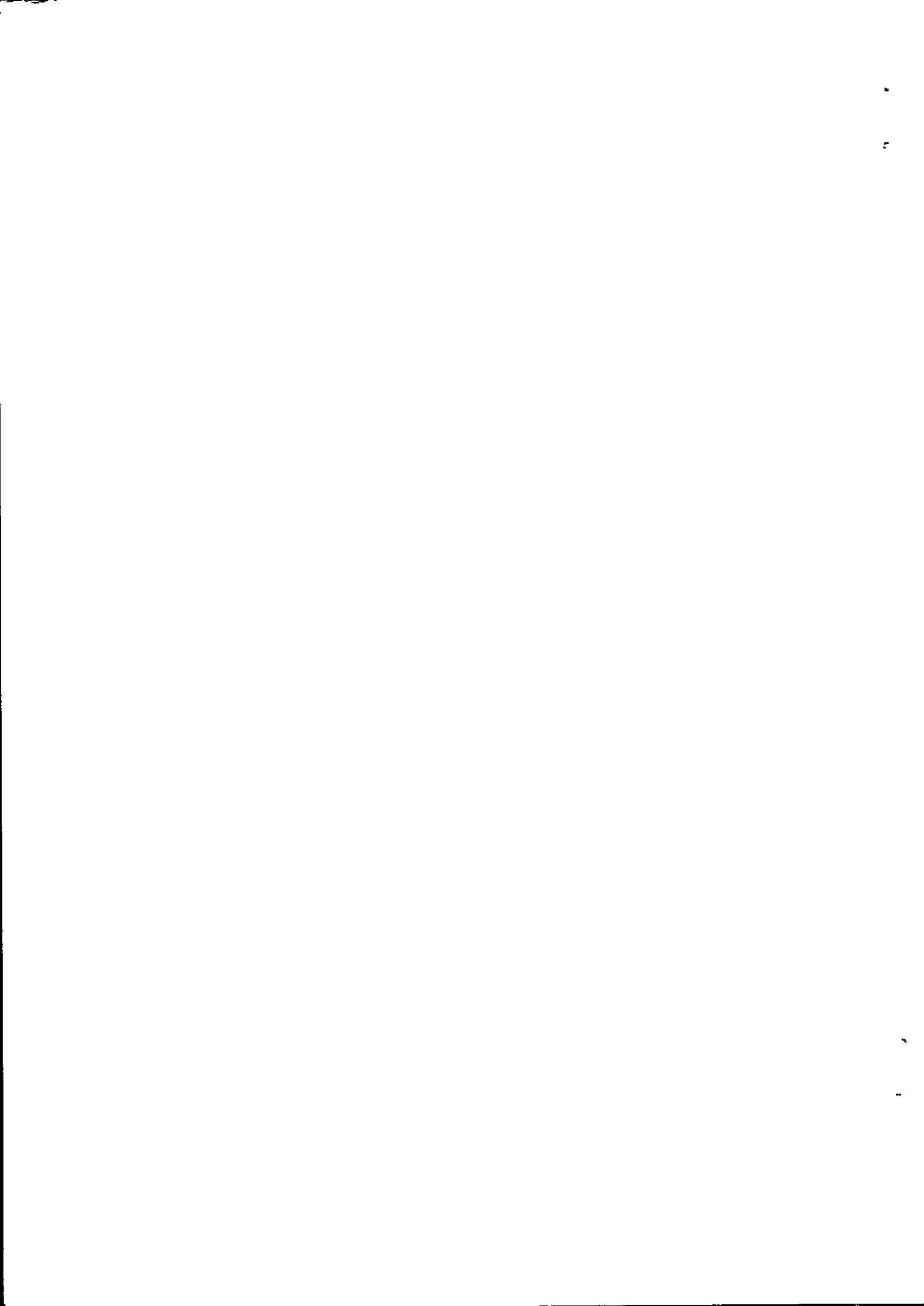
(14) शेर

दुय्यम निबंधक श्रेणी-२
शहापुर

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

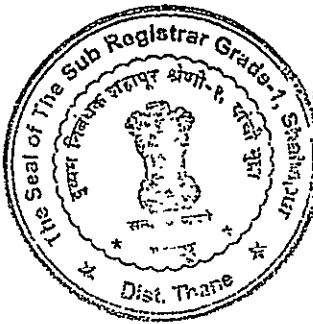
(ii) within the limits of any Municipal Council, Nagarpanchayat or Cantonment Area annexed to it, or any rural area within the limits of the Mumbai Metropolitan Region Development Authority or any other Urban area not mentioned in sub clause (i), or the Influence Areas as per the Annual Statement of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



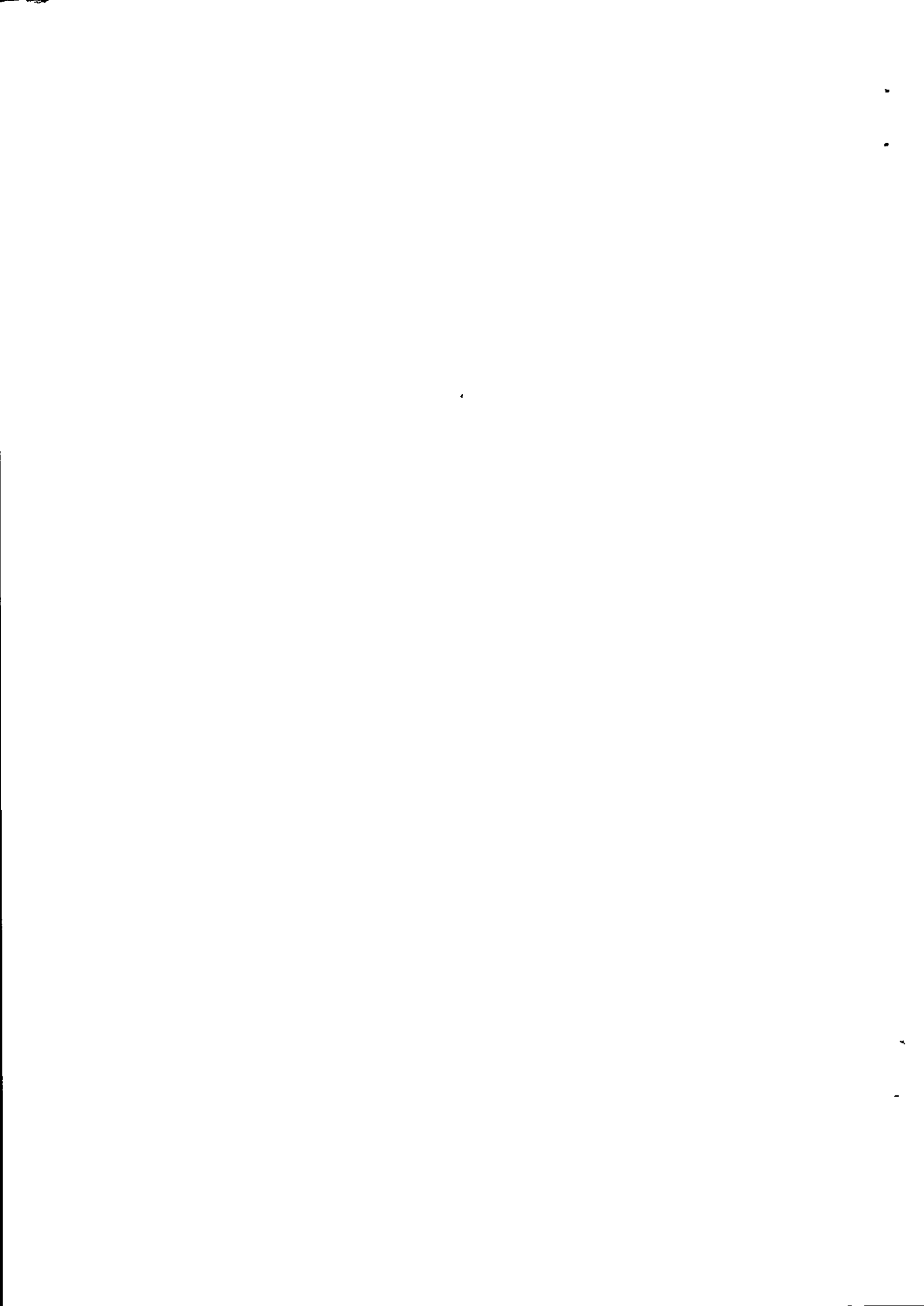
मूल्यांकन पत्रक (प्रभाव क्षेत्र - बांधीव)		18 October 2023, 12:33:12 PM
Valuation ID	202310183056	सहप
मूल्यांकनाचे वर्ष	2023	
जिल्हा	ठाणे	
तालुक्याचे नांव :	शहापूर	
गावाचे नांव :	वासिंद (177)	
प्रमुख मूल्य विभाग	27	
उप मूल्य विभाग :	27.1	
क्षेत्राचे नांव	Influence Area	सर्व्हे नंबर /न. भू. क्रमांक : 191.1
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	मोजमापनाचे एकक	
मूल्यदर	चौ. मीटर	
37500		
बांधीव क्षेत्राची माहिती		
मिळकतीचे क्षेत्र -	50.798 चौ. मीटर	मिळकतीचा प्रकार - बांधीव
बांधकामाचे वर्गीकरण -	1-आर सी सी	मूल्यदर/बांधकामाचा दर- Rs.37500/-
उद्दवाहन सुविधा -	आहे	
	मजला -	1st To 4th Floor
Sale Type - First Sale		
Sale/Resale of built up Property constructed after circular dt.02/01/2018		
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	=(वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी)	
	=(37500 * (100 / 100))	
	= Rs.37500/-	
मजला निहाय घट/वाढ	= 100% of 37500 = Rs 37500/-	
Rules Applicable	3, 19, 18	
A)	मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र
		= 37500 * 50.798
		= Rs.1904925/-
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + वंदिस्त वाहन तळाचे मूल्य + लागतव्या गच्चीचे मूल्य/खुली बात्कनी + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + तळघराचे मूल्य + मेझनाईन मजला क्षेत्र मूल्य + वंदिस्त बात्कनी + स्वयंचलित वाहनतळ = A + B + C + D + E + F + G + H + I + J = 1904925 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.1904925/- = ₹ एकोणवीस लाख चार हजार नऊ शें पंचवीस /-	

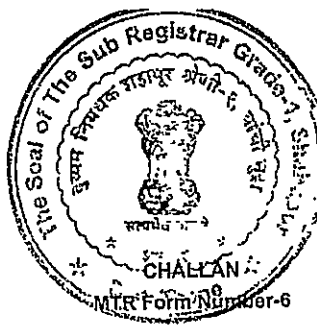
Hamb Print

मुख्य म. निबंधक श्रेणी-१
शहापूर



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न. नं. ४०६४ / २०२३
४९ / ८२

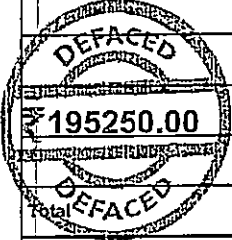




स ह प
प. क्र. १९६० २०२३
२७ ८२



GRN	MH009366730202324M	BARCODE	[Barcode]				Date	12/10/2023-11:20:04	Form ID	25.2	
Department	Inspector General Of Registration			Payer Details							
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)							
Office Name	SHP_SHAHAPUR SUB REGISTRAR			PAN No.(If Applicable)	AWBPG2923P						
Location	THANE			Full Name	DATTU KANHU GAIKAR						
Year	2023-2024 One Time			Flat/Block No.	FLAT NO.304 IN RAGHUNANDAN SANKUL						
Account Head Details	Amount In Rs.			Premises/Building							
0030046401	Stamp Duty		167350 00	Road/Street	VASIND						
0030063301	Registration Fee		27900 00	Area/Locality	SHAHAPUR						
				Town/City/District							
				PIN		4	2	1	6	0	1
				Remarks (If Any)	PAN2=AAJFJ8535C-SecondPartyName=MS JAI MATA DI BUILDERS AND DEVELOPERS THROUGH PARTNER RAVINDRA V BHERE--						
				Amount In	One Lakh Ninety Five Thousand Two Hundred Fifty Ru						
				Words	pees Only						
	1,95,250.00										
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK							
Cheque/DD Details				Bank CIN	Ref. No.	02300042023101228479		232855058510			
Cheque/DD No.				Bank Date	RBI Date	12/10/2023-16:54:18		13/10/2023			
Name of Bank				Bank-Branch	BANK OF MAHARASHTRA						
Name of Branch				Scroll No. , Date	31013 , 13/10/2023						



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी कचावयाच्या दस्तांसाठी लागू आहे. नोंदणी न कचावयाच्या दस्तांसाठी सदर चलन लागू नाही.

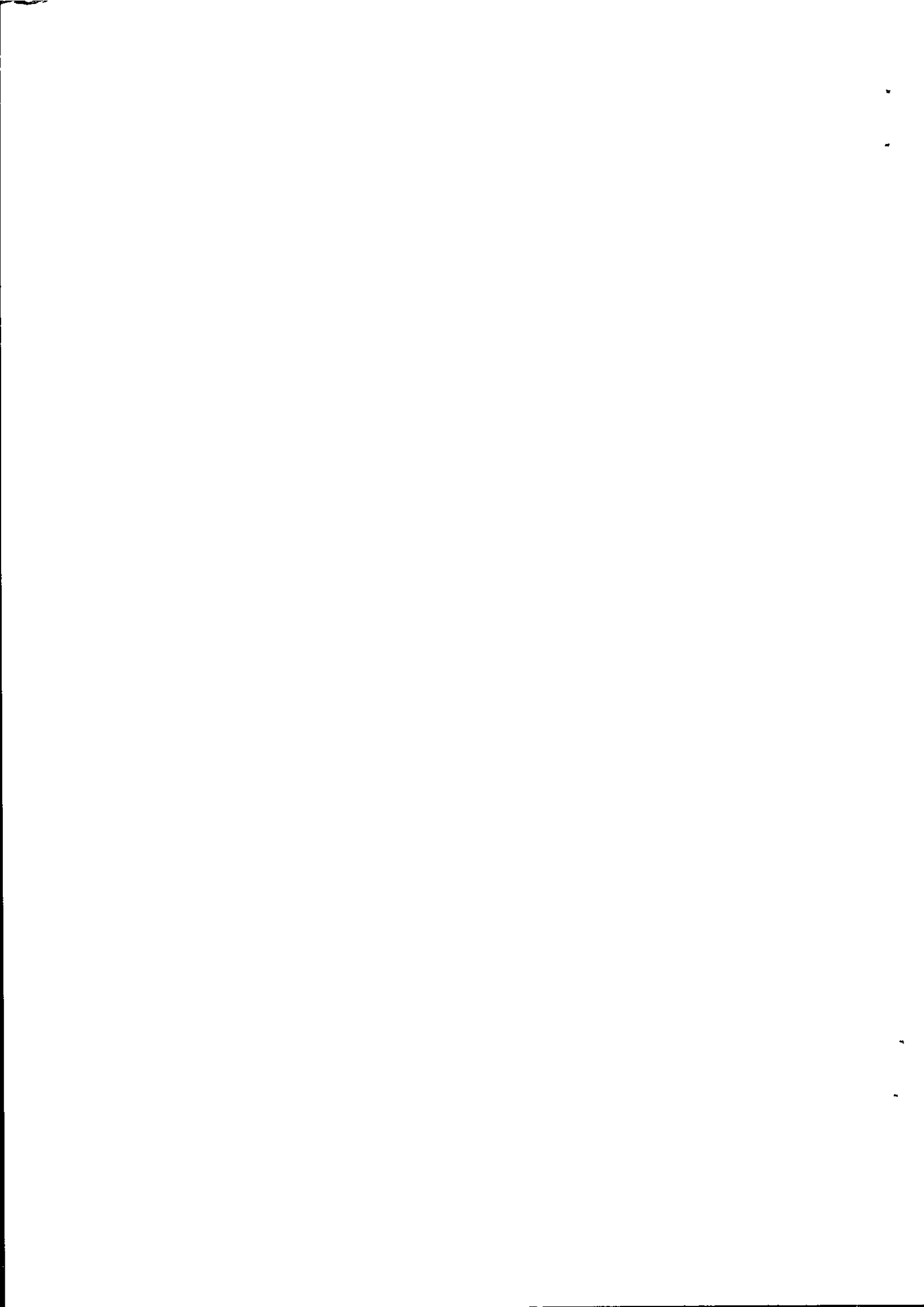
Mobile No. : 8806070646

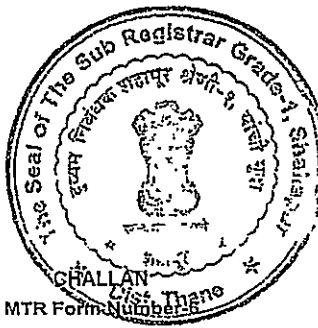
Signature-Not Verified

Digitally signed by DS,
DIRECTORATE OF ACCOUNTS
AND TREASURY, MUMBAI 02
Date: 2023.10.16 12:47:51 IST
Reason: GRAS Secure Document
Location: India

Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	UserId	Defacement Amount
1	(IS)-408-4764	0005069029202324	18/10/2023-12:42:32	IGR139	27900.00
2	(IS)-408-4764	0005069029202324	18/10/2023-12:42:32	IGR139	167350.00
Total Defacement Amount					1,95,250.00



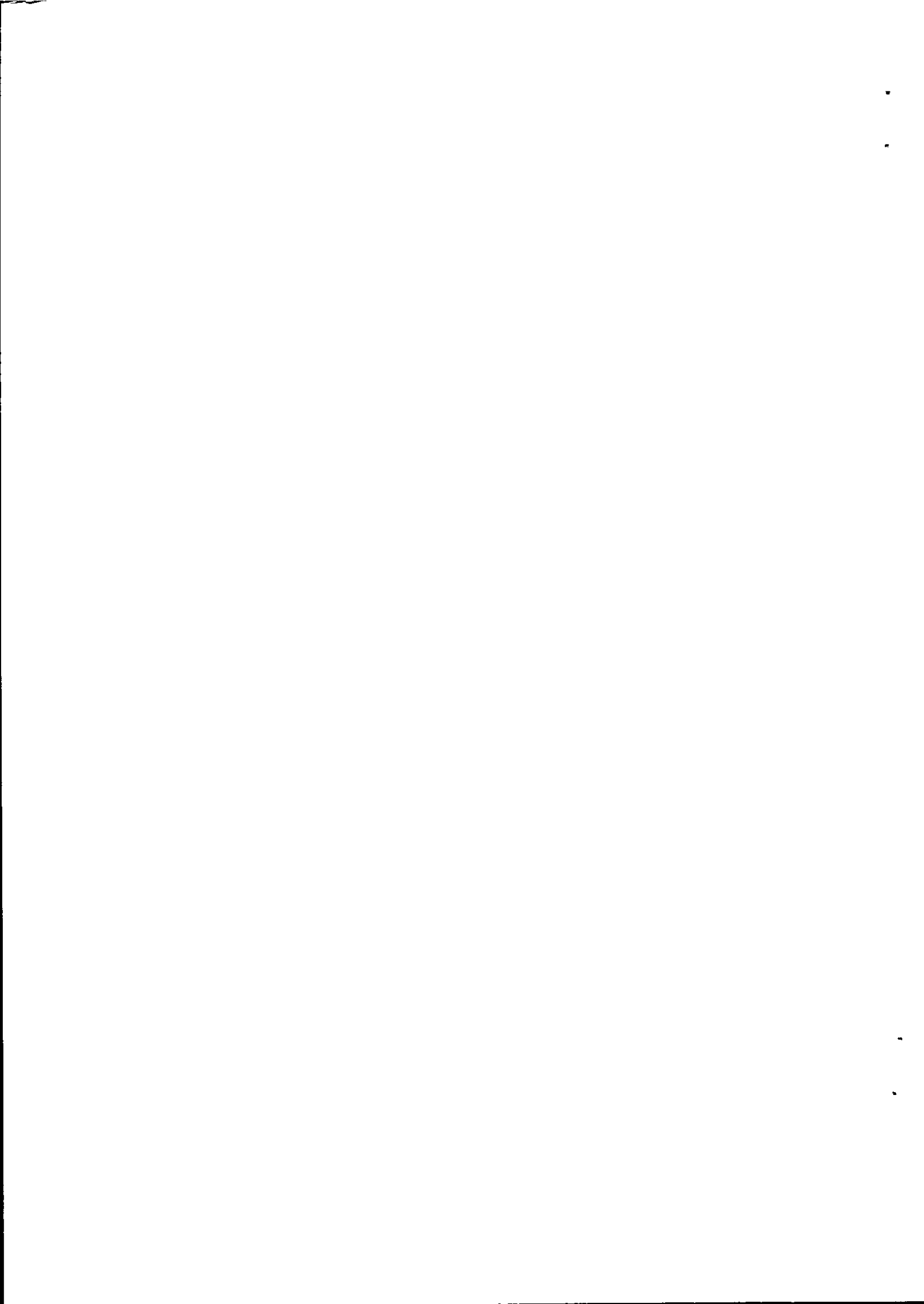


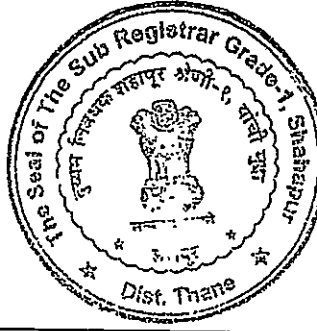
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३ ८२



GRN	MH009366730202324M	BARCODE	[Barcode]			Date	12/10/2023-11.20.04	Form ID	25.2
Department	Inspector General Of Registration			Payer Details					
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)					
Office Name	SHP_SHAHPUR SUB REGISTRAR			PAN No.(If Applicable)	AWBPG2923P				
Location	THANE			Full Name	DATTU KANHU GAIKAR				
Year	2023-2024 One Time			Flat/Block No.	FLAT NO.304 IN RAGHUNANDAN SANKUL				
Account Head Details		Amount In Rs.		Premises/Building					
0030046401	Stamp Duty	167350.00		Road/Street	VASIND				
0030063301	Registration Fee	27900.00		Area/Locality	SHAHAPUR				
				Town/City/District					
				PIN	4 2 1 6 0 1				
				Remarks (If Any)	PAN2=AAJFJ8535C--SecondPartyName=MS JAI MATA DI BUILDERS AND DEVELOPERS THROUGH PARTNER RAVINDRA V BHERE-				
				Amount In	One Lakh Ninety Five Thousand Two Hundred Fifty Ru				
Total			1,95,250.00	Words	pees Only				
Payment Details			BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK			
Cheque/DD Details			Bank CIN	Ref. No	02300042023101228479 232855058510				
Cheque/DD No			Bank Date	RBI Date	12/10/2023-16 54:18		Not Verified with RBI		
Name of Bank			Bank-Branch		BANK OF MAHARASHTRA				
Name of Branch			Scroll No. , Date		31013 , 13/10/2023				

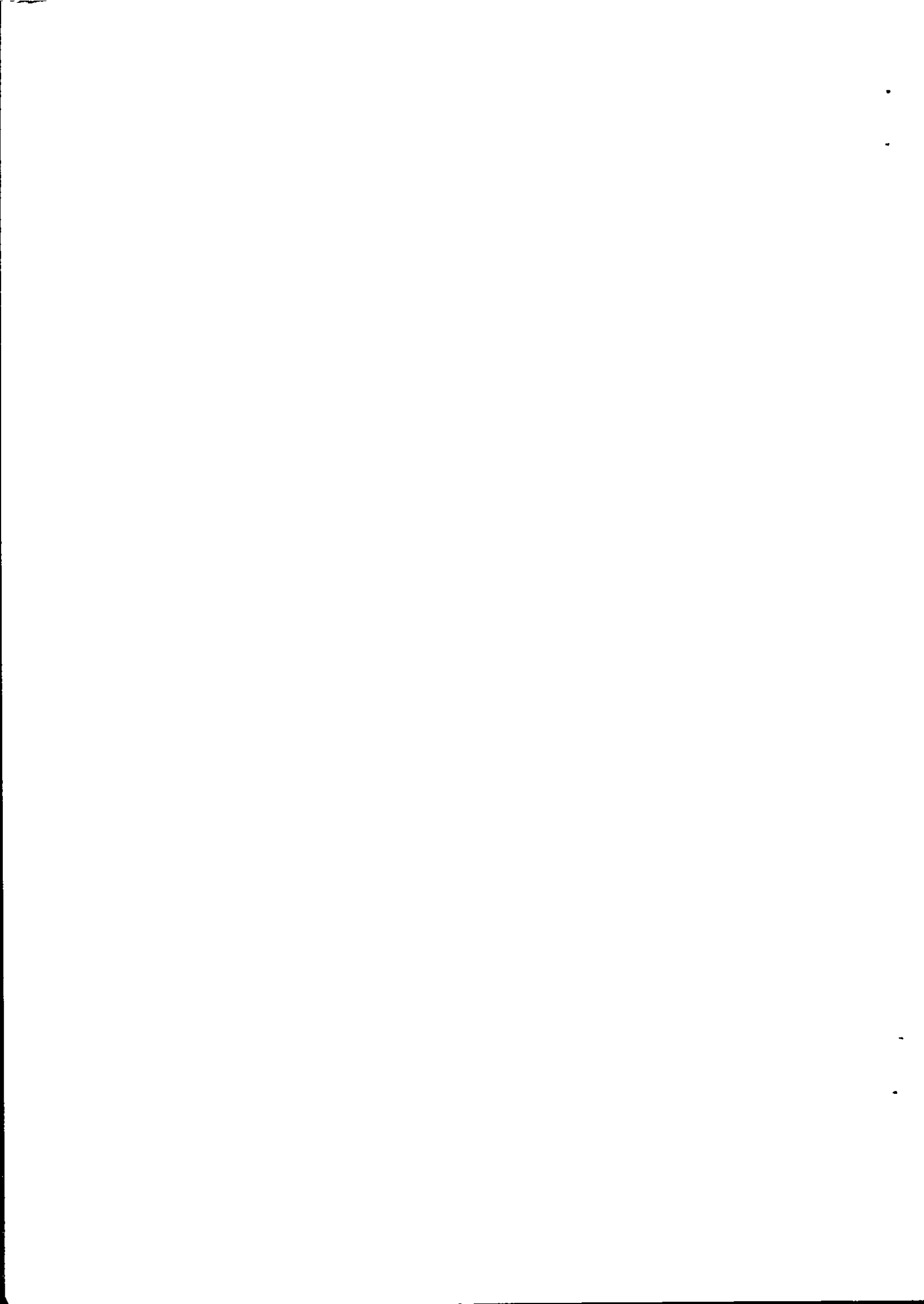
Department ID. Mobile No. : 8806070646
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दुर्यम नियमक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चालन लागू नाही.





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व. नं. 16587 2023
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1023186402697	Date 18/10/2023
Received from DATTU KANHU GAIKAR, Mobile number 8806070646, an amount of Rs.1640/-, towards Document Handling Charges for the Document to be registered (ISARITA) in the Sub Registrar office S.R. Shahapur of the District Thane Grm.	
Payment Details	
Bank Name MAHB	Date 18/10/2023
Bank CIN 10004152023101802552	REF No. 004302826
This is computer generated receipt, hence no signature is required.	



AGREEMENT FOR SALE



सं	ह	प
व. क्र.	१०२१	
पाने	२२	

Village -VASIND
 Building Name "RAGHUNATHAN SANKUL"
 Flat No-304,
 Carpet area- 39.55 sq.Meters
 Balcony area- 6.63 sq.Meters
 Floor-Third Floor,
 Wing-1-C
 Consideration Cost-Rs.27,88,500/-
 Stamp Duty-Rs.1,67,350/-
 Reg.Fee-Rs.27,900/-

THIS ARTICLE OF AGREEMENT MADE AT SHAHAPUR ON
 THIS 18. DAY OF OCTOBER 2023.

BETWEEN

M/s. JAI MATA DI BUILDERS & DEVELOPERS, (Pan No-AAJFJ8535C) through its Partners 1. Mr. RAVINDRA VITTHAL BHERE, age-54 years, 2. Mr. GOPALSINGH DATTUSINGH RAJPUT, age-46 years, having office address-Sharmsaflya Niwas, Ward no-1, Near Maruti Mandir, Vasind, Tal-Shahapur, Dist- Thane. hereinafter called and referred to as the "PROMOTERS /BUILDERS /DEVELOPERS" (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) being the party of the first part.

AND

1. Mrs. SONALI DATTU GAIKAR, aged about-29 years, PAN No. DKUPG8013E, 2. Mr. DATTU KANHU GAIKAR, aged about-36 years, PAN No. AWBPG2923P, Both R/at. 46, Varachi wadi, Kawadadara Gaon, Tal. Igatpuri, Dist.nashik-422403. hereinafter collectively called and referred to as the "PURCHASER/S/ALLOTEE/S" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) being the Party of the Second Part.

AND WHEREAS Mr. Raghunath Chahu Shelar is the owner & absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece or parcel of land described in schedule hereunder which is situate, at village Vasind, Taluka. Shahapur, Dist Thane, and within the limits of Tahasildar Shahapur,

[Signatures]
 Jai Mata Di Builders & Developers
 Sonali Dattu Gaikar
 Dattu Kanhu Gaikar



स ह प		
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Zilha Parishad Thane, Panchayat Samiti Shahapur, and Gram Panchayat Vasind bearing Revenue Survey No.191/2/1 pt. total area-3726-00 Sq.Meters, and more particularly described in the First Schedule written hereunder. Hereinafter for brevity's sake referred to as the said 'Said Property.'

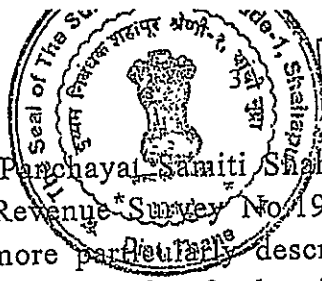
AND WHEREAS Mr.Mahadu Shankar Shelar is the owner & absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece or parcel of land described in schedule hereunder which is situate, at village Vasind, Taluka. Shahapur, Dist Thane, and within the limits of Tahasildar Shahapur, Zilha Parishad Thane, Panchayat Samiti Shahapur, and Gram Panchayat Vasind bearing Revenue Survey No.191/1 total area-430-00 Sq.Meters, and more particularly described in the First Schedule written hereunder. Hereinafter for brevity's sake referred to as the said 'Said Property.'

AND WHEREAS Mr. Vishal Tukaram Shelar & Jijabai Tukaram Shelar is the owner & absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece or parcel of land described in schedule hereunder which is situate, at village Vasind, Taluka. Shahapur, Dist Thane, and within the limits of Tahasildar Shahapur, Zilha Parishad Thane, Panchayat Samiti Shahapur, and Gram Panchayat Vasind bearing Revenue Survey No.191/2/1 pt. total area-1138-00 Sq.Meters, and more particularly described in the First Schedule written hereunder. Hereinafter for brevity's sake referred to as the said 'Said Property.'

AND WHEREAS Mr. Vijay Dattu Shelar is the owner & absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece or parcel of land described in schedule hereunder which is situate, at village Vasind, Taluka. Shahapur, Dist Thane, and within the limits of Tahasildar Shahapur, Zilha Parishad Thane, Panchayat Samiti Shahapur, and Gram Panchayat Vasind bearing Revenue Survey No.191/2/1 pt. total area-1138-00 Sq.Meters, and more particularly described in the First Schedule written hereunder. Hereinafter for brevity's sake referred to as the said 'Said Property.'

AND WHEREAS Meena Dattu Shelar is the owner & absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that piece or parcel of land described in schedule hereunder which is situate, at village Vasind, Taluka. Shahapur, Dist Thane, and within the limits of Tahasildar Shahapur, Zilha

Handwritten signatures:
1. *Shelkar*
2. *Goikar*
3. *[Signature]*
4. *[Signature]*



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Parishad Thane, Panchayat Samiti Shalapur, and Gram Panchayat Vasind bearing Revenue Survey No.191/2/1 pt. total area-525-00 Sq.Meters, and more particularly described in the First Schedule written hereunder. Hereinafter for brevity's sake referred to as the said 'Said Property.'

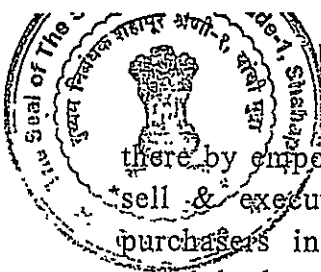
AND WHEREAS by the Registered Development Agreement vide it's No.4471/2014,dt.04/08/2014 which is executed between the owners of said property i.e Mr.Raghunath Chahu Shelar and Developers M/s.Jai Mata Di Builders & Developers through its partners Mr. Ravindra Vitthal Bhare & others for property bearing Survey no.191/2/1pt., area-0-37-26(HRP) i.e.3726 Sq meters. As such by way of said development agreement the original owner handed over the development rights to Developers M/s.Jai Mata Di Builders & Developers partnership firm. A copy of the said agreement is handed over to the Purchasers and the contents thereof and obligations therein are known to the Purchasers.

AND WHEREAS Pursuant to the said Development Agreement the original owners Mr.Raghunath Chahu Shelar has also executed an irrevocable General Power of Attorney in favour of developers M/s.Jai Mata Di Builders & Developers through its partners Mr. Ravindra Vitthal Bhare & others vide registration no.4472/2014,dt.04/08/2014 there by empower them to develop the said property as well as to sell & execute Agreement for Sale in favour of the bonafied purchasers in respect of the said constructed area mention in schedule hereunder & received the consideration cost from the purchasers.

AND WHEREAS by the Registered Development Agreement vide it's No.3640/2016,dt.14/07/2016 which is executed between the owner of said property i.e Mr.Mahadu Shankar Shelar and Developers M/s.Jai Mata Di Builders & Developers through its partners Mr. Ravindra Vitthal Bhare & others for property bearing Survey no.191/1, area-0-04-30(HRP) i.e. 430 Sq meters . As such by way of said development agreement the original owner handed over the development rights to Developers M/s.Jai Mata Di Builders & Developers partnership firm. A copy of the said agreement is handed over to the Purchasers and the contents thereof and obligations therein are known to the Purchasers.

AND WHEREAS Pursuant to the said Development Agreement the original owners Mr.Mahadu Shankar Shelar has also executed an irrevocable General Power of Attorney in favour of developers M/s.Jai Mata Di Builders & Developers through its partners Mr. Ravindra Vitthal Bhare & others vide registration no.3641/2016,dt.14/07/2016

Signature Gaikar *Signature*



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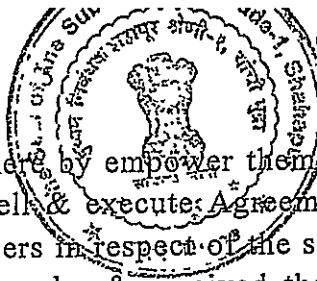
there by empower them to develop the said property as well as to sell & execute Agreement for Sale in favour of the bonafied purchasers in respect of the said constructed area mention in schedule hereunder & received the consideration cost from the purchasers.

AND WHEREAS by the Registered Development Agreement vide it's No.1736/2021,dt.25/03/2021 which is executed between the owners of said property i.e Mr.Vishal Tukaram Shelar & Jijabai Tukaram Shelar and Developers M/s.Jai Mata Di Builders & Developers through its partners Mr. Rajendra Vitthal Bhare & others for property bearing Survey no.191/2/1, area-0-07-87(HRP) i.e.787 Sq meters . As such by way of said development agreement the original owner handed over the development rights to Developers M/s.Jai Mata Di Builders & Developers partnership firm. A copy of the said agreement is handed over to the Purchasers and the contents thereof and obligations therein are known to the Purchasers.

AND WHEREAS Pursuant to the said Development Agreement the original owners Mr.Vishal Tukaram Shelar & Jijabai Tukaram Shelar has also executed an irrevocable General Power of Attorney in favour of developers M/s.Jai Mata Di Builders & Developers through its partners Mr. Rajendra Vitthal Bhare & others vide registration no.1740/2021,dt.25/03/2021 there by empower them to develop the said property as well as to sell & execute Agreement for Sale in favour of the bonafied purchasers in respect of the said constructed area mention in schedule hereunder & received the consideration cost from the purchasers.

AND WHEREAS by the Registered Development Agreement vide it's No.3683/2021,dt.13/08/2021 which is executed between the owners of said property i.e Mr.Vijay Dattu Shelar & Meena Dattu Shelar and Developers M/s.Jai Mata Di Builders & Developers through its partners Mr. Rajendra Vitthal Bhare & others for property bearing Survey no.191/2/1, area-0-16-63(HRP) i.e.1663 Sq meters. As such by way of said development agreement the original owner handed over the development rights to Developers M/s.Jai Mata Di Builders & Developers partnership firm. A copy of the said agreement is handed over to the Purchasers and the contents thereof and obligations therein are known to the Purchasers.

AND WHEREAS Pursuant to the said Development Agreement the original owners Mr.Vijay Dattu Shelar & Meena Dattu Shelar has also executed an irrevocable General Power of Attorney in favour of developers M/s.Jai Mata Di Builders & Developers through its partners Mr. Rajendra Vitthal Bhare & others vide registration



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no.3684/2021,dt.13/08/2021 there by empower them to develop the said property as well as to sell & execute Agreement for Sale in favour of the bonafied purchasers in respect of the said constructed area mention in schedule hereunder & received the consideration cost from the purchasers.

AND WHEREAS after the sad demise of land owner Jijabai Tukaram Shelar, his legal heir/owner Mr.Vishal Tukaram Shelar has newly executed an irrevocable General Power of Attorney in favour of developers M/s. Jai Mata Di Builders & Developers through its partners Mr. Rajendra Vitthal Bhare & others vide registration no.3099/2022,dt.30/06/2022 there by empower them to develop the said property as well as to sell & execute Agreement for Sale in favour of the bonafied purchasers in respect of the said constructed area mention in schedule hereunder & received the consideration cost from the purchasers.

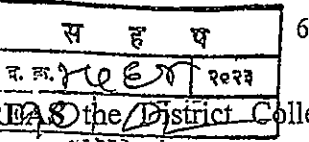
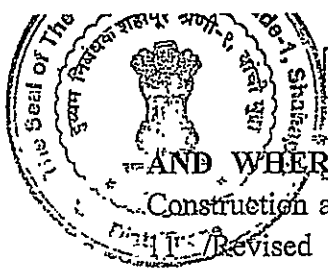
AND WHEREAS the PROMOTERS/BUILDERS/OWNERS herein have proposed to construct a multi storied building consisting of various commercial and residential units.

AND WHEREAS the BUILDERS/DEVELOPERS/OWNERS herein have got the necessary building plans prepared and had got the same duly approved from Assistant Director, Town Planning Thane under outward No. Nap/ Construction Permission/ Mouje-Vasind/Tal. Shahapur/ Ass-Dir Thane/703, dated 12/04/2018. The authenticated copies of the plans of the Building of the said project as approved by the concerned Authority.

AND WHEREAS the BUILDERS/DEVELOPERS/OWNERS herein have got revised building plans approved from Assistant Director, Town Planning Thane under outward no.Nap/ construction permission/ Mouje Vasind/ S.No.191/1 & 191/2/1/ S.S.Thane/ 1604, dt.13/06/2022. The authenticated copies of the plans of the Building of the said project as approved by the concerned Authority have been annexed hereto and marked as **Annexure C1**.

AND WHEREAS the District Collector of thane Vide it's Order No.MAHASUL/K-1/T-11/NAP/VASHIND/SHAHAPUR/SR/(33/17), 85/18, dt.07/07/2018 has granted Construction and N.A. permission in respect of the said land. **AND WHEREAS** the necessary permission for change of user of the said property owned by the owner herein, to Non-Agriculture use is obtained.

Trish *Gaikas* *[Signature]* *[Signature]*



AND WHEREAS the District Collector of Thane has granted Revised Construction and N.A. permission vide its Order No. MAHASUL/ K-1/ T-168/2021, dt.12/09/2022 in respect of the said land. AND WHEREAS the necessary permission for change of user of the said property owned by the owner herein, to Non-Agriculture use is obtained have been annexed and marked as Annexure D1.

AND WHEREAS the copy of the proposed building/phase/wing plan showing future proposed development as disclosed by the Builder/developer in his registration before the RERA authority and further disclosures on the website as mandated by the developer have been annexed hereto and marked as Annexure D3.

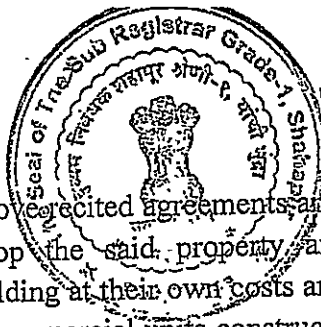
AND WHEREAS the clear plan showing the project (phase/ wing) which is intended to be constructed and to be sold and the said unit which is intended to be bought by the allottee is in this said project (phase/wing) which is clearly demarcated and marked and which is for the purposes of this agreement the project in which the unit stated that the allottee intends to purchase and the allottee shall have the right to claim the same for is marked as Annexure C2.

AND WHEREAS the Promoters herein in pursuance to the above referred permissions have intention to commence, carry out building known as "RAGHUNANDAN SANKUL" on the property Survey No.191/2/1 pt., area-6177.00 Sq.Meters & Survey No.191/1, area-430.00 Sq.Meters total admeasuring area 6607-00 sq.Meters at village Vasind. And the said property is more particularly described in the SCHEDULE "A" hereunder written. Hereinafter for the sake of brevity and always called and referred to as the said "PROPERTY UNDER DEVELOPMENT".

AND WHEREAS the Promoters have further intended to get the said plans and specification revised, renewed and altered for consumption of remaining floor space index, transfer of development rights, staircase FSI and all other permissible FSI to be used and utilized on the said property as may be granted by the Town planning authority from time to time and further the Promoter have given the clear inspection of the plans and specifications to the Purchasers herein as regards the existing sanctioned building/s and the further proposed building/s to be constructed on the said property.

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

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

AND WHEREAS, the Promoter/Developer has registered the said project under the provisions of the Real Estate (Regulation & Redevelopment) Act, 2016 with the Real Estate Regulatory Authority at Maharashtra On 20/02/2019 under registration no.P51700019656 have been annexed and marked as Annexure F.

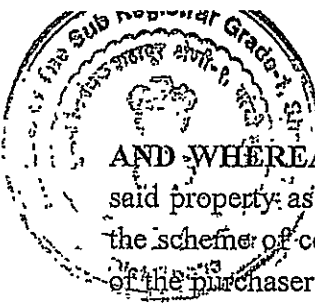
AND WHEREAS the Purchaser has agreed to pay the sale price / consideration in respect of the flat / shop / unit in accordance with the provisions of under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "The Said Act") and rules and regulations made under and in accordance with the progress of the construction work of the said scheme.

AND WHEREAS this agreement is made in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 and the rules framed there under including the model form of Agreement prescribed therein.

AND WHEREAS by executing this agreement the Purchaser has accorded his / her consent as required under the Real Estate (Regulation and Development) Act, 2016, whereby the Promoters are entitled to sell, mortgage or create charge on any flats / shops / units etc., which is not hereby agreed to be sold.

AND WHEREAS by executing this agreement the Purchaser has accorded his / her consent as required the Real Estate (Regulation and Development) Act, 2016, whereby the Promoters are entitled to make such modifications, alterations in the buildings and structures as well as the said flats / shops / tenements / galas and garages etc., agreed to be purchased by the Purchaser and/or such other revisions, alterations or additions in the structure of the building as may be necessary and expedient and accordingly the Purchaser herein has granted his express and irrevocable consent for the same.

Signature of Promoter/Developer
Signature of Purchaser



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

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

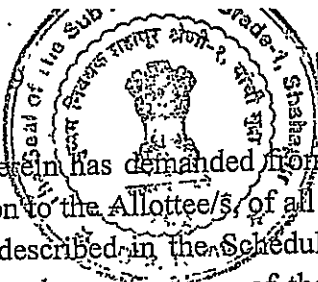
AND WHEREAS the Promoters have appointed M/s. S M Architects, having its office at-003, Tara Niwas, Baji Prabhu Deshpande Marg, Near Three Petrol Pump, Naupada, Thane (w)-400601, for the preparation of the structural designs and drawings of the building and the Promoters accept the professional supervision of the Architects and the R.C.C. Engineer till the completion of the buildings.

AND WHEREAS the Promoters have newly appointed Mr. Prashant Chavhan, Kala Vastu Architects, having its office at 102, Janki Niwas, Ghantali Mandir Road, Thane(W) for the preparation of the structural designs and drawings of newly sanctioned building and the Promoters accept the professional supervision of the Architects and the R.C.C. Engineer till the completion of the buildings.

AND WHEREAS the Promoter has proposed to construct building known as "RAGHUNANDAN SANKUL", Comprises Total 182 Units, in the said building, and particularly on the landed property.

AND WHEREAS the Promoter has decided to form an Association of Apartments / Co-operative Housing society of all Premises purchasers of the buildings/project.

The block contains four handwritten signatures. The first signature is on the left, followed by the name 'S Gaikar' written in a stylized font. To the right of the name are two more signatures, one of which appears to be a large, bold signature.



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AND WHEREAS The Allottee/s herein has demanded from the Promoter and the Promoter has given inspection to the Allottee/s, of all the documents of title relating to the said project described in the Schedule-II hereunder written and also the plans, designs and specifications of the said building prepared by the Architect and of such other documents as are specified under the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "The Said Act") and rules and regulations made by State of Maharashtra there under. After the Allottee/s enquiry, the Promoter herein has requested to the Allottee/s to carry out independent search by appointing his/her/their own attorney/advocate and to ask any queries, he/she/they have regarding the marketable title and rights and authorities of the Promoter. The Allottee/s has/have satisfied himself/herself/themselves in respect of marketable title and rights and authorities of the Promoter herein. That the allottee has given his specific confirmation herein that the responsibility of title of the said land be on the Developer up and until the conveyance of the said building/phase/ wing and the said land there under.

AND WHEREAS the authenticated copies of Certificate of Title issued by the attorney at law or advocate of the Promoter, authenticated copies of Property card or extract of Village Forms VI and VII and XII or any other relevant revenue record showing the nature of the title of the Promoter to the project land on which the Apartments are to be constructed have been annexed hereto and marked as Annexure 'A' and 'B', respectively.

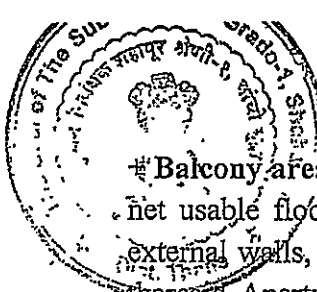
AND WHEREAS the copy of the proposed layout plan and the proposed building/phase/wing plan showing future proposed development as disclosed by the developer in his registration before the RERA authority and further disclosures on the website as mandated by the developer have been annexed hereto and marked as Annexure C2

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

AND WHEREAS the Promoters expressed their intention to dispose off the flats/shops in the proposed building known as "RAGHUNANDAN SANKUL".

AND WHEREAS after inspection of the documents and plans and permissions, the PURCHASER herein offered to purchase Flat No.304 on Third Floor, wing-1-C, Carpet area admeasuring about-39.55 Sq. Meters

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Balcony area admeasuring about-6.63 Sq. Meters "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive top floor open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment. in the building known as "RAGHUNANDAN SANKUL" at and for price / consideration of Rs.27,88,500/- (Rupees Twenty Seven Lacs Eighty Eight Thousand Five Hundred Only).

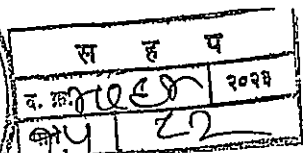
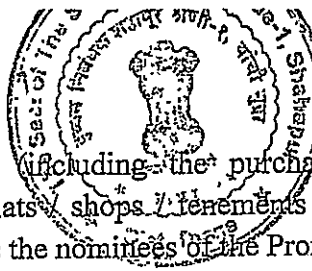
AND WHEREAS the Promoter has accepted the said offer made by the Purchaser.

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

AND WHEREAS the Purchaser has seen the site of the building and the work of construction of the said building being in progress and is satisfied with the quality of the work and has approved the same and is further aware that there are several buildings to be constructed on the said property and that the Promoters will be carrying on the construction and completing the buildings in phase-wise manner and that as and when the buildings are completed, the entire flats there in are sold out, the cooperative housing societies of such buildings from time to time and accordingly the conveyances of the portions of land on which the buildings are constructed will be conveyed to such respective cooperative societies and it shall be at the sole discretion of the Promoter to form such societies and to execute the conveyance/s thereof and such fact is being brought to the clear knowledge and notice of the Purchaser herein and the Purchaser has granted his/her express and irrevocable consent for the same and agree and assure to grant his/her sincere and utmost cooperation in formation such cooperative housing societies and its conveyances thereof and shall not raise objection, hindrances and claims of any nature whatsoever.

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

AND WHEREAS upon completion of the proposed development of the said property as stated above the Promoter has agreed to complete sell and cause to convey the said property so developed in favour of the co-operative



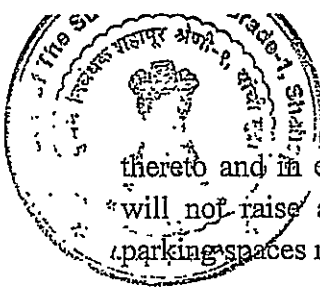
society of all those several persons (including the purchaser herein) purchasing / acquiring the respective flats / shops / tenements / galas and garages etc., in the said new buildings as the nominees of the Promoters.

NOW THIS AGREEMENT WITNESSETH THAT by the end of 30/12/2023 but subject to the availability of the controlled building materials, government and other restrictions and/or circumstances beyond the control of the Promoters, the Promoters agree to complete in all respect the construction of the proposed building known as "RAGHUNANDAN SANKUL" on the said land particularly described in the Schedule hereunder written in accordance with the plans recited above and as per the general specifications hereto but subject to such additions, alterations, modifications if any that may be required by the government local planning authorities from time to time till the completion of the proposed development of the said property and the Promoters agree to sell and cause to convey the said buildings when completed in all respect absolutely freehold and free from encumbrances in favour of the co-operative housing society/ies to be formed of the several persons as provided and envisaged herein (including the Purchaser herein) acquiring the respective flats/shops/tenements/galas and garages etc., therein at and for an aggregate price/consideration to be contributed and paid by them according to their respective agreements (similar to these presents) with the Promoters.

AND WHEREAS the Promoter accordingly shall sell and the Purchaser shall purchase acquire the said flats/shops etc., by becoming member/share holder/ constituent of the proposed cooperative society and the Purchaser Shall pay to the promoter Lump sum consideration of Rs.27,88,500/- (Rupees Twenty Seven Lacs Eighty Eight Thousand Five Hundred Only) as the agreed price/consideration in respect of the said flat, being Flat No.304 on Third Floor, wing-1-C, Carpet area admeasuring about-39.55 Sq. Meters + Balcony area admeasuring about-6.63 Sq. Meters "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allotted or verandah area and exclusive top floor open terrace area appurtenant to the said Apartment for exclusive use of the Allotted, but includes the area covered by the internal partition walls of the apartment.

AND WHEREAS the Promoter has clearly brought to the knowledge and notice of the Purchaser, that there is no exclusive allotment of stilt and / or parking spaces to the Purchaser herein that it shall be the sole and absolute discretion of the Promoters to deal with the allotment of the stilt and parking spaces as they may deem fit and proper and the Purchaser herein has granted his/her free, express and irrevocable consent and confirmation

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 [Signature]



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there to and in confirmation thereof has agreed to acquire the said flat and will not raise any objection and/or obstruction to the allotment of stilt/parking spaces made by the Promoter to any intending purchaser.

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

1. **THE** recital contained above shall form an integral and operative part of this Agreement, as if the same were set out and incorporated in this Agreement and it is agreed that singular includes plural.
2. **THE** Promoter shall construct the buildings on the said property in accordance with the plans, design specifications approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variation and modification as the Promoters may consider necessary or as may be required by the Town planning/Local authorities to be made in them or any of them for which the Purchaser herein has granted his/her/their express and irrevocable consent for the same.

THE Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agrees to sell to the Purchaser/s the **Flat No.304 on Third Floor, wing-1-C, Carpet area admeasuring about-39.55 Sq. Meters + Balcony area admeasuring about-6.63 Sq. Meters** "carpet area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony appurtenant to the said Apartment for exclusive use of the Allottee or verandah area and exclusive top floor open terrace area appurtenant to the said Apartment for exclusive use of the Allottee, but includes the area covered by the internal partition walls of the apartment, as shown on the floor plan thereof hereto annexed and marked as Annexure "D" (hereinafter referred to as "the said premises") for the Lump sum consideration of **Rs.27,88,500/- (Rupees Twenty Seven Lacs Eighty Eight Thousand Five Hundred Only)** and The Purchaser agrees to pay the above consideration in the following manner:

a) Amount of **Rs.1,88,500/- (Rupees One Lac Eighty Eight Thousand Five Hundred Only)** paid before execution of this Agreement as mentioned in the Receipt.

Balance payment to be made in the following manner:-

At the time of Agreement	10%
On commencement of Plinth	15%
On commencement of Ist slab	8%

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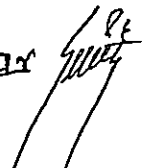
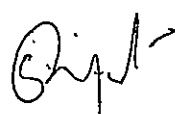
On commencement of IInd Slab	8%
On commencement of IIIrd Slab	8%
On commencement of IVth Slab	8%
On commencement of Vth Slab	8%
On commencement of Brickwork	10%
On commencement of Plaster Internal & external	10%
On commencement of Flooring and Plumbing	10%
At the time of possession	5%

100%	
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THE Purchaser agree and assures to pay a sum of Rs.1,70,000/- (Rs. One Lac Seventy Thousand Only) on demand and/or prior to taking the possession of the said Flat on account of or towards, legal charges, entrance fees and share capital, society formation charges, electric procurement, meter security deposit/electric cable charges, sub-station/ Transformer charges, lift generator and its accessories and water connection Deposit and charges, provisional outgoings for municipal Taxes, water bill, common electric expenses, Development Charges, balcony enclose Charges & other charges payable to Municipal Council.

IT is hereby expressly agreed that the time for payment of each of the days of the Promoters sending notice to the Purchaser/s calling upon him/her to make payment of the same. Such notice is to be sent Under Certificate of Posting at the address of the Purchaser/s mentioned above and this posting will be sufficient discharge to the Promoters.

3. THE Promoter hereby agree to observe perform and comply with all the terms, conditions, stipulations if any which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter.
4. THE Promoter hereby declares that they have utilized the floor space index as mentioned in the approved plan and the Promoter has brought to the notice of the Purchaser herein and the Purchaser herein is fully aware that the Promoter intends to consume balance F.S.I. and further to acquire the transfer of development rights to be used, availed and consumed on the said property and thereby construct additional floors, flats, units and the Purchaser herein has granted his/her express and irrevocable consent for the same and the Purchaser herein along with the other purchasers in personal capacity or in the capacity as the member of the cooperative housing society or any corporate body as the case may be will not raise any objection / hindrance and will render sincere cooperation for the Promoter to consume and avail the Transfer of Development Rights and/or staircase Floor Space Index along with other

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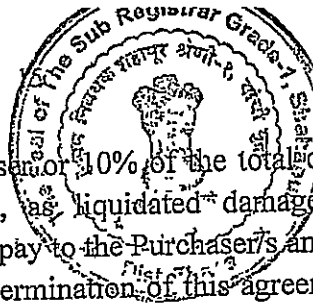
increases and incentives in floor space and complete the additional construction as per the plans and permissions granted by the Municipal Council.

THE Promoter hereby agrees that they shall make out clear and marketable title before handing over the possession of the premises to the Purchaser and in any event before the execution of the Conveyance of the said property in favour of a Co-operative Society/Corporate Body to be formed by the purchasers of the Flats / Shops / Other Unit in the building to be constructed on the said property and ensure that the said property is free from all encumbrances and that the Promoter has absolute, clear and marketable title to the said property so as to enable him to convey to the said Society such absolute, clear and marketable title on the execution of a conveyance of the said property by the Promoters in favour of the said Society.

6. THE Purchaser agrees to pay to the Promoters interest @ 24% per annum on all the amounts which becomes due and payable by the Purchaser to the Promoters under the terms and conditions of this agreement from the date the said amount is payable by the Purchaser to the Promoters.
7. ON Committing default by the Purchaser in payment on due dates of any amount due and payable by the Purchasers to the Promoters under this agreement including his/her proportionate share of taxes levied by the local concerned Authority and other charges and expenses outgoings claimed by the Promoters and on the Purchaser/s committing breach of any of the terms and conditions herein contained the Promoters shall be entitled to at their option to terminate this Agreement.

PROVIDED always that the power of termination hereinbefore contained shall not be exercised by the Promoters unless and until the Promoters shall have given to the Purchaser/s 15 days prior notice in writing of the Promoters intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which they intend to terminate the agreement and default shall have been made by the Purchaser/s in remedying such breach or breaches within a reasonable time after giving of such notice (reasonable time is agreed by both the parties as 15 days from the day of notice).

PROVIDED further that upon the termination of this Agreement as aforesaid, the Promoters shall refund to the Purchaser/s the earnest money and all other amounts which may till then have been paid by the Purchaser/s to the Promoters after deducting an amount equal to 20% of



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the amount paid by the Purchaser or 10% of the total cost price of the flat/shop whichever is higher, as liquidated damages and but the Promoters shall not be liable to pay to the Purchaser's any interest on the amount so refunded and upon termination of this agreement and refund of aforesaid amount by the Promoters by Bank Draft/Pay-slip at the address given herein under postal certificate post or by Registered A.D. post or by courier service as the Promoters may deem fit. The Promoters herein shall refund the said amount only after the sell of the said flat and execution and registration of the Deed of Cancellation by the Purchaser herein. The Promoters shall be at liberty to dispose off and sell the flat/unit to such person and at such price as the Promoters may in their absolute discretion deem fit.

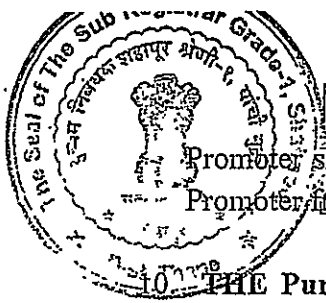
8. THE fixtures, fittings, and amenities to be provided by the Promoters in the premises and the said building are those that are set out in the Annexure "A" annexed hereto.
9. THE Promoters shall give possession of the said premises to the Purchaser or his / her nominee or nominees on or before **30th December 2023**. If the Promoters fails or neglect to give possession of the premises to the Purchaser or his / her nominee or nominees by the aforesaid date or dates prescribed in clause (B) of the section 8 of the said Act then the Promoters shall forthwith refund to the Purchaser the amount already received by him in respect of the premises with simple interest @ 9% p.a. from the date of Promoters received the sum till the date the entire amount and interest thereon is refunded by the Promoters to the Purchaser. They shall, subject to prior encumbrances, if any, be a charge of the said land as well as the construction or building in which the premises are situated or were to be situated.

THE Promoters shall be entitled to reasonable extension of time for giving delivery of the said flat / shop / tenement / other unit on the aforesaid date, if the completion of building in which the said flat/shop/other unit is situated is delayed on account of :-

- i) Non-availability of steel, cement other building materials, water or electric supply or labour;
- ii) War, civil commotion or Act of God;
- iii) Any notice order, rule, and notification of the Government and / or other public or competent authorities.

The Allotted agrees and confirms that, in the event it becomes impossible for the Promoter to implement the project due to Force Majeure conditions, then this allotment shall stand terminated and the


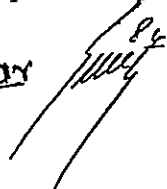

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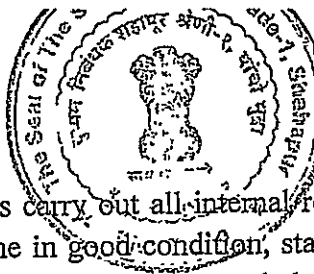


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Promoter shall ~~be~~ ~~to~~ ~~the~~ Allotted the entire amount received by the Promoter from the allotment within 30 days from that date.

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

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

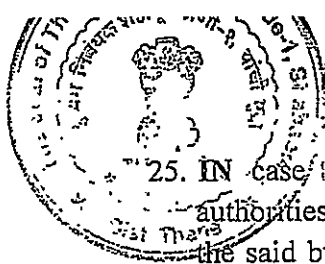
22. **THE** Purchaser shall not at any time demolish or cause to be demolished the said premises or any part thereof nor shall at any time made or cause to be made any additions or alterations of whatsoever nature to the said premises or any part thereof or any alterations in the elevation and outside color scheme of the said premises. The Purchaser shall keep the partition walls, sewer, drains, pipes in the said premises and appurtenances thereto in good tenable repairs and condition of and in particular so as to support shelter and protect the other parts of the building and shall not chisel or hammer or break or cause damage to any columns, R.C.C. 'pardis or other structure or structural members in the said building without prior written permission of the Promoters and/or Society.

The Promoters may make alterations in structure of the said premises as described in the said plans or any other alterations or additions in the structure of the said building after the said plans are disclosed or furnished to the Purchaser and the Purchasers shall not object for such alterations or additions, provided that such alterations/additions should not affect the flat/shop/premises agreed to be purchased by the Purchaser.

23. **THE** Purchaser shall not do or permit or be done any act or thing which render void or voidable any insurance of the said property and building or any part thereof or whereby any increase in premium shall become payable in respect of the insurance.

24. **THE** Purchaser shall not throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in compound or any portion of the said property or building.

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25. IN case any security deposit is demanded by the concerned local authorities or government for the purpose of giving water connection to the said building, such deposit shall be payable by the Purchaser along with the other Purchasers of the said building. The Purchaser agrees to pay to the Promoters within seven days of demand the Purchaser's share of such amount of deposit. The Purchaser also agrees to contribute proportionate expenses for transformer etc., if insisted by M.S.E.B. charges and penalties leviable by the concerned planning authority in connection with the enclosing of balconies or otlas.

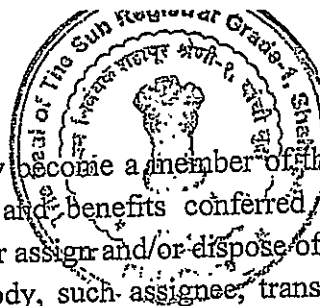
26. THE development and/or betterment charges, N.A. taxes, open land taxes, GST Tax or other taxes levied by the concerned local authority, Government and/or any other public authority in respect of the said property and/or building, shall be borne and paid by the Purchaser along with all the Purchasers of flats in the building in proportion to the floor area of their respective premises.

27. THE Purchaser and/or the Promoters shall from time to time sign all applications, papers and documents and do all such acts, deeds and things as the Promoters and/or the Society may require for safe-guarding the interest of the Promoters and/or the Purchaser and the other Purchasers of the said premises in the said building.

28. NOTHING contained in this agreement is intended to be nor shall the same be construed as a grant, demise or assignment in law of the said premises or of the said land and building or any part thereof. The Purchaser shall have no claim and right, save except in respect of the said premises hereby agreed to be sold to him/her and all open spaces, parking spaces (open or closed), stilts, lobbies, staircases, terraces, recreation space, society office, club house etc., shall belong to and will remain the property of the Promoters only who are entitled to sell the same until the said land and the said building is transferred to the co-operative society as herein before mentioned with liberty to reserves from amongst them as per requirement but subject to the rights of the Promoters under this agreement. The Promoters have all rights, powers and authorities to sell any premises, units, terraces, parking spaces except the flats/unit allotted to the Purchasers under this agreement and the Purchaser has no objection for the same and will not raise any objection thereto.

29. THE Purchaser shall not let, sub-let, transfer, assign or part with his / her interest or benefit factors under this agreement or part with the possession of the said premises until all the dues payable by the

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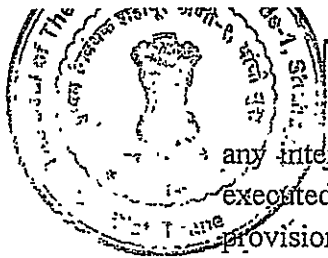
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14. **THE** Promoters shall if necessary become a member of the society in respect of the Promoters' rights and benefits conferred herewith or otherwise. If the Promoters transfer assign and/or dispose off such rights and benefits at any time to anybody, such assignee, transferee and/or purchasers thereof shall become the members of the society in respect of the said rights and benefits. The Purchaser/s herein and the society will not have any objection to admit such assignee or transferee as the members of the society and shall not charge any fees or other amounts therefore.

15. **THE** Promoters may complete the said building or any part thereof or floor and obtain part occupation certificate thereof and give possession of Flat therein to the acquirers of such Flat and the Purchaser herein shall have no right to object to the same and will not object to the same and the Purchaser hereby gives his specific consent to the same. If the Purchaser takes possession of Flat in such part completed and or floor or otherwise the Promoters and/or its Agents or Contractors shall be entitled to carry on the remaining work including further and additional construction work of building in which the said Flat are, the said building or any part thereof the Purchaser is aware that such construction will cause inconvenience to the Purchaser, and agrees and assures to the Promoters that the Purchaser shall not protest, object to or obstruct the execution of such work nor the Purchaser shall be entitled to any compensation and/or damage and/or claim and/or to complain for any inconvenience and/or nuisance which may be caused to him/her or any other person/s.

16. **COMMENCING** a week after notice in writing is given by the Promoters to the Purchaser that the said premises are ready for use and occupation. The Purchaser shall be liable to bear and pay the proportionate share of outgoings in respect of the said land from the date of grant of occupation certificate as well as the proportionate share of municipal tax, outgoings in respect of the said land, flat / shop / unit and building namely local taxes, betterment charges or such other levies by the concerned local authority and/or government water charges, common lights, repairs and salaries of clerks, bills of collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenances of the said building. The Purchaser shall pay to the Promoters such proportionate share of outgoings as may be determined by the Promoters. The Purchaser further agrees that till the Purchaser's share so determined by the Promoters shall pay to the Promoters provisional monthly contribution of Rs. _____ per flats per month towards the outgoings from the date of notice as aforesaid. The amount so paid by the Purchaser to the Promoters shall not carry


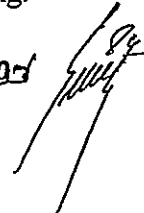

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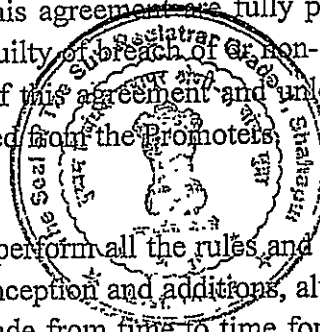
any interest and shall remain with the Promoters until a conveyance is executed in favor of co-operative society as aforesaid. Subject to the provisions of section 6 of the Maharashtra Co-operative Societies Act, on such conveyance being executed the aforesaid deposits (less deductions there from for the actual expenses incurred in various account) shall be paid over by the Promoters to the Co- operative Society or as the case may be.

The Purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reasons whatsoever.

17. THE Purchaser hereby agrees to pay on demand the Purchaser's share of stamp duty and registration charges payable, if any, by the said society on the Conveyance or any document or instrument of transfer in respect of the said property and the building or the said premises to be executed in favor of the society.
18. THE Promoters hereby declare that the said premises are not subject to any mortgage, charge, lien or any other encumbrances whatsoever.
19. THE Purchaser shall from the date of possession maintain the premises at Purchaser's own cost in good tenable condition and shall not do or suffer to be done anything in or to the building in which the said building or the premises, staircase or common passage which may be against the rules, regulations of the concerned local or any other authority and the Purchaser shall not change, alter or make additions in or to the said premises or the building or any part thereof.
20. THE Purchaser shall not store in the said premises any goods which are hazardous, combustible and/or dangerous in nature or are so heavy as to damage the construction or structure of the building or are rejected to by the concerned local or other authority or authorities shall not carry out or cause to be carried heavy packaged to upper floors which may damage or likely to damage the staircase, common passages or any other structure of the building including the entrance of the premises and the Purchaser shall be liable for the consequences of breach of this clause. The Purchaser hereby agrees that he/she will not keep any things including pots of plants, gas cylinders, weather sheds, etc. at the outer surface or the exterior side of the building so that the building elevation, ambience, aesthetic, and dignity of the building doesn't spoil and further, will not do such acts which will damage/ harm the building, elevations and paint of the building.

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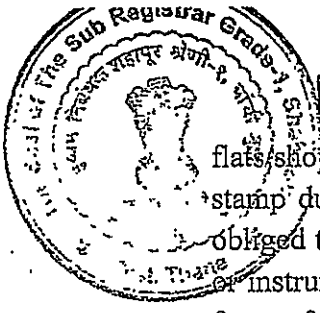
Purchaser to the Promoters under this agreement are fully paid up and only if the Purchaser had not been guilty of breach of or non-observance of any of the term and conditions of this agreement and unless & until prior permission in writing is obtained from the Promoters.



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30. THE Purchaser shall observe and perform all the rules and regulations which the society may adopt at its inception and additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said building and the flats there in and for the observance and performance of the building rules, regulations and bye laws for the time being of the concerned local authority and of government and other public bodies. The Purchaser shall also observe and perform all stipulations and conditions lay down by the co-operative society regarding the occupation and use of the said premises in the building and shall pay and contribute regularly and punctually towards the taxes, expenses and other outgoings in accordance with the terms and conditions of this agreement.
31. ANY delay tolerated or indulgence shown by the Promoters in enforcing the terms of this agreement or any forbearance or giving of time to the Purchaser by the Promoters shall not be construed as a waiver on the part of the Promoters of any breach or non-compliance of any of the terms and conditions of this agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Promoters.
32. ALL costs, charges and expenses, penalties, Sales-Tax, Service-Tax if any, including stamp duty, registration charges and expenses in connection with the preparation and execution of this Agreement as well as the Conveyance, or instrument of transfer, lease assignment deed and other documents and the formation, registration or in Council of the Co-operative Society, shall be borne, shared and paid by all the Purchasers of the flats, shops or other units or other spaces and/or paid by such co-operative society or as the case may be. The Purchaser shall present this Agreement as well as the Conveyance or instrument of transfer, lease assignment deed and other documents at the proper registration office for registration within the time limits prescribed by the Registration Act and the Promoters shall attend such office and admit the execution thereof. The Purchaser shall deposit with the Promoters a sum of which will be worked out at the prevailing rates being proportionate share of stamp duty that would be needed for execution of final Deed of Conveyance or instrument of transfer, lease, assignment deed and other documents in favor of the Co-operative Housing Society or Condominium of Apartments. It is agreed that unless and until the Purchaser of various

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flats/shops/units in the said building pay the proportionate amount of stamp duty and registration charges, if any, the Promoters shall not be obliged to execute or cause to be executed the final deed of conveyance or instrument of transfer, lease assignment deed and other documents in favor of the Co-operative Housing Society/Condominium of Apartments.

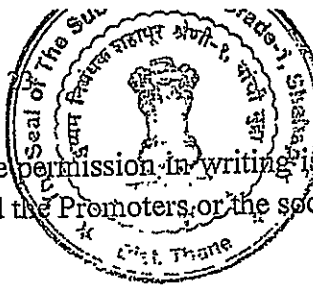
- a. That the allotted shall indemnify and keep indemnifying the promoter towards against any actions, proceedings, cost, claims and demands in respect of any breach, non-observance or non-performance of such obligations given specifically herein to the allotted.
- b. That any nominated surveyor/ architect appointed for specific purposes stated in this covenant the fees of which shall be mutually decided by and between the promoter and the allotted and the same shall be paid by the as agreed mutually.
- c. That nothing herein contained shall construe as entitling the allotted any right on any of the adjoining, neighboring or the remaining building/s common areas etc of the remaining portion of the proposed project layout unless specifically agreed and consideration dispensed by the allotted to the developer in this regards.
- d. That the parking spaces sold to the allotted shall be used only for the purposes of parking and that the said space is designed and made for use of parking a vehicle of not more than 2 tones and not more than 45 inch eight. That this has been clearly made aware to the allotted and the same has been agreed by the allotted to follow.

33. ALL notices to be served on the Purchaser as contemplated by this agreement shall be deemed to have been duly served if sent by the Registered A.D. Post or Under Certificate of Posting to the Purchaser at his / her / their address as specified hereinabove.

34. THE Purchaser shall permit the Promoters and his / her Surveyors and agents, with or without workmen and others at all reasonable time, to enter upon, into the said property and premises or any part thereof to view and examine the state and condition thereof.

35. IT is also understood and agreed by and between the parties hereto that the terrace space in front of or adjacent to the terrace flat in the said building, if any, shall be exclusively to the respective Purchasers of the terracc flat and such terrace spaces are intended for the exclusive use of the respective terrace Flat Purchaser. The said terrace shall not be

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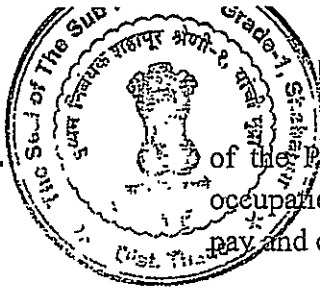


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enclosed by the Purchaser till the permission in writing is obtained from the concerned local authority and the Promoters, or the society.

- a) The Promoters shall be entitled to transfer, assign, dispose of and/or sell in any manner he / she deem proper the said terraces, stilt, garage etc., to anybody. The Purchaser along with the other Purchasers will notarize any objection of whatsoever nature. The stilt, terraces on any floor and open spaces shall always be the property of the Promoters and the Promoters shall have full right and absolute authority to enclose the said stilt area of the building and further shall have the right to sell the same to any prospective purchaser.
 - b) The Promoters shall become the member of the society in respect of its rights and benefits concerned above. If the Promoters transfers, assigns and disposes of such rights and benefits at any time to anybody the assignee / transferee shall become the member of the society and/or the Apartment Owner's Association in respect of the said rights and benefits. The Purchaser will not have any objection to admit such assignee or transferee as the member/s of the Society.
 - c) The Purchaser agrees that they along with the other Purchasers of the flats will not charge anything from the Promoters or its nominee or nominees or transferee any amount by way of monthly maintenance charges or any other charges or outgoings for the use of such terrace, compound walls, display of advertisement or hoardings etc., for the purpose mentioned hereinabove.
36. IT is specifically agreed and understood by and between the Promoters and the Purchaser/s of the premises (the other premises buyers having signed and executed an agreement similar and incidental to this one) if for any reason the Municipal Council on the basis of its policy do not give regular water supply to the building though ready for occupation for certain time as per Municipal Council's time schedule and if on humanitarian ground the Promoters allow the Purchaser/s and/or any other premises, buyer (at the sole discretion of Promoters alone) to obtain a temporary water connection from Municipal Council on humanitarian ground on their own name at their own risk, cost and expenses then and in that event all costs, charges and expenses in respect of obtaining and maintaining or renewal of such temporary water supply shall be borne and paid by the Purchaser/s and the other premises buyers proportionately from time to time till proper authorized regular water supply is made available to the said building by the Municipal Council, In the event for the purpose of furnishing, the Promoters on the request

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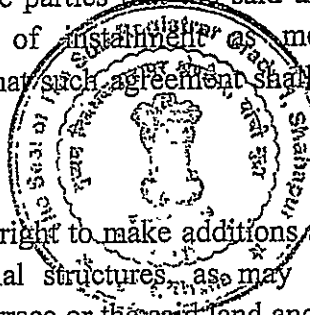
of the Purchaser gives temporary possession before obtaining occupation and water supply; the Purchaser so taking possession shall pay and contribute such charges, outgoing as the Promoters deem fit.

- 37. THE Purchaser do hereby agrees and confirm that he/she has purchased the flat/shop/space/premises only after seeing the place and noticing the situation of surroundings and satisfied himself/ herself with it. Any noise problem is arising in future because of the commercial upcoming or change in aviation route or due to any other reasons, the Purchaser will not raise any objection against the Promoters or do anything against the Promoters nor do anything to held the Promoters responsible for it.
- 38. THE Purchaser shall not claim any deduction in the cost of his / her flat on account of deletion of any item of construction as per his / her requirements, of the Purchaser in his / her flat.
- 39. IF additional amenities are required by the Purchaser, then in that event the Purchaser 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.
- 40. THE Purchaser covenant with the Promoters that if at the request of the Purchasers the Promoters makes any change in the flats/shops/other units agreed to be sold and as a result of this the Promoters have to use any materials less than the other purchasers, even then the Purchaser shall not be entitled to any reduction in the agreed price of the said flat and he/she shall be liable to pay the entire agreed price as per this agreement. Similarly, the Promoters are not bound to carry out any extra additional work for the Purchasers without there being a written acceptance by the Promoters that they have agreed to execute the additional extra work for the Purchaser. In case if the Promoters have agreed to do any additional extra work for the Purchaser, the Purchaser shall make the payment within 7 days from the date when the Promoters give the estimated cost. If the Purchaser fails to deposit with the Promoters the estimated cost for the additional extra work agreed to be carried out by the Promoters, then the Promoters shall not be liable to carry out the said additional work in the premises of the said Purchaser.
- 41. THE Purchaser herein has desired to avail the special amenities over and above the general amenities as mentioned in the Annexure hereto and the Purchaser has agreed to pay the extra consideration as mentioned in the supplemental agreement for providing amenities. It is further agreed and

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understood by and between the parties that the said amenities shall be provided only on payment of instalment as mentioned in the supplemental agreement and that such agreement shall form a part and parcel of this agreement.



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42. THE Promoters shall have the right to make additions and/or alterations and raise or put up additional structures as may be permitted by concerned authorities on the terrace or the said land and/or grant right of way from the said land for development of any property adjacent to this property. In the event of any land of the said entire land being notified for setback, D.P. Road, the Promoters alone shall be entitled to receive the compensation or such other benefit that may be given by the authorities concerned for the same and the Purchaser and/or the Society shall not be entitled to the same or any part or portion thereof.
43. THE transaction covered by this contract at present is not understood to be a sale liable to tax under Sales Tax Laws. 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 or Value added tax is liable for such transaction the same shall be payable by the Purchaser along with the other purchasers of the building on demand at any time.
44. IN the event of the Society is being formed and registered before the sale and disposal by the Promoters of all the Flats, stilt and other spaces, garages, gardens, terraces, compounds and car parking spaces in the said building and in the compound, the power and authority of the Society so formed or of the Flat holders and the Purchasers of flats and other spaces and car parking spaces shall be subject to the overall authority and control of the Promoters. In respect of any of the matters concerning the said building the construction and completion thereof and all amenities pertaining to the same and in particular the Promoters shall have absolute authority and control as regards the unsold Flats, stilt, terraces, compounds and other spaces, hoardings and car parking spaces and the disposal thereof. The Promoters shall be liable to pay only the Municipal taxes at actual in respect of the unsold Flats, hoarding spaces and/or car parking spaces, terraces. In case of the conveyance is executed in favor of the Co-operative Society before the disposal by the Promoters of all the Flats, then and in such event the Promoters shall join in as the Promoters/members in respect of such unsold Flats and as and when such Flats are sold to the persons of their choice and at the discretion of the Promoters, the Co-operative Society shall admit such Purchaser/s of

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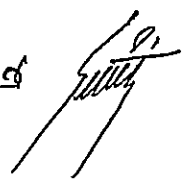

Flats/s as members/s/ without charging any premium or any other extra payment.

45. THAT the Purchaser shall at no time demand partition of their interest in the said SCHEDULE hereunder written of the said building it being hereby agreed and declared by the Purchaser that their interest in the piece or parcel of land more particularly described in the SCHEDULE hereunder written and the building and land is impartial and it is further agreed that the Promoters shall not be liable to execute a transfer deed in favor of the Purchaser unless the Promoters decided to submit the entire building to the provisions of the Real Estate (Regulation and Development) Act, 2016

46. IT is agreed and understood between the parties that and the Purchaser aware that there are several buildings to be constructed on the said property and that the Promoters will be carrying on the construction and completing the buildings in phase-wise manner and that as and when the buildings are completed, the entire flats there in are sold out, the cooperative housing societies of such buildings from time to time and accordingly the conveyances of the portions of land on which the buildings are constructed will be conveyed to such respective cooperative societies and it shall be at the sole discretion of the Promoter to form such societies and to execute the conveyance/s thereof and such fact is being brought to the clear knowledge and notice of the Purchaser herein and the Purchaser has granted his/her express and irrevocable consent for the same and agree and assure to grant his/her sincere and utmost cooperation in formation such cooperative housing societies and its conveyances thereof and shall not raise objection, hindrances and claims of any nature whatsoever.

47. NOTWITHSTANDING any other provisions of this agreement the Promoters shall be entitled at their sole and absolute discretion:

- a) To form a separate/combined co-operative housing society or limited company or condominium of apartment or any other body or bodies of Purchasers to be formed and constituted.
- b) To decide and determine how and in what manner the infrastructure including the common areas and amenity space, recreation garden, all other open spaces, layout or internal roads if any may be transferred and /or conveyed/ assigned/leased.
- c) To provide for and incorporate covenant and restriction and obligations with regard to the provision of maintaining the

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infrastructure and common amenities including garden and roads, if any.

d) To decide from time to time to what extent the building/s along with land appurtenant to its transferred to the respective body formed.

e) To decide from time to time when and what sort of document of transfer should be executed.

f) To grant of right of access/way from and through the said property to the adjacent buildings and plots as well as the easement rights of the said property.

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

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


50. **THE** Promoters shall be entitled to sell the premises in the said building for the purpose of using the same as bank, dispensaries, nursing homes, maternity homes, coaching classes, hotels and for other non-residential purpose and the Purchaser herein along with the other Purchasers shall not raise any objection for such non-residential use of the premises sold by the Promoters to the intending Purchasers.

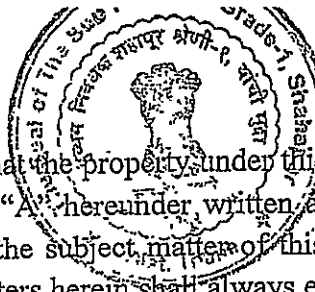
51. **THE** Purchaser shall lodge at his own costs as to the registration charges for registration within seven days of the date of this agreement and shall intimate the Promoters / Builders within 7 days from the date

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of judgment and serial number under which the same is lodge for registration with Xerox copy of receipt in order to enable the Promoters / Builders to admit the execution of the same.

52. **THE** terraces on any floor, stilt, basement and garage if any, shall always be the property of the Promoters / Builders and the Promoters / Builders have full right and authority to enclose the said stilt area of the building and further right to sell the same to any prospective purchaser/s and the Purchaser/s herein along with other purchasers will not take any objection for the same and the Purchaser has only the right in respect of the flat agreed to be purchased by him or her.
53. **THE** Promoters / Builders shall not be responsible for the consequences arising out of change in law or change in municipal and other laws, rules, regulations etc.,
54. **IT** is brought to the notice of the Purchaser that the electric meters of all the flats / shops / office premises as well as the water meters will be in the name of the Promoters herein and the Purchasers and / or their society shall get the same transferred in their favor and the Promoters herein will grant the no objection as and when required.
55. **THE** Promoters have clearly brought to the knowledge and notice of the Purchaser herein that in pursuance to the sanctioned plans and permissions, the Promoter is entitled to commence, carry out the construction work on the said property and the Promoters have further brought to the notice and knowledge of the purchaser herein that during the course of the scheme of construction, the Promoters will acquire, use, utilize the transferable development rights and increases in the Floor Space Index from time to time and the purchasers will not raise any objection, hindrance and/or obstruction for such use of the above facilities by the other intending purchasers and the purchaser herein has granted his/her express and irrevocable consent for the same and agree and assure that such above covenant shall always remain binding upon him. The Purchaser has gone through the said plans as well as the proposed plans including provision of annexed buildings, touching the existing constructed buildings further expansions and do Hereby admit, acknowledge and confirm the said fact of construction of additional buildings, annexed buildings, expansion of buildings on the said property by revision and modification in the plans and designs and have accordingly granted his / her express and irrevocable consent to the Promoters for the same and shall not raise any objection and/or hindrance for construction of such buildings by the promoter.



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56. **THE** Purchaser herein is aware that the property under this Agreement has described in the SCHEDULE "A" hereunder, written and therefore the said property shall always be the subject matter of this Agreement and except this property the Promoters herein shall always entitle to deal with the remaining property and the Promoters herein shall deal with and /or dispose of and/or develop the said property either in their own name and/or in Joint venture and/or in any such manner as they deem, think, fit and the Purchaser herein has given his/her/their irrevocable consent for the same.

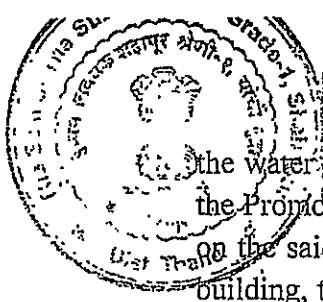
57. **THE** Promoters have also shown to the Purchaser the entire layout of the said property, the nature and extent of the land to be handed over to the concerned authorities on account of setback, reservations etc., and in such eventuality the transfer of the land shall not be equivalent to the floor space index used, utilized and consume in the buildings to be constructed / constructed on the said property and the Purchaser is fully aware of the same and have accordingly granted his / her express and irrevocable consent for the same.

58. **THE** Purchaser has seen the layout of the proposed building, provisions for annexed building, 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 in the said building.

59. **IT** is agreed that if before the execution of the conveyance in favor of the proposed society and further construction on the land is allowed in accordance with the rules and regulations of the municipal Council then the Promoters would be entitled to put up additional or other construction without any hindrance by the Purchaser. Provided that any payment may, have to be made to the municipal Council for such additional construction shall be paid by the Promoter.

The Promoters shall be entitled to sell premises forming part of such additional construction in such manner as they may think fit and proper to any person or persons for such consideration as the Promoter may in his absolute discretion deem fit and proper. The Promoter will in those events be entitled to connect the electric meter, sanitary and drainage connections provided however that all costs of construction of such additional floors and the connection to be made thereto shall be borne by the Promoters. The Promoter and / or their transferees shall have the right to use all the staircases, lifts and other common amenities of the building. In the event of additional floors being constructed as aforesaid,

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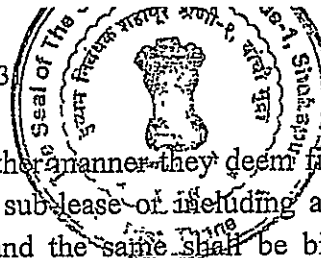


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~~the water tank shall be shifted to the top of such structures at the cost of the Promoter. Even if any additional construction becoming permissible on the said building after the completion of the construction of the said building, the Promoter shall be entitled to construct the same and to sell the additional tenements. The Purchaser herein and the members of the society shall admit such new intending purchasers at its members.~~

- 60. THE Purchaser shall be responsible for additional municipal taxes that may be levied by reason of the user of any permitted tenancy or leave and license agreement in respect of the premises allotted to the purchaser.
- 61. AFTER the possession of the premises is handed over to the Purchaser if any additions or alterations in or about or relating to the said building are thereafter required to be carried out by the Government, Grampanchayat/ municipality or any statutory authority the same shall be carried out by the Purchaser in co-operation with the Purchaser of the other premises in the said building at his own costs and the Promoter shall not be in any manner be liable or responsible for the same and for any damage caused to the building.
- 62. THE Purchaser/s agree and undertake to observe, abide by and comply with all the terms, conditions and stipulations of all exemptions orders, scheme, building permission, sanctions, approvals, NOCs etc., that have been granted or sanctions and which may hereafter be granted or sanctioned or imposed by any authority, statutory or otherwise, including making payment of all amounts, charges, expenses, deposits etc., whether refundable or not.
- 63. ALL terms, conditions and covenants of this agreement, including the powers, authorities, permission and covenant given by the Purchaser/s to the Builders/Promoters herein shall remain valid, operative, binding, continuous, subsisting, irrevocable and in full force and effect even after the occupation / possession of the said premises is handed over to the Purchaser/s under the possession of the said building is handed over o the said organization and the deed of conveyance / assignment / lease or any other transfer document is executed.
- 64. IT is also hereby expressly agreed that so long as it does not in any way affect or prejudice the rights created in favor of the Purchaser/s in respect of the flat, the Promoters shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose off their rights, title and interest in the said building and/or in the said property or any part thereof or open land surrounding the said building and give them as

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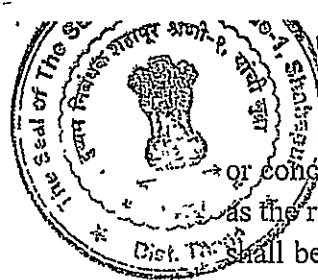


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open parking space or in any other manner they deem fit including to assign and/or give on lease or sub-lease or including any portion or portions or the said property and the same shall be binding on the Purchaser/s.

- 65. **THE** Purchaser will immediately on receipt of possession of said Flat at his own costs and expenses get the said Flat property insured including for theft, earthquake, storm and fire.
- 66. **THE** Promoters will provide pipeline, overhead water tank underground water tank and water connection to each flat as per the norms rules and regulations of Grampanchyat /Local Authority and will obtain occupation and water connection. Thereafter if there is any shortage in water supply for any reason whatsoever the Promoters shall not be responsible for the same.
- 67. **THE** Purchaser shall not be entitled to claim partition on of his/her Share in the said property and/or the said Building and/or the said Flat and the same shall always remain undivided and impartable.
- 68. **THE** Transfer Deed and all documents shall be prepared by the Advocates of the Promoters and shall contain covenants and conditions including those contained in this Agreement with such modifications, alterations, and additions therein as the Promoters may deem fit and proper and other clauses which they think necessary and desirable.
- 69. **IT** is clearly brought to the notice of the Purchaser and the Purchaser is made aware that Government has imposed G.S.T. and therefore the Purchaser herein is entirely liable and responsible to bear and pay the such taxes and other levies, any other tax like GST as imposed by the government authorities as and when called upon by the Promoters and the Purchaser agree and assure to pay the same without any delay.
- 70. **IT** is clearly brought to the notice of the Purchaser and the Purchaser agree and undertake that at the time of the Purchaser transferring his flat to any intending purchaser and on grant of no objection certificate by the Promoter, the Promoter will incorporate a clause stating that all the covenants, terms and conditions as mentioned in this agreement shall always be binding upon the intending purchaser / transferee.
- 71. **PROVIDED** and **ALWAYS** that if any dispute, difference or question at any time hereafter arises between the parties hereto or their respective representatives or between Purchasers of other premises in the said building, and the Promoter in respect of the construction of these presents

Signature *Signature* *Signature*



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or concerning anything hereto contained or arising out of the premises or as the rights liabilities or the duties of the said parties hereunder the same shall be referred to Arbitrators of two persons one to be appointed by the Purchaser or all other Purchasers together and one by the Promoter. The Arbitrator so appointed shall appoint before entering upon the reference, appoint Chairman. The provisions of the Arbitration and Conciliation Act, 1996 shall apply to such reference.

- 72. **THE** expenses in connection with this Agreement, i.e. Stamp Duty And Registration Fees are born and paid by the PURCHASER/S/ ALLOTTEE herein.
- 73. **THIS** agreement shall, to the extent they are statutory, always be subject to the provisions contained the Real Estate (Regulation and Development) Act, 2016 and Rules made there under and any other provisions of Law Applicable thereto.

FIRST SCHEDULE

(Entire Property)

ALL THAT PIECE AND PARCEL OF N.A. LAND lying, being and situate at Village Vasind, Taluka Shahapur, District Thane, bearing bearing Survey No.191/2/1 pt., area-6177.00 Sq.Meters & Survey No.191/1, area-430.00 Sq.Meters total admeasuring area 6607-00 sq.Meters Within the limits of the Vasind Grampanchyat, within the Sub registration Shahapur, Registration district Thane.

ON OR ABOUT NORTH:---

ON OR ABOUT SOUTH: --

ON OR ABOUT EAST :--

ON OR ABOUT WEST :--

} As per Plan

SECOND SCHEDULE

(Flat details)

The Flat No.304 on Third Floor, wing-1-C, Carpet area admeasuring about-39.55 Sq. Meters + Balcony area admeasuring about-6.63 Sq. Meters. In newly constructed building called "RAGHUNANDAN SANKUL" which is situated on the property Mention in first Schedule herein above.

Together with all easement rights and benefits etc.

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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.



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SIGNED & DELIVERED

By the within named
PROMOTERS / DEVELOPERS
M/s. JAI MATA DI BUILDERS & DEVELOPERS,
Through its Partners

1. Mr. RAVINDRA VITTHAL BHERE,



2. Mr. GOPALSINGH DATTUSINGH RAJPUT,



SIGNED & DELIVERED

By the within named Purchaser/s

1. Mrs. SONALI DATTU GAIKAR,



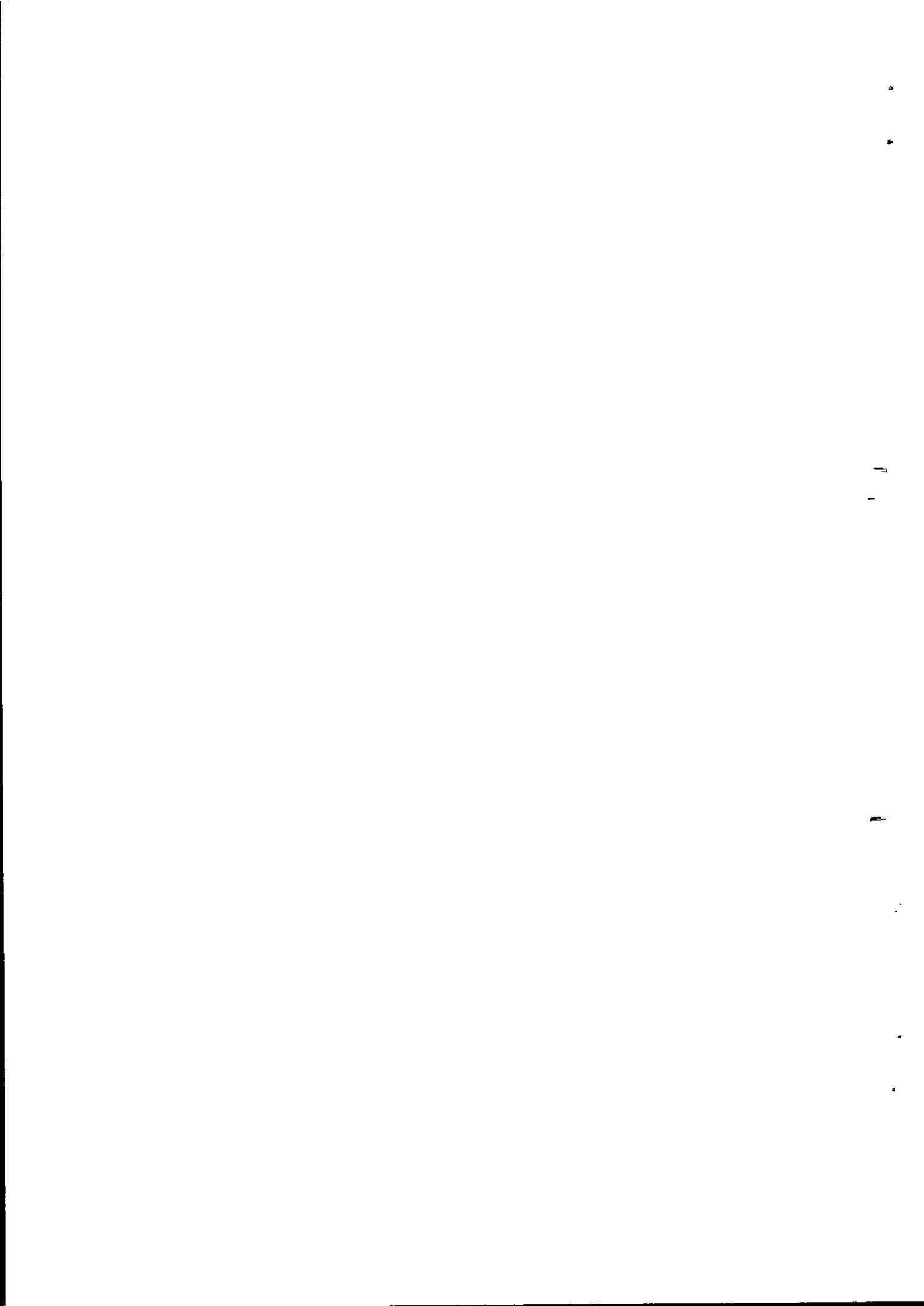
2. Mr. DATTU KANHU GAIKAR,



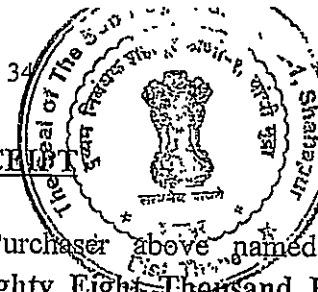
WITNESS:

1. Rajesh. S. Shiroke 2. Jitendra Arun Joshi





RECEIPT



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RECEIVED of from the flat Purchaser above named the sum of Rs.1,88,500/-(Rupees One Lac Eighty Eight Thousand Five Hundred Only) by cheque mode.

Date	Amount	Cheque No.	Bank Name
	Rs.50,000/-	036120	State Bank of India, Thane
	Rs.1,38,500/-	036121	State Bank of India, Thane
Total	Rs.1,88,500/-		

In Regarding Flat No.304 on Third Floor, wing-1-C, Carpet area admeasuring about-39.55 Sq. Meters + Balcony area admeasuring about-6.63 Sq. Meters. In the building known as "RAGHUNANDAN SANKUL" as mentioned herein above.

Rs.1,88,500/-

We say Received

M/s. JAI MATA DI BUILDERS & DEVELOPERS,

Through its Partners
The Builders/Developers

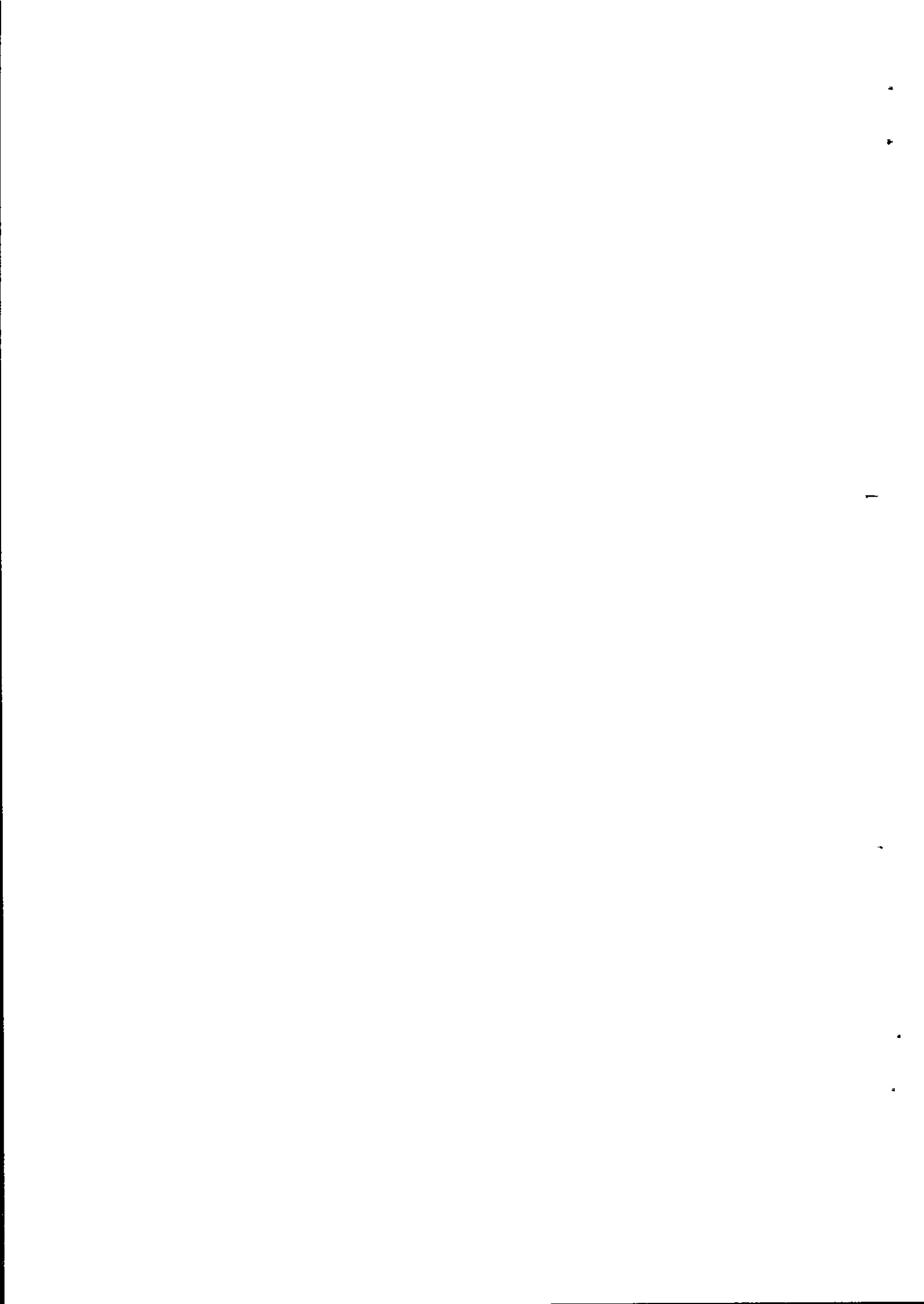
1. Mr. RAVINDRA VITTHAL BHERE,

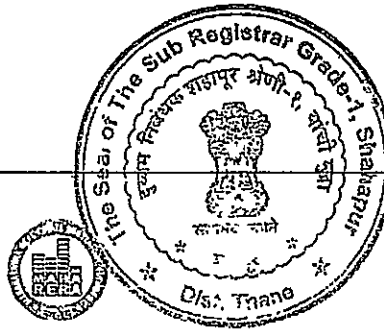
2. Mr. GOPALSINGH DATTUSINGH RAJPUT,

In the presence of

1.

2.





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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 : P51700019656

Project: RAGHU NANDAN SANKUL, Plot Bearing / CTS / Survey / Final Plot No.:191/2/1, 191/1 at Washind (CT), Shahapur, Thane, 421601;

1. Jai Mata Di Builders & Developers having its registered office / principal place of business at Tehsil: Shahapur, District: Thane, Pin: 421601.

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 (I) 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.

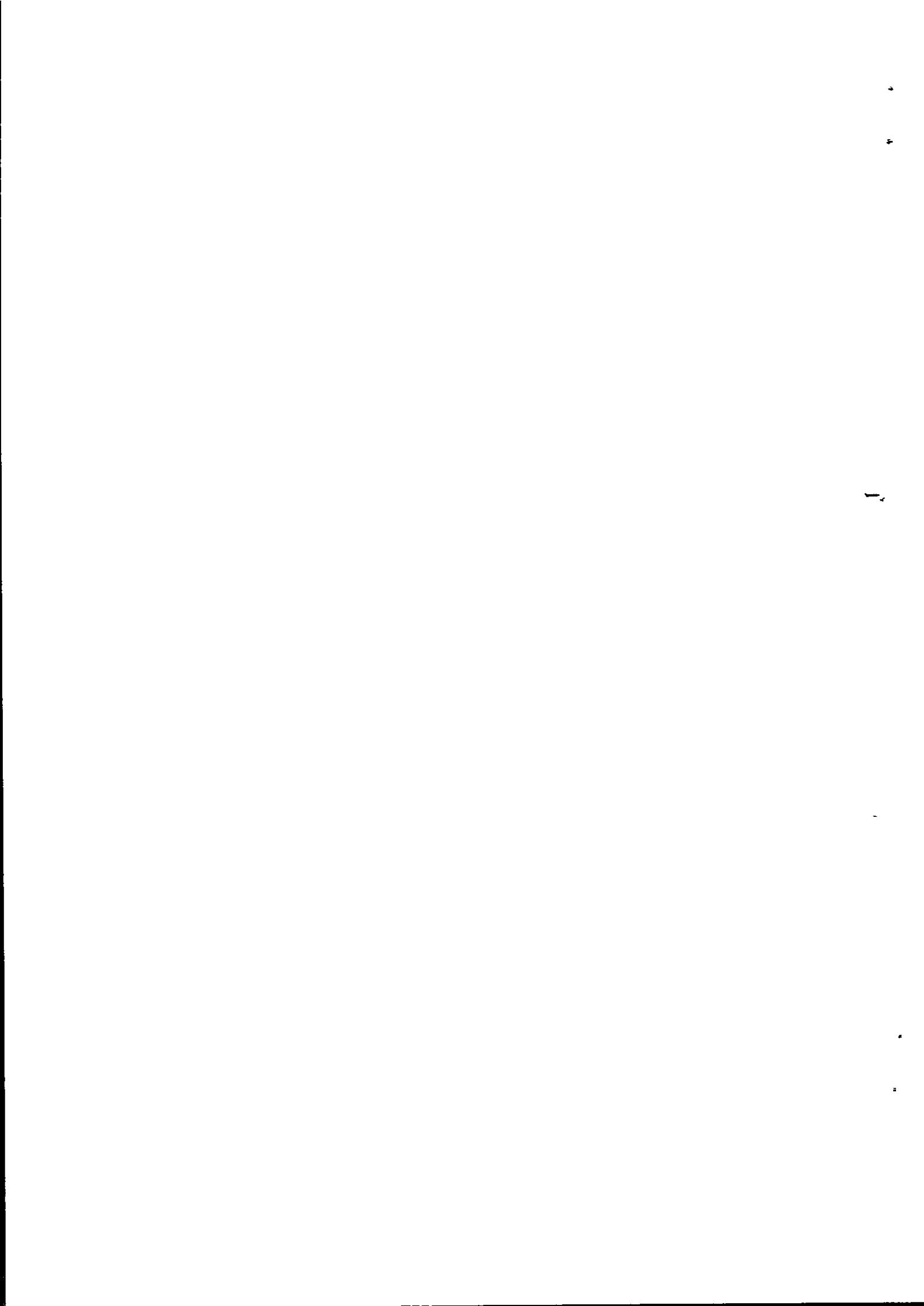
- The Registration shall be valid for a period commencing from 20/02/2019 and ending with 30/12/2023 unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities

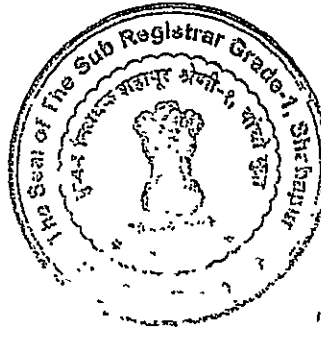
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasanb Premanand Prabhu
(Secretary, MahaRERA)
Date.09-09-2021 13:47:46

Dated: 09/09/2021
Place Mumbai

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





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क्र.महसूल/क-१/टे-११/सु.चां.प./वासिद (ता.शाहापूर)
एसआर-१६८/२०२१
जिल्हाधिकारी कार्यालय ठाणे
दिनांक 2 SEP 2022

वाचले :-

- श्री.रघुनाथ चाहू शेलार व इतर यांचे कु.मु.जय मातादी विल्डर्स अण्ड डेव्हलपर्स तर्फे श्री.राजेंद्र विठ्ठल भरे व इतर १, रा.वासिद, ता.शाहापूर, जि.ठाणे यांचा अर्ज दि.६/१०/२०२१
- सहायक संचालक, नगर रचना, ठाणे यांचेकडील शिफारस पत्र क्र.जा.क्र.विशेष/वां.प/मौ.वासिद/ता.शाहापूर/ससंठाणे/७०३ दि.१२/४/२०१८
- या कार्यालयाकडील बांधकाम परवानगी आदेश क्र.महसूल/क-१/टे-११/एनएपी/वासिद (शाहापूर)/एसआर-(३३/१७) ८५/२०१८ दि.७/७/२०१८
- सहायक संचालक, नगर रचना, ठाणे यांचेकडील शिफारस पत्र क्र.जा.क्र.विशेष/मौ.वासिद/ता.शाहापूर/स.नं.१९१/१ व १९१/२/ससंठाणे/१६०४ दि.१३/६/२०२२
- शासन, महसूल व वनविभाग, मंत्रालय, मुंबई यांचेकडील परिपत्रक क्र.एनएए-२०१७/प्र.क्र.११५/टी-१ दि.१९/८/२०१७

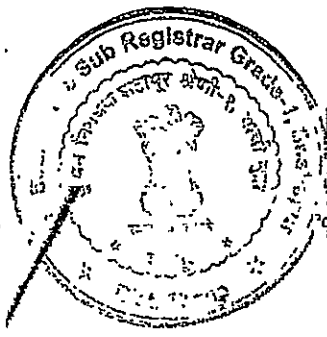
आदेश :-

ज्या अर्थी, उपोद्घातातील अ.क्र.१ अन्वये ठाणे जिल्ह्यातील शाहापूर तालुक्यातील मोजे वासिद येथील स.नं.१९१/१ क्षेत्र ४३०.०० चौ.मी. व स.नं.१९१/२/१ क्षेत्र ११४८०.०० चौ.मी. यापैकी ६१७७.०० चौ.मी., एकूण एकंदर क्षेत्र ६६०७.०० चौ.मी. या जागेवर रहिवास प्रयोजनासाठी सुधारीत बांधकाम परवानगी मिळणेबाबत अर्ज सादर करण्यात आलेला आहे.

ज्या अर्थी, मोजे वासिद, ता.शाहापूर, जि.ठाणे येथील स.नं.१९१/१ क्षेत्र ४३०.०० चौ.मी. व स.नं.१९१/२/१ क्षेत्र ११४८०.०० चौ.मी. यापैकी ३७२६.०० चौ.मी., एकूण एकंदर क्षेत्र ४१५६.०० चौ.मी. या जमिनीवर उपोद्घातातील अ.क्र.२ अन्वये सहायक संचालक नगररचना ठाणे यांनी शिफारस केलेल्या बांधकाम आराखड्यानुसार या कार्यालयाचे उपोद्घातातील अ.क्र.३ नुसार रहिवास व वाणिज्य प्रयोजनासाठी बांधकाम परवानगी देणेत आलेली आहे. व आजरोजी अर्जदार यांनी सदर जमिनीवर वाढीव क्षेत्रासह सुधारीत बांधकाम परवानगी मिळणेकामी विनंती केलेली आहे.

ज्या अर्थी, मोजे वासिद, ता.शाहापूर, जि.ठाणे येथील स.नं.१९१/१ क्षेत्र ४३०.०० चौ.मी. व स.नं.१९१/२/१ क्षेत्र ११४८०.०० चौ.मी. यापैकी ६१७७.०० चौ.मी., एकूण एकंदर क्षेत्र ६६०७.०० चौ.मी. ही जागा मंगूर प्रादेशिक योजना ठाणे-पालघर-रायगड नकाशानुसार सदर पूर्ण जमीन सिंचन क्षेत्र (COMMAND AREA) विभागात समाविष्ट आहे. तसेच प्रसिध्द आसनगाव विकास केंद्र भूवापर नकाशानुसार सदर पूर्ण जमीन रहिवास (RESIDENTIAL ZONE) विभागात समाविष्ट आहे. सदर जागा गावठाण हद्दीपासून ५००.०० मी. परिघ क्षेत्रामध्ये अंतर्भूत होत आहे. मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील विनियम क्र.५.२.१ नुसार प्रस्तावित जागा गावठाण पासून ५०० मी. परिघस्त क्षेत्राच्या आत येत असल्याने कठोरतम झोनिंग विचारात घेता सदर जागेसाठी १५% अधिमूल्य आकारून रहिवास चापर अनुज्ञेय होत असल्याचे





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श.सं.भ.न.क.१/१.११/म.गं.प./यागिंद (ना.शहापूर)
 पु.म.आ.१६८/२०२१

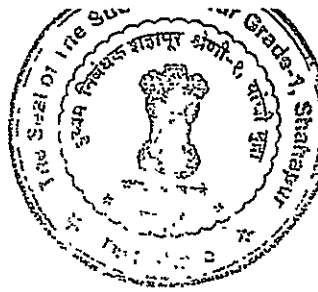
सहायक संचालक, नगररचना, ठाणे यांचे उपोद्घोषातील अ.क्र.४ चे अर्जाप्रमाणानुसार दिवून घेत आहे.

ज्या अर्जा, मोने वासिद, ना.शहापूर, जि.ठाणे येथील स.नं.१९१/१ क्षेत्र ४३०.०० चौ.मी. व स.नं.१९१/२/१ क्षेत्र ११४८०.०० चौ.मी. यापैकी ६१७७.०० चौ.मी., म्हूण एकंदर क्षेत्र ६६०७.०० चौ.मी. या जमिनीवर रहिवासी प्रयोजनासाठीच्या बांधकाम नकाशास मंजूरीची शिफारस साहायक संचालक नगररचना ठाणे यांनी उपोद्घोषातील अ.क्र.४ अन्वये केली आहे.

त्या अर्जा, असा महासाष्ट जमोन म्हसून सौहता, १९६६ मधील कलम ४२ (क) व महाराष्ट्र प्रादेशिक नियोगन व नगररचना अधिनियम, १९६६ चे कलम १४ अन्वये भिन्दाधिकारी यांनी यांच्याकडे निहित करण्यांत आलेल्या अधिकारांचा वापर करून प्रथम भिन्दाधिकारी यांनी याद्वारे मोने वासिद, ना.शहापूर स.नं.१९१/१ क्षेत्र ४३०.०० चौ.मी. ही जमीन श्री.महादू शंकर शंकर व मोने वासिद, ना.शहापूर, जि.ठाणे येथील स.नं.१९१/२/१ क्षेत्र ३०६६.०० चौ.मी. श्री.रघुनाथ चाहू शेलार, स.नं.१९१/२/२ क्षेत्र ११३८.०० चौ.मी. पैकी ७८८.०० चौ.मी. ही जमीन श्री.विनाय तुकाराम शेलार, सां.विजापूर येथील तुकाराम शेलार, स.नं.१९१/२/२ क्षेत्र १०५१.०० चौ.मी. पैकी ५३५.०० चौ.मी. ही जमीन सां.मि.ना दनु शंवार, सां.मि.ना दनु तुकाराम शेलार, श्री.विनाय तुकाराम शेलार, श्री.विनाय दनु शेलार, सां.अरुणा चंद्रकांत शेलार, श्री.अविनाश चंद्रकांत शेलार व सां.सुहादे गुरेन पाटील, स.नं.१९१/२/२ क्षेत्र ११३८.०० चौ.मी. श्री.विनाय दनु शंवार यांचे नावे आहे. सवर जमिनधारकांचे नावे मोने वासिद, ना.शहापूर, जि.ठाणे येथील स.नं.१९१/१ क्षेत्र ४३०.०० चौ.मी. व स.नं.१९१/२/१ क्षेत्र ६१७७.०० चौ.मी., म्हूण एकंदर क्षेत्र ६६०७.०० चौ.मी. या जमिनीवर रहिवासी प्रयोजनासाठी बांधकाम परवानगी (अनुज्ञा) घालील अटी व शर्तीवर देण्यात येत आहे.

अटी व शर्ती :-

१. सदर परवानगी ही महासाष्ट जमोन म्हसून सौहता, १९६६ मधील कलम ४२ (क) व महाराष्ट्र प्रादेशिक नियोगन व नगररचना अधिनियम १९६६ च्या कलम १८ मधील तरतुदीनुसार देण्यात आलेली आहे.
२. प्रस्तावित जागेची मोजणी मंजूर नकासानुसार ३ महिन्यांचे आत करून घेणे जमिनमालक/विकालक/अनुज्ञासाठी यांचेवर बंधनकारक राहिल.
३. मंजूर बांधकाम नकाशाप्रमाणे जागेवर भूजंड, रस्से, खणी जागा इ. ची प्रत्यक्ष जागेवर आरंभणी करून घेऊन भूमि अधिलक्ष विभागाकडून मोजणी करून घेणे आवश्यक आहे. आरंभणी करून आल्यानंतर नवेनिली मंजूर अधिलक्षमधील रकमांशी योग्य रितीने समन्वय राखणे आवश्यक आहे. त्याप्रमाणे मोजणी नफास या कार्यालयकडे सादर करणे आवश्यक आहे. तसेच प्रत्यक्ष मोजणीच्या वेळी भूजंडाच्या क्षेत्रात तबाबत आदळल्याचा वा प्रस्तावित बांधकाम क्षेत्रात धंदल होत असल्यास त्याप्रमाणे बांधकाम क्षेत्र करणे करून सुधारणे मंजूरी घेणे आवश्यक राहिल.
४. अर्जादर/विकालक/अनुज्ञासाठी याने (MAHARASHTRA REAL ESTATE REGULATORY ACT-२०१६) रंग अधिलक्षमधील तरतुदींचे पालन करणे बंधनकारक आहे.
५. अर्जादर यांची जगा PESA अधिनियमा अंतर्गत सनाविष्ट असल्यास ग्रामपंचायत वरान्नाहारे ना.हरकत दाखला प्राप्त करून घेणे आवश्यक आहे.



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क्र.गवसुल/क-१/टे-१२/मु.चां.प./वासिद (ता.सहापुर)/
एसआर-१६८/२०२१

६. प्रस्तावित बांधकामाचा वापर नकाशांत दर्शविल्याप्रमाणे फक्त रहिवास या प्रयोजनासाठीच करण्यात यावा.
७. प्रस्तावित जमिनीवर खालीलप्रमाणे बांधकामे प्रस्तावित करण्यात आलेले आहे.

अ क्र	जमिनीचे एकूण क्षेत्र (चौ.मी.)	अनुज्ञेय बांधकाम क्षेत्र चौ.मी.	प्रस्तावित बांधकाम क्षेत्र		
			इमारत क्रमांक	मजले/प्रयोजन	एकूण क्षेत्र (चौ.मी.)
१.	६६०७.००	१२५३८.७९	इमारत क्र.१ विंग सी	तळ + स्टिल्ट ५ मजले (रहिवास)	२०२५.२३
			इमारत क्र.२	तळ + स्टिल्ट ७ मजले (रहिवास)	४९००.५४
			इमारत क्र.३	तळ + स्टिल्ट ७ मजले (रहिवास)	१७८६.२३
			हेल्थ क्लब	तळ + १ मजले	२३२.९७
			एकूण		८८४३.७७

अ क्र	जमिनीचे एकूण क्षेत्र (चौ.मी.)	अनुज्ञेय बांधकाम क्षेत्र चौ.मी.	अस्तित्वातील बांधकाम क्षेत्र		
			इमारत क्रमांक	मजले/प्रयोजन	एकूण क्षेत्र (चौ.मी.)
१.	४१५६.००	३७०२.९०	इमारत क्र.१ विंग ए	तळ + स्टिल्ट ४ मजले (रहिवास)	१११३.५६
			इमारत क्र.१ विंग बी	तळ + स्टिल्ट ४ मजले (रहिवास)	७१६.५३
			एकूण		१८३०.०९

८. प्रस्तावित जमिनीचे क्षेत्र हे भानसा उजवा कालव्याच्या लाभक्षेत्रात येत असल्याने मुख्य अभियंता, जलसंपदा विभाग, कोकण प्रदेश मुंबई चांचकडील नाहरकत प्रमाणपत्र प्राप्त करून घेणे आवश्यक आहे.
९. मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली दि.३/१२/२०२० मधील तरतुदींचे पालन करण्याची जबाबदारी जमिनमालक/विकासक/अनुज्ञाप्राप्ती बांधकाम राहिल.
१०. मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली, सन २०२० (UDCPR-२०२०) मधील विनियम क्र.२.७.२, ३.३.६, विनियम क्र.३.३.११ नुसार सदर रेषांकनात पायाभूत सुविधा जसे अंतर्गत रस्ते, पावसाळी नाले, मलनिसर्षण व्यवस्था, पाणी पुरवठा, खुल्या जागेचा विकासाची तरतूद व इतर आशयाचे पालन अर्जादराने करणे आवश्यक आहे.

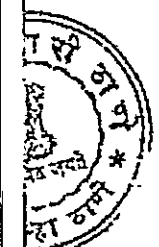


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क्र.महसूल/फ.२/टे-११/सु.धा.प./व्यामिद (ता.रादापूर)/
एसआर-१६८/२०२१

११. सदर आदेशानुसार चापूर्वीचे या कार्यालयाकडील आदेश क्र.महसूल/फ.२/टे-११/एनएपी/चासिद(रादापूर)/एसआर-(३३/१७)८५/१८ दि.०७/०७/२०१८ निष्प्रभावित करण्यात येत आहे.
१२. रेखांकनातील खुली जागा (OPEN SPACE) क्षेत्र अदनिक्काधारकांना कायमस्वरूपी उपलब्ध करून देण्याची जबाबदारी अजंदा/विकासक/जमिनमालक यांच्यावर बंधनकारक राहिल.
१३. प्रस्तावित इमारतीची उंची १५ ते २४ मी. दरम्यान असल्याने FIRE LIFT व Sprinkler System च्या अनुषंगाने प्रस्तावित इमारतीकरीता रचनालक, महाराष्ट्र अग्निशमन सेवा, सांनाकृष्ण, मुंबई यांचेकडील आग प्रतिबंध उपाययोजनाबाबतचे ना.हरकत प्रमाणपत्र प्राप्त करून घेणे अजंदा/अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
१४. नियोजित इमारतीच्या चापरासाठी पाण्याची सोय तसेच सांडपाण्याची य मेला निर्मूलनाची व्यवस्था प्रत्यक्ष चापरापूर्वी तशी पर्यायी व्यवस्था उपलब्ध नसल्यास इमारतीच्या चापरापूर्वी अजंदाराने स्वखर्चाने करणे आवश्यक आहे.
१५. प्रस्तावित भूखंडावरील इमारतीचा रजिस्ट्रार व चागिज्य चापर. इमारतीची उंची च मजले बांधकाम नकाशात दर्शावल्याप्रमाणे असणे आवश्यक आहे.
१६. स्टिप्टचा चापर फक्त वाढनळ्यासाठी करण्यात यावा. स्टिप्ट दोन चापूने खुले ठेवणे जमिनमालक/विकासक/अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
१७. मंगूर एकत्रिकृत विकास नियंत्रण आणि प्रोत्साहन नियमावली-२०२० मधील तरतूद क्र.३.३.९ नुसार प्रस्तावित प्रवेश मार्ग, अंतर्गत रस्ते व पार्श्व किमान ४५ टन वजनाचे फायर इंजिनचा भार पेलू शकेल याप्रमाणे डिझाईन करून विकासक/जमिनमालक/अनुज्ञाग्राही यांचेवर बंधनकारक आहे.
१८. पर्यावरण विभागाच्या धोरणानुसार पर्यावरण अनुज्ञेयता (ENVIRONMENT CLEARANCE) आवश्यकतेनुसार प्राप्त करून घेणे जमिनमालक/विकासक/अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
१९. इमारतीतील नळ फिटिंगचे काम, सांडपाणी/पावसाचे पाणी यांचे निर्गतीकरणाचे काम कोणत्याही महानगरपालिका किंवा नगरपालिका यांच्या नोंदणीकृत प्लंबरकडून करून घेणे आवश्यक आहे. सेप्टीक टँकचे साईज स्टॅंडर्डप्रमाणे असावेत. पिण्याच्या पाण्याच्या स्रोत पासून सेप्टीक टँकचे अंतर १२.० मी. राहणे आवश्यक आहे.
२०. मंगूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली, २०२० मधील नियम क्र.१३.२ नुसार इमारतीवर सोलर वॉटर हॅटिंग सिस्टिम SOLAR ASSISTED WATER HEATING (SWH) SYSTEM/ROOF TOP PHOTOVOLTAIC (RTPV) SYSTEM बसविणे आवश्यक राहिल.
२१. मंगूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली, २०२० मधील नियम क्र.१३.४ नुसार इमारती व भूखंडावर रेन वॉटर हार्वेस्टिंग सिस्टिम कार्यान्वित करणे अजंदा/विकासक/अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
२२. जागेवर परवानगी व्यतिरिक्त बाडीव बांधकाम केल्यास महसूल अधिनियम तसेच महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ कलम ५२ ते ५५ नुसार कार्यवाही करण्यात येईल.
२३. मंगूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील विनियम क्र.२.८ ते २.११ मधील तरतूदीनुसार बांधकाम जोते तपासणी, अंतिम परवानगी, भोगवटा प्रमाणपत्र, भागशः भोगवटा प्रमाणपत्र व इतर याची सादरपत्र परवानगी या कार्यालयाकडून प्राप्त करून घेणे अजंदा/विकासक/वारन्ट्रिशारद यांचेवर बंधनकारक राहिल.





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ज.म.सं.वि.क. १८-१२/ग.चां.प./प्रां.स. (ता.वाहावावा)
मसआर-१६८/२०२३

२४. मंजूर प्रस्तावित विकास नियंत्रण व प्रोत्साहन नियमवली, २०२० मधील नियम क्र.१३.५ नुसार प्रस्तावित इमारतीची ओला कचरा व सूका कचरा यांचे घर्षीकरण व त्यांची विच्छेदनाट लावणे याबाबत योग्य नोंद स्वतंत्र उपाय योजना ही इमान्न तापर धाडण्यापूर्वी कार्यालयित करणे जमिन मालक/वाढवणारक/अनुज्ञाप्राप्ती यांचेवर बंधनकारक राहिले.

२५. मधील इमारतीच्या आतील बाजूक तसेच इमारतीसमोरील रस्त्याचे नों.सो.टी.व्ही, विविकरण पत्रधारासाठी बांधकामच्या डिजाणी सो.सो.टी.व्ही येवगा करान्वित करणे जमिनमालकांस/विकासकाम बंधनकारक राहिले.

२६. प्रकल्पाच्या डिजाणी काम करतान्या कामगारांच्या मात शक्यतातच मुलांसाठी शिक्षणाची सोय करणे जमिनमालकांस/विकासकाम बंधनकारक राहिले.

२७. जमिनधर्तक, विक्रीतक, वॉलंटरी, वाभूनिष्ठागद, स्ट्रक्चरल इंजिनियर, सॉल्ट सुपरव्हाइजर यांचे नावे फ्लॉर (BOARD) प्रसिध्द करणे बंधनकारक राहिले. तसेच बांधकाम तपशील दर्शविणारा, जागंचे स.नं./क्षेत्र, प्रस्तावित मजल/बांधकाम क्षेत्र दर्शविणारा फ्लॉर कामेवर लावणे बंधनकारक राहिले.

२८. प्रस्तावित जागेचे क्षेत्र, स्थान, आकार, पोहोच रस्ता, चापर, व्हिवाट, भोगवटदार, भाडेकरू, मालकी हक्काबाबत काही तक्रारी असल्यास त्याची संपूर्ण जबाबदारी अर्जदार यांचेवर राहिले. व त्याचे निराकरण करण्याची जबाबदारी अर्जदार/विकासक यांचेवर राहिले.

२९. प्रस्तावित जागेवरील बांधकामाचे मंजूर नकाशाप्रमाणे कायान्वयन, घोरफात सॉल्ट्याची पुरवठा व दर्जा, प्रस्तावित इमारतीचे आर.सो.सो डिझाईन, आग्निजमन व्यवस्था इ.बाबत जमिनमालकांस/विकासक/वास्तुविशारद/सल्लागार अभियांत्रिकी/स्ट्रक्चरल अभियंता यांची जबाबदारी राहिले.

३०. प्रस्तावित जागेवरील बांधकाम करताना आय.एस.१३९२०-१९९३ मूकपरोधक आर.सो.सो डिझाईननुसार बांधकाम घटप्रोचे नियोजन शक्यतातच मोडणीकृत स्ट्रक्चरल इंजिनियर यांचेकडून करणे आवश्यक असून त्यांचे वेळोवेळील नियोजित इमारतीचे बांधकाम पूर्ण चरणे अर्जदार/विकासक यांचेवर बंधनकारक राहिले.

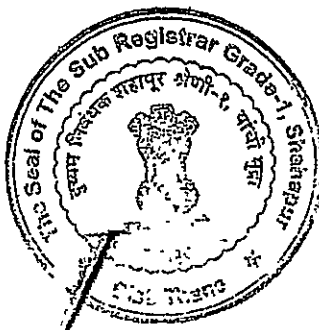
३१. महाराष्ट्र इमान्न व इमारत कामगार नियम २००७ मधील तरमुदी जमिनधारक/विकासक यांचेवर बंधनकारक राहिले.

३२. प्रस्तावित जमिनीवरील सर्व अनेक रस्ने हे एकव्या स्वरुपाचे उच्चरकृत करणे व रस्त्यांजवरील विद्युत दिव्यांचे खांब लावणे आवश्यक आहे. तसेच रस्त्यालगतची गटारे व इनर गटारे पद्धत्या स्वरुपाचे (सिमेट विटाचे) बांधून पाण्याचा प्रवाह अर्थात होणार नाही याची दक्षता घेणे आवश्यक आहे. तसेच जमिनीच्या हद्दीवर सिमेट विटाच्या स्वरुपात संरक्षण भिन बांधावो व अंतर्गत रस्त्यास विद्युत दिवे लावण्यात येणे.

३३. प्रस्तावित प्राप्त कागदपत्रांच्या विधीप्राप्तनेचाबत व खरेपणाबाबत जमिनमालक/विकासक अधिकारपत्रधरक वास्तुविशारद/सल्लागार अभियंता हे जबाबदार राहिले.

३४. सदर प्रस्तावाम मंजुरी दिल्यानंतर नियोजित बांधकामामुळे/विकासामुळे/भूखंडावर असलेल्या कोणत्याही व्हिवाटांचे व हक्काचा भंग होणार नाही याची जबाबदारी अर्जदार/जमिनमालक यांची राहिले. तसेच सदर जागेच्या हद्दीबाबत काही तक्रार असल्यास त्याची सर्व जबाबदारी अर्जदार यांचेवर राहिले.



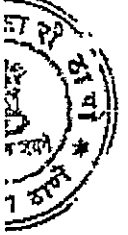


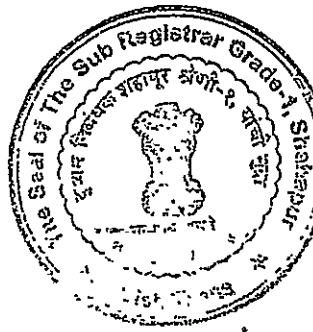
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म.रा.राज्य/क.२/२१/म.प.वर्ग-१ (ता.सहायपूर)
एसआर-१६८/२०२२

३५. वापसनामासाठी पोतलेच रस्ता नसेच अंतिम रस्ता व द्वार यांची सुविधा यदी जलनिष्पन्न, प्रस्तावित भवननिष्पन्न व पाणी पुरवठा व. रावे बांधणी व धिक्कास अर्जदार यांनी स्वयंचालने पूर्ण करणे बंधनकारक राहिले, स्वशिष्य नियोजित धार सुरू करून घेण्यात यावे.
३६. नियोजित रेखांकनाद्यात्मक अगोतील सांडपाणी अथवा भूधूषणी पाणी वाहून नेण्यासाठी ने माग अहमील न अर्जात ठेवावे लागतील अथवा त्यांची इतरांना प्राप्त होणार नाही अशा तिथीने धर्तविले व रणे अर्जदारांचे बंधनकारक राहिले.
३७. नियोजित रेखांकनाद्यध्यातमान मंगुर्गुपेक्षा वेगळे वापल करून घ्यावे असल्यास किंवा यापर वतनलयाचा असल्यास पुढेपरवानगी घेणे आवश्यक आहे.
३८. प्रकरणी शासन निर्णय क्र.धो.सो.प.२००९/म.क्र.१०८/कामगार.७ अ दि.१७/८/२०२० व शासन निर्णय क्र.धो.सो.प.२००९/म.क्र.१०८/कामगार.७ अ दि.२१ जुलै २०११ अन्वये कामगार उभकर रु.१५,४१,२००/- (अक्षरी रकम रुपये पंधरा लाख एकेचाळीस हजार दोनशे मात्र) चा भरणा अनुशासनी यानो बँक ऑफ बडोदा, वारिसद शाखा, ता.सहायपूर, ठाणे यांचेकडून डिमांड ड्राफ्ट क्र.(DEMAND DRAFT NO.) ०५२०९० दि.०८/०८/२०२२ अन्वये MAHARASHTRA BUILDING & OTHER CONSTRUCTION WORKERS WELFARE BOARD या नवाने सेंट्रल बँक ऑफ इंडिया, ठाणे शाखा, ता.जि.ठाणे येथे दि.२२/०८/२०२२ अन्वये भरणा घेणेना आहे.
३९. महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम १२४ च मध्ये शासनाने मनुद केल्यानुसर प्रादेशिक योजना क्षेत्रासाठी लागू केलेले धिक्कास शुल्क (DUE DUE CHARGES) रकम रुपये ८,८७,०००/- (अक्षरी रकम रुपये आठ लाख सत्त्याऐको हजार मात्र) चा भरणा अनुशासनी यानो बँक ऑफ बडोदा, वारिसद शाखा, ता.सहायपूर, ठाणे यांचेकडून डिमांड ड्राफ्ट क्र. (DEMAND DRAFT NO.) ०५२०९१ दि.०८/०८/२०२२ अन्वये (COLLECTOR TIANE AND PLANNING AUTHORITY या नावाने प्रारंभिक गेट बँक, दि.सो.प. शाखा, कलेक्टर कॅम्पस, कोर्टनाका, ठाणे (प.), ता.जि.ठाणे शाखा येथे दि.१७/०८/२०२२ अन्वये शासन भरणा केलेना आहे.
४०. महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम ४८ अन्वये सदरची बांधकाम परवानगी दिलेल्या नारखेभसून एक बांधकाम वेध असेल. नंतर पुढील सर्पासाठी अर्जदार यांनी योग्य त्या कारणासतील नियोजन प्राधिकरणाकडे विनंती अर्ज करून परवानगीचे नुतनीकरण सुद्धत संपणे आधी करणे आवश्यक राहिले, अशा प्रकारचे नुतनीकरण फक्त तीन वेध करता येईल. तसेच वेध मुदतीत बांधकाम पूर्ण केले नसतील तर नवाने परवानगी ध्यावो लागेल. नवाने परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांचा व नियोजित विकास आग्राहकाच्या अनुषंगाने खाना करणाने येईल व ती बांध अर्जदार/जामनालक यांचेवर बंधनकारक राहिले.
४१. अनुशासनी व्यक्तीने (पॅटीने) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा त्या प्रवेजेनाथे उपयोग धरण्यास परवानगी देण्यात आली असेल त्या प्रवेजेनाथे फ्रवळ केला पाहिजे आणि त्याने अशी जमीन किंवा निचा फील्डसाठी भाग किंवा अशी इमारत याचा इतर कोणत्याही प्रवेजेनाथे जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थीची आगाऊ लेखी परवानगी मिळविल्याशिवाय वापर करता कामा नये. इमारतीच्या वापरावरून जमिनीचा वापर ठरविण्यात येईल.





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III. महाराष्ट्र अधिनियम १९४८, याचा अर्थ (म. शासनाचा)
 १९४८-१६८/२०२३

४२. अनुज्ञापत्राची व्यवधीने अशा जमिनीचे विगरणकी प्रयोजनार्थे वापर करण्यास ज्या दिनांकापासून सुरुवात केली असेल किंवा ज्या दिनांकास त्याने अशा जमिनीच्या घानगत बदल घेता असेल तर तो दिनांक त्याने एक महिन्याच्या आत तालुक्यामार्फत शाहपूर तहसिलदारास कळविले पाहिजे जर तो असे करण्यास सुरुवात महाराष्ट्र जमीन महसूल जमिनीच्या घानगत बदल व विगरणकी आकारणी नियम १९६९ मधील नियम ६ अन्वये त्यांच्यावर कार्यवाही करण्यास असा अनुज्ञापत्राची पात्र ठरेल.

४३. अशा जमिनीचा त्या प्रयोजनार्थे वापर करण्यास अनुज्ञापत्रास परवानगी देण्यात आले असेल त्या प्रयोजनार्थे वापर करण्यास आरंभ करण्याच्या दिनांकापासून सदर अनुज्ञापत्रास त्या जमिनीच्या मंडळात दर चौ.मी. मागे रु. १२० पेसे या दराने विगरणकी आकारणी दिली पाहिजे किंवा परवानगीच्या तारखेच्या पूर्विलक्षी प्रमानाने अथवा त्यानंतर अमलाने केलेले विवरणांतो दराने घिनगोती आकार देणे बंधनकारक राहिले. अशा जमिनीच्या वापराने कोणत्याही प्रकारचा बदल करण्यात आला तर त्या प्रसंगी निराळ्या दराने विगरणकी आकारणीच्या हप्त्याची सुद्धा अंभून समाप्त राहण्याची अहो ही गोष्ट विचाराने घेण्यात येणार नाही.

४४. या आदेशाने नमूद केलेल्या शर्तीवरील कोणत्याही शर्तीचे अनुज्ञापत्राची व्यवधीने उल्लंघन घेण्यास उच्च अधिनियमाच्या उपबंधान्वये असा अनुज्ञापत्राची ज्या कोणत्याही शास्तिस पात्र ठरेल. त्या शास्तिस याचा न येऊ देता जिन्हाधिकारी, ठाणे हे निर्दिष्ट करतील असा दंड आणि आकारणी भरल्यानंतर उच्च जमीन किंवा भूखंड अर्जदाराच्या ताब्यात राहू देण्याचा अधिकार असेल.

४५. सदरहू जमीन भविष्यात भूतंपादनात आदिकून आल्यास किंवा संपादन केले गेल्यास सदर आदेश निर्गमित केलेल्या दिनांकापासून रद्द होतील.

४६. दिलेली ही परवानगी गुंवाई वृद्धयतिवाट व शेती जमीन अधिनियम १९४८, महाराष्ट्र ग्रामपंचायत अधिनियम १९५८ इ. सारख्या त्या वेळी अंमलाने असलेल्या इतर कोणत्याही धाक्याचे बांधणीचे उपबंध प्रकरणाच्या अन्य संबंधित बांधणीच्या बाबतीत लागू होतील. त्या उपबंधांच्या अर्थाने असेल.

४७. वरील अटी व शर्तीमध्ये काहीही अंभून असले तरीही या परवानगीच्या तरतुदी विरुद्ध जाऊन कोणत्याही उपायन किंवा बांधकाम उभे करण्यात आले असेल किंवा तगती विरुद्ध या उपायन किंवा बांधकामाचा वापर करण्यात आला असेल तर विनिर्दिष्ट सुद्धीच्या आत अशा जमिनीचे उपायन किंवा उपायन काढून टाकण्याबाबत किंवा तोत फेरबदल करण्याबाबतची जिन्हाधिकारी ठाणे यांनी निर्देश देणे धर्ती संभल असेल तसेच जिन्हाधिकारी, ठाणे यांना अशी उपायन किंवा बांधकाम काढून टाकण्याचे किंवा त्यात फेरबदल करण्याची क्षम करून घेण्याचा किंवा त्या प्रत्येक आलेल्या खर्च अनुज्ञापत्राची व्यक्तीकडून जमीन महसूलाची धक्काची म्हणून घेण्यात येण्याचा अधिकार असेल.

४८. या बांधकाम आदेशान्वये जमिनीचे फक्त कृषिक प्रयोजनाकडून बांधकाम आराखड्यात दर्शविलेनुसार बांधकाम परवानगी देणेत येत असून मालकी हक्कामध्ये कोणत्याही बदल करण्यात येत नाही. सदरचे आदेश महज मालकी हक्काचे प्रमाणपत्र नाही. सदर जमिनीचे मालकी हक्काबाबत भविष्यात वाद उद्भवल्यास किंवा न्यायालयात जमिनीचे मालकी हक्काबाबत बदल झाल्यास बांधकाम परवानगी एकतरही रद्द होण्यास अर्जदार हे पात्र राहतील.





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द. न. १७६८/२०२१
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भा.पट.मन/क.१४८-१२/स.या.प./धार्सिंद (ता.शहापूर)
पुसआर.१६८/२०२१

४९. उपरोक्त कांभ्यातही रजकम अनाथशालाने/गणितोय भुषणेपुढे अर्जदार यांनी आवश्यकतेपेक्षा कमी अदा केलेली असल्यास उर्वरित रकमेचा भरणा अर्जदार/जमिनमालक/विकासक यांनी करणे बांधकारक आहे.
५०. अर्जदार यांना रादर केलेली मर्तिती व चाणदपत्रे खोटी किंवा दिशाभूल करणारी असल्यास सदर परवानगी रद्द समजवून देईल व त्यास अर्जदार, मालक व यास्तुधिशारद हे सर्वस्यो जबाबदार राहतील.
५१. सदर आदेशांतून कोगत्याही अटी व शर्तीचा भंग झाल्यास सदरची सुधारित बांधकाम परवानगी रद्द होईल.

सही/-

(राजेश ज.नावेकर)
जिल्हाधिकारी ठाणे

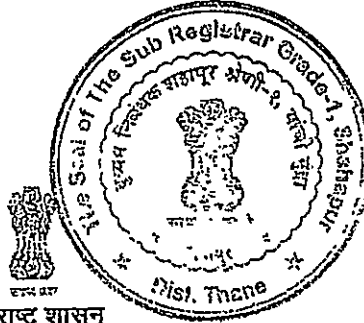
प्रत :- श्री.रघुनाथ चाट्टे गेलार व इतर यांचे कु.मु.मे.जय भानादी विल्डर्स ऑफिस डेव्हलपर्स तथा
श्री.सज्जद दिक्कल भरे व इतर १, रा.धार्सिंद, ता.शहापूर, जि.ठाणे

आदेश निर्गमित केले

(राजेंद्र चव्हाण)

तहसीलदार (महसूल)
जिल्हाधिकारी कार्यालय ठाणे





क्र. सं. प	
स. क्र. १०६९०	२०१३
२१	८२

महाराष्ट्र शासन
नगर रचना आणि मूल्यनिर्धारण विभाग
ठाणे शाखा

जिल्हाधिकारी कार्यालय इमारत, ३ रा मजला, कोर्ट नाका, ठाणे (प) - ४०० ६०१

ई-मेल- adl@thane.maharashtra.gov.in/adl@thane@gmail.com दूरध्वनी क्रमांक ००२२-२५३४२७४४

जा.क्र.विरोध/मो.वासिद/ता.शहापूर/स.नं.१९१/१ व १९१/२/१/ससंदाण/ दि.१३/०६/२०२२
१६०४

प्रति,

भा. जिल्हाधिकारी,
ठाणे.

विषय :-

मो. वासिद, ता. शहापूर, जि. ठाणे येथील स. नं. १९१/१, क्षेत्र ४३०.०० चौ. मी. स.नं. १९१/२/१ क्षेत्र ११४८०.०० चौ. मी. पैकी ६१७७ चौ. मी. एकूण क्षेत्र ६६०७.०० चौ. मी. या जागेत रहिवास प्रयोजनासाठीच्या बांधकाम नकाशांना मंजूरीसाठी शिफारस मिळणेबाबत.

- १) ७/१२ धारक/जमीन मालक -श्री. रघुनाथ चाहु शेळार व इतर यांचे कु.मु.पत्रधारक मे जय मातादी बिल्डर्स अँड डेव्हलपर्स तर्फे श्री. राजेंद्र विठ्ठल भेरे व इतर १
- २) अर्जदार/वारसुविशारद - श्री. प्रशांत इव्हाण, कला वारसु

- संदर्भ :- १) आपले कार्यालयाकडील पत्र क्र.महसुल/क-१/टे-११/वां.प/एसआर-१६८/२०२१, दि. २९/१०/२०२१
- २) उपाधीक्षक, भूमि अभिलेख, शहापूर, यांचेकडील मोजणी नकाशा पत्र क्र. अतितातडी/पोटहिस्सा/मो.स.नं. २०१३, मोजणी दि. ०७/०१/२०१४.

सहोदरा,

संदर्भित पत्र क्र. १ अन्वये मो. वासिद, ता. शहापूर, जि. ठाणे येथील स. नं. १९१/१, क्षेत्र ४३०.०० चौ. मी. स.नं. १९१/२/१ क्षेत्र ११४८०.०० चौ. मी. पैकी ६१७७.०० चौ. मी. एकूण क्षेत्र ६६०७.०० चौ. मी. जागेत रहिवास या प्रयोजनासाठीच्या बांधकाम नकाशांना मंजूरीसाठी प्रस्ताव या कार्यालयाकडे प्राप्त झालेला आहे. त्यानुषंगाने अर्जदार यांनी नगरदपत्रे/बांधकाम नकाशा या कार्यालयास सादर केलेली आहेत. अर्जदार यांनी सादर केलेले नगरदपत्रे/बांधकाम नकाशांनुसार या कार्यालयाचे अभिप्राय सादर करण्यात येत आहेत.

मो. वासिद, ता. शहापूर, जि. ठाणे येथील स. नं. १९१/१, क्षेत्र ४३०.०० चौ. मी. स.नं. १९१/२/१ क्षेत्र ११४८०.०० चौ. मी. पैकी ६१७७ चौ. मी. एकूण क्षेत्र ६६०७.०० चौ. मी. ही जमीन मंजूर प्रादेशिक योजना ठाणे-पालघर-रायगड हद्दील समाविष्ट आहे. मंजूर प्रादेशिक योजनानुसार एरर जागा Command Area (सिंचन क्षेत्र) विभागात समाविष्ट होत आहे. ना. संकलक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचे पत्र क्र. UDCPR/४.२/equivalency of



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zone/नासंघ/१९३४, दि. १०/०४/२०२३ (अन्वये) Command Area (सिंचन क्षेत्र) हा शेती विभागाशी संबंधित केलेला आहे. तसेच सदर जागा "आसनगांव विकास केंद्र" मध्ये समाविष्ट होत असून प्रस्तावित भूवापर (PLU) नकाशानुसार विषयांकित जागा रहिवास विभागामध्ये (Residential Zone) समाविष्ट आहे. सदर जागा गावठाणापासून ५००.०० मी. परिघ क्षेत्रामध्ये अंतर्भूत होत आहे. तसेच विषयांकित जागा रेल्वे स्थानक हद्दीपासून ५०० मी. अंतराच्या वाहेर आहे. विषयांकित जागेस लागत स.नं.१८९ मध्ये या कार्यालयाचे पत्र क्र. ४०६०, दि. ०३/१०/२०१२ नुसार रहिवास व वाणिज्य वापरासाठी नकाशांना मंजूरीची शिफारस करण्यात आलेली आहे. सदर रेषांकनातील ९.०० मी. रुंदीचा अंतर्गत रस्ता विषयांकित जागेस पोहोच मार्ग म्हणून उपलब्ध आहे.

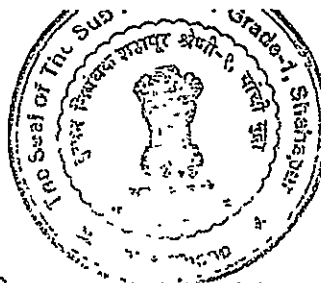
या कार्यालयाचे पत्र क्र. ७०३, दि. १२/०४/२०१८ अन्वये रहिवास या प्रयोजनार्थ आपल्या कार्यालयाकडे बांधकाम परवानगीची शिफारस करण्यात आलेली आहे. त्यावर आपल्या कार्यालयाकडील आदेश क्र. महसूल/क-१/ट-११/एनएपी/वाशिंद (शहापूर)/एसआर-(३३/१७) ८५/२०१८, दि. ०७/०७/२०१८ अन्वये पारित केलेले आहे.

या कार्यालयाने पत्र क्र. ७०३, दि. १२/०४/२०१८ अन्वये रहिवास या प्रयोजनार्थ शिफारस केलेल्या परवानगी प्रमाणे अर्जदार यांनी विल्डींग १ च्या विंग A,B,C मधील सदनिका विकलेल्या आहेत. त्या सर्व सभासदांनी प्रस्ताव सुधारित करण्यासाठी हरकत नसल्याबाबतचे दि. ३१/०१/२०२२ रोजीचे संमतीपत्र या कार्यालयास सादर केलेले आहे.

मंजूर एकत्रीकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील विनियम क्र. ५.१.१ नुसार विषयांकित जागा गावठाण पासून ५०० मी. परिघस्त क्षेत्राच्या आत येत असल्याने कठोरतम झोनिंग विचारात घेता सदर जागेसाठी १५% अधिमूल्य आकारून अर्जदारांनी अपेक्षिलेला रहिवास वापर अनुज्ञेय होत आहे.

अर्जदाराने सादर केलेले बांधकाम नकाशे सर्वसाधारणपणे सदर क्षेत्रासाठी लागू असलेल्या एकत्रीकृत विकास नियंत्रण व प्रोत्साहन नियमावलीनुसार असल्याने रहिवास या प्रयोजनासाठीच्या बांधकाम नकाशास मंजूरीची शिफारस खालील अटी व शर्तीना अधीन राहून करण्यात येत आहे.

- १) महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ चे कलम-४८ अनुसार महसूल विभागाने बांधकाम परवानगी दिलेल्या तारखेपासून एक वर्षापर्यंत वेध असेल. त्यानंतर पुढील वर्षासाठी अर्जदार यांनी योग्य त्या कारणासहीत नियोजन प्राधिकरणाकडे विनंती अर्ज करून परवानगीचे नूतनीकरण मुदत संपण्यापूर्वी करणे आवश्यक राहिल. अशा प्रकारचे नूतनीकरण फक्त तीन वर्षे करता येईल. उपरोक्त नमुद वेध मुदतीत बांधकामास सुरुवात केली नसल्यास अर्जदारास नव्याने परवानगी घ्यावी लागेल. नवीन परवानगी घेताना त्यावेळी अस्तित्वात आलेल्या नियमांचा व नियोजित विकास आराखड्याच्या अनुषंगाने छाननी करण्यात येईल व ती बाब अर्जदार/जमीन मालक यांचेवर बंधनकारक राहिल.
- २) अर्जदार यांनी (Maharashtra Real Estate Regulatory Act-2016) रेरा अधिनियमातील तरतुदींचे पालन करणे बंधनकारक आहे.
- ३) नियोजित इमारतीच्या बापरासाठी आवश्यक असणा-या पाण्याची सोय तसेच सांडपाण्याची व भेला निर्मूलनाची व्यवस्था उपलब्ध नसल्यास इमारतीच्या बापरापूर्वी अर्जदाराने करणे आवश्यक आहे.
- ४) अर्जदार यांनी नियोजित बांधकामापासून पुढील, मागील व बाजूची अंतरे प्रत्यक्ष जागेवर मंजूर झालेल्या नकाशाप्रमाणे ठेवणे आवश्यक आहे.
- ५) अर्जदार यांनी शिफारस केलेल्या बांधकाम नकाशाप्रमाणे प्रस्तावित केलेल्या इमारतीची उंची व मजले ठेवणे आवश्यक आहे.



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- ६) अर्जदार यांनी विषयांकित भूखंडावरील प्रस्तावित इमारतीचा वापर हा बांधकाम नकाशात दर्शविल्याप्रमाणे रहिवास वापरासाठीच करावा.
- ७) सदर प्रकरणी खालीलप्रमाणे बांधकामे प्रस्तावित करण्यात आलेले आहे.

अ. क्र.	जमिनीचे एकूण क्षेत्र चौ. मी.	अनुज्ञेय बांधकाम क्षेत्र चौ. मी.	प्रस्तावित बांधकाम क्षेत्र		
			इमारत नंबर	मजले/प्रयोजन	एकूण क्षेत्र चौ. मी.
१	६६०७.००	१२५३८.७९	विल्डींग नं. १ विंग सी	तळ + स्टिल्ट ५ मजले (रहिवास)	२०२५.९३
			विल्डींग नं. २	तळ + स्टिल्ट ७ मजले (रहिवास)	४९००.५४
			विल्डींग नं. ३	तळ + स्टिल्ट ७ मजले (रहिवास)	१७८६.९३
			हेल्थ क्लब	तळ + १ मजले	१३९.९७
				एकूण	८८४३.७७

अ. क्र.	जमिनीचे एकूण क्षेत्र चौ. मी.	अनुज्ञेय बांधकाम क्षेत्र चौ. मी.	अस्तित्वातील बांधकाम क्षेत्र		
			इमारत नंबर	मजले/प्रयोजन	एकूण क्षेत्र चौ. मी.
१	४९५६.००	३७०२.९०	विल्डींग नं. १ विंग ए	तळ + स्टिल्ट ४ मजले (रहिवास)	१११३.५६
			विल्डींग नं. १ विंग बी	तळ + स्टिल्ट ४ मजले (रहिवास)	७१६.५३
				एकूण	१८३०.०९

- ८) प्रस्तावासोबत अर्जदार यांनी सादर केलेल्या कागदपत्राच्या आधारे या कार्यालयाने अभिप्राय दिलेले आहेत. अर्जदाराने सादर प्रकरणी प्रस्तावासोबत सादर केलेली कागदपत्रे अथवा माहिती चुकीची किंवा दिशाभूल करणारी आढळल्यास तसेच विधीग्राहयता नसलेली कागदपत्रे आढळून आल्यास सादरची शिफारस रद्द समजली जाईल.
- ९) जमीन धारक, विकासक, कॉन्ट्रक्टर, वास्तुविशारद, स्ट्रक्चरल इंजिनिअर, साईट सुपरवाईजर यांची नावे कलकामपर (Board) प्रसिध्द करणे बंधनकारक राहिल.
- १०) बांधकामाचा तपशील दर्शविणारा, जागेचे स.नं./ क्षेत्र, प्रस्तावित मजले/बांधकाम क्षेत्र दर्शविणारा फलक जागेवर लावणे बंधनकारक अर्जदारावर राहिल.
- ११) अर्जदार यांनी परवानगी व्यतिरिक्त वाढीव बांधकाम केल्यास महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम, १९६६ कलम ५२ ते ५५ अनुसार संबंधित विभागाकडून कार्यवाहीस पात्र राहिल.
- १२) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील तरतुदीनुसार बांधकाम जोते तपासणी, भोगवटा प्रमाणपत्र, भागशा: भोगवटा प्रमाणपत्र व इतर बाबींची कार्यवाही करणे अर्जदार/विकासक/वास्तुविशारद यांना बंधनकारक राहिल.



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१३) विषयांकित इमारतीच्या आतील बाजूस तसेच इमारतीसमोरील रस्त्याचे सी. सी. टी. व्ही. विनिकरण थांबवत-योग्य नोंद स्वतंत्र उपाय योजना ही इमारत वापर दाखल्यापूर्वी कार्यान्वित करणे जमीन मालकास/विकासकास बंधनकारक राहिल.

१४) प्रकल्पाच्या ठिकाणी काम करणा-या कामगारांच्या पात्र शाळावाहय मुलांसाठी शिक्षणाची सोय करणे जमीन मालकास/विकासकास बंधनकारक राहिल.

१५) नवीन इमारतीच्या आतील बाजूस तसेच इमारतीसमोरील रस्त्याचे सी. सी. टी. व्ही. विनिकरण करण्यासाठी बांधकामाच्या ठिकाणी सी. सी. टी. व्ही. यंत्रणा कार्यान्वित करणे जमीन मालकास/विकासकास बंधनकारक राहिल.

१६) संदर्भित जागेचे क्षेत्र, स्थान, आकार, वापर वहिवाट, भोगवटादार, भाडेकरू, मालकी हक्काबाबत काही तक्रारी असल्यास त्याची संपूर्ण जबाबदारी अर्जदार यांचेवर राहिल. तसेच लगतच्या भूखंडधारकांच्या काही तक्रारी असल्यास त्याची जबाबदारी अर्जदारावर बंधनकारक राहिल.

१७) विषयाधीन जागेवरील बांधकामाचे मंजूर नकाशाप्रमाणे कार्यान्वयन, बांधकाम साहित्याची गुणवत्ता व दर्जा, प्रस्तावित इमारतीचे आर. सी. सी. डिझाईन, अग्निशामन व्यवस्था इत्यादीबाबत जमीन मालकास/विकासकर्ता/ वास्तुविशारद/ सल्लागार अभियंता/स्ट्रक्चरल अभियंता यांची जबाबदारी राहिल.

१८) विषयांकित जागेवरील बांधकाम करताना आय. एस. १३१२०-१९९३ भूकंपरोधक आर. सी. सी. डिझाईन अनुसार बांधकाम घटकांचे नियोजन अर्हताप्राप्त नोंदणीकृत स्ट्रक्चरल इंजिनियर यांचेकडून घेणे आवश्यक असून त्यांचे देखरेखीखाली नियोजित इमारतीचे बांधकाम पूर्ण करणे अर्जदार/विकासकर्ता यांचेवर बंधनकारक राहिल.

१९) सदरहू प्रस्तावास मंजूरी दिल्यानंतर नियोजित बांधकामामुळे/विकासामुळे/भूखंडावर असलेल्या कोणत्याही वहिवाटीचे व हक्काचा भंग होणार नाही याची जबाबदारी अर्जदार/जमीन मालका यांची राहिल. विषयाधीन जागेच्या हद्दीबाबत काही तक्रारी असल्यास त्याची सर्व जबाबदारी अर्जदारांवर राहिल.

२०) अर्जदार यांनी शासनाचे नगर विकास विभागाकडील परिपत्रक क्र. DCR.१०९४/२८२९/UD-११, दि. १९/०९/१९९५ अन्वये सदरहू इमारतीवर सोलर वॉटर हिटींग सिस्टीम बसविणे आवश्यक राहिल.

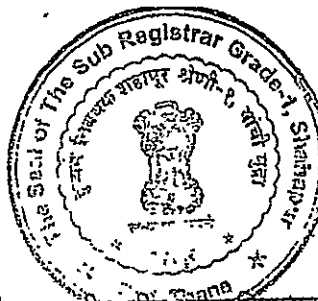
२१) विषयांकित प्रकरणी शासन निर्णय क्र. वीसीए-२००९/प्र.क्र.१०८/कामगार-७अ, दि. १७/०६/२०१० व शासन निर्णय क्र. वीसीए-२००९/प्र.क्र.१०८/कामगार ७अ, दि. २१ जुलै, २०११ अन्वये कामगार उपकर अर्जदाराकडून खालीलप्रमाणे वसूल करणे योग्य होईल. सदरचा भरणा केल्यानंतरच बांधकाम परवानगीबाबतचे आदेश निर्गमित करणे योग्य होईल.

अ.क्र.	एकूण बांधकाम क्षेत्र चौ. मी.	वाजार मूल्यदर तक्ता सन-२०२२ (रुपये/चौ. मी.)	बांधकामाची किंमत रुपये	कामगार उपकर (१%)
१.	११४०३.६९	२१,२९६/-	२४,२८,५२,९८२.२४/-	२४,२८,५२९.८२२/-
म्हणजेच रु. २४,२९,०००/- (रुपये चौवीस लाख एकोणतीस हजार फक्त)				

अर्जदार यांनी रु. ८,८७,८००/- चा भरणा केल्याचे उपविभागीय अधिकारी भिवंडी यांचेकडील पत्र क्र. वीडी/जवा/एनएपी/कावि/७७४०/२१०, दिनांक १५/०९/२०१८ नुसार भरणा केल्याचे दिसून येत आहे. त्यामुळे एकूण कामगार उपकर रु. २४,२९,०००/- मधून सदर रक्कम रु. ८,८७,८००/- वजा करता उर्वरित रक्कम रु. १५,४१,२००/- चा भरणा करणे आवश्यक आहे.

सदर रक्कम ३१ मार्च २०२३ पर्यंत लागू असून तदनंतर मात्र प्रचलित सुधारित वार्षिक मूल्यदर तक्त्यानुसार हिशोबित करून घेणे आवश्यक राहिल.

(Signature)



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- २२) महाराष्ट्र इमारत व इमारत कामगार नियम-२००७ मधील तरतुदी अन्वये विकासाक यांचेवर बंधनकारक राहतील.
- २३) अर्जदार यांनी शासनाचे नगर विकास विभागाकडील परिपत्रक क्र. TPB.४३२००/२१३३/CR-२३०/०१/UD-११, दि. १०/०३/२००५ अन्वये सदरहू इमारतीवर रेन वॉटर हार्वेस्टिंग सिस्टीम कार्यान्वित करणे आवश्यक राहिल.
- २४) महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम १२४व मध्ये शासनाने नमूद केल्यानुसार मुंबई महानगर प्रादेशिक क्षेत्रासाठी लागू केलेले विकास शुल्क (Development Charges) खालीलप्रमाणे हिशोबित होत आहे.
- १) भूखंड क्षेत्र ६६०७.०० चौ. मी. X ३३५०/- X ०.५% = रु. १,१०,६६७.२५/-
- २) बांधकाम क्षेत्र-रहियास -१०५४१.८९ चौ. मी. X ३३५०/- X २% = रु. ७,४८,४७४.१९/-
- ३) बांधकाम क्षेत्र-वाणिज्य -१३१.९७ चौ. मी. X ३३५०/- X २% X २ = रु. १७,६८३.९८/-
- एकूण रक्कम रु. ८,७६,८२५.४२/-

म्हणजेच एकूण डोवळ रक्कम रु. ८,८७,०००/- (रुपये आठ लाख सत्याऐशी हजार फक्त). सदरच्या रक्कमेचा भरणा आपल्याकडे केल्यानंतरच बांधकाम परवानगीबाबतचे आदेश निर्गमित करणे योग्य होईल. तसेच सदरची रक्कम अर्जदारास नोटीस दिल्यानंतर ३० दिवसांच्या कालावधीत भरणे आवश्यक आहे. तदनंतर महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम १२४ E (३) अनुसार त्यावर वार्षिक १८% व्याज लागू होईल. त्याचा उल्लेख नोटीसमध्ये करणे आवश्यक आहे.

पूर्व परवानगीप्रमाणे अर्जदार यांच्या जागेवर रु ८८,२००/- विकास शुल्क आकारण्यात आले होते. मात्र त्याचा भरणा अर्जदार यांनी केला आहे किंवा नाही? याची शहानिशा महसूल स्तरावरून आदेश पारित करणेपूर्वी करणे आवश्यक आहे.

- २५) उपरोक्त कोणतीही रक्कम अनावधानाने/गणितीय चुकीमुळे अर्जदार यांनी आवश्यकतेपेक्षा कमी अदा केलेली असल्यास उर्वरित रकमेचा भरणा अर्जदार/जमीन मालक/विकासाक यांनी करणे बंधनकारक आहे.
- २६) स्टिल्टचा बापर वाहनतळासाठी करण्यात यावा, स्टिल्ट दोन वाजुने खुले ठेवणे अर्जदारावर बंधनकारक राहिल.
- २७) अर्जदार यांची प्रस्तावाखालील जागा Command area (सिंचन क्षेत्र) या झोन मध्ये असल्याने त्यांनी जलसंपदा विभाग, कोकण प्रदेश, मुंबई यांचेकडील ना-हरकत दाखला विन्शेती आदेशापूर्वी सादर करणे बंधनकारक राहिल.
- २८) सदर जागा दि. ०७/०७/२०१८ रोजी अकृषिक झालेली आहे. तसेच सदर जागा लाभक्षेत्रात येत नसल्याबाबतचा दाखला प्रकरणासोबत सादर केलेला आहे. कार्यकारी अभियंता, भातसा धरण, व्यवस्थापन विभाग, भातसानगर यांचे दि. ०३/१०/२०१६ रोजीच्या पत्रातील अटीचे पालन करणे अर्जदार यांच्यावर बंधनकारक राहिल.
- २९) मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली दि. ०३/१२/२०२० मधील तरतुदीचे पालन करण्याची जबाबदारी अर्जदार/विकासाकावर/जमीन मालकांवर बंधनकारक राहिल.
- ३०) प्रकरणी प्रस्तावित इमारतीची उंची १५ ते २४ मी. दरम्यान असल्याने बांधकाम परवानगी देणेपूर्वी Fire Lift व Sprinkler system च्या अनुषंगाने शिफारस नकाशास अग्निशमन विभागाकडून नाहरकत प्रमाणपत्र प्राप्त करून घेणे बंधनकारक आहे.
- ३१) अर्जदाराने सादर केलेल्या ७/१२ उतान्यानुसार श्री. विशाल तुकाराम शेलार, श्रीमती जिजाबाई तुकाराम शेलार यांचे सामाईक क्षेत्र ११३८.०० पंकी ७८८.०० चौ. मी. विचारात घेतलेले आहे. तसेच श्री. भागीरथी दत्तु शेलार व श्रीम. मीना दत्तु शेलार यांचे सामाईक क्षेत्र १०५१.०० चौ. मी. पंकी ५२५.०० चौ. मी. विचारात घेतलेले आहे. सदर क्षेत्राच्या हद्दीबाबत त्यांचे संमतीपत्र/नाहरकत घेणे अर्जदार/विकासाक यांचेवर बंधनकारक राहिल.



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३२) शासन निर्देश क्र. टीपीएस-१८०८/१२५४/प्र.क्र.१२५७/०८/नवि-१३, दिनांक १०/०२/२०१० व मा. संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे यांचे आदेश क्र. विविनि/टिपीव्ही-७/७००, दि. ३१/३/२०१६ अन्वये विहित केल्याप्रमाणे छाननी शुल्क रु. १९,६००/- (चलन क्र. MH008834033202122M, दि. 17/11/2021 अन्वये सदरच्या रक्कमेचा भरणा भारतीय स्टेट बँकेत भरणा करण्यात आलेला आहे.

३३) मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीनुसार अतिरिक्त अधिभार अधिमुल्य @ ३५% शुल्क रु. २३,२४,५०० एवढे परिगणित होत आहे. त्यापैकी २१,६७,८००/- चलन क्र. MH002674028202223M, दि. 03/06/2022 अन्वये डी.डी.द्वारे दि. 03/06/2022 भारतीय स्टेट बँकेत भरणा केलेला आहे. तसेच यापूर्वी अर्जदार यांनी शुल्क रु. १,५६,७००/- चलन क्र. MH000395362201819M, दि. 11/04/2018 अन्वये रक्कमेचा भरणा भारतीय स्टेट बँकेत केलेला आहे. असे एकूण रु. २३,२४,५००/- चा भरणा करण्यात आलेला आहे.

३४) मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील तरतूद क्र. ६.३ तक्ता ६ G टिप-१ नुसार Ancillary FSI अधिमुल्य @ १०% शुल्क रु. १३,४५,५००/- चलन क्र. MH002673789 202223M, दि. 03/06/2022 अन्वये डी.डी.द्वारे दि. 03/06/2022 रोजी रक्कमेचा भारतीय स्टेट बँकेत भरणा केलेला आहे.

३५) मंजूर एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील तरतूद क्र. ५.१.१ नुसार गावठाण विस्तार अधिमुल्य @ १५% शुल्क रु. ३,४५,५९१/- चलन क्र. MH002674606202223M, दि. 03/06/2022 अन्वये डी.डी.द्वारे दि. 03/06/2022 रोजी रक्कमेचा भारतीय स्टेट बँकेत भरणा केलेला आहे.

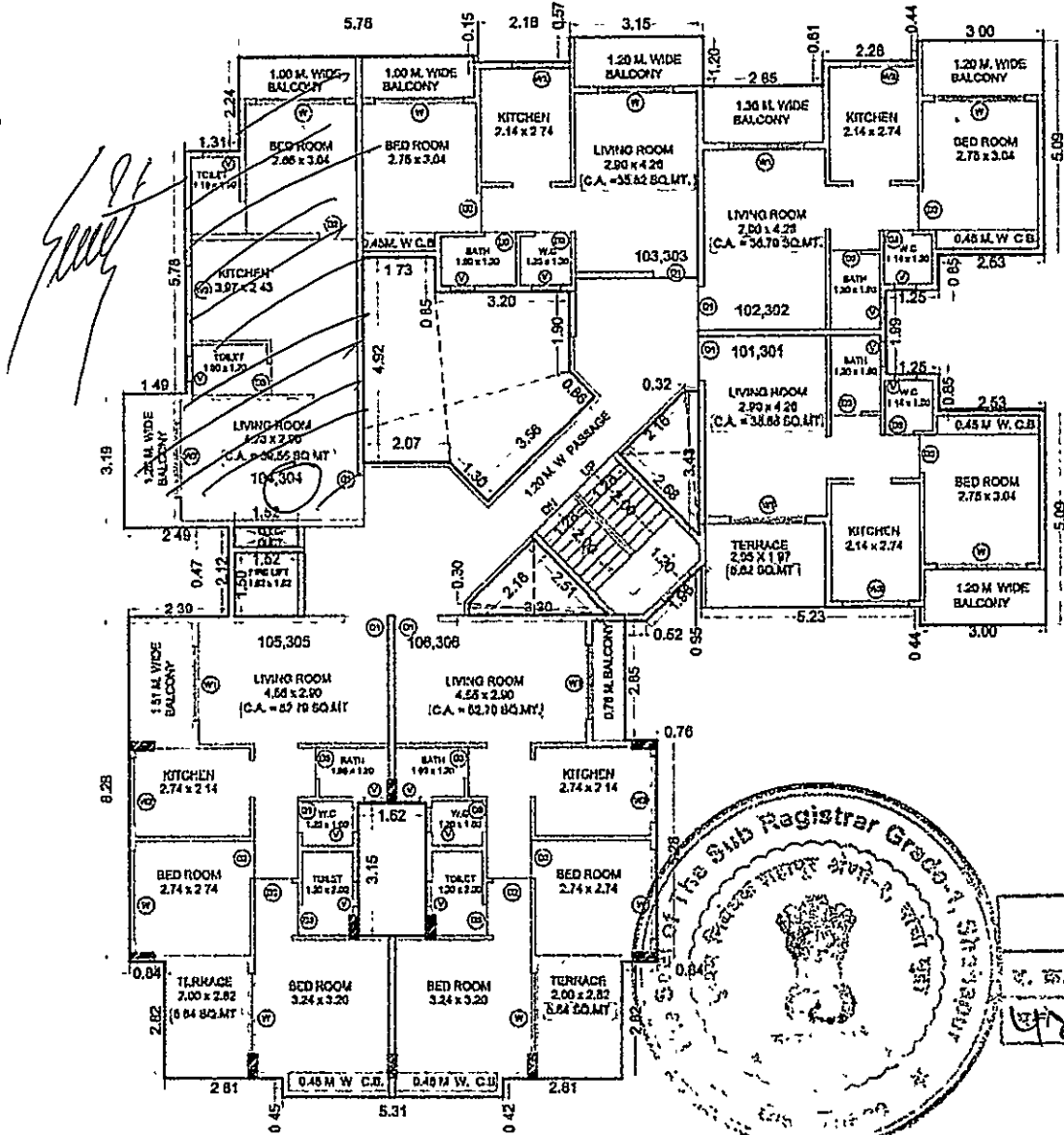
३६) अर्जदाराने वांधकामाचे जोता प्रमाणपत्र घेण्यापूर्वी Command Area यावत सक्षम अधिकार्यांचे ना-हरकत प्रमाणपत्र घेणे आवश्यक आहे.

मंजुरीची शिफारस केलेल्या वांधकाम नकाशांच्या तीन प्रती यासोबत सादर करण्यात येत आहेत.

राहपत्रे:- नकाशे- ३ संच.

आपला,

(किशोर भि. पाटील)
सहायक संचालक, नगर रचना,
ठाणे.



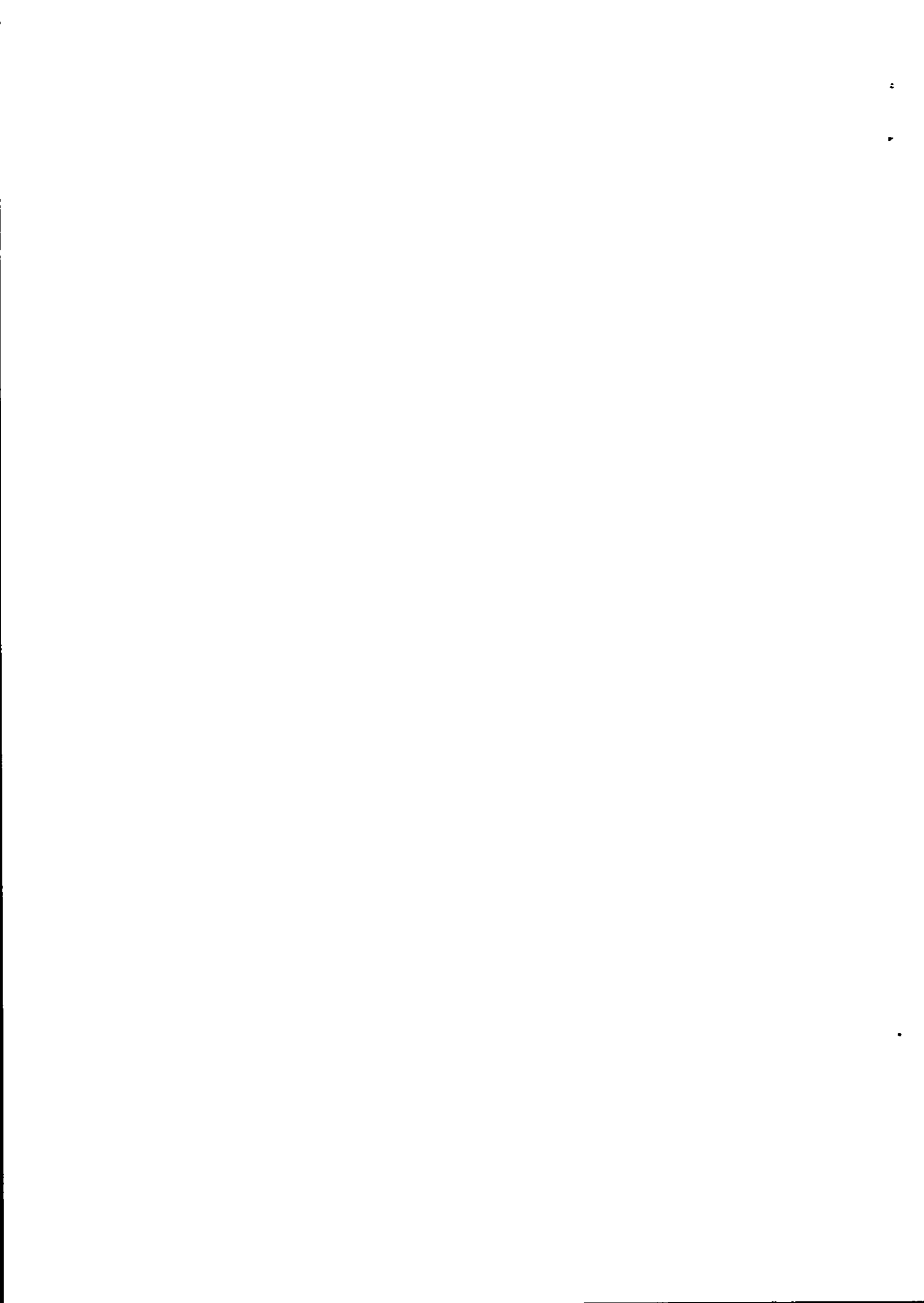
PROPOSED TYPICAL FLOOR PLAN
(1ST,3RD & 5TH FLOOR)

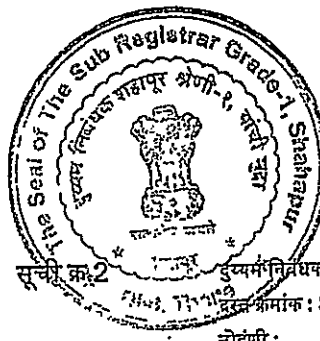
Handwritten signatures and initials:

GAIKAR

Handwritten signature

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16	17	18
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14/07/2016

दुय्यमनिर्देशक : दु.नि. शहापुर

दस्तावेज क्रमांक : 3640/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) वासिंद

(1) विलेखाचा प्रकार	विकसनकारानामा
(2) मोचदत्ता	3406000
(3) वाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते मसुद करावे)	374500
(4) भू-मापन, पोटहिस्ता व धरक्रमांक (असल्यास)	1) पाविकेचे नाव: ठाणे इतर वर्णन ; इतर माहिती: विभाग क्र. प्रभाय क्षेत्र मोजे- वासिंद, ता. शहापुर येथील स.नं. 191/1 क्षेत्र 0:04.3 हे.आर.प्र. म्हणजेच 430 चौ.मी., आकार 0.52 पै. वास्तचे विकसन करारनामा((Survey Number : 191/1 ;))
(5) क्षेत्रफळ	1) 430.00 NA
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/विहून ठेवणा-या पक्षकाराचे नाव, किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री. महादू:शंकर शेखार प्रया:-60; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. सु.पो. वासिंद, ता.शहापुर, रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं.:-
(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. जय मातादी विल्डर्स एंड डेव्हलपर्स तर्फे श्री. रविंद्र विठ्ठल भेरे वय:-47; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. सु.पो. वासिंद, ता.शहापुर, रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं.:-AAJFJ8535C 2): नाव:-मे. जय मातादी विल्डर्स एंड डेव्हलपर्स तर्फे श्री. राजेंद्र विठ्ठल भेरे वय:-45; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. सु.पो. वासिंद, ता.शहापुर, रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं.:-AAJFJ8535C 3): नाव:-मे. जय मातादी विल्डर्स एंड डेव्हलपर्स तर्फे श्री. गोपाळसिंग दत्तसिंग रजपूत वय:-39; पत्ता:-, - , सु.पो. वासिंद, ता.शहापुर, - , आर्यावणी, MAHARASHTRA, THANE, Non-Government. पिन कोड:-421601 पॅन नं.:-AAJFJ8535C 4): नाव:-मे. जय मातादी विल्डर्स एंड डेव्हलपर्स तर्फे श्री. भरत अय्यराम निमसे वय:-48; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. सु.पो. वासिंद, ता.शहापुर, रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं.:-AAJFJ8535C 5): नाव:-मे. जय मातादी विल्डर्स एंड डेव्हलपर्स तर्फे श्री. सुरेंद्र दत्तात्रय देववणे वय:-52; पत्ता:-प्लॉट नं. - , माळा नं. - , इमारतीचे नाव: - , ब्लॉक नं. सु.पो. वासिंद, ता.शहापुर, रोड नं. - , महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं.:-AAJFJ8535C
(9) दस्तऐवज करून दिल्याचा दिनांक	14/07/2016
(10) दस्त नोंदणी केल्याचा दिनांक	14/07/2016
(11) अनुक्रमांक, खड व पृष्ठ	3640/2016
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	136300
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



२६०१ निदेशक शहापुर

मुद्रांकमासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना नियमवलेला 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.



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04/08/2014

सूची क्र.2

मुख्यम निबंधक : डु.नि. शहापुर

दस्त क्रमांक : 4471/2014

नोंदणी :

Regn:63m

गावाचे नाव : 1) वासिंद

(1) विलेखाचा प्रकार	विकसनकरारनामा
(2) मोवदला	8771000
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी वेतो फी पट्टेदार ते नमुद करावे)	3130000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : , इतर माहिती: विभाग प्रभाव, मीजे वासिंद, ता.शहापुर, जि.ठाणे येथील सर्वे नं.191/211/अ., एकूण क्षेत्र 0-37-26(हे.आ.प्र.),आ.12-25(क.प.) (Survey Number : 191/2/1प ;)
(5) क्षेत्रफळ	1) 0.3726 हेक्टर . आर
(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:-रघुनाथ चाहु शेवार वय:-64; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- रा. वासिंद, ता.शहापुर, जि.ठाणे, रोड नं:-, . पिन कोड:-421601 पॅन नं:- DFJPS2303H
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे. जय मातादी विल्डर्स व डेव्हलपर्स तर्फे भागीदार रविंद्र विठ्ठल भेरे वय:-45; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- रा.श्रमसाफल्य निवास, वार्ड नं.1, मारुती मंदिराजवळ, वासिंद, प., ता.शहापुर, जि.ठाणे, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:- 421601 पॅन नं:-APPPB0215C 2): नाव:-मे. जय मातादी विल्डर्स व डेव्हलपर्स तर्फे भागीदार राजेंद्र विठ्ठल भेरे वय:-43; पत्ता:- प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- रा.श्रमसाफल्य निवास, वार्ड नं.1, मारुती मंदिराजवळ, वासिंद, प., ता.शहापुर, जि.ठाणे, रोड नं:-, महाराष्ट्र, THANE. पिन कोड:- 421601 पॅन नं:-AGXPB6793L 3): नाव:-मे. जय मातादी विल्डर्स व डेव्हलपर्स तर्फे भागीदार गोपाळसिंग दत्तसिंग रजपुत वय:- 38; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- रा.श्रमसाफल्य निवास, वार्ड नं.1, मारुती मंदिराजवळ, वासिंद, प., ता.शहापुर, जि.ठाणे, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं:-AFQPR0937Q 4): नाव:-मे. जय मातादी विल्डर्स व डेव्हलपर्स तर्फे भागीदार भरत जयराम निमसे वय:- 45; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:- रा.श्रमसाफल्य निवास, वार्ड नं.1, मारुती मंदिराजवळ, वासिंद, प., ता.शहापुर, जि.ठाणे, रोड नं:-, महाराष्ट्र, ठाणे. पिन कोड:-421601 पॅन नं:-AAAPN8726C
(9) दस्तऐवज करून दिल्याचा दिनांक	04/08/2014
(10) दस्त नोंदणी केल्याचा दिनांक	04/08/2014
(11) अनुक्रमांक, खंड व पृष्ठ	4471/2014
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	351000

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सूची क्र.2

दुय्यम निबंधक : दु.नि. शहापुर

31-10-2022

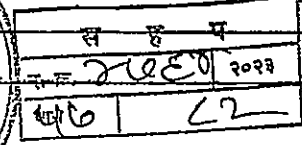
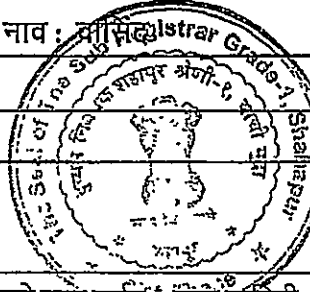
दस्त क्रमांक : 1736/2021

Note:-Generated Through eSearch Module, For original report please contact concern SRO office.

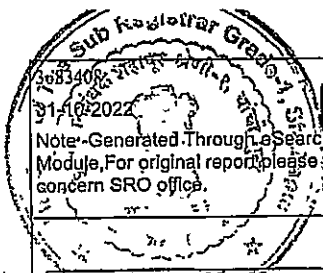
नोंदणी :

Regn:63m

गावाचे नाव : मीरसा



(1) विलेखाचा प्रकार	विकसनकरारनामा
(2) मोबदला	11751500
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	2540000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन: इतर माहिती: विभाग-प्रभावक्षेत्र,मौजे वासिंद,ता.शहापुर,जि.ठाणे येथील सर्व नं. 191/2/1,एकुण क्षेत्र 0-11-38 हे.आर.प्र.,आकार 1.12 रू.पै.,पैकी लिहून देणार यांचे मालकीचे विकसीत करावयाचे क्षेत्र 0-07-87 हे.आर.प्र. बाबतचा विकसीत करारनामा((Survey Number : 191/2/1 ;))
(5) क्षेत्रफळ	0.0787 हेक्टर . आर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-विशाल तुकाराम शेलार वय:-31 पत्ता:-प्लॉट नं :-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: रा.मु.शेलार आळी,वासिंद ता.शहापुर,जि. ठाणे., रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-421601 पॅन नं:-DYWPS2463C 2): नाव:-जिजाबाई तुकाराम शेलार वय:-69 पत्ता:-प्लॉट नं :-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: रा.मु.शेलार आळी,वासिंद ता.शहापुर,जि. ठाणे., रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-421601 पॅन नं:-MZVPS8316R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-मे.जय माता दी बिल्डर्स अॅण्ड डेव्हलपर्स नोंदणीकृत भागीदारी संस्था तर्फे भागीदार राजेंद्र विठ्ठल भेरे वय:-51; पत्ता:-प्लॉट नं :-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: रा.मु.श्रम साफल्य निवास,वार्ड नं. 1,मारुती मंदीराजवळ,वासिंद ता.शहापुर,जि. ठाणे., रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-421601 पॅन नं:-AAJFJ8535C 2): नाव:-मे.जय माता दी बिल्डर्स अॅण्ड डेव्हलपर्स नोंदणीकृत भागीदारी संस्था तर्फे भागीदार छगन कुंडलिक बनकरी वय:-32; पत्ता:-प्लॉट नं :-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं: रा.मु.श्रम साफल्य निवास,वार्ड नं. 1,मारुती मंदीराजवळ,वासिंद ता.शहापुर,जि. ठाणे., रोड नं:-, महाराष्ट्र, THANE. पिन कोड:-421601 पॅन नं:-AAJFJ8535C
(9) दस्तऐवज करून दिल्याचा दिनांक	25/03/2021
(10) दस्त नोंदणी केल्याचा दिनांक	25/03/2021
(11) अनुक्रमांक,खंड व पृष्ठ	1736/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	587600
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
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.



सूची क्र.2

दुय्यम निबंधक : दु.नि. शहापुर

दस्त क्रमांक : 3683/2021

नोंदणी :

Regn:63m

गावाचे नाव : वासिंद

(1) विलेखाचा प्रकार	विकसनकरारनामा
(2) मोबदला	32046000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5135000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे इतर वर्णन : इतर माहिती: विभाग-प्रभावक्षेत्र, मौजे-वासिंद, ता. शहापुर, जि. ठाणे येथील शेतजमीन सर्वे नं. 191/2/1 मधील लिहुन देणार क्र. 1 विजय दत्तु शेलार यांचे मालकीचे विकसीत करणेकामी दिलेले क्षेत्र 0-11-38 (हे. आर. प्र.), आकार 1.12 (रु. पै.) व सर्वे नं. 191/2/1, क्षेत्र 0-10-51 (हे. आर. प्र.), आकार 1.03 (रु. पै.) मधील लिहुन देणार क्र. 2 मीना दत्तु शेलार यांचे अविभक्त हिश्याचे विकसीत करणेकामी दिलेले क्षेत्र 0-05-25 (हे. आर. प्र.) बाबतचा विकसनकरारनामा. (मा. सह जिल्हा निबंधक वर्ग-1 तथा मुद्रांक जिल्हाधिकारी ठाणे प्रामाण यांचेकडील अभिनिर्णय प्र. क्र. 321/21/4625/2021 अन्वये मुद्रांक शुल्क वसुल.) (Survey Number : 191/2/1 ;)
(5) क्षेत्रफळ	0.1663 हेक्टर . आर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1) नाव: विजय दत्तु शेलार वय: -48 पत्ता: -प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: रा. 288/5, जिंदाळ कंपनी जवळ, ज्ञानेश्वर नगर, वासिंद, ता. शहापुर, जि. ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड: -421301 पॅन नं: -DFJPS2300E 2) नाव: मीना दत्तु शेलार वय: -43 पत्ता: -प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रा. 246/अ, मारुती मंदीरा जवळ, शेलार आळी वासिंद, ता. शहापुर, जि. ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड: -421301 पॅन नं: -CYHPS6318C 3) नाव: मा. दे. विशाल तुकाराम शेलार वय: -31 पत्ता: -प्लॉट नं. -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रा. शेलार आळी, वासिंद, ता. शहापुर, जि. ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड: -421301 पॅन नं: -DYWPS2463C 4) नाव: मा. दे. जिजाबाई तुकाराम शेलार वय: -69 पत्ता: -प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: रा. शेलार आळी, वासिंद, ता. शहापुर, जि. ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड: -421301 पॅन नं: -MZVPS8316R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1) नाव: मे. जय माता दी विल्डर्स अटॅण्ड डेव्हलपर्स भागीदारी संस्थेतर्फे भागीदार राजेंद्र विठ्ठल भैरे वय: -51; पत्ता: -प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ऑफीस पत्ता-श्रमसाफल्य निवास, वार्ड नं. 1, मारुती मंदीरा जवळ, वासिंद, ता. शहापुर, जि. ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड: -421301 पॅन नं: -AAJFJ8535C 2) नाव: मे. जय माता दी विल्डर्स अटॅण्ड डेव्हलपर्स भागीदारी संस्थेतर्फे भागीदार छगन कुंडलिक बनकरी वय: -32; पत्ता: -प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: ऑफीस पत्ता-श्रमसाफल्य निवास, वार्ड नं. 1, मारुती मंदीरा जवळ, वासिंद, ता. शहापुर, जि. ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पिन कोड: -421301 पॅन नं: -AAJFJ8535C
(9) दस्तऐवज करून दिल्याचा दिनांक	13/08/2021
(10) दस्त नोंदणी केल्याचा दिनांक	13/08/2021
(11) अनुक्रमांक, खंड व पृष्ठ	3683/2021
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	1602300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण अभिनिर्णीत दस्त कारणाचा तपशील अभिनिर्णीत दस्त
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.



स ह प
द. क्र. १०६०/२०१३
११२ ८२



Shirish B. Patil
B.Com. L.L.B

Off. & Resi. - "Shanti Niketan" Opp. Police Line, Near Tahasildar Office,
At Post & Tal. Shahapur, Dist - Thane 421 601
Ph. No. 02527/ 271415, Mob.- 9421542401, 9273720218,
Mail.- Shirishlegaladv.@ yahoo.in

TITLE CERTIFICATE

That for the investigation of the title in respect of the property bearing Survey no.191/1, total area-0-04-30(H.R.P.),akar-0-52(Rs.Ps) is situated at Mouje-Vasind, Taluka- Shahapur, Dist- Thane which is own by-Mr.Mahadu Shankar Shelar.

Perused the certified copy of following documents :-

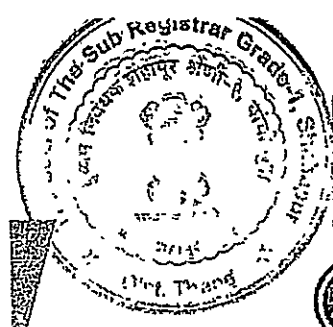
- I) Copy of 7/12 extract issued by Talathi Saja vasind connection with above said property.
- II) Mutation Entry no.496,595,660,2577,3429,4386,4496,4499,4500,4580 which is connected with above said property.
- III) Copy of Development Agreement & Index II which is held in between Owner Mr.Mahadu Shankar Shelar to Developers -M/S.Jai Mata Di Builders & Developers through it's Partners Mr.Ravindra Vitthal Bhare & others in connection with the property bearing Survey no.191/1, total area-0-04-30(H.R.P.),akar-0-52(Rs.Ps) is situated at Mouje-Vasind, Taluka-Shahapur, Dist- Thane vide registration no.3640/2016, dt.14/07/2016.
- IV) Copy of Power of Attorney vide its registered no.3641/2016, dt.14/07/2016 for the above said property issued by its original owner Mr.Mahadu Shankar Shelar in favor of M/S.Jai Mata Di Builders & Developers through it's Partners Mr.Ravindra Vitthal Bhare & others.
- V) Copy of N.A.Order & Construction permission vide No-Mahasul/K-1/T-11/NAP/Vasind(Shahapur)/SR-(33/2017),85/18, dt.07/07/2018 issued by District collector Office Thane, Tal-Dist-Thane.

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// Shree //

Shirish B. Patil
B.Com. L.L.B

Off. & Resl. - "Shanti Niketan" Opp. Police Line, Near Tahasildar Office,
At Post & Tal. Shahapur, Dist - Thane 421 601
Ph. No. 02527/ 271415, Mob.- 9421542401, 9273720218,
Mail.- Shirishlegaladv @ yahoo.in

(2)

Perused the original copy of following documents :-

1) Search Report dt.15/12/2018 vide application no.1674/2018 drawn by Advocate Shirish B.Patil for the year 1989 to 15 th December 2018.

---//---

- 1) This is to certify that I have investigated the title in respect of the above property from the documents produce before me by M/S.Jai Mata Di Builders & Developers. And I found that the said property was originally belonging to Mr.Halo Nago Shelar.
- 2) There after as per mutation entry No.496, after sad demises of Mr.Halo Nago Shelar the above said property had transferred to their legal heirs Mr.Budhya Halo Shelar & Mr.Shankar Halo Shelar by way of Succession on dated 15/12/1946.
- 3) There after as per mutation entry No.595 the said land has convert in to Tukada as per Government resolution dated 17/05/1950 .
- 4) There after as per mutation entry No.660, after sad demises of Mr.Budhya Halo Shelar the above said property has transferred to their legal heirs 1.Mr.Damu Budhya Shelar,2.Mr.Sakharam Budhya Shelar,3.Mr.Eknath Budhya Shelar by way of Succession on dated 22/12/1956.
- 5) There after as per mutation entry No.2577 , after sad demises of Mr.Damu Budhya Shelar the above said property has transferred to their legal heirs Son- Mr.Yashwant Damu Shelar,Mr.Nana Damu Shelar,Mr.Ashok Damu Shelar, Doughter-Sanjabai Damu Shelar & wife- Smt.Shevanti Damu Shelar by way of Succession on dt.21/09/1987.

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Shirish B. Patil

B.Com.L.L.B

Off. & Resi. - "Shanti Niketan" Opp. Police Line, Near Tahasildar Office,
At Post & Tal. Shahapur, Dist - Thane 421 601
Ph. No. 02527/ 271415, Mob.- 9421542401, 9273720218,
Mail.- Shirishlegalady @ yahoo.in

(3)

- 6) There after as per mutation entry No.3429, after sad demises of Mr.Shankar Halo Shelar the above said property has transferred to their legal heirs Mr.Krushna Shankar Shelar, Mr.Mahadu Shankar Shelar, Mrs.Bani vaman Patil(Patole), Mrs.Jani Ramu Patil by way of Succession on dt.-17/07/1997.
- 7) There after as per mutation entry No.4386, after sad demises of Mr.Eknath Budhaji Shelar the above said property has transferred to their legal heirs Kusum Eknath Shelar, Alka Eknath Shelar, Chhaya Eknath Shelar, Ravindra Eknath Shelar, Gita Eknath Shelar, Omkar Eknath Shelar by way of Succession on dt.10/10/2005.
- 8) There after as per mutation entry No.4496, after sad demises of Smt.Bani vaman Patole the above said property has transferred to their legal heirs Gurunath Vaman Patole, Manda Chandrakant Jadhav, Prakash Vaman Patole, Manju @ Surekha Suresh Jadhav, Dattu Vaman Patole, Kunda Bhaskar Pansare, Ravi Vaman Patole, Naresh Vaman Patole by way of Succession on 01/12/2006.
- 9) Mutations entry No.4499 & 4500 are not relevant to the above said property.
- 10) Mutations entry No.5832 is not available for verification hence not verified.
- 11) I have obtained the search in the year 1989 up to 15th December 2018 vide application no.1674/2018 drawn by myself dt.15/12/2018. As per said Search report the year 1993, 1998 index -II registers are not available in the office of Sub-Registrar of Kalyan, Murbad & Shahapur.

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ADVOCATE

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Shirish B. Patil

B.Com. L.L.B

Off. & Resi. - "Shanti Niketan" Opp. Police Line, Near Tahasildar Office,
At Post & Tal. Shahapur, Dist - Thane 421 601
Ph. No. 02527/ 271415, Mob.- 9421542401, 9273720218,
Mail.- Shirishlegaladv @ yahoo.in

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12) There after as per mutation entry no.4580 ,as per search report and other documents produce before me, I come to know that in the year 2007 the all co-owners of said joint Hindu property has Registered Partition Deed in the office of Sub Registrar Shahapur on dated 14/05/2007, vide reg no-1320/2007. As per said partition deed property of Survey no.191/1, total area-0-04-3(H.R.P.), akar-0-52(Rs.Ps) has transfer in the name of co-owner Mr.Mahadu Shankar Shelar from all other co owners i.e.1)Mr.Sakharam Budha Shelar 2)Alka Eknath Shelar @ Alka Sanosh Vishe,3) Ashok Damu Shelar,4) Omkar Eknath Shelar,5) Kunda Bhaskar Pansare,6)Kusum Eknath Shelar,7) Krushna Shankar Shelar,8) Kondibai Tukaram Bhoir,9) Gurunath Vaman Patole,10)Chhaya Eknath Shelar,11) Jani ramu Patil,12) Dattu Vaman Patole,13) Naresh Vaman Patole,14) Nana Damu Shelar,15) Prakash Vaman Patole,16) Manju @ Surekha Suresh Jadhav,17) Manda Chandrakant Jadhav,18) Yashwant Damu Shelar,19) Ravi Vaman Patole,20) Ravindra Eknath Shelar,21) Shevanti Damu Shelar,22) Geeta Eknath Shelar,23) Sanjabai Damu Shelar. As per said partition deed Mr.Mahadu Shankar Shelar is became a absolute owner of said property.

13) There after as per search report and other documents produce before me, I come to know that in the year 2016 the owner Mr.Mahadu Shankar Shelar had entered Register Development Agreement in favor of the Developers M/S.Jai Mata Di Builders & Developers through it's Partners 1) Mr.Ravindra Vitthal Bhere, 2)Mr.Rajendra Vitthal Bhere,3)Mr.Gopalsingh Dattusingh Rajput,4)Mr.Bharat Jayram Nimase & 5) Mr.Surendra Dattatray Telavane in connection with the property bearing Land having Survey no.191/1, total area-0-04-3(H.R.P.), akar-0-52(Rs.Ps) is situated at Mouje-Vasind, Taluka- Shahapur, Dist-Thane. vide registration no.3640/2016, dt.14/07/2016.

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ADVOCATE

Shirish B. Patil

B.Com, LL.B

Off. & Resi. - "Shanti Niketan" Opp. Police Line, Near Tahasildar Office,
At Post & Tal. Shahapur, Dist - Thane 421 601
Ph. No. 02527/ 271415, Mob.- 9421542401, 9273720218,
Mail.- Shirishlegaladv @ yahoo.in

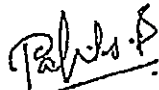
(5)

14) There after in support of said development Agreement Power of Attorney which is held in between owner of said property Mr.Mahadu Shankar Shelar and Developers M/S.Jai Mata Di Builders & Developers through it's Partners 1) Mr.Ravindra Vitthal Bhere, 2)Mr.Rajendra Vitthal Bhere,3)Mr.Gopalsingh Dattusingh Rajput,4)Mr.Bharat Jayram Nimase & 5) Mr.Surendra Dattatray Telavane in connection with the property bearing Land having Survey no.191/1, total area-0-04-3(H.R.P.),akar-0-52(Rs.Ps) is situated at Mouje-Vasind, Taluka-Shahapur, Dist-Thane. vide registration no.3641/2016,dt.14/07/2016 for develop the said land & sale the constructed units.

15) There after Developers has obtained Construction permission & N.A.order from District Colletor Office Thane vide its outward no.Mahasul/Kaksh-1/T-11/NAP/Vasind(Shahapur)/SR-(33/17) 85/18,dt.07/07/2018 for develop the said land Survey no.191/1,total area-430-00 (sq.Meters) is situated at Mouje-Vasind, Taluka-Shahapur,Dist-Thane.

I have seen all the documents obtained before me, I hereby certify that the Title of property bearing land having Survey no.191/1,total area-430-00 (sq.Meters) i.e. area-0-04-3(H.R.P.), akar-0-52(Rs.Ps) is situated at Mouje-Vasind,Taluka-Shahapur,Dist-Thane which is owned by Mr.Mahadu Shankar Shelar & developed by M/S.Jai Mata Di Builders & Developers is free, clear, marketable title and free from all encumbrance & reasonable doubts.

Place - Shahapur
Date -15/12/2018


Shirish B. Patil
(Advocate)



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Shirish B. Patil

B.Com. L.L.B

Off. & Resi. - "Shanti Niketan" Opp. Police Line, Near Tahasildar Office,
At Post & Tal. Shahapur, Dist - Thane 421 601
Ph. No. 02527/ 271415, Mob.- 9421542401, 9273720218,
Mail.- Shirishlegalady @ yahoo.in

TITLE CERTIFICATE

That for the investigation of the title in respect of the property bearing Survey No.191/2/1,area-0-37-26(H.R.P),akar-3.65(Rs.Ps) situated at Vasind, Tal.shahapur, Dist-Thane which is own by-MR.RAGHUNATH CHAHU SHELAR

Perused the certified copy of following documents -:

- I) Copy of 7/12 extract issued by Talathi Saja vasind connection with above said property.
- II) Mutation Entry no.741/A,2088,3213, 5236,5256, 5566, 5567, 5568, 5594, 5962 which is connected with above said property.
- III) Copy of Development Agreement & Index II which is held in between Owner Mr.Ragunath Chahu Shelar to Developers -M/S.Jai Mata Di Builders & Developers through it's Partners Mr.Ravindra Vitthal Bhere & others in connection with the property bearing Survey no.191/2/1,total area-0-37-26(H.R.P.) is situated at Mouje-Vasind,Taluka-Shahapur,Dist-Thane vide registration no.4471/2014,dt.04/08/2014.
- IV) Copy of Power of attorney vide its registered no.4472/2014,dt.04/08/2014 for the above said property issued by its original owner Mr.Ragunath Chahu Shelar in favor of M/S.Jai Mata Di Builders & Developers through it's Partners Mr.Ravindra Vitthal Bhere & others.
- V) Copy of N.A.Order & Construction permission vide No-Mahasul/K-1/T-11/NAP/Vasind(Shahapur)/SR-(33/2017),85/18,dt.07/07/2018 issued by District collector Office Thane,Tal-Dist-Thane.

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Shirish B. Patil
B.Com, L.L.B

Off. & Resi. - "Shanti Niketan" Opp. Police Line, Near Tahasildar Office,
At Post & Tal. Shahapur, Dist - Thane 421 601
Ph. No. 02527/ 271415, Mob.- 9421542401, 9273720218,
Mail.- Shirishlegaladv @ yahoo.in

(2)

Perused the Original copy of following documents :-

1) Search Report dt.15/12/2018 vide application no.1674/2018 drawn by Advocate Shirish B.Patil for the year 1989 to December 2018.

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1) This is to certify that I have investigated the title in respect of the above property from the documents produce before me by M/S.Jai Mata Di Builders & Developers. And I found that the said property was originally belonging to Mr.Chahu Padu Shelar.

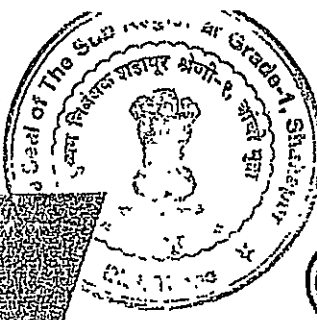
2) There after as per mutation entry No.741/A, after sad demises of Mr.Chahu Padu Shelar the above said property has transferred to their legal heirs Mr.Dunda Chahu Shelar, Mr.Dattu Chahu Shelar & Mr.Raghunath Chahu Shelar by way of Succession on dt.14/03/1958.

3) There after as per mutation entry no.2088, co-owenr of said property Mr.Dunda Chahu Shelar has obtained loan from Khativali Vasind Seva Society.

4) There after as per mutation entry No.3213, after sad demises of Mr.Dunda Chahu Shelar the above said property had transferred to their legal heirs Sons- Mr.Narayan Dunda Shelar, Mr.Nandkumar Dunda Shelar, daughters-Bhagu Gurunath Bhere, Nalini Dunda Shelar, Grandson Sunil Pandurang Raut & wife- Smt.Yashoda Dunda Shelar by way of Succession in the dt.10/02/1995.

5) There after as per mutation entry No.5236, after sad demises of Yashoda Dunda Shelar the above said property has transferred to their legal heirs sons-

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ADVOCATE

Off. & Resi. - "Shanti Niketan" Opp. Police Line, Near Tahasildar Office,
At Post & Tal. Shahapur, Dist - Thane 421 601
Ph. No. 02527/ 271415, Mob.- 9421542401, 9273720218,
Mail.- Shirishlegalady @ yahoo.in

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Shirish B. Patil

B.Com.L.L.B

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Mr.Narayan Dunda Shelar,Mr.Nandkumar Dunda Shelar,daughters-Bhagu Gurunath Bhere,Nalini Dunda Shelar & Grandson-Sunil Pandurang Raut by way of Succession in the dt.27/06/2011.

6) There after as per mutation entry No.5256, after sad demises of Mr.Dattu Chahu Shelar the above said property has transferred to their legal heirs Bhagirathi Dattu Shelar,Mr.Chandrakant Dattu Shelar,Mr.Vijay Dattu Shelar,Mr.Vishal Tukaram Shelar,Jijabai Tukaram Shelar,Meena Dattu Shelar by way of Succession on the dt.05/08/2011.

7) I have obtained the search in the year 1989 up to 15th Decembar 2018 vide application no.1674/2018 drawn by myself dt15/12/2018. As per said Search report the year 1993,1998 index -II registers are not available in the office of Sub-Registrar of Kalyan, Murbad & Shahapur.

8) There after as per mutation entry no.5566, as per search report and other documents produce before me, I come to know that in the year 2013 the all co-owners of said joint Hindu property has execute & Registered Partition Deed in the office of Sub Registrar Shahapur on dated 06/09/2013, vide reg no-5249/2013. As per said partition deed property of Survey no.191/2/1, area-0-37-26 (HRP) out of total area-1-28-3(H.R.P.) has transfer in the name of co-owner Mr.Raghunath Chahu Shelar from all other co owners i.e.1)Mr.Narayan Dunda Shelar,2)Mr.Nandkumar Dunda Shelar,3)Smt.Bhagirathi Dattu Shelar, 4)Mr. Chandrakant Dattu Shelar,5)Mr.Vijay Dattu Shelar, 6)Mr.Vishal Tukaram Shelar, 7)Smt.Jijabai Tukaram Shelar,8) Meena Dattu Shelar,9)Bhagu Gurunath Bhere,10)Nalini Dunda shelar & 11) Sunil Pandurang Raut. As per said partition deed Mr.Raghunath Chahu Shelar has become a absolute owner of said property.



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ADVOCATE

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Shirish B. Patil
B.Com.L.L.B

Off. & Resi. - "Shanti Niketan" Opp. Police Line, Near Tahasildar Office,
At Post & Tal. Shahapur, Dist - Thane 421 601
Ph. No. 02527/ 271415, Mob.- 9421542401, 9273720218,
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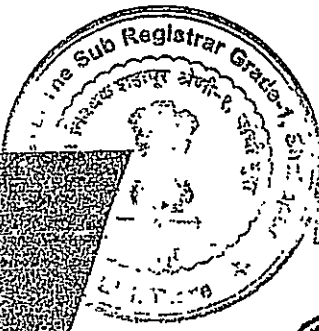
9) There after as per mutation entry no.5567, I come to know that Mr.Narayan Dunda Shelar has repay loan amount to Khativali Vasind Seva Society.

10) There after as per mutation entry no.5594, I come to know that land owner has repay mortgage loan amount of Bhaskar Sitaram as per order of Tahasildar Shahapur vide no-Mahasul/T-2,RTS/Kavi-1896A/2013,dated-11/02/2014.

11) There after as per search report and other documents produce before me, I come to know that in the year 2014 the owner Mr.Ragunath Chahu Shelar had entered Register Development Agreement in favor of the Developers M/S.Jai Mata Di Builders & Developers through it's Partners 1) Mr.Ravindra Vitthal Bhare, 2)Mr.Rajendra Vitthal Bhare,3)Mr.Gopalsingh Dattusingh Rajput & 4)Mr.Bharat Jayram Nimase in connection with the property bearing Land having Survey no.191/2/1,total area-0-37-26 (H.R.P.) is situated at Mouje-Vasind,Taluka-Shahapur,Dist-Thane. vide registration no.4471/2014,dt.04/08/2014.

12) There after in support of said development Agreement Power of Attorney which is held in between owner of said property Mr.Ragunath Chahu Shelar and Developers M/S.Jai Mata Di Builders & Developers through it's Partners 1) Mr.Ravindra Vitthal Bhare, 2)Mr.Rajendra Vitthal Bhare,3)Mr.Gopalsingh Dattusingh Rajput & 4)Mr.Bharat Jayram Nimase in connection with the property bearing Land having Survey no.191/2/1,total area-0-37-26 (H.R.P.) is situated at Mouje-Vasind, Taluka- Shahapur, Dist-Thane. vide registration no.4472/2014,dt.04/08/2014 for develop the said land & sale the constructed units.

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ADVOCATE

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Shirish B. Patil

B.Com: L.L.B

Off. & Resi. - "Shanti Niketan" Opp. Police Line, Near Tahasildar Office,
At Post & Tal. Shahapur, Dist - Thane 421 601
Ph. No. 02527/ 271415, Mob.- 9421542401, 9273720218,
Mail.- Shirishlegaladv @ yahoo.in

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13) There after Developers has obtained Construction permission & N.A.order from District Colletor Office Thane vide its outward no.Mahasul/Kaksh-1/T-11/NAP/Vasind(Shahapur)/SR-(33/17) 85/18,dt.07/07/2018 for develop the said land Survey no.191/2/1,total area-3726-00 (sq.Meters) i.e.0-37-26 (HRP) is situated at Mouje-Vasind, Taluka-Shahapur,Dist-Thane.

I have seen all the documents obtained before me, I hereby certify that the Title of property bearing land having Survey no.191/2/1,total area-3726-00 (sq.Meters) i.e.0-37-26 (HRP), akar-3-65 (Rs.Ps) is situated at Mouje-Vasind,Taluka-Shahapur,Dist-Thane which is owned by Mr.Ragunath Chahu Shelar & developed by M/S.Jai Mata DI Builders & Developers is free, clear, marketable title and free from all encumbrance & reasonable doubts.

Place- Shahapur
Date -15/12/2018

Shirish B. Patil

Shirish B. Patil
(Advocate)





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महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवध्या (तायार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव :- वासिंद (१०९३८८)

तालुका :- शहापूर

जिल्हा :- ठाणे



ULFN, 21778398961

मुनापत्र क्रमांक व उपविभाग १९९/१

21778398961

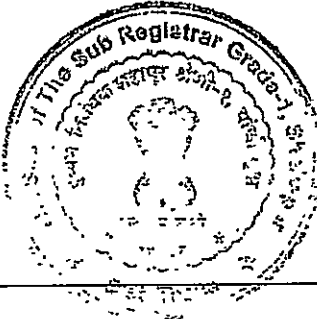
मुदागा पद्धती		मोगवटादार वर्ग-१		शेताचे स्थानीय नाव :			
क्षेत्र, एकक व आकारणी	खाते क्र.	मोगवटादारचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र	कुळ, खड व इतर अधिकार
क्षेत्राचे एकक आर.जी.मी	१०२६	[महादु गंतकर सोलार]	४३०.००	५२.००		(६३३२)	कुळाचे नाव व खंड
अवधिक क्षेत्र		अंजली महादु सोलार				(६३३२)	
दिन शेती	४.३०.००	जयवत महादु सोलार				(६३३२)	इतर अधिकार
दिन शेती	४३.००	सुमिता सतोष म्हातकर				(६३३२)	इतर
मोगवटा		गुरुनाथ महादु सोलार				(६३३२)	तुकडा (५९५)
		गोपाळ महादु सोलार				(६३३२)	इतर
		सांमार्गिक क्षेत्र	४.३०००	५२.००			या जिल्हाधिकारी ठाणे याचे कडील आवेदा क्र. महसूल/क-१/टे-११/एनएपी/वासिंद (शहापूर) एतआर (३३/१७) ८५/१८ दि. ७ जुलै २०१८ नुसार क्षेत्र ४३० चौमीरहिवात प्रयोजनासाठी बांधकाम परवानगी देण्यात आली असे (६९८२)
							प्रलंबित फेरफार नाही.
							मोगवटा फेरफार क्रमांक : ६३३२ व दिनांक : २६/०९/२०२२
दुनै फेरफार क्र : (४९६) (५९५) (६६०) (२५७७) (३४२४) (४३८६) (४४९९) (४५००) (४५८०) (५८३२) (६९८९) (६९८२)							चीना आणि मुनापत्र चिन्हे



हा गाव नमुना क्रमांक ४ दिनांक २६/०९/२०२२-०५-२२,५८ PM रोजी डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ या वेदा स्वयंप्रमाणित अचलपत्रांमुळे ७/१२ अभिलेखावर वर कोणत्याही सक्षी विवरजाची आवश्यकता नाही.
 ७/१२ डाउनलोड दि : १२/०९/२०२३ . १५ ३८ ४३ PM, वेळता पडताळणीसाठी <https://digitalshahara.mahabhurn.gov.in/dsh/> या संकेत स्थळावर आऊन 2111100001249054 हा क्रमांक घनपना.

पृष्ठ क्र. १/२





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गाव नमुना वारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम २९]

गाव :- वासिंद (१०९३८८)

तालुका :- शहापूर

जिल्हा :- ठाणे

मुनापन क्रमांक व उपविभाग १९९/१

वर्ष	हंगाम	खाते क्रमांक	पिकांवालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			पिकाचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०१८	खरीप		निर्मळ	गात			०.०४३०			
	संपूर्ण वर्ष		मिश्र	गात			०.००००			
२०१९	खरीप		निर्मळ	गात			०.०४३०			
२०२०	खरीप		निर्मळ	गात			०.०४३०			

टीप : " सदरची नोंद गोदाडल ऑप द्वारे घेणेत आलेली आहे



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 व. क्र. १०६३/२०२३
 ९/६



महाराष्ट्र शासन

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसुल अधिकार अभिलेख आणि नोंदवतग (तयार करणे व सुस्थितीत ठेवणे) नियम १९७१ यातील नियम ३,५,६ आणि ७]

गाव - वासिंद (१०९३८८)

तालुका - शहापूर

जिल्हा - ठाणे



ULPAN . 37457875996

नुमापन क्रमांक व उपविभाग १९९/२/१

37457875996

भुवारगा पद्धती		भोगवटादारचे वर्ग -१		शेताचे स्थानीक नाव		कुळ, खंड व इतर अधिकार	
क्षेत्र, एकर व आकारणी	चाते क्र.	भोगवटादाराचे नाव	क्षेत्र	आकार	पो.ख.	फेरफार क्र.	कुळ, खंड व इतर अधिकार
क्षेत्राचे एकर व आकारणी	१४६५	रघुनाथ धादू शेलार	०.३७.२६	३.६५		(५७९३)	कुळाचे नाव व खंड
अ) लागवडी योग्य क्षेत्र जि.पा.स. १.९९.५० मूळ क्षेत्र १.९९.५० अ) पोटखराद क्षेत्र (लागवडी अयोग्य) वर्ग (अ) ०.०३.३० वर्ग (ब) - एकुण ०.०३.३० एकुण क्षेत्र (अ+ब) १.९४.८० आकारणी १२.२५	१८९९	[शंकराधन दुंडा शेलार]				(६३२७)	इतर अधिकार अकृषिक दापर
	१९००	[चंद्रकुमार शेलार]				(६३२९)	मा.जिल्हाधिकारी ठाणे यांचे कडील आवेग क्रमांक महसुल/क-७/टे-११/एन एपी/वासिंद/एस आर ६८/२०१४ दिनांक १३/०१/२०१६ यांचे कडील आवेशाने रचिवास व बाणिज्य प्रयोजनार्थ क्षेत्र ६५०=०० चौ.मी करिता विनशेती परवानगी देणेत आली आहे (५८०५)
	१९२९	विशाल तुकाराम शेलार जिजाबाई तुकाराम शेलार -----सामाईक क्षेत्र-----	०.१९३८	१.९२		(५५६६) (५५६६)	इतर मा.जिल्हाधिकारी ठाणे यांचे कडील आवेश क्र. महसुल/क-७/टे-११/एन एपी/वासिंद (शहापूर) एसआर (३३/१७) ८५/१८ दि. ७ जुलै २०१८ नुसार क्षेत्र ३७२६ चौमी (रघुनाथ धादू शेलार) रचिवास प्रयोजनासाठी बांधकाम परवानगी देण्यात आली असे (६९८२)
	१९३०	मीना दत्त शेलार [सागीर्थी दत्त शेलार] जिजाबाई तुकाराम शेलार विशाल तुकाराम शेलार विजय दत्त शेलार अरुणा चंद्रकांत शेलार अविनाश चंद्रकांत शेलार सुषी सुरेश पाटील -----सामाईक क्षेत्र-----	२.२०.५९	३.०३		(५५६६) (६३२९) (६३२९) (६३२९) (६३२९) (६३२९) (६३२९) (६३२९)	इतर मा.जिल्हाधिकारी ठाणे यांचे कडील आवेश क्र. महसुल/क-७/टे-११/एन एपी/वासिंद (शहापूर) एसआर (३३/१७) ८५/१८ दि. ७ जुलै २०१८ नुसार क्षेत्र ३७२६ चौमी (रघुनाथ धादू शेलार) रचिवास प्रयोजनासाठी बांधकाम परवानगी देण्यात आली असे (६९८२)
ब) पोटखराद क्षेत्र (लागवडी योग्य) वर्ग (अ) ०.०३.३० वर्ग (ब) - एकुण ०.०३.३० एकुण क्षेत्र (अ+ब) १.९४.८० आकारणी १२.२५	१९३१	विजय दत्त शेलार	०.१९.३८	१.९२		(५२५६)	पोटखा फेरफार क्रमांक : ६३२९ व दिनांक : ०२/०५/२०२२
	१९३२	[प्रदयान्त दत्त शेलार]				(६९३९)	
	२१०६	सुनिल पांडुरंग शंकर	०.०२.००	०.२२		(६०६९)	
	२१११	मे.ए.पी ग्रूप ऑफ फॅब्रिकेशनचे मालक अरुण बाळु पाटील -	०.०६.७५	०.७४		(६९३९)	
	२३०८	अमोल नारायण शेलार	०.१६.११	१.७४	०.०९६५	(६३२७)	
२३०९	हरेश चंद्रकुमार शेलार	०.१६.११	१.७४	०.०९६५	(६३२९)		
कुने फेरफार क्र. (७४९) (२९८८)	(३२५३), (६२३६), (६२५६), (५५६६), (५५६६), (५५६६), (५५६६), (५५६६), (५५६६), (५५६६), (५५६६), (५५६६), (५५६६), (५५६६), (५५६६)						सीना आणि नुमापन दिन्हे



हा गाव नमुना क्रमांक ७ दिनांक ०२/०५/२०२२ ०५:१२:२६ PM चीर्ली डिजिटल स्वाक्षरीत केला आहे व गाव नमुना क्रमांक १२ या डेटा स्वयंसेवागिनित अंतर्व्याप्त ७/१२ अनिलेपावर वर कोणत्याही नाही दिग्दर्शनी आरपारकता नाही
 सुचना सदर ७/१२ डिजिटल स्वाक्षरीत झाल्यानंतर देण्यात आलेल्या प्रलिनित फेरफार क्र ६२८९ धी वाचक्षिणी <http://mahaburn.gov.in/aapkhawd> या संकेत स्थळार पाहावी.
 ७/१२ टाउनलोट दि ७/१०/२०२२ १०:३२:५८ AM क्षेयता गडताळपीनाठी <https://digisabhar.mahaburn.gov.in/dst/> या संकेत स्थळार जाऊन 211110001232920 हा क्रमांक वाचनी
 वाचनी

पृष्ठ क्र. १/२





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गाव नमुना वारा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अधिलेख आणि नोंदवही (तयार करणे व सुस्थितीत ठेवणे) नियम १९७९ यातील नियम २१]

गाव :- यासिद (१०९३८८)

तालुका :- साहापूर

जिल्हा :- ठाणे

मुद्रापत्र क्रमांक व उपविभाग

१९५/२/१

वर्ष	हंगाम	खाते क्रमांक	पिकांखालील क्षेत्राचा तपशील					लागवडीसाठी उपलब्ध नसलेली जमीन		शेरा
			पिकांचा प्रकार	पिकांचे नाव	जल सिंचित	अजल सिंचित	जल सिंचनाचे साधन	स्वरूप	क्षेत्र	
(१)	(२)	(३)	(४)	(५)	(६)	(७)	(८)	(९)	(१०)	(११)
२०१८	खरीप		निर्मळ	नात		१.०५००				
	संपूर्ण वर्ष							वाक्यिक बापर	०.०६५०	
२०१९	खरीप		निर्मळ	भात		१.०५००				
२०२०	खरीप		निर्मळ	नात		१.०५००				

टीप :-** सदरची नोंद भोवटल अॅप द्वारे घेणेत आलेली आहे



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व. क्र. २०२१
७३ ८२

घोषणापत्र/शपथपत्र

मी/आम्ही खालील सवि करणार मा.नौदणी महानिरीक्षक व मुद्रांक नियंत्रण म.रा.पुणे यांचे ३०/११/२०१३ रोजचे परिपत्र वाचुन असे घोषित करतो की नौदणीसाठी घोषित केलेल्या दस्तऐवजामधील मिळकत हि फसवणुकीच्या अथवा दुबारा विक्री होत नाही. दस्तातील लिहून देणारा कुलमुखत्यारमत्र धारक हे खरे असून याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओलखाणारे इसम स्वाक्षरीसाठी घेउन आलो आहोत.

सदर नौदणीचा दस्तऐवज निष्पादीत करतांना नौदणी प्रक्रियानुसार आमच्या जबाबदारीने मी/आम्ही दस्तातील मिळकतीचे मालक/वारस/हक्कदार/कब्जेदार हितसंबंध व्यक्ति यांची मालकी तसेच मिळकती व मालकाने नेमुण दिलेल्या कुलमुखत्यारधारक लिहून देणार ह्यात आहेत व फक्त कुलमुखत्यार अदयापही अस्तीत्वात आहेत व ते आजपावेतो रद्द झालेले नाही याची मी/आम्ही खात्री देत आहोत तसेच मदरची मिळकत शासन मालकीची नाही व मिळकतीतील इतर हक्क कर्ज, बँक, बोजे, शासन बोजे नाहीत व कुलमुखत्यार धारकांनी केलेल्या व्यवहाराच्या अधिन राहून आम्ही आमचा आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारासमक्ष निष्पादीत केलेला आहे.

या दस्तासोबत नौदणीप्रक्रियामध्ये जोडण्यात आलेला पुरक कागदपत्र हे खरे आहेत मिळकतीच्या हस्तातरणाबाबत कोणत्याही मा.न्यायालय/शासकीय कार्यालयाची मनाई नाही तसेच महाराष्ट्र नौदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची मी/आम्ही खात्री देत आहोत.

नौदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाने उच्चन्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक कुलमुखत्यारधारक याची मालकी व दस्तऐवजाची वैधता तपासणे हि नौदणी अधिकारी यांची जबाबदारी नाही याची आम्हास पुर्णपणे जाणीव आहे.

स्वावर मिळकती विषयी सध्या होत आसलेली फसवणुक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलिस स्टेशन मध्ये दाखल होत आसलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होउ नये म्हणुन नौदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही व्यवहारात मुद्रांक शुल्क किंवा नौदणी फि कमी लावली/ बुडवली आसल्यास अथवा नौदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशिर प्रश्न उदभवल्यास त्यास मी/आम्ही व दस्तऐवजातील सर्वे निष्पादक व ओलख देणारे जबाबदार राहणार आहोत याची आम्हास पुर्ण कल्पना आहे.

त्यामुळे मी आम्ही नौदणी प्रक्रियामध्ये कोणत्याही प्रकारचा गुन्हा घडणारे कृत्य केलेले नाही. भविष्यात कायदयानुसार कोणतेही गुन्हे घडल्यास मी/आम्ही नौदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १८६० मधील नमुद आसलेल्या सात वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची मला जाणीव आहे. त्यामुळे हे घोषणापत्र शपथपत्र दस्ताचा भाग म्हणुन जोडत आहोत. तसेच सदर दस्तामुळे कोणत्याही कायदयाचा भंग होत आसल्यास दस्त रद्दनातल होण्यास पात्र राहिल याची हमी आम्ही घेत आहोत.

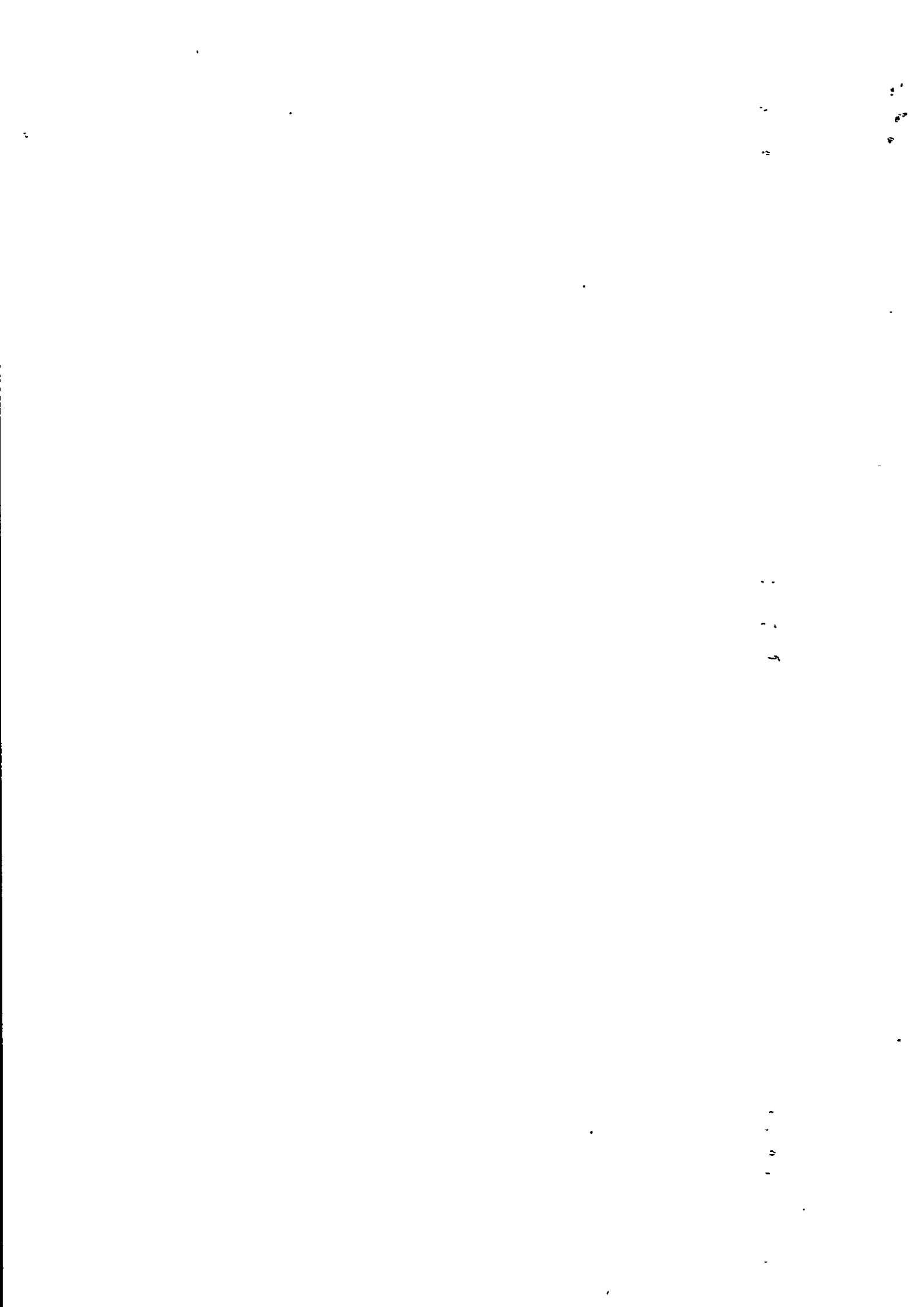
नौदणी महानिरीक्षक व मुद्रांक नियंत्रक, महाराष्ट्र राज्य पुणे यांचा अधिसुचना दि.०६/०१/२०१८. महाराष्ट्र शासन राजपत्र गुरुवार ते बुधवार, जानेवारी १८-२४, २०१८/पौष २८-महा ४, शके १९३९. मा. नौदणी महानिरीक्षक व मुद्रांक नियंत्रक महाराष्ट्र राज्य, पुणे यांचे परिपत्रक क. का. २ प्र.क. ७३३/१५/२१३९ दि. १३/०७/२०२२. नौदणी संहिता नियम २४३(VI).

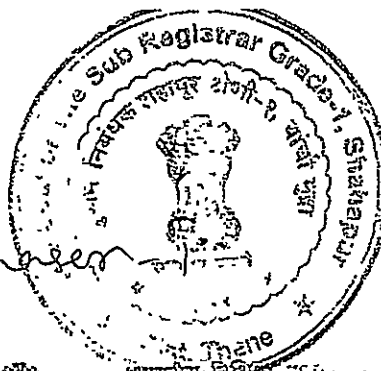
उपरोक्त शासन निर्णय आम्ही वाचले असून ज्याप्रमाणे आधार वेरिफिकेशन करण्यास आमची समंती आहे आधार वेरिफिकेशन मध्ये कोणतीही त्रुटी अथवा निदर्शनास आल्यास त्याची सर्वस्वी जबाबदारी आमचेवर राहिल.

लिहून घेणारा

लिहून देणारा

Gaikar





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7/1/22		

Purchase

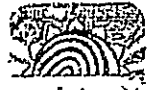
भारत सरकार
Government of India



भारतीय विधिक
Unique Identification

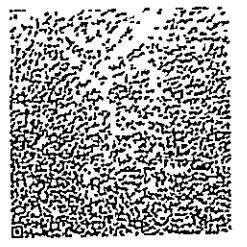


सोनाती दत्तु गायकर
Sonali Dattu Galkar
जन्म तारीख / DOB 23/03/1994
महिला / FEMALE



पता: माईता: दत्तु कान्हू गायकर, पु गणदरंग पोस्ट साकुर, ताकुरा इगतपुरी, जिल्हा नाशिक, साकुर, नाशिक, महाराष्ट्र, 422403

Print Date: 09/05/2021
Address: C/O: Dattu Kanhu Galkar, AT KAWADADARA POST SAKUR, TAL IGATPURI, DIST NASIK, Sakur, Nashik, Maharashtra, 422403



7341 5506 2407

7341 5506 2407

मेरा आधार, मेरी पहचान



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www.uidai.gov.in

Galkar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DKUPG8013E



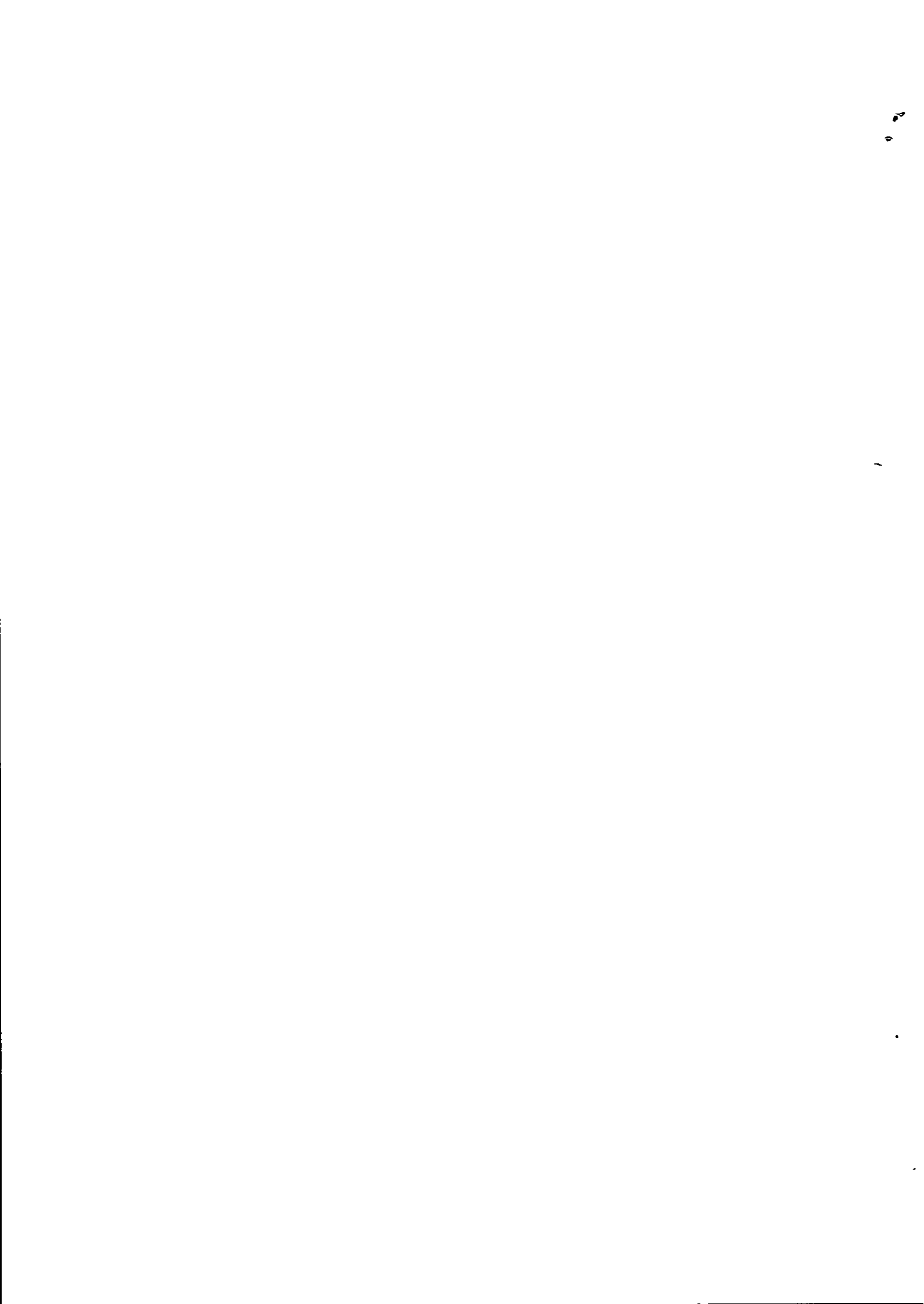
नाम / Name
SONALI DATTU GAIKAR

पिता का नाम / Father's Name
GOGA CHANDAR BHANGARE

26122020

जन्म की तारीख
Date of Birth
23/03/1994

हस्ताक्षर / Signature



Purchaser - 2

भारत सरकार
Government of India

दत्तू कान्हू गायकर
Dattu Kanhu Galkar
जन्म तारीख/DOB: 06/07/1987
पुरुष/ MALE

7411 3896 8504
VID : 9135 9463 4536 1544

माझे आधार, माझी ओळख

भारत सरकार
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

नोंदणी क्रमांक:/ Enrolment No.: 2722/41549/31540

To
दत्तू कान्हू गायकर
Dattu Kanhu Galkar
S/O Kanhu
46, varachi wadi, kawadadar gaon, taluka Igatpuri
Igatpuri
Nashik Maharashtra - 422403
9130972890



स ह ष
द. क्र. १०६०/२०२३
५ | ८२

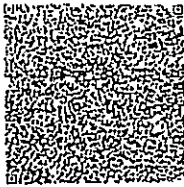
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOV. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AWBPG2923P



29012021

नाम / Name
DATTU KANHU GAIKAR

पिता वगैरे नाम / Father's Name
KANHU SANTU GAIKAR

जन्म तारीख
Date of Birth
06/07/1987

PAN Application Display Card, Card No. Valid until Physically Signed.

Vendor

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JAI MATA DI BUILDERS &
DEVELOPERS

01/01/2012
Permanent Account Number
AAJFJ8535C



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व. क्र. 100	२०२३
100	12

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAVINDRA VITHAL BHERE

VITHAL GOVIND BHERE

08/10/1968
Permanent Account Number
APPPB0245C



[Handwritten signature]

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
AGXPB679DL

नाम / NAME
RAJENDRA VITHAL BHERE

पिता या माता / FATHER'S NAME
VITHAL GOVIND BHERE

जन्म तिथि / DATE OF BIRTH
08-10-1970

हस्ताक्षर / SIGNATURE
[Handwritten signature]

Commissioner of Income Tax

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
AFQPR0937Q

नाम / NAME
GOPALSINGH DATTESINGH RAJPUT

पिता या माता / FATHER'S NAME
DATTESINGH BALASINGH RAJPUT

जन्म तिथि / DATE OF BIRTH
22-07-1976

हस्ताक्षर / SIGNATURE
[Handwritten signature]

Commissioner of Income Tax

[Handwritten signature]

0

2

4



भारत सरकार
GOVERNMENT OF INDIA

गोपालसिंग दलूसिंग राजपूत
Gopalsingh Dallusingh Rajput
जन्म वर्ष / Year of Birth : 1976
पुरुष / Male



7016 4428 4736

आधार — आम आदमी का अधिकार

Signature



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: 204 स्वामी सन्ध अпартаटमेंट, न्यू
अम्बिका नगर विद्यालय के पास, अंबिका नगर
वशिंग वेस्ट, दाहागांव, ठाणे, वशिष्ट,
महाराष्ट्र, 421301

Address: 204 swami SAMRTH
APARTMENT, near new ideal
school, ambika nagar vashind
west, Dahagaon, Thane, Vashind
E.d., Maharashtra, 421301



1947
1820 100 1847



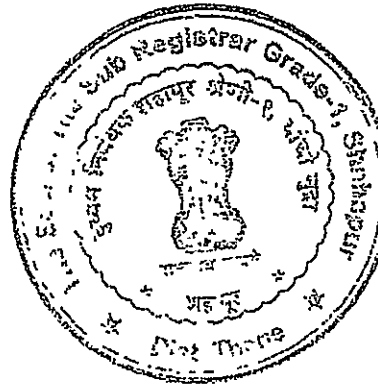
help@uidai.gov.in



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P.O. Box No 1947,
Bangalore-560 001



स	ह	प
द. क्र. 7016	4428	4736
7016	4428	4736

Signature

भारत सरकार
GOVERNMENT OF INDIA

रोशुद्रा विशाल भरे
Roshudra Vishal Bhare
जन्म वर्ष / Year of Birth : 1968
पुरुष / Male



6325 4824 6513

आधार — आम आदमी का अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: श्री. विशाल भरे, जमनालय,
श्रम सुलिया निवास, जुना एग्रा
रोड, मारुळी मंदिर, धरे सा,
दाहागांव, ठाणे, वशिष्ट, महाराष्ट्र,
421301

Address: Sr. Vishal Bhare,
shram suliyas nivas, juna agras
road, marull mandir, bhare sa,
Dahagaon, Thane, Vashind E.d.,
Maharashtra, 421301



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1820 100 1847



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P.O. Box No. 1947,
Bangalore-560 001

10

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
KARNATAKA GOVT

ಇದರಲ್ಲಿರುವ ವಿಷಯವು ನಿಜವಾಗಿದೆ ಮತ್ತು ಸರಿಯಾಗಿದೆ ಎಂದು
ಘೋಷಿಸುತ್ತೇನೆ. (I hereby declare that the contents of this
document are true and correct.)

ಇದನ್ನು ಸಿದ್ಧಪಡಿಸಿದ
ದಿನಾಂಕ: _____
ಸ್ಥಳ: _____
ಸಹಿ: _____
ಹೆಸರು: _____



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೨೬೬೭	೨೦೨೩	
೪	೮೨	

ಅಧಿಕಾರಿಗಳಿಗೆ ಸೇರಿಸಿ / Your Attention No.:

8044-2290-7576
9152-1140-0720-00104731

ಇದರಲ್ಲಿರುವ ವಿಷಯವು ನಿಜವಾಗಿದೆ ಮತ್ತು ಸರಿಯಾಗಿದೆ ಎಂದು
ಘೋಷಿಸುತ್ತೇನೆ. (I hereby declare that the contents of this
document are true and correct.)



ಇದನ್ನು ಸಿದ್ಧಪಡಿಸಿದ
ದಿನಾಂಕ: _____
ಸ್ಥಳ: _____
ಸಹಿ: _____
ಹೆಸರು: _____

8044-2290-7576
9152-1140-0720-00104731

ಅಧಿಕಾರಿಗಳಿಗೆ ಸೇರಿಸಿ / Your Attention No.:

Handwritten signature

10



भारत सरकार
 Government of India
 राजेश शिवराम शिर्के
 Rajesh Shivram Shirke
 जन्म तारीख / DOB : 23/01/1979
 पुरुष / Male



7791 5076 8400

आधार - सामान्य माणसाचा अधिकार



स ह प.
 दि. नं. १०६१ २०२३
 २ ८२



भारतीय अद्वितीय ओळख प्राधिकरण
 Unique Identification Authority of India

पत्ता स्वस्तिक गार्डन, थेराणी गार्डन
 समोर, कमल नगर, शहापूर, शहापूर,
 ठाणे, महाराष्ट्र, 421601

Address: swastik garden, opp therani
 garden, kamal nagar, Shahapur,
 Shahapur, Thane, Maharashtra, 421601

7791 5076 8400

1847
 1800 300 1847

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408/4764

दुधवार, 18 ऑक्टोबर 2023 1:06 म.नं.

दस्त गोपवारा भाग-1

महप

८९ - ८२

दस्त क्रमांक: 4764/2023

दस्त क्रमांक: महप /4764/2023

वाजार मूल्य: रु. 19,04,925/-

मोवदला: रु. 27,88,500/-

भरलेले मुद्रांक शुल्क: रु. 1,67,350/-

नोंदणी फी माफी अमल्यान तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु. नि. मह. दु. नि. सहप याचे कार्यालयान

पावती:6174

पावती दिनांक: 18/10/2023

अ. क्र. 4764 वर दि.18-10-2023

मादरकरणाचे नाव: सोनानी दत्तु गायकर

नेजी 12.40 म.नं. वा. हजर केना.

नोंदणी फी

रु. 27900.00

दस्त हानाळणी फी

रु. 1640.00

पृष्ठांची मळ्या: 82

मकुण: 29540.00

Gai Kar

हजर करणाऱ्याची मही:

Sub Registrar Shahapur

Sub Registrar Shahapur

दस्ताचा प्रकार अंतीमेट टू मेल ऑफ फॉट

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

शिफा क्र. 1 18 / 10 / 2023 12 : 40 : 55 PM ची वेळ: (सादरीकरण)

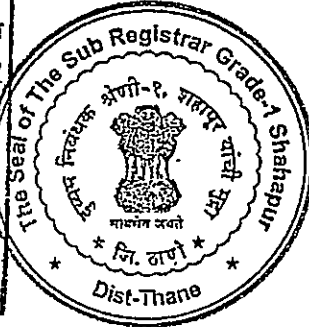
शिफा क्र. 2 18 / 10 / 2023 12 : 42 : 15 PM ची वेळ: (फी)

प्रतिज्ञा पत्र

*सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. *दस्तातील संपुर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार, व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. *दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त मिळालेले व कडुलीधारक हे संपुर्णपणे जबाबदार राहतील. दस्तऐवजासोबत जोडलेले कागदपत्रे, सुव्युत्पत्तापत्रे, व्यक्ती इत्यादी बनावट आहेत अशा आल्यास याची संपुर्ण जबाबदारी निष्पादकास राहिले.

Gai Kar

लिहून घेणारे:





18/10/2023 12:47:15 PM

दस्त गोपवारा भाग-2

सहप 62-62
दस्त क्रमांक:4764/2023

दस्त क्रमांक :सहप/4764/2023

दस्ताचा प्रकार :-अॅग्रीमेंट टू सेल ऑफ फ्लॉट

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	ठसा प्रमाणित
1	नाव:भै.जय माता दी विल्डर्स अॅण्ड डेव्हलपर्स तर्फे भागीदार रविद्र विठ्ठल भेंरे पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: ऑफिस पत्ता- श्रमसाफल्य निवास, वार्ड क्र.1, मारुती मंदीराजवळ, वासिंद,ता.शहापूर,जि.ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AAJFJ8535C	लिहून देणार वय :-54 स्वाक्षरी:-		
2	नाव:भै.जय माता दी विल्डर्स अॅण्ड डेव्हलपर्स तर्फे भागीदार गोपाळसिंग दत्तुसिंग रज्यपत पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: ऑफिस पत्ता- श्रमसाफल्य निवास, वार्ड क्र.1, मारुती मंदीराजवळ, वासिंद,ता.शहापूर,जि.ठाणे, रोड नं: -, महाराष्ट्र, ठाणे. पॅन नंबर:AAJFJ8535C	लिहून देणार वय :-46 स्वाक्षरी:-		
3	नाव:सोनाली दत्तु गायकर पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: रा.मु.46,वरची वाडी,कवडदरा गाव,ता.इगतपुरी,जि.नाशिक,, रोड नं: -, महाराष्ट्र, शास्:ईक. पॅन नंबर:DKUPG8013E	लिहून देणार वय :-29 स्वाक्षरी:-		
4	नाव:दत्तु कान्हु गायकर पत्ता:प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं: रा.मु.46,वरची वाडी,कवडदरा गाव,ता.इगतपुरी,जि.नाशिक,, रोड नं: -, महाराष्ट्र, शास्:ईक. पॅन नंबर:AWBPG2923P	लिहून देणार वय :-36 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत अॅग्रीमेंट टू सेल ऑफ फ्लॉट चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:18 / 10 / 2023 12 : 44 : 34 PMओळख:-
खालील इमम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	ठसा प्रमाणित
1	नाव:राजेश शिवराम शिर्के - - वय:45 पत्ता:रा कमसनगर, शहापुर पिन कोड:421601		
2	नाव:जितेंद्र अरुण जोशी . वय:49 पत्ता:रा शहापुर ता.शहापुर पिन कोड:421601		

प्रमाणित करण्यांत येते-की,सदर दस्त क्र ४०.६०/२२ मध्ये..६२ पाने आहेत. पुस्तक क्र १. .वर नोंदला दिनांक ११/१०/२०२३

शिक्षा क्र.4 ची वेळ:18 / 10 / 2023 12 : 46 : 38 PM

शिक्षा क्र.5 ची वेळ:18 / 10 / 2023 12 : 47 : 04 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar, Shahapur

दुय्यम निबंधक (अ-२), शहापूर

Payment Details.

sr.	Purchaser	Type	Registration No/Voucher	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	DATTU KANHU GAIKAR	eChallan	02300042023091228979	MH09366730202324M	167350.00	SD	0005069029202324	18/10/2023
2		DHC		MH023186402697	1640	RF	1023186402697D	18/10/2023
3	DATTU KANHU GAIKAR	eChallan		MH009366730202324M	27900	RF	0005069029202324	18/10/2023

REGISTRATION DUTY (REGISTRATION FEE) (DHC) Document Handling Charges

